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

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Sussex County
Planning & Zoning Commission

AGENDA

January 12, 2023

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – November 17, 2022

Public Comment

Other Business

Americana Bayside MR-RPC – Freeman Foundation Office BM
Revised Parking Plan

S-22-32 Red Mill Pointe Office KS
Preliminary Site Plan

WFP Holding – Shopping Center (C/Z 1842) HW
Preliminary Site Plan

2021-15 Sandpiper Cove (F.K.A Cobb Property) HW
Request to Revise Conditions of Approval

2005-65 The Estuary HW
Request to Revise Conditions of Approval

Lands of Absher Farms, LLC KH
Minor Subdivision off of a 50-ft Easement

Lands of Brittany Baldwin & John Albright KH
Minor Subdivision off of a 20-ft Easement

Lands of Michele Reed KS
Minor Subdivision off of a 50-ft Easement

EQUAL HOUSING OPPORTUNITY

Lands of M & M Properties BM
Minor Subdivision off of a 50-ft Easement

Lands of John & Carol Holland BM
Minor Subdivision off of a 50-ft Easement

Lands of Trew R2, LLC KH
Minor Subdivision off of a 60-ft Easement

Old Business

2021-25 Four Winds Farm KS
A cluster subdivision to divide 168.9 acres +/- into three-hundred and thirty-six (336) single-family lots to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County. The property is lying on the east side of Shingle Point Road (S.C.R. 249), approximately 0.88 mile south of the intersection of Shingle Point Road (S.C.R. 249) and Harbeson Road (Route 5). Tax Parcel: 235-25.00-39.00. Zoning: AR-1 (Agricultural Residential District).

Ord. 22-08
An Ordinance to amend the Future Land Use Map of the Comprehensive Plan in relation to Tax Parcel 135-11.00-65.00. The property is located on the north side of Lewes Georgetown Highway (Rt. 9), approximately 620 feet northeast of Gravel Hill Road (Rt. 30). 911 Address: N/A Tax Parcel: 135-11.00-65.00.

C/Z 1959 Charles E. Turner Jr. HW
An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a MR Medium Residential District for a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 9.72 acres, more or less. The property is located on the north side of Lewes Georgetown Highway (Rt. 9), approximately 620 feet northeast of Gravel Hill Road (Rt. 30). 911 Address: N/A Tax Parcel: 135-11.00-65.00.

C/U 2320 Charles E. Turner Jr. HW
An Ordinance to grant a Conditional Use of land in a MR Medium Density Residential District for multi-family dwellings (42 units) to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 9.72 acres, more or less. The property is located on the north side of Lewes Georgetown Highway (Rt. 9), approximately 620 feet northeast of Gravel Hill Road (Rt. 30). 911 Address: N/A Tax Parcel: 135-11.00-65.00.

2021-34 Suncrest (F.K.A. Marsh Homestead) KS
A Coastal Area cluster subdivision to divide 18.02 acres +/- into forty-one (41) single-family lots to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County. The property is lying on the south side of Waterview Road (S.C.R. 279A), approximately 0.19-mile east of the intersection of Camp Arrowhead Road (S.C.R. 279) and Waterview Road (S.C.R. 279A) Tax Parcel: 234-12.00-22.31. Zoning: AR-1 (Agricultural Residential).

C/U 2342 Turning Point Energy - TPE DE SU07, LLC KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a solar farm to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 27.5 acres, more or less. The property is lying on the west side of Elks Road (Rt. 46) approximately 0.50 miles west of the intersection of Elks Road (Rt. 46) and Sussex Highway (Rt. 13). 911 Address: N/A. Tax Parcel: 331-1.00-15.01 (p/o).

C/U 2343 Turning Point Energy - TPE DE SU163, LLC HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a solar farm to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 25.00 acres, more or less. The property is lying on the west side of Gravel Hill Road (S.C.R. 248) approximately 0.37 mile north of the intersection of Gravel Hill Road (S.C.R. 248) and Lewes Georgetown Highway (Rt. 9). 911 Address: N/A. Tax Parcel: 135-11.00-48.00 (p/o).

C/U 2344 Turning Point Energy – TPE DE SU113, LLC HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a 35-acre solar farm to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 35.58 acres, more or less. The property is lying on both the east and west sides of East Trap Pond Road (S.C.R. 62), approximately 0.4 mile north of Substation Road (S.C.R. 518), with solar panels to be located on the east side of East Trap Pond Road (S.C.R. 62). 911 Address: N/A. Tax Parcel: 135-22.00-23.00 (p/o).

Recess

Public Hearings

2021-36 Wynford Preserve (F.K.A. Prettyman Road Development, LLC) HW

A cluster subdivision to divide 50.50 acres +/- into one hundred (100) single-family lots to be located on a certain parcel of land lying and being in Broad Kill Hundred, Sussex County. The property is lying on the south side of Prettyman Road (S.C.R. 254), approximately 0.87-mile northwest of Lewes-Georgetown Highway (Rt. 9). Tax Parcel: 235-29.00-25.00. Zoning: AR-1 (Agricultural Residential).

C/U 2337 Community Power Group, LLC KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District and a C-1 General Commercial District for a solar farm to be located on a portion of a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 25.327 acres, more or less. The property is lying on the north side of Beach Highway (Route 16), approximately 0.20 mile east of Dupont Boulevard (Route 113). 911 Address: 18019 Beach Highway, Ellendale. Tax Parcel: 230-26.00-39.00 (p/o).

C/U 2375 Shane & Laura Karlik HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a mercury marine service business to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.70 acres, more or less. The property is lying on the east side of Cool Spring Road (S.C.R. 290) approximately

0.28 mile north of Stockley Road (S.C.R. 280). 911 Address: 20635 Cool Spring Road, Milton. Tax Parcel: 234-5.00-40.04.

Ord. 23-02
An Ordinance to amend the Future Land Use Map of the Comprehensive Plan in relation to Tax Parcel No. 334-5.00-153.00 and 334-5.00-153.02. The property is lying on the west side of Janice Road, approximately 0.10 mile west of Nassau Commons Boulevard. 911 Address: 32172 Janice Road, Lewes. Tax Parcel: 334-5.00-153.00 and 334-5.00-153.02.

C/Z 1995 Janice CRP3, LLC KS
An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District and C-1 General Commercial District to an MR-RPC Medium-Density Residential – Residential Planned Community District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 61.39 acres, more or less. The property is lying on the west side of Janice Road, approximately 0.10 mile west of Nassau Commons Boulevard. 911 Address: 32172 Janice Road, Lewes. Tax Parcel: 334-5.00-153.02.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on January 5, 2023 at 3:15 p.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

-MEETING DETAILS-

The meeting will be streamed live at: https://sussexcountyde.gov/council-chamber-broadcast

The County provides a dial-in telephone number for the public to comment during the appropriate time of the meeting. Note, the on-line stream experiences a 30-second delay. Any person who dials in by telephone should listen to the teleconference audio to avoid the on-line stream delay.

To join the meeting via telephone, please dial:

Conference Number: 1 302-394-5036

Conference Code: 570176

Members of the public joining the meeting on the telephone will be provided an opportunity to make comments for those items listed under Public Hearings on this agenda.

The Planning & Zoning Commission meeting materials, including the "packet", are electronically accessible on the County's website at: **https://sussexcountyde.gov/**

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountyde.gov. All comments are encouraged to be submitted by 4:00 P.M on Wednesday, January 11, 2023.

# # # #

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DELAWARE
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Memorandum

To: Sussex County Planning Commission Members
From: Jamie Whitehouse, AICP, Director, Department of Planning & Zoning; Jenny Norwood, Planning and Zoning Manager; Lauren DeVore, AICP, Planner III; Michael Lowrey, Planner III; Chase Phillips, Planner II; Christin Scott, Planner II; Elliott Young, Planner I & Jesse Lindenberg, Planner I
CC: Vince Robertson, Assistant County Attorney
Date: January 4th, 2023
RE: Other Business for the January 12th, 2023, Planning Commission Meeting

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This memo provides background for the Planning Commission to consider as a part of the Other Business to be reviewed during the January 12th, 2023, Meeting of the Planning & Zoning Commission.

Americana Bayside MR-RPC – Freeman Foundation Office BM

Revised Parking Plan

This is a Revised Parking Plan to re-orient the parking spaces at the Freeman Foundation Office parking lot and increase parking for stage events within the original Phase 1B (Town Center) Site Plan for the Americana Bayside Residential Planned Community (RPC). The proposed plan shows a reduction in impervious cover area, and almost the same limits of pavement as the previously approved Plan. Additionally, the number of parking spaces has increased from 88 spaces to 116 spaces total (for an increase of 28 spaces) from the previously approved Plan. The Revised Parking Plan complies with the Sussex County Zoning Code and all Conditions of Approval. Tax Parcel: 533-19.00-777.01. Zoning District: MR-RPC (Medium Density Residential, Residential Planned Community.)

S-22-32 Red Mill Pointe Office KS

Preliminary Site Plan

This is a Preliminary Site Plan for the construction of a 7,000 square foot office building, with parking and landscaping along Route 1. The parcel is 0.672 acres +/- and is located on the northeast side of Coastal Highway (Rt. 1), in the Combined Highway Corridor Overlay Zoning District (CHCOZ). The applicant has submitted a letter requesting parking within the front setback and a reduction in the number of parking spaces required, due to site constraints. Tax Parcel: 334-1.00-5.00. Zoning: CR-1 (Commercial Residential District). Staff are awaiting agency approvals. Should the Commission desire to act favorably on this proposal, staff are requesting final approvals to be made subject to staff upon the receipt of all agency approvals.

WFP Holding – Shopping Center (C/Z 1842) HW

Preliminary Site Plan

This is a Preliminary Site Plan for the construction of a 12,000 square foot commercial and retail building and other site improvements. The parcel is 2.495 acres +/- and is located on the northeast side of Zion Church Road (Rt. 20). Staff would like to note that the applicant is proposing to have parking located within a Tax Ditch ROW, notice has been given that approval from DNREC is required. On January 30th, 2018, the Sussex County Council approved of Change of Zone No. 1842 and was adopted through Ordinance No. 2545. Tax Parcel: 533-11.00-82.03. Zoning: B-1(Neighborhood Business Zoning District). Staff are awaiting agency approvals. Should the

Commission desire to act favorably on this proposal, staff are requesting final approval to be made subject to staff upon the receipt of all agency approvals.

2021-15 Sandpiper Cove (F.K.A. Cobb Property) HW

Request to Revise Conditions of Approval

On November 30th, 2022, the Planning & Zoning Department received a request to amend Condition "I" of the January 27th, 2022, Planning & Zoning Commission Approval of a 68-lot single family cluster subdivision. Condition "I" requires, *"Amenities including a pool and pool house shall be constructed and open to use by residents of this development on or before the issuance of the 20th residential building permit. The Final Site Plan shall contain details as to the size and location of these amenities." The applicant has requested that the condition be modified to state: "Amenities including a pool and pool house shall be constructed and open to use by residents of this development on or before the issuance of the 49th residential building permit. The Final Site Plan shall contain details as to the size and location of these amenities."* The property is located on the north side of Zion Church Road (SCR. 382) and consists of 54.38 acres +/-. Tax Parcel: 533-12.00-21.00. Zoning: AR-1 (Agricultural Residential District).

2005-64 The Estuary

Request to Revise Conditions of Approval

On November 30th, 2022, the Planning & Zoning Department received a request to amend Condition "U" of the Conditions of Approval for The Estuary (2005-64) cluster subdivision which states, *"Any wells, water towers, or water tanks shall be located at least 300-feet from adjacent boundary lines. Any proposed water tower or tank shall be painted in a sky-neutral color, with no advertising or identifying logo or script, graphic features, or characteristics."* The existing water main extension along Camp Barnes Road from Double Bridges Road and the previously proposed (now under construction) elevated storage tank along Roxana Road at Millville by the Sea will provide water supply and storage for the region and assist in maintaining pressure. In order to proactively plan for the impact that ongoing development in the area will have, GMB staff are actively working with Tidewater Utilities (TUI) to evaluate potential sites for future wells and storage facilities. A site has been identified along Double Bridges Road and as a viable option where significant uplands are available for these improvements. An accompanying Exhibit has been provided within the Commission's packet this evening with hatching to show this location. In order to accommodate this request and comply with the Conditions of Approval, GMB are requesting that the language of Condition "U" be amended to state, "*Any wells, water towers or water tanks shall be located at least 50 feet from adjacent boundary lines"* instead of the 300 feet limitation as originally approved and stipulated within the Condition. The property is located on the south side of Double Bridges Road (S.C.R. 363) and is part of the existing Open Space within Subdivision Phases 1B, 1C and 1D. Tax Parcel: 134-19.00-103.00. Zoning: AR-1 (Agricultural Residential District).

Lands of Absher Farms, LLC KH

Minor Subdivision off a 50-ft Easement

This is a Minor Subdivision Plan for the subdivision of a 34.046-acre parcel into three (3) lots and residual lands. Proposed Lot 5A consists of 6.219-acres +/-, Proposed Lots 5B and 5C both consist of 2.5641-acres +/-, and the residual lands would consist of 22.7744-acres +/-. The parcels would access off an ingress/egress access easement located on southeast side of River Road (S.C.R. 490A). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Zoning:

AR-1 (Agricultural Residential District). Tax Parcel: 132-6.00-67.04. Staff are in receipt of all agency approvals.

Lands of Brittany Baldwin & John Albright KH

Minor Subdivision off a 20-ft Easement

This is a Minor Subdivision Plan for the subdivision of a 34.046-acre parcel into two (2) lots and residual lands. Proposed Lot 1 consists of 1.59-acres +/-, Proposed Lot 2 consists of 1.78-acres +/-, and the residual lands would consist of 3.00-acres +/-. The parcels would access off an ingress/egress access easement located on south side of Hollyville Road (S.C.R. 305). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Zoning: AR-1 (Agricultural Residential District). Tax Parcel: 234-27.00-101.00. Staff are awaiting agency approvals. Should the Commission desire to act favorably on this proposal, staff are requesting final approvals to be made subject to staff upon the receipt of all agency approvals.

Lands of Michele Reed KS

Minor Subdivision off a 50-ft Easement

This is a Minor Subdivision Plan for the subdivision of a 10.56-acre parcel into two (2) lots and residual lands. Proposed Parcel A consists of 2.96 acres +/-, Proposed Lot B consists of 2.50 acres +/-, and Proposed Parcel C consists of 3.3 acres +/-. The property is located on the east and west side of Sloan Road (S.C.R. 49). Staff are awaiting a revised plan, which is to include delineation of the 50' buffer from the tidal wetlands on the west side of the property. Otherwise, the Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 234-17.00-31.03. Zoning: AR-1 (Agricultural Residential District). Staff have received all agency approvals and are requesting final approval by staff upon receipt of the revised plan.

Lands of M & M Properties BM

Minor Subdivision off a 50-ft Easement

This is a Minor Subdivision Plan for the subdivision of a 10.64-acre parcel into three (3) lots including residual land. Proposed Parcel 1 consists of 0.75 acres +/-, Proposed Lot 2 consists of 0.75 acres +/-, and the residual land consists of 9.14 acres +/-. The property is located on the north side of Holts Landing Road (S.C.R. 346) and all lots shall have access through a combined access easement. Staff are awaiting a revised plan, which is to include a delineation of any wetlands located on the property. Otherwise, the Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 23134-7.00-135.00. Zoning: AR-1 (Agricultural Residential District). Staff have received all agency approvals and are requesting final approval by staff upon receipt of the revised plan.

Lands of John & Carol Holland BM

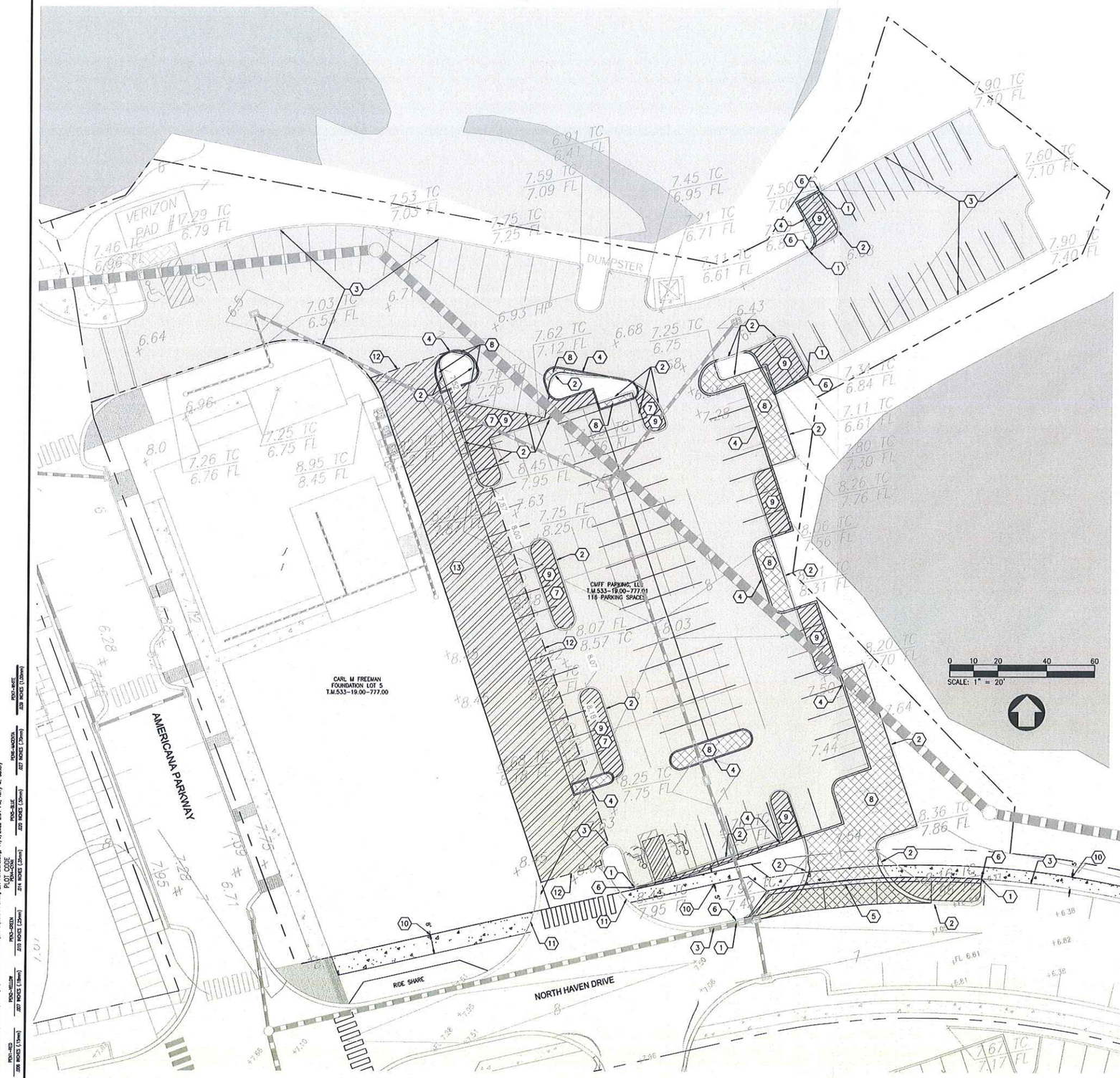
Minor Subdivision off a 50-ft Easement

This is a Minor Subdivision Plan for the subdivision of a 12.15-acre parcel into two (2) lots including residual land. Proposed Lot 1 will consist of 2.79-acres +/- and the residual land will consist of 9.36-acres +/-. Proposed Lot 1 and the residual land shall have combined access from an existing ingress/egress access easement located on the northeast side of Phillips Branch Road (S.C.R. 302). Staff note that the Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 234-17.00-11.09. Zoning: AR-1 (Agricultural Residential District). Staff have received all agency approvals and are requesting final approval by staff.

Lands of Trew R2, LLC KH

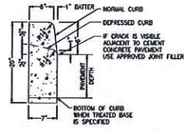
Minor Subdivision off a 60-ft Easement

This is a Minor Subdivision Plan for the subdivision of a 37.606-acre parcel into one (1) lot and residual lands. Proposed Lot 1 consists of 24.32-acres +/- and the residual lands would consist of 13.18-acres +/-. The parcels would access off an ingress/egress access easement located on south side of E. Newton Road (S.C.R. 584). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Zoning: AR-1 (Agricultural Residential District) and C-1 (General Commercial District). Tax Parcel: 131-6.00-7.01. Staff are in receipt of all agency approvals.



CONSTRUCTION NOTES

1. SAWCUT EXISTING CURB
2. REMOVE EXISTING CURB
3. EXISTING CURB TO REMAIN
4. PROPOSED P.C.C. CURB TYPE 1 MODIFIED, SEE DETAIL THIS SHEET
5. PROPOSED P.C.C. CURB AND GUTTER TYPE 3-6 MODIFIED, SEE DETAIL THIS SHEET
6. CONNECT PROPOSED CURB TO EXISTING CURB, PROVIDE SMOOTH TRANSITION OF LINE AND GRADE.
7. EXISTING ISLAND TO BE REMOVED
8. EXISTING PAVEMENT AND STONE BASE TO BE REMOVED. SAWCUT PAVEMENT AS NECESSARY FOR CLEAN EDGE.
9. REMOVE GRASS AND TOPSOIL, EXCAVATE TO DEPTH NECESSARY FOR BASE INSTALLATION IN AREAS OF NEW PAVEMENT INSTALLATION. EXCAVATE AND PLACE BASE TO MEET FINAL PAVEMENT GRADING. SEE PAVING SECTION DETAIL THIS DRAWING, PROVIDE SMOOTH TRANSITION WHENEVER CONNECTING TO EXISTING PAVEMENT.
10. PROPOSED SIDEWALK, SEE DETAIL THIS SHEET
11. PROPOSED ADA RAMP ADJACENT TO EXISTING DEPRESSED CURB
12. SAWCUT EXISTING PAVEMENT
13. REMOVE EXISTING PAVEMENT AND BASE, EXCAVATE SUBGRADE TO MEET FINAL ELEVATIONS



P.C.C. CURB TYPE 1 MODIFIED
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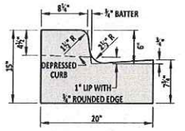
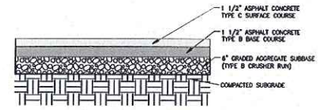


INTEGRAL P.C.C. CURB & GUTTER TYPE 3 MODIFIED
NO SCALE



PAVEMENT DETAIL
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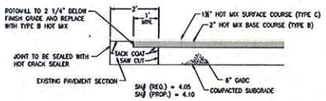

PAVEMENT TIE-IN DETAIL
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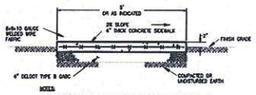

SIDEWALK DETAIL
NO SCALE

PRINTS ISSUED FOR:
REVIEW AND APPROVAL

NO.	REVISIONS	DATE

GMB
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Joshua M. Freeman
FOUNDATION
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

STEPHEN L. MASS
LICENSE
No. 11490
PROFESSIONAL ENGINEER
DELAWARE
11/09/2022

FOUNDATION LOT 5 PARKING LOT PLAN

SCALE	: 1" = 20'
DESIGN BY	: KK
DRAWN BY	: TMG
CHECKED BY	:
GMB FILE	: 150078
DATE	:APR 2022

SHEET NO.
C8.0A

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C:\Projects\150078\DWG\Drawings\Freeman Foundation\Lot 5\LDLA Parking Lot Revisions.dwg, 11/9/2022 2:01 PM, Terry M. Gurley

PLOT COLOR	PEN-RED	PEN-YELLOW	PEN-GREEN	PEN-BLUE	PEN-MAGENTA	PEN-WHITE
	208 INCHES (10mm)	207 INCHES (10mm)	210 INCHES (20mm)	209 INCHES (30mm)	207 INCHES (30mm)	203 INCHES (100mm)

GMB
GEORGE, MILES & BUHR, LLC

ARCHITECTS
ENGINEERS

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SEAFORD

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November 9, 2022

Sussex County Planning
and Zoning Department
PO Box 589
Georgetown, DE 19947

Attn: Ms. Lauren DeVore
Planner III

Re: Freeman Foundation Office Parking Lot
GMB Project No. R150078

Dear Lauren:

Please accept this letter and accompanying documentation as a follow up to our meeting dated 10/21/22 concerning the referenced project.

To increase parking for stage events, the Arts Pavilion team is proposing to re-orient the parking spaces at the Freeman Foundation Office parking lot.

For your reference, I have attached a copy of the previously approved Freeman Foundation Office Site Plan, the original Phase 1B (Town Center) site plan, and the plan detailing the proposed revisions to the parking lot (full size Sheet C8.0A). The original parking layout was constructed with the original development of the Bayside Town Center in the mid-2000s, where the adjacent buildings along Americana Parkway were planned to be in a residential over retail configuration.

The proposed plan shows a reduction in impervious area, and essentially the same limits of pavement. The number of parking spaces increases from 88 to 116. There is no impact to the fire lane.

As discussed, we believe this change is minimal in scope and can be approved over the counter.

Thank you again for your time and consideration in this matter.

Sincerely,

Stephen L. Marsh, P.E.
Sr. Vice President/East Region Director of Operations

Enclosures:

- One (1) copy of the Approved Freeman Foundation Office Site Plan
- One (1) copy of the Proposed Town Center (Lot 5) Revised Parking Lot Site Plan

JAMES H. WILLEY, JR., P.E.
PETER A. BOZICK, JR., P.E.
CHARLES M. O'DONNELL, III, P.E.
A. REGGIE MARINER, JR., P.E.
JAMES C. HOAGESON, P.E.
STEPHEN L. MARSH, P.E.
DAVID A. VANDERBEEK, P.E.
ROLAND E. HOLLAND, P.E.
JASON M. LYTLE, P.E.
CHRIS B. DERBYSHIRE, P.E.
MORGAN H. HELFRICH, AIA
KATHERINE J. MCALLISTER, P.E.
W. MARK GARDOCKY, P.E.
ANDREW J. LYONS, JR., P.E.

JUDY A. SCHWARTZ, P.E.
W. BRICE FOXWELL, P.E.

JOHN E. BURNSWORTH, P.E.
VINCENT A. LUCIANI, P.E.
AUTUMN J. WILLIS
CHRISTOPHER J. PFEIFER, P.E.

DAVIS BOWEN & FRIEDEL, INC.

ARCHITECTS • ENGINEERS • SURVEYORS

Ring W. Lardner, P.E.
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA, LEED GA
Jason P. Loar, P.E.
Jamie L. Sechler, P.E.

Michael R. Wigley, AIA, LEED AP

December 22, 2022

Sussex County Administrative Building
Planning and Zoning Department
2 The Circle
P.O. Box 589
Georgetown, Delaware 19947

Attn: Mx. Jesse Lindenberg, Planner I
Chairman

RE: **Red Mill Pointe Office (S-22-32)**
Parking Setback and Parking Reduction Waiver
Tax Map # 334-1.00-5.00
DBF #:4114A001

Dear Mx Lindenberg:

On behalf of our client, Red Mill Pointe, LLC, we are requesting two waivers. One waiver for parking be allowed in the front-yard setback and another for parking a reduction in the number of spaces required. According to the Zoning Code (§115-166(C)), "Parking within front yard setback shall be discouraged and subject to site plan review." and Zoning Code (§115-162(A)), Office buildings require 1 space per 200 sq.ft. of floor area exclusive of basement, if not used for office or customer purposes.

Project Summary
Red Mill Pointe, located on Coastal Highway (SR 1), is a proposed two-story office building. The current site consists of a vacant single-family home and outbuildings. The project proposes a 7,000 sq. ft. two-story office building with 800 sq. ft. of storage space, associated parking, right-in right-out entrance onto SR 1, underground stormwater management, and an onsite septic system. This parcel lies within the Combined Highway Corridor Overlay Zone (CHCOZ).

Front-yard Setback
The front yard setback for CR-1 in a CHCOZ is 60 feet from the right-of-way line. The Zoning Code (§115-166(C)) discourages but does not prohibit parking within the front yard setback and only requires site plan review when parking is proposed in the front yard setback. The removal of parking spaces within the front setback would result in a loss of ten (10) parking spaces.

Existing Parking
Along Coastal Highway starting at Tyndall's Furniture and moving north, there are multiple instances of businesses that have parking within the 60' setback line. The recently approved and

under construction shooting range between Tyndall's and the Lighthouse of Lewes has 27 parking spaces within the front yard setback.

Proposed Parking
The 800 sq. ft. of storage space that will be counted as floor area and required to be included in the parking calculations per Zoning Code (§115-4(B), §115-162(A)) brings the total required parking spaces to 35. Thirty-one (31) parking spaces are provided, and there is no extra space on the site to add more parking spaces. Therefore, we request a waiver for the reduction in the amount of required parking spaces to 31.

DelDOT Minos Conway Project
The above project proposes to add a service road on the south side of Route 1 from Greystone Drive to a roundabout at New Road. The proposed right-in, right-out access to Route 1 will be removed at that time and access will be solely through the adjacent parking lot.

Conclusion
For all the reasons listed above, we respectfully request that parking be allowed within the front setback line as it is in context with nearby businesses and would not negatively affect adjacent properties. Also, we request that the number of parking space required be reduced to 31 because 800 sq. ft. of the building is to be used as storage only and the limited area on the site.

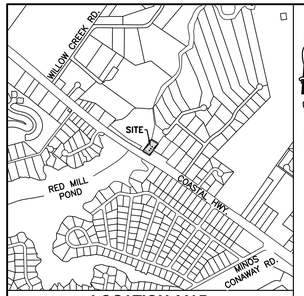
If you have any questions or require additional information, please do not hesitate to contact me at (302) 424-1441 or via email at jls@dbfinc.com.

Sincerely,
DAVIS, BOWEN & FRIEDEL, INC.

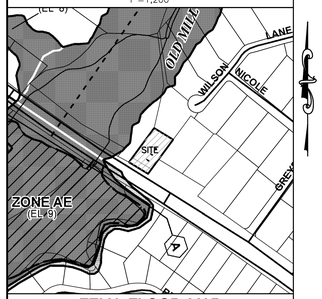
Jamie L. Sechler, P.E.
Principal

RED MILL POINTE OFFICE

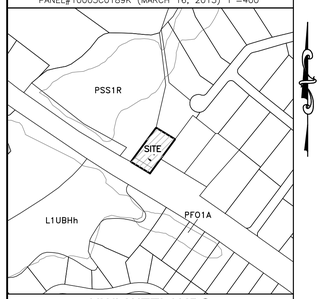
LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE
DBF # 4114A001
RECORD PLANS
AUGUST, 2022



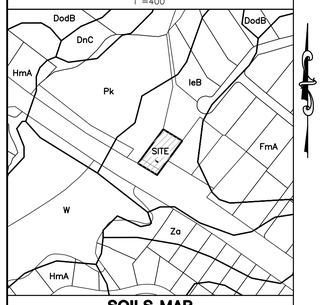
LOCATION MAP
1"=1,200'



FEMA FLOOD MAP
PANEL#10005C0189K (MARCH 16, 2015) 1"=400'



NWI WETLANDS
1"=400'



SOILS MAP
1"=400'

SOILS DATA

LABEL	MAP UNIT NAME
DnC	Downer loamy sand, 5 to 10% slopes, Northern Tidewater Area
DodB	Downer sandy loam, 2 to 5% slopes
FmA	Fort Mott loamy sand, 0 to 2% slopes
HmA	Hammonton loamy sand, 0 to 2% slopes
IeB	Ingleside loamy sand, 2 to 5% slopes
Pk	Puckum muck, frequently flooded
W	Water
Za	Zekiah sandy loam, frequently flooded

DATA COLUMN

TAX MAP NUMBER:	334-1.00-5.00
DEED REFERENCE:	DB 4263 PG 60
DATUM:	
VERTICAL:	NAVD 88
HORIZONTAL:	NAD 83 (DE STATE PLANE)
ZONING:	CR-1 (COMMERCIAL RESIDENTIAL)
LAND USE:	
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	OFFICES
SETBACKS - COMBINED HIGHWAY CORRIDOR OVERLAY ZONE:	
FRONT:	60 FEET
REAR:	5 FEET
SIDE:	5 FEET
LANDSCAPING BUFFER:	20 FEET
MAXIMUM BUILDING HEIGHT:	42 FEET
PROPOSED BUILDING HEIGHT:	42 FEET
TOTAL SITE AREA:	0.672 AC.±
NET DEVELOPMENT AREA:	0.672 AC±
LOCAL LAND USE AGENCY:	SUSSEX COUNTY
FUTURE LAND USE:	COASTAL
BUILDING DATA:	
PROPOSED BUILDING:	2 STORY OFFICE BUILDING (100'X35') 7,000± S.F. TOTAL SPACE 6,200 S.F. OFFICE SPACE 800 S.F. STORAGE SPACE
BUILDING MATERIALS:	WOOD/BLOCK CONSTRUCTION
PARKING DATA:	
OFFICE:	1 PER 200 SQUARE FEET OF FLOOR AREA, EXCLUSIVE OF BASEMENT, IF NOT USED FOR OFFICE OR CUSTOMER SERVICE PURPOSES
PARKING SPACES REQUIRED:	7,000 SQ. FT. OF USEABLE FLOOR SPACE, 800 SQ. FT. OF STORAGE/MISC. 7,000/200 SQ. FT. = 35 SPACES NEEDED
PARKING SPACES PROVIDED:	31
HANDICAP SPACES PROVIDED:	2 WITH 2 VAN SPACES
UTILITIES	
SEWER PROVIDER:	PRIVATE (ON SITE SEPTIC)
WATER PROVIDER:	TIDEWATER
WETLANDS:	THE PROPERTY IS NOT IMPACTED BY STATE (TIDAL) OR "404" FEDERAL (NON-TIDAL) WETLANDS.
FLOOD MAP:	ACCORDING TO THE FEDERAL MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 10005C0189K, EFFECTIVE DAY MARCH 16, 2015. THIS SITE FALLS WITHIN ZONE X UNSHADED, WHICH HAS BEEN DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
INVESTMENT LEVEL:	LEVEL 3

THE SITE IS NOT LOCATED IN A TRANSPORTATION IMPROVEMENT DISTRICT.

THE SITE IS LOCATED IN AN AREA OF FAIR GROUNDWATER RECHARGE.

THE SITE IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA.

COASTAL HIGHWAY POSTED SPEED LIMIT: 55 M.P.H.

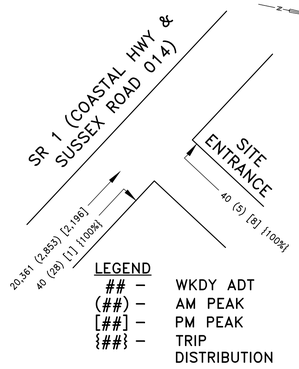
OWNER/DEVELOPER:	RED MILL POINTE, LLC GEORGE DAHR 31269 DEER RUN LEWES, DE 19958 302-645-3300 GEORGEDAHR1@GMAIL.COM
PREPARED BY:	DAVIS, BOWEN, AND FRIEDEL, INC. JAMIE L. SECHLER, P.E. 1 PARK AVENUE MILFORD, DE 19971 302-424-1441 JLS@DBFINC.COM

LEGEND

- PROPERTY BOUNDARY LINE
- RW — PROPOSED RIGHT-OF-WAY LINE
- PROPOSED BUILDING SETBACK LINE
- PE — PROPOSED EASEMENT LINE
- ++ ++ EXISITNG EASEMENT LINE
- EXISTING PROPERTY LINE
- EX-RW — EXISTING RIGHT-OF-WAY LINE
- IRCS — IRON ROD WITH CAP TO BE SET
- IPCF — IRON PIPE WITH CAP FOUND
- IRF — IRON ROD FOUND
- POINT

RECORD PLAN - SITE PLAN	V-102

TRAFFIC DIAGRAM
NO SCALE



ROAD TRAFFIC DATA - DELAWARE ROUTE 1 (COASTAL HIGHWAY & SUSSEX COUNTY ROAD 014)
FUNCTIONAL CLASSIFICATION - OTHER PRINCIPAL ARTERIAL
POSTED SPEED LIMIT - 55

AADT (2021 DELAWARE VEHICLE VOLUME SUMMARY)	**= 35,104**
10 YR PROJECTED AADT = 1.16 X 35,104	**= 40,721**
TRAFFIC PATTERN GROUP	**8**

K-FACTOR = 12.40%; D-FACTOR: 56.50%; TRUCK % = 7.10%
(FROM 2021 DELEAWARE VEHICLE VOLUME SUMARRY)

SITE TRAFFIC DATA

TYPE OF DEV.	ITE CODE	SQ. FT.	WKDY AM	WKDY PM	WKDY ADT
OFFICE	720	7,000	33	9	80

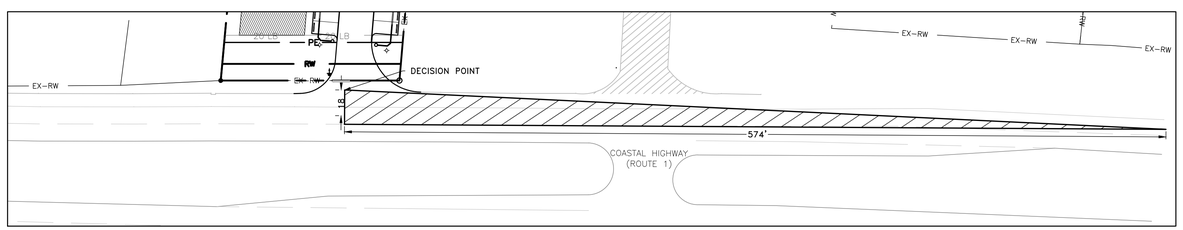
NOTES:
SOURCE: ITE TRIP GENERATION MANUAL 11TH EDITION.
DESIGN VEHICLE: SU-30.
ONE ENTRANCE - RESTRICTED, RIGHTS-IN/RIGHTS-OUT ONLY
PEAK HOUR HV% OF PROPOSED SITE = 5%

SITE ACCESS DESIGN VOLUMES

10 YR PROJECTED AADT (40,721) + SITE ADT N OF SITE (80)	**= 40,801**
10 YR PROJECTED AADT (40,721) + SITE ADT S OF SITE (80)	**= 40,801**
ROADWAY PEAK HOUR = 10 YR PROJECTED AADT (40,721) X 12.40%	**= 5,049**
D-FACTOR = 56.50% (FROM 2019 DELAWARE VEHICLE VOLUME SUMMARY)	
DIRECTIONAL SPLIT = 56.50% / 43.50%	**= 2,853 / 2,196**
SR 1 DESIGN AADT (HIGHEST LEG PER HIGHWAY SAFETY MANUAL PAGE 10-6)	**= 40,801**
RIGHT-TURN ADT	**= 40**
LEFT-TURN PEAK HOUR VOLUME (AM)	**= N/A**
OPPOSING PEAK HOUR VOLUMES (AM)	**= N/A**

DELDOT RECORD PLAN NOTES:
REVISED: 03-21-2019

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.
2. NO LANDSCAPING SHALL BE ALLOWED WITHIN RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
3. 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 REQUIRED SIGHT DISTANCE.
4. 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.
5. PRIVATE STREETS CONSTRUCTED WITHIN THIS SITE SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SITE 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 OF THE SIDEWALK.
7. 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.
8. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
9. 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.
10. A PERPETUAL CROSS ACCESS INGRESS/EGRESS EASEMENT IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAT.
11. THE SITE ACCESS WILL BE TEMPORARY UNTIL SUCH TIME DELDOT REMOVES IT AS PART OF THE GRADE-SEPARATE INTERSECTION (GSI) PROJECT THAT WILL PROVIDE ACCESS VIA A TWO-WAY SERVICE ROAD, WHICH WILL CONNECT TO THE EXISTING NASSAU ROAD.
12. CONSTRUCTION FOR THIS PROJECT WILL BE DONE IN ONE PHASE.
13. SITE LIGHTING MUST BE SHIELDED AND DOWNWARD SCREENED.



COASTAL HIGHWAY (SCR 014) SIGHT DISTANCE TRIANGLE
SCALE: 1" = 50'

0 50 100 150

ENGINEER'S STATEMENT

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

DAVIS, BOWEN & FRIEDEL, INC.
by JAMIE L. SECHLER, P.E.

10/27/2022
DATE

OWNER'S STATEMENT

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE BY MY DIRECTION AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

RED MILL POINTE, LLC.
GEORGE DAHR
31269 DEER RUN
LEWES, DE 19958

10/27/2022
DATE

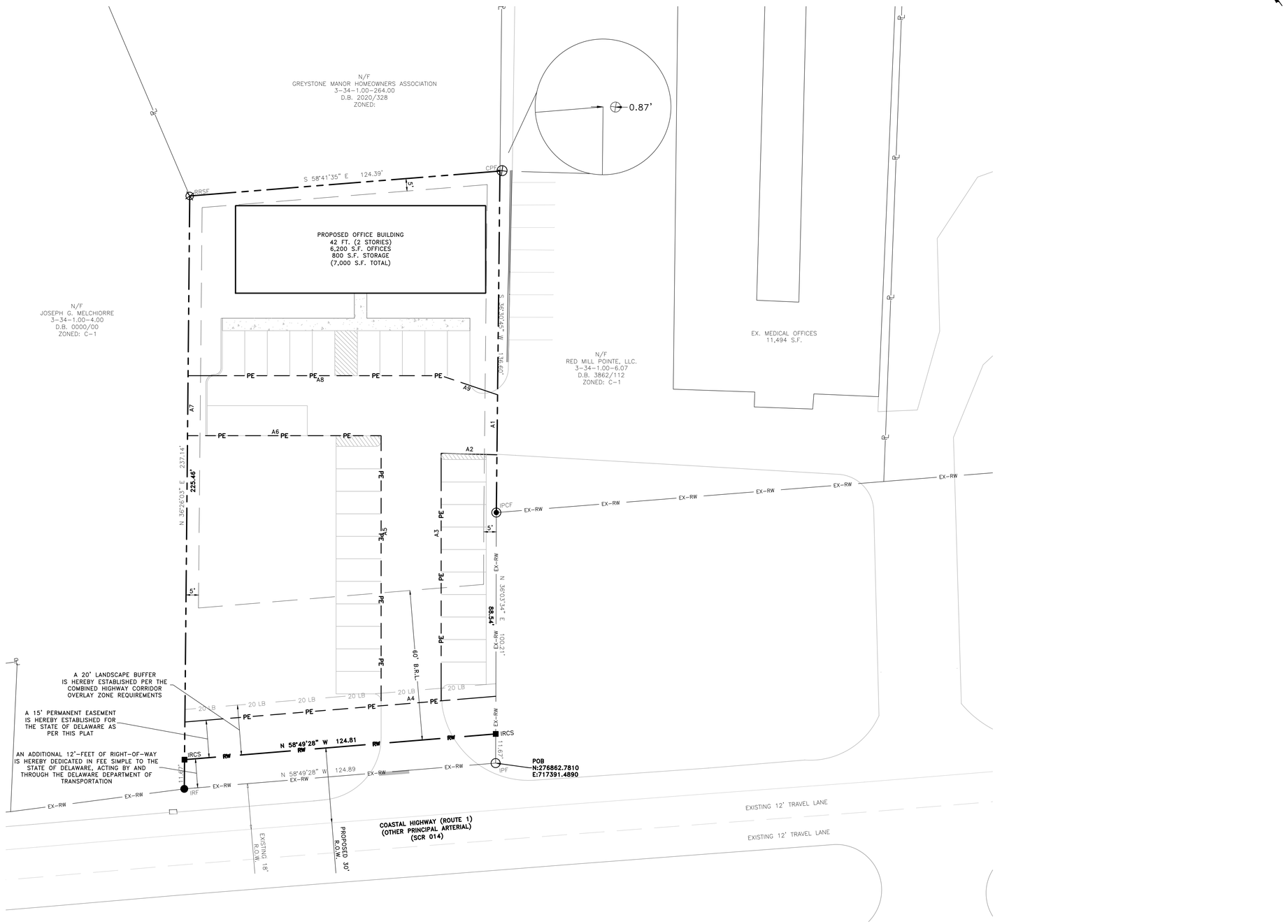
DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

LEGEND

◉	IPCF	IRON PIPE WITH CAP FOUND
○	IPF	IRON PIPE FOUND
●	IRF	IRON ROD FOUND
⊕	RRSF	RAILROAD SPIKE FOUND
⊗	CPF	CEDAR POST FOUND
■	IRCS	IRON ROD WITH CAP TO BE SET

CROSS ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
A1	S 35°54'24" W	24.01'
A2	N 52°29'00" W	22.55'
A3	S 35°54'24" W	99.00'
A4	N 58°49'28" W	24.08'
A5	N 35°54'24" E	125.67'
A6	N 54°05'36" W	77.39'
A7	N 36°26'03" E	24.00'
A8	S 54°05'36" E	101.17'
A9	S 35°20'47" E	23.81'



0 20 40 60

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

RECORD PLAN

RED MILL POINTE
LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

Revisions:

Date:	AUGUST, 2022
Scale:	1" = 20'
Dwn.By:	TCB
Proj.No.:	4114A001
Dwg.No.:	V-102

P:\Dahn\RED MILL POINTE\DESIGN\4114A001 - RECORD PLAN.dwg Dec 21, 2022 - 2:35pm MASB

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LEGEND

- PROPERTY BOUNDARY LINE
- ℄ EXISTING PROPERTY LINE
- EX-RW EXISTING RIGHT-OF-WAY LINE
- W EXISTING WATER LINE
- OH-E EXISTING OVERHEAD ELECTRIC LINE

SURVEY LEGEND

◉	IPCF	IRON PIPE WITH CAP FOUND
○	IPF	IRON PIPE FOUND
●	IRF	IRON ROD FOUND
⊕	RRSF	RAILROAD SPIKE FOUND
⊗	CPF	CEDAR POST FOUND

0 20 40 60

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

EXISTING CONDITIONS

RED MILL POINTE
LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

Revisions:

Date:	AUGUST, 2022
Scale:	1" = 20'
Dwn.By:	TCB
Proj.No.:	4114A001
Dwg.No.:	C-101

P:\Dahr\RED MILL POINTE\DESIGN\4114A001 - EXISTING CONDITIONS.dwg Dec 19, 2022 - 1:42pm MASB

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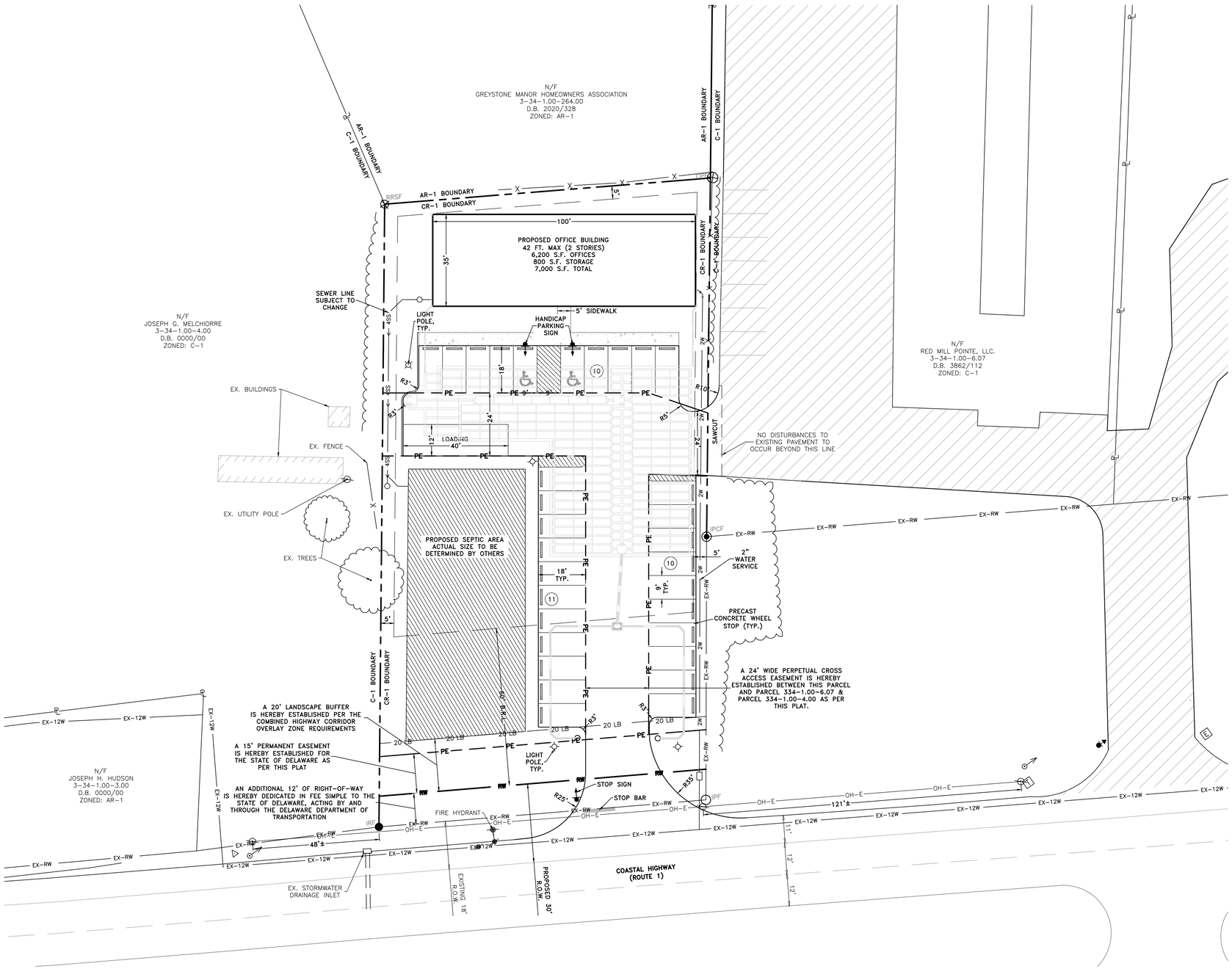

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

SITE PLAN

RED MILL POINTE
LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

Revisions:

Date:	AUGUST, 2022
Scale:	1" = 20'
Dwn.By:	TCB
Proj.No.:	4114A001
Dwg.No.:	C-102

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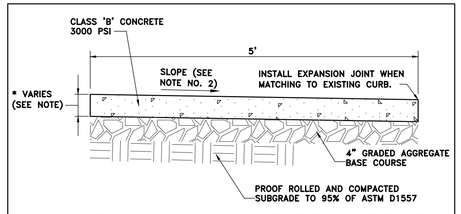
P:\Dahr\RED MILL POINTE\DESIGN\4114A001 - SITE PLAN.dwg Dec 21, 2022 - 2:13pm MASB

DETAIL INFORMATION TABLE

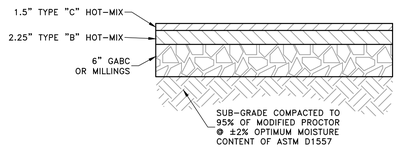
ITEM	LOCATION OF DETAIL	YEAR	SECTION	NAME	DESCRIPTION	SHEET NUMBER(S)
BREAKAWAY POST	DelDOT – STANDARD CONSTRUCTION DETAILS	2013	SECTION VIII – TRAFFIC	BREAKAWAY SIGN POST AND PIN ASSEMBLY DETAILS	BREAKAWAY SIGN POST AND PIN ASSEMBLY DETAILS	T-15 (2013)
SIGN(S)	DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES – DE MUTCD	2011	PART 2, CHAPTER 2B	STOP SIGN	STOP SIGN (R1-1), 30"X30"	2B-2, 2B-9 & 2B-10



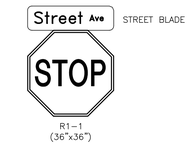
* – STANDARD SIDEWALK SHALL BE 4" THICK. FOR DEPRESSED AND TRANSITION AREAS, THE SIDEWALK SHALL BE 6" THICK WITH 6 x 6 – W1.4 x W1.4 WIRE MESH.

NOTES:
1. MARK IN 5' SQUARES, USE PREMOLDED EXPANSION JOINTS AT INTERVALS NOT GREATER THAN 15'.
2. SIDEWALK TO BE CONSTRUCTED AT GRADE. SLOPE OF SIDEWALK SHALL BE 1.5% IN ORDER TO ASSURE POSITIVE DRAINAGE.

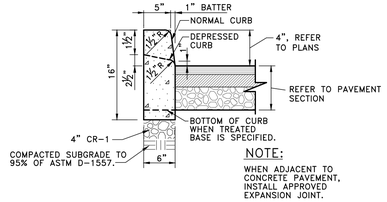
SIDEWALK DETAIL
NOT TO SCALE



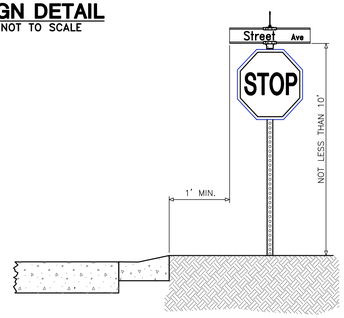
PARKING LOT PAVEMENT SECTION
NOT TO SCALE



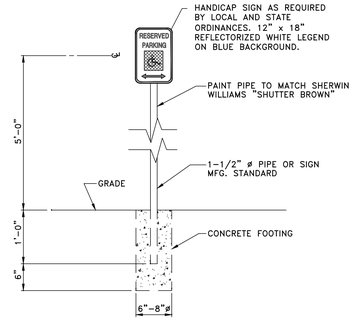
SIGN DETAIL
NOT TO SCALE



P.C.C. CURB, TYPE 1-4 DETAIL, MODIFIED
NOT TO SCALE



TYPICAL SIGN INSTALLATION
NOT TO SCALE



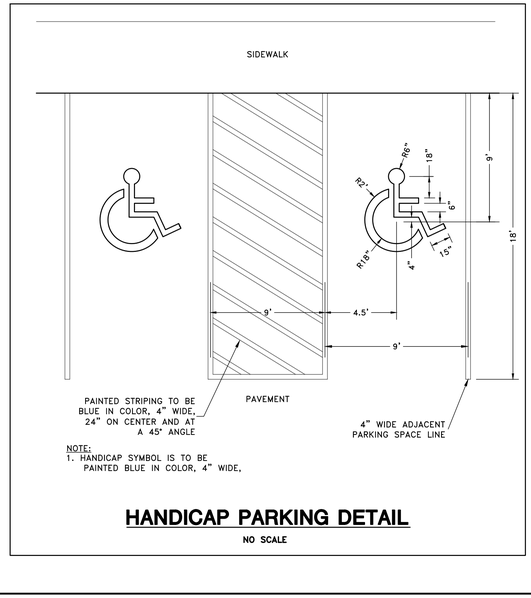
SIGNAGE FOR HANDICAPPED PARKING SPACE
NOT TO SCALE

PRECAST CONCRETE WHEEL STOP
NOT TO SCALE

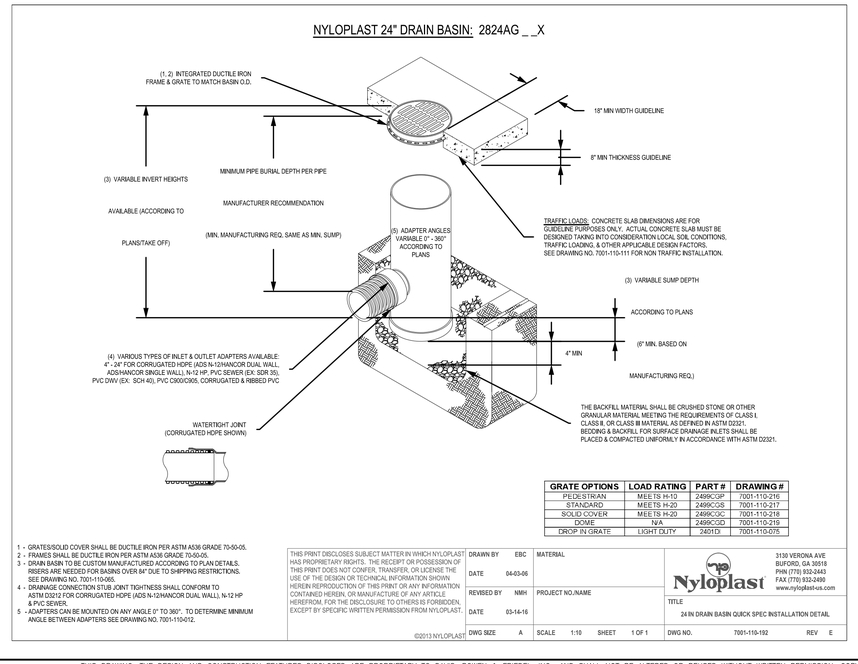
NOTE: PRECAST CONCRETE WHEEL STOPS TO BE PLACED WHERE PARKING SPOTS ARE IN FRONT OF SIDEWALK OR BUILDINGS.

PAVEMENT TIE-IN DETAIL
NOT TO SCALE

MANHOLE COVER DETAIL
NOT TO SCALE



HANDICAP PARKING DETAIL
NO SCALE



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	2499CGP	7001-110-216
STANDARD	MEETS H-20	2499CGS	7001-110-217
SOLID COVER	MEETS H-20	2499CGC	7001-110-218
DOME	N/A	2499CGD	7001-110-219
DROP IN GRATE	LIGHT DUTY	2401D	7001-110-075

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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DRAWN BY EBC | MATERIAL
DATE 04-03-06
REVISED BY NMH | PROJECT NO./NAME
DATE 03-14-16
DWG SIZE A | SCALE 1:10 | SHEET 1 OF 1

Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-192 REV E

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

CONSTRUCTION DETAILS

RED MILL POINTE
LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

Revisions:

Date: AUGUST, 2022
Scale: NO SCALE
Dwn.By: TCB
Proj.No.: 4114A001
Dwg.No.: C-201

P:\Dahr\RED MILL POINTE\DESIGN\4114A001 - CONSTRUCTION DETAILS.dwg Dec 21, 2022 - 2:13pm MASB

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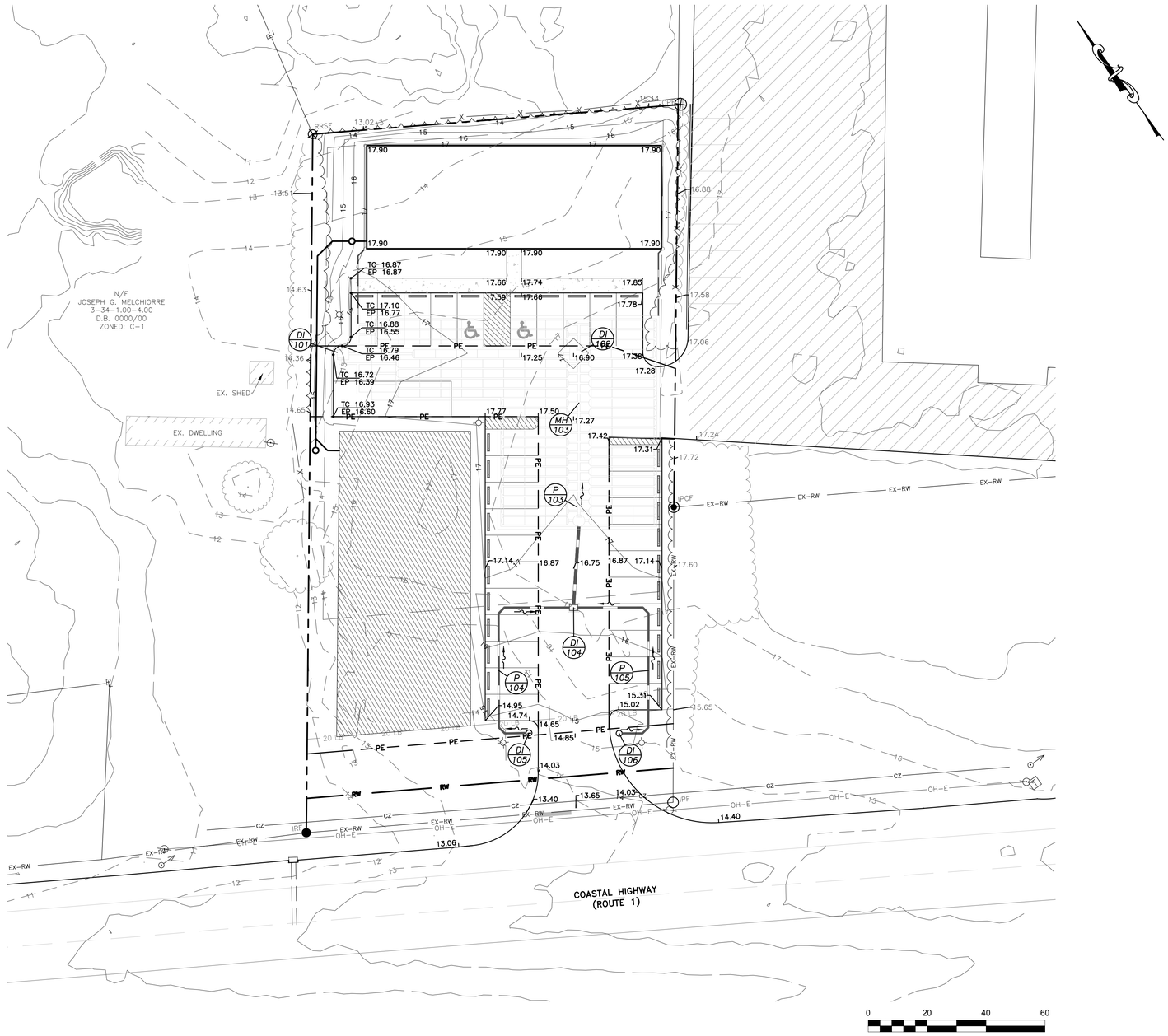

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

GRADING PLAN

RED MILL POINTE
LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

Revisions:

Date:	AUGUST, 2022
Scale:	1" = 20'
Dwn.By:	BJM
Proj.No.:	4114A001
Dwg.No.:	C-301

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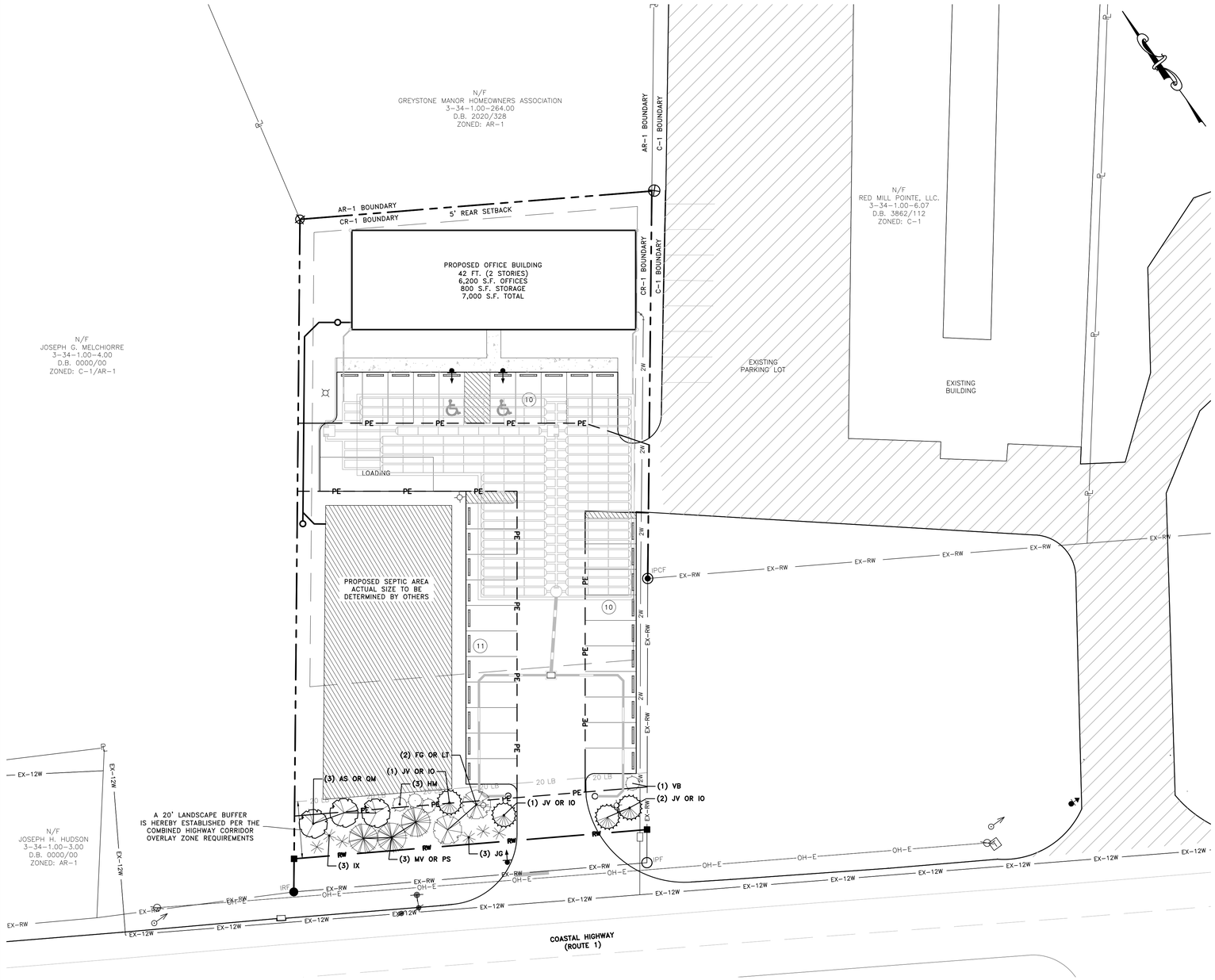
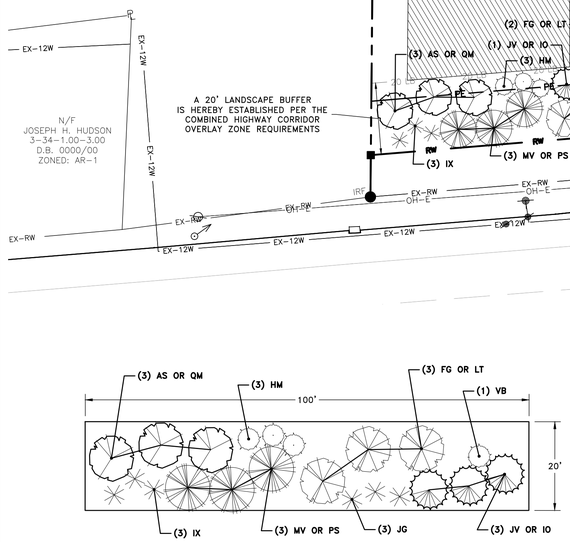


PLANT SCHEDULE - BUFFER

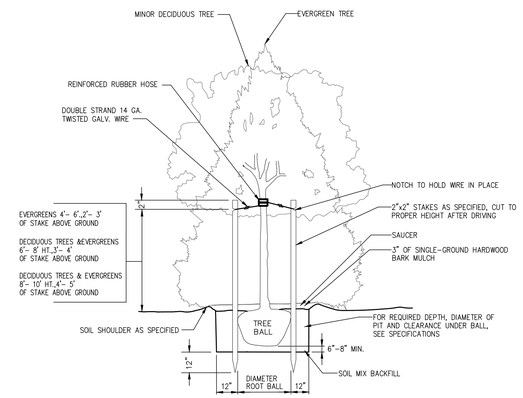
SYMBOL	NATIVE	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
			DECIDUOUS TREES			
	✓	AS	ACER saccharum 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	1 3/4"-2" CAL., B&B	3
			OR			
	✓	QM	QUERCUS phellos	WILLOW OAK	1 3/4"-2" CAL., B&B	
	✓	FG	FAGUS grandiflora	AMERICAN BEECH	1 3/4"-2" CAL., B&B	2
			OR			
	✓	LT	LIRIODENDRON tulipifera	TULIP TREE	1 3/4"-2" CAL., B&B	
			EVERGREEN TREES			
	✓	JV	JUNIPERUS virginiana	EASTERN RED CEDAR	5'-6' HT., B&B	4
			OR			
	✓	IO	ILEX opaca	AMERICAN HOLLY	5'-6' HT., B&B	
	✓	MV	MAGNOLIA virginiana	SWEETBAY MAGNOLIA	5'-6' HT., B&B	3
			OR			
	✓	PS	PINUS strobus	EASTERN WHITE PINE	5'-6' HT., B&B	
			DECIDUOUS SHRUBS			
		HM	HYDRANGEA macrophylla 'BAILMER'	ENDLESS SUMMER HYDRANGEA	3 GAL. CONT.	3
		VB	VIBURNUM x burkwoodii 'MOHAWK'	MOHAWK VIBURNUM	3 GAL. CONT.	1
			EVERGREEN SHRUBS			
		IX	ILEX x 'CONOT'	PATRIOT RED HOLLY	3 GAL. CONT.	3
		JG	JUNIPERUS virginiana 'GREY OWL'	GREY OWL JUNIPER	3 GAL. CONT.	3

GENERAL LANDSCAPE NOTES

1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".
2. CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF PHASE I SITE WORK HAS BEEN GIVEN. AT THE END OF ONE YEAR ALL PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS ORIGINALLY SPECIFIED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
4. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.
5. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)
6. EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
7. ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.
8. THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF SHREDDED HARDWOOD MULCH PER SPECIFICATIONS.
9. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.
10. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
11. THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.
12. TREE PROTECTION SHALL BE USED FOR ALL EXISTING TREES TO REMAIN.
13. DURING CONSTRUCTION EXISTING TREES TO BE SAVED WHERE FEASIBLE.

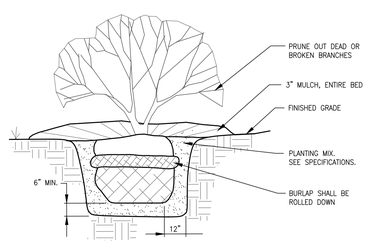


TYPICAL HIGHWAY CORRIDOR BUFFER 100'X20'
NOT TO SCALE

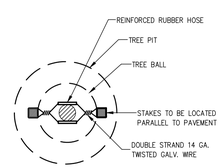


SECTION

STAKING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



PLAN

0 20 40 60

DAVIS, BOWEN & FRIEDEL, INC.
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OCEAN CITY, MARYLAND (302) 537-1441
EASTON, MARYLAND (410) 770-4744

RED MILL POINTE
LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

LANDSCAPE PLAN

Revisions:

Date:	AUGUST, 2022
Scale:	1" = 20'
Dwn.By:	BJM
Proj.No.:	4114A001
Dwg.No.:	L-101

P:\Dahn\RED MILL POINTE\DESIGN\4114A001 - LANDSCAPE PLAN.dwg Dec 21, 2022 - 2:35pm MASB

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WFP HOLDINGS - SHOPPING CENTER

ZION CHURCH ROAD (S.C.R. - 382, S.R. - 20)
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

PRELIMINARY PLANS

DBF PROJECT NO.: 4317A001
NOVEMBER 2022

GENERAL NOTES:

1. HORIZONTAL AND VERTICAL CONTROL SURVEY BY DAVIS, BOWEN AND FRIEDEL, INC. OF SALISBURY MARYLAND, OCTOBER 2022. VERTICAL/HORIZONTAL DATUM – N.A.V.D. 88 / NAD 83 RESPECTIVELY.
2. EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS, INCLUDING TELEPHONE, ELECTRIC, TRAFFIC, SIGNAL, WATER, SEWER, AND STORM DRAINAGE ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. NO GUARANTEE IS MADE OR IMPLIED REGARDING THE ACCURACY OR COMPLETENESS THEREOF. CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF THE LOCATION, DEPTH, SIZE AND MATERIAL OF ALL UNDERGROUND UTILITIES TO HIS OWN SATISFACTION BEFORE BEGINNING ANY EXCAVATION OR PIPE LAYING. THE COUNTY, OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE DOES SO AT HIS OWN RISK. THE GIVING OF THE INFORMATION ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO SUPPORT AND PROTECT ALL SHOWN OR NOT SHOWN EXISTING UTILITIES AND APPURTENANCES. SHOULD ANY EXISTING UTILITIES BE DAMAGED BY THE CONTRACTOR, THEN THE CONTRACTOR SHALL REPAIR THE DAMAGE CAUSED TO THE COUNTY'S SATISFACTION, AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATION AND TEST PIT EXISTING UTILITIES AS REQUIRED.
3. CONTRACTOR SHALL NOTIFY "MISS UTILITY" (1-800-282-8555 IN DE) & (1-800-441-8355 OUTSIDE OF DE) AT LEAST 3 CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION TO HAVE EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED.
4. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
5. USE ONLY SUITABLE AND APPROVED GRANULAR MATERIAL FOR BACK FILLING TRENCHES.
6. CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL RIGHT-OF-WAY LINES AND PROPERTY LINES TO HIS OWN SATISFACTION. ALL PROPOSED UTILITIES ARE TO BE CONSTRUCTED WITHIN THE STREET RIGHT-OF-WAY OR EASEMENT AREAS PROVIDED. ANY DISTURBED AREAS BEYOND THE RIGHT-OF-WAY OR EASEMENT LINES SHALL BE RESTORED IMMEDIATELY TO THEIR ORIGINAL CONDITION. PAYMENT FOR THIS WORK SHALL BE INCLUDED IN THE COST OF ITEMS BID.
7. CONTRACTOR SHALL PROVIDE STAKEOUT SURVEY NECESSARY FOR CONSTRUCTION, THE INSTALLATION OF UTILITY WORK AND APPURTENANCES, AND DETERMINATION OF RIGHT-OF-WAY.
8. CONTRACTOR SHALL EXERCISE CAUTION AND TAKE MEASURES NECESSARY TO PROTECT TREES DURING CONSTRUCTION ACTIVITIES. DAMAGED TREES TO BE REPLACED, IN KIND, AT THE CONTRACTOR'S EXPENSE.
9. ALL ROADWAYS ARE TO BE SWEPT FREE OF SEDIMENT ON A DAILY BASIS.
10. THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING, AND INFORMATIONAL SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE. THE COST SHALL BE INCLUDED IN THE COST OF ITEMS BID.
11. CONTRACTOR SHALL GRADE, TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS OF CONSTRUCTION, INCLUDING PIPE INSTALLATION OR DITCH CONSTRUCTION. EROSION CONTROL MATTING SHALL BE PROVIDED ON ALL SLOPES GREATER THAN 3:1.
12. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
13. PARKING SPACES RESERVED FOR USE BY THE HANDICAPPED AND RELATED ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE GUIDELINES ENTITLED "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES" (REFERENCE: ANSI A117.1-1998). ALL ACCESSIBLE ROUTES MUST COMPLY WITH U.S. DEPARTMENT OF JUSTICE 2010 AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN.
14. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL APPRAISE AND COORDINATE DURING ALL PHASES OF CONSTRUCTION:

    DAVIS, BOWEN & FRIEDEL, INC. – (302) 424-1441
    SUSSEX CONSERVATION DISTRICT – (302) 856-2105
    SUSSEX COUNTY ENGINEERING – (302) 855-7718

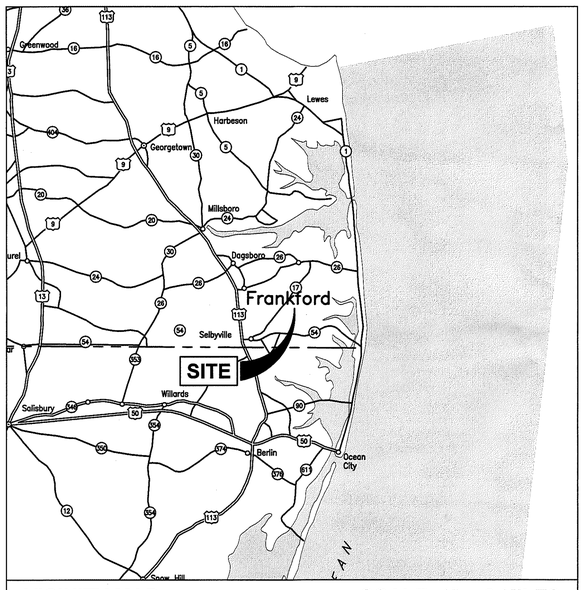
15. THIS SITE IS NOT IMPACTED BY THE 100-YEAR FLOOD PLAIN AS DEPICTED ON FEMA MAP NO: 10005C0635K, DATED MARCH 16, 2015
16. THIS SITE IS IMPACTED BY WETLANDS.
17. THIS PROPERTY IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA ACCORDING TO COUNTY DATA.
18. THIS PROPERTY IS LOCATED IN AN AREA OF FAIR GROUNDWATER RECHARGE.

SOILS MAP

AsA	ASKECKSY LOAMY SAND, 0-2% SLOPES (A/D)
HmA	HAMMONTON LOAMY SAND, 0-2% SLOPES (B)
KsA	KLEJ LOAMY SAND, 0-2% SLOPES (A/D)
MmA	MULLICA MUCKY SANDY LOAM, 0-2% SLOPES (A/D)

ABBREVIATIONS

PR – PROPOSED
EX – EXISTING
D.I. – DUCTILE IRON



VICINITY MAP **SCALE: 1" = 6 MILES**

LOCATION MAP **SCALE: 1" = 1,000'**

INDEX OF SHEETS

C-001 TITLE SHEET
C-051 EXISTING & DEMOLITION PLANS
C-101 PRELIMINARY SITE PLAN
C-102 PRELIMINARY SITE DIMENSIONS
C-301 PRELIMINARY GRADING PLAN
C-501 PRELIMINARY UTILITY PLAN
C-502 SITE DETAILS

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE OR RIGHT-OF-WAY LINE	
+ +	EASEMENTS	+ +
X	FENCE	X
24	CONTOUR	24
×24.24 / ×24.74 TC 24.24	SPOT ELEVATIONS: SURFACE, TOP OF CURB / BOTTOM OF CURB	24.24 / 24.74 24.24
	SWALE	
	SEWER MAIN, MANHOLE, AND CLEANOUT	C.O.
	WATER MAIN, HYDRANT, VALVE, AND METER	W.M.
	STORMDRAIN, MANHOLE, AND INLET	
	CURB, CURB AND GUTTER	
	CONCRETE SIDEWALK, CONCRETE PAD OR CONCRETE PAVING	
	BITUMINOUS PAVING	
	FULL DEPTH PAVEMENT	
	BUILDING	
	DECIDUOUS TREE, EVERGREEN TREE, AND SHRUBS	
	ROAD SIGN, MAIL BOX	
	UTILITY POLE WITH GUY WIRES	
	SITE NOTES	A
	PARKING SPACE COUNT	16
	FIRE LANE	

DATA COLUMN

TAX MAP NUMBER:	533-11.00-82.03
DEED REFERENCE:	5756 / 285
PROPOSED USE:	COMMERCIAL STORE
PROPOSED SITE CONSTRUCTION:	SHOPPING CENTER
ZONING	
EXISTING:	B-1 NEIGHBORHOOD BUSINESS
PROPOSED:	B-1 NEIGHBORHOOD BUSINESS
MINIMUM B-1* REQUIREMENTS	
FRONT SETBACK:	60 FT.
SIDE SETBACK:	5 FT.
REAR SETBACK:	5 FT.
PARKING:	
PATRON REQUIRED:	1 PER 200 SF & 1 PER 2 EMPLOYEES 12,000± SF & 24 EMPLOYEES: 72 SPACES
PATRON PROPOSED:	72 SPACES, INCLUDING 3 HANDICAP SPACES
LOADING REQUIRED:	2 PER 20,000 SF
LOADING PROPOSED:	2 LOADING SPACES
SPEED LIMIT ON FRONTAGE ROAD (SR-20):	50 MPH
MAX BUILDING HEIGHT:	1-STORY, 42'
AREA:	
TOTAL SITE AREA:	2.495± AC.
EXISTING BUILDING S.F.:	0.036± AC.
PROPOSED BUILDING S.F.:	0.275± AC.
EXISTING IMPERVIOUS AREA:	0.250± AC.
PROPOSED IMPERVIOUS AREA:	1.527± AC.
NET DEVELOPMENT AREA:	1.766± AC.
WETLANDS (RIVERINE):	0.048± AC.
SERVICE:	
SEWER:	PUBLIC (SUSSEX COUNTY, JOHNSONS CORNER SSD)
WATER:	PUBLIC (ARTESIAN WATER CO., INC.)
TRASH:	PRIVATE
OWNER:	WFP HOLDINGS LLC 37232 LIGHTHOUSE ROAD, UNIT 466 SELBYVILLE, DE 19975
PREPARED BY:	DAVIS, BOWEN & FRIEDEL INC. 601 EAST MAIN STREET, SUITE 100 SALISBURY, MD 21804 410-543-9091

ENGINEER'S STATEMENT

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

W. ZACHARY CROUCH, P.E.
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DE 19963

DATE

OWNER'S STATEMENT

I, UNDERSIGNED, HEREBY STATE THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THE PLAN WAS MADE AT MY DIRECTION. I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO RECORDED ACCORDING TO LAW.

WFP HOLDINGS LLC
37232 LIGHTHOUSE ROAD, UNIT 466
SELBYVILLE, DE 19975

DATE

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS - ENGINEERS - SURVEYORS
EASTON, MARYLAND 410.770.4744
HILLSBORO, VIRGINIA 540.668.6300
SALISBURY, MARYLAND 410.543.9091
302.424.1444

WFP HOLDINGS - SHOPPING CENTER
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

Revised Set

	DATE	COMMENTS
1	2022-11-18	SUSSEX PLANNING & ZONING COMMENTS

Date: NOVEMBER 2022
Scale: AS SHOWN
Dwn.By: YAP
Proj.No.: 4317A001

TITLE SHEET

Dwg.No.: C-001

P:\4317\4317a001-zion church rd shopping center\CAD\SHEET\yellinkay\4317A001-C-001-TITLE SHEET.dwg Nov 23, 2022 - 9:04am PERY

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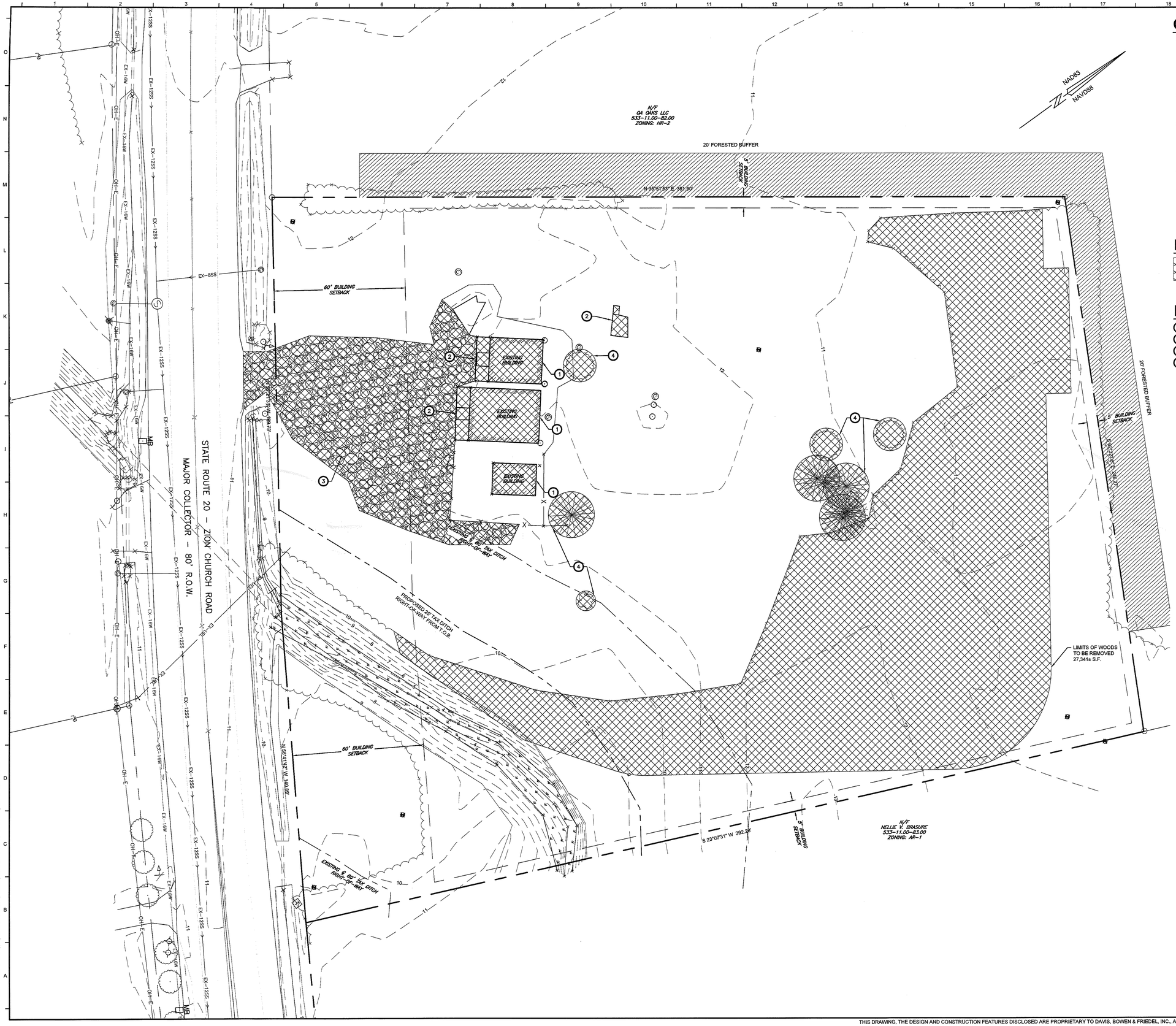

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL ABOVE GROUND STRUCTURES, UNDERGROUND STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES, PERMITS AND CHARGES.
4. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., TO THE BEST PRACTICES.
5. PRIOR TO DEMOLITION OCCURRING, EROSION CONTROL DEVICES ARE TO BE INSTALLED AS DETAILED ON THE SEQUENCE OF CONSTRUCTION.

LEGEND

ITEMS TO BE REMOVED
UNLESS OTHERWISE NOTED.

DEMO NOTES

1. REMOVE EXISTING BUILDING
2. REMOVE CONCRETE, FULL DEPTH
3. REMOVE GRAVEL DRIVEWAY 6,808± S.F.
4. REMOVE TREES

SCALE: 1" = 20'

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WFP HOLDINGS - SHOPPING CENTER
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

NO.	DATE	COMMENTS
1.	2022-11-21	SUSSEX PLANNING & ZONING COMMENTS

Date: NOVEMBER 2022
Scale: 1" = 20'
Dwn.By: YAP
Proj.No.: 4317A001

EXISTING & DEMOLITION PLANS

Dwg.No.: **C-051**

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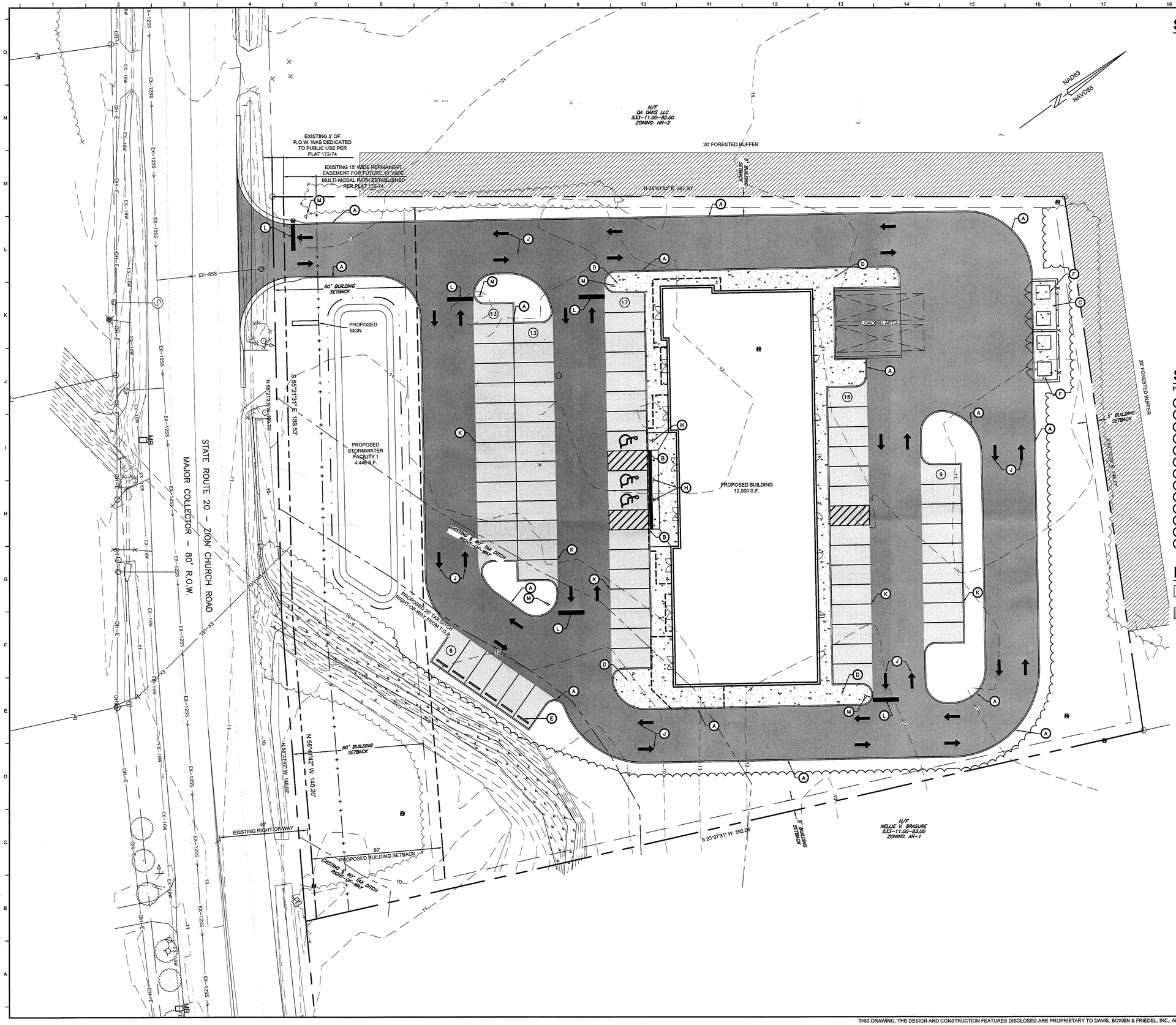

SITE NOTES:

1. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
2. CONTRACTOR SHALL REMOVE PAVEMENT & CONCRETE IN ACCORDANCE WITH SPECIFICATIONS OF THE DELAWARE STATE DEPARTMENT OF TRANSPORTATION.
3. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS AND SHALL BE COORDINATED WITH BUILDING CONTRACTOR.
4. CONTRACTOR SHALL COORDINATE WITH BUILDING CONTRACTOR IN ADDITION TO REFERRING TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXISTING PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS..
5. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES AS DESIGNATED ON PLANS.
6. CONTRACTOR SHALL COORDINATE WITH BUILDING CONTRACTOR IN ADDITION TO REFERRING TO ARCHITECTURAL PLANS AND SPECS. FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES, TO INCLUDE, SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, AND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS, COORDINATE WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF TIE-INS / CONNECTIONS TO THEIR FACILITIES.
7. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
8. CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATIONS IN DISPOSING OF MATERIALS REMOVED FROM THIS SITE.
9. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
10. DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
11. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
12. TOTAL LIMIT OF CONSTRUCTION IS 1.848± ACRES.
13. ALL SIGNS SHALL BE PLACED 3 FEET FROM THE EDGE OF CURB.
14. CONTRACTOR TO TAPER ALL EXPOSED CURB ENDS.

SITE PLAN KEY

FOUND IN SITE DETAILS (C-502)

- (A) 6" VERTICAL CURB
- (B) NOSE DOWN CURB
- (C) HEAVY DUTY CONCRETE
- (D) CONCRETE SIDEWALK
- (E) WHEEL STOP, TYP.
- (F) DUMPSTERS, TYP.
- (G) HANDICAP RAMP, TYP.
- (H) ACCESSIBLE PARKING SPACE W/ SIGN
- (I) PAINTED CROSSWALK STRIPING
- (J) PAINTED DIRECTIONAL ARROW, TYP.
- (K) (K) 4" WIDE WHITE PAINTED STRIPE, TYP.
- (L) 24" STOP BAR
- (M) "STOP" SIGN

PAVEMENT LEGEND

- PROPOSED LIGHT-DUTY PAVEMENT
- PROPOSED HEAVY-DUTY PAVEMENT

0' 20' 40' 60'

SCALE: 1" = 20'

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BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

NO.	DATE	COMMENTS
1	2022-11-23	SUSSEX PLANNING & ZONING COMMENTS

Date: NOVEMBER 2022
Scale: 1" = 20'
Dwn.By: YAP
Proj.No.: 4317A001

PRELIMINARY SITE PLAN

Dwg.No.: **C-101**

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STATE ROUTE 20 – ZION CHURCH ROAD
MAJOR COLLECTOR – 80' R.O.W.

N/F
GA OMS, LLC
533-11.00-82.00
ZONING: HR-2

20' FORESTED BUFFER

EXISTING 5' OF R.O.W. WAS DEDICATED TO PUBLIC USE PER PLAT 172-74

EXISTING 15' WIDE PERMANENT EASEMENT FOR FUTURE 10' WIDE MULTI-MODAL PATH ESTABLISHED PER PLAT 172-74

N 38°51'53" E 351.90'

306.88'

60' BUILDING SETBACK

PROPOSED SIGN

PROPOSED STORMWATER FACILITY 1
4,446 S.F.

20.00' FROM RIGHT-OF-WAY

S 55°21'31" E 189.53'

N 55°21'31" W 189.72'

PROPOSED BUILDING
12,000 S.F.

LOADING AREA

EXISTING ± 60' TAX DITCH RIGHT-OF-WAY

PROPOSED ± 25' TAX DITCH RIGHT-OF-WAY FROM LOD

N 38°51'42" W 140.20'

N 38°51'42" W 140.88'

EXISTING 44' RIGHT-OF-WAY

60' PROPOSED BUILDING SETBACK

EXISTING ± 60' TAX DITCH RIGHT-OF-WAY

S 23°07'31" W 392.28'

5' BUILDING SETBACK

N/F
NELLIE V. BRASURE
533-11.00-83.00
ZONING: AR-1

NAD83
NAVD88

0' 20' 40' 60'
SCALE: 1" = 20'

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WFP HOLDINGS - SHOPPING CENTER
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SUSSEX COUNTY, DELAWARE

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Proj.No.: 4317A001

PRELIMINARY SITE DIMENSIONS

Dwg.No.: **C-102**

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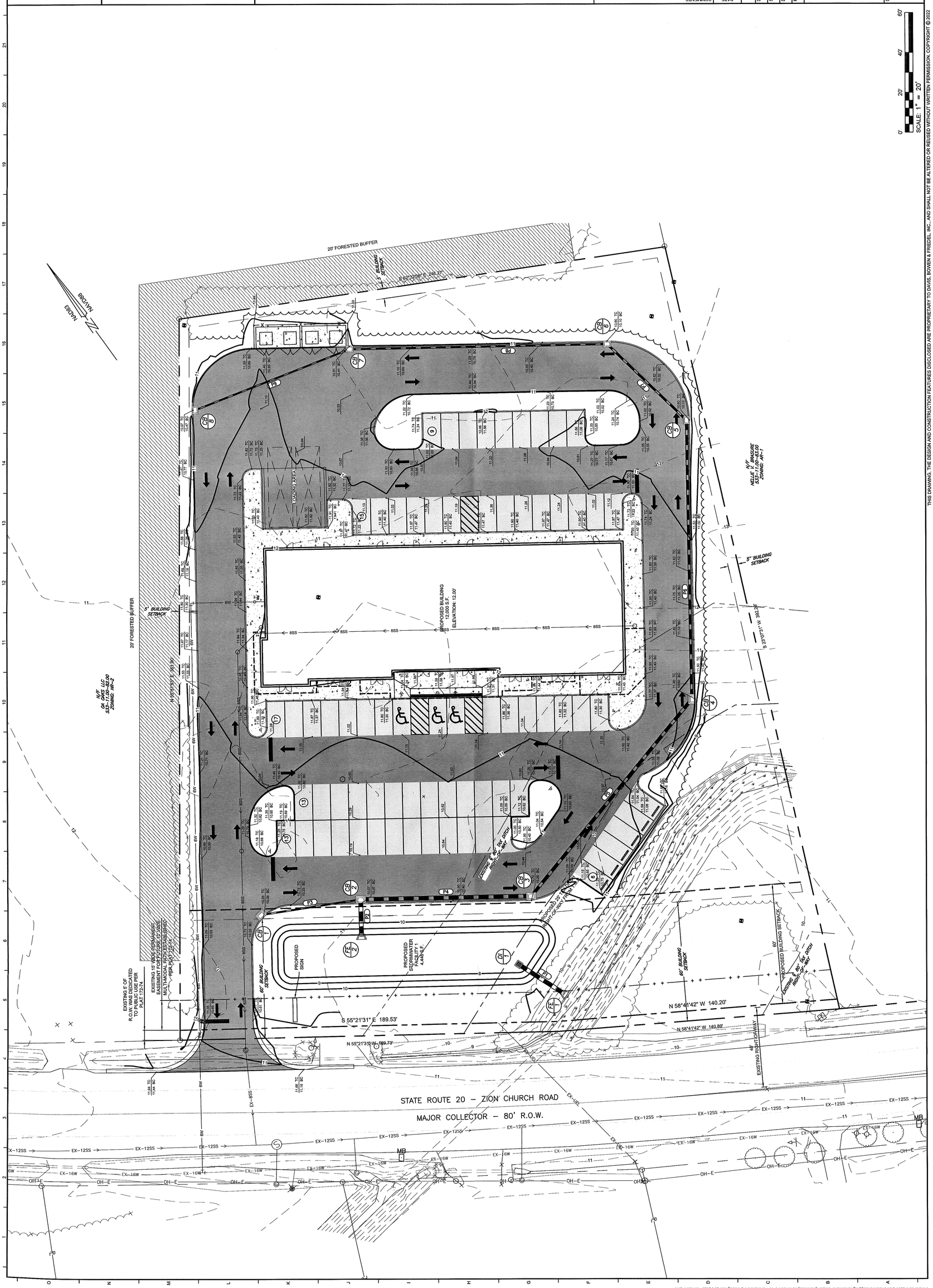

0' 20' 40' 60'
SCALE: 1" = 20'

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Proj.No.: 4317A001

PRELIMINARY GRADING PLAN

Dwg.No.: C-301

WFP HOLDINGS - SHOPPING CENTER
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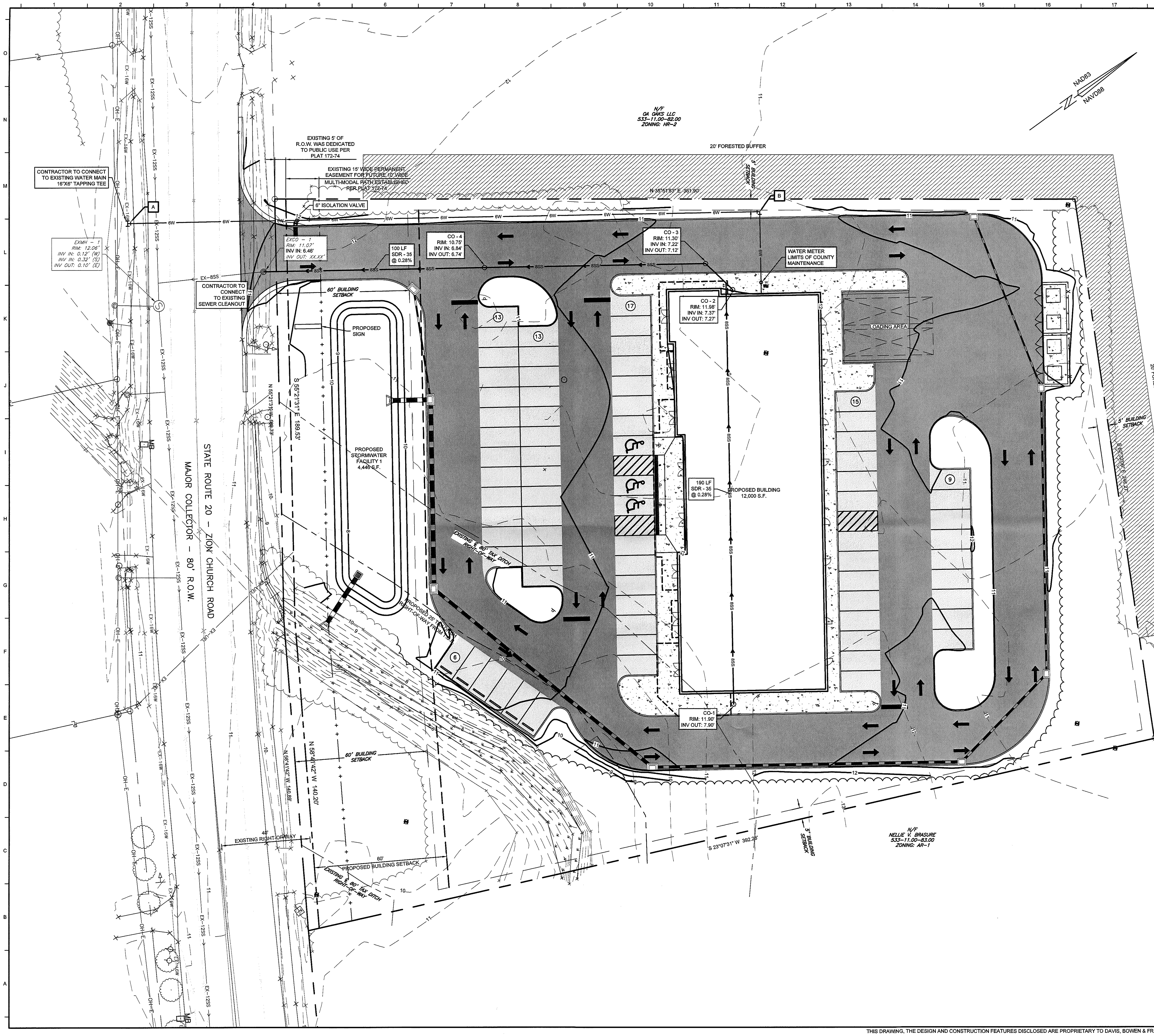

UTILITY NOTES:

WATER NOTES:

1. WATER SUPPLY BY THE ARTESIAN WATER COMPANY INC., ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH TOWN OF FRANKFORD CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. WATER MAIN DISINFECTION REQUIREMENTS SHALL MEET STANDARDS AND SPECIFICATIONS OF THE STATE ENVIRONMENTAL PROTECTION AGENCY OF EQUIVALENT TO THE AMERICAN WATER WOKS ASSOCIATION STANDARDS C60-14.
3. ALL WATER MAINS SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM SANITARY SEWER AND SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18 INCHES.
4. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 4 FEET.
5. THE ENTIRE WATER DISTRIBUTION SYSTEM MUST BE IN COMPLIANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH.
6. FITTING LOCATIONS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE ARTESIAN WATER COMPANY INC.
7. THE CONTRACTOR SHALL PROVIDE PRESSURE REDUCING VALVES IN UNITS IF NECESSARY.
8. THE CONTRACTOR SHALL ADJUST WATER LINE LOCATION AS REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES.
9. THE CONTRACTOR SHALL PROVIDE BUTTRESSES FOR ALL HORIZONTAL AND VERTICAL BENDS AS REQUIRED PER THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE ARTESIAN WATER COMPANY INC.
10. THE CONTRACTOR SHALL INSTALL AIR RELEASE VALVES AS SPECIFIED IN FIELD.
11. ALL WATER MAINS SHALL BE AWWA C900.
12. TRACER WIRE SHALL BE INSTALLED ON ALL WATER MAINS AND WATER SERVICES.

SEWER NOTES:

1. POLYVINYL CHLORIDE (PVC) PIPE USED FOR GRAVITY SEWER CONSTRUCTION, INSTALLED TO A DEPTH NO GREATER THAN 10 FEET, SHALL EQUAL OR EXCEED THE REQUIREMENTS OF ASTM-D-3032 AND SHALL HAVE A MINIMUM STANDARD DIMENSION (SDR) RATIO OF 35. PVC PIPE USED FOR GRAVITY SEWER INSTALLED TO A DEPTH GREATER THAN 10 FEET SHALL HAVE AN SDR RATIO IF 26. THE MINIMUM PIPE STIFFNESS, AS TESTED IN ACCORDANCE WITH ASTM-D-2412, SHALL BE 46 FOR SDR 35 PIPE, AND 115 FOR SDR 26 PIPE, WHEN MEASURED UNDER 5% DEFLECTION AT 73° FAHRENHEIT. PIPE SHALL BE MANUFACTURED WITH GASKETED INTEGRAL WALL BELL AND SPIGOT JOINTS IN STANDARD LENGTHS NOT EXCEEDING 20.0 FEET.
2. ALL FITTINGS USED FOR PVC GRAVITY SEWER CONSTRUCTION SHALL HAVE AN SDR RATIO OF 26.
3. ALL SEWER LATERALS SHALL BE 6" PVC SDR 35 INSTALLED TO THE PROPERTY LINE WITH A 6" DIAMETER CLEANOUT. A 4" PVC SDR 35 LATERAL IS PERMITTED FROM THE PROPERTY LINE TO THE BUILDING.
4. ALL POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL UTILIZE AN ELASTOMERIC O-RING GASKETED JOINT, ASSEMBLED IN ACCORDANCE WITH THE MANUFACTURER;S RECOMMENDATIONS.
5. POLYVINYL CHLORIDE WYE BRANCHES, PIPE STOPPERS AND OTHER FITTINGS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE SAME SPECIFICATIONS AND SHALL HAVE THE SAME THICKNESS, DEPTH OF SOCKET, AND ANNULAR SPACE AS THE PIPE. TEE FITTINGS WILL NOT BE PERMITTED FOR USE, WYE BRANCH FITTINGS SHALL BE BEDDED IN STONE AS SHOWN ON THE LATERAL CLEANOUT DETAIL INCLUDED IN THESE STANDARDS. SADDLES WILL NOT BE PERMITTED FOR USE ON NEW SEWER MAIN CONSTRUCTION.
6. POLYVINYL CHLORIDE PIPE SHALL BE DELIVERED AND STOCKPILED IN UNIT PALLETS. STACKING OF PALLETS ABOVE FIVE (5) FEET IN HEIGHT WILL NOT BE ALLOWED. IF PIPE IS STOCKPILED FOR MORE THAN THIRTY (30) DAYS PRIOR TO INSTALLATION IN THE TRENCH, IT MUST BE SUITABLY COVERED WITH REFLECTIVE MATERIAL TO PROTECT THE PIPE FROM ULTRAVIOLET RAYS EMANATING FROM SUNLIGHT. DO NOT USE PLASTIC SHEETS. ALLOW FOR AIR CIRCULATION UNDER COVERING.
7. BOWED SECTIONS OF PIPE WILL BE UNACCEPTABLE AND INSTALLATION OF PIPE WHICH HAS BOWED, WHETHER OR NOT THE BOW HAS BEEN CORRECTED, WILL NOT BE ALLOWED.
8. NO. 14 SOLID COPPER WIRE SHALL BE ATTACHED TO ALL NON-METALLIC SEWER LATERAL PIPING AS IT IS INSTALLED. THE WIRE SHALL BE DUCT TAPED TO THE TOP, EACH END, AND CENTER OF EACH FACTORY LENGTH OF PIPE.
9. THE GRAVITY SEWER SHALL BE MIRROR, MANDREL, AND AIR TESTED IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF SUSSEX COUNTY.

UTILITY KEY NOTES

A	TEE
B	90° BEND

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WFP HOLDINGS - SHOPPING CENTER

BALTIMORE HUNDRED

SUSSEX COUNTY, DELAWARE

	DATE	COMMENTS
1	2022-11-21	SUSSEX PLANNING & ZONING COMMENTS

Date:	NOVEMBER 2022
Scale:	1" = 20'
Dwn.By:	YAP
Proj.No.:	4317A001

PRELIMINARY UTILITY PLAN

Dwg.No.: **C-501**

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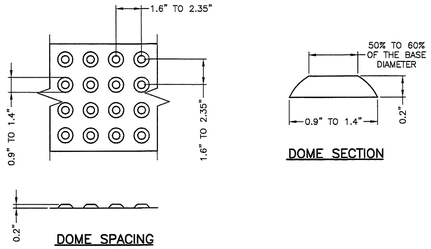
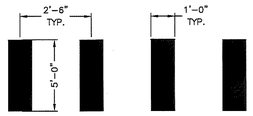


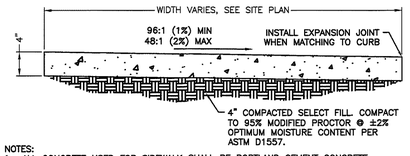
NOTES:
1. THE DETECTABLE WARNING SURFACE SHALL BE LOCATED AT THE BACK OF CURB AND PROTRUDE A MINIMUM OF 24" UP THE RAMP.
2. FOR SKEWED APPLICATIONS DETECTABLE WARNING SHALL BE PLACED SUCH THAT THE DOMES CLOSEST TO THE BACK OF CURB ARE NO LESS THAN 0.5" AND NO MORE THAN 3.0" FROM THE BACK OF CURB. TRUNCATED DOME SURFACES SHALL BE FABRICATED TO PROVIDE FULL DOMES ONLY.
3. DOMES MAY BE CAST IN PLACE OR MAT TYPE – ALL YELLOW OR CONTRASTING COLOR ON BRICK RAMPS.
4. THE DETECTABLE WARNING SURFACE SHALL BE PLACED ACROSS THE ENTIRE WIDTH OF THE RAMP, EXCLUDING FLARED SECTIONS.

DETECTABLE WARNING SURFACES
NOT TO SCALE



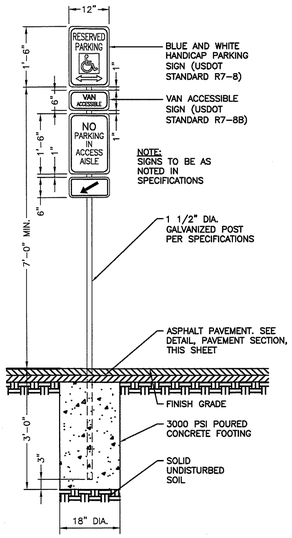
NOTES:
1. CROSSWALK STRIPING SHALL BE CENTERED ON THE SIDEWALK.
2. CROSSWALKS SHALL BE WHITE THERMOPLASTIC.
3. CROSSWALKS ARE TO BE INSTALLED PERPENDICULAR TO THE STREET.
4. CROSSWALK PANELES SHALL BE PLACED PARALLED WITH THE ROAD CENTERLINE.
5. ALL MARKINGS SHALL COMPLY WITH THE CURRENT EDITION OF THE MUTCD.

CROSSWALK STRIPING DETAIL
NOT TO SCALE

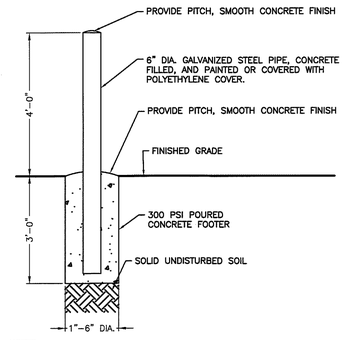


NOTES:
1. ALL CONCRETE USED FOR SIDEWALK SHALL BE PORTLAND CEMENT CONCRETE MIX NO. 3. SEE DETAIL 4202.
2. TOOLED CONTRACTION JOINTS TO BE PLACED EVERY 5'–0" FOR WIDTHS EQUAL TO OR GREATER THAN 5'–0", AND EVERY 4'–0" FOR WIDTHS LESS THAN 5'–0".
3. EXPANSION JOINTS ARE TO BE INSTALLED EVERY 20'–0".
4. WHEN ADJACENT TO FOUNDATION WALL, CONCRETE CURB, CONCRETE PAVEMENT OR OTHER STRUCTURE INSTALL APPROVED EXPANSION JOINT.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE

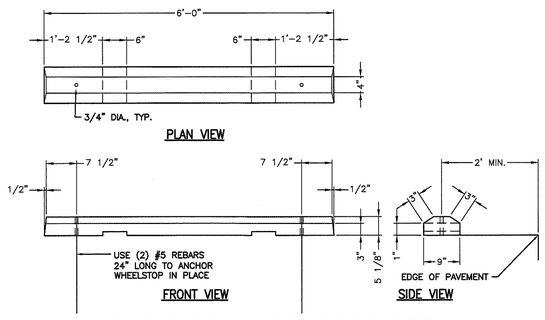


VAN ACCESSIBLE HANDICAP PARKING SIGNAGE
NOT TO SCALE

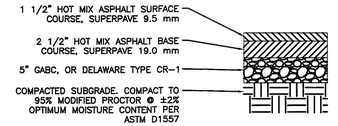


NOTES:
1. ALL CONCRETE USED FOR BOLLARDS SHALL BE PORTLAND CEMENT CONCRETE MIX NO. 2. SEE DETAIL, SHEET C2.1.
2. SURFACE PREPARATION FOR PAINTED BOLLARDS INCLUDES REMOVAL OF ANY INK MARKINGS BY WIPING DOWN PIPE WITH CLEAN LINT–FREE–CLOTHS SATURATED WITH DENATURED ALCOHOL, PROVIDING UNIFORM SCARIFICATION AS NECESSARY, AND WIPING OFF DUST RESIDUE.
3. PAINTING OF BOLLARDS TO CONSIST OF PRIMER, INTERMEDIATE AND FINISH COATS AS FOLLOWS: PRIMER – 2.5 TO 3.5 MILS TNEME–ZINC ZINC, INTERMEDIATE – 2 TO 3 MILS HI–BUILD EPOXYLINE II, FINAL – 3 TO 4 MILS ENDURA–SHIELD. TOTAL DRY FILM THICKNESS TO BE 7.5 TO 10.5 MILS.
4. POLYETYLENE COVERS TO BE AS MANUFACTURED BY IDEAL SHIELD.
5. BOLLARD COLOR SCHEDULE IS AS FOLLOWS: FUEL CANOPIES – RED; HANDICAP SPACES – BLUE; BUILDING FACADES – WHITE OR GRAY; MECHANICAL, ELECTRICAL, AND HVAC EQUIPMENT, HYDRANTS, DUMPSTER ENCLOSURES, AND LOADING ZONES – YELLOW.

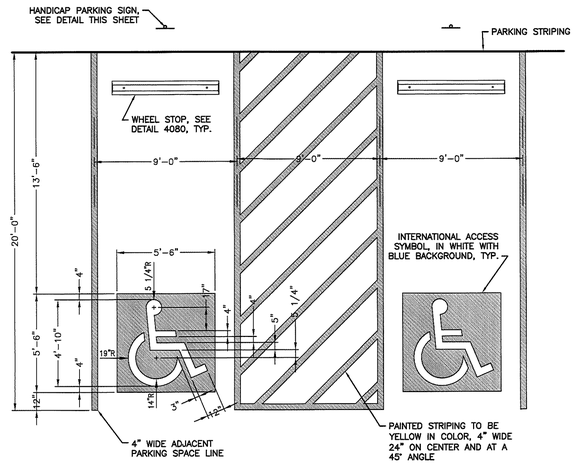
6" GALVANIZED STEEL PIPE BOLLARD DETAIL
NOT TO SCALE



CONCRETE WHEELSTOP DETAIL
NOT TO SCALE



PAVEMENT SECTION
NOT TO SCALE



VAN ACCESSIBLE HANDICAP PARKING LAYOUT
NOT TO SCALE

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NO.	DATE	COMMENTS
1	2022-11-21	SUSSEX PLANNING & ZONING COMMENTS

Date: NOVEMBER 2022
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SITE DETAILS

Dwg.No.: **C-502**

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PRINTS ISSUED FOR:
APPROVAL

NO.	REVISIONS	DATE

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FACILITY PLANNERS & SURVEYORS
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115 FAX 410-546-5790
www.gmbnet.com

SANDPIPER COVE
SUSSEX COUNTY, DELAWARE

SEWER BREAK FOR CLUBHOUSE EXHIBIT

SCALE	: 1" = 120'
DESIGN BY	: OTHERS
DRAWN BY	: RLM
CHECKED BY	:
GMB FILE	: 200145-A
DATE	: DEC 2022

SHEET NO.
EX-1

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PLOT CODE
PEN-COLOR
PEN-WHITE .039 INCHES (1.00mm)
PEN-MAGENTA .027 INCHES (.70mm)
PEN-BLUE .020 INCHES (.50mm)
PEN-GREEN .010 INCHES (.25mm)
PEN-YELLOW .007 INCHES (.18mm)
PEN-RED .006 INCHES (.15mm)

G:\Projects\2022\200145-A Cobb Property Preliminary Site Plan\Drawings\Exhibits\Sewer Break for Clubhouse Exhibit.dwg, ----, Levin Wirth

N/F
GLADYS A SWANN
REVOCABLE TRUST
533-12.00-18.00
3359/340
AR-1

N/F
WATERS RUN PROPERTY
OWNERS ASSOC, INC
533-12.00-20.08
PB 169-91
AR-1

N/F JOHN C & TERESA H
HOWESS
533-12.00-20.01
2308/191
AR-1

N/F
ANTHONY A SR &
JOSEPHINE E DESEBARIS
533-12.00-17.03
3497/312
AR-1

N/F
JESSE S COBB
533-12.00-21.02
4102/222
AR-1

N/F
MICHAEL W & JOELLE K
LINDENFELTER
533-12.00-17.05
1692/10
AR-1

N/F HOWARD J
RUBIE J MARTIN
533-12.00-286.00
MILL CREEK ACRES
LOT 16 PB 13-35
AR-1

N/F
ZION RD LLC
533-12.00-17.00
2821/312
AR-1

N/F JOANNA M &
BRIAN E WHITE
533-12.00-287.00
MILL CREEK ACRES
LOT 4 DB 3120/231
AR-1

N/F SANDRA L &
MICHAELD HURLEY
533-12.00-288.00
MILL CREEK ACRES
LOT 5 DB 2955/198
AR-1

N/F
BEAZER HOMES CORP
533-12.00-23.00
3424/343
HR-1

N/F
PATRICK J MCTAVISH
533-12.00-22.00
3023/164
AR-1

N/F
ARTHUR G BOWDEN JR
533-12.00-16.00
3956/198
AR-1

PROJECTED WOODED AREA TO REMAIN
(PER FINAL SITE PLAN)
(±25.01 ACRES)

ADDITIONAL WOODED AREA TO BE CLEARED
FOR EXPANDED SWM SYSTEM

\+ PROJECTED WOODED AREA TO REMAIN
(PER PRELIMINARY SITE PLAN)
(±27.05 ACRES)

0 60 120 240 360
SCALE: 1" = 120'

PLOT CODE
COLOR
PEN-WHITE
100 INCHES (100mm)
PEN-MAGENTA
207 INCHES (20mm)
PEN-BLUE
200 INCHES (20mm)
PEN-GREEN
214 INCHES (20mm)
PEN-YELLOW
215 INCHES (20mm)
PEN-RED
207 INCHES (50mm)
205 INCHES (150mm)

G:\Projects\2020\200145 Cobb Property Due Diligence\Drawings\Exhibits\Existing Woods to Remain PSP vs FSP.dwg, 11/11/2019, Letter B plot

PRINTS ISSUED FOR:
REVIEW AND APPROVAL

NO.	REVISIONS	DATE

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY, BALTIMORE, BEAFORD
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115 FAX 410-548-5790
www.gmbnet.com

SANDPIPER COVE
SUSSEX COUNTY, DELAWARE

PROJECTED WOODED AREA TO REMAIN PSP VS FSP

SCALE	: 1" = 120'
DESIGN BY	:
DRAWN BY	: RLM
CHECKED BY	:
GMB FILE	: 200145
DATE	: NOV. 2022

SHEET NO.
W1.0

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GMB
GEORGE, MILES & BUHR, LLC

ARCHITECTS
ENGINEERS

206 WEST MAIN STREET
SALISBURY, MD 21801
PH: 410.742.3115
PH: 800.789.4462
FAX: 410.548.5790

SALISBURY
BALTIMORE
SEAFORD

www.gmbnet.com

November 30, 2022

Sussex County Planning and Zoning
2 The Circle
Georgetown, DE 19947

Attn: Lauren DeVore
Planner III

Re: Sandpiper Cove (fka Cobb Property)
Subdivision # 2021-15
Zoning Condition of Approval B & I
GMB Job No: 200145.A

Dear Lauren:

Please accept this letter and accompanying documentation as a follow up to our meeting in your office dated 10/21/2022 concerning the referenced project, and our discussion concerning Conditions of Approval B & I.

We offer the following comments.

Regarding Condition of Approval I, the main entrance is along Route 20, which is where the sewer will be installed first. There is a sewer "break," at the main ditch/SWM system that runs through the center of the site, and gravity sewer cannot extend beyond the ditch. The proposed clubhouse is north of the ditch, and the sewer in front of the clubhouse flows to the north for connection to existing sewer along Old Mill Bridge Road. Because of the natural "break" this sewer will be installed in later phases.

As such, we request the Condition of Approval be amended to read as follows:

I. "Amenities including pool and pool house shall be constructed and open to use by residents of this development on or before the issuance of the 49th residential building permit. The Final Site Plan shall contain details as to the size and location of these amenities."

Regarding Condition of Approval B, we had to expand the SWM system due to the fact that flow from the adjacent Ashley Manor subdivision to the east was already causing failure in the existing drainage system on site for the large storm events. By increasing the capacity of the ponds and intercepting the ditch flow, we are able to mitigate this condition, by managing runoff from Ashley Manor and by over managing on the proposed Sandpiper site. Furthermore, this will alleviate flooding at the northwestern side of the site that was discussed during the public hearing (we have since been in touch with those property owners). As a result of the design revision, we need to clear approximately 2 additional acres of existing trees, such that we plan on maintaining approximately 25.01 acres of existing wooded area (See attached exhibits to demonstrate the difference in Preliminary vs Final).

As such, we still meet Condition of Approval B.

JAMES H. WILLEY, JR., P.E.
PETER A. BOZICK, JR., P.E.
CHARLES M. O'DONNELL, III, P.E.
A. REGGIE MARINER, JR., P.E.
JAMES C. HOAGESON, P.E.
STEPHEN L. MARSH, P.E.
DAVID A. VANDERBEEK, P.E.
ROLAND E. HOLLAND, P.E.
JASON M. LYTLE, P.E.
CHRIS B. DERBYSHIRE, P.E.
MORGAN H. HELFRICH, AIA
KATHERINE J. MCALLISTER, P.E.
W. MARK GARDOCKY, P.E.
ANDREW J. LYONS, JR., P.E.

JUDY A. SCHWARTZ, P.E.
W. BRICE FOXWELL, P.E.

JOHN E. BURNSWORTH, P.E.
VINCENT A. LUCIANI, P.E.
AUTUMN J. WILLIS
CHRISTOPHER J. PFEIFER, P.E.

GMB
GEORGE, MILES & BUHR, LLC

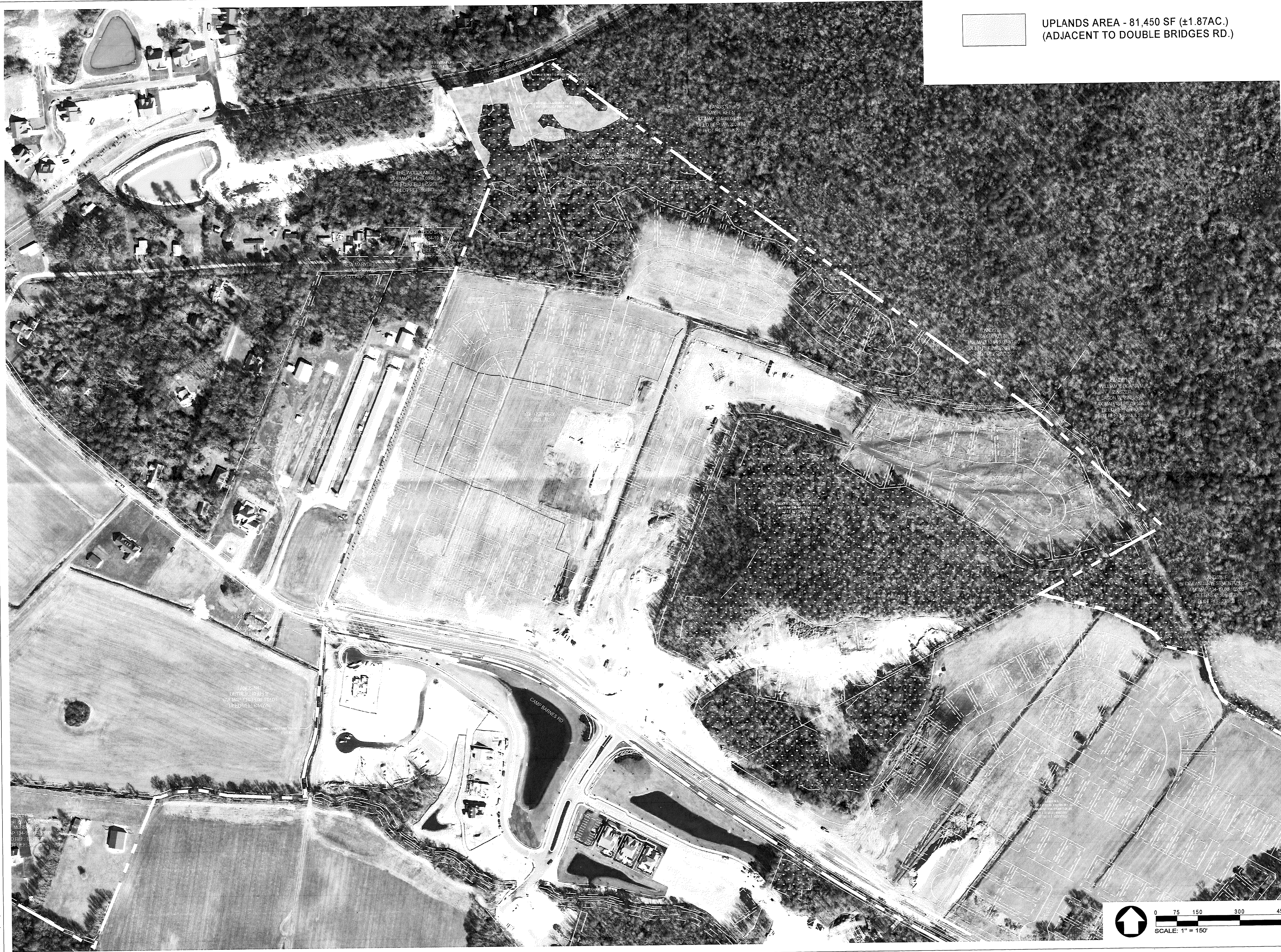
Per our discussion during the meeting, we understand this request will be placed on a Planning Commission agenda under "Other Business." Upon your review, please place us on the next available agenda.

As always, your thoughts and input are appreciated. Thank you for your time and attention in this matter.

Sincerely,

Stephen L. Marsh, P.E.
Sr. Vice President/East Region Director of Operations

Enclosures



PRINTS ISSUED FOR:
APPROVAL

NO.	REVISIONS	DATE

TM 134-19.00-103.00

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY - BALTIMORE - SEAFORD
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115, FAX 410-548-5790
www.gmbnet.com

THE ESTUARY
SUSSEX COUNTY, DELAWARE

PROPOSED WELL & WATER STORAGE FACILITY LOCATION

SCALE	: 1" = 150'
DESIGN BY	: OTHERS
DRAWN BY	: RLM
CHECKED BY	:
GMB FILE	: 140049
DATE	: NOV 2022

SHEET NO.
W1.1

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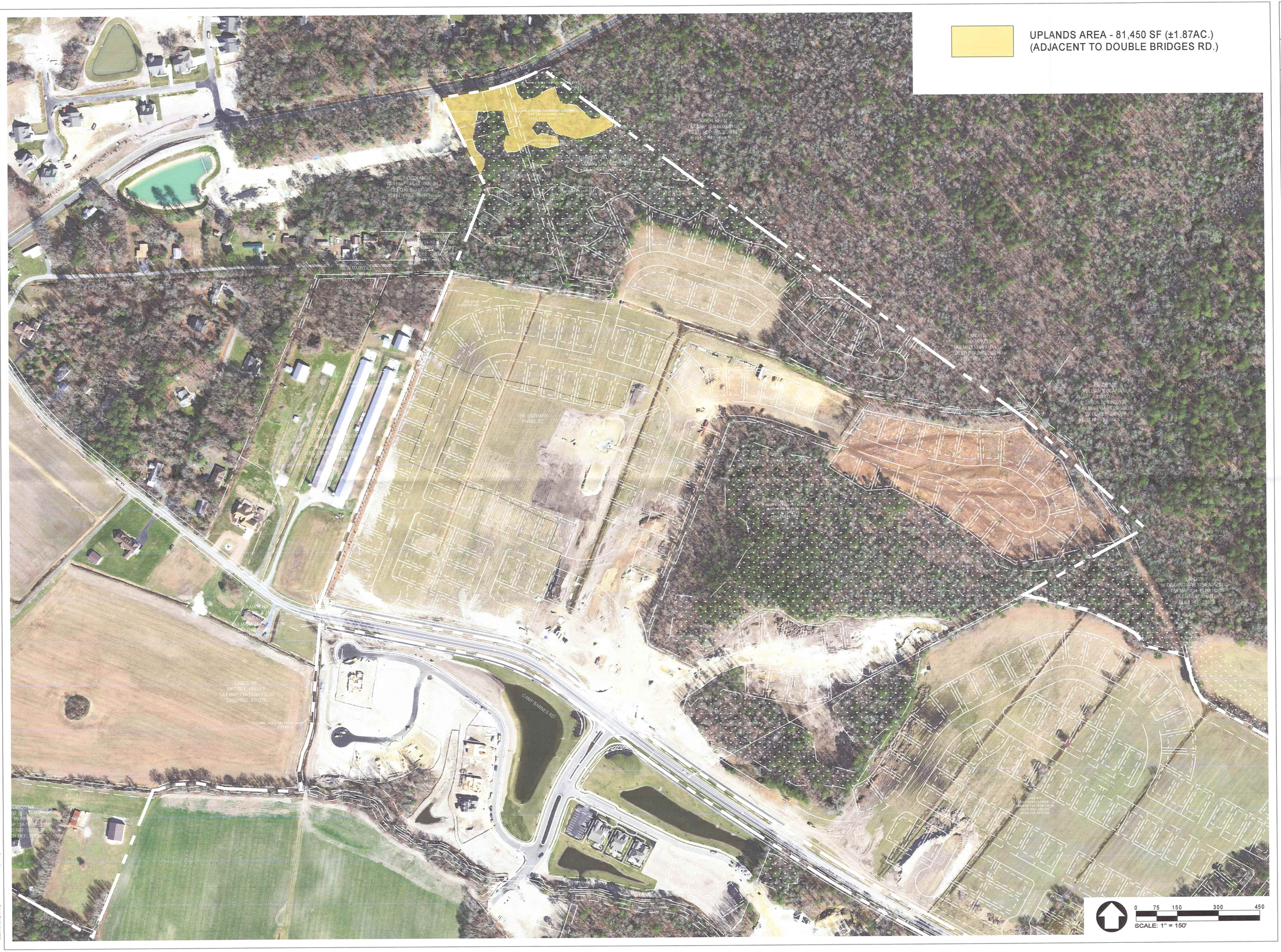

PRINTS ISSUED FOR:
APPROVAL

NO.	REVISIONS	DATE

TM 134-19.00-103.00

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
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THE ESTUARY
SUSSEX COUNTY, DELAWARE

PROPOSED WELL & WATER STORAGE FACILITY LOCATION

SCALE	: 1" = 150'
DESIGN BY	: OTHERS
DRAWN BY	: RLM
CHECKED BY	:
GMB FILE	: 140049
DATE	: NOV 2022

SHEET NO.
W1.1

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G:\Projects\2014\140049 The Estuary\Drawings\Exhibits\Water Tower\Water Tower Location with AERIAL OVERLAY.dwg, 7/20/2018 9:15 AM, Lawton Wyhut

PLOT CODE
PEN-RED .060 INCHES (1.54mm)
PEN-YELLOW .007 INCHES (.18mm)
PEN-GREEN .010 INCHES (.25mm)
PEN-BLUE .000 INCHES (.00mm)
PEN-MAGENTA .027 INCHES (.70mm)
PEN-WHITE .039 INCHES (1.00mm)

GMB
GEORGE, MILES & BUHR, LLC

ARCHITECTS
ENGINEERS

206 WEST MAIN STREET
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SALISBURY
BALTIMORE
SEAFORD

www.gmbnet.com

November 30, 2022

Sussex County Planning and Zoning Department
2 The Circle
PO Box 417
Georgetown, DE 19947

Attn: Ms. Lauren DeVore
Planner III

Re: The Estuary
Zoning Condition of Approval #21 (U)
GMB File No. 140049

Dear Lauren:

Please accept this letter as a follow up to our meeting at your office on 10/21/2022.

As discussed, GMB is formally requesting a modification to original Condition of Approval #21 (U) from 9/28/2006, Subdivision # 2005-64. The condition states "Any wells, water towers, or water tanks shall be located at least 300-feet from adjacent boundary lines. Any proposed water tower or water tank shall be painted in a sky-neutral color, with no advertising or identifying logo or script, graphic features, or characteristics."

Please note that when GMB began designing the Estuary, Tidewater Utilities (TUI) had water main extended to the site along Camp Barnes Road from Double Bridges Road. The water main extension and the previously proposed (now under construction) elevated storage tank along Roxana Road at Millville by the Sea will provide supply and storage for the region and assist in maintaining pressure.

Although additional supply and storage is not needed today; it is important to plan ahead and reserve space for future additional supply and storage facilities in order to proactively plan for the impact that ongoing development in the area will have on supply and pressure. Therefore, the development team is currently working with TUI staff to evaluate potential sites for future wells and storage facilities.

We have identified a site along Double Bridges Road as a viable option in that there are significant uplands available for wells and storage facility (see attached exhibit). Furthermore, there is access to the site from a main road, (Double Bridges Road) much like the newly constructed elevated storage tank on Route 17. The development team and the staff at TUI believes this is an ideal location for a proposed facility.

As such, we would like to amend the Zoning Condition to:

"Any wells, water towers or water tanks shall be located at least ~~300~~ 50 feet from adjacent boundary lines".

If the amendment is approved, we would work with TUI to submit follow up site plan documentation, accordingly.

JAMES H. WILLEY, JR., P.E.
PETER A. BOZICK, JR., P.E.
CHARLES M. O'DONNELL, III, P.E.
A. REGGIE MARINER, JR., P.E.
JAMES C. HOAGESON, P.E.
STEPHEN L. MARSH, P.E.
DAVID A. VANDERBEEK, P.E.
ROLAND E. HOLLAND, P.E.
JASON M. LYTLE, P.E.
CHRIS B. DERBYSHIRE, P.E.
MORGAN H. HELFRICH, AIA
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ANDREW J. LYONS, JR., P.E.

JUDY A. SCHWARTZ, P.E.
W. BRICE FOXWELL, P.E.

JOHN E. BURNSWORTH, P.E.
VINCENT A. LUCIANI, P.E.
AUTUMN J. WILLIS
CHRISTOPHER J. PFEIFER, P.E.

My understanding from our meeting is this would be placed on an agenda at the Planning Commission under "Other Business." As such, please schedule us for the next available opening.

Thank you for your time and consideration in this matter.

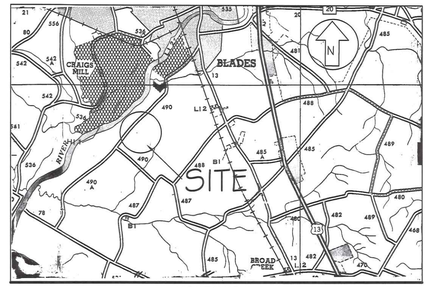
Sincerely,

Stephen L. Marsh, P.E.
Sr. Vice President/East Region Director of Operations

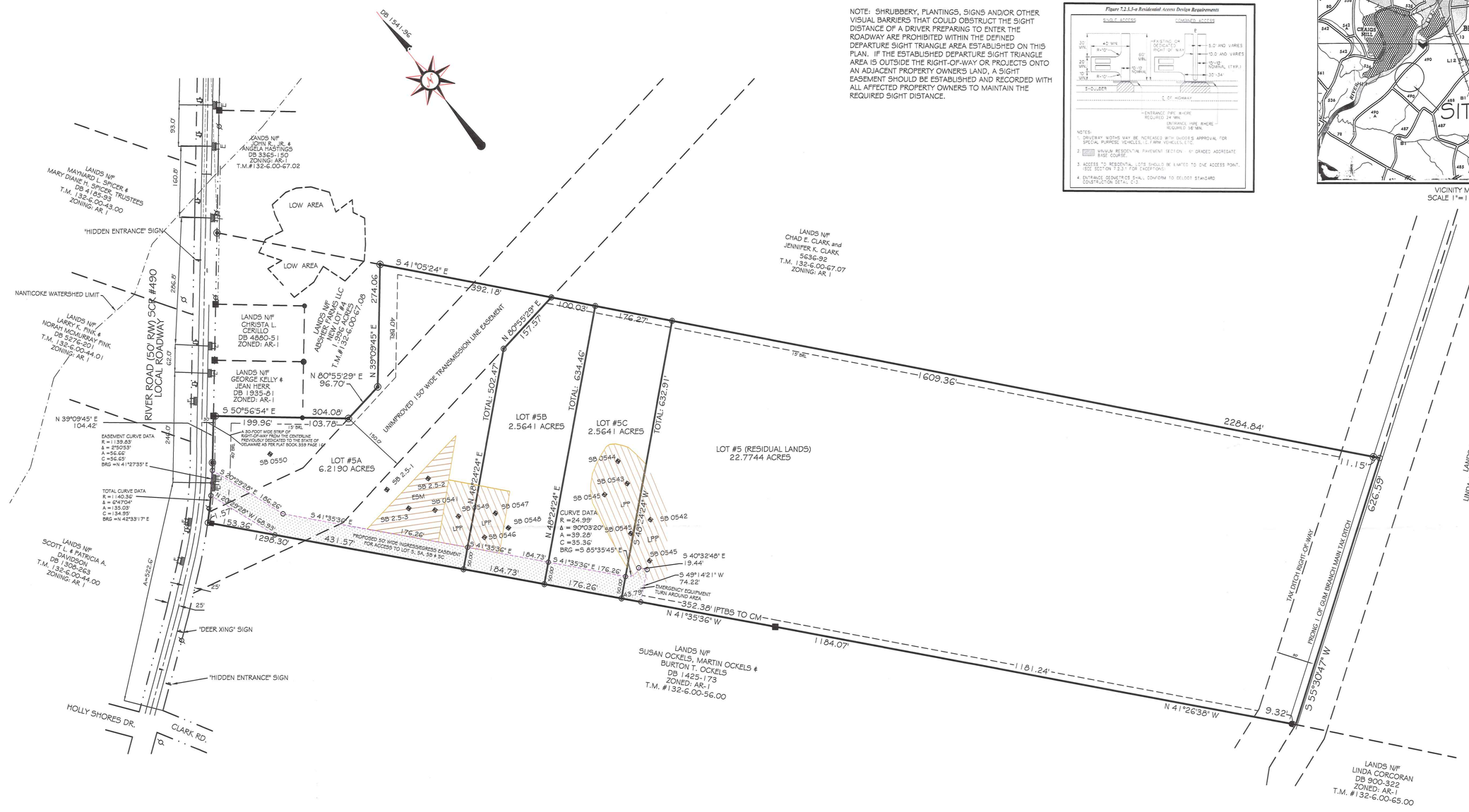
Enclosure

TM #132-6.00-67.04

NOTE: 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 REQUIRED SIGHT DISTANCE.



VICINITY MAP
SCALE 1"=1 MILE



NOTES:
1. IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
2. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATIONS (DEL.D.O.T.'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
3. THERE IS A FIFTY FOOT BUILDING SETBACK FROM LANDS USED FOR AGRICULTURAL PURPOSES.
4. LOTS 5, 5A, 5B & 5C SHALL HAVE ACCESS TO SCR 490 VIA THE 50 FOOT WIDE INGRESS/EGRESS EASEMENT.
5. 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 FURTURE INVOLVE NOISE, DUST,MANURE AND OTHER ODORS, THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
6. a) PRIVATE MAINTENANCE - PRIVATE STREETS WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17, SECTION 131). DEL DOT ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
b) ENTRANCES TO PRIVATE STREETS SERVING MULTIPLE RESIDENTIAL LOTS SHOULD BE PAVED, FROM THE EDGE OF THE TRAVEL LANE TO THE R.O.W. LINE (AT A MINIMUM), WITH A DRIVEWAY/THROAT WIDTH OF 16 TO 24 FEET. REFER TO DEL. DOT DCM SECT. 3.3.3
c) A PERPETUAL CROSS ACCESS INGRESS/EGRESS IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAT.

FIRE MARSHAL NOTES:

1. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTION SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
2. MAXIMUM HEIGHT: 3 STORIES NOT TO EXCEED 42'.
3. A SINGLE FAMILY DWELLING IS PROPOSED.
4. BUILDING CONSTRUCTION TYPE: NFPA TYPE V WOOD FRAME.
5. AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.

I, DONALD K. MILLER REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

DONALD K. MILLER, PLS 407 — DATE 11/22/22

LEGEND:
- CONCRETE MONUMENT (FOUND)
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- POINT
- SOIL BORING
- UTILITY POLE
- TELEPHONE BOX
- MAIL BOX

0 120' 240' 360'
SCALE: 1" = 120'

OTHER THAN SHOWN, THIS SURVEY AND PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS CROSSING THIS PROPERTY. NO TITLE SEARCH PROVIDED OR STIPULATED.

SURVEY CLASS: SUBURBAN

DATA COLUMN:

TM #132-6.00-67.04
ZONING: AR-1
TRACT AREA: 34.046 ACRES± (INCLUDING RESIDUAL AREA)
EXISTING LOTS: 1
PROPOSED LOTS: 3 NEW (4 TOTAL INCLUDING RESIDUAL LANDS)
PRESENT USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
ACCESS: S.C.R. 490 (RIVER ROAD)
ROADWAY CLASSIFICATION: LOCAL ROADWAY
WATER AND SEWER: INDIVIDUAL ON-SITE
100 YEAR FLOODPLAIN: SITE IS NOT IMPACTED AS PER FIRM #10005C0382K DATED 3/16/15
THIS PROJECT IS NOT IN THE PROXIMITY OF A TID
POSTED SPEED LIMIT ON RIVER ROAD IS 40 MPH

LEGEND:
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF -WAY LINE
- PROPERTY LINE
- CENTERLINE
- NEXT PROPERTY LINE
- DITCH LINE
- PROPOSED PROPERTY LINE

DATE	REVISION

OWNERS CERTIFICATION:

I, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

RAYMOND T. ABSHER, JR. — DATE 11/23/22

THIS PLAN SUPERCEDES IN PART THE PLAT BOOK 359 PAGE 16

MINOR SUBDIVISION PLAN FOR

ABSHER FARMS LLC

26705 RIVER ROAD, SEAFORD, DE 19973 PH: 302-245-5747

MILLER LEWIS, INC.
1560 MIDDLEFORD RD.
SEAFORD, DELAWARE 19973
PH: 302-629-9895 FAX: 302-629-2391

DONALD K. MILLER — REGISTERED LAND SURVEYOR — No. 407 — SEPTEMBER 29, 2022

HUNDRED	COUNTY
BROAD CREEK	SUSSEX
STATE	DRAWN BY
DELAWARE	D. K. MILLER
REF.	FILE NO.
DB 1541-96 DB 4184-72	PANICO 1-32-6-40.01

STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

NICOLE MAJESKI
SECRETARY

November 17, 2022

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning Commission
Sussex County Administration Building
P.O. Box 417
Georgetown, Delaware 19947

SUBJECT: Minor Subdivision - Letter of No Objection to Recordation
ABSHER FARMS LLC
Tax Parcel # 132-6.00-67.04
SCR00490-RIVER ROAD
Broad Creek Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Minor Subdivision Plan dated September 29, 2022 (Signed and Stamped September 29, 2022), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawing. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Minor Subdivision Plan is not recorded and/or an entrance permit is not issued for the lot(s) prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

Entrances(s) must be installed prior to the sale of the lot(s). All entrances shall conform to DelDOT's Development Coordination Manual and shall be subject to its approval. **This letter does not authorize the commencement of entrance construction.**

This "No Objection to Recordation" letter is not a DelDOT endorsement of the project discussed above. Rather, it is a recitation of the transportation improvements, which the applicant may be required to make as a pre-condition to recordation steps and deed restrictions as required by the respective county/municipality in which the project is located. If transportation investments are necessary, they are based on an analysis of the proposed project, its location, and its estimated impact on traffic movements and densities. The required improvements conform to DelDOT's published rules, regulations and standards. Ultimate responsibility for the approval of any project rests with the local government in which the land use decisions are authorized. There may be other

reasons (environmental, historic, neighborhood composition, etc.) which compel that jurisdiction to modify or reject this proposed plan even though DelDOT has established that these enumerated transportation improvements are acceptable.

The owner shall be responsible to submit a copy of the **recorded Minor Subdivision Plan** showing all appropriate signatures, seals, plot book and page number to the South District Public Works office (302) 853-1341 in order to obtain the entrance permit(s) for the proposed minor subdivision.

Sincerely,

Wendy L. Polasko, P.E.
Subdivision Engineer
Development Coordination

cc: Dottie Morris, Miller Lewis
Sussex County Planning & Zoning
Jessica L. Watson, Sussex Conservation District
Matt Schlitter, South District Public Works Engineer
James Argo, South District Project Reviewer
James Smith, South District Entrance Permit Supervisor
Shannon Anderson, South District Public Work Admin Specialist
Kevin Hickman, Sussex County Review Coordinator
Thomas Gagnon, Sussex County Reviewer

NOTES:

THIS DRAWING DOES NOT VERIFY THE LOCATION, EXISTENCE, AND/OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS CROSSING THE SUBJECT PROPERTY.

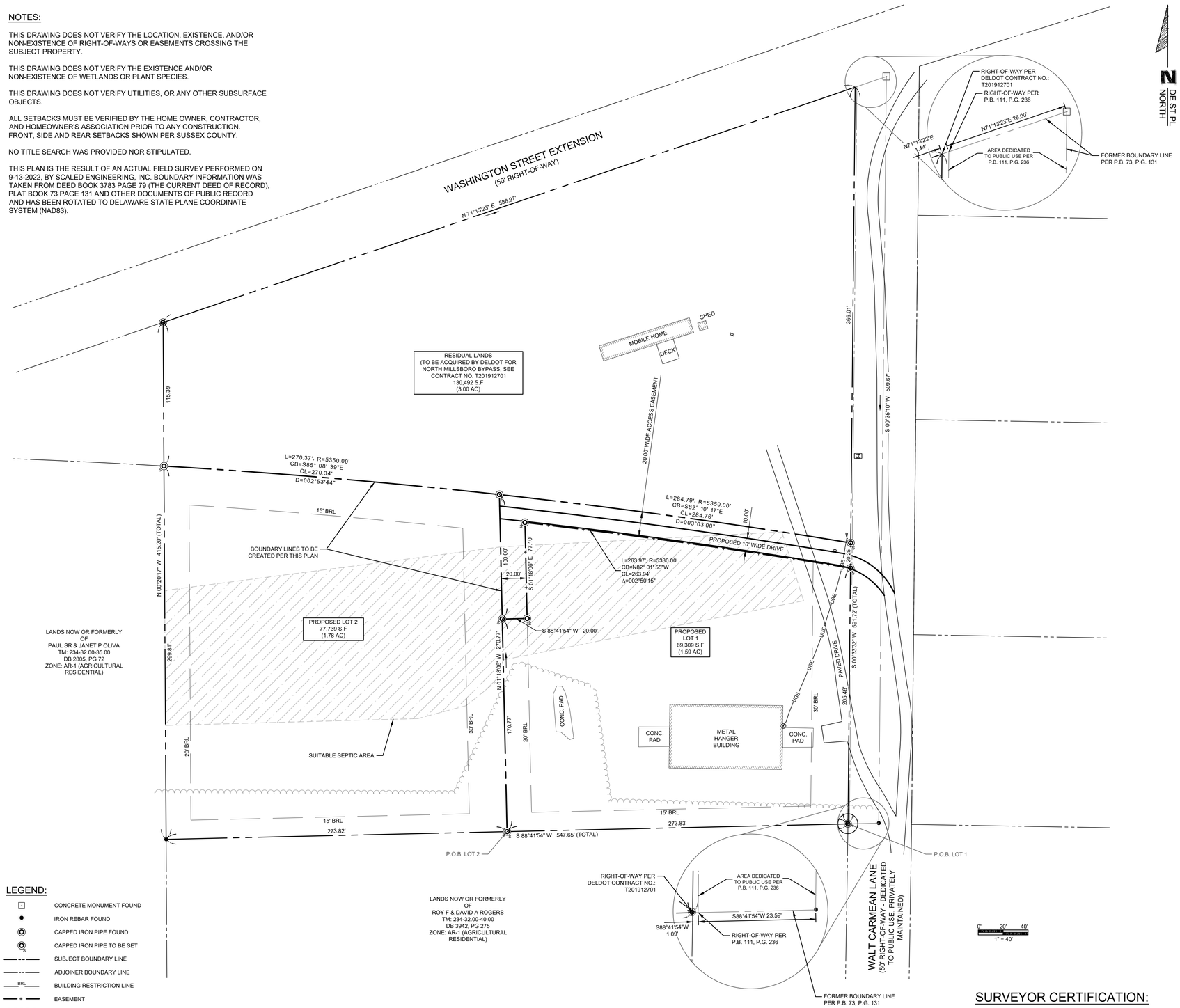
THIS DRAWING DOES NOT VERIFY THE EXISTENCE AND/OR NON-EXISTENCE OF WETLANDS OR PLANT SPECIES.

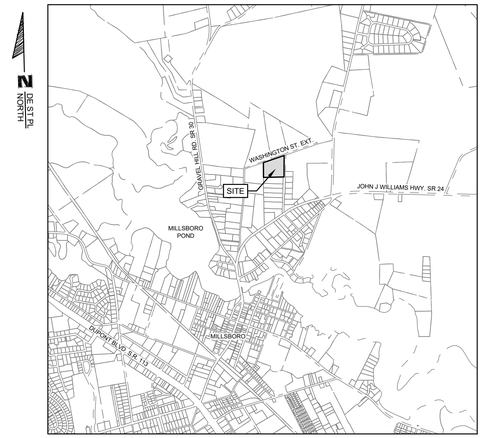
THIS DRAWING DOES NOT VERIFY UTILITIES, OR ANY OTHER SUBSURFACE OBJECTS.

ALL SETBACKS MUST BE VERIFIED BY THE HOME OWNER, CONTRACTOR, AND HOMEOWNER'S ASSOCIATION PRIOR TO ANY CONSTRUCTION. FRONT, SIDE AND REAR SETBACKS SHOWN PER SUSSEX COUNTY.

NO TITLE SEARCH WAS PROVIDED NOR STIPULATED.

THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED ON 9-13-2022, BY SCALED ENGINEERING, INC. BOUNDARY INFORMATION WAS TAKEN FROM DEED BOOK 3783 PAGE 79 (THE CURRENT DEED OF RECORD), PLAT BOOK 73 PAGE 131 AND OTHER DOCUMENTS OF PUBLIC RECORD AND HAS BEEN ROTATED TO DELAWARE STATE PLANE COORDINATE SYSTEM (NAD83).





LOCATION MAP
SCALE: 1" = 2,000'

SITE DATA:

1. TAX MAP NUMBER: 234-27.00-101.00
2. ADDRESS: 28049 WASHINGTON ST EXT, MILLSBORO, DE 19966
3. OWNER: BRITTANY MAY BALDWIN & JOHN ALBRIGHT, 28049 WASHINGTON ST EXT, MILLSBORO, DE 19966
4. ZONING: EXISTING: AR-1 (AGRICULTURAL RESIDENTIAL); PROPOSED: AR-1 (AGRICULTURAL RESIDENTIAL)
5. USE: EXISTING: RESIDENTIAL; PROPOSED: LOTS - RESIDENTIAL; RESIDUAL LANDS - RESIDENTIAL
6. BUILDING SETBACKS (FOR PROPOSED LOTS):
   FRONT 30'
   SIDE 15'
   REAR 20'

   LOT REQUIREMENTS: AREA 32,670 S.F. (0.75 ACRE) (ON-SITE SEWER)
   WIDTH 100'
   DEPTH 100'
7. TOTAL NUMBER OF LOTS:
   EXISTING: 1 LOT
   PROPOSED: 2 LOTS + 1 RESIDUAL
8. AREA:
   EXISTING:
   PARCEL TM: 234-27.00-101.00: 277,540 S.F (6.37 AC)
   PROPOSED:
   LOT 1: 69,309 S.F (1.59 AC)
   LOT 2: 77,739 S.F. (1.78 AC)
   RESIDUAL TM: 234-27.00-101.00: 130,492 S.F (3.00 AC)
9. AREA AFFECTED BY ADJUSTMENT: 3.37 AC
10. POSTED SPEED LIMIT: 25 MPH (NOT POSTED)
11. SEWER PROVIDER: ON-SITE SEPTIC
12. WATER PROVIDER: ON-SITE WELL
13. THIS PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOOD ZONE, DELINEATED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS SHOWN AS ON FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 10005C0456L REVISED JUNE 20, 2018 (ZONE X).
14. WETLANDS DO NOT EXIST ON THIS SITE PER THE U.S. FISH AND WILDLIFE NATIONAL WETLANDS INVENTORY MAPPING PLATFORM.
15. PROXIMITY TO DELDOT TID AREA: LOCATED ±8 MILES WEST OF THE HENLOPEN TID AREA
16. RECHARGE AREA: FAIR

LEGEND:

- CONCRETE MONUMENT FOUND
- IRON REBAR FOUND
- CAPPED IRON PIPE FOUND
- CAPPED IRON PIPE TO BE SET
- SUBJECT BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- BRL — BUILDING RESTRICTION LINE
- EASEMENT
- WOODLINE
- UGE — UNDERGROUND ELECTRIC
- UTILITY POLE
- ELECTRIC METER
- TRANSFORMER
- BUILDING
- SUITABLE SEPTIC AREA
- P.O.B. — POINT OF BEGINNING

SURVEYOR CERTIFICATION:

I, RYAN M. PHIFER, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

RYAN M. PHIFER, P.L.S. DE No. 829 DATE

OWNER CERTIFICATION:

WE, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND THAT I DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

BRITTANY MAY BALDWIN DATE
28049 WASHINGTON ST EXT
MILLSBORO, DE 19966

OWNER CERTIFICATION:

WE, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND THAT I DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

JOHN ALBRIGHT DATE
28049 WASHINGTON ST EXT
MILLSBORO, DE 19966

SCALED. ENGINEERING
Scaled Engineering Inc.
20246 Coastal Highway
Rehoboth Beach, DE 19971
Phone: (302) 227-7808

MINOR SUBDIVISION PLAN

LANDS OF BRITTANY MAY BALDWIN & JOHN ALBRIGHT

TAX MAP 234-27.00-101.00

INDIAN RIVER HUNDRED, MILLSBORO, DELAWARE

DATE:	10-27-22
SCALE:	1" = 40'
DRAWN BY:	JRE
PROJECT NO.	BBAL001

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PLOTTED: 10/27/2022 10:35 AM, BY: Jeff PLOTSTYLE: ArSCALED.ctb
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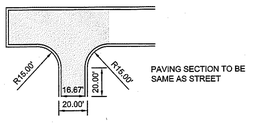
DELDOT NOTES:

1. ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
2. 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 OWNERS LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
3. PARCEL A, PARCEL B AND PARCEL C SHALL HAVE ACCESS TO SALON ROAD SCR 049 VIA THE 50-FOOT WIDE CROSS ACCESS EASEMENT.
4. PARCEL A SHALL HAVE ACCESS FROM SLOAN ROAD SCR 049, IN WHICH THE ENTRANCE SHALL BE ALONG THE NORTHERN PROPERTY LINE. SHOULD ADDITIONAL LOTS EVER BE DEVELOPED FROM THE RESIDUAL LANDS, THEN THE SINGLE ACCESS SHALL BE CONVERTED TO COMBINED ACCESS.

GENERAL NOTES:

1. THE BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORD. PLAT REFERENCE:357, PG. 96.
   BOUNDARY SURVEY FOR PARCEL 234-17.00-31.03 PERFORMED BY PENNONI IN OCT 2022.
2. THIS SURVEY DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS OF WAY CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS REQUESTED OR PROVIDED. OTHER THAN THOSE SHOWN.
3. THIS PROPERTY APPEARS ON SUSSEX COUNTY TAX MAP AS 234-17.00-31.03.
4. CLASS OF SURVEY: SUBURBAN
5. THERE ARE WETLAND AREAS ON THE PROPERTY, PER THE DNREC ENVIRONMENTAL NAVIGATOR WEBSITE. WETLANDS ARE DEPICTED ALONG HERRING CREEK AS DELINEATED BY PENNONI ASSOCIATES ON DECEMBER 14TH, 2022.
6. THE PROPERTY IS LOCATED IN ZONES "X", "X"WITH 0.2% MINIMAL FLOOD HAZARD, AND "AE" ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C031K, MAPS REVISED MARCH 16, 2015. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN. ZONE "AE" IS AN AREA DETERMINED TO HAVE SPECIAL FLOOD HAZARD.
7. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS
8. TYPICAL RESIDENTIAL HOME CONSTRUCTION IS WOOD FRAME - NFPA TYPE V (000), IT IS ASSUMED THE HOUSES WILL NOT BE SPRINKLERED. THIS COULD CHANGE DUE TO INDIVIDUAL HOME OWNER AND BUILDER IN THE FUTURE.
9. REFER TO SEPARATE PRIVATE ROAD MAINTENANCE AGREEMENT. THE RESPONSIBILITY IS SHARED BETWEEN INDIVIDUAL PROPERTY OWNERS FOR PARCELS A, B & C.



PAVING SECTION TO BE SAME AS STREET

DETAIL- TURN AROUND

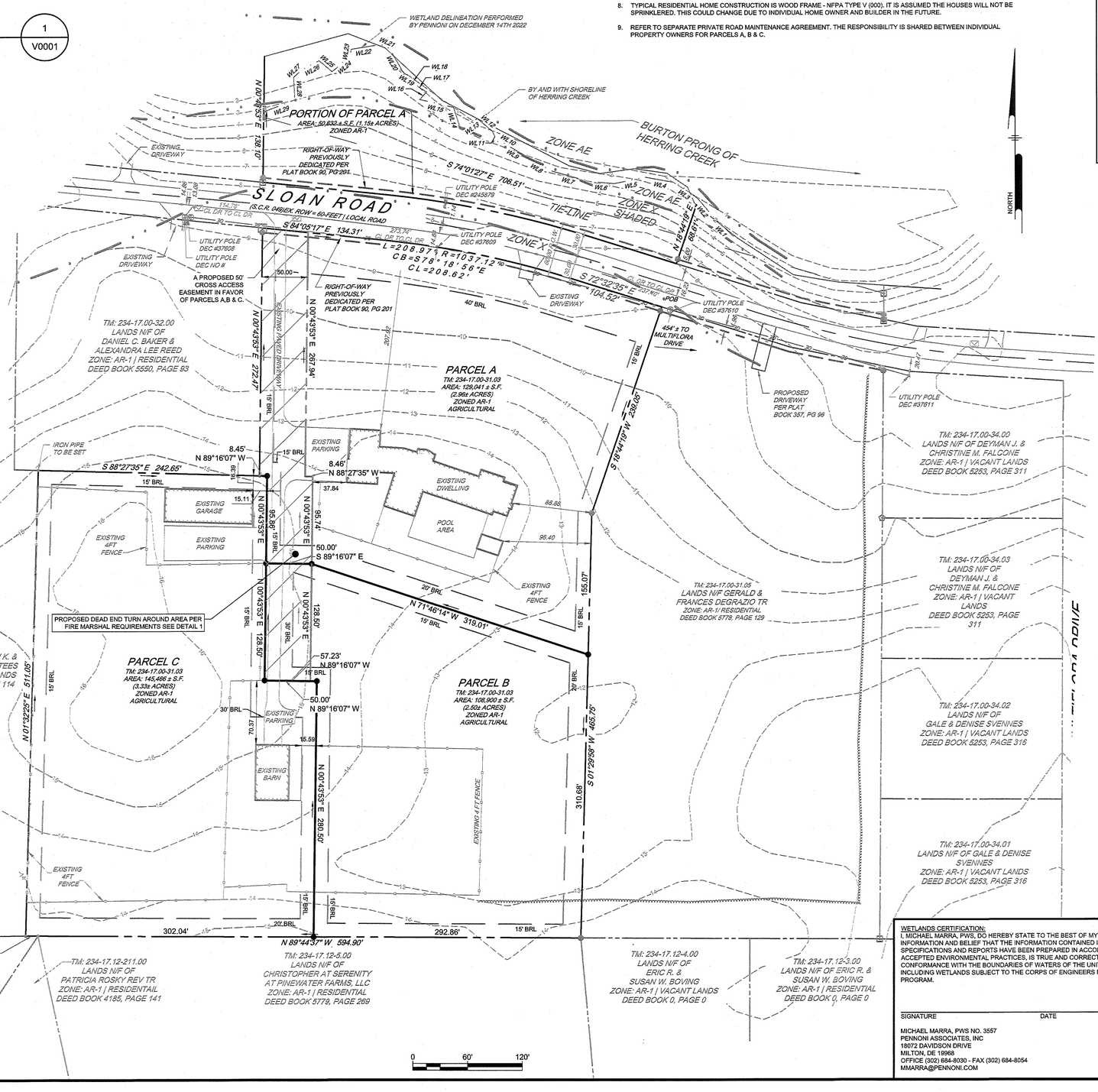
SCALE = 1" = 50'

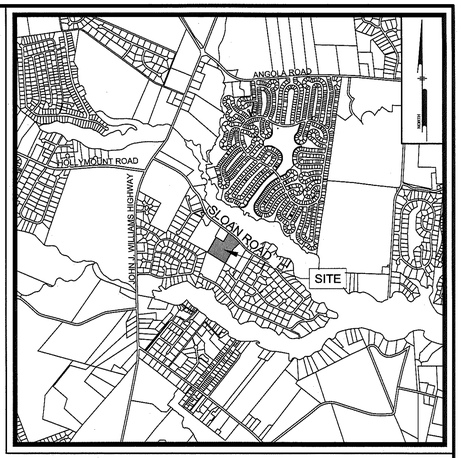
1 / V0001

LEGEND

- EXISTING BUILDING
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY LINE
- PROPOSED B.R.L
- CENTERLINE OF ROAD
- INGRESS/ EGRESS EASEMENT
- EXISTING TREE LINE
- EXISTING 4FT FENCE
- OVERHEAD POWER LINES
- TIE LINE
- EXITING ZONING LINES
- EXISTING MAJOR CONTOUR
- EXITING MINOR CONTOUR
- PROPOSED PROPERTY CORNER
- CAPPED IRON PIPE FOUND
- PROPERTY CORNER NOT MARKED
- UTILITY POLE
- CONCRETE MONUMENT FOUND
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- MAILBOX

WETLANDS LINE TABLE		
LINE #	BEARING	DISTANCE
WL1	N 46°15'55" W	27.89'
WL2	N 39°53'15" W	29.68'
WL3	N 53°44'37" W	28.98'
WL4	N 79°57'02" W	34.32'
WL5	S 78°36'42" W	34.85'
WL6	N 84°36'53" W	28.33'
WL7	N 74°28'32" W	43.64'
WL8	N 59°21'25" W	28.25'
WL9	N 59°27'51" W	32.31'
WL10	N 59°27'51" W	32.31'
WL11	N 23°55'53" W	12.26'
WL12	N 49°21'00" W	22.05'
WL13	S 54°31'04" W	22.02'
WL14	N 17°59'11" W	26.27'
WL15	N 77°06'15" W	38.10'
WL16	N 42°19'14" E	11.44'
WL17	N 59°22'39" W	18.43'
WL18	N 25°50'10" E	5.35'
WL19	N 60°18'47" W	13.41'
WL20	N 30°01'08" W	30.94'
WL21	N 66°56'12" W	11.02'
WL22	S 80°52'33" W	32.14'
WL23	S 08°40'01" W	6.94'
WL24	S 48°00'32" W	26.67'
WL25	N 49°23'47" W	18.03'
WL26	S 61°27'39" W	23.29'
WL27	S 46°10'11" W	10.46'
WL28	S 02°55'04" E	25.12'
WL29	S 69°35'35" W	35.28'





LOCATION MAP

Scale: 1" = 2000'

SITE DATA:

1.	TAX MAP NUMBERS :	234-17.00-31.03
2.	OWNER INFO:	MICHELE L. REED 27638 STERLING BLVD. MILLSBORO, DE 19966
3.	SITE ADDRESS :	23556 SLOAN ROAD HARBESON, DE 19951 INDIAN RIVER HUNDRED
4.	EXISTING TOTAL ACREAGE:	10.56 ACRES±
5.	PROPOSED ACREAGE:	
	PARCEL A:	2.96 ACRES±
	PARCEL B:	2.50 ACRES±
	PARCEL C:	3.33 ACRES±
	ROW DEDICATION:	0.10 ACRES±
	EASEMENT ACCESS:	0.50 ACRES±
6.	TOTAL NUMBER OF LOTS:	1 EXISTING 3 PROPOSED
7.	MONUMENTS FOUND:	8
8.	MONUMENTS TO BE SET:	7
9.	FUTURE LAND USE AREA: (SUSSEX COUNTY COMPREHENSIVE PLAN, JUNE 2018)	LOW DENSITY
10.	ZONING:	AR-1
11.	PRESENT USE:	RESIDENTIAL
12.	PROPOSED USE:	RESIDENTIAL
13.	SEWER PROVIDER:	ON-SITE PRIVATE SEPTIC
14.	WATER PROVIDER:	ON-SITE PRIVATE WELL
15.	SECTION 187- SOURCE WATER PROTECTION:	A. SUBJECT PROPERTY IS WITHIN AN AREA OF "GOOD" GROUNDWATER RECHARGE POTENTIAL. B. SUBJECT PROPERTY IS NOT LOCATED IN WELLHEAD PROTECTION AREA.
16.	DISTANCE TO NEAREST INTERSECTION:	454'± (MULTIFLORA DR)
17.	PROXIMITY TO (TID):	N/A
18.	POSTED SPEED LIMIT:	30 MPH
19.	BUILDING RESTRICTION LINES:	• PARCEL A: FRONT – 40', SIDE – 15', REAR – 20' • PARCEL B: FRONT (ALONG THE 128.50' PROPERTY LINE)- 30' CORNER FRONT (ALONG THE 57.23', PROPERTY LINE) – 15', SIDE – 15', REAR – 20' • PARCEL C: FRONT (ALONG THE 57.23' PROPERTY LINE)- 30' CORNER FRONT (ALONG THE 128.50' PROPERTY LINE) – 15', SIDE – 15', REAR – 20'
20.	MAXIMUM BUILDING HEIGHT: (115-25D)	42 FEET MAX.
21.	LOCAL GOVERNMENT RESPONSIBLE: FOR LAND USE APPROVAL	SUSSEX COUNTY
22.	2020 STATE INVESTMENT AREA	LEVEL 2
23.	SCHOOL DISTRICT	CAPE HENLOPEN SCHOOL DISTRICT
24.	FIRE DISTRICT	(80) INDIAN RIVER FIRE STATION
25.	WATERSHED	REHOBOTH BAY
26.	DATUM	HORIZONTAL= NAD83, VERTICAL = NAVD88

OWNER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN RECORDED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE DATE

MICHELE REED
27638 STERLING BLVD.
MILLSBORO, DE 19951 (302) 265-7400

WETLANDS CERTIFICATION:
I, MICHAEL MARRA, PWS, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION CONTAINED IN THE PLANS SPECIFICATIONS AND REPORTS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENVIRONMENTAL PRACTICES, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM.

SIGNATURE DATE

MICHAEL MARRA, PWS NO. 3557
PENNONI ASSOCIATES, INC
18072 DAVIDSON DRIVE
MILTON, DE 19968
OFFICE (302) 684-8030 - FAX (302) 684-8054
MMARRA@PENNONI.COM

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

SIGNATURE DATE

ALAN M. DECKTOR, PE (DE PE#17771)
PENNONI ASSOCIATES, INC
18072 DAVIDSON DRIVE MILTON, DE 19968
ADECKTOR@PENNONI.COM (302) 684-8030

Pennoni
PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

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

ALAN M. DECKTOR LICENSE No. 17771 DELAWARE PROFESSIONAL ENGINEER

TM: 234-17.00-31.03
LANDS N/F OF MICHELE REED
23556 SLOAN ROAD, HARBESON, DE 19951
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

MINOR SUBDIVISION PLAN

REED VENTURES
28855 LEWES-GEORGETOWN HIGHWAY
LEWES, DE 19958

NO.	DATE	REVISIONS	BY
1	2022-12-21	REVISED PER COMMENTS RECIEVED 2022-12-08	S.JD

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

PROJECT	REEDV22001
DATE	2022-10-25
DRAWING SCALE	1"= 60'
DRAWN BY	LAC
APPROVED BY	AMD

V-0001

SHEET 1 OF 1

PROJECT STATUS: —
PLOTSTYLE: Pennoni.NCS.stb
PLOTTED: 12/21/2022 4:04 PM, BY: Shawn J. Davis
U:\Accounts\REED\VREED\V22001 - 23556 Sloan Road\ENGSIGN_SHEETS\V-0001.dwg

T. M. #134-7.00-135.00

N/F
DAVID L. BANKS
D.B. 4497-264
T.M. 134-7.00-126.01
ZONING: AR-1

N/F
ROBERT HICKMAN PROPERTIES
D.B. 3632-291
T.M. 134-7.00-126.03
ZONING: AR-1

N/F
DONALD G. & LAURA S. HATTIER
D.B. 2285-297
T.M. 134-7.00-126.04
ZONING: AR-1

N/F
GARY SAXTON
D.B. 3517-309
T.M. 134-7.00-129.00

N/F
CAROL MOSS, FREDERICK J. & GLADYS J. WERNER
D.B. 4527-104
T.M. 134-7.00-130.00
ZONING: AR-1

N/F
BRICE H. HICKMAN
D.B. 4927-0
T.M. 134-7.00-131.00
ZONING: AR-1

N/F
DONALD G. & LAURA S. HATTIER
D.B. 2968-239
T.M. 134-7.00-132.00
ZONING: AR-1

N/F
PATRICK & KATHLEEN M. RUSSO
D.B. 5233-131
T.M. 134-7.00-133.00
ZONING: AR-1

N/F
ELTON M. & DONNA L. MURRAY
D.B. 2762-249
T.M. 134-7.00-135.01
ZONING: AR-1

N/F
HOWARD L. HEIL
D.B. 5007-294
T.M. 134-7.00-136.00
ZONING: AR-1

N/F
GEORGE A. & JUANITA OAKLEY
D.B. 1867-287
T.M. 134-7.00-135.02
ZONING: AR-1

N/F
JOAN D. JUSTICE, TRUSTEE
D.B. 5708-81
T.M. 134-7.00-135.03
ZONING: AR-1

D.B. 3098-121

N 77°55'08" E 333.67'

EXISTING LOT LINE 15' SBL

N 46°15'08" E 329.71'

N 20°30'28" W 46.36'

N 21°17'21" W

S 68°33'41" W 150.07'

S 71°31'41" W 150.00'

LOT LINES

EXISTING

674.01'

S 07°00'07" W

S 09°19'47" W 235.78'

S 06°30'00" W 170.56'

EXISTING BORROW PIT

CURRENT BORROW PIT OUTLINE

PREVIOUS BORROW PIT OUTLINE

"FILL" OUTLINE

RESIDUAL
9.140 Acres +/-

5.3063 Acres +/- OPEN AREA

RESIDUAL
9.140 Acres +/-

5.3063 Acres +/- OPEN AREA

LOT 1
0.750 Acres +/-

LOT 2
0.750 Acres +/-

EXISTING LOT LINE 146.07'

PROPOSED LOT LINE

PROPOSED LOT LINE N 41°39'33" E 50.64'

N 74°05'26" E 106.59'

S 85°02'01" E 194.09'

S 74°05'26" W 194.09'

S 15°54'34" E 113.50'

EXISTING LOT LINE

30' W INGRESS / EGRESS EASEMENT FOR LOT 1 AS PLATTED AND LOT 2 AS SHOWN ON THIS PLAN

AN ADDITIONAL 15' OF RIGHT-OF-WAY IS HEREBY DEDICATED IN FEE SIMPLE TO THE STATE OF DELAWARE ACTING BY AND THROUGH THE DELAWARE DEPARTMENT OF TRANSPORTATION.

10' WIDE UTILITY EASEMENT

PROPOSED DWELLING 62.0' x 28.0'

PROPOSED DRAINFIELDS

EXISTING GRAVEL LANE

SEPTIC EASEMENT LOT 2
97.4'

SEPTIC EASEMENT DETAIL

N 7°19'38" E 97.36'
N 85°25'32" E 50.20'
N 74°05'26" E 106.59'
S 15°54'34" E 10.00'
N 10°40'42" W 56.95'
16.66'
S 41°39'35" W 72.02'
122.28'
S 74°05'26" W
6,274 Sq. Ft. +/-
1,144 Sq. Ft. +/-
LOT 1
LOT 2
67.24'
S 71°31'41" W 90.64'

CURVE DATA
R = 25.00'
Δ = 90°00'00"
A = 39.27'
RESIDUAL
N 74°05'26" E 25.00'
N 74°05'26" E 56.59'
76.59'
S 15°54'34" E 45.00'
N 15°54'34" W 20.00'
106.59'
30.00'
S 74°05'26" W
2,891 Sq. Ft. +/-
194.09'
194.07'
5,822 Sq. Ft. +/-
N 15°54'34" W
S 15°54'34" E
30.00'
LOT 1
LOT 2
S 74°05'55" W W/ EXISTING ROW LINE

HOLTS LANDING ROAD - SCR 346

RESIDUAL & LOT 1 ACCESS EASEMENT DETAIL

SITE

VICINITY MAP

DATA COLUMN:

T.M.#134-7.00-135.00
ZONING: AR-1
SETBACK REQUIRIMENTS:
FRONT: 40' (FROM DEDICATION LINE)
SIDE : 15'
REAR: 20'
TRACT AREA: 10.64 ACRES±
EXISTING LOTS: 1
PROPOSED LOTS: 3 TOTAL INCLUDING RESIDUAL LANDS
PRESENT USE: AGRICULTURAL
PROPOSED USE: AGRICULTURAL/RESIDENTIAL
ACCESS: S.C.R. 346 (HOLTS LANDING ROAD)
ROADWAY CLASSIFICATION: MAJOR COLLECTOR
WATER AND SEWER: INDIVIDUAL ON-SITE
100 YEAR FLOODPLAIN: SITE IS NOT IMPACTED AS PER FIRM #10005C0484K DATED 3/16/15
THIS PROJECT IS NOT IN THE PROXIMITY OF A TID
SPEED LIMIT ON HOLTS LANDING RD. IS 50 MPH (UNPOSTED)

GENERAL NOTES:

1. IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.

2. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATIONS (DEL.D.O.T.'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.

3. THERE IS A FIFTY FOOT BUILDING SETBACK FROM LANDS USED FOR AGRICULTURAL PURPOSES.

4. LOTS 1, 2, AND THE RESIDUAL LANDS SHALL HAVE ACCESS TO SCR 346 VIA THE 50' WIDE INGRESS & EGRESS EASEMENT AS SHOWN ON THE PLAN.

5. ENTRANCES TO PRIVATE STREETS SERVING MULTIPLE RESIDENTIAL LOTS SHOULD BE PAVED FROM THE EDGE OF THE TRAVEL LANE TO THE ROW LINE (AT A MINIMUM) WITH A DRIVEWAY THROAT WIDTH OF 16 TO 24 FT. REFER TO DELDOT DEVELOPMENT COORDINATION MANUAL REFERENCE 3.3.3.

6. PRIVATE MAINTENANCE: PRIVATE STREETS WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THE SUBDIVISION OR BOTH (TITLE 17, SECTION 131). DELDOT ASSUMES NO RESPONSIBILITY FOR THE MAINTENANCE FOR THESE STREETS.

7. AN ADDITIONAL 15-FT OF RIGHT-OF-WAY IS HEREBY DEDICATED IN FEE SIMPLE TO THE STATE OF DELAWARE, ACTING BY AND THROUGH THE DELAWARE DEPARTMENT OF TRANSPORTATION.

8. 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.

9. NO MORE BACKFILLING OF THE PREVIOUS BORROW PIT SHALL OCCUR UNLESS A "CONDITIONAL USE APPLICATION" HAS BEEN APPROVED BY THE COUNTY.

10. WATERS OF THE UNITES STATES (WOTUS) NOTE: WATERS ASSOCIATED WITH THIS BORROW PIT EXCAVATED IN UPLANDS, PER EXCLUSION (b)(6)) ARE NOT JURISDICTIONAL BY THE CORPS.

■ CONCRETE MON (FOUND)
● IRON PIPE (FOUND)
◉ PIPE TO BE SET
⊠ IRON AXLE (FOUND)
○ POINT
▲ IRON ROD (FOUND)

E EXISTING ENTRANCE
P PROPOSED ENTRANCE
A EXISTING AG. ENTRANCE

MAILBOX
UTILITY POLE
TRAFFIC SIGN
PHONE PULL BOX

E EXISTING 90-FT WIDE GRAVEL ACCESS

IRONS LANE

UTILITY POLES @ 1.5' TO E.O.P. NEAR LANE

610' SIGHT DISTANCE SEE SIGHT NOTE

530' SIGHT DISTANCE SEE SIGHT NOTE

420' ± TO IRONS LANE

P.O.B.

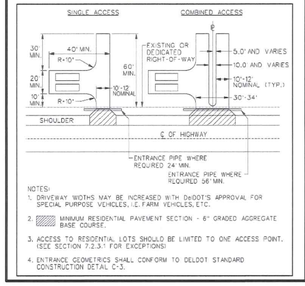
359.89'
169.33'
190.56'
239.8'
164.0'
259.2'
249.0'

EXISTING SINGLE ACCESS DECISION PT. 14.5' FROM E.O.P. SEE FIGURE 7.2.3.3-a

HOLTS LANDING ROAD - SCR 346
(50' R/W) (MAJOR COLLECTOR)

DELDOT DEVELOPMENT COORDINATION MANUAL

Figure 7.2.3.3-a Residential Access Design Requirements



NOTES:
1. DRIVEWAY WIDTHS MAY BE INCREASED WITH DeDOT'S APPROVAL FOR SPECIAL PURPOSE VEHICLES, I.E. FARM VEHICLES, ETC.
2. ▨ MINIMUM RESIDENTIAL PAVEMENT SECTION - 6" GRADED AGGREGATE BASE COURSE.
3. ACCESS TO RESIDENTIAL LOTS SHOULD BE LIMITED TO ONE ACCESS POINT. (SEE SECTION 7.2.3.1 FOR EXCEPTIONS)
4. ENTRANCE GEOMETRICS SHALL CONFORM TO DELDOT STANDARD CONSTRUCTION DETAIL C-3.

SIGHT NOTE:
NOTE: 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 OWNERS LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.

FIRE MARSHAL NOTES:

MAX HEIGHT: 3 STORIES, 42 FEET

CONSTRUCTION TYPE: NFPA TYPE: V

ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PROTECTION REGULATIONS.
PROPOSED USE: AUTO ACCESSORY STORE
EXISTING BUILDING AREA: 11,792 SQ. FT. ±

LOCATION OF FIRE LANES, THEIR WIDTHS, AND THEIR MARKINGS, FIRE LANE SIGNS, WORDING AND 4' LINES OF DEMARCATION, AND YELLOW PAINTED CURBING ARE TO BE SHOWN ON THE PLAN WHERE APPLICABLE.

THE BUILDING SHALL BE ACCESSIBLE TO EMERGENCY APPARATUS

AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.

LEGEND:
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF -WAY LINE
EXISTING LOT LINE
PROPOSED LOT LINE
LINE TO BE REMOVED
CENTERLINE
NEXT PROPERTY LINE
DITCH LINE
EDGE OF PAVING
INGRESS/EGRESS EASEMENT LINE
SIGHT TRIANGLE LINE
SETBACK LINE
BORROW PIT OUTLINE LINE

0 50 100 150
SCALE: 1" = 50'

THIS SURVEY AND PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS CROSSING THIS PROPERTY.
NO TITLE SEARCH PROVIDED OR STIPULATED.
SURVEY CLASS: SUBURBAN

DATE	REVISION
9/12/2022	DELDOT COMMENTS
10/24/2022	RE P & Z COMMENTS 10/18/22

MINOR SUBDIVISION PLAN FOR

M & M PROPERTIES

MAILING ADDRESS: 29034 CAT MANS ROAD
FRANKFORD, DE. 19945
Ph: 302-841-1843

Revised Plan

MILLER LEWIS, INC.
LAND SURVEYING
1560 MIDDLEFORD RD.
SEAFORD, DELAWARE 19973
PH: 302-629-9895 FAX: 302-629-2391

AUGUST 23, 2022

HUNDRED: BALTIMORE	COUNTY: SUSSEX
STATE: DELAWARE	DRAWN BY: SMS
REF.: DB 3098-121	FILE NO.: M & M PROPERTIES 1-34-7-135

STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

NICOLE MAJESKI
SECRETARY

September 20, 2022

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning Commission
Sussex County Administration Building
P.O. Box 417
Georgetown, Delaware 19947

SUBJECT: Minor Subdivision - Letter of No Objection to Recordation
TONY MORGAN
Tax Parcel # 134-7.00-135.00
Holts Landing Road (SCR346)
Baltimore Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Minor Subdivision Plan dated August 23, 2022 (last revised September 12, 2022), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawing. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Minor Subdivision Plan is not recorded and/or an entrance permit is not issued for the lot(s) prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

Entrances(s) must be installed prior to the sale of the lot(s). All entrances shall conform to DelDOT's Development Coordination Manual and shall be subject to its approval. **This letter does not authorize the commencement of entrance construction.**

This "No Objection to Recordation" letter is not a DelDOT endorsement of the project discussed above. Rather, it is a recitation of the transportation improvements, which the applicant may be required to make as a pre-condition to recordation steps and deed restrictions as required by the respective county/municipality in which the project is located. If transportation investments are necessary, they are based on an analysis of the proposed project, its location, and its estimated impact on traffic movements and densities. The required improvements conform to DelDOT's published rules, regulations and standards. Ultimate responsibility for the approval of any project rests with the local government in which the land use decisions are authorized. There may be other

reasons (environmental, historic, neighborhood composition, etc.) which compel that jurisdiction to modify or reject this proposed plan even though DelDOT has established that these enumerated transportation improvements are acceptable.

The owner shall be responsible to submit a copy of the **recorded Minor Subdivision Plan** showing all appropriate signatures, seals, plot book and page number to the South District Public Works office (302) 853-1341 in order to obtain the entrance permit(s) for the proposed minor subdivision.

Sincerely,

Wendy L. Polasko

Wendy L. Polasko, P.E.
Subdivision Engineer
Development Coordination

cc: Stephen Sellers, Miller Lewis
Sussex County Planning & Zoning
Jessica L. Watson, Sussex Conservation District
Matt Schlitter, South District Public Works Engineer
James Argo, South District Project Reviewer
James Smith, South District Entrance Permit Supervisor
Shannon Anderson, South District Public Work Admin Specialist
Kevin Hickman, Sussex County Review Coordinator
Thomas Gagnon, Sussex County Reviewer

RECEIVED

DEC 16 2022

SUSSEX COUNTY
PLANNING & ZONING

OFFICE OF THE STATE FIRE MARSHAL
Technical Services

22705 Park Avenue
Georgetown, DE 19947

SFMO PERMIT – SHALL BE POSTED ON JOBSITE UNTIL FINAL INSPECTION

Plan Review Number: 2022-04-211811-MIS-01
Status: Approved as Submitted

Tax Parcel Number: 134-7.00-135.00
Date: 09/27/2022

Project

M & M Properties LLC Minor Subdivision

M & M Properties LLC

30554 Holts Landing Road
Dagsboro DE 19939

Scope of Project

Number of Stories:
Square Footage:
Construction Class:
Fire District: 84 - Millville Volunteer Fire Co

Occupant Load Inside:
Occupancy Code: 9601

Applicant

Stephen M Sellers
1560 Road 535
Seaford, DE 19973

This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

A Review Status of "Approved as Submitted" or "Not Approved as Submitted" must comply with the provisions of the attached Plan Review Comments.

Any Conditional Approval does not relieve the Applicant, Owner, Engineer, Contractor, nor their representatives from their responsibility to comply with the plan review comments and the applicable provisions of the Delaware State Fire Prevention Regulations in the construction, installation and/or completion of the project as reviewed by this Agency.

A final inspection is required.

This Plan Review Project was prepared by:

Desiree McCall

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2022-04-211811-MIS-01 **Tax Parcel Number:** 134-7.00-135.00
Status: Approved as Submitted **Date:** 09/27/2022

PROJECT COMMENTS

1002 A **This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) ADOPTED September 1, 2021. The Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.**

1010 A **The following water for fire protection requirements apply: NONE. On-Site Wells Proposed. this site meets Water Flow Table 1. therefore the provisions of NFPA 1142 shall apply to this site (DSFPR Regulation 702, Chapter 6, Section 3).Since wells are proposed for this site, no additional requirements will be made by this Agency for water for fire protection.**

1180 A **This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.**

1190 A **Separate plan submittal is required for the building(s) proposed for this project.**

1171 A **Any dead end road more than 300 feet in length shall be provided with a turn around or cul-de-sac arranged such that emergency apparatus will be able to turn around by making not more than one backing maneuver.Any turn-arounds and cul-de-sacs shall be designed in accordance with DSFPR Regulation 705, Chapter 2, Sections 2.3, 2.3.1, and 2.3.**

1093 A **In the case of one and two-family dwellings emergency service access shall be provided in such a manner so that emergency apparatus will be able to locate within 100 feet from the street to the primary entrance. Where alleys are provided, pumpers shallbe able to access all portions of the alley without strict restrictions for entrance radii. (DSFPR Regulation 705, Chapter 5, Sections 2.2 and 2.2.1).**

1501 A **If there are any questions about the above referenced comments please feel**

free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes orrevisions to the plans occur, plans are required to be submitted, reviewed, and approved.

MINOR SUBDIVISION PLAN NOTES

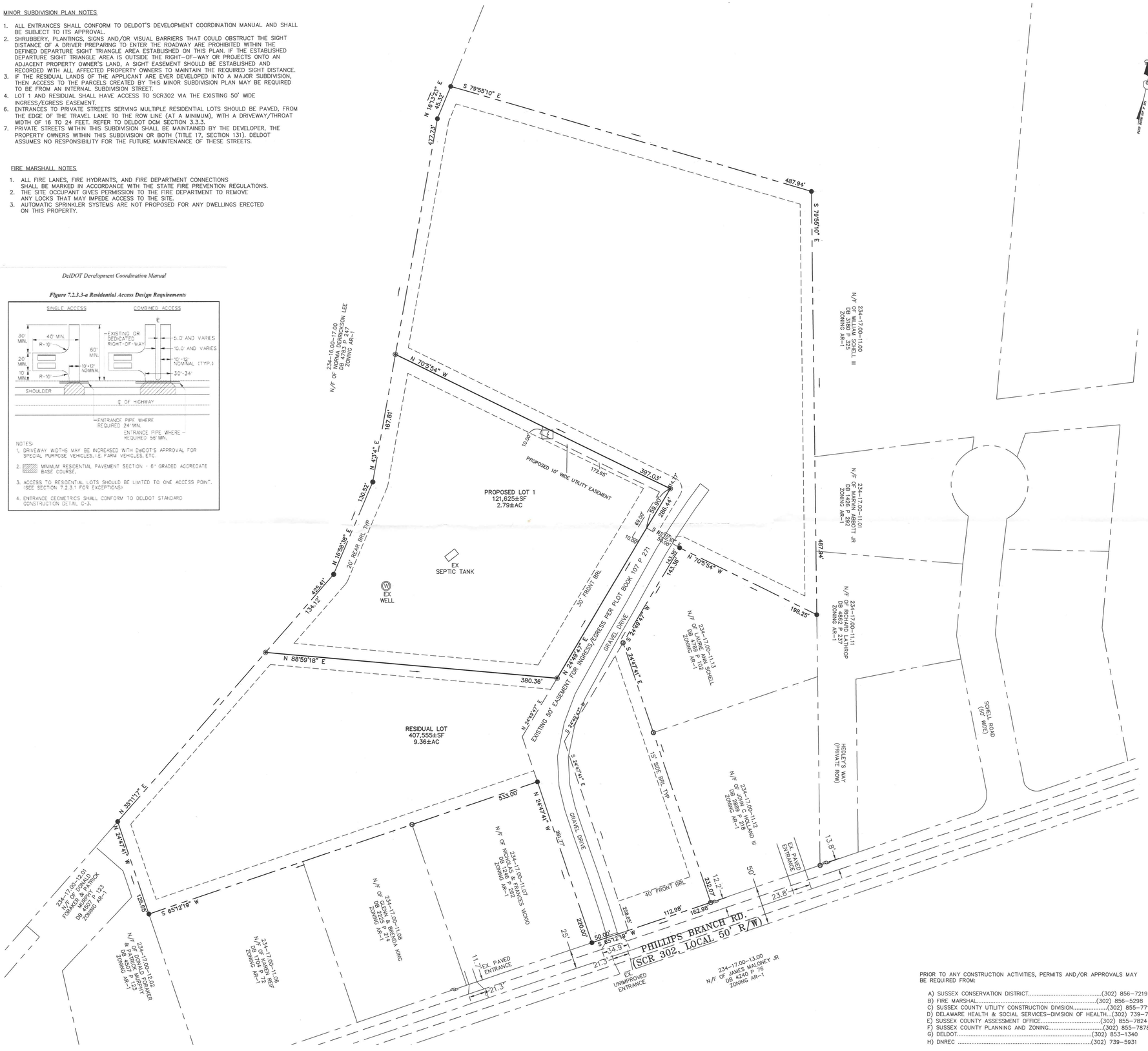
1. ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
2. SHRUBBERY, PLANTINGS, SIGNS AND/OR VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE 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 REQUIRED SIGHT DISTANCE.
3. IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
4. LOT 1 AND RESIDUAL SHALL HAVE ACCESS TO SCR302 VIA THE EXISTING 50' WIDE INGRESS/EGRESS EASEMENT.
6. ENTRANCES TO PRIVATE STREETS SERVING MULTIPLE RESIDENTIAL LOTS SHOULD BE PAVED, FROM THE EDGE OF THE TRAVEL LANE TO THE ROW LINE (AT A MINIMUM), WITH A DRIVEWAY/THROAT WIDTH OF 16 TO 24 FEET. REFER TO DELDOT DCM SECTION 3.3.3.
7. PRIVATE STREETS WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17, SECTION 131). DELDOT ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.

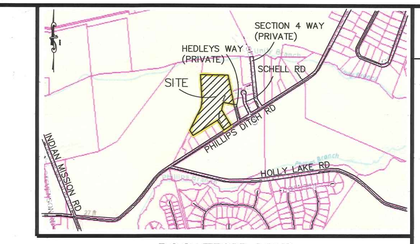
FIRE MARSHALL NOTES

1. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
2. THE SITE OCCUPANT GIVES PERMISSION TO THE FIRE DEPARTMENT TO REMOVE ANY LOCKS THAT MAY IMPEDE ACCESS TO THE SITE.
3. AUTOMATIC SPRINKLER SYSTEMS ARE NOT PROPOSED FOR ANY DWELLINGS ERECTED ON THIS PROPERTY.

DelDOT Development Coordination Manual

Figure 7.2.3.3-a Residential Access Design Requirements





LOCATION MAP
1'' = 1/2 MILE

LEGEND

- POINT
- IRON PIPE/REBAR FOUND
- IRON REBAR TO BE SET
- EXISTING PROPERTY LINE / EXISTING R.O.W. LINE
- PROPOSED PROPERTY LINE / PROPOSED R.O.W. LINE
- ADJACENT PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING ROAD CENTERLINE
- EXISTING GRAVEL DRIVE
- BUILDING RESTRICTION LINE
- EASEMENT
- UTILITY POLE
- EXISTING TRANSFORMER

NOTES

1. TITLE REFERENCED TO DEED BOOK 5501, PAGE 153.
2. SUBJECT TO ANY AND ALL RESTRICTIONS, RESERVATIONS, CONDITIONS, EASEMENTS & AGREEMENTS OF RECORD IN THE OFFICE OF RECORDER OF DEEDS, SUSSEX COUNTY, DE.
3. THIS SURVEY DOES NOT CERTIFY AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY EASEMENTS OR RIGHT-OF-WAYS AFFECTING THE PROPERTIES SHOWN HEREIN.
4. THIS PARCEL CONTAINS NO WETLANDS PER PUBLICALLY AVAILABLE SOURCES. NO DELINEATION WAS PERFORMED OR PROVIDED.
5. FEMA FLOOD ZONE 'X' PER PANEL 10005C0340K, EFF. MARCH 16, 2015.
6. THE OWNERS OF PROPOSED LOT 1 AND THE RESIDUAL LANDS SHALL SHARE RESPONSIBILITY FOR MAINTENANCE AND USE OF THE PROPOSED 10' UTILITY EASEMENT SHOWN ON THIS PLAN.

SITE DATA

1. TAX MAP NUMBER	234-17.00-11.09	
2. CURRENT ZONING:	AR-1	
3. AREAS	TOTAL 529,192 ±s.f.	12.15±Acres
	RESIDUAL 407,555 ±s.f.	9.36±Acres
	LOT 1 121,625 ±s.f.	2.79±Acres
4. USE	PRESENT: RESIDENTIAL PROPOSED: SAME	
5. STREETS	TO REMAIN PRIVATE	
6. ACCESS	PRIVATE	
7. MAINTENANCE	STREETS TO BE MAINTAINED BY OWNER AND/OR HOMEOWNERS ASSOCIATION	
8. SETBACKS	FRONT: 40' PHILLIPS BRANCH RD., 30' (HOLLAND RD), SIDE: 15', REAR: 20'	
9. SPEED LIMIT	45 MPH (PHILLIPS BRANCH ROAD, POSTED)	
10. SEWER	PRIVATE ON-SITE	
11. WATER	PRIVATE ON-SITE	
12. EXISTING LOTS	1	
PROPOSED LOTS	2 (INCLUDING RESIDUAL)	
13. TIDS	~1 MILE OUTSIDE OF HENLOPEN TID	
14. FLOOD ZONE	'X'	
15. MAX BLDG HEIGHT	42.0'	
16. WETLAND AREA	NO WETLANDS PER PUBLICALLY AVAILABLE SOURCES	

GENERAL PROJECT

1. Owner/Developer
   JOHN C. HOLLAND III
   & CAROL HOLLAND
   23795 HOLLAND RD
   MILLSBORO, DE 19966
   (302)-228-8300
2. Civil/Site Engineer:
   COTTEN ENGINEERING LLC
   10087 CONCORD RD
   SEAFORD, DELAWARE 19973
   Phone/Fax: (302) 628-9164
   c/o: Michael S. Cotten, P.E.
3. Surveyor
   COTTEN ENGINEERING LLC
   10087 CONCORD RD
   SEAFORD, DELAWARE 19973
   Phone/Fax: (302) 628-9164
   c/o: Michael S. Cotten, P.E.
4. The project is located on the northern side of Phillips Branch Road (SCR 302), local, 50' wide R.O.W.
5. Class "C" Survey
6. This Survey does not certify to the location and/or existence of easements and Right-of-Ways crossing subject property other than those shown, as no title search was provided.

WE, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DISCRETION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND THAT WE DESIRE THE PLAN TO BE RECORDED ACCORDING TO THE LAW.

CAROL HOLLAND, OWNER — DATE 1/4/23

JOHN HOLLAND III, OWNER — DATE 1/4/23

DESIGNER/ENGINEER SIGNATURE

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE LAWS OF SUSSEX COUNTY AND THE STATE OF DELAWARE.

MICHAEL S. COTTEN, P.E. — DATE 1/4/23

PRIOR TO ANY CONSTRUCTION ACTIVITIES, PERMITS AND/OR APPROVALS MAY BE REQUIRED FROM:

A) SUSSEX CONSERVATION DISTRICT.....(302) 856-7219
B) FIRE MARSHAL.....(302) 856-5298
C) SUSSEX COUNTY UTILITY CONSTRUCTION DIVISION.....(302) 855-7717
D) DELAWARE HEALTH & SOCIAL SERVICES-DIVISION OF HEALTH...(302) 739-7431
E) SUSSEX COUNTY ASSESSMENT OFFICE.....(302) 855-7824
F) SUSSEX COUNTY PLANNING AND ZONING.....(302) 855-7878
G) DELDOT.....(302) 853-1340
H) DNREC.....(302) 739-5931

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

#		
1.	INITIAL SUBMISSION	10/04/22
2.	REQUEST FOR FINAL PLANS	11/01/22
3.	REVISED PER COUNTY COMMENTS	12/15/22
4.		
5.		
6.		

MINOR SUBDIVISION OF LANDS OF CAROL HOLLAND + JOHN HOLLAND III

COTTEN ENGINEERING LLC
CIVIL ENGINEERING, SURVEYING, ENVIRONMENTAL PLANNING CONSULTANTS
10087 CONCORD RD
SEAFORD, DE. 19973
PH: (302) 628-9164
FAX: (302) 628-9164

MICHAEL S. COTTEN, P.E.
LICENSE# 12769

MINOR SUBDIVISION PLAN
OF LANDS N/F OF
JOHN HOLLAND III & CAROL HOLLAND
23789, 23795 HOLLAND ROAD
MILLSBORO, DE 19966
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE
TM# 234-17.00-11.09

SCALE:	As Shown
DESIGNED:	CE
PLANNED:	CE
DRAWN:	JCD
APPROVED:	MC
JOB:	22-330

SHEET NO. 1 OF 1

STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

NICOLE MAJESKI
SECRETARY

November 09, 2022

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning Commission
Sussex County Administration Building
P.O. Box 417
Georgetown, Delaware 19947

SUBJECT: Minor Subdivision - Letter of No Objection to Recordation
Lands of John Holland III & Carol Holland
Tax Parcel # 234-17.00-11.09
SCR00302-PHILLIPS BRANCH ROAD
Indian River Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Minor Subdivision Plan dated October 04, 2022 (last revised November 1, 2022), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawing. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Minor Subdivision Plan is not recorded and/or an entrance permit is not issued for the lot(s) prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

Entrances(s) must be installed prior to the sale of the lot(s). All entrances shall conform to DelDOT's Development Coordination Manual and shall be subject to its approval. **This letter does not authorize the commencement of entrance construction.**

This "No Objection to Recordation" letter is not a DelDOT endorsement of the project discussed above. Rather, it is a recitation of the transportation improvements, which the applicant may be required to make as a pre-condition to recordation steps and deed restrictions as required by the respective county/municipality in which the project is located. If transportation investments are necessary, they are based on an analysis of the proposed project, its location, and its estimated impact on traffic movements and densities. The required improvements conform to DelDOT's published rules, regulations and standards. Ultimate responsibility for the approval of any project rests with the local government in which the land use decisions are authorized. There may be other

reasons (environmental, historic, neighborhood composition, etc.) which compel that jurisdiction to modify or reject this proposed plan even though DelDOT has established that these enumerated transportation improvements are acceptable.

The owner shall be responsible to submit a copy of the **recorded Minor Subdivision Plan** showing all appropriate signatures, seals, plot book and page number to the South District Public Works office (302) 853-1341 in order to obtain the entrance permit(s) for the proposed minor subdivision.

Sincerely,

Wendy L. Polasko

Wendy L. Polasko, P.E.
Subdivision Engineer
Development Coordination

cc: John Darden, Cotten Engineering, LLC
Sussex County Planning & Zoning
Jessica L. Watson, Sussex Conservation District
Matt Schlitter, South District Public Works Engineer
James Argo, South District Project Reviewer
James Smith, South District Entrance Permit Supervisor
Shannon Anderson, South District Public Work Admin Specialist
Kevin Hickman, Sussex County Review Coordinator
Thomas Gagnon, Sussex County Reviewer

OFFICE OF THE STATE FIRE MARSHAL
Technical Services

22705 Park Avenue
Georgetown, DE 19947

SFMO PERMIT – SHALL BE POSTED ON JOBSITE UNTIL FINAL INSPECTION

Plan Review Number: 2022-04-212636-MIS-01
Status: Approved as Submitted

Tax Parcel Number: 234-17.00-11.09
Date: 12/28/2022

Project

Holland Subdivision

Holland Property

23789 Holland Road
Millsboro DE 19966

Scope of Project

Number of Stories:
Square Footage:
Construction Class:
Fire District: 80 - Indian River Volunteer Fire Co., Inc.

Occupant Load Inside:
Occupancy Code: 9601

Applicant

Elizabeth Cotton
3154 Riva Road
Riva, MD 21140

This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

A Review Status of "Approved as Submitted" or "Not Approved as Submitted" must comply with the provisions of the attached Plan Review Comments.

Any Conditional Approval does not relieve the Applicant, Owner, Engineer, Contractor, nor their representatives from their responsibility to comply with the plan review comments and the applicable provisions of the Delaware State Fire Prevention Regulations in the construction, installation and/or completion of the project as reviewed by this Agency.

A final inspection is required.

This Plan Review Project was prepared by:

John Colpo
Fire Protection Specialist

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2022-04-212636-MIS-01 **Tax Parcel Number:** 234-17.00-11.09
Status: Approved as Submitted **Date:** 12/28/2022

PROJECT COMMENTS

1002 A	**This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) ADOPTED September 1, 2021. The Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.**
1010 A	**The following water for fire protection requirements apply: NONE. On-Site Wells Proposed. this site meets Water Flow Table 1. therefore the provisions of NFPA 1142 shall apply to this site (DSFPR Regulation 702, Chapter 6, Section 3).Since wells are proposed for this site, no additional requirements will be made by this Agency for water for fire protection.**
1180 A	**This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.**
1501 A	**If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes orrevisions to the plans occur, plans are required to be submitted, reviewed, and approved.**

Cotten Engineering, LLC

Mike Cotten, P.E.

10087 Concord Road
Seaford, De 19973

P. 302-628-9164
F. 302-628-9164

e-mail:

mcotten_eng@yahoo.com

Engineering

Surveying

Management Consultant

December 15, 2022

Sussex County Planning and Zoning
2 The Circle
Georgetown, DE 19947
Attn: Planning Commission:

Re: Minor Subdivision for John & Carol Holland,
Located on the northwest side of Phillips Branch Road, Millsboro
Tax ID #234-17.00-11.09

To Whom it May Concern:

On behalf of our clients, John & Carol Holland, we are requesting a waiver from this project's grading plan requirement. The existing site is well drained and the proposed addition lot is only a small portion of the 12 acre parcel.

Thank you for your consideration.

Sincerely,

Michael S. Cotten, P.E.

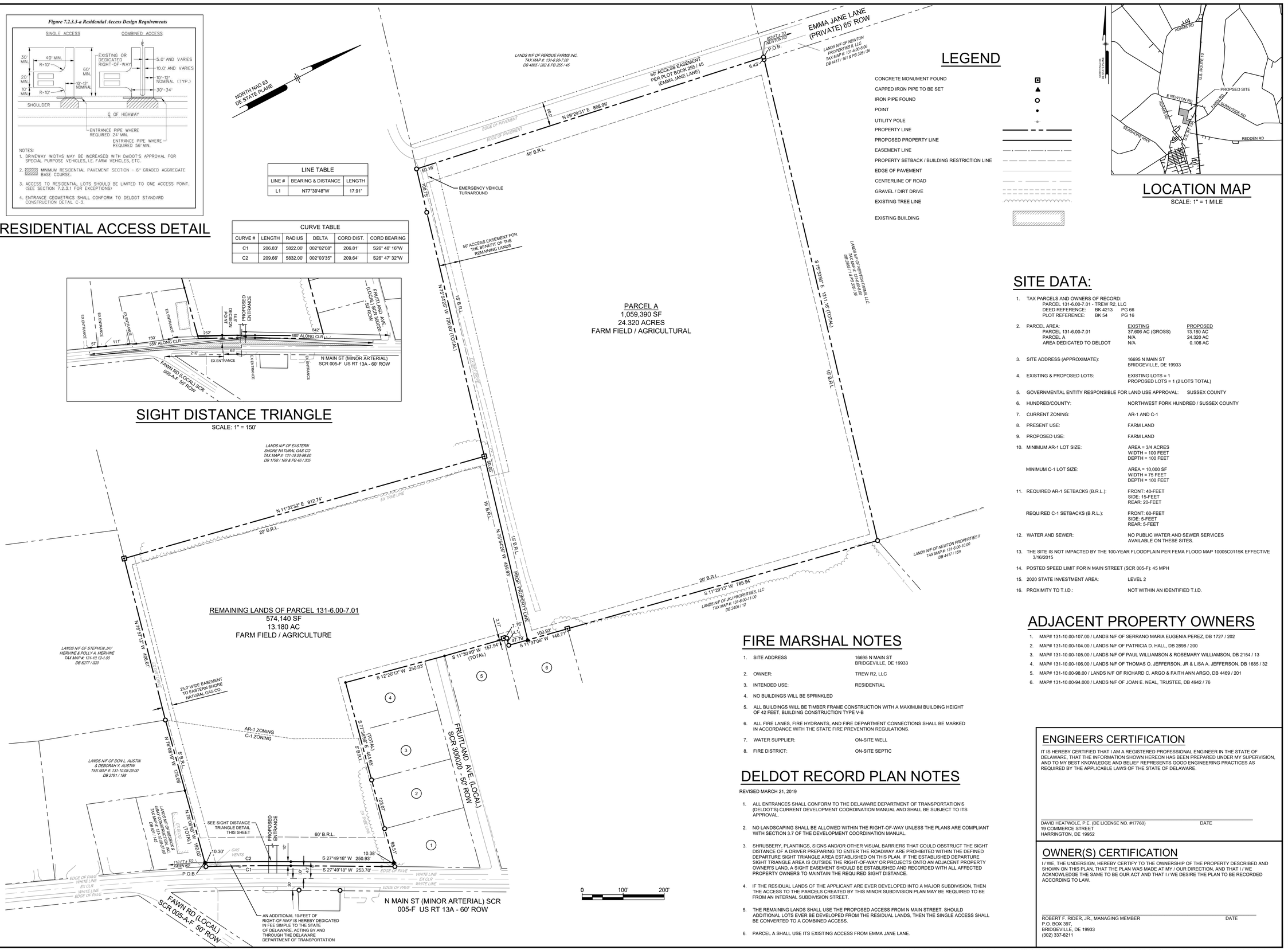
RESIDENTIAL ACCESS DETAIL

SIGHT DISTANCE TRIANGLE

SCALE: 1" = 150'

LINE TABLE		
LINE #	BEARING & DISTANCE	LENGTH
L1	N77°39'48"W	17.91'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CORD DIST.	CORD BEARING
C1	206.83'	5822.00'	002°02'08"	206.81'	S26° 48' 16"W
C2	209.66'	5832.00'	002°03'35"	209.64'	S26° 47' 32"W



LEGEND

- CONCRETE MONUMENT FOUND
- CAPPED IRON PIPE TO BE SET
- IRON PIPE FOUND
- POINT
- UTILITY POLE
- PROPERTY LINE
- PROPOSED PROPERTY LINE
- EASEMENT LINE
- PROPERTY SETBACK / BUILDING RESTRICTION LINE
- EDGE OF PAVEMENT
- CENTERLINE OF ROAD
- GRAVEL / DIRT DRIVE
- EXISTING TREE LINE
- EXISTING BUILDING

LOCATION MAP

SITE DATA:

1. TAX PARCELS AND OWNERS OF RECORD:
   PARCEL 131-6.00-7.01 - TREW R2, LLC
   DEED REFERENCE: BK 4213 PG 66
   PLOT REFERENCE: BK 54 PG 16
2. PARCEL AREA:

	EXISTING	PROPOSED
PARCEL 131-6.00-7.01	37.606 AC (GROSS)	13.180 AC
PARCEL A	N/A	24.320 AC
AREA DEDICATED TO DELDOT	N/A	0.106 AC

3. SITE ADDRESS (APPROXIMATE): 16695 N MAIN ST, BRIDGEVILLE, DE 19933
4. EXISTING & PROPOSED LOTS: EXISTING LOTS = 1; PROPOSED LOTS = 1 (2 LOTS TOTAL)
5. GOVERNMENTAL ENTITY RESPONSIBLE FOR LAND USE APPROVAL: SUSSEX COUNTY
6. HUNDRED/COUNTY: NORTHWEST FORK HUNDRED / SUSSEX COUNTY
7. CURRENT ZONING: AR-1 AND C-1
8. PRESENT USE: FARM LAND
9. PROPOSED USE: FARM LAND
10. MINIMUM AR-1 LOT SIZE: AREA = 3/4 ACRES; WIDTH = 100 FEET; DEPTH = 100 FEET
    MINIMUM C-1 LOT SIZE: AREA = 10,000 SF; WIDTH = 75 FEET; DEPTH = 100 FEET
11. REQUIRED AR-1 SETBACKS (B.R.L.): FRONT: 40-FEET; SIDE: 15-FEET; REAR: 20-FEET
    REQUIRED C-1 SETBACKS (B.R.L.): FRONT: 60-FEET; SIDE: 5-FEET; REAR: 5-FEET
12. WATER AND SEWER: NO PUBLIC WATER AND SEWER SERVICES AVAILABLE ON THESE SITES.
13. THE SITE IS NOT IMPACTED BY THE 100-YEAR FLOODPLAIN PER FEMA FLOOD MAP 10005C0115K EFFECTIVE 3/16/2015
14. POSTED SPEED LIMIT FOR N MAIN STREET (SCR 005-F): 45 MPH
15. 2020 STATE INVESTMENT AREA: LEVEL 2
16. PROXIMITY TO T.I.D.: NOT WITHIN AN IDENTIFIED T.I.D.

ADJACENT PROPERTY OWNERS

1. MAP# 131-10.00-107.00 / LANDS N/F OF SERRANO MARIA EUGENIA PEREZ, DB 1727 / 202
2. MAP# 131-10.00-104.00 / LANDS N/F OF PATRICIA D. HALL, DB 2898 / 200
3. MAP# 131-10.00-105.00 / LANDS N/F OF PAUL WILLIAMSON & ROSEMARY WILLIAMSON, DB 2154 / 13
4. MAP# 131-10.00-106.00 / LANDS N/F OF THOMAS O. JEFFERSON, JR & LISA A. JEFFERSON, DB 1685 / 32
5. MAP# 131-10.00-98.00 / LANDS N/F OF RICHARD C. ARGO & FAITH ANN ARGO, DB 4469 / 201
6. MAP# 131-10.00-94.000 / LANDS N/F OF JOAN E. NEAL, TRUSTEE, DB 4942 / 76

FIRE MARSHAL NOTES

1. SITE ADDRESS: 16695 N MAIN ST, BRIDGEVILLE, DE 19933
2. OWNER: TREW R2, LLC
3. INTENDED USE: RESIDENTIAL
4. NO BUILDINGS WILL BE SPRINKLED
5. ALL BUILDINGS WILL BE TIMBER FRAME CONSTRUCTION WITH A MAXIMUM BUILDING HEIGHT OF 42 FEET, BUILDING CONSTRUCTION TYPE V-B
6. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
7. WATER SUPPLIER: ON-SITE WELL
8. FIRE DISTRICT: ON-SITE SEPTIC

DELDOT RECORD PLAN NOTES

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.
2. NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
3. 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 REQUIRED SIGHT DISTANCE.
4. IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
5. THE REMAINING LANDS SHALL USE THE PROPOSED ACCESS FROM N MAIN STREET. SHOULD ADDITIONAL LOTS EVER BE DEVELOPED FROM THE RESIDUAL LANDS, THEN THE SINGLE ACCESS SHALL BE CONVERTED TO A COMBINED ACCESS.
6. PARCEL A SHALL USE ITS EXISTING ACCESS FROM EMMA JANE LANE.

ENGINEERS CERTIFICATION

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

DAVID HEATWOLE, P.E. (DE LICENSE NO. #17760) DATE
19 COMMERCE STREET
HARRINGTON, DE 19952

OWNER(S) CERTIFICATION

I / WE, THE UNDERSIGN, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY / OUR DIRECTION, AND THAT I / WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND THAT I / WE DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

ROBERT F. RIDER, JR., MANAGING MEMBER DATE
P.O. BOX 397,
BRIDGEVILLE, DE 19933
(302) 337-8211

SITEWORKS ENGINEERING
PO BOX 2 | 19 COMMERCE ST, HARRINGTON, DE 19952 Phone: (302) 841-7901

MINOR SUBDIVISION PLAN

TREW R2, LLC
TAX PARCEL NO. 131-6.00-7.01 - EMMA JANE LANE (PRIVATE) & SCR 005-F US13B (N MAIN STREET)
NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE

ISSUE / REVISION BLOCK
10/10/22 - DELDOT
10/10/22 - SUSSEX COUNTY P&Z
10/20/22 - FIRE MARSHAL
10/31/22 - DELDOT FINAL
11/9/22 - SUSSEX COUNTY P&Z

SCALE	PROJECT #	DRAWN BY
AS NOTED	21-254	DMH

DRAWING NUMBER

1

SHEET 1 OF 1

THIS DRAWING INCLUDING DESIGN AND CONSTRUCTION FEATURES ARE PROPRIETARY TO SiteWorks ENGINEERING LLC. AND SHALL NOT BE ALTERED OR REUSED WITHOUT WRITTEN PERMISSION. © CONTENTS COPYRIGHT 2022 SiteWorks ENGINEERING, LLC.

Z:\PROJECTS\2-A_Newton\22-254 - Bridgeville Subdivision\Design\PLOT\22-254 - Plot.dwg PLOTTED: 11/9/2022 6:11 AM BY: Dave Heatwole PLOTSTYLE: _SiteWorks-ENG.ctb

STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

NICOLE MAJESKI
SECRETARY

November 07, 2022

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning Commission
Sussex County Administration Building
P.O. Box 417
Georgetown, Delaware 19947

SUBJECT: **Minor Subdivision - Letter of No Objection to Recordation**
Trew R2 - Minor Sub
Tax Parcel # 131-6.00-7.01
SCR00005-MAIN STREET
SCR300020-FRUITLAND AVENUE
Northwest Fork Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Minor Subdivision Plan dated October 10, 2022 (Signed and Stamped October 31, 2022), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawing. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Minor Subdivision Plan is not recorded and/or an entrance permit is not issued for the lot(s) prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

Entrances(s) must be installed prior to the sale of the lot(s). All entrances shall conform to DelDOT's Development Coordination Manual and shall be subject to its approval. **This letter does not authorize the commencement of entrance construction.**

This "No Objection to Recordation" letter is not a DelDOT endorsement of the project discussed above. Rather, it is a recitation of the transportation improvements, which the applicant may be required to make as a pre-condition to recordation steps and deed restrictions as required by the respective county/municipality in which the project is located. If transportation investments are necessary, they are based on an analysis of the proposed project, its location, and its estimated impact on traffic movements and densities. The required improvements conform to DelDOT's published rules, regulations and standards. Ultimate responsibility for the approval of any project

rests with the local government in which the land use decisions are authorized. There may be other reasons (environmental, historic, neighborhood composition, etc.) which compel that jurisdiction to modify or reject this proposed plan even though DelDOT has established that these enumerated transportation improvements are acceptable.

The owner shall be responsible to submit a copy of the **recorded Minor Subdivision Plan** showing all appropriate signatures, seals, plot book and page number to the South District Public Works office (302) 853-1341 in order to obtain the entrance permit(s) for the proposed minor subdivision.

Sincerely,

Wendy L. Polasko, P.E.
Subdivision Engineer
Development Coordination

cc: Dave Heatwole, SiteWorks Engineering, LLC.
Sussex County Planning & Zoning
Jessica L. Watson, Sussex Conservation District
Matt Schlitter, South District Public Works Engineer
James Argo, South District Project Reviewer
James Smith, South District Entrance Permit Supervisor
Shannon Anderson, South District Public Work Admin Specialist
Kevin Hickman, Sussex County Review Coordinator
Thomas Gagnon, Sussex County Reviewer

OFFICE OF THE STATE FIRE MARSHAL
Technical Services

22705 Park Avenue
Georgetown, DE 19947

SFMO PERMIT – SHALL BE POSTED ON JOBSITE UNTIL FINAL INSPECTION

Plan Review Number: 2022-04-212149-MIS-01
Status: Approved as Submitted

Tax Parcel Number: 131-6.00-7.01
Date: 11/04/2022

Project

Trew R2 LLC Minor Subdivision

Trew R2 LLC Property

16695 North Main Street
Bridgeville DE 19933

Scope of Project

Number of Stories:
Square Footage:
Construction Class:
Fire District: 72 - Bridgeville Volunteer Fire Co

Occupant Load Inside:
Occupancy Code:

Applicant

David Heatwole
PO Box 2
Harrington, DE 19952

This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

A Review Status of "Approved as Submitted" or "Not Approved as Submitted" must comply with the provisions of the attached Plan Review Comments.

Any Conditional Approval does not relieve the Applicant, Owner, Engineer, Contractor, nor their representatives from their responsibility to comply with the plan review comments and the applicable provisions of the Delaware State Fire Prevention Regulations in the construction, installation and/or completion of the project as reviewed by this Agency.

A final inspection is required.

This Plan Review Project was prepared by:

Desiree McCall

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2022-04-212149-MIS-01
Status: Approved as Submitted

Tax Parcel Number: 131-6.00-7.01
Date: 11/04/2022

PROJECT COMMENTS

1002 A **This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) ADOPTED September 1, 2021. The Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.**

1180 A **This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.**

1501 A **If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes orrevisions to the plans occur, plans are required to be submitted, reviewed, and approved.**

JAMIE WHITEHOUSE, AICP
DIRECTOR OF PLANNING & ZONING
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountyde.gov

Sussex County
DELAWARE
sussexcountyde.gov

PLEASE NOTE

This paperless packet is published on the County's website for convenience purposes, and only includes information received up to the close of business on the day before a public hearing. Documents received after this, or documents submitted during the public hearing are not uploaded to the Paperless Packet. The legal record is the paper record maintained in the Offices of the Planning & Zoning Department.

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

Sussex County
DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JAMIE WHITEHOUSE, MRTPI, AICP
DIRECTOR OF PLANNING & ZONING

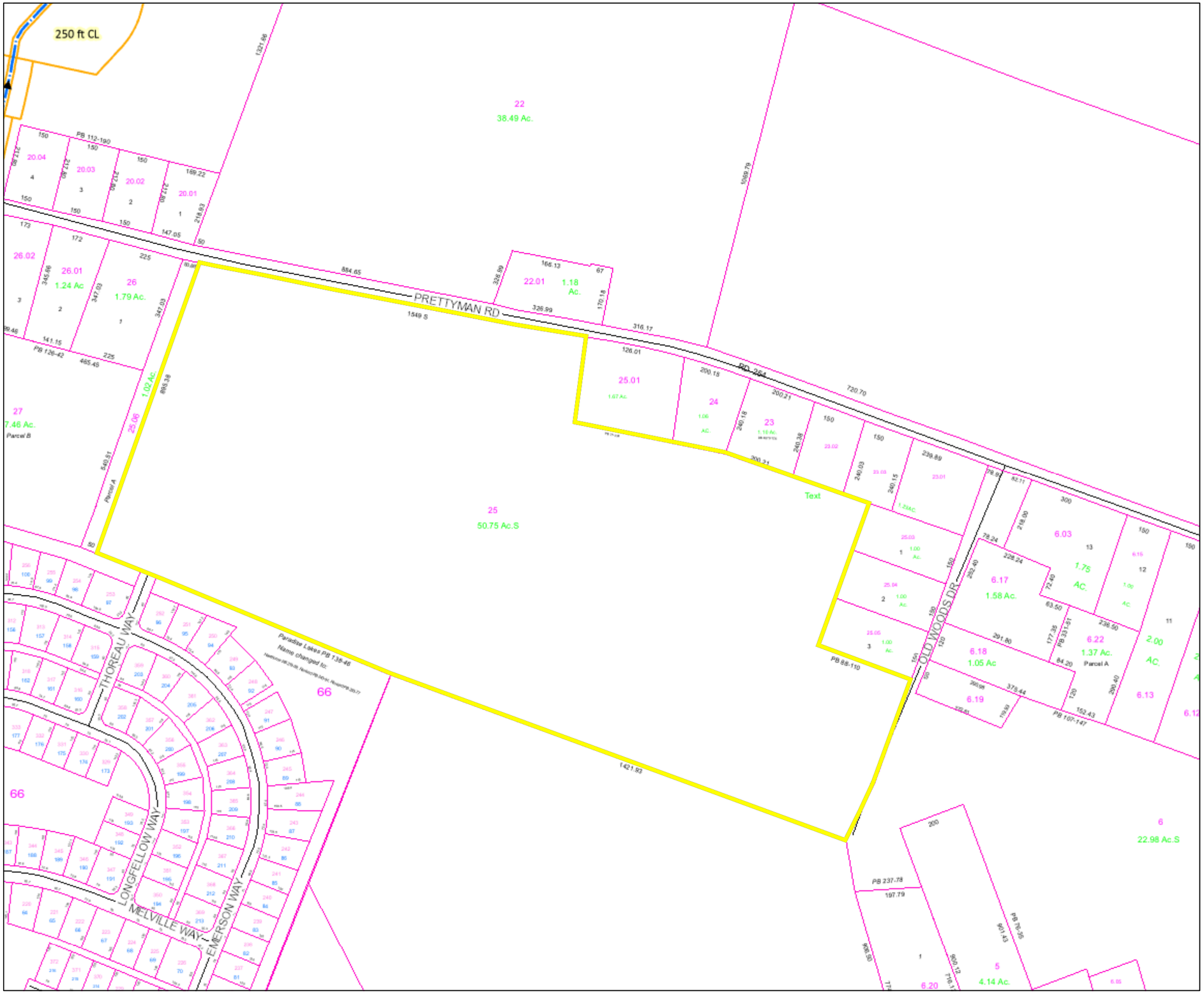
PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date: January 12th, 2023

Application:	2021-36 Wynford Preserve (F.K.A. Prettyman Road Development, LLC)
Applicant:	Prettyman Road Development, LLC 16255 Sussex Highway Bridgeville, DE 19933
Owner:	Prettyman Road Development, LLC 16255 Sussex Highway Bridgeville, DE 19933
Site Location:	Lying on the south side of Prettyman Road (S.C.R. 254), approximately 0.87-mile northwest from Lewes-Georgetown Highway (Rt. 9)
Current Zoning:	Agricultural Residential (AR-1) District
Proposed:	100 Single Family Lots as a cluster subdivision.
Comprehensive Land Use Plan Reference:	Low Density
Councilmanic District:	Mr. Rieley
School District:	Indian River School District
Fire District:	Georgetown Volunteer Fire Department
Sewer:	Artesian
Water:	Artesian
Site Area:	50.50 acres +/-
Tax Map ID.:	235-29.00-25.00

EQUAL HOUSING OPPORTUNITY

Sussex County



PIN:	235-29.00-25.00
Owner Name	PRETTYMAN ROAD DEVELOPMENT LLC
Book	5476
Mailing Address	16255 SUSSEX HWY
City	BRIDGEVILLE
State	DE
Description	SW/RD 254 PRETTYMAN R
Description 2	APPROX 2309' SE RD 255 F
Description 3	N/A
Land Code	

polygonLayer
- Override 1

polygonLayer
- Override 1
- Tax Parcels
- Streets
- County Boundaries

Tax Ditch Segments
- Tax Ditch Channel
- DelDOT Maintained
- HOA Maintained
- Pipe - DelDOT
- Pipe - Tax Ditch
- Pipe - Private
- Pond Feature
- Special Access ROW
- Extent of Right-of-Way
- 2007 Head of Tide Wetlands (not regulatory)
- Municipal Boundaries
- TID

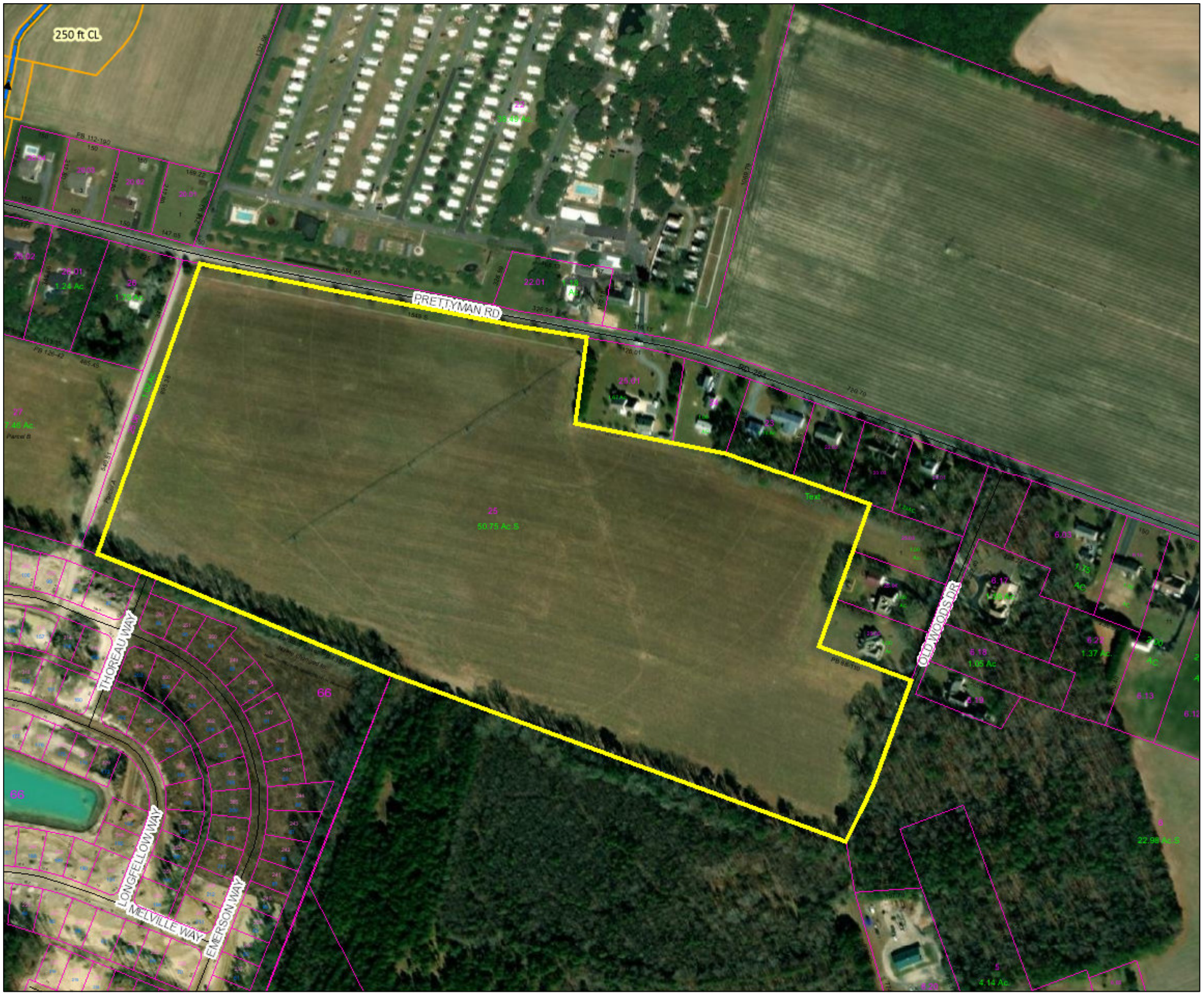
1:4,514

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

October 31, 2022

Sussex County



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- Tax Parcels
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Tax Ditch Segments
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October 31, 2022

Sussex County

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Description 2	APPROX 2309' SE RD 255 F
Description 3	N/A
Land Code	

polygonLayer
Override 1
polygonLayer
Override 1
Tax Parcels
Streets

1:9,028

0 0.1 0.2 0.4 mi
0 0.175 0.35 0.7 km

October 31, 2022

File #: 2021-36
20211 8443

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

RECEIVED
DEC 20 2021
SUSSEX COUNTY
PLANNING & ZONING

Type of Application: (please check applicable)
Standard: ___
Cluster: ✔
ESDDOZ: ___

Location of Subdivision:
South side of Prettyman Rd. across from Homestead Camp Ground

Proposed Name of Subdivision:
Prettyman Residential (Placeholder)

Tax Map #: 2-35-29.00-25.00 Total Acreage: 50.50

Zoning: AR-1 **Density:** 1.98 **Minimum Lot Size:** 7,500 **Number of Lots:** 100

Open Space Acres: 24.70

Water Provider: Artesian Water Company, Inc. **Sewer Provider:** Artesian Wastewater Management

Applicant Information

Applicant Name: Prettyman Road Development, LLC.
Applicant Address: 16255 Sussex Hwy.
City: Bridgeville State: DE ZipCode: 19933
Phone #: (302) 337-0400 E-mail: bmangum@insightlandcompany.com

Owner Information

Owner Name: Prettyman Road Development, LLC.
Owner Address: 16255 Sussex Hwy.
City: Bridgeville State: DE Zip Code: 19933
Phone #: (302) 337-0400 E-mail: bmangum@insightlandcompany.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Davis, Bowen & Friedel, Inc.
Agent/Attorney/Engineer Address: 1 Park Avenue
City: Milford State: DE Zip Code: 19963
Phone #: (302) 424-1441 E-mail: jls@dbfinc.com

EQUAL HOUSING OPPORTUNITY

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 by 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: 12-17-21

Signature of Owner

Rob Lisle

_____ Date: 12-8-21

For office use only:

Date Submitted: 12/28/21 Fee: $500.00 Check #: 16885

Staff accepting application: CER Application & Case #: 2021 18443

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: **11/14/2022**

APPLICATION: **2021-36 Wynford Preserve**

APPLICANT: **Prettyman Road Development, LLC**

FILE NO: **NCPA-5.03**

TAX MAP & PARCEL(S): **235-29.00-25.00**

LOCATION: **Lying on the south side of Prettyman Road (SCR 254), approximately 0.87 mile northwest of Lewes-Georgetown Highway (Rt. 9)**

NO. OF UNITS: **100 single family lots as cluster subdivision**

GROSS ACREAGE: **50.50**

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 3**

(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? **N/A** If yes, the current System Connection Charge Rate is **Unified $6,600.00** 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? **N/A**

☐ 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: **Click or tap here to enter text.**

(9). Is a Sewer System Concept Evaluation required? **Not at this time**

(10). Is a Use of Existing Infrastructure Agreement Required? **Not at this time**

(11). **All residential roads must meet or exceed Sussex County minimum design standards.**

UTILITY PLANNING & DESIGN REVIEW APPROVAL:

John J. Ashman
Sr. Manager of Utility Planning & Design Review

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

GEOGRAPHIC INFORMATION OFFICE

MEGAN NEHRBAS
SENIOR MANAGER OF GEOGRAPHIC INFORMATION SYSTEMS (GIS)
(302) 855-1176 T
(302) 853-5889 F

Sussex County
DELAWARE
sussexcountyde.gov

February 11, 2022

Dustin J. Ressler
Davis, Bowen & Friedel, Inc.
601 E Main St #100
Salisbury, MD 21804

RE: Wynford Preserve Approved Streets

Our office has received proposed street name(s) for your future subdivision, **Wynford Preserve**, located on parcel 235-29.00-25.00 in Georgetown, DE 19947. Based on our review the following proposed street name(s) have been **approved**:

Whitman Way	Sandburg Way

Use only road names **approved** and issued by this office on letterhead or you will be required to rerecord. Each street name is to be used only once.

Upon final approval of **Wynford Preserve** please forward a digital copy of the recorded site plan to my attention for the purpose of addressing. Should you have any questions, please contact the **Geographic Information Office** at 302-855-1176.

Sincerely,

Brian L. Tolley
GIS Specialist II

CC: Christin Scott, Office of Planning & Zoning

GEOGRAPHIC INFORMATION OFFICE

MEGAN NEHRBAS
SENIOR MANAGER OF GEOGRAPHIC INFORMATION SYSTEMS (GIS)
(302) 855-1176 T
(302) 853-5889 F

Sussex County
DELAWARE
sussexcountyde.gov

February 9, 2022

Dustin J. Ressler
Davis, Bowen & Friedel, Inc.
601 E Main St #100
Salisbury, MD 21804

RE: Proposed Subdivision Name(s)

Our department has reviewed the name(s) submitted for your proposed subdivision located in Georgetown, DE (parcel 235-29.00-25.00). In reviewing the proposed name(s) the following has been approved for this subdivision:

Wynford Preserve

Should you have any questions please contact the Sussex County Geographic Information Department at 302-855-1176.

Sincerely,

Brian L. Tolley
GIS Specialist II

CC:
Christin Scott, Planning & Zoning

Chase Phillips

From: Cullen, Kathleen M <kathleen_cullen@fws.gov>
Sent: Friday, July 22, 2022 10:16 AM
To: Planning and Zoning
Subject: FWS review of Prettyman subdivision

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Hello-

This email is regarding the Prettyman subdivision. There are no federally listed species at this location, so no further Section 7 consultation is needed. You can fill out the Online Certification Letter if further documentation is
needed: https://www.fws.gov/sites/default/files/documents/Online%20Certification%20Letter.pdf

Thank you,
Kathleen

Kathleen Cullen
U.S. Fish & Wildlife Service - Chesapeake Bay Field Office
177 Admiral Cochrane Dr., Annapolis MD, 21401
410-573-4579 - kathleen_cullen@fws.gov

USDA

United States Department of Agriculture

Natural Resources
Conservation Service

Georgetown
Service Center

21315 Berlin Road
Unit 3
Georgetown, DE
19947

Voice 302.856.3990
Fax 855.306.8272

April 22, 2022

Jamie Whitehouse, Director
Sussex County Planning & Zoning
Sussex County Courthouse
Georgetown, DE 19947

RE: Prettyman Residential
Georgetown & Broadkill Hundred
100 single family lots

Dear Mr. Whitehouse:

Soils within the delineated area on the enclosed map are:

EvB	Evesboro loamy sand, 0 to 5 percent slopes
HbA	Hambrook sandy loam, 0 to 2 percent slopes
HmA	Hammonton loamy sand, 0 to 2 percent slopes
HpA	Henlopen loamy sand, 0 to 2 percent slopes
HpB	Henlopen loamy sand, 2 to 5 percent slopes
LhA	Lenni silt loam, 0 to 2 percent slopes
PpA	Pepperbox loamy sand, 0 to 2 percent slopes
PsA	Pepperbox-Rosedale complex, 0 to 2 percent slopes
RuA	Runclint loamy sand, 0 to 2 percent slopes

Soil Interpretation Guide

Soil Limitation Class

Buildings

Map Symbol	Urbanizing Subclass	With Basement	Without Basement	Septic Filter Fields
EvB	G2	Not limited	Not limited	Very limited
HbA	Y2	Somewhat limited	Not limited	Very limited
HmA	Y2	Very limited	Somewhat limited	Very limited
HpA	G2	Not limited	Not limited	Not limited
HpB	G2	Not limited	Not limited	Not limited
LhA	R2	Very limited	Very limited	Very limited
PpA	Y2	Very limited	Somewhat limited	Very limited
PsA	Y2	Very limited/Somewhat limited	Somewhat limited/Not limited	Very limited

An Equal Opportunity Provider and Employer

RuA	Y2	Somewhat limited	Not limited	Very limited

Definition of soil limitation ratings classes:

Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect building site development.

"Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected.

"Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected.

"Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

G2:
The soils in this classification are nearly level or gently sloping, excessively drained or somewhat excessively drained, very sandy, rapidly permeable soils. These soils are sandy and droughty. They are well suited for large commercial and industrial developments, and somewhat less suited for residential uses because of low available moisture for grasses. Care should be taken in location of septic filter fields, wells, and the size of the building lots. Because of the excessive permeability of these particular soils, there is a probability of polluting nearby wells, springs, ponds, streams, or other sources of water.

R2:
The soils in this classification are nearly or gently sloping, very poorly, poorly, and somewhat poorly drained. Seasonal high water tables, local ponding, and high potential frost action severely limit these soils for residential developments. The principal soil limitations are: 1) soil is highly susceptible to frost action, 2) excavations are likely to fill with water in late winter or early spring, 3) wet foundations or basements probable, and 4) hazard of temporary ponding of water in areas lacking outlets. Loose running sand commonly encountered in deep excavations.

Y2:
The soils in this classification are nearly level or gently sloping, moderately well drained or well drained with ground water between four to six feet from the surface, and are subject to seasonal high water tables. Seasonal wetness and seepage around foundations moderately limits these soils for residential use. The principal soil limitations are: 1) lateral seepage in subsoil causes concentration of water around foundations, 2) soil is highly susceptible to frost action, 3) excavations are likely to fill with water in late winter or early spring, and 4) wet basements or foundations are probable.

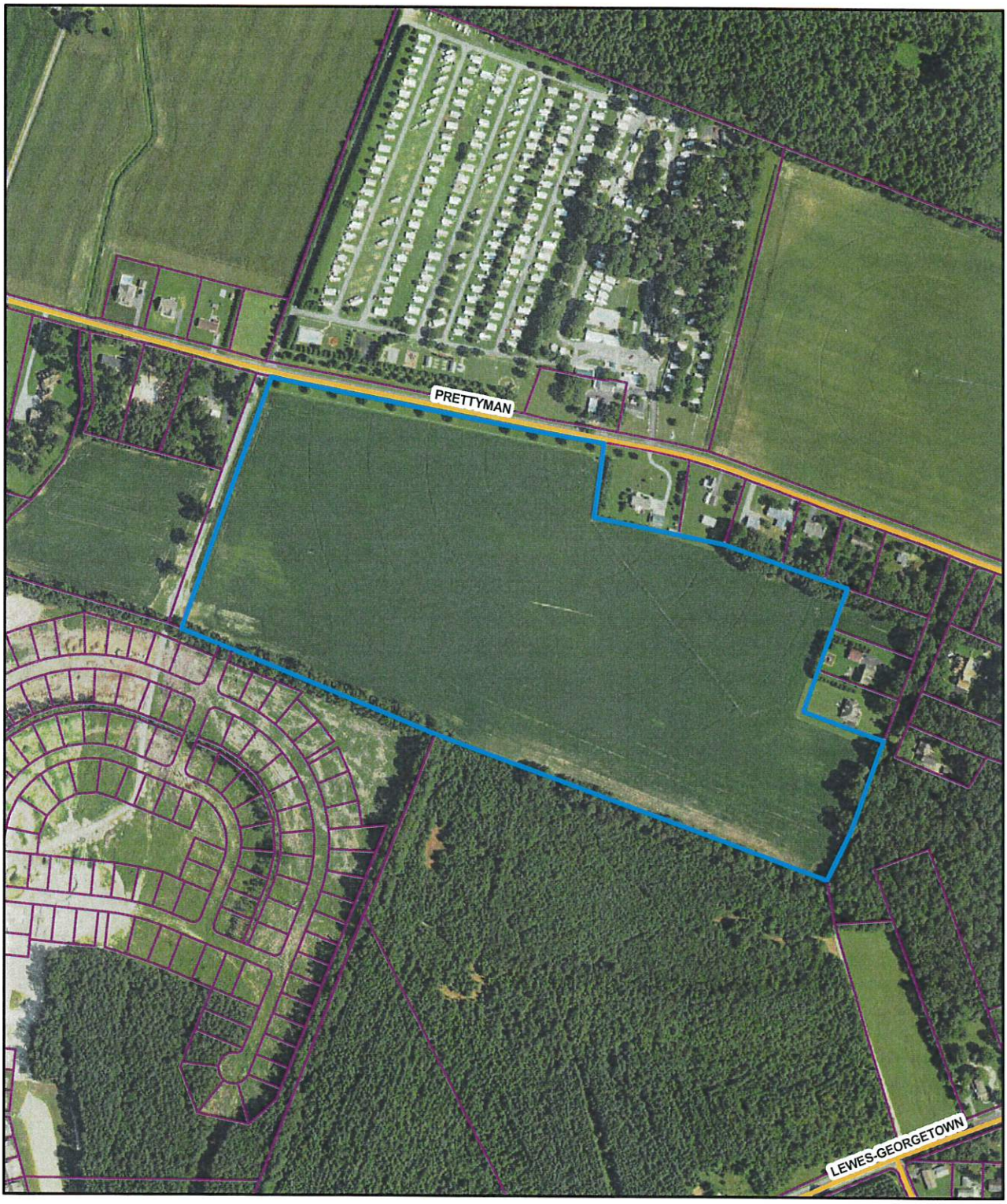
The soil interpretations above do not eliminate the need for detailed investigations at each proposed construction site. However, the interpretations can serve as a guide to planning more detailed investigations. No consideration was given in these interpretations regarding the size and shape of the soil area; nor to the pattern they form with other soils in the landscape. Also, because of the scale of the maps used, small areas of other kinds of soils may be included within some delineations of the soil map. Thus, an individual lot or building site could occupy a small area that would not fit the interpretations given for the soils symbol representing the entire delineation of the map. Interpretations apply to the soils in their natural state and not for areas that may have been altered through grading, compacting, and the like.

Sincerely,

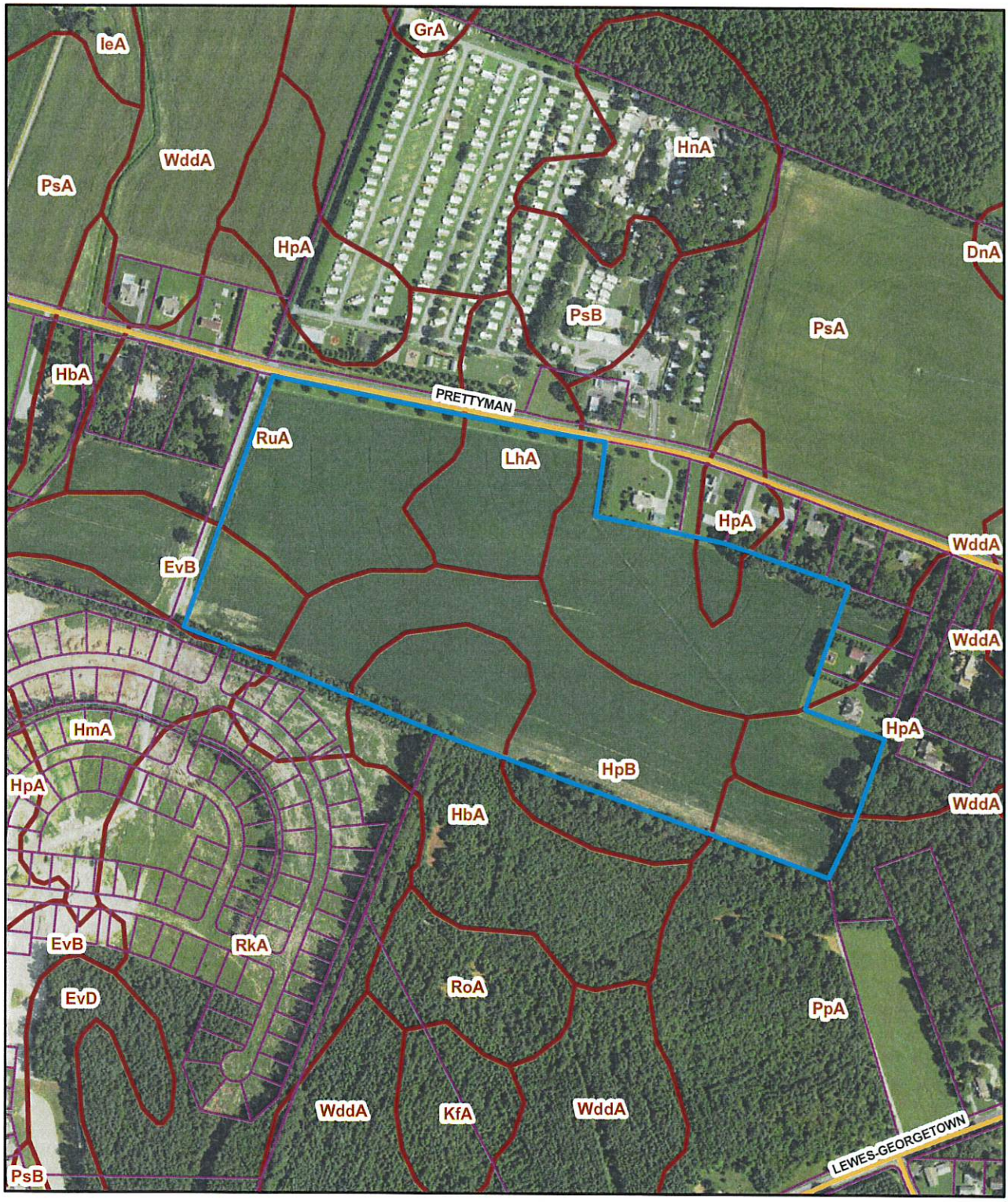
Thelton D. Savage
District Conservationist
USDA, Natural Resources Conservation Service

TDS/bh

An Equal Opportunity Provider and Employer



2021-36
TM #235-29.00-25.00
Prettyman Residential



2021-36
TM #235-29.00-25.00
Prettyman Residential

From: Anthony, Mindy (DNREC)
Sent: Monday, March 14, 2022 9:03 AM
To: Planning and Zoning
Subject: FW: Technical Advisory Committee Submission: February 25th, 2022
Attachments: TAC Memo Prettyman Residential Twin Masts Paradise Meadows.pdf; 2021-12-17 PRELIMINARY PLANS.pdf; 21029-prelim-plat-020422-Email.pdf; 2022-02-01 PARADISE MEADOWS PRELIMINARY.pdf

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Good morning,

DNREC's Division of Waste and Hazardous Substances has comments on only one of the projects:

Prettyman Residential: This project overlies an active groundwater contamination investigation being conducted by the DNREC Division of Waste and Hazardous Substances Remediation Section. Shallow groundwater is impacted and will require special handling of the dewatering wells for the installation of underground utilities (including water and sewer, as well as cable, electric, and gas if applicable).
The Water Supply Section (WSS) will work with Remediation Section to review all dewatering permits submitted by the developer. Any irrigation well permit applications will not be considered for approval at the proposed site.

Requirements:

- Contact the DNREC Remediation Section to determine the current status of the site and any requirements associated with the site.
- A Contaminated Materials Management Plan (CMMP) will be required for all well applications submitted to the WSS. It must detail plans for managing the contaminated groundwater when it is pumped from the ground, how it will be sampled, monitored, and treated, and how and where it will be released back to the environment.
- Contact: Division of Waste and Hazardous Substances Remediation Section at (302) 395-2600.
  Website: https://dnrec.alpha.delaware.gov/waste-hazardous/

- Contact: Division of Water Water Supply Section at (302) 739-9945.
  Website: https://dnrec.alpha.delaware.gov/water/supply/

Thank you,
Mindy

Mindy Anthony
Planner IV
Phone: 302-739-9466 • Mobile: 302-242-9780
Email: mindy.anthony@delaware.gov
89 Kings Highway, Dover, DE 19901
dnrec.delaware.gov

From: Chase Phillips <chase.phillips@sussexcountyde.gov>
Sent: Friday, February 25, 2022 5:06 PM
To: Krumrine, Beth (DNREC) <Beth.Krumrine@delaware.gov>; Brad Hawkes <bhawkes@sussexcountyde.gov>; Chris Calio <ccalio@sussexcountyde.gov>; ddetrick@chpk.com; dholden@chpk.com; C. Daniel Parsons <dparsons@sussexcountyde.gov>; Fox, Duane T. (FireMarshal) <Duane.Fox@delaware.gov>; Sullivan, James C. (DNREC) <James.Sullivan@delaware.gov>; jvandervort@chpk.com; Cinelli, Jennifer (DelDOT) <jennifer.cinelli@delaware.gov>; Jessica Watson <jessica.watson@sussexconservation.org>; John J. Ashman <jashman@sussexcountyde.gov>; john.hayes@delaware.gov; john.kennel@delaware.gov; john.martin@delaware.gov; Jordan T. Dickerson <jordan.dickerson@sussexcountyde.gov>; kate.flemming@delaware.gov; kgabbard@chpk.com; McCabe, R. Stephen (DelDOT) <Richard.McCabe@delaware.gov>; meghan.crystall@delaware.gov; Tholstrup, Michael S. (DNREC) <Michael.Tholstrup@delaware.gov>; Melendez, Milton (DDA) <milton.melendez@delaware.gov>; Anthony, Mindy (DNREC) <Mindy.Anthony@delaware.gov>; Subdivision (MailBox Resources) <Subdivision@delaware.gov>; Susan Isaacs <sisaacs@sussexcountyde.gov>; tdickerson@decoop.com; Terri Dukes <tdukes@sussexcountyde.gov>; tgiroux@chpk.com; Vince Robertson <vrobertson@pgslegal.com>
Cc: Jennifer Norwood <jnorwood@sussexcountyde.gov>; Jamie Whitehouse <jamie.whitehouse@sussexcountyde.gov>
Subject: Technical Advisory Committee Submission: February 25th, 2022

Good Afternoon,
The Sussex County Planning and Zoning Department has received three (3) subdivision applications that require review by the Technical Advisory Committee (TAC). Attached you will find the memorandum and electronic copies of each application.

It is kindly requested that all comments be provided no later than April 29th, 2022. Please send all comments to pandz@sussexcountyde.gov with an attention to the planner assigned. Thank you for your participation, and we are available for questions.

Chase Phillips, Planner II
Sussex County Department of Planning and Zoning
2 The Circle
Georgetown, DE 19947
302-855-7878

From: Cullen, Kathleen M
Sent: Thursday, April 21, 2022 12:14 PM
To: Planning and Zoning
Subject: FWS review of 3 subdivisions

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Hello-

This email is regarding the following subdivisions: Prettyman Residential, Paradise Meadows, and Twin Masts. There are no federally listed species at any of these locations, so no further Section 7 consultation is needed. You can fill out the Online Certification Letter if further documentation is needed: https://www.fws.gov/sites/default/files/documents/Online%20Certification%20Letter.pdf

Please let me know if you have any questions.

Thank you,
Kathleen

Kathleen Cullen
U.S. Fish & Wildlife Service - Chesapeake Bay Field Office
177 Admiral Cochrane Dr., Annapolis MD, 21401
410-573-4579 - kathleen_cullen@fws.gov

STATE OF DELAWARE
DEPARTM ENT OF NATURAL RESOURCES AND ENVIRONM ENTAL CONTROL
DIVISION OF WATERSHED STEWARDSHIP
21309 BERLIN RD
UNIT #6
GEORGETOWN, DE 19947

DRAINAGE PROGRAM

PHONE: (302) 855-1930
FAX: (302) 670-7059

March 9, 2022

Chase Phillips
Sussex County
Planning and Zoning Office
2 The Circle
Georgetown, DE 19947

RE: Parcel # 235-29.00-25.00; Prettyman Residential

The Delaware Department of Natural Resources and Environmental Control (DNREC), Drainage Program has reviewed the preliminary plans submitted by Davis, Bowen and Friedal, Inc for the above noted property.

The Drainage Program has performed a preliminary review and offers the following guidance:

- The proposed project is within the Koeppel Robinson Tax Ditch watershed. However, the parcels in this project review are currently not subject to a tax ditch channel and/or Right of Way (ROW).

- All precautions should be taken to ensure the project does not hinder any off-site drainage upstream of the project or create any off-site drainage problems downstream by the release of on-site storm water.

- The tax ditch watershed boundaries of Koeppel Robinson Tax Ditch would need to be altered to include all of Prettyman Residential Project.

- All precautions should be taken to ensure the project does not hinder any off-site drainage upstream of the project or create any off-site drainage problems downstream by the release of on-site storm water.

If you have any questions or concerns, please contact the Drainage Program at (302) 855-1930.

Sincerely,

Jordan Watson
Jordan Watson
EPS Tech

cc: Brittany L. Haywood, Tax Ditch Program Manager I

DAVIS BOWEN & FRIEDEL, INC.

ARCHITECTS • ENGINEERS • SURVEYORS

Michael R. Wigley, AIA, LEED AP
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA, LEED GA
Jason P. Loar, P.E.
Ring W. Lardner, P.E.
Jamie L. Sechler, P.E.

February 22, 2022

Sussex County Planning & Zoning
Sussex County Administration Building
2 The Circle
Georgetown, DE 19947

Attn: Mr. Jamie Whitehouse
Director

RE: Prettyman Residential
Tax Map No.: 2-35-29.00-25.00
PLUS Review Comment Response Letter
DBF # 2269B005

Dear Mr. Whitehouse,

I appreciated the opportunity to meet with representatives of the various agencies at the PLUS meeting held on May 26, 2021. This letter is in response to comments received from State Planning Coordination dated June 25, 2021. We offer the following in response to those comments:

Strategies for State Policies and Spending

This project is located in Investment Level 4 according to the 2020 Strategies for State Policies and Spending.

This project represents a land development that will result in 100 new housing units in an Investment Level 4 area according to the 2020 Strategies for State Policies and Spending. Investment Level 4 indicates where State investments will support agricultural preservation, natural resource protection, and the continuation of the rural nature of these areas. New development activities and suburban development are not supported in Investment Level 4. These areas are comprised of prime agricultural lands and environmentally sensitive wetlands and wildlife habitats, which should be, and in many cases have been preserved.

From a fiscal responsibility perspective, development of this site is likewise inappropriate. The cost of providing services to development in rural areas is an inefficient and wasteful use of the State's fiscal resources. The project as proposed will bring a new residential development to an area where the State has no plans to invest in infrastructure upgrades or additional services. Theintended development will need access to services and infrastructure such as police, and transportation. To provide some examples, the State government funds 100% of road

maintenance and drainage improvements for the transportation system, and 100% of the cost of police protection in the unincorporated portion of Sussex County where this development is proposed. Over the longer term, the unseen negative ramifications of this development will become even more evident as the cost of maintaining infrastructure and providing services increases.

In addition, this site may be environmentally inappropriate because this project overlies an activegroundwater contamination investigation by the DNREC Division of Water and Hazardous Substances Remediation Section. Additional information is noted in the DNREC comments below.

In addition, Non-tidal wetlands abuts the project site in the southwest corner of the parcel.

Because the development is inconsistent with the 2020 Strategies for State Policies and Spending, the State is opposed to the development of this parcel as proposed.

Thank you for clarification on the state strategies level. The site is directly in between two larger residential projects (Hawthorne Subdivision and Homestead Campground), existing infrastructure is in place to provide services to the proposed development. Currently the site is cleared land, we do not anticipate wetlands on site. A 30' landscaped buffer will provide protection and lessen the impacts on adjacent lands.

Department of Transportation – Contact Bill Brockenbrough 760-2109

- *The site access on Prettyman Road (Sussex Road 254) must be designed in accordance with DelDOT's Development Coordination Manual, which is available at http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes.*

Access will be designed in accordance with DelDOT's Development Coordination Manual.

- *Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017.*

A pre-submittal meeting will be set up prior to plans being submitted for review.

- *Section 1.7 of the Manual addresses fees that are assessed for the review of developmentproposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.*

Developer will work with DelDot and provide the required fees when appropriate.

- *Per Section 2.2.2.1 of the Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends per hour in any hour of the day. From the PLUS application, the total daily trips are estimated at 1,040 vehicle trip ends per day. Using the 10th edition of the Institute of*

Transportation Engineers' Trip Generation Manual, DelDOT confirms this number and estimates the weekday morning and evening peak hour trip ends at 76 and 102, respectively. Therefore, a TIS would normally be required.

Section 2.2.2.2 of the Development Coordination Manual provides that for developmentsgenerating less than 2,000 vehicle trip ends per day and less than 200 vehicle trip ends per hour in any hour of the day, DelDOT may accept an Area Wide Study (AWS) Fee in lieu of the TIS if the local government does not require a TIS. The AWS Fee is calculated as $10 per daily trip or, in this case, $10,400. AWS Fees are used to fund traffic studies, not to build improvements.

DelDOT anticipates requiring the developer to make improvements, yet to be determined,at the intersection of US Route 9 and Prettyman Road, including but not limited to entering a signal agreement.

DelDOT also anticipates requiring the developer to improve Prettyman Road, within the limits of their projected frontage, to meet DelDOT's Local Road standards, which include11-foot lanes and 5-foot shoulders. Per the definition in Section 1.8 of the Manual, those limits are from a point about 65 feet west of their actual frontage to a point about 1,250 feet east of their actual frontage.

DelDOT may require a Traffic Operational Analysis, in accordance with Section 2.3.2 ofthe Manual if they find it necessary in determining the specific improvements needed either at the intersection or on the frontage.

Questions regarding the site's trip generation should be directed to the County Coordinator, Mr. T. William Brockenbrough. Mr. Brockenbrough may be reached at Thomas.Brockenbrough@delaware.gov or (302) 760-2109. Questions regarding the requirement to improve the site frontage should be directed to the Sussex County ReviewCoordinator, Mr. R. Stephen McCabe. Mr. McCabe may be reached at Richard.McCabe@delaware.gov or (302) 760-2276.

The Developer and engineer will work closely with DelDOT to determine any improvements and signaling requirements warranted along Prettyman Road and Route 9, as well as the need for a Traffic Operational Analysis.

- *As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Manual, DelDOT will require the dedication of right-of-way along the site's frontage on Prettyman Road. By this regulation, this dedication is to provide a minimum of 30 feet of right-of-way from the physical centerline. The following right-of-way dedication note is required,"**An X-foot wide right-of-way is hereby dedicated to the State of Delaware, as per this plat.**"*

  Right-of-way dedication is shown and will be provided along the entire frontage of Prettyman Road to increase the width to 30'.

- *In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage. The*

*location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, "**A 15-foot wide permanent easement is hereby established for the State of Delaware, as per this plat.**"*

A 15' wide permanent easement is shown and will be provide along the entire frontage of Prettyman Road.

- *Referring to Section 3.4.2.1 of the Manual, the following items, among other things, are required on the Record Plan:*
    - *A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.*
    - *Depiction of all existing entrances within 450 feet of the entrance on Prettyman Road.*
    - *Notes identifying the type of off-site improvements, agreements (signal, letter) contributions, and when the off-site improvements are warranted.*

  The final Record plan will include the required Traffic Generation Diagram, existing entrances within 450', and all notes regarding improvements/agreements.

- *Section 3.5 of the Manual provides DelDOT's requirements with regard to connectivity. The requirements in Sections 3.5.1 through 3.5.3 shall be followed for all development projects having access to state roads or proposing DelDOT maintained public streets forsubdivisions. DelDOT recommends that the plan be modified to provide a stub street fora future interconnection with Tax Parcel No. 235-30.00-6.00 if that parcel is developed with a compatible use.*

  A connection to the existing Hawthorne Subdivision has been provided. We anticipate keeping the easterly portion of the site as a large open space area, the closest proposed road is 800'+ away. Should a interconnection become feasible on will be provided.

- *Section 3.5.4.2 of the Manual addresses requirements for Shared Use Paths (SUP) and sidewalks. For projects in Level 3 and 4 Investment Areas, installation of paths or sidewalks along the frontage on State-maintained roads is generally required only where there is an existing path or sidewalk nearby. DelDOT does not anticipate requiring the developer to build a sidewalk or path on Prettyman Road.*

  A 15' permanent easement is provide along the frontage for future use. The developer will work with DelDOT is determining any sidewalk or SUP requirements.

- *In accordance with Section 3.8 of the Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along Prettyman Road.*

  Stormwater will meet DelDOT's setback requirements.

- *In accordance with Section 5.2.9 of the Manual, the Auxiliary Lane Worksheet should beused to determine whether auxiliary lanes are warranted at the site entrances and*

how long those lanes should be. The worksheet can be found at http://www.deldot.gov/Business/subdivisions/index.shtml.
The auxiliary lane worksheet will be used to determine auxiliary lanes.

- *In accordance with Section 5.4 of the Manual, sight distance triangles are required and shall be established in accordance with American Association of State Highway and Transportation Officials (AASHTO) standards. A spreadsheet has been developed to a*ssist with this task. It can be found at http://www.deldot.gov/Business/subdivisions/index.shtml.
Sight distance triangles will be provide on the plans and submitted to DelDOT for their review and approval.

- *In accordance with Section 5.14 of the Manual, all existing utilities must be shown on theplan and a utility relocation plan will be required for any utilities that need to be relocated.*
Existing and proposed utilities will be shown on the plans. Should utilities need to be relocated a utility relocation plan will be submitted to DelDOT

Department of Natural Resources and Environmental Control – Beth Krumrine 735-3480
Concerns Identified Within the Development Footprint

Groundwater Contamination

This project overlies an active groundwater contamination investigation by the DNREC Divisionof Waste and Hazardous Substances Remediation Section. Shallow groundwater is impacted andwill require special handling for dewatering wells and for the installation of underground utilities(water, sewer, cable, electric, and gas if applicable). The DNREC Division of Water (Water Supply Section) will work with the DNREC Division of Waste and Hazardous Substances (Remediation Section) to review all dewatering well permits submitted by the developer.
Irrigation well permit applications will not be considered for approval at the proposed site.

Requirements:

- *Contact the DNREC Remediation Section to determine the current status of the site investigation.*

- *A Contaminated Materials Management Plan (CMMP) will be required for all well applications submitted to the DNREC Division of Water's Water Supply Section. The CMMP must detail plans for managing the contaminated groundwater when it is pumpedfrom the ground, how it will be sampled, monitored, and treated, and how and where it will be released back to the environment.*

- *Contact: Division of Waste and Hazardous Substances, Remediation Section at (302) 395-2600.*

Website: https://dnrec.alpha.delaware.gov/waste-hazardous/

- *Contact: Division of Water, Water Supply Section at (302) 739-9945Website: https://dnrec.alpha.delaware.gov/water/supply/*

Thank you for the information regarding potential nearby contamination. The developer will work with DNREC regarding dewatering and any permits required.

Wellhead Protection Area

A Wellhead Protection Area is located on the northern edge of the site. Wellhead Protection Areas are the surface and subsurface areas surrounding a water well or a public water supply wellfield. Contaminants leaching into the soil have the potential to reach the water supplies in these areas.

Requirements:

- *The applicant must comply with all county and municipal codes that affect public drinking water supply Wellhead Protection Areas.*

The development will comply with all county regulations for construction and uses in excellent groundwater recharge areas.

Stormwater Management

This application proposes greater than 5000 square feet of land-disturbing activities, therefore, this project will be subject to Delaware's Sediment and Stormwater Regulations.

Requirements:

- *A Sediment and Stormwater Plan must be developed, then approved by the appropriate plan review agency prior to any land-disturbing activity taking place on the site. For thisproject, the plan review agency is Sussex Conservation District.*

- *Additionally, to address the federal requirement, construction activities that exceed 1.0 acre of land disturbance require Construction General Permit coverage through submittal of an electronic Notice of Intent for Stormwater Discharges Associated with ConstructionActivity. This form must be submitted electronically (https://apps.dnrec.delaware.gov/enoi/, select Construction Stormwater General Permit) to the DNREC Division of Watershed Stewardship, along with the $195 fee.*

- *Schedule a project application meeting with the appropriate plan review agency prior to moving forward with the stormwater and site design. As part of this process, you must submit a Stormwater Assessment Study.*

- *Plan review agency contact: Sussex Conservation District at (302) 856-2105 or (302) 856-7219. Website: https://www.sussexconservation.org/*

A detailed sediment and stormwater plan will be prepared and submitted to the Sussex Conservation District for their review and approval. A NOI permit will be obtained prior to final approvals and development of the site.

Hydrologic Soils Group

Hydrologic Soil Group D (poorly drained) soils have been identified on the northcentral portionof the site. These soil types are typically not conducive to utilizing infiltration stormwater BestManagement Practices such as bioretention and infiltration basins, which must meet minimum infiltration requirements.

Requirements:

- *Any stormwater Best Management Practices that propose the use of infiltration or naturalrecharge shall include a soils investigation.*

Soil borings and investigation will be performed prior for final approvals. The results will be included in a detailed sediment and stormwater plan that will be prepared and submitted to the Sussex Conservation District for their review and approval.

Tax Ditches

Approximately one-quarter of the western portion of the parcel lies within the Koeppel-RobinsonTax Ditch Watershed. Tax ditches are man-made channels created to move normal water flow off agricultural lands. These channels have associated tax ditch Rights-of-Way (ROW) that are utilized for access as well as sediment and debris disposal during maintenance. The parcel in this project review possesses no Tax Ditches and is currently not subject to any Tax Ditch ROWs.

Requirements:

- *Development of the site may result in a change to the drainage pattern and associated TaxDitch watershed boundary. To change existing Tax Ditch watershed boundaries, a Court Order Change must be submitted by the DNREC Drainage Program. The associated Land Development Project Review Request form is attached, as well as the aerial drainage map.*

- *If the site and/or stormwater management features are designed to discharge into the Main Prong of the nearby Koeppel-Robinson Tax Ditch, design must consider existing conditions versus design specifications. Please consult with the DNREC Drainage Program for As-Built design information if necessary.*

- *All precautions should be taken to ensure the project does not hinder any off-site drainageupstream or create any off-site drainage problems downstream due to increases in stormwater.*

- *Contact: DNREC Drainage Program at (302) 855-1930. Website: https://dnrec.alpha.delaware.gov/drainage-stormwater/Tax Ditch Mapper: de.gov/taxditchmap*

Thank you for the clarification on tax ditches and associated right-of-ways. Stormwater will be managed to treat quality and quantity of the runoff to limit downstream impacts.

Water Quality (Pollution Control Strategies)

This site lies within the Broadkill Watershed. Surface water quality in this watershed does not meet State Water Quality Standards and a Pollution Control Strategy is in place for this watershed.

Requirements:

- *Consult with the appropriate plan review agency to determine if stricter stormwater management standards may apply for development projects due to the Pollution ControlStrategy.*

The developer engineer will work closely with DNREC and the Sussex Conservation district to determine all regulations and requirements regarding stormwater impacts.

Wastewater Permitting – Large Systems

Artesian holds existing permits with the DNREC Groundwater Discharges Section's Large Systems Branch.

Requirements:

- *If the capacity of the rate of wastewater disposal is to be updated, it is the responsibility of the permittee (Artesian) to notify the Large Systems Branch.*

- *Contact: DNREC Large Systems Branch at (302) 739-9948. Website: https://dnrec.alpha.delaware.gov/water/groundwater/*

Artesian Wastewater Management, Inc. will provide wasterwater services and any permits requiring upgrading capacity.

Nutrient Management Plan

This project proposes open space of 19.1 acres.

Requirements:

- *A nutrient management plan is required for all persons or entities who apply nutrients tolands or areas of open space of 10 acres or more.*

- *Contact: Delaware Department of Agriculture's Nutrient Management Program at (302)698-4558. Website: https://agriculture.delaware.gov/nutrient-management/*

We do not anticipate nutrients being applied on more than 10 acres of the site.

State Historic Preservation Office – Contact Carlton Hall 736-7400

- *The Delaware SHPO does not recommend development in Level 4 areas.*

- *Prehistoric potential is low to moderate on the far western side of the parcel, and low elsewhere. The parcel is just outside of favorable distance to water, but the western side of the parcel could be within the interval area and has excessively drained soils.*
- *Historic potential is low. There could be some sites associated with the Joseph Coulter house that is across the road, but it would likely be 19th-century field scatter associated with agricultural practices.*

Thank you for your assessment of the site.

Delaware State Fire Marshall's Office – Contact Duane Fox 259-7037

At the time of formal submittal, the applicant shall provide; completed application, fee, and threesets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

Fire Protection Water Requirements:

- *Water distribution system capable of delivering at least 1000 gpm for 1-hour duration, at20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Assembly)*
- *Where a water distribution system is proposed for single-family dwellings it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 1000 feet spacing on centers are required. (One & Two- Family Dwelling)*
- *Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants andsprinkler systems.*

Water distribution will be provided by Artesian Water Company, Inc. using existing infrastructure that meets flow and duration requirements.

Fire Protection Features:

- *All structures over 10,000 sq. ft. aggregate will require automatic sprinkler protection installed.*
- *Buildings greater than 10,000 sq. ft, 3-stories or more, over 35 feet, or classified as HighHazard, are required to meet fire lane marking requirements*
- *Show Fire Department Connection location (Must be within 300 feet of fire hydrant), anddetail as shown in the DSFPR.*
- *Show Fire Lanes and Sign Detail as shown in DSFPR*

We do not anticipate and structures over 10,000 sq.ft. Fire lanes will be marked according to requirements. Fire lanes and sign details will be provided on plans and submitted to the Fire Marshal's office for their review and approval.

Accessibility

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

The site plan will comply with all Fire Department access requirements.

Gas Piping and System Information:

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

Proposed fuel types will be shown on the plans. Should bulk containers be used, they will also be shown on the plans.

Required Notes:

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

The required information and notes will be provided on the plans and submitted to the Fire Marshal for their review and approval.

If you have any questions or need additional information, please do not hesitate to contact me at (302) 424-1441 or jls@dbfinc.com.

Respectfully Submitted,
DAVIS, BOWEN & FRIEDEL, INC.

Jamie L. Sechler, P.E.
Principal

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STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

NICOLE MAJESKI
SECRETARY

November 4, 2022

Ms. Dawn M. Riggi, P.E.
Davis Bowen & Friedel, Inc.
1 Park Avenue
Milford, DE 19963

Dear Ms. Riggi,

The enclosed Traffic Impact Study (TIS) review letter for the **Prettyman Property – Prettyman Road** (Tax Parcel: 235-29.00-25.00) development has been completed under the responsible charge of a registered professional engineer whose firm is authorized to work in the State of Delaware. They have found the TIS to conform to DelDOT's Development Coordination Manual and other accepted practices and procedures for such studies. DelDOT accepts this letter and concurs with the recommendations. If you have any questions concerning this letter or the enclosed review letter, please contact me at (302) 760-2124.

Sincerely,

Claudy Joinville
Project Engineer

CJ:km
Enclosures
cc with enclosures: Mr. Bret Mangum, Insight Homes, Inc.
Mr. Jamie Sechler, Davis, Bowen & Friedel, Inc.
Mr. David L. Edgell, Office of State Planning Coordination
Mr. Jamie Whitehouse, Sussex County Planning & Zoning
Mr. Andrew J. Parker, McCormick Taylor, Inc.
Mr. Tucker Smith, McCormick Taylor, Inc.
DelDOT Distribution

DelDOT

DelDOT Distribution

Brad Eaby, Deputy Attorney General
Shanté Hastings, Deputy Secretary / Director of Transportation Solutions (DOTS)
Pamela Steinebach, Director, Planning
Mark Luszcz, Deputy Director, Traffic, DOTS
Peter Haag, Chief Traffic Engineer, Traffic, DOTS
Michael Simmons, Assistant Director, Project Development South, DOTS
Wendy Carpenter, Traffic Calming & Subdivision Relations Manager, DelDOT Traffic
Todd Sammons, Assistant Director, Development Coordination
Wendy Polasko, Subdivision Engineer, Development Coordination
Sireen Muhtaseb, TIS Section Manager, Development Coordination
Alistair Probert, South District Engineer, South District
Matthew Schlitter, South District Public Works Engineer, South District
Jared Kauffman, Service Development Planner, Delaware Transit Corporation
Tremica Cherry, Service Development Planner, Delaware Transit Corporation
Anthony Aglio, Planning Supervisor, Statewide & Regional Planning
Kevin Hickman, Acting Sussex Review Coordinator, Development Coordination
Derek Sapp, Sussex County Subdivision Manager, Development Coordination
Mark Galipo, Traffic Engineer, Traffic, DOTS
Annamaria Furmato, Project Engineer, Development Coordination

November 4, 2022

Mr. Claudy Joinville
Project Engineer
DelDOT Division of Planning
P.O. Box 778
Dover, DE 19903

RE: Agreement No. 1946F
Traffic Impact Study Services
Task No. 3A Subtask 05 – Prettyman Property

Dear Mr. Joinville:

McCormick Taylor has completed its review of the Traffic Impact Study (TIS) for the Prettyman Property development prepared by Davis, Bowen & Friedel, Inc. dated February 2022. Davis, Bowen & Friedel, Inc. prepared the report in a manner generally consistent with DelDOT's Development Coordination Manual.

The TIS evaluates the impacts of the proposed Prettyman Property development, to be located along the southwest side of Prettyman Road (Sussex Road 254) approximately ¾ mile northwest of US Route 9 in Sussex County, Delaware. The proposed development would consist of 100 single family homes. One unsignalized full-movement access is proposed along Prettyman Road. Construction is anticipated to be completed in 2025.

The subject land is located on an approximately 50.64-acre parcel. The subject land is currently zoned AR-1 (Agricultural Residential). The developer does not plan to rezone the land.

Currently there are no active DelDOT projects within the study area, although there is one study. DelDOT's Coastal Corridors Study aims to study the east-west travel patterns in Sussex County including, but not limited to, Delaware Route 404 and US Route 9 including the section nearest the proposed development. Initial efforts will identify the east-west routes/corridors in northwestern Sussex County that are currently congested or are at risk for congestion based on anticipated growth in the area. The study will focus on a number of factors including longer trips from the Chesapeake Bay Bridge to the Delaware beaches and Ocean City, Maryland, regional traffic between Maryland's Eastern Shore and Sussex County, and local east-west traffic within the northwestern part of Sussex County. The latest updates indicate that the study is in the data collection / public outreach phase.

Based on our review, we have the following comments and recommendations:

The following intersection exhibits level of service (LOS) deficiencies without the implementation of physical roadway and/or traffic control improvements:

Intersection	***Existing Traffic Control***	***Situations for which deficiencies occur***
US Route 9 and Prettyman Road	Unsignalized	2021 Existing PM (Case 1) 2025 without development AM/PM/Saturday (Case 2) 2025 with development AM/PM/Saturday (Case 3)

US Route 9 and Prettyman Road

This unsignalized intersection experiences LOS deficiencies in the existing weekday PM and all future peak hours, with the southbound approach of Prettyman Road operating at LOS F. DelDOT has determined that a new traffic signal at this location on US Route 9 would not be desirable due in part to proximity to the nearby traffic signal at the intersection of US Route 9 and DE Route 5. Upon further consideration of safety elements and multiple proposed developments in the vicinity of this intersection, DelDOT has identified the need to realign a portion of Prettyman Road north of US Route 9 to address the skewed angle of the intersection. The subject developer should make an equitable share contribution towards that improvement, as noted below in Item 3.

Should Sussex County choose to approve the proposed development, the following items should be incorporated into the site design and reflected on the record plan by note or illustration. All applicable agreements (i.e. letter agreements for off-site improvements and traffic signal agreements) should be executed prior to entrance plan approval for the proposed development.

1. The developer shall improve the State-maintained road(s) on which they front (Prettyman Road), within the limits of their frontage, to meet DelDOT's standards for their Functional Classification as found in Section 1.1 of the Development Coordination Manual and elsewhere therein. The improvements shall include both directions of travel, regardless of whether the developer's lands are on one or both sides of the road. Frontage is defined in Section 1 of the Development Coordination Manual, which states "This length includes the length of roadway perpendicular to lines created by the projection of the outside parcel corners to the roadway." Questions on or appeals of this requirement should be directed to the DelDOT Subdivision Review Coordinator in whose area the development is located.

2. The developer should construct the full-movement Site Access on Prettyman Road. The proposed configuration is shown in the table below.

Approach	Existing Configuration	Proposed Configuration
Eastbound Site Access	Approach does not exist	One shared left/right-turn lane
Northbound Prettyman Road	One through lane	One shared through/left-turn lane and one bypass lane
Southbound Prettyman Road	One through lane	One through lane and one right-turn lane

Initial recommended minimum turn-lane lengths (excluding tapers) of the separate turn lanes are listed below. The developer should coordinate with DelDOT's Development Coordination Section to determine final turn-lane lengths and other design details during the site plan review.

Approach	Left-Turn or Bypass Lane	Right-Turn Lane
Eastbound Site Access	N/A	N/A
Northbound Prettyman Road	Bypass lane 375 feet in length * (50-foot storage, 215-foot approach taper, 110-foot departure taper)	N/A
Southbound Prettyman Road	N/A	190 feet **

* Initial bypass lane lengths based on DelDOT's *Auxiliary Lane Worksheet*

** Initial turn-lane length based on DelDOT's *Auxiliary Lane Worksheet*, assuming an entrance radius less than 50 feet

3. The developer should enter into an agreement with DelDOT regarding an equitable share contribution towards construction of a potential project that would realign a portion of Prettyman Road north of US Route 9 to address the skewed angle of the intersection of US Route 9 and Prettyman Road. The realignment would eliminate the existing skewed angle such that Prettyman Road intersects US Route 9 at a 90-degree angle. One or more other developers may be required to contribute towards the improvements. The developer should coordinate with DelDOT's Development Coordination Section, along with the developers of Toback Flex Park and Georgetown Business Plaza (f.k.a. Prettyman Property – Route 9) if directed to do so by DelDOT, regarding the contribution amount and other details regarding the realignment project.

4. The developer should provide a roadway interconnection to the adjacent Hawthorne Subdivision located immediately to the southwest of the proposed Prettyman Property.

5. The following bicycle and pedestrian improvements should be included:

    a. Per the DelDOT Development Coordination Manual section 5.2.9.2, bicycle lanes are required where right turn lanes are being installed.
    b. Appropriate bicycle symbols, directional arrows, pavement markings, and signing should be included along bicycle facilities and turn lanes within the project limits.

    c. Utility covers should be made flush with the pavement.

    d. If clubhouses or other community facilities are constructed within the site, bicycle parking should be provided near building entrances. Where building architecture provides for an awning, other overhang, or indoor parking, the bicycle parking should be covered.

    e. A minimum 15-foot wide permanent easement from the edge of the right-of-way should be dedicated to DelDOT within the site frontage along Prettyman Road

    f. ADA compliant curb ramps and crosswalks should be provided at all pedestrian crossings, including all site entrances. Type 3 curb ramps are discouraged.

    g. Internal sidewalks for pedestrian safety and to promote walking as a viable transportation alternative should be constructed within the development. These sidewalks should each be a minimum of five-feet wide (with a minimum of a five-foot buffer from the roadway) and should meet current AASHTO and ADA standards. Internal sidewalks in the development should lead out to Prettyman Road and terminate with a Type 1 curb ramp.

    h. Where internal sidewalks are located alongside of parking spaces, a buffer should be added to prevent vehicular overhang onto the sidewalk.

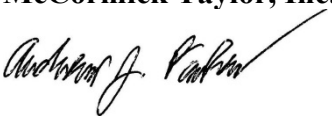
Improvements in this TIS may be considered "significant" under DelDOT's *Work Zone Safety and Mobility Procedures and Guidelines*. These guidelines are available on DelDOT's website at http://deldot.gov/Publications/manuals/de_mutcd/index.shtml.

Please note that this review generally focuses on capacity and level of service issues; additional safety and operational issues will be further addressed through DelDOT's site plan review process.

Additional details on our review of this TIS are attached. Please contact me at (610) 640-3500 or through e-mail at ajparker@mccormicktaylor.com if you have any questions concerning this review.

Sincerely,

McCormick Taylor, Inc.



Andrew J. Parker, PE, PTOE
Project Manager

Enclosure

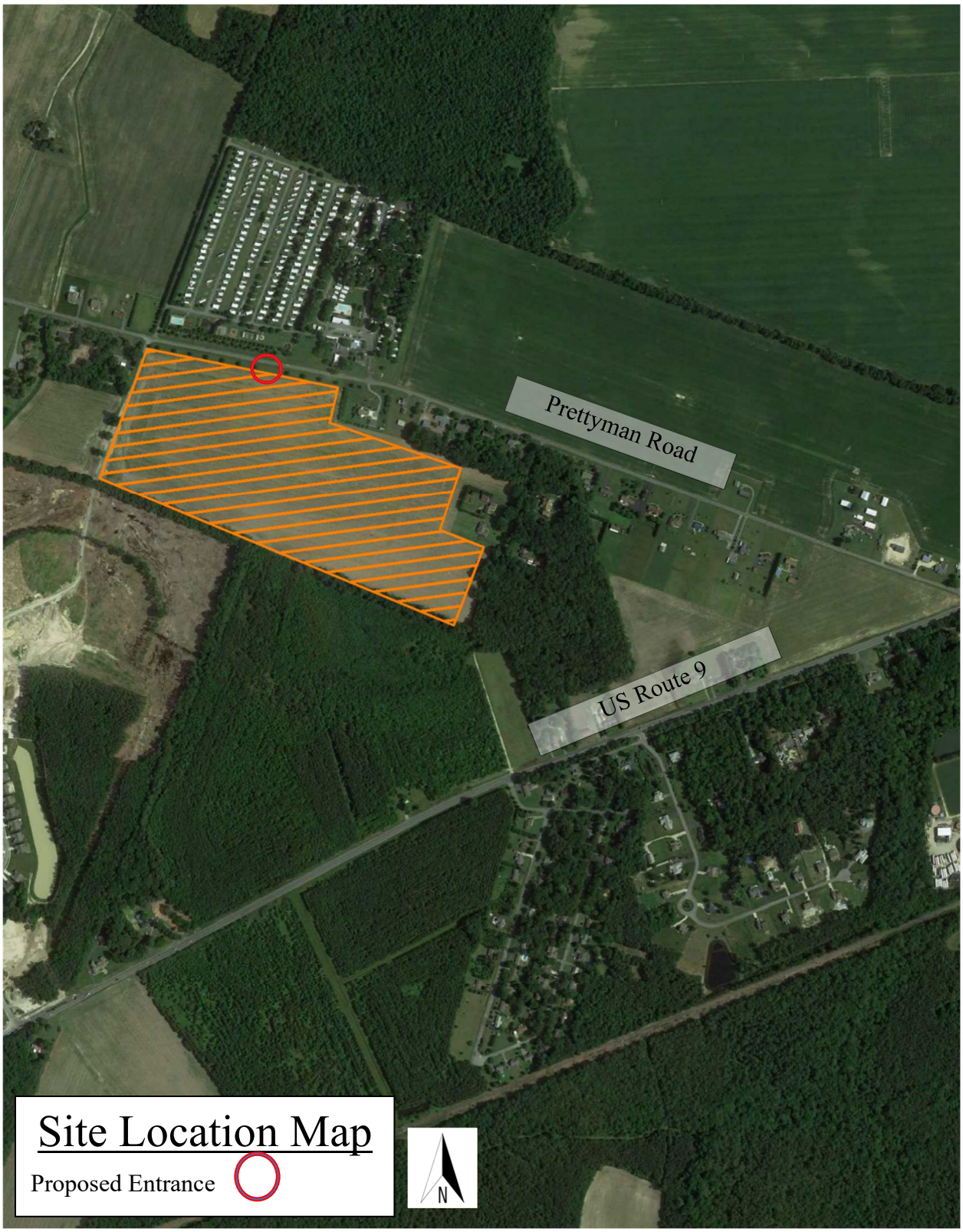
General Information

Report date: February 2022
Prepared by: Davis, Bowen & Friedel, Inc.
Prepared for: Insight Homes, Inc.
Tax parcel: 235-29.00-25.00
Generally consistent with DelDOT's Development Coordination Manual: Yes

Project Description and Background

Description: The proposed Prettyman Property development would consist of 100 single-family homes.
Location: The site is located along the southwest side of Prettyman Road (Sussex Road 254) approximately ¾ mile northwest of US Route 9 in Sussex County, Delaware. A site location map is included on page 7.
Amount of land to be developed: approximately 50.64-acre parcel
Land use approval(s) needed: Subdivision approval. The subject land is currently zoned AR-1 (Agricultural Residential), and the developer does not plan to rezone the land.
Proposed completion year: 2025
Proposed access locations: One unsignalized full-movement access is proposed along Prettyman Road.
Daily Traffic Volumes (per DelDOT Traffic Summary 2019):

- 2019 Average Annual Daily Traffic on Prettyman Road: 2,212 vehicles/day


Prettyman Road
US Route 9
Site Location Map
Proposed Entrance
N

2020 Delaware Strategies for State Policies and Spending

Location with respect to the Strategies for State Policies and Spending Map of Delaware: The Prettyman Property development is located within Investment 4, as described below.

Investment Level 4
Delaware's Investment Level 4 Areas are rural in nature and are where the bulk of the state's open space/natural areas and agricultural industry is located. These areas contain agribusiness activities, farm complexes, and small settlements. They typically include historic crossroads or points of trade, often with rich cultural ties (for example, unincorporated areas like Clarksville in Sussex County and Port Penn in New Castle County).

Investment Level 4 Areas also boast undeveloped natural areas, such as forestlands, and large recreational uses, such as state and county parks and fish and wildlife preserves. Level 4 Areas may include natural habitats that are important for providing "ecosystem services" such as improving water quality and reducing flood risk. Sometimes, private recreational facilities, such as campgrounds or golf courses (often with associated residential developments), are also situated in Investment Level 4 Areas.

Proposed Development's Compatibility with Strategies for State Policies and Spending:
The proposed Prettyman Property project consists of 100 single family homes. Investment Level 4 should emphasize only development that is compatible with and enhances agriculture, agribusiness, appropriate visitor activities, and similar economic activities. New housing developments are generally discouraged in such areas. Based on the *2020 Delaware Strategies for State Polices and Spending* document, the proposed development does not appear to be compatible with an Investment Level 4 area and additional discussion is required.

Comprehensive Plan

Sussex County Comprehensive Plan:
(Source: Sussex County Comprehensive Plan, March 2019)

The Sussex County Comprehensive Plan 2045 Future Land Use Map indicates that the proposed Prettyman Property development parcel is within the Low Density Area (categorized as a Rural Area).

All lands designated as Low-Density Areas are currently zoned AR-1. Under that zoning designation, single family detached homes are permitted at 2 homes per acre on lots containing a minimum of ½ acre if that tract connects to central sewers. Where on-site septic systems are used, single-family detached homes are permitted on minimum ¾ acre lots. AR-1 zoning regulations also permit an average of 2 homes per acre where a cluster-style site plan is used, and a portion of the tract in preserved in permanent open space. Using these zoning regulations and additional incentives, Sussex County hopes to retain the rural environment of Low Density Areas and set aside significant open space.

In Sussex County, many farmland owners located in the Low-Density Areas have built up significant equity in their lane – in numerous cases through multiple generations. This is equity is a liquid asset that can serve as collateral to secure operating loans. It is also equity that can be realized through lane sales if and when these landowners no longer desire to continue farming. For this reason, the Sussex County Council supports State and local land use policies that will preserve the value of farmland. The Sussex County approach emphasizes the following policies and actions to help sustain agriculture, maintain the rural landscape and sustain reasonable development rights:

- The County strongly supports voluntary farmland preservation and has worked jointly with the State to facilitate the acquisition of development rights to agricultural land.

- The County uses zoning to mandate that a certain portion of a residential subdivision must be permanently preserved in common open space.

- The County provides density bonuses, under certain conditions, to developers who agree to pay into a fund that Sussex County uses to acquire open space.

- The County requires developers to plant landscaped buffers to physically separate new development from the surrounding countryside.

- The County is also considering establishing Agribusiness Areas which will enable certain limited, yet important agriculture industries to develop in support of Sussex County's large agricultural economy without unnecessary delay.

- The County supports continued agricultural operations and affords them specific protections as are listed in Sussex County Code Section 99 -6 (G)(l) and(2) and 99 -16 (D).

The following guidelines should apply to future growth in Low Density Areas:

Permitted uses – The primary uses envisioned in Low Density Areas are agricultural activities and homes. Business development should be largely confined to businesses addressing the needs of these two uses. Industrial and agribusiness uses that support or depend on agriculture should be permitted. The focus of retail and office uses in Low Density Areas should be providing convenience goods and services to nearby residents. Commercial uses in these residential areas should be limited in their location, size and hours of operation. More intense commercial uses should be avoided in these areas. Institutional and commercial uses may be appropriate depending on surrounding uses.

Densities – Base densities in Low Density Areas should be unchanged from the current zoning provisions. The minimum lot size should be ¾ acre for lots served by on-lot septic systems and ½ acre for lots with central sewers. The cluster option permitted in Low Density Areas should continue to permit overall site densities of up to 2 units per acre, provided significant open space is set aside and the tract connects to public sewers.

Infrastructure – Development where lots are no smaller than ¾ acre can be accommodated in this planning area without central sewers. Other development should require central sewer service.

Proposed Development's Compatibility with Comprehensive Plan: The proposed Prettyman Property residential development is planned to be developed as 100 single-family detached homes on a 50.64-acre assemblage of parcels. The site is currently zoned AR-1 (Agricultural Residential), and the developer plans to develop under that zoning. The purpose of this zoning district is to protect agricultural lands and activities and other valuable natural resources. Low-density housing is permitted along with churches, recreational facilities, and accessory uses as may be necessary or is normally compatible with residential surroundings. The Sussex County Comprehensive Plan 2045 Future Land Use Map indicates that the proposed development parcels are within the Low Density Area (categorized as a Rural Area). The proposed development appears to comply with the characteristics and *Permitted Uses* for Low Density Areas. However, due to the possibility of some lots being smaller than ½ acre, this development raises questions regarding consistency with Sussex County regulations; therefore additional discussion may be required.

Relevant Projects in the DelDOT Capital Transportation Program

Currently there are no active DelDOT projects within the study area, although there is one study. DelDOT's Coastal Corridors Study aims to study the east-west travel patterns in Sussex County including, but not limited to, Delaware Route 404 and US Route 9 including the section nearest the proposed development. Initial efforts will identify the east-west routes/corridors in northwestern Sussex County that are currently congested or are at risk for congestion based on anticipated growth in the area. The study will focus on a number of factors including longer trips from the Chesapeake Bay Bridge to the Delaware beaches and Ocean City, Maryland, regional traffic between Maryland's Eastern Shore and Sussex County, and local east-west traffic within the northwestern part of Sussex County. The latest updates indicate that the study is in the data collection / public outreach phase.

Trip Generation

Trip generation for the proposed development was computed using comparable land uses and equations contained in Trip Generation, Tenth Edition, published by the Institute of Transportation Engineers (ITE). The following land use was utilized to estimate the amount of new traffic generated for this development:

- 100 single-family detached houses (ITE Land Use Code 210)

Table 1
Prettyman Property Peak Hour Trip Generation

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Saturday Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total
Single Family Detached House (100 units)	19	57	76	64	38	102	55	47	102

Overview of TIS

Intersections examined:

1) Prettyman Road & Site Access
2) US Route 9 & Prettyman Road

Conditions examined:

1) 2022 Existing (Case 1)
2) 2025 without development (Case 2)
3) 2025 with development (Case 3)

Peak hours evaluated: Weekday morning and evening peak hours, Saturday peak hour

Committed developments considered:

1) Hawthorne (213 single-family houses; 100 unbuilt)
2) Azalea Woods (610 single-family houses; all unbuilt)
3) Vines of Sandhill (a.k.a. Sposato Property) (393 single-family houses; 333 unbuilt)
4) Western Willows (287 3-story apartments; all unbuilt)

Intersection Descriptions

1) **Prettyman Road & Site Access**
   Type of Control: proposed one-way stop (T-intersection)
   Eastbound Approach: (Site Access) proposed shared left-turn/right-turn lane, stop controlled
   Northbound Approach: (Prettyman Road) proposed shared through/left-turn lane and a bypass lane
   Southbound Approach: (Prettyman Road) proposed single through lane, bike lane, and right-turn lane

2) **US Route 9 & Prettyman Road**
   Type of Control: one-way stop (T-intersection)
   Eastbound Approach: (US Route 9) one shared left-turn/through lane
   Westbound Approach: (US Route 9) one through lane and one right-turn lane
   Southbound Approach: (Prettyman Road) one shared left-turn/right-turn lane, stop controlled

Safety Evaluation

Crash Data: Delaware Crash Analysis Reporting System (CARS) data was provided in the TIS for the three-year period from December 1, 2018 to December 1, 2021. A total of 22 crashes occurred within the study area during the three-year period. Of those 22 collisions, 5 resulted in personal injury. Of the 22 crashes, 20 occurred at or near the intersection of US Route 9 and Prettyman Road, however only 3 of those were angle crashes. Several of the crashes were rear-end crashes associated with queues from the nearby signalized intersection of US Route 9 & Delaware Route 5 located approximately 1,300 feet east of Prettyman Road. There were no fatalities in the three-year window.
Sight Distance: The study area generally consists of relatively flat roadways and there are few visual obstructions. Sight distance appears adequate throughout the study area. No problematic sight distance issues have been reported or indicated by crash data. As always adequacy of available sight distance should be confirmed during the site plan review process for all proposed movements at the site accesses.

Transit, Pedestrian, and Bicycle Facilities

Existing transit service: Based on the current DART Bus Stop Map, the Delaware Transit Corporation (DTC) currently operates 2 bus routes in the study area along US Route 9 (Intercounty Bus Route 303 and Bus Route 206); however, there are no bus stops in the study area and no routes run along Prettyman Road.

Planned transit service: Jared Kaufmann representing DTC was contacted regarding existing and planned transit service in the area. He stated that DTC has no transit-specific comments regarding this site. DTC does not plan to provide service on Prettyman Road.

Existing bicycle and pedestrian facilities: According to DelDOT's Sussex County Bicycle Map, Prettyman Road is classified as a Connector Bicycle Route without Bikeway and US Route 9 is classified as a Regional Bicycle Route with a bikeway. There are currently no existing bicycle

lanes along the existing site frontages. There are currently no Shared-Use Paths (SUPs) or sidewalks within the study area.

Planned bicycle and pedestrian facilities: This development is proposed within an Investment Level 4 area. Per the DelDOT SUP/Sidewalk Policy, a non-motorized facility is not required unless the total build-out site ADT is greater than 2,000 trips. Therefore, a SUP is not required along the site frontage. Internal bicycle racks have been requested. Additionally, as a right-turn lane is warranted, the developer shall incorporate a separate bike lane along the right-turn lane.

Previous Comments

In a review letter dated January 20, 2022, DelDOT indicated that the Preliminary TIS was acceptable as submitted.

It appears that all substantive comments from DelDOT's TIS Scoping Memorandum, Traffic Count Review, Preliminary TIS Review, and other correspondence were addressed in the Final TIS submission.

General HCS Analysis Comments
(see table footnotes on the following pages for specific comments)

1) For two-way stop control intersections, the TIS and McCormick Taylor applied heavy vehicle factors (HV) by movement using existing data. The TIS and McCormick Taylor generally assumed future HV to be the same as existing HV at all intersections, with minor exception. Both the TIS and McCormick Taylor assumed 3% HV for future movements to and from the proposed site access points (as per DelDOT's Development Coordination Manual section 2.2.8.11.6.H).

2) For existing conditions, the TIS and McCormick Taylor determined overall intersection peak hour factors (PHF) for each intersection based on the turning movement counts that were available. Future PHFs were determined as per the DelDOT Development Coordination Manual section 2.2.8.11.6.F where applicable.

3) For analyses of all intersections, McCormick Taylor and the TIS assumed 1% grade for all movements.

Table 2
Peak Hour Levels of Service (LOS)
Based on Prettyman Property Traffic Impact Study – February 2022
Prepared by Davis, Bowen & Friedel, Inc.

Unsignalized Intersection [1] **One-Way Stop (T-intersection)**	**LOS per TIS**			**LOS per** **McCormick Taylor**		
Prettyman Road & **Site Access**	Weekday AM	Weekday PM	Summer Saturday	Weekday AM	Weekday PM	Summer Saturday
2025 Build Condition (Case 3)						
Eastbound Site Access	B (10.1)	A (10.0)	B (10.3)	B (10.1)	A (10.0)	B (10.3)
Northbound Prettyman Rd – Left	A (7.6)	A (7.6)	A (7.6)	A (7.6)	A (7.6)	A (7.6)

[1] For both unsignalized and signalized analyses, the numbers in parentheses following levels of service are average delay per vehicle, measured in seconds. For signalized analyses, LOS analysis results are given for only the overall intersection delay.

Table 3
Peak Hour Levels of Service (LOS)
Based on Prettyman Property Traffic Impact Study – February 2022
Prepared by Davis, Bowen & Friedel, Inc.

Unsignalized Intersection [2] **One-Way Stop (T-intersection)**	**LOS per TIS**			**LOS per McCormick Taylor**		
US Route 9 & **Prettyman Road**	Weekday AM	Weekday PM	Summer Saturday	Weekday AM	Weekday PM	Summer Saturday
2021 Existing Condition (Case 1)						
Southbound Prettyman Road	D (26.7)	E (35.9)	D (32.1)	D (26.7)	E (35.9)	D (32.1)
Eastbound US Route 9 – Lefts	A (8.4)	A (9.4)	A (8.7)	A (8.4)	A (9.4)	A (8.7)
2025 No-Build Condition (Case 2)						
Southbound Prettyman Road	F (62.7)	F (80.9)	F (85.1)	F (62.7)	F (80.9)	F (85.0)
Eastbound US Route 9 – Lefts	A (8.6)	B (10.2)	A (9.2)	A (8.6)	B (10.2)	A (9.2)
2025 No-Build Condition (Case 2) (w/ EB Improvements) [3]						
Southbound Prettyman Road	F (62.7)	F (80.4)	F (81.2)	F (62.7)	F (80.4)	F (84.7)
Eastbound US Route 9 – Lefts	A (8.6)	B (10.2)	A (9.2)	A (8.6)	B (10.2)	A (9.2)
2025 No-Build Condition (Case 2) (w/ SB Improvements) [4]						
Southbound Prettyman Road	F (61.9)	F (76.8)	F (81.2)	F (61.9)	F (76.7)	F (81.2)
Eastbound US Route 9 – Lefts	A (8.6)	B (10.2)	A (9.2)	A (8.6)	B (10.2)	A (9.2)
2025 No-Build Condition (Case 2) (w/ Both Improvements) [3, 4]						
Southbound Prettyman Road	F (61.9)	F (76.3)	F (80.9)	F (61.9)	F (76.3)	F (80.9)
Eastbound US Route 9 – Lefts	A (8.6)	B (10.2)	A (9.2)	A (8.6)	B (10.2)	A (9.2)

[2] For both unsignalized and signalized analyses, the numbers in parentheses following levels of service are average delay per vehicle, measured in seconds. For signalized analyses, LOS analysis results are given for only the overall intersection delay.
[3] Assumes addition of a separate left-turn lane on the eastbound approach of US Route 9.
[4] Assumes separate left and right-turn lanes on the southbound approach of Prettyman Road.

Table 3 (continued)
Peak Hour Levels of Service (LOS)
Based on Prettyman Property Traffic Impact Study – February 2022
Prepared by Davis, Bowen & Friedel, Inc.

Unsignalized Intersection [5] **One-Way Stop (T-intersection)**	**LOS per TIS**			**LOS per McCormick Taylor**		
US Route 9 & **Prettyman Road**	Weekday AM	Weekday PM	Summer Saturday	Weekday AM	Weekday PM	Summer Saturday
2025 Build Condition (Case 3)						
Southbound Prettyman Road	F (85.8)	F (127.8)	F (134.4)	F (85.7)	F (127.5)	F (134.2)
Eastbound US Route 9 – Lefts	A (8.6)	B (10.4)	A (9.4)	A (8.7)	B (10.4)	A (9.4)
2025 Build Condition (Case 3) (w/ EB Improvements) [6]						
Southbound Prettyman Road	F (84.9)	F (121.5)	F (128.8)	F (84.9)	F (121.5)	F (128.8)
Eastbound US Route 9 – Lefts	A (8.7)	B (10.4)	A (9.4)	A (8.7)	B (10.4)	A (9.4)
2025 Build Condition (Case 3) (w/ SB Improvements) [7]						
Southbound Prettyman Road	F (74.8)	F (108.1)	F (114.1)	F (74.7)	F (107.9)	F (113.9)
Eastbound US Route 9 – Lefts	A (8.7)	B (10.4)	A (9.4)	A (8.7)	B (10.4)	A (9.4)
2025 Build Condition (Case 3) (w/ Both Improvements) [6, 7]						
Southbound Prettyman Road	F (74.0)	F (102.9)	F (109.4)	F (74.0)	F (102.9)	F (109.4)
Eastbound US Route 9 – Lefts	A (8.7)	B (10.4)	A (9.4)	A (8.7)	B (10.4)	A (9.4)

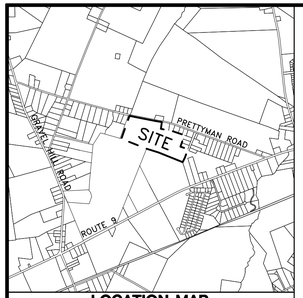
[5] For both unsignalized and signalized analyses, the numbers in parentheses following levels of service are average delay per vehicle, measured in seconds. For signalized analyses, LOS analysis results are given for only the overall intersection delay.
[6] Assumes addition of a separate left-turn lane on the eastbound approach of US Route 9.
[7] Assumes separate left and right-turn lanes on the southbound approach of Prettyman Road.

WYNFORD PRESERVE

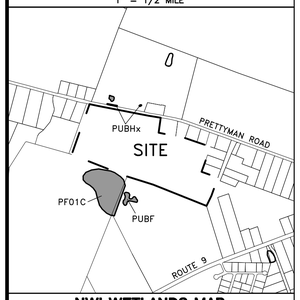
PRELIMINARY PLANS FOR RESIDENTIAL SUBDIVISION

GEORGETOWN HUNDRED & BROADKILL HUNDRED
SUSSEX COUNTY, DELAWARE

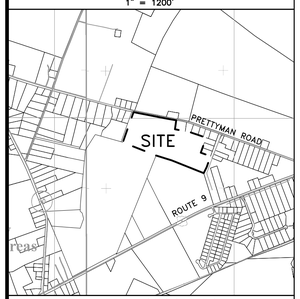
DBF PROJECT NO. 2269B005 DECEMBER, 2022



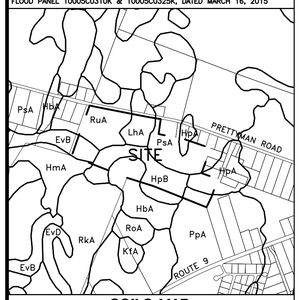
LOCATION MAP
1" = 1/2 MILE



NWI WETLANDS MAP
1" = 1200'



FEMA FLOOD MAP 1" = 2000'
FLOOD PANEL 10005C0310K & 10005C0325K, DATED MARCH 16, 2015



SOILS MAP
1" = 1200'

SOILS DATA

LABEL	SOIL NAME	TYPE
EvB	EVESBORO LOAMY SAND, 0-2 PERCENT SLOPES	A
EvD	EVESBORO LOAMY SAND, 5-12 PERCENT SLOPES	A
FodA	FALLSINGTON SANDY LOAMS, 0-2 PERCENT SLOPES	D
GoB	GALESTOWN LOAMY SAND, 0-5 PERCENT SLOPES	A
HbA	HAMBROOK SANDY LOAM, 0-2 PERCENT SLOPES	B
HmA	HAMMONTON LOAMY SAND, 0-2 PERCENT SLOPES	B
HnA	HAMMONTON SANDY LOAM, 0-2 PERCENT SLOPES	B
PsB	PEPPERBOX-ROSEDALE COMPLEX, 2-5 PERCENT SLOPES	A/C
RkA	ROCKAWALKIN LOAMY SAND, 0-2 PERCENT SLOPES	B
WdA	WOODSTOWN SANDY LOAM, 0-2 PERCENT SLOPES	C

DATA COLUMN

TAX MAP NUMBER: 2-35-29.00-25.00

DATUM
VERTICAL NAVD 88
HORIZONTAL NAD 83 (DE STATE PLANE)

EXISTING ZONING: AR-1

PROPOSED ZONING: AR-1 (CLUSTER DEVELOPMENT)

EXISTING USE: AGRICULTURE

PROPOSED USE: 100 SINGLE FAMILY UNITS W/ CLUBHOUSE & POOL

FLOOD HAZARD MAP: THE SITE IS LOCATED ON THE FEMA FLOOD INSURANCE RATE MAP #10005C0310K & #10005C0325K, DATED MARCH 16, 2015.

WETLANDS: THIS SITE AS SHOWN HEREON DOES NOT CONTAIN STATE OR FEDERALLY REGULATED BASED ON NWI AND DNREC WETLAND MAPS.

SITE AREA: 50.50 AC.

PROPOSED LAND USE AREAS

SINGLE FAMILY LOTS	19.969 AC. (40%)
RIGHT-OF-WAY	5.552 AC. (11%)
OPEN SPACE	24.703 AC. (49%)
RIGHT-OF-WAY DEDICATION	0.276 AC.(0%)
TOTAL	50.50 AC.

REQUIRED OPEN SPACE 30%
PROVIDED OPEN SPACE 49%

EXISTING WOODED AREA 0.54 AC.
PROPOSED WOODED AREA 0.54 AC. (100%)

WETLANDS AREA 0.00 AC.

AVG. LOT AREA 8,698 SF. (0.20 AC.)

AR-1 CLUSTER - NUMBER OF DWELLING UNITS PERMITTED CALCULATION

TOTAL PROPOSED SITE AREA	50.50 AC.
RIGHT-OF-WAY AREA	-5.55 AC.
TOTAL GROSS AREA	44.95 AC.

PERMITTED UNITS CALCULATION
TOTAL GROSS AREA x 43560 / 10000
44.95 x 43560 / 10000 = 195 UNITS

PROPOSED UNITS 100

SETBACKS
FRONT 25'
CORNER 15' (ONE SIDE)
SIDE 10'
REAR 10'
MIN. LOT AREA: 7500 S.F.
MIN. LOT WIDTH: 60'
MIN. LOT DEPTH: 100'

UTILITIES PROVIDER

SEWER: ARTESIAN WASTEWATER MANAGEMENT, INC.

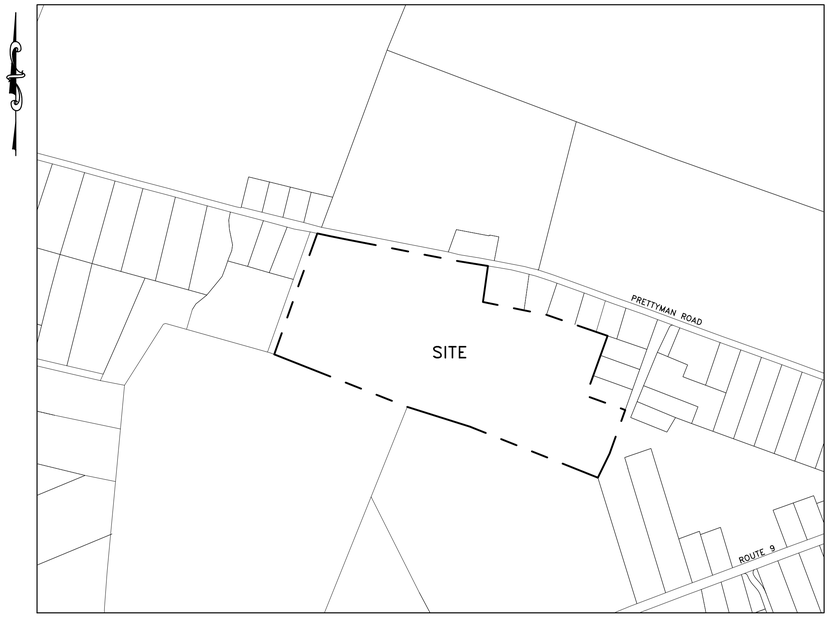
WATER: ARTESIAN WATER COMPANY, INC.

PROPOSED BUILDING HEIGHT: 42' (2-1/2 STORIES)

PROPOSED BUILDING CONSTRUCTION: WOOD CONSTRUCTION

OWNER/DEVELOPER: PRETTYMAN ROAD DEVELOPMENT, LLC
16255 SUSSEX HWY.
BRIDGEVILLE, DE 19933

PREPARED BY: DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVE.
MILFORD, DE 19963
(302) 424-1441



LOCATION MAP
SCALE: 1"=500'

0 500 1000 1500

INDEX OF SHEETS

PL-1	PRELIMINARY TITLE
PL-2	EXISTING CONDITIONS PLAN
PL-3	PRELIMINARY SITE PLAN
PL-4	PRELIMINARY SITE PLAN
PL-5	PRELIMINARY LANDSCAPE PLAN

GENERAL NOTES:

1. STREETS, STORMWATER MANAGEMENT FACILITIES AND OTHER COMMON AREAS SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNER'S ASSOCIATION CAN PROVIDE FOR REQUIRED MAINTENANCE. SUSSEX COUNTY AND THE STATE OF DELAWARE ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE FACILITIES WITHIN THE SITE.
2. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY SHOWN ON THIS PLAN ARE PRIVATE AND ARE TO BE MAINTAINED BY THE DEVELOPER, PROPERTY OWNERS OR BOTH. THE STATE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
3. THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. SUSSEX COUNTY AND THE STATE OF DELAWARE ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK.
4. ACCESS TO ALL LOTS SHALL BE PROVIDED FROM THE PRIVATE SUBDIVISION STREETS PROPOSED WITH THIS PLAN. NO DIRECT ACCESS TO PUBLIC STREETS IS PROPOSED EXCEPT THE ENTRANCES SPECIFICALLY SHOWN ON THIS PLAN.
5. 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, IN CONFORMANCE WITH DELDOT'S "SHARED-USE PATH AND/OR SIDEWALK TERMINATION POLICY".
6. THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IN THESE PLANS ARE BASED ON FIELD SURVEYS PERFORMED BY DAVIS, BOWEN & FRIDEL, INC.
7. UTILITY EASEMENTS DEPICTED HEREON REPRESENT, TO THE GREATEST EXTENT PERMITTED BY LAW. PRIVATE EASEMENTS FOR THE EXCLUSIVE USE AND BENEFIT OF THOSE UTILITY COMPANIES AND/OR OTHER PROVIDERS OF SERVICES TO THE DEVELOPMENT AS MAY BE DESIGNED BY OWNER, OR ITS SUCCESSORS AND ASSIGNS, FROM TIME TO TIME BY AN INSTRUMENT IN WRITING, AND IN NO WAY GRANT, CONVEY OR CREATE ANY GENERAL PUBLIC UTILITY EASEMENT OR ANY GENERAL OR PUBLIC ACCESS RIGHTS.
8. UNLESS OTHERWISE DESIGNATED BY OWNER, OR ITS SUCCESSORS AND ASSIGNS, FROM TIME TO TIME BY AN INSTRUMENT IN WRITING, STORM DRAIN EASEMENTS DEPICTED HEREON REPRESENT PRIVATE EASEMENTS TO ACCESS THE STORM DRAINS FOR THE SOLE PURPOSE OF MAINTAINING AND REPAIRING SUCH STORM DRAINS, AND IN NO WAY GRANT, CONVEY OR CREATE ANY GENERAL PUBLIC UTILITY EASEMENT OR ANY GENERAL OR PUBLIC ACCESS RIGHTS.
9. WETLANDS DO NOT EXIST ON THIS PARCEL.
10. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER DRAINAGE AND MANAGEMENT FACILITIES RELATED TO THE RESIDENTIAL PROPERTIES, HOMEOWNERS' ASSOCIATION PROPERTIES AND ROAD RIGHT-OF-WAY WITHIN THE PROJECT. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION AS REQUIRED BY SUSSEX COUNTY, DELAWARE. SHOULD THE OWNER OR OWNERS OF THE PROPERTY DEFAULT IN THE MAINTENANCE OF THE STORMWATER DRAINAGE AND MANAGEMENT FACILITIES, THE HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT TO MAINTAIN THE FACILITIES SUBJECT TO THE TERMS AND CONDITIONS OF THE COVENANTS.

OWNER'S STATEMENT

I, THE UNDERSIGNED, HEREBY STATE THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THE PLAN WAS MADE AT MY DIRECTION, I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN BE RECORDED ACCORDING TO LAW.

_____ _____
DATE

PRETTYMAN ROAD DEVELOPMENT, LLC
16255 SUSSEX HWY.
BRIDGEVILLE, DE 19933

ENGINEER'S STATEMENT

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

_____ _____
DATE

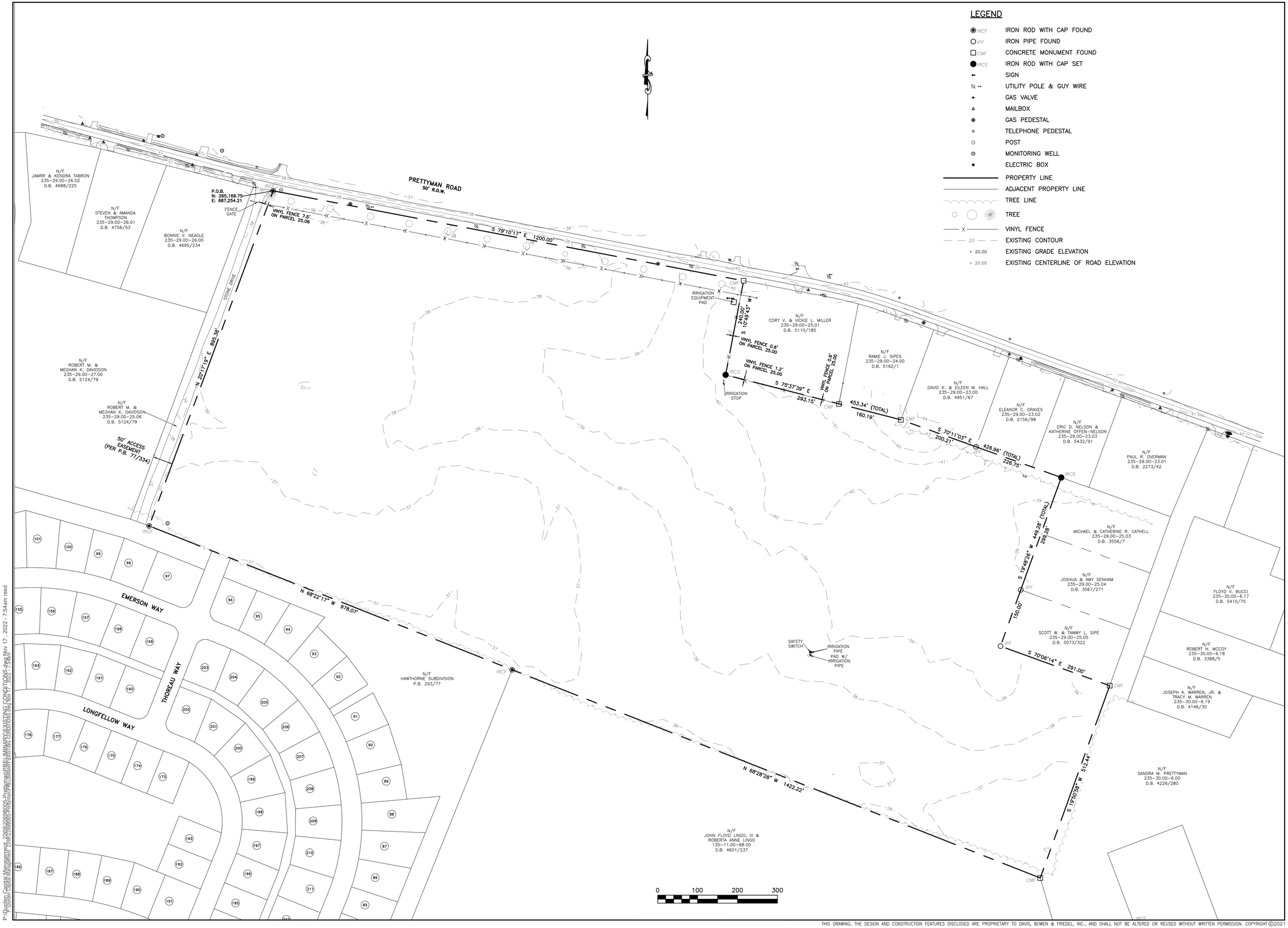
by JAMIE L. SECHLER, P.E.
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVE.
MILFORD, DELAWARE, 19963

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

DECEMBER 2022
2269B005

WYNFORD PRESERVE

PL-1



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ANNAPOLIS, MARYLAND (301) 261-1444
EASTON, MARYLAND (410) 770-4744

EXISTING CONDITIONS PLAN

WYNFORD PRESERVE
RESIDENTIAL COMMUNITY
SUSSEX COUNTY, DELAWARE

Revisions:

Date:	DECEMBER 2022
Scale:	1"=100'
Dwn.By:	DJR
Proj.No.:	2269B005
Dwg.No.:	PL-2

OPEN SPACE TABLE		
PARCEL	AREA	TYPE
A	16.608	ACTIVE/PASSIVE
B	2.123 AC.	PASSIVE
C	5.972 AC.	PASSIVE
TOTAL	24.703 AC.	

N/F
HOMESTEAD CAMPGROUND, LLC.
2-35-29.00-22.00
DB 4050 PG 115
ZONED AR-1

N/F
HOMESTEAD CAMPGROUND, LLC.
2-35-29.00-22.00
ZONED AR-1

PRETTYMAN ROAD
50' R.O.W.

N/F
BRIAN & KRISTINE WELSCH
2-35-29.00-20.01
ZONED AR-1

EXIST. FENCE TO REMAIN

OPEN SPACE "A"

N/F
CORY V. & VICKIE L. MILLER
2-35-29.00-25.01
DB 5110 PG 185
ZONED AR-1

N/F
RAMIE J. SIPES
2-35-29.00-24.00
DB 5162 PG 1
ZONED AR-1

72' R.O.W.

WHITMAN WAY

40' LANDSCAPE BUFFER

OPEN SPACE "B"
92477 S.F.
2.123 A.C.

30' LANDSCAPE BUFFER

N/F
BONNIE V. NEAGLE
2-35-29.00-26.00
DB 4845 PG 234
ZONED AR-1

THOREAU WAY

OPEN SPACE "C"
260123 S.F.
5.972 A.C.

SANDBURG WAY

ACTIVE OPEN SPACE "A"
723444 S.F.
16.608 A.C.

SWM FACILITY 1

N/F
ROBERT M. &
MEGHAN K. DAVIDSON
2-35-29.00-25.06
DB 5124 PG 79
ZONED AR-1

N/F
ROBERT M. &
MEGHAN K. DAVIDSON
2-35-29.00-27.00
DB 5124 PG 79
ZONED AR-1

N/F
ROB THE RANGER, LLC.
1-35-11.00-66.00
DB 4308 PG 236
ZONED AR-1

N/F
JOHN F. LINGO III &
ROBERTA A. LINGO
1-35-11.00-68.00
DB 4601 PG 237
ZONED AR-1

MATCHLINE (SEE SHEET PL-4)

0 60 120 180

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EASTON, MARYLAND (410) 770-4744

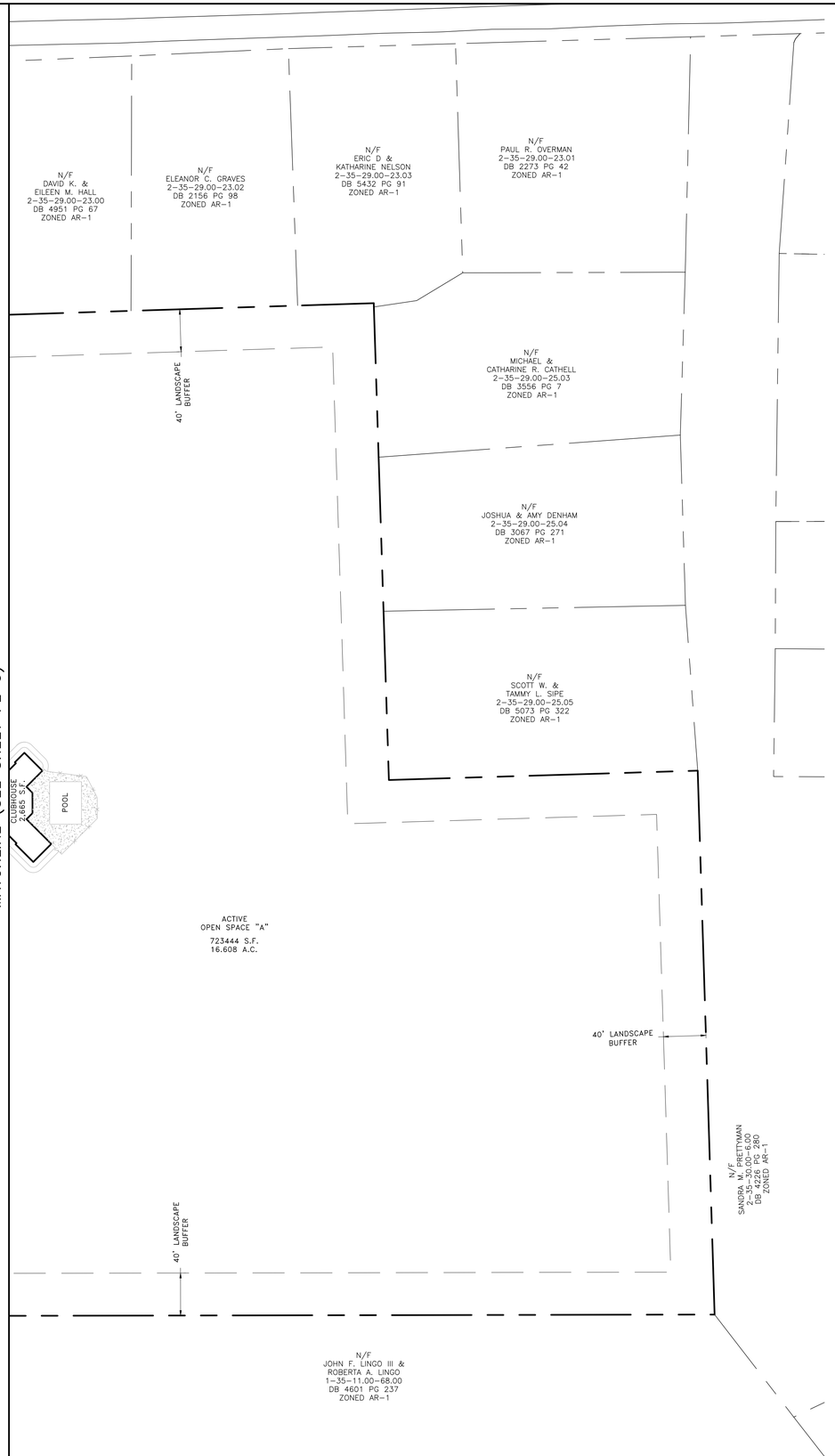
PRELIMINARY SITE PLAN

WYNFORD PRESERVE
RESIDENTIAL COMMUNITY
SUSSEX COUNTY, DELAWARE

Revisions:

Date: DECEMBER 2022
Scale: 1"=60'
Dwn.By: DJR
Proj.No.: 2269B005
Dwg.No.:

PL-3



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 34°10'17" W	90°00'00"
C2	25.00'	39.27'	35.36'	N 55°49'43" E	90°00'00"
C3	175.00'	242.17'	223.30'	N 61°11'07" E	79°17'12"
C3A	175.00'	54.94'	54.71'	N 88°09'54" W	17°59'14"
C3B	175.00'	65.00'	64.63'	S 72°12'03" W	21°16'53"
C3C	175.00'	65.00'	64.63'	S 50°55'10" W	21°16'53"
C3D	175.00'	20.00'	19.99'	S 37°00'18" W	6°32'53"
C3E	175.00'	37.23'	37.16'	S 27°38'11" W	12°11'20"
C4	25.00'	39.27'	35.36'	S 66°32'31" W	90°00'00"
C5	325.00'	21.29'	21.28'	N 70°20'04" W	3°45'11"
C5A	325.00'	14.93'	14.93'	S 69°46'28" E	2°37'58"
C5B	325.00'	6.35'	6.35'	S 71°39'04" E	1°07'13"
C6	275.00'	18.01'	18.01'	N 70°20'04" W	3°45'11"
C7	275.00'	18.01'	18.01'	N 66°34'54" W	3°45'11"
C8	325.00'	21.29'	21.28'	N 66°34'54" W	3°45'11"
C8A	325.00'	18.61'	18.61'	S 66°20'43" E	3°16'50"
C8B	325.00'	2.68'	2.68'	S 68°13'18" E	0°28'21"
C9	150.00'	235.62'	212.13'	S 66°32'31" W	90°00'00"
C9A	150.00'	64.29'	63.79'	S 80°44'09" E	24°33'19"
C9B	150.00'	64.29'	63.79'	N 74°42'32" E	24°33'19"
C9C	150.00'	64.29'	63.79'	N 50°09'13" E	24°33'19"
C9D	150.00'	42.76'	42.62'	N 29°42'32" E	16°20'02"
C10	150.00'	254.39'	224.98'	S 27°02'34" E	97°10'10"
C10A	150.00'	34.56'	34.48'	N 14°56'29" E	13°12'04"
C10B	150.00'	70.00'	69.37'	N 05°01'42" W	26°44'17"
C10C	150.00'	149.83'	143.68'	N 47°00'45" W	57°13'49"
C11	275.00'	87.05'	86.68'	S 66°33'34" E	18°08'10"
C12	325.00'	122.98'	122.24'	S 68°19'53" E	21°40'48"
C12A	325.00'	43.53'	43.50'	S 61°19'42" E	7°40'26"
C12B	325.03'	70.00'	69.86'	S 71°20'09" E	12°20'22"
C12C	313.71'	9.45'	9.45'	S 78°20'19" E	1°43'31"
C13	25.00'	39.27'	35.36'	S 34°10'17" E	90°00'00"
C14	25.00'	39.27'	35.36'	S 55°49'43" W	90°00'00"
C15	125.00'	172.98'	159.50'	S 61°11'07" W	79°17'12"
C16	25.00'	39.27'	35.36'	S 23°27'29" E	90°00'00"
C17	275.00'	18.01'	18.01'	S 70°20'04" E	3°45'11"
C18	325.00'	21.29'	21.28'	S 70°20'04" E	3°45'11"
C19	325.00'	21.29'	21.28'	S 66°34'54" E	3°45'11"
C20	275.00'	18.01'	18.01'	S 66°34'54" E	3°45'11"
C21	100.00'	157.08'	141.42'	N 66°32'31" E	90°00'00"
C21A	100.00'	15.38'	15.36'	S 72°51'46" E	8°48'34"
C21B	100.00'	141.70'	130.14'	N 62°08'14" E	81°11'26"
C22	25.00'	39.27'	35.36'	N 23°27'29" W	90°00'00"
C23	325.00'	21.29'	21.28'	N 66°34'54" W	3°45'11"
C24	52.00'	229.27'	83.81'	N 61°36'19" E	252°37'13"
C24A	52.00'	5.34'	5.34'	N 61°45'48" W	5°53'01"
C24B	52.00'	47.27'	45.66'	N 32°46'40" W	52°05'13"
C24C	52.00'	47.27'	45.66'	N 19°18'33" E	52°05'13"
C24D	52.00'	47.27'	45.66'	N 71°23'47" E	52°05'13"
C24E	52.00'	47.27'	45.66'	S 56°31'00" E	52°05'13"
C24F	52.00'	34.84'	34.19'	S 11°16'44" E	38°23'18"
C25	25.00'	31.69'	29.61'	S 28°23'41" E	72°37'13"
C26	275.00'	18.01'	18.01'	S 66°34'54" E	3°45'11"
C27	25.00'	39.27'	35.36'	N 66°32'31" E	90°00'00"
C28	100.00'	169.59'	149.99'	N 27°02'34" W	97°10'10"
C29	325.00'	102.87'	102.45'	N 66°33'34" W	18°08'10"
C29A	325.00'	43.44'	43.41'	N 71°47'54" W	7°39'30"
C29B	325.00'	59.43'	59.35'	N 62°43'49" W	10°28'40"
C30	275.00'	104.06'	103.44'	N 68°19'53" W	21°40'48"
C30A	275.00'	10.28'	10.28'	N 58°33'43" W	2°08'29"
C30B	275.00'	93.78'	93.33'	N 69°24'07" W	19°32'19"

LINE	BEARING	DISTANCE
L1	S 10°49'43" W	10.00'
L2	N 10°49'43" E	10.00'
L3	N 79°10'17" W	3.88'
L4	S 72°12'40" E	4.13'

0 60 120 180

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
SUITE 202 (302) 856-3441
EASTON, MARYLAND (410) 770-4744

PRELIMINARY SITE PLAN

WYNFORD PRESERVE
RESIDENTIAL COMMUNITY
SUSSEX COUNTY, DELAWARE

Revisions:

Date:	DECEMBER 2022
Scale:	1"=60'
Dwn.By:	DJR
Proj.No.:	2269B005
Dwg.No.:	PL-4

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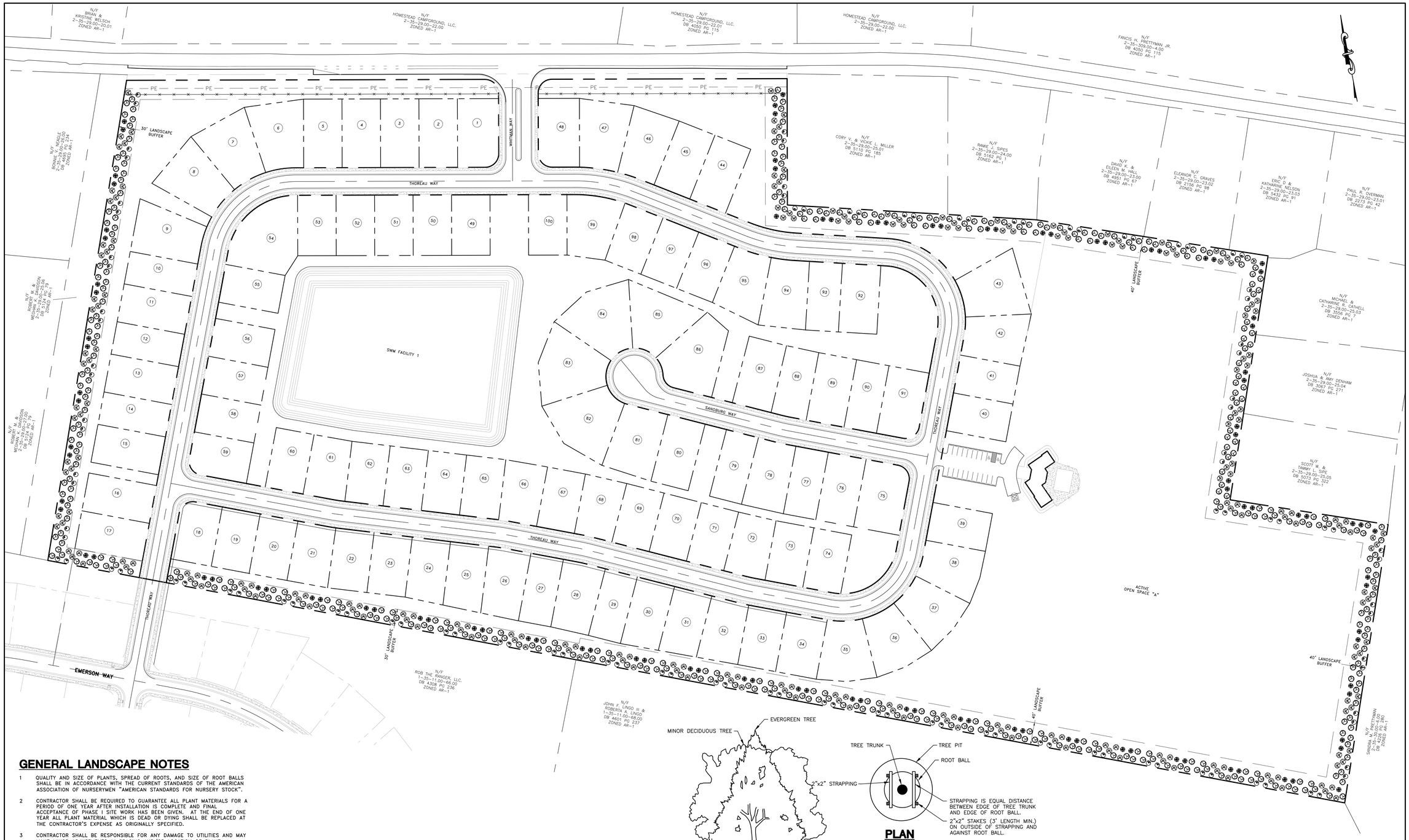
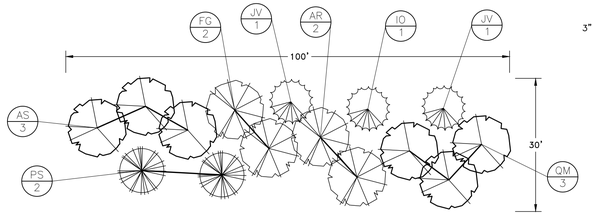
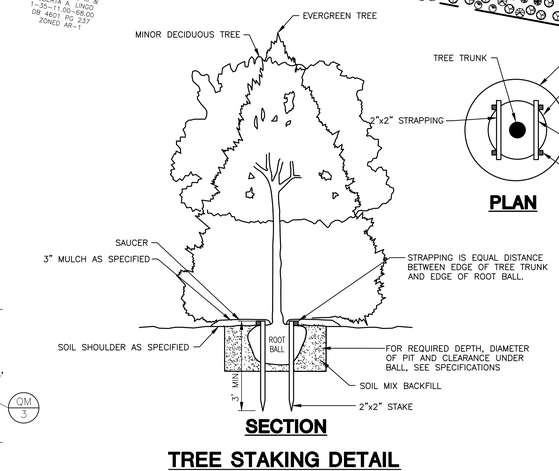


GENERAL LANDSCAPE NOTES

1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".
2. CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF PHASE I SITE WORK HAS BEEN GIVEN. AT THE END OF ONE YEAR ALL PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS ORIGINALLY SPECIFIED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
4. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.
5. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)
6. EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
7. ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.
8. THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF SHREDDED HARDWOOD MULCH PER SPECIFICATIONS.
9. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.
10. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
11. THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.



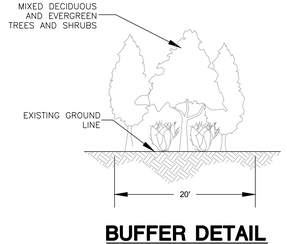
TYPICAL FORESTED BUFFER 100' X 30'
NO SCALE



SECTION

PLAN

TREE STAKING DETAIL
NO SCALE



BUFFER DETAIL
NO SCALE

LANDSCAPE ARCHITECT'S STATEMENT

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

by TIMOTHY M. METZNER. DATE
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DELAWARE, 19963

0 80 160 240

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

PRELIMINARY LANDSCAPE PLAN

WYNFORD PRESERVE
RESIDENTIAL COMMUNITY
SUSSEX COUNTY, DELAWARE

Revisions:

Date:	DECEMBER 2022
Scale:	1"=80'
Dwn.By:	DJR
Proj.No.:	2269B005
Dwg.No.:	PL-5

P:\Durden Capital Management 2269\2269B005-Prettyman\PRELIMINARY\PRELIMINARY PLAN 12-3-21.dwg Nov 17, 2022 - 7:53am resd

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WYNFORD PRESERVE
CLUSTER SUBDIVISION

SUSSEX COUNTY, DELAWARE
2269B005.J01
DECEMBER **2022**

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS • ENGINEERS • SURVEYORS

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A

Presentation Outline

A. Land Use & Zoning

1. The project is a proposed cluster subdivision consisting of 100 single family lots.

2. The property is located on the south side of Prettyman Road, within the Broadkill Hundred.

3. The Owner of the parcel is Prettyman Road Development LLC.

4. The property is currently zoned AR-1 (Agricultural Residential) in Sussex County.

5. The property is in Investment Level Area 4 on the 2020 State Strategies Map.

6. The property is designated as Low Density on Sussex County 2045 future land use map in the latest comprehensive plan.

7. The property is not located within Sussex County Coastal Area.

B. Land Utilization

1. The total acreage of the site is 50.50 acres of land.

2. The project proposed will consist of 100 single family lots.

3. 24.703 acres (49%) of open space is proposed subject to final site engineering.

C. Environmental

1. Wetlands do not exist on site.

2. There are no known archaeological sites within the project boundaries. There are no national historic listed properties within the project boundaries.

3. The proposed project is not located within an Excellent Groundwater Recharge Area.

4. A small portion of the property is within a Wellhead Protection Area.

5. The property is not impacted by the 100 year floodplain as determined by FEMA Map 10005C0310L (Dated June 20, 2018).

D. Traffic

1. Access for the property will be along Prettyman Road.

2. The developer will continue to work with DelDOT on offsite improvements, sidewalks, and shared use path installation to compliment the work being performed by DelDOT in the area.

E. Civil Engineering

1. The internal street will be privately maintained and will meet or exceed the requirements of the Code of Sussex County.

2. The grading of the site will meet or exceed the requirements of the Code of Sussex County.

3. Drinking and fire protection water will be provided by Artesian Water Company, Inc.

4. Wastewater will be provided by Artesian Wastewater Management.

5. The stormwater management system will meet all State, County, and Conservation District requirements through a combination of Best Management Practices (BMP) and Best Available Technologies (BAT).

6. Fire protection will be provided by the Georgetown Fire Company.

7. Electricity will be provided by Delaware Electric Cooperative.

8. The parcels are located in the Indian River School District.

B

Wynford Preserve
Data Sheet

Owner/Developer:	Prettyman Road Development, LLC.
Engineer:	Davis, Bowen & Friedel, Inc.
Legal Services:	Baird, Mandalas, Brockstedt, Federico & Cardea, LLC.

Project Description

Physical Location:	Property is located on the south side of Prettyman Road, approximately 4,000 feet northwest of Route 9.
Tax Parcel #:	235-29.00-25.00
Acreage:	50.500 +\- Acres
Proposed Units:	100 Single Family Dwellings
Proposed Density:	1.98 Units/Acre
Current Zoning:	AR-1 (Agricultural Residential)
Proposed Zoning:	AR-1(Agricultural Residential) – Cluster Development
Existing Land Use:	Vacant
Proposed Land Use:	Residential
County Future Land:	Low Density
Existing Woodlands:	0.54 Acres
Woodlands to Remain:	0.54 Acres (100%)
Wetlands:	Do not exist on site.
Flood Plain:	Not within the 100-yr Flood Plain (Map #10005C0310L)
Coastal Area:	Project is not with the Coastal Area
Source Water Protection:	A small portion of the project is in a Well Protection Area Project is within “Fair” & “Good” Groundwater Recharge Area.
Water Provider:	Artesian Water Company, Inc.
Wastewater Provider:	Artesian Wastewater Management

Land Use:

Right of Ways:	5.552 Acres (11%)
Lot Area:	19.969 Acres (40%)
DelDOT Dedication:	0.276 Acres (0%)
Open Space:	24.703 Acres (49%)
Total	50.500 Acres

Bulk and Area Regulations:

Minimum Lot Area:	7,500 SQFT.
Minimum Lot Width:	60 FT
Minimum Lot Depth:	100 FT
Front Yard Setback:	25 FT
Corner Yard Setback:	15’(One Side)L
Side Yard Setback:	10 FT
Rear Yard Setback:	10 FT
Maximum Building Height:	42 FT

C

File #: _____

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:
South side of Prettyman Rd. across from Homestead Camp Ground

Proposed Name of Subdivision:
Prettyman Residential (Placeholder)

Tax Map #: 2-35-29.00-25.00 Total Acreage: 50.50

Zoning: AR-1 **Density**: 1.98 **Minimum Lot Size:** 7,500 **Number of Lots:** 100

Open Space Acres: 24.70

Water Provider: Artesian Water Company, Inc. **Sewer Provider:** Artesian Wastewater Management

Applicant Information

Applicant Name: Prettyman Road Development, LLC.
Applicant Address: 16255 Sussex Hwy.
City: Bridgeville State: DE ZipCode: 19933
Phone #: 302-337-0400 E-mail: bmangum@insightlandcompany.com

Owner Information

Owner Name: Prettyman Road Development, LLC.
Owner Address: 16255 Sussex Hwy.
City: Bridgeville State: DE Zip Code: 19933
Phone #: 302-337-0400 E-mail: bmangum@insightlandcompany.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Davis, Bowen & Friedel, Inc.
Agent/Attorney/Engineer Address: 1 Park Avenue
City: Milford State: DE Zip Code: 19963
Phone #: 302-424-1441 E-mail: jls@dbfinc.com

EQUAL HOUSING OPPORTUNITY

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 by 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: _____

COMMUNITY
DEVELOPMENT & HOUSING
BRAD D. WHALEY
DIRECTOR
(302) 855-7777 T
(302) 854-5397 F

Sussex County
DELAWARE
sussexcountyde.gov

Affordable Housing Support Policy

I. Mission Statement

It is Sussex County's mission to promote non-discrimination and affirmatively further fair and equal housing opportunities for all, and further, to inform housing developers and the general public that the County supports the development of affordable housing opportunities in Sussex County.

II. Affordable Housing Subdivisions

Sussex County promotes racially/ethnically diverse, mixed income, affordable housing in all areas under its jurisdiction. Accordingly, Developers are encouraged to provide affordable housing opportunities to Sussex County residents in all new developments, affirmatively market those affordable housing units to diverse populations, and meet with the surrounding residents early in the development approval process.

III. Affordable Housing Defined

a. **Homeownership:** Sussex County considers an affordable housing project to be a housing project in which any portion thereof is designed or intended to serve households earning less than 125 percent of the Area Median Income for Sussex County as calculated by the U.S. Department of Housing and Urban Development annually, and which is comprised of at least one of the following elements:

   i. Seeking participation in Sussex County's Moderately Priced Housing Unit (MPHU) Program
   ii. Applying for funding by the Delaware State Housing Authority's (DSHA) Housing Development Fund (HDF)
   iii. Applying for HOME Investment Partnerships (HOME) funding through DSHA
   iv. Applying for a Section 523 or 524 Rural Housing Site Loan through the U.S. Department of Agriculture (USDA) Rural Development
   v. Sussex County Habitat for Humanity
   vi. Milford Housing Development Corporation
   vii. Community Land Trust
   viii. Other elements which, in the County's discretion, meet the goals and objectives set forth in the Affordable Housing Support Policy Mission Statement.

b. **Rental:** Sussex County considers an affordable rental housing project to be a rental housing project in which any portion thereof is designed or intended to serve households earning less than 80 percent of the Area Median Income for Sussex County as calculated by the U.S. Department of Housing and Urban Development annually, and which is comprised of at least one of the following elements:
    i. Seeking participation in the Sussex County Rental Program (SCRP)
    ii. Applying for funding by the Delaware State Housing Authority's (DSHA) Housing Development Fund (HDF)
    iii. Applying for HOME Investment Partnerships (HOME) funding through DSHA
    iv. Applying for funding by DSHA's Low Income Housing Tax Credits (LIHTC) program
    v. Applying for Multi-Family Mortgage Revenue Bond Program (MFMRB) financing through DSHA
    vi. Applying for a Rural Rental Housing Loan through USDA Rural Development
    vii. Applying for a Guaranteed Rental Housing Loan through USDA Rural Development
    viii. Community Land Trust
    ix. Other elements which, in the County's discretion, meet the goals and objectives set forth in the Affordable Housing Support Policy Mission Statement.

IV. Affordable Housing Project Support

a. Letter of Support

Sussex County will provide conditional letters of support to developers of affordable housing projects seeking financing opportunities, provided that the project qualifies under the definitions above. Further, support letters for affordable rental housing projects will only be authorized if the project is proposed in an Area of Opportunity, as defined by DSHA in Exhibit A. For further information regarding impacted areas versus areas of opportunity, please contact Karen Horton with DSHA at (302) 739-4263. **Note**: Letters of support do not exempt the developer from the County's planning and zoning process, nor guarantee approval through that process.

b. Deferral of Fees

Sussex County desires to encourage the construction of affordable housing for low- and moderate-income households. The County finds that the up-front payment of sewer impact fees for affordable residential housing development creates a barrier to such development and desires to ease the barrier by deferring the time for payment of the fees.

Projects must qualify under Sussex County Code (§110-94) and Delaware State Code (Title 9, Chapter 81, Sections 8105, 8106, and 8110). Qualifying projects will not be assessed connection charges for County sewer. However, once the property is

transferred or sold to a non-qualifying buyer, those deferred charges will be immediately due and payable within 30 days.

It is incumbent upon the affordable housing developer to submit evidence of their qualifying status to the County's Assessment Department to ensure that they benefit from this affordable housing incentive.

Sussex County

FAIR HOUSING POLICY

It is the policy of Sussex County to comply with the Fair Housing Act, as amended, (42 U.S.C. §§ 3601-3619) and the Delaware Fair Housing Act (6 Del. C. Ch. 46), by ensuring that its zoning and land use decisions do not discriminate against persons based on race, color, religion, national origin, handicap/disability, familial status, sex, creed, marital status, age, sexual orientation, or gender identity. This policy means that, among other things, the County and all its officials, agents and employees will not discriminate in any aspect of housing based on these protected characteristics, including by:

(a) making unavailable or denying a dwelling to any person based on a protected characteristic;

(b) discriminating against any person in the terms, conditions or privileges of a dwelling, or in the provision of services or facilities in connection therewith based on a protected characteristic;

(c) Making, printing, or publishing, or causing to be made, printed, or published any notice, statement, or advertisement, with respect to a dwelling that indicates any preference, limitation, or discrimination based on a protected characteristic;

(d) Representing to persons because of a protected characteristic that any dwelling is not available when such dwelling is in fact so available;

(e) interfering with any person in the exercise or enjoyment of, or on account of his having exercised or enjoyed, or on account of his having aided or encouraged any other person in the exercise or enjoyment of, any right protected by the Fair Housing Act;

(f) interfering with the funding, development, or construction of any affordable housing units because of a protected characteristic; and

(g) discriminating on the basis of race or color in any aspect of the administration of its zoning, land use, or building ordinances, policies, practices, requirements, or processes relating to the use, construction, or occupancy of dwellings.

Any person who believes that any of the above policies have been violated by the County may contact:

- Sussex County's Fair Housing Compliance Officer, Brandy Nauman, at bnauman@sussexcountyde.gov or (302) 855-7777.
- the U.S. Department of Housing and Urban Development at 1-888-799-2085, or
- the U.S. Department of Justice at 1-800-896-7743 or (202) 514-4713.

It is also the policy of Sussex County to ensure that conduct at public hearings regarding land use and zoning adhere to the intentions of the Fair Housing Policy as outlined above. Legal counsel representing County Council, the Board of Adjustment, and the Planning & Zoning Commission will read the following statement prior to the start of all public hearings:

- "Sussex County, in its zoning and land use decisions, does not discriminate against persons based on race, color, religion, national origin, handicap/disability, familial status, sex, creed, marital status, age, sexual orientation, or gender identity. Public comments made on the basis of bias and stereotype concerning people within these protected classes will not be taken into consideration by the County in its deliberations."

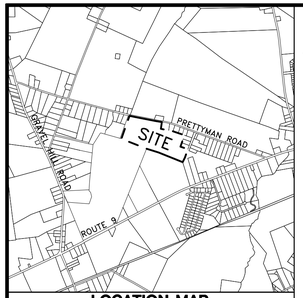
D

WYNFORD PRESERVE

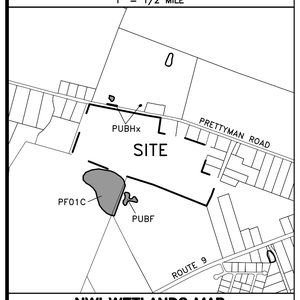
PRELIMINARY PLANS FOR RESIDENTIAL SUBDIVISION

GEORGETOWN HUNDRED & BROADKILL HUNDRED
SUSSEX COUNTY, DELAWARE

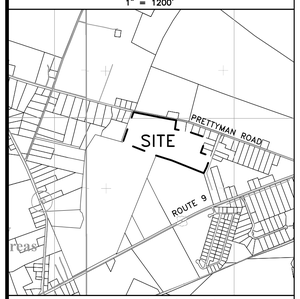
DBF PROJECT NO. 2269B005 DECEMBER, 2022



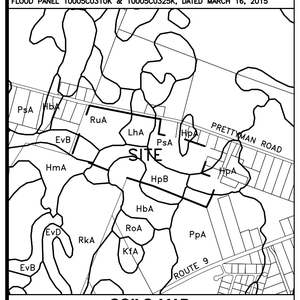
LOCATION MAP
1" = 1/2 MILE



NWI WETLANDS MAP
1" = 1200'



FEMA FLOOD MAP 1" = 2000'
FLOOD PANEL 10005C0310K & 10005C0325K, DATED MARCH 16, 2015



SOILS MAP
1" = 1200'

SOILS DATA

LABEL	SOIL NAME	TYPE
EvB	EVESBORO LOAMY SAND, 0-2 PERCENT SLOPES	A
EvD	EVESBORO LOAMY SAND, 5-12 PERCENT SLOPES	A
FodA	FALLSINGTON SANDY LOAMS, 0-2 PERCENT SLOPES	D
GoB	GALESTOWN LOAMY SAND, 0-5 PERCENT SLOPES	A
HbA	HAMBROOK SANDY LOAM, 0-2 PERCENT SLOPES	B
HmA	HAMMONTON LOAMY SAND, 0-2 PERCENT SLOPES	B
HnA	HAMMONTON SANDY LOAM, 0-2 PERCENT SLOPES	B
PsB	PEPPERBOX-ROSEDALE COMPLEX, 2-5 PERCENT SLOPES	A/C
RkA	ROCKAWALKIN LOAMY SAND, 0-2 PERCENT SLOPES	B
WdA	WOODSTOWN SANDY LOAM, 0-2 PERCENT SLOPES	C

DATA COLUMN

TAX MAP NUMBER: 2-35-29.00-25.00

DATUM
VERTICAL NAVD 88
HORIZONTAL NAD 83 (DE STATE PLANE)

EXISTING ZONING: AR-1

PROPOSED ZONING: AR-1 (CLUSTER DEVELOPMENT)

EXISTING USE: AGRICULTURE

PROPOSED USE: 100 SINGLE FAMILY UNITS W/ CLUBHOUSE & POOL

FLOOD HAZARD MAP: THE SITE IS LOCATED ON THE FEMA FLOOD INSURANCE RATE MAP #10005C0310K & #10005C0325K, DATED MARCH 16, 2015.

WETLANDS: THIS SITE AS SHOWN HEREON DOES NOT CONTAIN STATE OR FEDERALLY REGULATED BASED ON NWI AND DNREC WETLAND MAPS.

SITE AREA: 50.50 AC.

PROPOSED LAND USE AREAS

SINGLE FAMILY LOTS	19.969 AC. (40%)
RIGHT-OF-WAY	5.552 AC. (11%)
OPEN SPACE	24.703 AC. (49%)
RIGHT-OF-WAY DEDICATION	0.276 AC.(0%)
TOTAL	50.50 AC.

REQUIRED OPEN SPACE 30%
PROVIDED OPEN SPACE 49%

EXISTING WOODED AREA 0.54 AC.
PROPOSED WOODED AREA 0.54 AC. (100%)

WETLANDS AREA 0.00 AC.

AVG. LOT AREA 8,698 SF. (0.20 AC.)

AR-1 CLUSTER - NUMBER OF DWELLING UNITS PERMITTED CALCULATION

TOTAL PROPOSED SITE AREA	50.50 AC.
RIGHT-OF-WAY AREA	-5.55 AC.
TOTAL GROSS AREA	44.95 AC.

PERMITTED UNITS CALCULATION
TOTAL GROSS AREA x 43560 / 10000
44.95 x 43560 / 10000 = 195 UNITS

PROPOSED UNITS 100

SETBACKS
FRONT 25'
CORNER 15' (ONE SIDE)
SIDE 10'
REAR 10'
MIN. LOT AREA: 7500 S.F.
MIN. LOT WIDTH: 60'
MIN. LOT DEPTH: 100'

UTILITIES PROVIDER

SEWER: ARTESIAN WASTEWATER MANAGEMENT, INC.

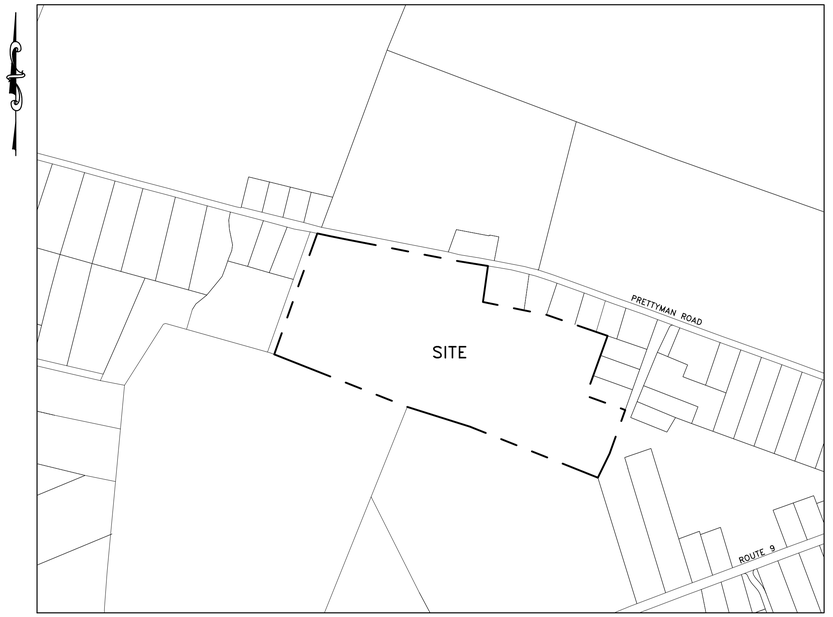
WATER: ARTESIAN WATER COMPANY, INC.

PROPOSED BUILDING HEIGHT: 42' (2-1/2 STORIES)

PROPOSED BUILDING CONSTRUCTION: WOOD CONSTRUCTION

OWNER/DEVELOPER: PRETTYMAN ROAD DEVELOPMENT, LLC
16255 SUSSEX HWY.
BRIDGEVILLE, DE 19933

PREPARED BY: DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVE.
MILFORD, DE 19963
(302) 424-1441



LOCATION MAP
SCALE: 1"=500'

0 500 1000 1500

INDEX OF SHEETS

PL-1	PRELIMINARY TITLE
PL-2	EXISTING CONDITIONS PLAN
PL-3	PRELIMINARY SITE PLAN
PL-4	PRELIMINARY SITE PLAN
PL-5	PRELIMINARY LANDSCAPE PLAN

GENERAL NOTES:

1. STREETS, STORMWATER MANAGEMENT FACILITIES AND OTHER COMMON AREAS SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNER'S ASSOCIATION CAN PROVIDE FOR REQUIRED MAINTENANCE. SUSSEX COUNTY AND THE STATE OF DELAWARE ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE FACILITIES WITHIN THE SITE.
2. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY SHOWN ON THIS PLAN ARE PRIVATE AND ARE TO BE MAINTAINED BY THE DEVELOPER, PROPERTY OWNERS OR BOTH. THE STATE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
3. THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. SUSSEX COUNTY AND THE STATE OF DELAWARE ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK.
4. ACCESS TO ALL LOTS SHALL BE PROVIDED FROM THE PRIVATE SUBDIVISION STREETS PROPOSED WITH THIS PLAN. NO DIRECT ACCESS TO PUBLIC STREETS IS PROPOSED EXCEPT THE ENTRANCES SPECIFICALLY SHOWN ON THIS PLAN.
5. 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, IN CONFORMANCE WITH DELDOT'S "SHARED-USE PATH AND/OR SIDEWALK TERMINATION POLICY".
6. THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IN THESE PLANS ARE BASED ON FIELD SURVEYS PERFORMED BY DAVIS, BOWEN & FRIDEL, INC.
7. UTILITY EASEMENTS DEPICTED HEREON REPRESENT, TO THE GREATEST EXTENT PERMITTED BY LAW. PRIVATE EASEMENTS FOR THE EXCLUSIVE USE AND BENEFIT OF THOSE UTILITY COMPANIES AND/OR OTHER PROVIDERS OF SERVICES TO THE DEVELOPMENT AS MAY BE DESIGNED BY OWNER, OR ITS SUCCESSORS AND ASSIGNS, FROM TIME TO TIME BY AN INSTRUMENT IN WRITING, AND IN NO WAY GRANT, CONVEY OR CREATE ANY GENERAL PUBLIC UTILITY EASEMENT OR ANY GENERAL OR PUBLIC ACCESS RIGHTS.
8. UNLESS OTHERWISE DESIGNATED BY OWNER, OR ITS SUCCESSORS AND ASSIGNS, FROM TIME TO TIME BY AN INSTRUMENT IN WRITING, STORM DRAIN EASEMENTS DEPICTED HEREON REPRESENT PRIVATE EASEMENTS TO ACCESS THE STORM DRAINS FOR THE SOLE PURPOSE OF MAINTAINING AND REPAIRING SUCH STORM DRAINS, AND IN NO WAY GRANT, CONVEY OR CREATE ANY GENERAL PUBLIC UTILITY EASEMENT OR ANY GENERAL OR PUBLIC ACCESS RIGHTS.
9. WETLANDS DO NOT EXIST ON THIS PARCEL.
10. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER DRAINAGE AND MANAGEMENT FACILITIES RELATED TO THE RESIDENTIAL PROPERTIES, HOMEOWNERS' ASSOCIATION PROPERTIES AND ROAD RIGHT-OF-WAY WITHIN THE PROJECT. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION AS REQUIRED BY SUSSEX COUNTY, DELAWARE. SHOULD THE OWNER OR OWNERS OF THE PROPERTY DEFAULT IN THE MAINTENANCE OF THE STORMWATER DRAINAGE AND MANAGEMENT FACILITIES, THE HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT TO MAINTAIN THE FACILITIES SUBJECT TO THE TERMS AND CONDITIONS OF THE COVENANTS.

OWNER'S STATEMENT

I, THE UNDERSIGNED, HEREBY STATE THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THE PLAN WAS MADE AT MY DIRECTION, I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN BE RECORDED ACCORDING TO LAW.

_____ _____
DATE

PRETTYMAN ROAD DEVELOPMENT, LLC
16255 SUSSEX HWY.
BRIDGEVILLE, DE 19933

ENGINEER'S STATEMENT

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

_____ _____
DATE

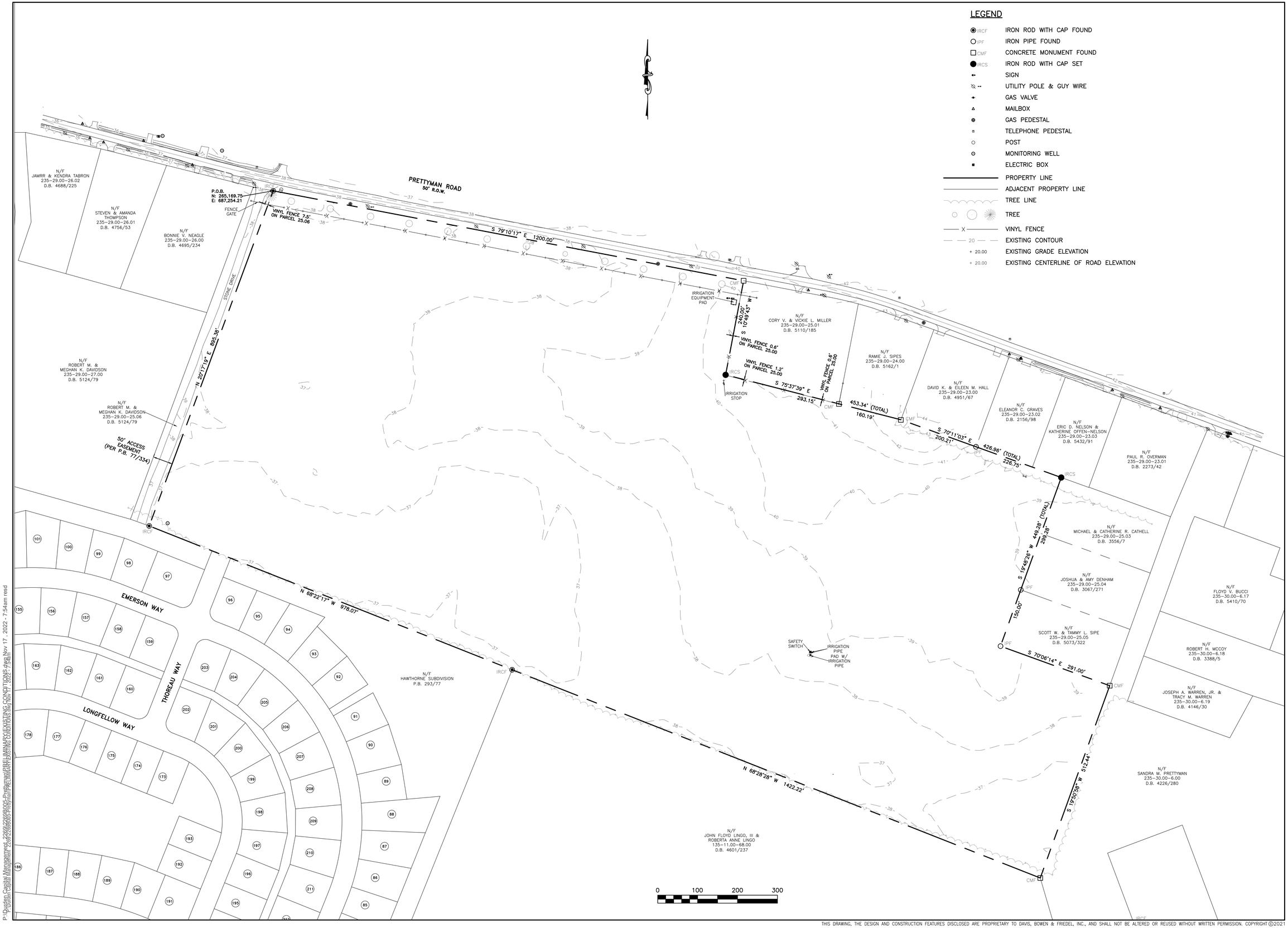
by JAMIE L. SECHLER, P.E.
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVE.
MILFORD, DELAWARE, 19963

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

DECEMBER 2022
2269B005

WYNFORD PRESERVE

PL-1



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ARCHITECTS ENGINEERS SURVEYORS
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ANNAPOLIS, MARYLAND (301) 261-1444
EASTON, MARYLAND (410) 770-4744

EXISTING CONDITIONS PLAN

WYNFORD PRESERVE
RESIDENTIAL COMMUNITY
SUSSEX COUNTY, DELAWARE

Revisions:

Date:	DECEMBER 2022
Scale:	1"=100'
Dwn.By:	DJR
Proj.No.:	2269B005
Dwg.No.:	PL-2

OPEN SPACE TABLE		
PARCEL	AREA	TYPE
A	16.608	ACTIVE/PASSIVE
B	2.123 AC.	PASSIVE
C	5.972 AC.	PASSIVE
TOTAL	24.703 AC.	

N/F
HOMESTEAD CAMPGROUND, LLC.
2-35-29.00-22.00
DB 4050 PG 115
ZONED AR-1

N/F
HOMESTEAD CAMPGROUND, LLC.
2-35-29.00-22.00
ZONED AR-1

PRETTYMAN ROAD
50' R.O.W.

N/F
BRIAN & KRISTINE WELSCH
2-35-29.00-20.01
ZONED AR-1

EXIST. FENCE TO REMAIN

OPEN SPACE "A"

N/F
CORY V. & VICKIE L. MILLER
2-35-29.00-25.01
DB 5110 PG 185
ZONED AR-1

N/F
RAMIE J. SIPES
2-35-29.00-24.00
DB 5162 PG 1
ZONED AR-1

72' R.O.W.

WHITMAN WAY

40' LANDSCAPE BUFFER

OPEN SPACE "B"
92477 S.F.
2.123 A.C.

30' LANDSCAPE BUFFER

N/F
BONNIE V. NEAGLE
2-35-29.00-26.00
DB 4845 PG 234
ZONED AR-1

THOREAU WAY

OPEN SPACE "C"
260123 S.F.
5.972 A.C.

SANDBURG WAY

ACTIVE OPEN SPACE "A"
723444 S.F.
16.608 A.C.

SWM FACILITY 1

N/F
ROBERT M. &
MEGHAN K. DAVIDSON
2-35-29.00-25.06
DB 5124 PG 79
ZONED AR-1

N/F
ROBERT M. &
MEGHAN K. DAVIDSON
2-35-29.00-27.00
DB 5124 PG 79
ZONED AR-1

N/F
ROB THE RANGER, LLC.
1-35-11.00-66.00
DB 4308 PG 236
ZONED AR-1

N/F
JOHN F. LINGO III &
ROBERTA A. LINGO
1-35-11.00-68.00
DB 4601 PG 237
ZONED AR-1

MATCHLINE (SEE SHEET PL-4)

0 60 120 180

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MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

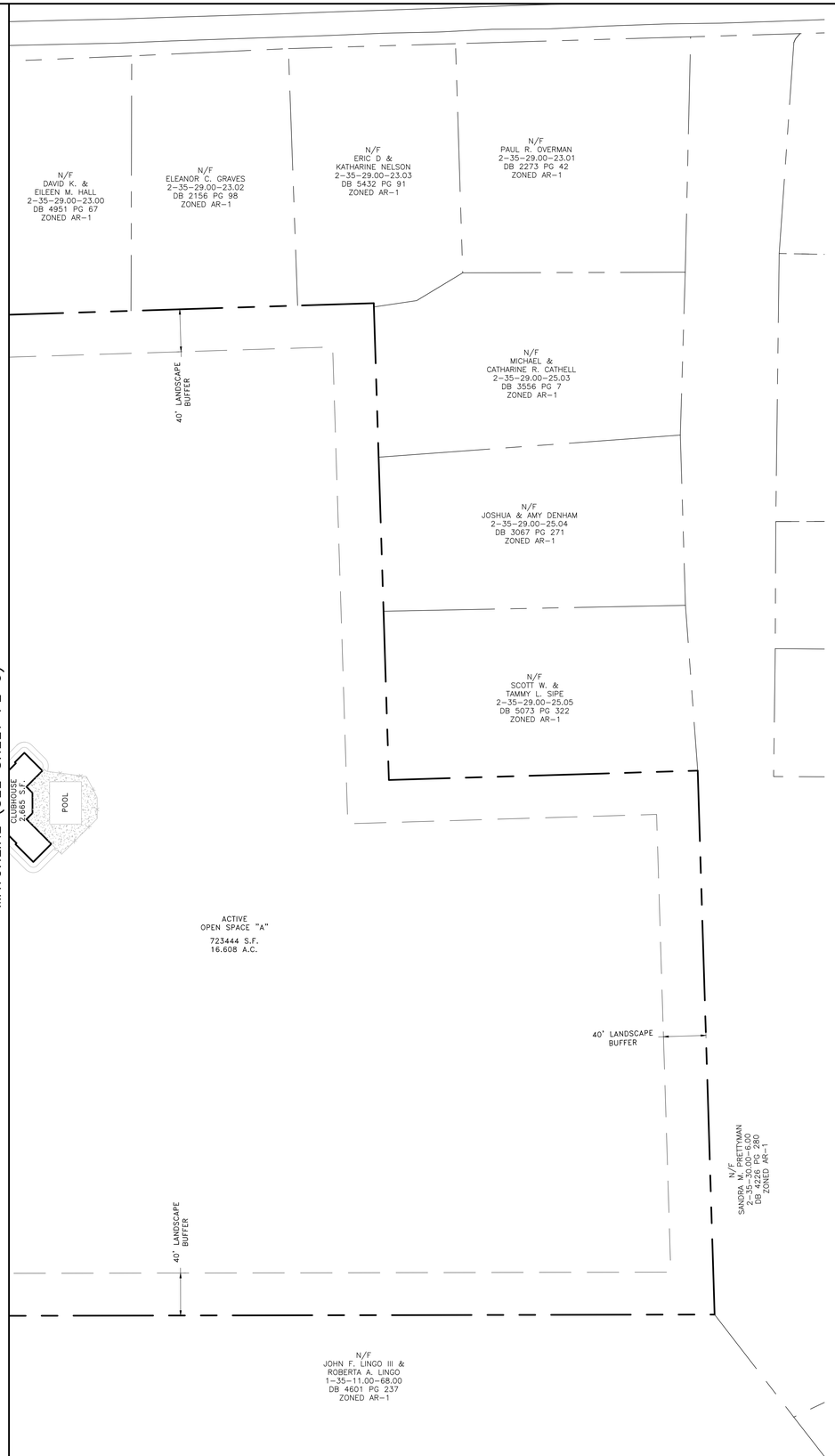
PRELIMINARY SITE PLAN

WYNFORD PRESERVE
RESIDENTIAL COMMUNITY
SUSSEX COUNTY, DELAWARE

Revisions:

Date: DECEMBER 2022
Scale: 1"=60'
Dwn.By: DJR
Proj.No.: 2269B005
Dwg.No.:

PL-3



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 34°10'17" W	90°00'00"
C2	25.00'	39.27'	35.36'	N 55°49'43" E	90°00'00"
C3	175.00'	242.17'	223.30'	N 61°11'07" E	79°17'12"
C3A	175.00'	54.94'	54.71'	N 88°09'54" W	17°59'14"
C3B	175.00'	65.00'	64.63'	S 72°12'03" W	21°16'53"
C3C	175.00'	65.00'	64.63'	S 50°55'10" W	21°16'53"
C3D	175.00'	20.00'	19.99'	S 37°00'18" W	6°32'53"
C3E	175.00'	37.23'	37.16'	S 27°38'11" W	12°11'20"
C4	25.00'	39.27'	35.36'	S 66°32'31" W	90°00'00"
C5	325.00'	21.29'	21.28'	N 70°20'04" W	3°45'11"
C5A	325.00'	14.93'	14.93'	S 69°46'28" E	2°37'58"
C5B	325.00'	6.35'	6.35'	S 71°39'04" E	1°07'13"
C6	275.00'	18.01'	18.01'	N 70°20'04" W	3°45'11"
C7	275.00'	18.01'	18.01'	N 66°34'54" W	3°45'11"
C8	325.00'	21.29'	21.28'	N 66°34'54" W	3°45'11"
C8A	325.00'	18.61'	18.61'	S 66°20'43" E	3°16'50"
C8B	325.00'	2.68'	2.68'	S 68°13'18" E	0°28'21"
C9	150.00'	235.62'	212.13'	S 66°32'31" W	90°00'00"
C9A	150.00'	64.29'	63.79'	S 80°44'09" E	24°33'19"
C9B	150.00'	64.29'	63.79'	N 74°42'32" E	24°33'19"
C9C	150.00'	64.29'	63.79'	N 50°09'13" E	24°33'19"
C9D	150.00'	42.76'	42.62'	N 29°42'32" E	16°20'02"
C10	150.00'	254.39'	224.98'	S 27°02'34" E	97°10'10"
C10A	150.00'	34.56'	34.48'	N 14°56'29" E	13°12'04"
C10B	150.00'	70.00'	69.37'	N 05°01'42" W	26°44'17"
C10C	150.00'	149.83'	143.68'	N 47°00'45" W	57°13'49"
C11	275.00'	87.05'	86.68'	S 66°33'34" E	18°08'10"
C12	325.00'	122.98'	122.24'	S 68°19'53" E	21°40'48"
C12A	325.00'	43.53'	43.50'	S 61°19'42" E	7°40'26"
C12B	325.03'	70.00'	69.86'	S 71°20'09" E	12°20'22"
C12C	313.71'	9.45'	9.45'	S 78°20'19" E	1°43'31"
C13	25.00'	39.27'	35.36'	S 34°10'17" E	90°00'00"
C14	25.00'	39.27'	35.36'	S 55°49'43" W	90°00'00"
C15	125.00'	172.98'	159.50'	S 61°11'07" W	79°17'12"
C16	25.00'	39.27'	35.36'	S 23°27'29" E	90°00'00"
C17	275.00'	18.01'	18.01'	S 70°20'04" E	3°45'11"
C18	325.00'	21.29'	21.28'	S 70°20'04" E	3°45'11"
C19	325.00'	21.29'	21.28'	S 66°34'54" E	3°45'11"
C20	275.00'	18.01'	18.01'	S 66°34'54" E	3°45'11"
C21	100.00'	157.08'	141.42'	N 66°32'31" E	90°00'00"
C21A	100.00'	15.38'	15.36'	S 72°51'46" E	8°48'34"
C21B	100.00'	141.70'	130.14'	N 62°08'14" E	81°11'26"
C22	25.00'	39.27'	35.36'	N 23°27'29" W	90°00'00"
C23	325.00'	21.29'	21.28'	N 66°34'54" W	3°45'11"
C24	52.00'	229.27'	83.81'	N 61°36'19" E	252°37'13"
C24A	52.00'	5.34'	5.34'	N 61°45'48" W	5°53'01"
C24B	52.00'	47.27'	45.66'	N 32°46'40" W	52°05'13"
C24C	52.00'	47.27'	45.66'	N 19°18'33" E	52°05'13"
C24D	52.00'	47.27'	45.66'	N 71°23'47" E	52°05'13"
C24E	52.00'	47.27'	45.66'	S 56°31'00" E	52°05'13"
C24F	52.00'	34.84'	34.19'	S 11°16'44" E	38°23'18"
C25	25.00'	31.69'	29.61'	S 28°23'41" E	72°37'13"
C26	275.00'	18.01'	18.01'	S 66°34'54" E	3°45'11"
C27	25.00'	39.27'	35.36'	N 66°32'31" E	90°00'00"
C28	100.00'	169.59'	149.99'	N 27°02'34" W	97°10'10"
C29	325.00'	102.87'	102.45'	N 66°33'34" W	18°08'10"
C29A	325.00'	43.44'	43.41'	N 71°47'54" W	7°39'30"
C29B	325.00'	59.43'	59.35'	N 62°43'49" W	10°28'40"
C30	275.00'	104.06'	103.44'	N 68°19'53" W	21°40'48"
C30A	275.00'	10.28'	10.28'	N 58°33'43" W	2°08'29"
C30B	275.00'	93.78'	93.33'	N 69°24'07" W	19°32'19"

LINE	BEARING	DISTANCE
L1	S 10°49'43" W	10.00'
L2	N 10°49'43" E	10.00'
L3	N 79°10'17" W	3.88'
L4	S 72°12'40" E	4.13'

0 60 120 180

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
SUITE 202 (302) 856-3441
EASTON, MARYLAND (410) 770-4744

PRELIMINARY SITE PLAN

WYNFORD PRESERVE
RESIDENTIAL COMMUNITY
SUSSEX COUNTY, DELAWARE

Revisions:

Date:	DECEMBER 2022
Scale:	1"=60'
Dwn.By:	DJR
Proj.No.:	2269B005
Dwg.No.:	PL-4

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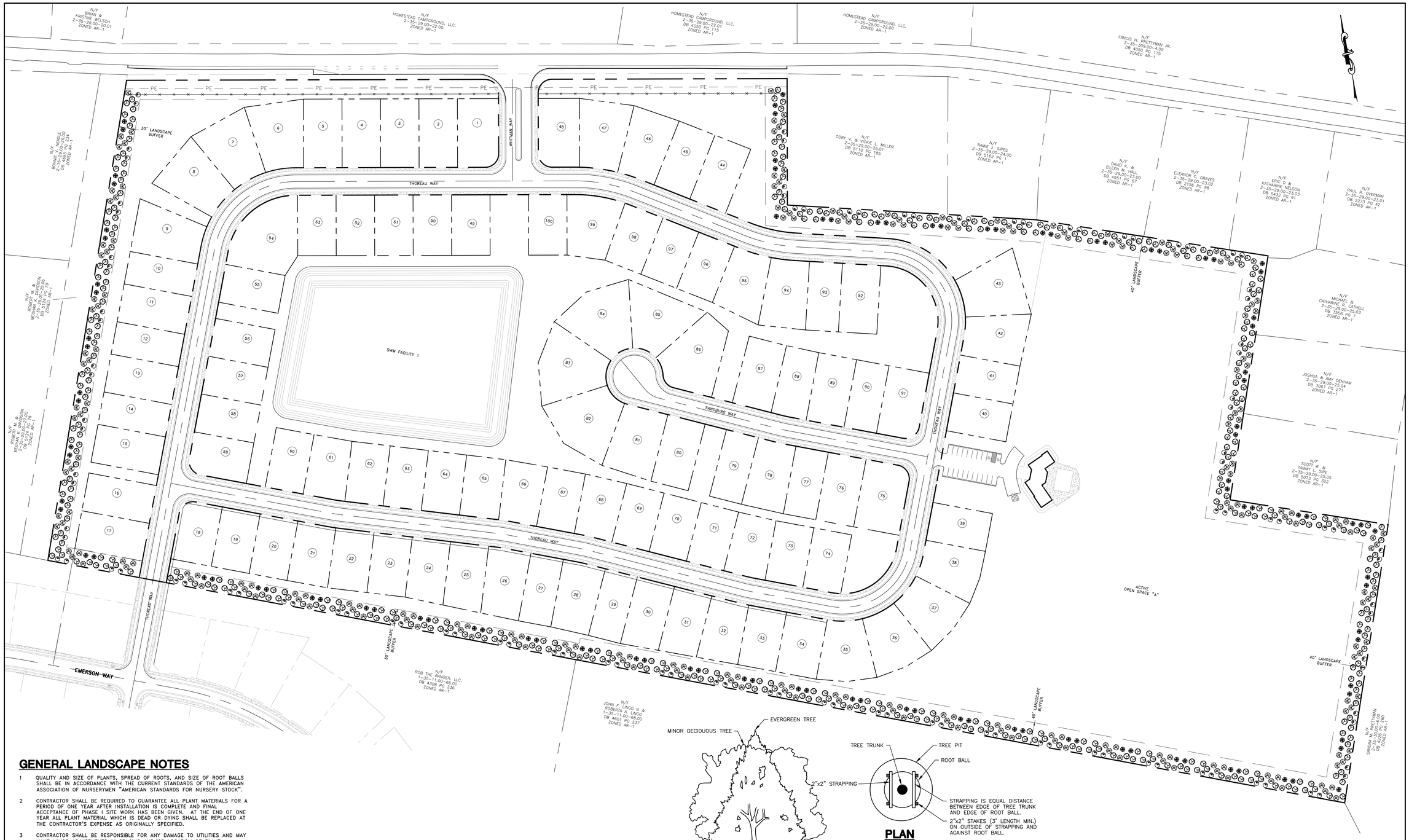
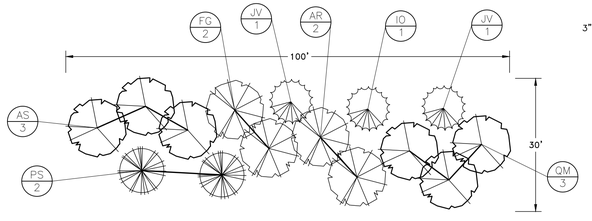
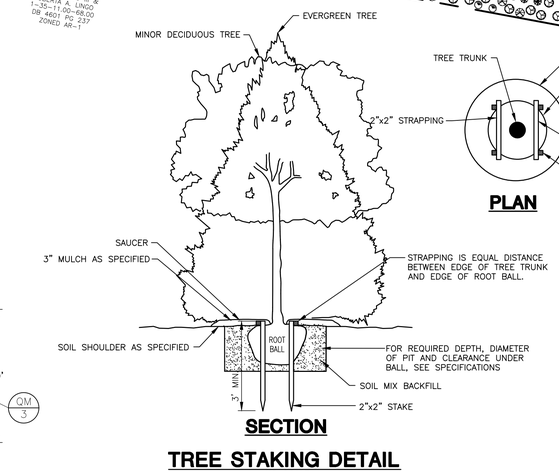


GENERAL LANDSCAPE NOTES

1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".
2. CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF PHASE I SITE WORK HAS BEEN GIVEN. AT THE END OF ONE YEAR ALL PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS ORIGINALLY SPECIFIED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
4. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.
5. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)
6. EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
7. ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.
8. THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF SHREDDED HARDWOOD MULCH PER SPECIFICATIONS.
9. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.
10. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
11. THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.



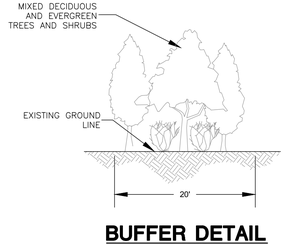
TYPICAL FORESTED BUFFER 100' X 30'
NO SCALE



SECTION

PLAN

TREE STAKING DETAIL
NO SCALE



BUFFER DETAIL
NO SCALE

LANDSCAPE ARCHITECT'S STATEMENT

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

by TIMOTHY M. METZNER. DATE
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DELAWARE, 19963

0 80 160 240

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

PRELIMINARY LANDSCAPE PLAN

WYNFORD PRESERVE
RESIDENTIAL COMMUNITY
SUSSEX COUNTY, DELAWARE

Revisions:

Date:	DECEMBER 2022
Scale:	1"=80'
Dwn.By:	DJR
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GENERAL LANDSCAPE NOTES

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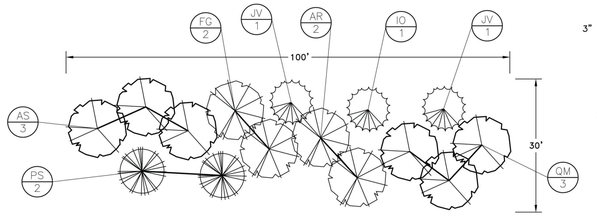
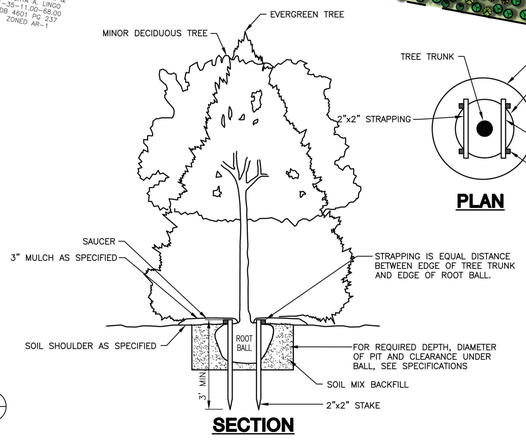


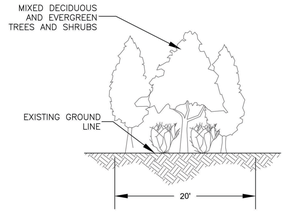
TYPICAL FORESTED BUFFER 100' X 30'
NO SCALE



SECTION

PLAN

TREE STAKING DETAIL
NO SCALE



BUFFER DETAIL
NO SCALE

LANDSCAPE ARCHITECT'S STATEMENT

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

_____ _____
by TIMOTHY M. METZNER. DATE
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DELAWARE, 19963

0 80 160 240

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C:\Users\MCCK.dbf\inc\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\KFG70BV5\PRELIMINARY PLAN 12-3-21.dwg Nov 17, 2022 - 10:54am mcck

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

PRELIMINARY LANDSCAPE PLAN

WYNFORD PRESERVE
RESIDENTIAL COMMUNITY
SUSSEX COUNTY, DELAWARE

Revisions:

Date:	DECEMBER 2022
Scale:	1"=80'
Dwn.By:	DJR
Proj.No.:	2269B005
Dwg.No.:	PL-5

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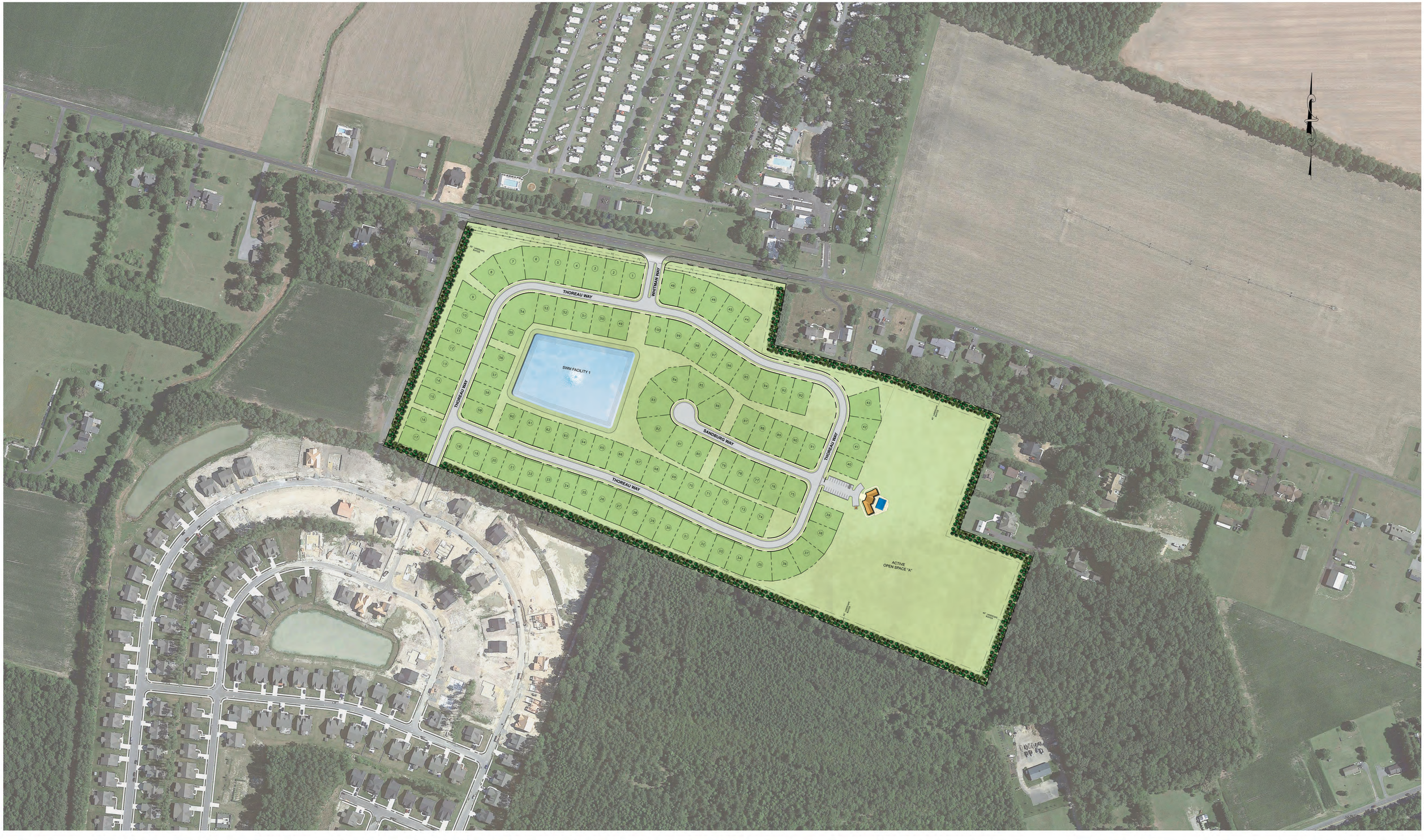
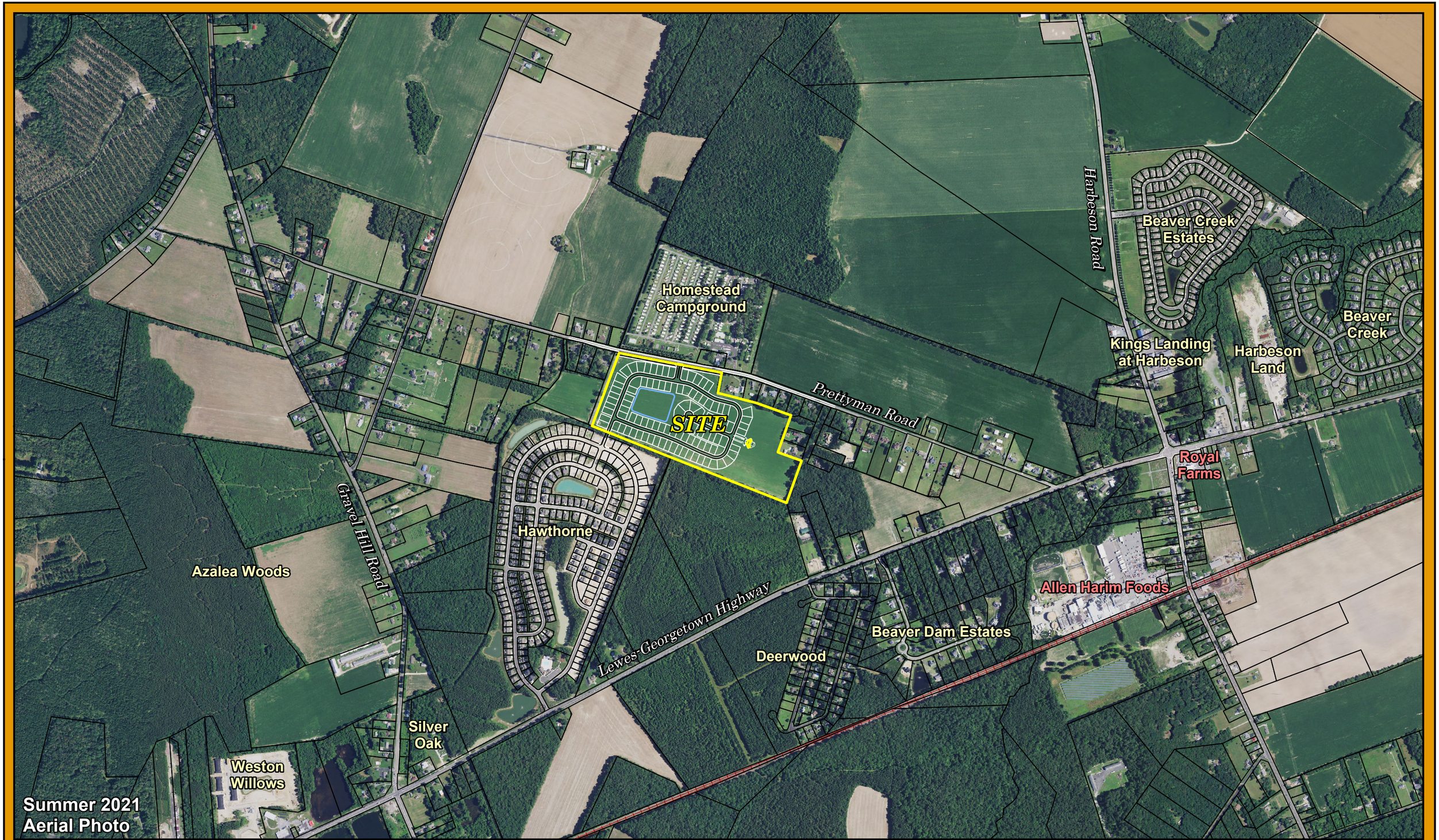


WYNFORD PRESERVE

Sussex County, Delaware

DAVIS
BOWEN &
FRIEDEL, INC.
ARCHITECTS • ENGINEERS • SURVEYORS

Exhibit 1



Sources:
Tax Parcels per Sussex County

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November 2022

Surrounding Communities Map

Wynford Preserve

Sussex County, Delaware

0 1,000 2,000 Feet

DAVIS BOWEN & FRIEDEL, INC.
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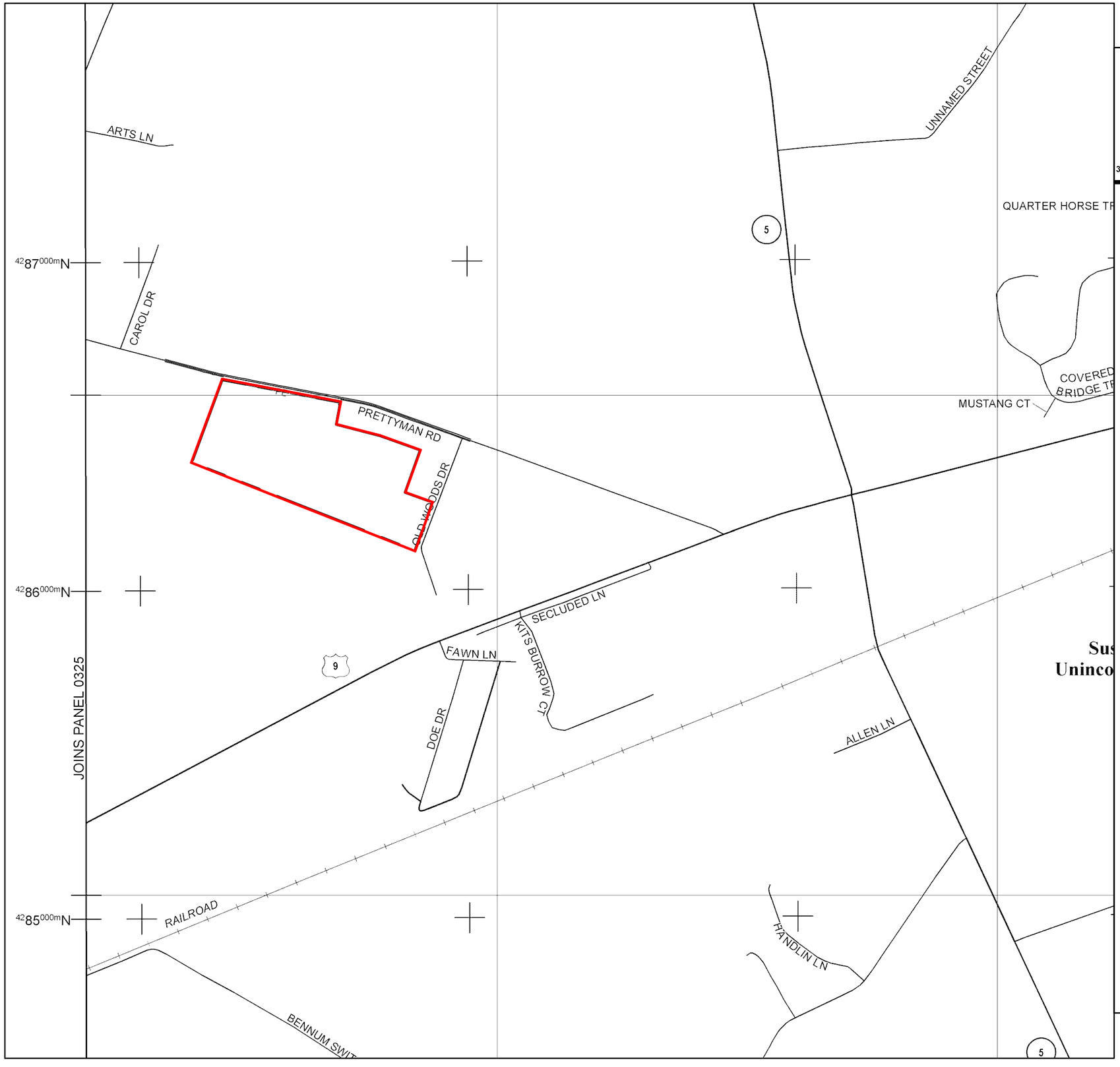


MAP SCALE 1" = 1000'

500 0 500 1,000 1,500 2,000 FEET

300 0 300 600 METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0310L

FIRM

FLOOD INSURANCE RATE MAP

SUSSEX COUNTY, DELAWARE

AND INCORPORATED AREAS

PANEL 310 OF 660

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

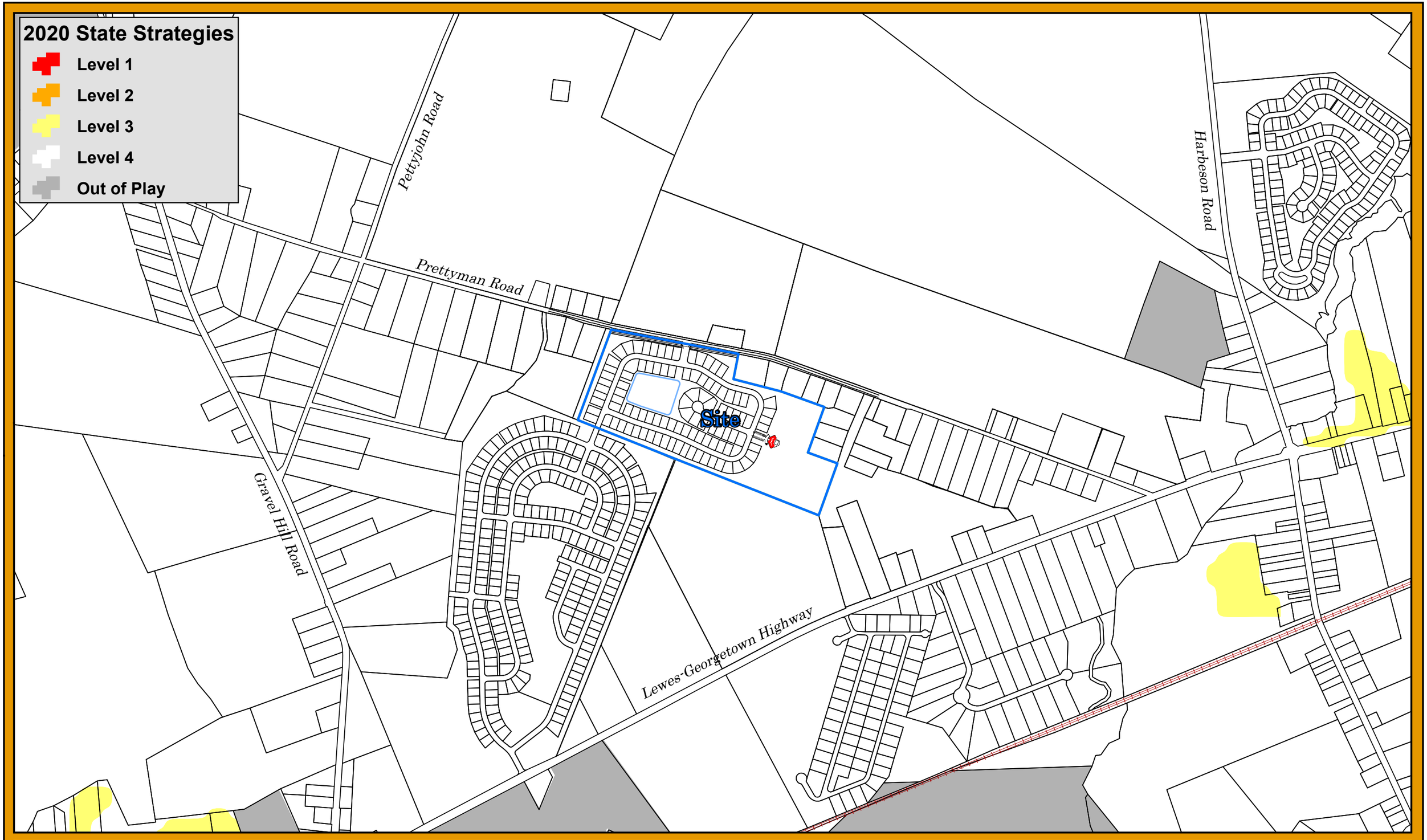
COMMUNITY	NUMBER	PANEL	SUFFIX
SUSSEX COUNTY	100029	0310	L

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
10005C0310L

MAP REVISED
JUNE 20, 2018

Federal Emergency Management Agency



Sources:
Tax Parcels per Sussex County

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November 2022

2020 State Strategies

Wynford Preserve

Sussex County, Delaware

0 800 1,600 Feet

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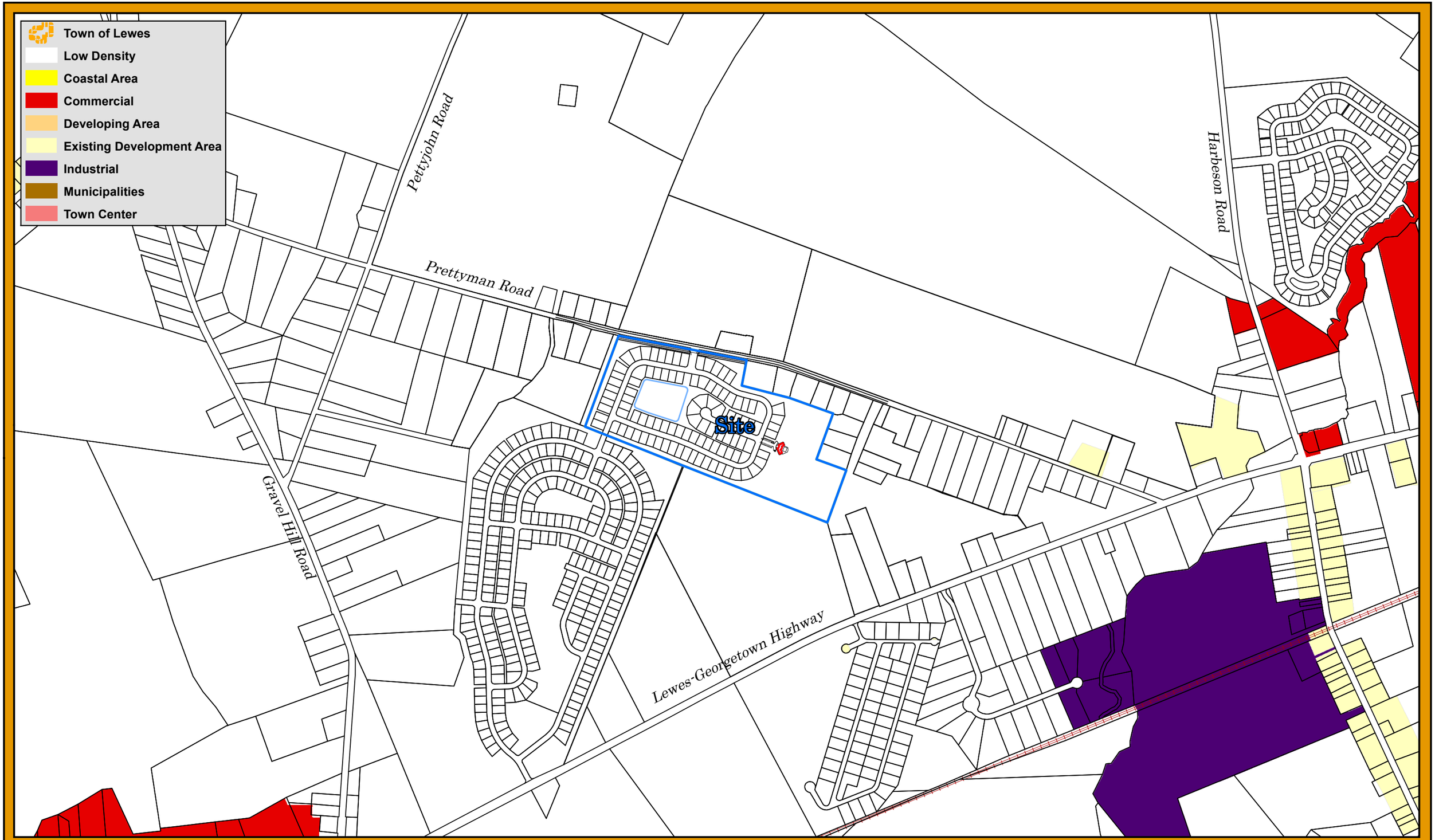

Sources:
Tax Parcels per Sussex County

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November 2022

Sussex County 2045 Future Land Use Map

Wynford Preserve

Sussex County, Delaware

0 800 1,600 Feet

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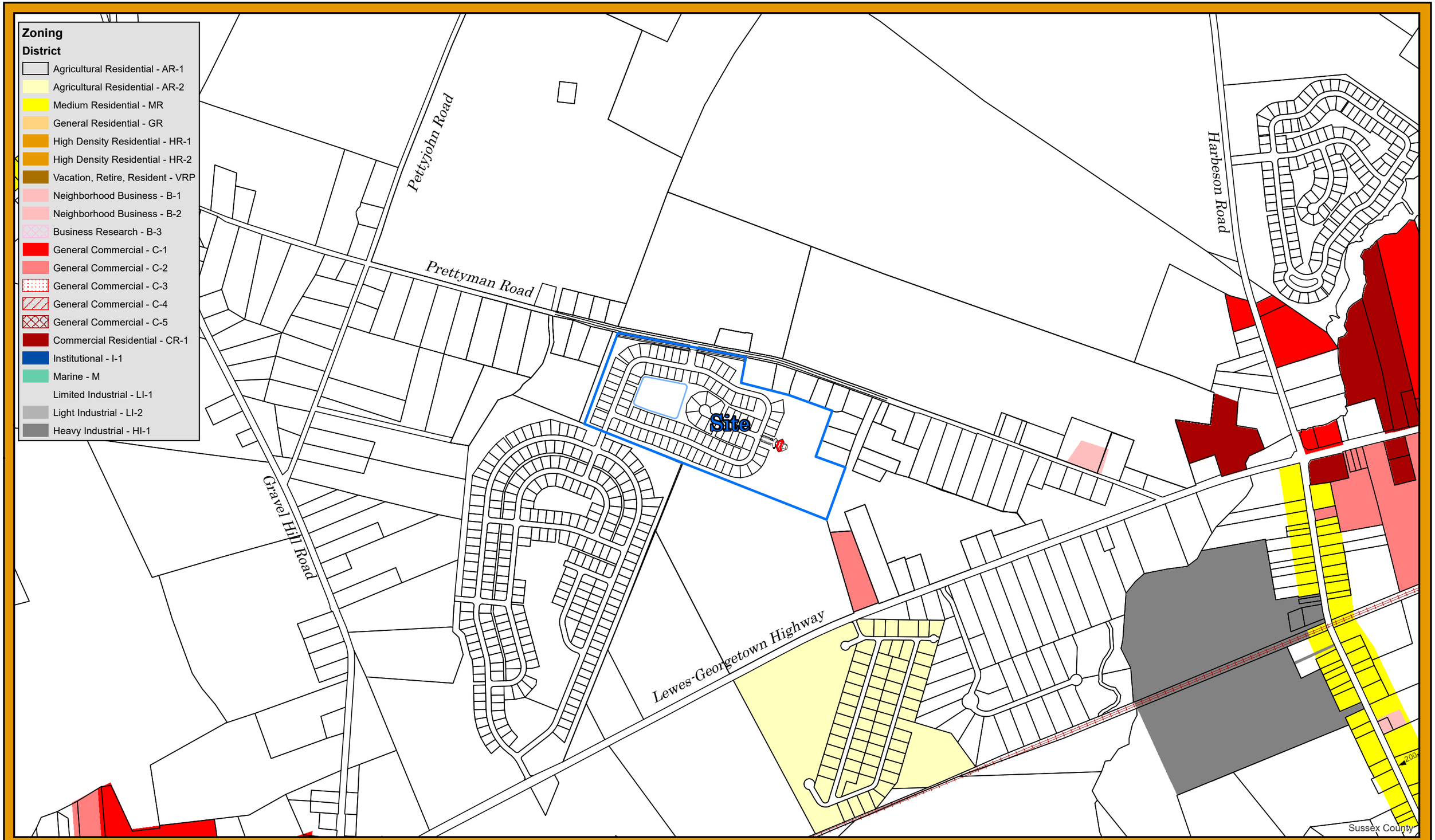

Sources:
Tax Parcels per Sussex County

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November 2022

Sussex County Zoning Map

Wynford Preserve

Sussex County, Delaware

0 800 1,600 Feet

DAVIS BOWEN & FRIEDEL, INC.
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Sources:
Tax Parcels per Sussex County

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November 2022

1992 Aerial Photo

Wynford Preserve

Sussex County, Delaware

0 800 1,600
Feet

DAVIS BOWEN & FRIEDEL, INC.
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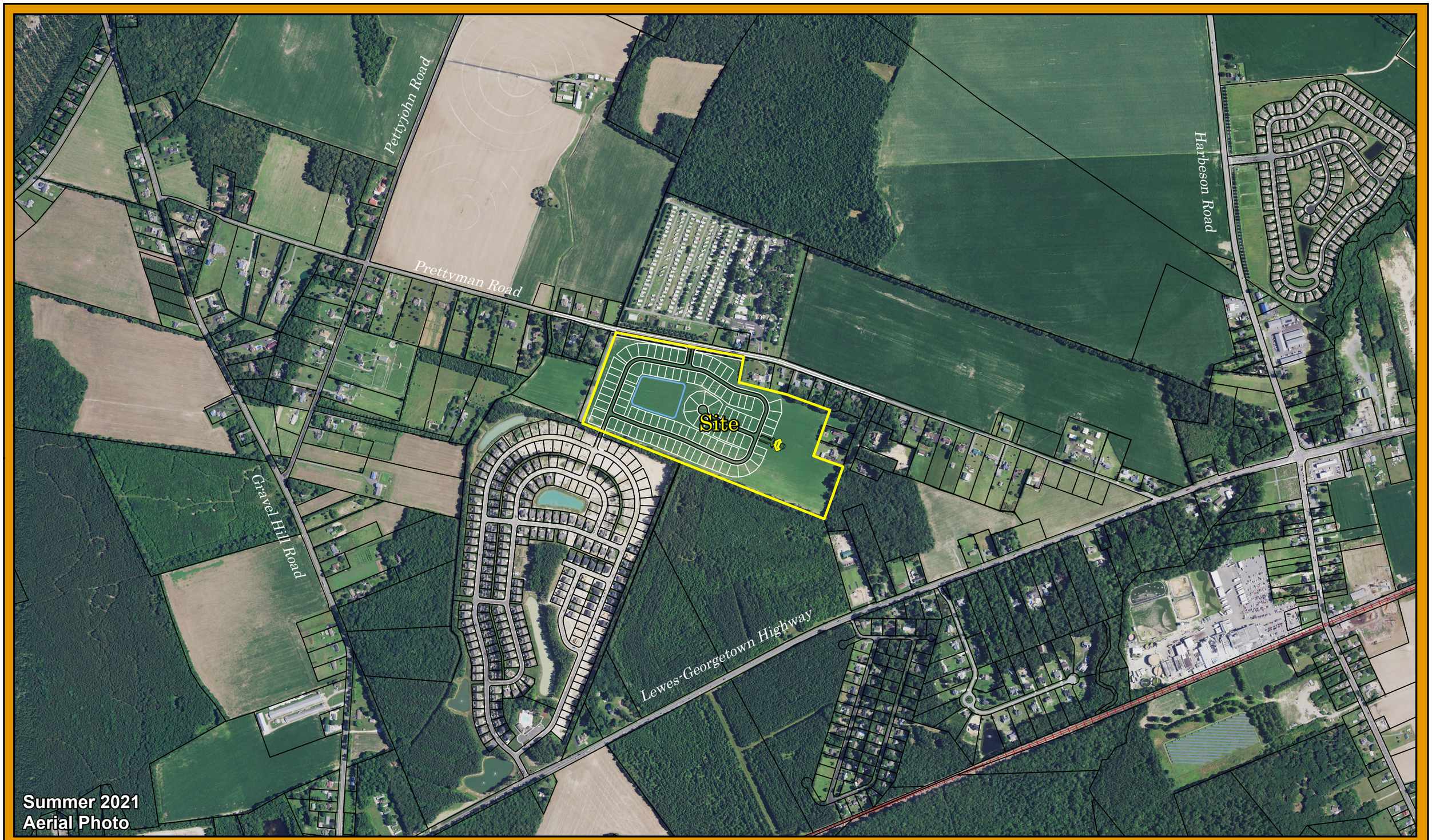

Sources:
Tax Parcels per Sussex County

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November 2022

2021 Aerial Photo

Wynford Preserve

Sussex County, Delaware

0 800 1,600
Feet

DAVIS BOWEN & FRIEDEL, INC.
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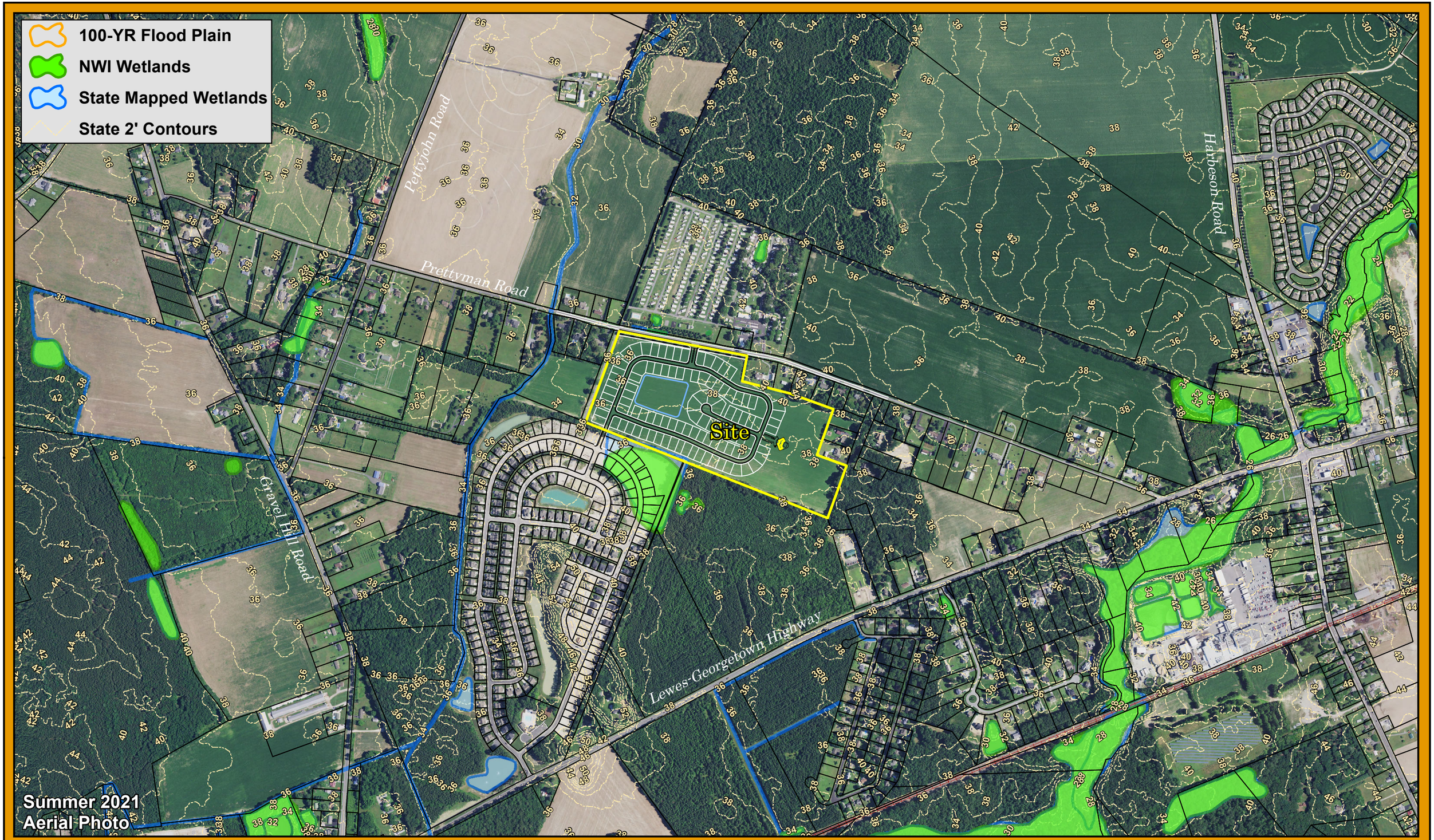

Sources:
Tax Parcels per Sussex County

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November 2022

Environmental Map

Wynford Preserve

Sussex County, Delaware

0 800 1,600
Feet

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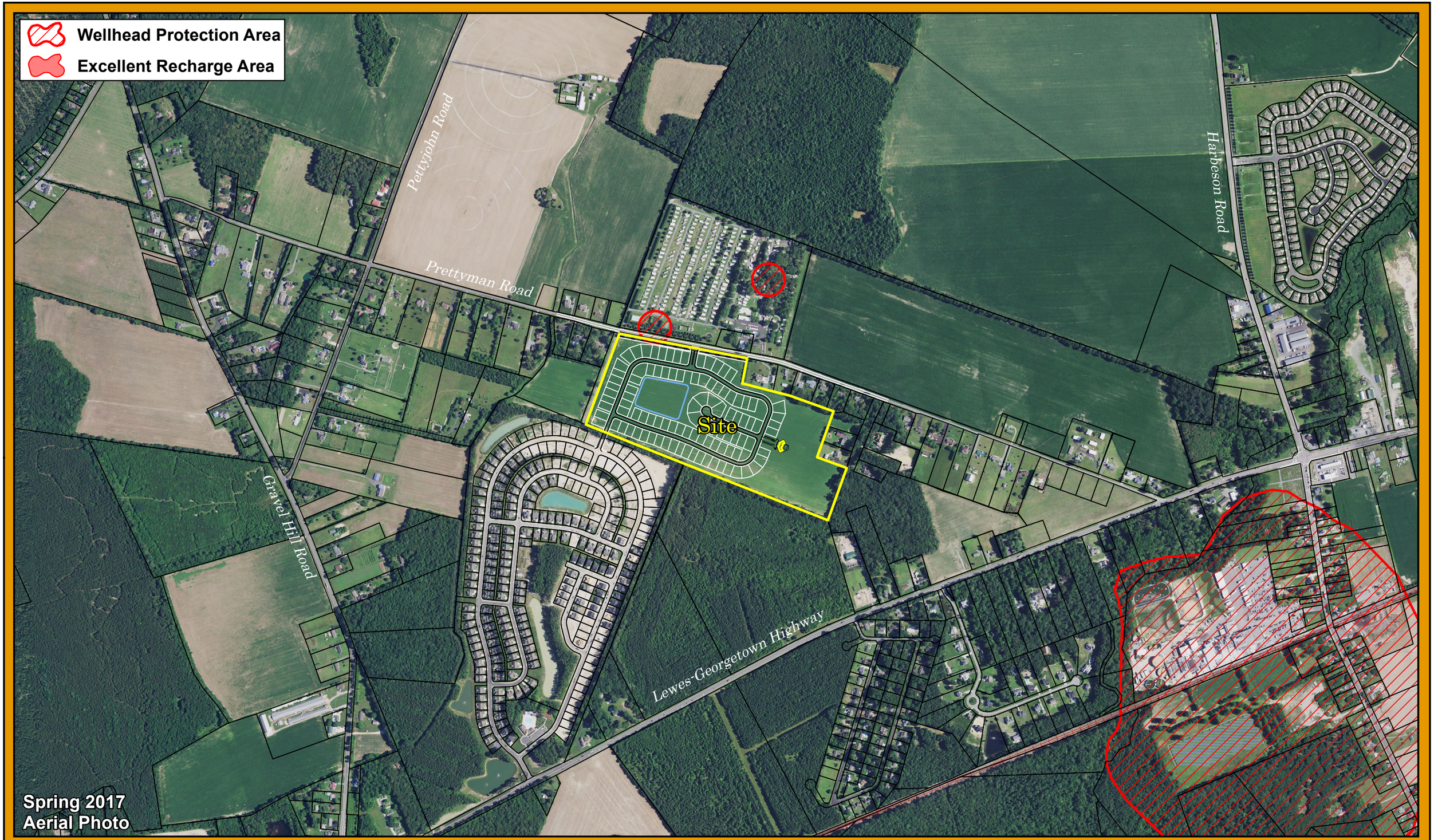

Sources:
Tax Parcels per Sussex County

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November 2022

Source Water Protection Areas

Wynford Preserve

Sussex County, Delaware

0 800 1,600
Feet

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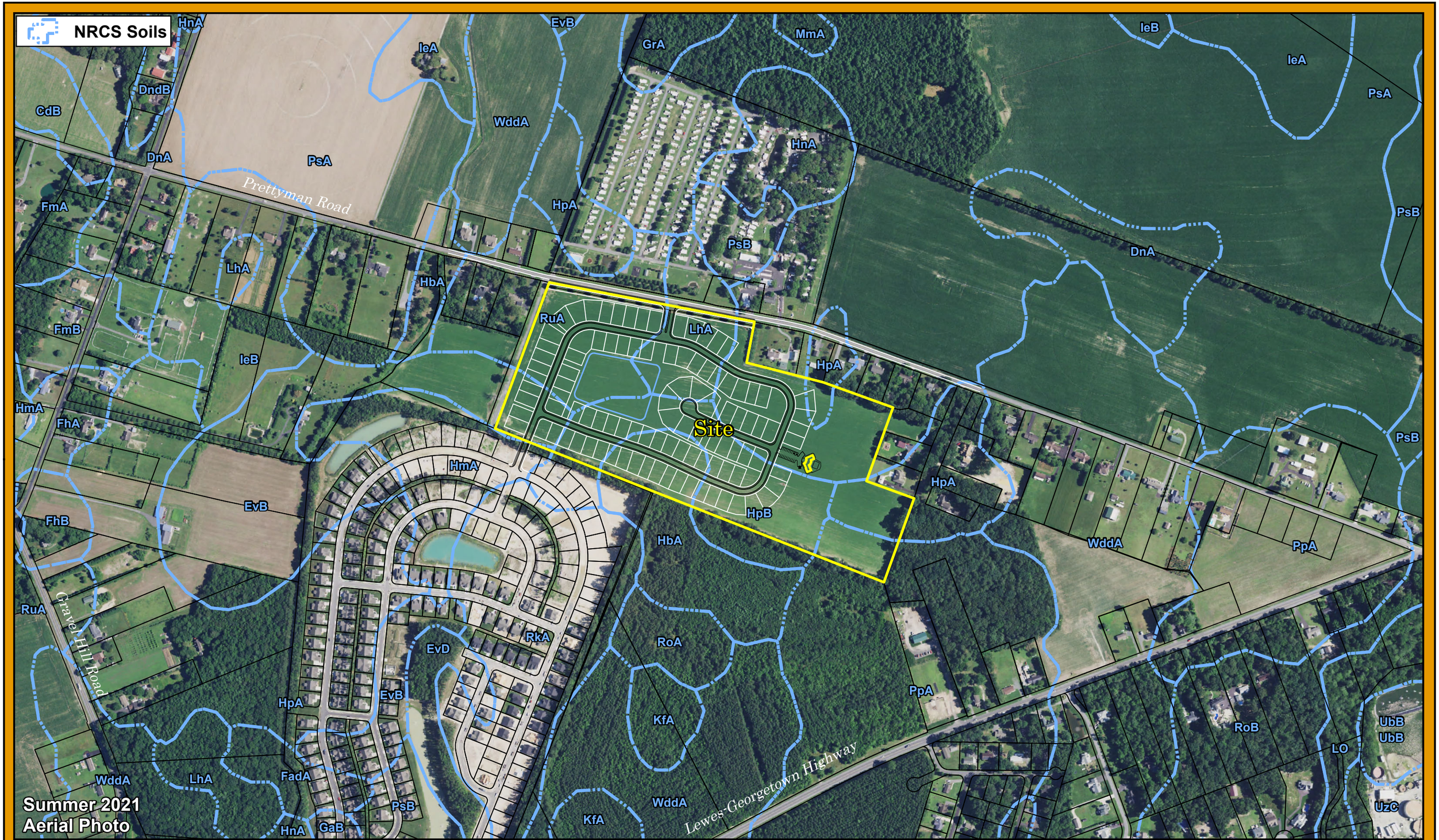


Sources:
Tax Parcels per Sussex County

November 2022

NCRS Soil Survey

Wynford Preserve

Sussex County, Delaware

0 500 1,000 Feet

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS • ENGINEERS • SURVEYORS

Exhibit 2

Document# 2021000034919 BK: 5476 PG: 86
Recorder of Deeds, Scott Dailey On 5/27/2021 at 2:09:20 PM Sussex County, DE
Consideration: $1,200,000.00 County/Town: $18,000.00 State: $30,000.00 Total: $48,000.00
Doc Surcharge Paid Town: SUSSEX COUNTY

TAX MAP AND PARCEL #: 235-29.00-25.00
PREPARED BY & RETURN TO:
Steen, Waehler & Schrider-Fox, LLC
92 Atlantic Avenue, Unit B
Ocean View, DE 19970
File No. 21-2313/JRP

THIS DEED, made this 20th day of May, 2021,

- BETWEEN -

JAMES WEST PRETTYMAN, SUCCESSOR TRUSTEE OF THE IRMA M. PRETTYMAN REVOCABLE TRUST DATED NOV. 19, 2004, of 2100 Ocean Drive, Apartment 8K, Fort Lauderdale, FL 33316, party of the first part,

- AND -

PRETTYMAN ROAD DEVELOPMENT, LLC, a limited liability company of the State of Delaware, of 16255 Sussex Highway, Bridgeville, DE 19933, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of **One Million Two Hundred Thousand and 00/100 Dollars ($1,200,000.00)**, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the party of the second part, and its successors and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

ALL THAT CERTAIN lot, piece or parcel of land and woodland located on both sides of the road leading from Sand Hills to Beaver Dam in Broadkill Hundred in Sussex County and the State of Delaware, bounded and described as follows, to wit:

BEGINNING on the West side of the aforesaid road, where the lands now or formerly of Alton Rogers adjoining Robert B. Horsey etux at the old wood road; thence North 63.25 degrees West to a stone along the road among lands now or formerly of William H. Prettyman, Sr.; thence North 13.5 degrees East 68 perches to a pile of brickbats and post adjoining lands now or formerly of George A. Rust; thence North 62.25 degrees West 62.25 perches to the land formerly of Lodawick W. Atkins, marked by a stone along George A. Rust land; thence along land formerly of Lodawick W. Atkins, South 28 degrees West 81.5 perches to the aforesaid road; thence North 72.5 degrees West 2.6 perches to a post along the road; thence South 28 degrees West 53.5 perches to a post along lands now or formerly of James T. Carey to lands now or formerly of Absolum Rust; thence South 61 degrees 62 perches along Rust land to a post; thence

Document# 2021000034919 BK: 5476 PG: 87
Recorder of Deeds, Scott Dailey On 5/27/2021 at 2:09:20 PM Sussex County, DE
Doc Surcharge Paid

South 26 degrees 6 perches to a post along lands now or formerly of David R. Ennis; thence 61.5 degrees East 85.9 perches to a cedar post adjoining lands now or formerly of Charles R. Davidson; thence North 26 degrees 24 feet to lands owned by Robert B. Veasey etux (purchased of Alton Rogers); thence Northward along the Veasey land to the old road, known as Woods Road, thence meandering with the Woods Road Easterly 250 feet to the aforesaid Sand Hill Road or place of beginning, containing 88 acres of land, more or less.

EXCEPTING from the described lands, all those certain lots, pieces and parcels of land being designated as Lots Nos. One (1) and Two (2), as shown on a plot prepared by Walter R. Todd, said plot dated August 4, 2004, and filed for record in the Office of the Recorder of Deeds in and for Sussex County at Georgetown, Delaware in Plot Book 88, Page 110.

ALSO EXCEPTING from the above described lands any conveyances by these grantors prior to the execution and recording of this deed.

BEING SUBJECT, however, to the reservations, restrictions, conditions and covenants of record and subject to such state of facts as an accurate survey and/or inspection of the lands and premises will disclose, the operation and effect of any zoning laws, and building restrictions imposed by public authority; and easements and pubic utility grants of record.

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 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 agricultural chemicals and nighttime farm operations. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities.

THIS PARCEL of land is subject to Koeppel-Robinson Tax Ditch right of way and/or assessment pursuant to Superior Court Order C.A. No. 06M-11-112 dated the 4th day of January, 2007 and filed for record January 20, 2007 in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Tax Ditch Book 3, Page 186.

BEING the same undivided fifty percent (50%) interest in lands conveyed to James West Prettyman, Successor Trustee of the Irma M. Prettyman Revocable Trust dated Nov. 19, 2004 from James West Prettyman, Successor Trustee of the William H. Prettyman Revocable Trust dated November 19, 2004, by Corrective and Confirmatory Deed dated March 16, 2021 and recorded May 6, 2021 in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed Book 5461, page 113.

ALSO BEING the same lands conveyed to William H. Prettyman, Trustee of the William H. Prettyman Revocable Trust dated November 19, 2004, as to an undivided fifty percent (50%) interest, said interest conveyed in the deed referenced above, and to Irma M. Prettyman, Trustee of the Irma M. Prettyman Revocable Trust dated November 19, 2004, as to an undivided fifty percent (50%) interest, from William H. Prettyman, Jr. and Irma M. Prettyman a/k/a Blanche I. Prettyman, recorded in the Office of the Recorder of Deeds, aforesaid, on the 7th day of September, 2005 in Deed Book 3198, page 140.

Document# 2021000034919 BK: 5476 PG: 88
Recorder of Deeds, Scott Dailey On 5/27/2021 at 2:09:20 PM Sussex County, DE
Doc Surcharge Paid

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

IN WITNESS WHEREOF, the party of the first part has hereunto set his Hand and Seal the day and year first above written.

IRMA M. PRETTYMAN REVOCABLE TRUST DATED NOV. 19, 2004

Witness

By: _____(SEAL)
James West Prettyman, Successor Trustee

STATE OF DELAWARE :
: SS
COUNTY OF SUSSEX :

BE IT REMEMBERED, that on May 20, 2021, personally came before me, the subscriber, James West Prettyman, Successor Trustee of the Irma M. Prettyman Revocable Trust dated Nov. 19, 2004, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed as Trustee and the act of deed of said Trust; that the signature of the Trustee is in his own proper handwriting and by his authority to act; and that the act of signing, sealing, acknowledging and delivering the said Indenture is within his power as Trustee.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

ADMITTED TO THE DELAWARE BAR 10.98 ATTORNEY JAMES P. BECKER BAR # 3711 NOTARY UNIFORM LAW ON NOTARIAL ACTS PURSUANT TO 29 DEL C SEC 4323 (b)

Notary Public

My Commission Expires: N/A

Exhibit 3

GEOGRAPHIC INFORMATION OFFICE

MEGAN NEHRBAS
SENIOR MANAGER OF GEOGRAPHIC INFORMATION SYSTEMS (GIS)
(302) 855-1176 T
(302) 853-5889 F

Sussex County
DELAWARE
sussexcountyde.gov

February 9, 2022

Dustin J. Ressler
Davis, Bowen & Friedel, Inc.
601 E Main St #100
Salisbury, MD 21804

RE: Proposed Subdivision Name(s)

Our department has reviewed the name(s) submitted for your proposed subdivision located in Georgetown, DE (parcel 235-29.00-25.00). In reviewing the proposed name(s) the following has been approved for this subdivision:

Wynford Preserve

Should you have any questions please contact the Sussex County Geographic Information Department at 302-855-1176.

Sincerely,

Brian L. Tolley
GIS Specialist II

CC:
Christin Scott, Planning & Zoning

GEOGRAPHIC INFORMATION OFFICE

MEGAN NEHRBAS
SENIOR MANAGER OF GEOGRAPHIC INFORMATION SYSTEMS (GIS)
(302) 855-1176 T
(302) 853-5889 F

Sussex County
DELAWARE
sussexcountyde.gov

February 11, 2022

Dustin J. Ressler
Davis, Bowen & Friedel, Inc.
601 E Main St #100
Salisbury, MD 21804

RE: Wynford Preserve Approved Streets

Our office has received proposed street name(s) for your future subdivision, **Wynford Preserve**, located on parcel 235-29.00-25.00 in Georgetown, DE 19947. Based on our review the following proposed street name(s) have been **approved**:

Whitman Way	Sandburg Way

Use only road names **approved** and issued by this office on letterhead or you will be required to rerecord. Each street name is to be used only once.

Upon final approval of **Wynford Preserve** please forward a digital copy of the recorded site plan to my attention for the purpose of addressing. Should you have any questions, please contact the **Geographic Information Office** at 302-855-1176.

Sincerely,

Brian L. Tolley
GIS Specialist II

CC: Christin Scott, Office of Planning & Zoning

Exhibit 4

STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

NICOLE MAJESKI
SECRETARY

November 4, 2022

Ms. Dawn M. Riggi, P.E.
Davis Bowen & Friedel, Inc.
1 Park Avenue
Milford, DE 19963

Dear Ms. Riggi,

The enclosed Traffic Impact Study (TIS) review letter for the **Prettyman Property – Prettyman Road** (Tax Parcel: 235-29.00-25.00) development has been completed under the responsible charge of a registered professional engineer whose firm is authorized to work in the State of Delaware. They have found the TIS to conform to DelDOT's Development Coordination Manual and other accepted practices and procedures for such studies. DelDOT accepts this letter and concurs with the recommendations. If you have any questions concerning this letter or the enclosed review letter, please contact me at (302) 760-2124.

Sincerely,

Claudy Joinville
Project Engineer

CJ:km
Enclosures
cc with enclosures: Mr. Bret Mangum, Insight Homes, Inc.
Mr. Jamie Sechler, Davis, Bowen & Friedel, Inc.
Mr. David L. Edgell, Office of State Planning Coordination
Mr. Jamie Whitehouse, Sussex County Planning & Zoning
Mr. Andrew J. Parker, McCormick Taylor, Inc.
Mr. Tucker Smith, McCormick Taylor, Inc.
DelDOT Distribution

DelDOT

DelDOT Distribution

Brad Eaby, Deputy Attorney General
Shanté Hastings, Deputy Secretary / Director of Transportation Solutions (DOTS)
Pamela Steinebach, Director, Planning
Mark Luszcz, Deputy Director, Traffic, DOTS
Peter Haag, Chief Traffic Engineer, Traffic, DOTS
Michael Simmons, Assistant Director, Project Development South, DOTS
Wendy Carpenter, Traffic Calming & Subdivision Relations Manager, DelDOT Traffic
Todd Sammons, Assistant Director, Development Coordination
Wendy Polasko, Subdivision Engineer, Development Coordination
Sireen Muhtaseb, TIS Section Manager, Development Coordination
Alistair Probert, South District Engineer, South District
Matthew Schlitter, South District Public Works Engineer, South District
Jared Kauffman, Service Development Planner, Delaware Transit Corporation
Tremica Cherry, Service Development Planner, Delaware Transit Corporation
Anthony Aglio, Planning Supervisor, Statewide & Regional Planning
Kevin Hickman, Acting Sussex Review Coordinator, Development Coordination
Derek Sapp, Sussex County Subdivision Manager, Development Coordination
Mark Galipo, Traffic Engineer, Traffic, DOTS
Annamaria Furmato, Project Engineer, Development Coordination

November 4, 2022

Mr. Claudy Joinville
Project Engineer
DelDOT Division of Planning
P.O. Box 778
Dover, DE 19903

RE: Agreement No. 1946F
Traffic Impact Study Services
Task No. 3A Subtask 05 – Prettyman Property

Dear Mr. Joinville:

McCormick Taylor has completed its review of the Traffic Impact Study (TIS) for the Prettyman Property development prepared by Davis, Bowen & Friedel, Inc. dated February 2022. Davis, Bowen & Friedel, Inc. prepared the report in a manner generally consistent with DelDOT's Development Coordination Manual.

The TIS evaluates the impacts of the proposed Prettyman Property development, to be located along the southwest side of Prettyman Road (Sussex Road 254) approximately ¾ mile northwest of US Route 9 in Sussex County, Delaware. The proposed development would consist of 100 single family homes. One unsignalized full-movement access is proposed along Prettyman Road. Construction is anticipated to be completed in 2025.

The subject land is located on an approximately 50.64-acre parcel. The subject land is currently zoned AR-1 (Agricultural Residential). The developer does not plan to rezone the land.

Currently there are no active DelDOT projects within the study area, although there is one study. DelDOT's Coastal Corridors Study aims to study the east-west travel patterns in Sussex County including, but not limited to, Delaware Route 404 and US Route 9 including the section nearest the proposed development. Initial efforts will identify the east-west routes/corridors in northwestern Sussex County that are currently congested or are at risk for congestion based on anticipated growth in the area. The study will focus on a number of factors including longer trips from the Chesapeake Bay Bridge to the Delaware beaches and Ocean City, Maryland, regional traffic between Maryland's Eastern Shore and Sussex County, and local east-west traffic within the northwestern part of Sussex County. The latest updates indicate that the study is in the data collection / public outreach phase.

Based on our review, we have the following comments and recommendations:

The following intersection exhibits level of service (LOS) deficiencies without the implementation of physical roadway and/or traffic control improvements:

Intersection	***Existing Traffic Control***	***Situations for which deficiencies occur***
US Route 9 and Prettyman Road	Unsignalized	2021 Existing PM (Case 1) 2025 without development AM/PM/Saturday (Case 2) 2025 with development AM/PM/Saturday (Case 3)

US Route 9 and Prettyman Road

This unsignalized intersection experiences LOS deficiencies in the existing weekday PM and all future peak hours, with the southbound approach of Prettyman Road operating at LOS F. DelDOT has determined that a new traffic signal at this location on US Route 9 would not be desirable due in part to proximity to the nearby traffic signal at the intersection of US Route 9 and DE Route 5. Upon further consideration of safety elements and multiple proposed developments in the vicinity of this intersection, DelDOT has identified the need to realign a portion of Prettyman Road north of US Route 9 to address the skewed angle of the intersection. The subject developer should make an equitable share contribution towards that improvement, as noted below in Item 3.

Should Sussex County choose to approve the proposed development, the following items should be incorporated into the site design and reflected on the record plan by note or illustration. All applicable agreements (i.e. letter agreements for off-site improvements and traffic signal agreements) should be executed prior to entrance plan approval for the proposed development.

1. The developer shall improve the State-maintained road(s) on which they front (Prettyman Road), within the limits of their frontage, to meet DelDOT's standards for their Functional Classification as found in Section 1.1 of the Development Coordination Manual and elsewhere therein. The improvements shall include both directions of travel, regardless of whether the developer's lands are on one or both sides of the road. Frontage is defined in Section 1 of the Development Coordination Manual, which states "This length includes the length of roadway perpendicular to lines created by the projection of the outside parcel corners to the roadway." Questions on or appeals of this requirement should be directed to the DelDOT Subdivision Review Coordinator in whose area the development is located.

2. The developer should construct the full-movement Site Access on Prettyman Road. The proposed configuration is shown in the table below.

Approach	Existing Configuration	Proposed Configuration
Eastbound Site Access	Approach does not exist	One shared left/right-turn lane
Northbound Prettyman Road	One through lane	One shared through/left-turn lane and one bypass lane
Southbound Prettyman Road	One through lane	One through lane and one right-turn lane

Initial recommended minimum turn-lane lengths (excluding tapers) of the separate turn lanes are listed below. The developer should coordinate with DelDOT's Development Coordination Section to determine final turn-lane lengths and other design details during the site plan review.

Approach	Left-Turn or Bypass Lane	Right-Turn Lane
Eastbound Site Access	N/A	N/A
Northbound Prettyman Road	Bypass lane 375 feet in length * (50-foot storage, 215-foot approach taper, 110-foot departure taper)	N/A
Southbound Prettyman Road	N/A	190 feet **

* Initial bypass lane lengths based on DelDOT's *Auxiliary Lane Worksheet*

** Initial turn-lane length based on DelDOT's *Auxiliary Lane Worksheet*, assuming an entrance radius less than 50 feet

3. The developer should enter into an agreement with DelDOT regarding an equitable share contribution towards construction of a potential project that would realign a portion of Prettyman Road north of US Route 9 to address the skewed angle of the intersection of US Route 9 and Prettyman Road. The realignment would eliminate the existing skewed angle such that Prettyman Road intersects US Route 9 at a 90-degree angle. One or more other developers may be required to contribute towards the improvements. The developer should coordinate with DelDOT's Development Coordination Section, along with the developers of Toback Flex Park and Georgetown Business Plaza (f.k.a. Prettyman Property – Route 9) if directed to do so by DelDOT, regarding the contribution amount and other details regarding the realignment project.

4. The developer should provide a roadway interconnection to the adjacent Hawthorne Subdivision located immediately to the southwest of the proposed Prettyman Property.

5. The following bicycle and pedestrian improvements should be included:

    a. Per the DelDOT Development Coordination Manual section 5.2.9.2, bicycle lanes are required where right turn lanes are being installed.
    b. Appropriate bicycle symbols, directional arrows, pavement markings, and signing should be included along bicycle facilities and turn lanes within the project limits.

    c. Utility covers should be made flush with the pavement.

    d. If clubhouses or other community facilities are constructed within the site, bicycle parking should be provided near building entrances. Where building architecture provides for an awning, other overhang, or indoor parking, the bicycle parking should be covered.

    e. A minimum 15-foot wide permanent easement from the edge of the right-of-way should be dedicated to DelDOT within the site frontage along Prettyman Road

    f. ADA compliant curb ramps and crosswalks should be provided at all pedestrian crossings, including all site entrances. Type 3 curb ramps are discouraged.

    g. Internal sidewalks for pedestrian safety and to promote walking as a viable transportation alternative should be constructed within the development. These sidewalks should each be a minimum of five-feet wide (with a minimum of a five-foot buffer from the roadway) and should meet current AASHTO and ADA standards. Internal sidewalks in the development should lead out to Prettyman Road and terminate with a Type 1 curb ramp.

    h. Where internal sidewalks are located alongside of parking spaces, a buffer should be added to prevent vehicular overhang onto the sidewalk.

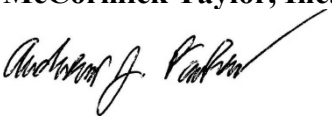
Improvements in this TIS may be considered "significant" under DelDOT's *Work Zone Safety and Mobility Procedures and Guidelines*. These guidelines are available on DelDOT's website at http://deldot.gov/Publications/manuals/de_mutcd/index.shtml.

Please note that this review generally focuses on capacity and level of service issues; additional safety and operational issues will be further addressed through DelDOT's site plan review process.

Additional details on our review of this TIS are attached. Please contact me at (610) 640-3500 or through e-mail at ajparker@mccormicktaylor.com if you have any questions concerning this review.

Sincerely,

McCormick Taylor, Inc.



Andrew J. Parker, PE, PTOE
Project Manager

Enclosure

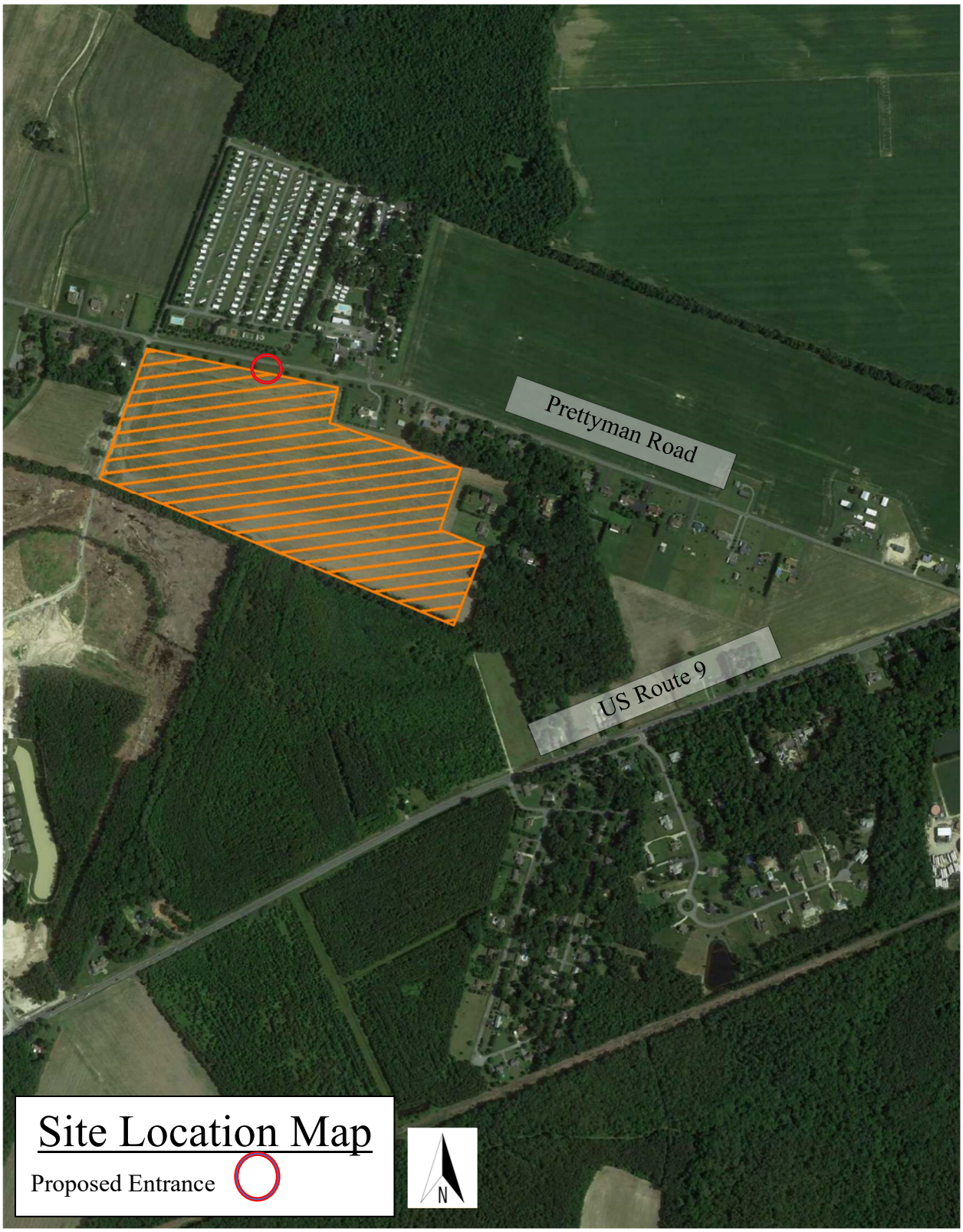
General Information

Report date: February 2022
Prepared by: Davis, Bowen & Friedel, Inc.
Prepared for: Insight Homes, Inc.
Tax parcel: 235-29.00-25.00
Generally consistent with DelDOT's Development Coordination Manual: Yes

Project Description and Background

Description: The proposed Prettyman Property development would consist of 100 single-family homes.
Location: The site is located along the southwest side of Prettyman Road (Sussex Road 254) approximately ¾ mile northwest of US Route 9 in Sussex County, Delaware. A site location map is included on page 7.
Amount of land to be developed: approximately 50.64-acre parcel
Land use approval(s) needed: Subdivision approval. The subject land is currently zoned AR-1 (Agricultural Residential), and the developer does not plan to rezone the land.
Proposed completion year: 2025
Proposed access locations: One unsignalized full-movement access is proposed along Prettyman Road.
Daily Traffic Volumes (per DelDOT Traffic Summary 2019):

- 2019 Average Annual Daily Traffic on Prettyman Road: 2,212 vehicles/day


Prettyman Road
US Route 9
Site Location Map
Proposed Entrance
N

2020 Delaware Strategies for State Policies and Spending

Location with respect to the Strategies for State Policies and Spending Map of Delaware: The Prettyman Property development is located within Investment 4, as described below.

Investment Level 4
Delaware's Investment Level 4 Areas are rural in nature and are where the bulk of the state's open space/natural areas and agricultural industry is located. These areas contain agribusiness activities, farm complexes, and small settlements. They typically include historic crossroads or points of trade, often with rich cultural ties (for example, unincorporated areas like Clarksville in Sussex County and Port Penn in New Castle County).

Investment Level 4 Areas also boast undeveloped natural areas, such as forestlands, and large recreational uses, such as state and county parks and fish and wildlife preserves. Level 4 Areas may include natural habitats that are important for providing "ecosystem services" such as improving water quality and reducing flood risk. Sometimes, private recreational facilities, such as campgrounds or golf courses (often with associated residential developments), are also situated in Investment Level 4 Areas.

Proposed Development's Compatibility with Strategies for State Policies and Spending:
The proposed Prettyman Property project consists of 100 single family homes. Investment Level 4 should emphasize only development that is compatible with and enhances agriculture, agribusiness, appropriate visitor activities, and similar economic activities. New housing developments are generally discouraged in such areas. Based on the *2020 Delaware Strategies for State Polices and Spending* document, the proposed development does not appear to be compatible with an Investment Level 4 area and additional discussion is required.

Comprehensive Plan

Sussex County Comprehensive Plan:
(Source: Sussex County Comprehensive Plan, March 2019)

The Sussex County Comprehensive Plan 2045 Future Land Use Map indicates that the proposed Prettyman Property development parcel is within the Low Density Area (categorized as a Rural Area).

All lands designated as Low-Density Areas are currently zoned AR-1. Under that zoning designation, single family detached homes are permitted at 2 homes per acre on lots containing a minimum of ½ acre if that tract connects to central sewers. Where on-site septic systems are used, single-family detached homes are permitted on minimum ¾ acre lots. AR-1 zoning regulations also permit an average of 2 homes per acre where a cluster-style site plan is used, and a portion of the tract in preserved in permanent open space. Using these zoning regulations and additional incentives, Sussex County hopes to retain the rural environment of Low Density Areas and set aside significant open space.

In Sussex County, many farmland owners located in the Low-Density Areas have built up significant equity in their lane – in numerous cases through multiple generations. This is equity is a liquid asset that can serve as collateral to secure operating loans. It is also equity that can be realized through lane sales if and when these landowners no longer desire to continue farming. For this reason, the Sussex County Council supports State and local land use policies that will preserve the value of farmland. The Sussex County approach emphasizes the following policies and actions to help sustain agriculture, maintain the rural landscape and sustain reasonable development rights:

- The County strongly supports voluntary farmland preservation and has worked jointly with the State to facilitate the acquisition of development rights to agricultural land.

- The County uses zoning to mandate that a certain portion of a residential subdivision must be permanently preserved in common open space.

- The County provides density bonuses, under certain conditions, to developers who agree to pay into a fund that Sussex County uses to acquire open space.

- The County requires developers to plant landscaped buffers to physically separate new development from the surrounding countryside.

- The County is also considering establishing Agribusiness Areas which will enable certain limited, yet important agriculture industries to develop in support of Sussex County's large agricultural economy without unnecessary delay.

- The County supports continued agricultural operations and affords them specific protections as are listed in Sussex County Code Section 99 -6 (G)(l) and(2) and 99 -16 (D).

The following guidelines should apply to future growth in Low Density Areas:

Permitted uses – The primary uses envisioned in Low Density Areas are agricultural activities and homes. Business development should be largely confined to businesses addressing the needs of these two uses. Industrial and agribusiness uses that support or depend on agriculture should be permitted. The focus of retail and office uses in Low Density Areas should be providing convenience goods and services to nearby residents. Commercial uses in these residential areas should be limited in their location, size and hours of operation. More intense commercial uses should be avoided in these areas. Institutional and commercial uses may be appropriate depending on surrounding uses.

Densities – Base densities in Low Density Areas should be unchanged from the current zoning provisions. The minimum lot size should be ¾ acre for lots served by on-lot septic systems and ½ acre for lots with central sewers. The cluster option permitted in Low Density Areas should continue to permit overall site densities of up to 2 units per acre, provided significant open space is set aside and the tract connects to public sewers.

Infrastructure – Development where lots are no smaller than ¾ acre can be accommodated in this planning area without central sewers. Other development should require central sewer service.

Proposed Development's Compatibility with Comprehensive Plan: The proposed Prettyman Property residential development is planned to be developed as 100 single-family detached homes on a 50.64-acre assemblage of parcels. The site is currently zoned AR-1 (Agricultural Residential), and the developer plans to develop under that zoning. The purpose of this zoning district is to protect agricultural lands and activities and other valuable natural resources. Low-density housing is permitted along with churches, recreational facilities, and accessory uses as may be necessary or is normally compatible with residential surroundings. The Sussex County Comprehensive Plan 2045 Future Land Use Map indicates that the proposed development parcels are within the Low Density Area (categorized as a Rural Area). The proposed development appears to comply with the characteristics and *Permitted Uses* for Low Density Areas. However, due to the possibility of some lots being smaller than ½ acre, this development raises questions regarding consistency with Sussex County regulations; therefore additional discussion may be required.

Relevant Projects in the DelDOT Capital Transportation Program

Currently there are no active DelDOT projects within the study area, although there is one study. DelDOT's Coastal Corridors Study aims to study the east-west travel patterns in Sussex County including, but not limited to, Delaware Route 404 and US Route 9 including the section nearest the proposed development. Initial efforts will identify the east-west routes/corridors in northwestern Sussex County that are currently congested or are at risk for congestion based on anticipated growth in the area. The study will focus on a number of factors including longer trips from the Chesapeake Bay Bridge to the Delaware beaches and Ocean City, Maryland, regional traffic between Maryland's Eastern Shore and Sussex County, and local east-west traffic within the northwestern part of Sussex County. The latest updates indicate that the study is in the data collection / public outreach phase.

Trip Generation

Trip generation for the proposed development was computed using comparable land uses and equations contained in Trip Generation, Tenth Edition, published by the Institute of Transportation Engineers (ITE). The following land use was utilized to estimate the amount of new traffic generated for this development:

- 100 single-family detached houses (ITE Land Use Code 210)

Table 1
Prettyman Property Peak Hour Trip Generation

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Saturday Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total
Single Family Detached House (100 units)	19	57	76	64	38	102	55	47	102

Overview of TIS

Intersections examined:

1) Prettyman Road & Site Access
2) US Route 9 & Prettyman Road

Conditions examined:

1) 2022 Existing (Case 1)
2) 2025 without development (Case 2)
3) 2025 with development (Case 3)

Peak hours evaluated: Weekday morning and evening peak hours, Saturday peak hour

Committed developments considered:

1) Hawthorne (213 single-family houses; 100 unbuilt)
2) Azalea Woods (610 single-family houses; all unbuilt)
3) Vines of Sandhill (a.k.a. Sposato Property) (393 single-family houses; 333 unbuilt)
4) Western Willows (287 3-story apartments; all unbuilt)

Intersection Descriptions

1) **Prettyman Road & Site Access**
   Type of Control: proposed one-way stop (T-intersection)
   Eastbound Approach: (Site Access) proposed shared left-turn/right-turn lane, stop controlled
   Northbound Approach: (Prettyman Road) proposed shared through/left-turn lane and a bypass lane
   Southbound Approach: (Prettyman Road) proposed single through lane, bike lane, and right-turn lane

2) **US Route 9 & Prettyman Road**
   Type of Control: one-way stop (T-intersection)
   Eastbound Approach: (US Route 9) one shared left-turn/through lane
   Westbound Approach: (US Route 9) one through lane and one right-turn lane
   Southbound Approach: (Prettyman Road) one shared left-turn/right-turn lane, stop controlled

Safety Evaluation

Crash Data: Delaware Crash Analysis Reporting System (CARS) data was provided in the TIS for the three-year period from December 1, 2018 to December 1, 2021. A total of 22 crashes occurred within the study area during the three-year period. Of those 22 collisions, 5 resulted in personal injury. Of the 22 crashes, 20 occurred at or near the intersection of US Route 9 and Prettyman Road, however only 3 of those were angle crashes. Several of the crashes were rear-end crashes associated with queues from the nearby signalized intersection of US Route 9 & Delaware Route 5 located approximately 1,300 feet east of Prettyman Road. There were no fatalities in the three-year window.
Sight Distance: The study area generally consists of relatively flat roadways and there are few visual obstructions. Sight distance appears adequate throughout the study area. No problematic sight distance issues have been reported or indicated by crash data. As always adequacy of available sight distance should be confirmed during the site plan review process for all proposed movements at the site accesses.

Transit, Pedestrian, and Bicycle Facilities

Existing transit service: Based on the current DART Bus Stop Map, the Delaware Transit Corporation (DTC) currently operates 2 bus routes in the study area along US Route 9 (Intercounty Bus Route 303 and Bus Route 206); however, there are no bus stops in the study area and no routes run along Prettyman Road.

Planned transit service: Jared Kaufmann representing DTC was contacted regarding existing and planned transit service in the area. He stated that DTC has no transit-specific comments regarding this site. DTC does not plan to provide service on Prettyman Road.

Existing bicycle and pedestrian facilities: According to DelDOT's Sussex County Bicycle Map, Prettyman Road is classified as a Connector Bicycle Route without Bikeway and US Route 9 is classified as a Regional Bicycle Route with a bikeway. There are currently no existing bicycle

lanes along the existing site frontages. There are currently no Shared-Use Paths (SUPs) or sidewalks within the study area.

Planned bicycle and pedestrian facilities: This development is proposed within an Investment Level 4 area. Per the DelDOT SUP/Sidewalk Policy, a non-motorized facility is not required unless the total build-out site ADT is greater than 2,000 trips. Therefore, a SUP is not required along the site frontage. Internal bicycle racks have been requested. Additionally, as a right-turn lane is warranted, the developer shall incorporate a separate bike lane along the right-turn lane.

Previous Comments

In a review letter dated January 20, 2022, DelDOT indicated that the Preliminary TIS was acceptable as submitted.

It appears that all substantive comments from DelDOT's TIS Scoping Memorandum, Traffic Count Review, Preliminary TIS Review, and other correspondence were addressed in the Final TIS submission.

General HCS Analysis Comments
(see table footnotes on the following pages for specific comments)

1) For two-way stop control intersections, the TIS and McCormick Taylor applied heavy vehicle factors (HV) by movement using existing data. The TIS and McCormick Taylor generally assumed future HV to be the same as existing HV at all intersections, with minor exception. Both the TIS and McCormick Taylor assumed 3% HV for future movements to and from the proposed site access points (as per DelDOT's Development Coordination Manual section 2.2.8.11.6.H).

2) For existing conditions, the TIS and McCormick Taylor determined overall intersection peak hour factors (PHF) for each intersection based on the turning movement counts that were available. Future PHFs were determined as per the DelDOT Development Coordination Manual section 2.2.8.11.6.F where applicable.

3) For analyses of all intersections, McCormick Taylor and the TIS assumed 1% grade for all movements.

Table 2
Peak Hour Levels of Service (LOS)
Based on Prettyman Property Traffic Impact Study – February 2022
Prepared by Davis, Bowen & Friedel, Inc.

Unsignalized Intersection [1] **One-Way Stop (T-intersection)**	**LOS per TIS**			**LOS per** **McCormick Taylor**		
Prettyman Road & **Site Access**	Weekday AM	Weekday PM	Summer Saturday	Weekday AM	Weekday PM	Summer Saturday
2025 Build Condition (Case 3)						
Eastbound Site Access	B (10.1)	A (10.0)	B (10.3)	B (10.1)	A (10.0)	B (10.3)
Northbound Prettyman Rd – Left	A (7.6)	A (7.6)	A (7.6)	A (7.6)	A (7.6)	A (7.6)

[1] For both unsignalized and signalized analyses, the numbers in parentheses following levels of service are average delay per vehicle, measured in seconds. For signalized analyses, LOS analysis results are given for only the overall intersection delay.

Table 3
Peak Hour Levels of Service (LOS)
Based on Prettyman Property Traffic Impact Study – February 2022
Prepared by Davis, Bowen & Friedel, Inc.

Unsignalized Intersection [2] **One-Way Stop (T-intersection)**	**LOS per TIS**			**LOS per McCormick Taylor**		
US Route 9 & **Prettyman Road**	Weekday AM	Weekday PM	Summer Saturday	Weekday AM	Weekday PM	Summer Saturday
2021 Existing Condition (Case 1)						
Southbound Prettyman Road	D (26.7)	E (35.9)	D (32.1)	D (26.7)	E (35.9)	D (32.1)
Eastbound US Route 9 – Lefts	A (8.4)	A (9.4)	A (8.7)	A (8.4)	A (9.4)	A (8.7)
2025 No-Build Condition (Case 2)						
Southbound Prettyman Road	F (62.7)	F (80.9)	F (85.1)	F (62.7)	F (80.9)	F (85.0)
Eastbound US Route 9 – Lefts	A (8.6)	B (10.2)	A (9.2)	A (8.6)	B (10.2)	A (9.2)
2025 No-Build Condition (Case 2) (w/ EB Improvements) [3]						
Southbound Prettyman Road	F (62.7)	F (80.4)	F (81.2)	F (62.7)	F (80.4)	F (84.7)
Eastbound US Route 9 – Lefts	A (8.6)	B (10.2)	A (9.2)	A (8.6)	B (10.2)	A (9.2)
2025 No-Build Condition (Case 2) (w/ SB Improvements) [4]						
Southbound Prettyman Road	F (61.9)	F (76.8)	F (81.2)	F (61.9)	F (76.7)	F (81.2)
Eastbound US Route 9 – Lefts	A (8.6)	B (10.2)	A (9.2)	A (8.6)	B (10.2)	A (9.2)
2025 No-Build Condition (Case 2) (w/ Both Improvements) [3, 4]						
Southbound Prettyman Road	F (61.9)	F (76.3)	F (80.9)	F (61.9)	F (76.3)	F (80.9)
Eastbound US Route 9 – Lefts	A (8.6)	B (10.2)	A (9.2)	A (8.6)	B (10.2)	A (9.2)

[2] For both unsignalized and signalized analyses, the numbers in parentheses following levels of service are average delay per vehicle, measured in seconds. For signalized analyses, LOS analysis results are given for only the overall intersection delay.
[3] Assumes addition of a separate left-turn lane on the eastbound approach of US Route 9.
[4] Assumes separate left and right-turn lanes on the southbound approach of Prettyman Road.

Table 3 (continued)
Peak Hour Levels of Service (LOS)
Based on Prettyman Property Traffic Impact Study – February 2022
Prepared by Davis, Bowen & Friedel, Inc.

Unsignalized Intersection [5] **One-Way Stop (T-intersection)**	**LOS per TIS**			**LOS per McCormick Taylor**		
US Route 9 & **Prettyman Road**	Weekday AM	Weekday PM	Summer Saturday	Weekday AM	Weekday PM	Summer Saturday
2025 Build Condition (Case 3)						
Southbound Prettyman Road	F (85.8)	F (127.8)	F (134.4)	F (85.7)	F (127.5)	F (134.2)
Eastbound US Route 9 – Lefts	A (8.6)	B (10.4)	A (9.4)	A (8.7)	B (10.4)	A (9.4)
2025 Build Condition (Case 3) (w/ EB Improvements) [6]						
Southbound Prettyman Road	F (84.9)	F (121.5)	F (128.8)	F (84.9)	F (121.5)	F (128.8)
Eastbound US Route 9 – Lefts	A (8.7)	B (10.4)	A (9.4)	A (8.7)	B (10.4)	A (9.4)
2025 Build Condition (Case 3) (w/ SB Improvements) [7]						
Southbound Prettyman Road	F (74.8)	F (108.1)	F (114.1)	F (74.7)	F (107.9)	F (113.9)
Eastbound US Route 9 – Lefts	A (8.7)	B (10.4)	A (9.4)	A (8.7)	B (10.4)	A (9.4)
2025 Build Condition (Case 3) (w/ Both Improvements) [6, 7]						
Southbound Prettyman Road	F (74.0)	F (102.9)	F (109.4)	F (74.0)	F (102.9)	F (109.4)
Eastbound US Route 9 – Lefts	A (8.7)	B (10.4)	A (9.4)	A (8.7)	B (10.4)	A (9.4)

[5] For both unsignalized and signalized analyses, the numbers in parentheses following levels of service are average delay per vehicle, measured in seconds. For signalized analyses, LOS analysis results are given for only the overall intersection delay.
[6] Assumes addition of a separate left-turn lane on the eastbound approach of US Route 9.
[7] Assumes separate left and right-turn lanes on the southbound approach of Prettyman Road.

Exhibit 5

DAVIS BOWEN & FRIEDEL, INC.

ARCHITECTS • ENGINEERS • SURVEYORS

Michael R. Wigley, AIA, LEED AP
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA, LEED GA
Jason P. Loar, P.E.
Ring W. Lardner, P.E.
Jamie L. Sechler, P.E.

November 1, 2022

Sussex County Planning and Zoning Commission
County Administration Building
2 The Circle
Georgetown, DE 19947

Attn: Mr. Jamie Whitehouse
Director of Planning

RE: Wynford Preserve
Chapter 99-9 C Response
Tax Parcel No.: 235-29.00-25.00
DBF #2269B005

Dear Mr. Whitehouse:

On behalf of our client, Prettyman Road Development, LLC., we are pleased to provide you with our written response to the items listed in Chapter 99-9C.

1. **Integration of the proposed subdivision into the existing terrain and surrounding landscape.**

    a. The property is located between the existing Hawthorne Subdivision and Homestead campground. A road interconnection is proposed to provide connection to the Hawthorne community.

    b. There will be a 40’ landscape buffer between the site & lots along Prettyman Road.

    c. All landscaping will use native species to aid in the proposed subdivisions fitting in and enhancing surrounding scenery. Existing vegetation will be incorporated into the back of lots and buffer areas.

2. **Minimal use of wetlands and floodplains.**

    a. A wetlands walk through was performed by ERI Consulting. There are no wetlands on site so no permits will be required.

    b. The site is not within a floodplain area according to Fema Flood Insurance Map #10005C0310K & 325K, dated March 16, 2015.

3. **Preservation of natural and historical features.**

    a. According to SHPO, there are no known archaeological sites or National Register-listed property on this parcel.

4. **Preservation of open space and scenic views.**

    a. The proposed open space will be 24.703 acres which is 49% of the property.

    b. A large open space area is provided on the eastern portion of the site containing 16.6 acres. This area will contain the community clubhouse and provide ample active recreational opportunities.

    c. There will be a 40' landscape buffer between the developed area and all adjoining properties.

    d. All landscaping will use native species to aid in the proposed subdivisions fitting in and enhancing surrounding scenery. Existing vegetation will be incorporated into the back of lots and buffer areas

5. **Minimization of tree, vegetation and soil removal and grade changes.**

    a. Grade changes will be minimized to the extent necessary to provide road construction to meet design requirements, flood protection and to ensure proper lot drainage.

    b. The existing site does not contain any woodlands. Landscaped buffer and planted open areas will add vegetation to the site.

6. **Screening of objectionable features from neighboring properties and roadways.**

    a. There will be a minimum 40' landscape buffer between the developed area and all adjoining properties.

7. **Provision for water supply.**

    a. Artesian Water Company, Inc. will supply all homes with central water.

    b. The developer will construct internal water mains within the project that will receive approval from, be owned by, and maintained by Artesian Water Company, Inc.

8. **Provision for sewage disposal.**

    a. Artesian Wastewater Management will provide sanitary sewer conveyance and treatment for the proposed subdivision. The development will be served by gravity sewer to an existing regional pump station located adjacent to the site.

9. **Prevention of pollution of surface and groundwater.**

    a. The storm drainage system will capture drainage from the site.

    b. Best Available Technologies (BATs) will be used during the design and construction of the property.

    c. Best Management Practices (BMPs) will be used during the design and construction of the property.

    d. The site will utilize Green Technologies such as bio-retention areas, bio-swales or submerged gravel wetlands where feasible for the project.

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 is maximized.**

    a. The stormwater management areas will be designed to meet all local, state and federal guidelines for sediment and nutrient removal.

    b. An Erosion and Sediment Control Plan will be developed and implemented as required by the Sussex Conservation District and DNREC. The plan will specify in detail how the project is to be constructed to limit the amount of sediment and other pollutants from leaving the site during construction.

    c. All storms will be controlled and discharged at the pre-development rate. The 100-year storm will be safely routed through this site.

11. **Provision for safe vehicular and pedestrian movement within the site and to adjacent roadways.**

    a. The interior of the subdivision proposes sidewalks on both sides of the roadways throughout the subdivision to allow pedestrian connection throughout the site.

    b. The road design will conform to Sussex County standards and specifications and will be turned over to the homeowner's association for maintenance upon acceptance by the County.

    c. Street lighting will be provided for this project.

    d. The Developer will provide multi-modal path for bike and pedestrian use as required by DelDOT.

12. **Effect on area property values.**
    a. The project's development should have no adverse effect on property values in the area.

13. **Preservation and conservation of farmland.**

a. With developments already surrounding the parcel of land, large cropland acreage no longer exists. Development of the land will increase the quality of runoff and aid in nutrient laden waters from entering adjacent waterways.

14. **Effect on schools, public buildings and community facilities.**

a. The increase in tax revenue to the school district will assist in the maintenance and operations of schools within the Indian River School District.

15. **Effect on area roadways and public transportation.**

a. The entrance will be designed to DelDOT standards and the streets will be designed to Sussex County standards and specifications.

b. The developer will be required to provide a future multi-modal path for bike and pedestrian use.

16. **Compatibility with other area land uses.**

a. The proposed community is compatible with its existing zoning. It is located in an area of the county where growth is encouraged and in close proximity to existing water and sewer infrastructure.

b. The property is located between the existing Hawthorne Subdivision and the Homestead Campground. The majority of the adjacent properties are residential homes. The proposed land use is consistent with the surrounding area.

17. **Effect on area waterways.**

a. The proposed community will be designed to improve the quality of runoff from the site.

b. The site will comply with all TMDLs and PCS's as adopted by the State.

On behalf of our client, we thank you for your review and consideration of this response. If you should have any questions or concerns, please contact me at (302) 424-1441

Sincerely,
DAVIS, BOWEN & FRIEDEL, INC.

Jamie L. Sechler, P.E.
Principal

Exhibit 6

DAVIS BOWEN & FRIEDEL, INC.

ARCHITECTS • ENGINEERS • SURVEYORS

Michael R. Wigley, AIA, LEED AP
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA, LEED GA
Jason P. Loar, P.E.
Ring W. Lardner, P.E.
Jamie L. Sechler, P.E.

November 15, 2022

Sussex County Administrative Building
Planning and Zoning Department
2 The Circle
P.O. Box 589
Georgetown, Delaware 19947

Attn: Mr. Jamie Whitehouse
Director of Planning

RE: Wynford Preserve
Environmental Assessment and Public Facility Evaluation Report
Tax Parcel No.: 235-29.00-25.00
DBF #2269B005.J01

Dear Mr. Whitehouse:

On behalf of our client, Prettyman Road Development, LLC., we are submitting an Environmental Assessment and Public Facility Evaluation Report in accordance with §115-194.3. ES-1 Environmentally Sensitive Development District Overlay Zone (ESDDOZ), Subparagraph B (2). We offer the following information that comprises our report:

(a) *Proposed drainage design and the effect on stormwater quality and quantity leaving the site, including methods for reducing the amount of phosphorous and nitrogen in the stormwater runoff and the control of any other pollutants such as petroleum hydrocarbons or metals*.

The proposed improvements will meet or exceed the state regulations for stormwater management. We intend to use wet pond basin as well as other Best Management Practices to meet these requirements.

(b) *Proposed method of providing potable and, where appropriate, irrigation water and the effect on public or private water systems and groundwater, including an estimate of average and peak demands.*

The proposed project is located within the Artesian Water Company, Inc. franchise area and they hold the Certificate of Public Necessity (CPCN). Artesian Water Company currently provides water service to the properties in the immediate area. Infrastructure is in place to serve the proposed development. Impacts to the groundwater and other systems have been evaluated as part of Artesian's CPCN.

(c) *Proposed means of wastewater treatment and disposal with an analysis of the effect on the quality of groundwater and surface waters, including alternative locations for on-site septic systems.*

The proposed project is located within Artesian Wastewater Management's wastewater CPCN Area. Artesian currently provides wastewater treatment for the surrounding area. Wastewater will be collected via gravity sewer mains to an existing manhole within the adjacent Hawthorne Community.

(d) *Analysis of the increase in traffic and the effect on the surrounding roadway system.*

A Traffic Impact Study has been submitted to DelDOT in February 2022. DelDOT's review letter is included in this booklet submission. The developers engineer will continue to work with DelDOT regarding potential offsite improvements and entrance design.

(e) *The presence of any endangered or threatened species listed on federal or state registers and proposed habitat protection areas.*

There are no known state or federally listed endangered or threatened species on this site.

(f) *The preservation and protection from loss of any tidal or non-tidal wetlands on the site.*

Wetlands do not exist on site.

(g) *Provisions for open space as defined in §115-4.*

Wynford subdivision proposes 24.7 acres(49%) of open space. A large open space area is provided on the eastern portion of the site consisting of 16.6 acres. This area will contain the community clubhouse and provide ample active recreational opportunities. There will be a 40' landscape buffer between the developed area and adjoining properties.

(h) *A description of provisions for public and private infrastructure.*

The Developer will construct gravity sewer lines to serve this parcel and will be maintained by Artesian Wastewater Management. The Developer will also construct the internal water mains in the project that will be owned and maintained by Artesian Water Company, Inc. The internal roadways will be constructed by the

Developer and privately maintained. Electric will be provided by Delaware Electric Cooperative.

(i) *Economic, recreational or other benefits.*

The proposed project will create a considerable number of jobs during construction. Future residents of Sussex County will pay county taxes.

(j) *The presence of any historic or cultural resources that are listed on the National Register of Historic Places.*

This site does not contain any known historical archaeological sites or National Register listed properties.

(k) *An affirmation that the proposed application and proposed mitigation measures are in conformance with the current Sussex County Comprehensive Plan.*

The proposed application and mitigation measures comply with the current Sussex County Comprehensive Plan.

(l) *Actions to be taken by the applicant to mitigate the detrimental impacts identified relevant to Subsection B(2)(a) through (k) above and the manner by which they are consistent with the Comprehensive Plan.*

All mitigation measures, where required, have been discussed in their respective section. All mitigation measures as well as the application are consistent with the Comprehensive Plan.

On behalf of our client, we thank you for your review and consideration of this response. If you should have any questions or concerns, please contact me at (302) 424-1441

Sincerely,
DAVIS, BOWEN & FRIEDEL, INC.

Jamie L. Sechler
Principal

Exhibit 7

DAVIS BOWEN & FRIEDEL, INC.

ARCHITECTS • ENGINEERS • SURVEYORS

Michael R. Wigley, AIA, LEED AP
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA, LEED GA
Jason P. Loar, P.E.
Ring W. Lardner, P.E.
Jamie L. Sechler, P.E.

February 22, 2022

Sussex County Planning & Zoning
Sussex County Administration Building
2 The Circle
Georgetown, DE 19947

Attn: Mr. Jamie Whitehouse
Director

RE: Prettyman Residential
Tax Map No.: 2-35-29.00-25.00
PLUS Review Comment Response Letter
DBF # 2269B005

Dear Mr. Whitehouse,

I appreciated the opportunity to meet with representatives of the various agencies at the PLUS meeting held on May 26, 2021. This letter is in response to comments received from State Planning Coordination dated June 25, 2021. We offer the following in response to those comments:

Strategies for State Policies and Spending

This project is located in Investment Level 4 according to the 2020 Strategies for State Policies and Spending.

This project represents a land development that will result in 100 new housing units in an Investment Level 4 area according to the 2020 Strategies for State Policies and Spending. Investment Level 4 indicates where State investments will support agricultural preservation, natural resource protection, and the continuation of the rural nature of these areas. New development activities and suburban development are not supported in Investment Level 4. These areas are comprised of prime agricultural lands and environmentally sensitive wetlands and wildlife habitats, which should be, and in many cases have been preserved.

From a fiscal responsibility perspective, development of this site is likewise inappropriate. The cost of providing services to development in rural areas is an inefficient and wasteful use of the State's fiscal resources. The project as proposed will bring a new residential development to an area where the State has no plans to invest in infrastructure upgrades or additional services. Theintended development will need access to services and infrastructure such as police, and transportation. To provide some examples, the State government funds 100% of road

maintenance and drainage improvements for the transportation system, and 100% of the cost of police protection in the unincorporated portion of Sussex County where this development is proposed. Over the longer term, the unseen negative ramifications of this development will become even more evident as the cost of maintaining infrastructure and providing services increases.

In addition, this site may be environmentally inappropriate because this project overlies an activegroundwater contamination investigation by the DNREC Division of Water and Hazardous Substances Remediation Section. Additional information is noted in the DNREC comments below.

In addition, Non-tidal wetlands abuts the project site in the southwest corner of the parcel.

Because the development is inconsistent with the 2020 Strategies for State Policies and Spending, the State is opposed to the development of this parcel as proposed.

Thank you for clarification on the state strategies level. The site is directly in between two larger residential projects (Hawthorne Subdivision and Homestead Campground), existing infrastructure is in place to provide services to the proposed development. Currently the site is cleared land, we do not anticipate wetlands on site. A 30' landscaped buffer will provide protection and lessen the impacts on adjacent lands.

Department of Transportation – Contact Bill Brockenbrough 760-2109

- *The site access on Prettyman Road (Sussex Road 254) must be designed in accordance with DelDOT's Development Coordination Manual, which is available at http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes.*

Access will be designed in accordance with DelDOT's Development Coordination Manual.

- *Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017.*

A pre-submittal meeting will be set up prior to plans being submitted for review.

- *Section 1.7 of the Manual addresses fees that are assessed for the review of developmentproposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.*

Developer will work with DelDot and provide the required fees when appropriate.

- *Per Section 2.2.2.1 of the Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends per hour in any hour of the day. From the PLUS application, the total daily trips are estimated at 1,040 vehicle trip ends per day. Using the 10th edition of the Institute of*

Transportation Engineers' Trip Generation Manual, DelDOT confirms this number and estimates the weekday morning and evening peak hour trip ends at 76 and 102, respectively. Therefore, a TIS would normally be required.

Section 2.2.2.2 of the Development Coordination Manual provides that for developmentsgenerating less than 2,000 vehicle trip ends per day and less than 200 vehicle trip ends per hour in any hour of the day, DelDOT may accept an Area Wide Study (AWS) Fee in lieu of the TIS if the local government does not require a TIS. The AWS Fee is calculated as $10 per daily trip or, in this case, $10,400. AWS Fees are used to fund traffic studies, not to build improvements.

DelDOT anticipates requiring the developer to make improvements, yet to be determined,at the intersection of US Route 9 and Prettyman Road, including but not limited to entering a signal agreement.

DelDOT also anticipates requiring the developer to improve Prettyman Road, within the limits of their projected frontage, to meet DelDOT's Local Road standards, which include11-foot lanes and 5-foot shoulders. Per the definition in Section 1.8 of the Manual, those limits are from a point about 65 feet west of their actual frontage to a point about 1,250 feet east of their actual frontage.

DelDOT may require a Traffic Operational Analysis, in accordance with Section 2.3.2 ofthe Manual if they find it necessary in determining the specific improvements needed either at the intersection or on the frontage.

Questions regarding the site's trip generation should be directed to the County Coordinator, Mr. T. William Brockenbrough. Mr. Brockenbrough may be reached at Thomas.Brockenbrough@delaware.gov or (302) 760-2109. Questions regarding the requirement to improve the site frontage should be directed to the Sussex County ReviewCoordinator, Mr. R. Stephen McCabe. Mr. McCabe may be reached at Richard.McCabe@delaware.gov or (302) 760-2276.

The Developer and engineer will work closely with DelDOT to determine any improvements and signaling requirements warranted along Prettyman Road and Route 9, as well as the need for a Traffic Operational Analysis.

- *As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Manual, DelDOT will require the dedication of right-of-way along the site's frontage on Prettyman Road. By this regulation, this dedication is to provide a minimum of 30 feet of right-of-way from the physical centerline. The following right-of-way dedication note is required,"**An X-foot wide right-of-way is hereby dedicated to the State of Delaware, as per this plat.**"*

  Right-of-way dedication is shown and will be provided along the entire frontage of Prettyman Road to increase the width to 30'.

- *In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage. The*

*location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, "**A 15-foot wide permanent easement is hereby established for the State of Delaware, as per this plat.**"*

A 15' wide permanent easement is shown and will be provide along the entire frontage of Prettyman Road.

- *Referring to Section 3.4.2.1 of the Manual, the following items, among other things, are required on the Record Plan:*
    - *A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.*
    - *Depiction of all existing entrances within 450 feet of the entrance on Prettyman Road.*
    - *Notes identifying the type of off-site improvements, agreements (signal, letter) contributions, and when the off-site improvements are warranted.*

  The final Record plan will include the required Traffic Generation Diagram, existing entrances within 450', and all notes regarding improvements/agreements.

- *Section 3.5 of the Manual provides DelDOT's requirements with regard to connectivity. The requirements in Sections 3.5.1 through 3.5.3 shall be followed for all development projects having access to state roads or proposing DelDOT maintained public streets forsubdivisions. DelDOT recommends that the plan be modified to provide a stub street fora future interconnection with Tax Parcel No. 235-30.00-6.00 if that parcel is developed with a compatible use.*

  A connection to the existing Hawthorne Subdivision has been provided. We anticipate keeping the easterly portion of the site as a large open space area, the closest proposed road is 800'+ away. Should a interconnection become feasible on will be provided.

- *Section 3.5.4.2 of the Manual addresses requirements for Shared Use Paths (SUP) and sidewalks. For projects in Level 3 and 4 Investment Areas, installation of paths or sidewalks along the frontage on State-maintained roads is generally required only where there is an existing path or sidewalk nearby. DelDOT does not anticipate requiring the developer to build a sidewalk or path on Prettyman Road.*

  A 15' permanent easement is provide along the frontage for future use. The developer will work with DelDOT is determining any sidewalk or SUP requirements.

- *In accordance with Section 3.8 of the Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along Prettyman Road.*

  Stormwater will meet DelDOT's setback requirements.

- *In accordance with Section 5.2.9 of the Manual, the Auxiliary Lane Worksheet should beused to determine whether auxiliary lanes are warranted at the site entrances and*

how long those lanes should be. The worksheet can be found at http://www.deldot.gov/Business/subdivisions/index.shtml.
The auxiliary lane worksheet will be used to determine auxiliary lanes.

- *In accordance with Section 5.4 of the Manual, sight distance triangles are required and shall be established in accordance with American Association of State Highway and Transportation Officials (AASHTO) standards. A spreadsheet has been developed to a*ssist with this task. It can be found at http://www.deldot.gov/Business/subdivisions/index.shtml.
Sight distance triangles will be provide on the plans and submitted to DelDOT for their review and approval.

- *In accordance with Section 5.14 of the Manual, all existing utilities must be shown on theplan and a utility relocation plan will be required for any utilities that need to be relocated.*
Existing and proposed utilities will be shown on the plans. Should utilities need to be relocated a utility relocation plan will be submitted to DelDOT

Department of Natural Resources and Environmental Control – Beth Krumrine 735-3480
Concerns Identified Within the Development Footprint

Groundwater Contamination

This project overlies an active groundwater contamination investigation by the DNREC Divisionof Waste and Hazardous Substances Remediation Section. Shallow groundwater is impacted andwill require special handling for dewatering wells and for the installation of underground utilities(water, sewer, cable, electric, and gas if applicable). The DNREC Division of Water (Water Supply Section) will work with the DNREC Division of Waste and Hazardous Substances (Remediation Section) to review all dewatering well permits submitted by the developer.
Irrigation well permit applications will not be considered for approval at the proposed site.

Requirements:

- *Contact the DNREC Remediation Section to determine the current status of the site investigation.*

- *A Contaminated Materials Management Plan (CMMP) will be required for all well applications submitted to the DNREC Division of Water's Water Supply Section. The CMMP must detail plans for managing the contaminated groundwater when it is pumpedfrom the ground, how it will be sampled, monitored, and treated, and how and where it will be released back to the environment.*

- *Contact: Division of Waste and Hazardous Substances, Remediation Section at (302) 395-2600.*

Website: https://dnrec.alpha.delaware.gov/waste-hazardous/

- *Contact: Division of Water, Water Supply Section at (302) 739-9945Website: https://dnrec.alpha.delaware.gov/water/supply/*

Thank you for the information regarding potential nearby contamination. The developer will work with DNREC regarding dewatering and any permits required.

Wellhead Protection Area

A Wellhead Protection Area is located on the northern edge of the site. Wellhead Protection Areas are the surface and subsurface areas surrounding a water well or a public water supply wellfield. Contaminants leaching into the soil have the potential to reach the water supplies in these areas.

Requirements:

- *The applicant must comply with all county and municipal codes that affect public drinking water supply Wellhead Protection Areas.*

The development will comply with all county regulations for construction and uses in excellent groundwater recharge areas.

Stormwater Management

This application proposes greater than 5000 square feet of land-disturbing activities, therefore, this project will be subject to Delaware's Sediment and Stormwater Regulations.

Requirements:

- *A Sediment and Stormwater Plan must be developed, then approved by the appropriate plan review agency prior to any land-disturbing activity taking place on the site. For thisproject, the plan review agency is Sussex Conservation District.*

- *Additionally, to address the federal requirement, construction activities that exceed 1.0 acre of land disturbance require Construction General Permit coverage through submittal of an electronic Notice of Intent for Stormwater Discharges Associated with ConstructionActivity. This form must be submitted electronically (https://apps.dnrec.delaware.gov/enoi/, select Construction Stormwater General Permit) to the DNREC Division of Watershed Stewardship, along with the $195 fee.*

- *Schedule a project application meeting with the appropriate plan review agency prior to moving forward with the stormwater and site design. As part of this process, you must submit a Stormwater Assessment Study.*

- *Plan review agency contact: Sussex Conservation District at (302) 856-2105 or (302) 856-7219. Website: https://www.sussexconservation.org/*

A detailed sediment and stormwater plan will be prepared and submitted to the Sussex Conservation District for their review and approval. A NOI permit will be obtained prior to final approvals and development of the site.

Hydrologic Soils Group

Hydrologic Soil Group D (poorly drained) soils have been identified on the northcentral portionof the site. These soil types are typically not conducive to utilizing infiltration stormwater BestManagement Practices such as bioretention and infiltration basins, which must meet minimum infiltration requirements.

Requirements:

- *Any stormwater Best Management Practices that propose the use of infiltration or naturalrecharge shall include a soils investigation.*

Soil borings and investigation will be performed prior for final approvals. The results will be included in a detailed sediment and stormwater plan that will be prepared and submitted to the Sussex Conservation District for their review and approval.

Tax Ditches

Approximately one-quarter of the western portion of the parcel lies within the Koeppel-RobinsonTax Ditch Watershed. Tax ditches are man-made channels created to move normal water flow off agricultural lands. These channels have associated tax ditch Rights-of-Way (ROW) that are utilized for access as well as sediment and debris disposal during maintenance. The parcel in this project review possesses no Tax Ditches and is currently not subject to any Tax Ditch ROWs.

Requirements:

- *Development of the site may result in a change to the drainage pattern and associated TaxDitch watershed boundary. To change existing Tax Ditch watershed boundaries, a Court Order Change must be submitted by the DNREC Drainage Program. The associated Land Development Project Review Request form is attached, as well as the aerial drainage map.*

- *If the site and/or stormwater management features are designed to discharge into the Main Prong of the nearby Koeppel-Robinson Tax Ditch, design must consider existing conditions versus design specifications. Please consult with the DNREC Drainage Program for As-Built design information if necessary.*

- *All precautions should be taken to ensure the project does not hinder any off-site drainageupstream or create any off-site drainage problems downstream due to increases in stormwater.*

- *Contact: DNREC Drainage Program at (302) 855-1930. Website: https://dnrec.alpha.delaware.gov/drainage-stormwater/Tax Ditch Mapper: de.gov/taxditchmap*

Thank you for the clarification on tax ditches and associated right-of-ways. Stormwater will be managed to treat quality and quantity of the runoff to limit downstream impacts.

Water Quality (Pollution Control Strategies)

This site lies within the Broadkill Watershed. Surface water quality in this watershed does not meet State Water Quality Standards and a Pollution Control Strategy is in place for this watershed.

Requirements:

- *Consult with the appropriate plan review agency to determine if stricter stormwater management standards may apply for development projects due to the Pollution ControlStrategy.*

The developer engineer will work closely with DNREC and the Sussex Conservation district to determine all regulations and requirements regarding stormwater impacts.

Wastewater Permitting – Large Systems

Artesian holds existing permits with the DNREC Groundwater Discharges Section's Large Systems Branch.

Requirements:

- *If the capacity of the rate of wastewater disposal is to be updated, it is the responsibility of the permittee (Artesian) to notify the Large Systems Branch.*

- *Contact: DNREC Large Systems Branch at (302) 739-9948. Website: https://dnrec.alpha.delaware.gov/water/groundwater/*

Artesian Wastewater Management, Inc. will provide wasterwater services and any permits requiring upgrading capacity.

Nutrient Management Plan

This project proposes open space of 19.1 acres.

Requirements:

- *A nutrient management plan is required for all persons or entities who apply nutrients tolands or areas of open space of 10 acres or more.*

- *Contact: Delaware Department of Agriculture's Nutrient Management Program at (302)698-4558. Website: https://agriculture.delaware.gov/nutrient-management/*

We do not anticipate nutrients being applied on more than 10 acres of the site.

State Historic Preservation Office – Contact Carlton Hall 736-7400

- *The Delaware SHPO does not recommend development in Level 4 areas.*

- *Prehistoric potential is low to moderate on the far western side of the parcel, and low elsewhere. The parcel is just outside of favorable distance to water, but the western side of the parcel could be within the interval area and has excessively drained soils.*
- *Historic potential is low. There could be some sites associated with the Joseph Coulter house that is across the road, but it would likely be 19th-century field scatter associated with agricultural practices.*

Thank you for your assessment of the site.

Delaware State Fire Marshall's Office – Contact Duane Fox 259-7037

At the time of formal submittal, the applicant shall provide; completed application, fee, and threesets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

Fire Protection Water Requirements:

- *Water distribution system capable of delivering at least 1000 gpm for 1-hour duration, at20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Assembly)*
- *Where a water distribution system is proposed for single-family dwellings it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 1000 feet spacing on centers are required. (One & Two- Family Dwelling)*
- *Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants andsprinkler systems.*

Water distribution will be provided by Artesian Water Company, Inc. using existing infrastructure that meets flow and duration requirements.

Fire Protection Features:

- *All structures over 10,000 sq. ft. aggregate will require automatic sprinkler protection installed.*
- *Buildings greater than 10,000 sq. ft, 3-stories or more, over 35 feet, or classified as HighHazard, are required to meet fire lane marking requirements*
- *Show Fire Department Connection location (Must be within 300 feet of fire hydrant), anddetail as shown in the DSFPR.*
- *Show Fire Lanes and Sign Detail as shown in DSFPR*

We do not anticipate and structures over 10,000 sq.ft. Fire lanes will be marked according to requirements. Fire lanes and sign details will be provided on plans and submitted to the Fire Marshal's office for their review and approval.

Accessibility

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

The site plan will comply with all Fire Department access requirements.

Gas Piping and System Information:

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

Proposed fuel types will be shown on the plans. Should bulk containers be used, they will also be shown on the plans.

Required Notes:

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

The required information and notes will be provided on the plans and submitted to the Fire Marshal for their review and approval.

If you have any questions or need additional information, please do not hesitate to contact me at (302) 424-1441 or jls@dbfinc.com.

Respectfully Submitted,
DAVIS, BOWEN & FRIEDEL, INC.

Jamie L. Sechler, P.E.
Principal

P:\Durden Capital Management 2269\Prettyman\DOCS\PLUS\2021-06-25 PLUS Comments\2021-12-30 Prettyman PLUS Comment Response.docx

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(410) 543-9091

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PLANNING & ZONING COMMISSION
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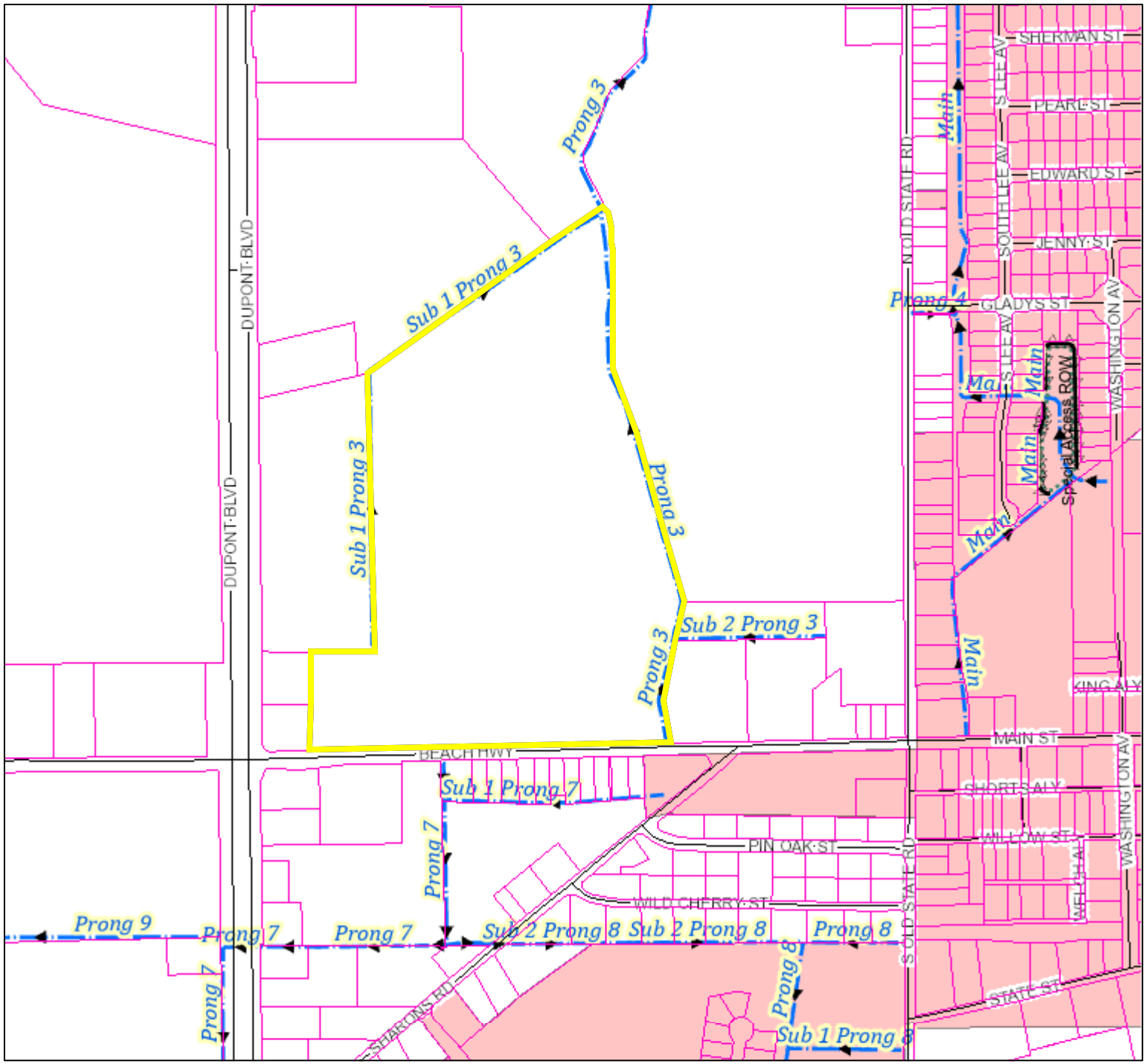
Sussex County
DELAWARE
sussexcountyde.gov
302-855-7878 T
JAMIE WHITEHOUSE, MRTPI, AICP
DIRECTOR OF PLANNING & ZONING

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date: January 12th, 2023

Application:	CU 2337
Applicant:	Community Power Group, LLC Michael Borkowski 5636 Connecticut Ave Washington, DC 20015
Owner:	Reed Properties PO Box 216 Milton, DE 19968
Site Location:	Located on the north side of Beach Highway (Route 16), approximately 0.20 mile east of Dupont Boulevard (Route 113).
Current Zoning:	General Commercial (C-1) District and Agricultural Residential (AR-1) Zoning District
Proposed Use:	4 MW Community Solar Facility
Comprehensive Land Use Plan Reference:	Developing Area
Councilmanic District:	Ms. Green
School District:	Milford School District
Fire District:	Ellendale Fire Co.
Sewer:	N/A
Water:	N/A
Site Area:	52.23
Tax Map ID.:	230-26.00-39.00

EQUAL HOUSING OPPORTUNITY

Sussex County



PIN:	230-26.00-39.00
Owner Name	REED PROPERTIES
Book	2763
Mailing Address	PO BOX 216
City	MILTON
State	DE
Description	DUPONT HWY
Description 2	N/RT 16 200'
Description 3	E/RT 113 FX
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

Streets

County Boundaries

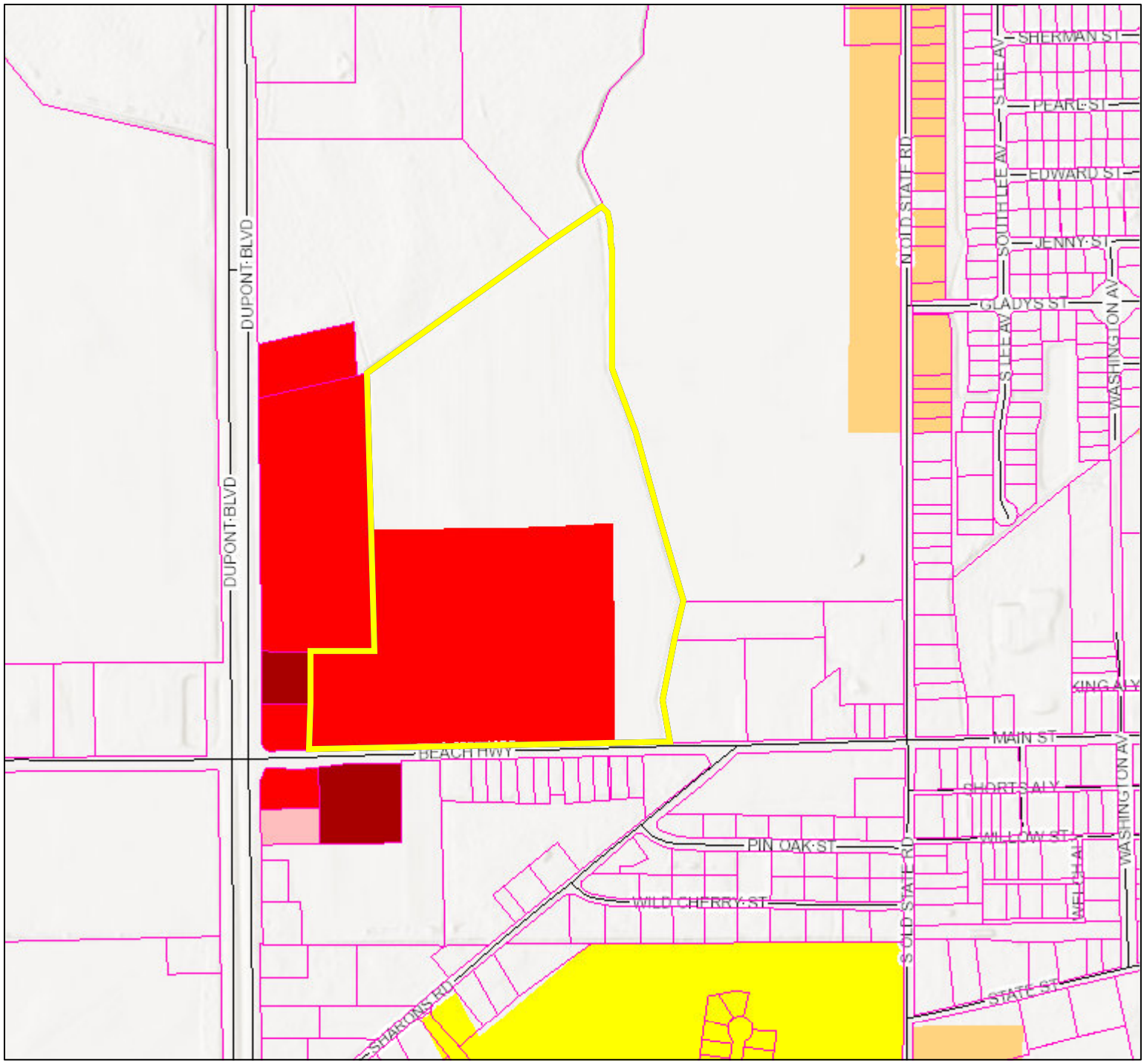
1:9,028

0 0.075 0.15 0.3 mi

0 0.1 0.2 0.4 km

October 18, 2022

Sussex County



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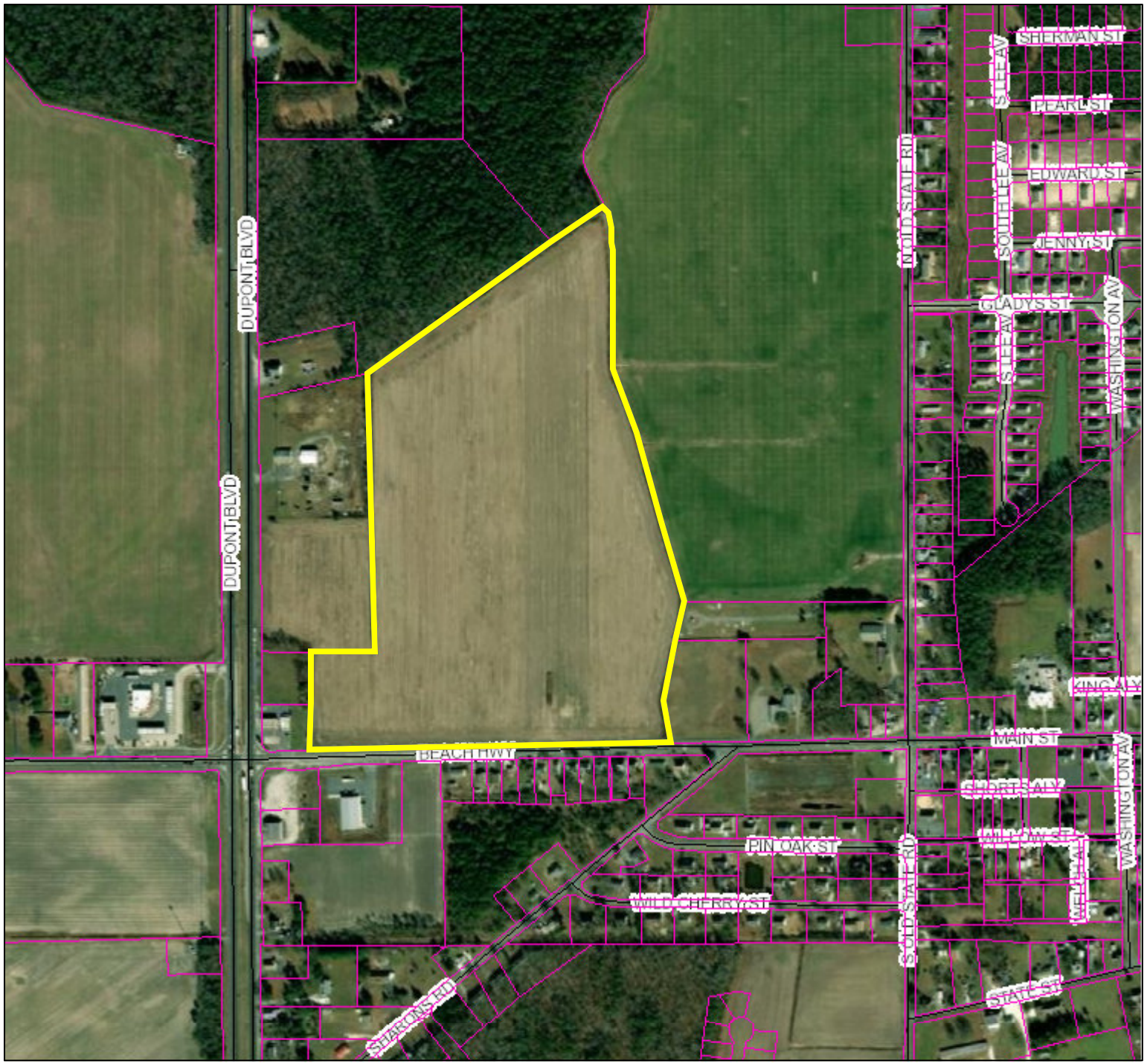

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Owner Name	REED PROPERTIES
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Mailing Address	PO BOX 216
City	MILTON
State	DE
Description	DUPONT HWY
Description 2	N/RT 16 200'
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polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

Streets

County Boundaries

1:9,028

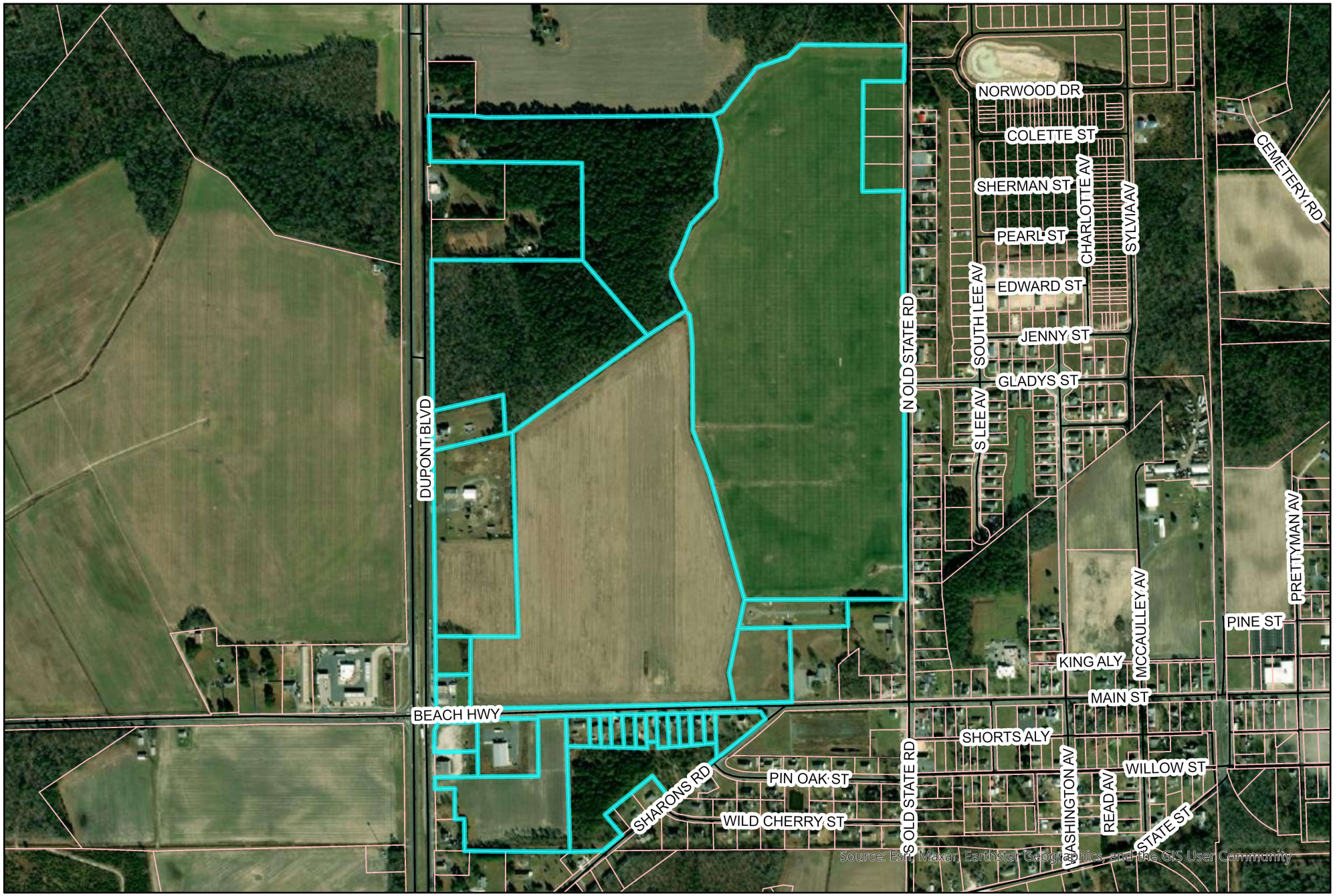
0 0.075 0.15 0.3 mi

0 0.1 0.2 0.4 km

October 18, 2022

Name	Owner Name	Second Owner Name	Mailing Address	City	State	Zipcode
230-26.00-39.01	WHITE WATER ENTERPRISE LLC		22482 CAMP ARROWHEAD RD	LEWES	DE	19958
230-26.00-36.00	JKJ PROPERTIES LLC		16889 N MAIN ST	BRIDGEVILLE	DE	19933
230-26.16-5.00	CLENDANIEL CHARLES R SR		PO BOX 177	ELLENDALE	DE	19941
230-26.16-11.00	STEVENS TASHA MARIE		18144 BEACH HIGHWAY	ELLENDALE	DE	19941
230-26.16-8.00	WHALEY ANN		4546 N. GRATZ ST.	PHILADELPHIA	PA	19140
230-26.16-7.00	ZEIDERS CHRYSTAL M		18118 BEACH HWY	ELLENDALE	DE	19941
230-26.00-105.00	SHORTS THOMAS	CHARLES COTTMAN	4003K NORTH SAGAMORE DR	MILFORD	DE	19963
230-26.16-6.00	VELAZQUEZ MOISES		PO BOX 692	MILLSBORO	DE	19966
230-26.00-37.00	GAREY ROBERT F LINDA S		4191 HOPKINS CEMETERY RD	FELTON	DE	19943
230-26.00-41.00	WWB PROPERTIES LLC	DAB PROPERTIES LLC	406 WALTER STREET	GEORGETOWN	DE	19947
230-26.00-40.00	BAKER WILSON INC		PO BOX 250	MILTON	DE	19968
230-26.00-35.02	WALIUS BURTON P	DAWNA LEE WALIUS	12361 DUPONT BLVD	ELLENDALE	DE	19941
230-26.00-34.00	WALIUS THEODORE H		12303 DUPONT BLVD	ELLENDALE	DE	19941
230-26.16-12.00	FERNANDEZ JOSE A		511 MAIN ST	ELLENDALE	DE	19941
230-26.16-10.00	PARKER ROSE & JASON & THOMAS E &	JACQUELYN PRICE	14452 S OLD STATE RD	ELLENDALE	DE	19941
230-26.16-9.00	WHALEY ANNA		4546 N GRATZ ST	PHILADELPHIA	PA	19140
230-26.16-4.00	MAY FRANCES	%FRANCES DAVIS	18098 BEACH HWY	ELLENDALE	DE	19941
230-26.16-3.00	GUNGOR MUAMMER		18092 BEACH HIGHWAY	ELLENDALE	DE	19941
230-26.16-2.00	DEBROSSE SABINE		18086 BEACH HWY	ELLENDALE	DE	19941
230-26.00-37.01	CHURCH MOUNT ZION A M E		PO BOX 194	ELLENDALE	DE	19941
230-26.16-13.00	CHURCH MOUNT ZION A M E		PO BOX 194	ELLENDALE	DE	19941
230-26.00-105.01	STEVENS TASHA MARIE		18144 BEACH HWY	ELLENDALE	DE	19941
230-26.16-1.00	WESCOTT ANNIE M		12701 FLETCHERTOWN ROAD	BOWIE	MD	20720
230-26.00-102.01	MITCHELL SHARON	RAY WOOTEN	10783 DUPONT BLVD	LINCOLN	DE	19960
230-26.00-100.00	REED JEFFREY S & JUDITH V	REED	17129 WEBBS RD	ELLENDALE	DE	19941
230-26.00-102.00	SURO HOLDINGS LLC		23 BUCKINGHAM DR	EAST BRUNSWICK	NJ	8816

Mailing List Exhibit Map
C/U 2337 Community Power Group, LLC
230-26.00-39.00



JAMIE WHITEHOUSE, AICP MRTPI
PLANNING & ZONING DIRECTOR
(302) 855-7878 T
jamie.whitehouse@sussexcountyde.gov

Sussex County
DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Planning Commission Members
From: Mx. Jesse Lindenberg, Planner I
CC: Mr. Vince Robertson, Assistant County Attorney and Applicant
Date: November 3rd, 2022
RE: Staff Analysis for C/U 2337 Community Power Group, LLC

This memo is to provide background and analysis for the Planning Commission to consider as a part of application C/U 2337 Community Power Group, LLC to be reviewed during the November 17th, 2022, Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for Tax Parcel: 230-26.00-39.00 to allow for a 4MW solar farm. The property is located on the north side of Beach Highway (Rt. 16), approximately 0.20 mile east of Dupont Boulevard (Rt. 113). The parcel is comprised of a total area of 52.23 acres +/- and the solar farm is to be located on an approximately 25.327 +/- acre portion.

Comprehensive Plan Analysis

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use Map in the plan indicates that the parcel has a designation of "Developing Area". The adjacent parcels to the north, east, and west have a designation of "Developing Area." The parcels to the south, across Beach Highway (Rt. 16), also have a designation of "Developing Area."

As outlined within the 2018 Sussex County Comprehensive Plan, Developing Areas are newer, emerging growth areas that demonstrate the characteristics of developmental pressures. A range of housing types are appropriate in Developing Areas, including single family homes, townhouses, and multi-family units. In selected areas and at appropriate intersections, commercial uses should be allowed. A variety of office uses would be appropriate in many areas. Portions of the Developing Areas with good road access and few nearby homes should allow for business and industrial parks. Appropriate mixed-use development should also be allowed.

Zoning Information

The subject property is dual zoned General Commercial (C-1) District and Agricultural Residential (AR-1) District. The adjacent properties to the west are zoned General Commercial (C-1) District, Commercial Residential (CR-1) District. The adjacent properties to the north and east are zoned Agricultural Residential (AR-1) District. The properties to the south, across Beach Highway (Rt. 16), are zoned Agricultural Residential (AR-1) District, General Commercial (C-1) District, Commercial Residential (CR-1) District and one is under the Town of Ellendale's jurisdiction.

Existing Conditional Uses within the Vicinity of the Subject Site

Since 2011, there have been two (2) Conditional Use applications within a one (1) mile radius of the application site. The first application is Conditional Use No. 2172 Iris Downing to allow for a transitional/boarding house within an Agricultural Residential (AR-1) Zoning District. The Application was approved by the Sussex County Council at their meeting of Tuesday, April 16th, 2019, and the change was adopted through Ordinance No. 2649. The second application is Conditional Use No. 2192 Napoleon Hernandez, Thomas and Judy Munce to amend the conditions of CU 1979 to allow for a night club and an electronic message center within an Agricultural Residential (AR-1) Zoning District. The Application was denied by the Sussex County Council at their meeting of Tuesday, October 29th, 2019.

Based on the analysis of the land use, surrounding zoning and uses, the Conditional Use to allow for the placement of a solar farm in this location, subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.

File #: CU 2337
2022002 68

Planning & Zoning Commission 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)
Conditional Use ✓
Zoning Map Amendment ___

Site Address of Conditional Use/Zoning Map Amendment
18019 Beach Highway, Ellendale, DE 19941

Type of Conditional Use Requested:
4MW Community solar facility

Tax Map #: 230-26.00-39.00 **Size of Parcel(s):** 52.23 acres

Current Zoning: CI/AR1 **Proposed Zoning:** CI/AR1 **Size of Building:** ~35 acre solar facility

Land Use Classification: County Parcel Viewer land code: FG

Water Provider: N/A **Sewer Provider:** N/A

Applicant Information

Applicant Name: Community Power Group, LLC (Michael Borkowski, President)
Applicant Address: 5636 Connecticut Ave., #42729
City: Washington State: D.C. ZipCode: 20015
Phone #: (202) 844-6423 E-mail: mborkwoski@communitypowergroup.com

Owner Information

Owner Name: Reed Properties (Blake & Donna Reed)
Owner Address: PO BOX 216
City: Milton State: DE Zip Code: 19968
Phone #: (302) 684-2981 E-mail: blake@reed-trucking.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Whitney Hughes, Community Power Group Project Manager
Agent/Attorney/Engineer Address: 5636 Connecticut Ave., #42729
City: Washington State: DC Zip Code: 20015
Phone #: (202) 844-6429 E-mail: whitney@communitypowergroup.com

Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

✓ Completed Application

✓ Provide eight (8) copies of the Site Plan or Survey of the property
- Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- Provide a PDF of Plans (may be e-mailed to a staff member)
- Deed or Legal description

✓ Provide Fee $500.00

✓ Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 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.

✓ DelDOT Service Level Evaluation Request Response

___ PLUS Response Letter (if required)

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 by behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council 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: 11/18/21

Signature of Owner

Date: 11/18/21

For office use only:

Date Submitted: 1/11/22

Staff accepting application: CSR

Fee: $500.00 Check #: 2520

Application & Case #: 202200268

Location of property: _____

Subdivision: _____

Date of PC Hearing: _____

Recommendation of PC Commission: _____

Date of CC Hearing: _____

Decision of CC: _____

Solar Lease Area
Beach Highway - Ellendale

ALL that certain lease area, situate in Cedar Creek Hundred, Sussex County, Delaware, lying adjacent to the northern side of Beach Highway, being all of the Lease Area as shown on a plan entitled "Solar Farm Lease area for the benefit of Community Power Group" prepared by Steven M. Adkins Land Surveying, LLC and is more particularly described as follows, to wit:

Beginning at southwestern most corner of the lease area, said point lying on the lands of Reed Properties, said point of beginning is further referenced as the following (3) courses and distances from the remote point of beginning *1) N 61°05'22" W, a tie distance of 111.14'* to a found capped iron rod, being a common boundary corner between the parent parcel and the lands of White Water Enterprise, LLC; Thence continuing with the White Water lands, *2) S 89°31'24" W, a distance of 265.19'* to a point in a ditch, being a common boundary corner between the parent parcel, the White Water lands, and the lands of Baker Wilson, INC.; Thence turning and running in part with the Wilson lands and in part with the lands of WWB Properties, LLC *3) S 00°22'55" E, a distance of 420.24'* to the remote point of beginning, being a common boundary corner between the parent parcel and the WWB lands, said point being located on the northern right of way line of Beach Road (SR 16 – 50' wide), said remote point of beginning being 149.4'+/- in an eastern direction from the day light corner associated with the eastern right of way line of U.S. RT 113 (200' wide); Thence leaving said point of beginning and running through the Reed Properties lands along the following (7) courses and distances, 1) N 00°26'22" W, a distance of 1,134.96' to a point; Thence, 2) N 55°30'48" E, a distance of 940.01' to a point; Thence, 3) S 01°43'42" E, a distance of 538.43' to a point; Thence, 4) S 17°27'31" E, a distance of 251.49' to a point; Thence, 5) S 01°04'14" E, a distance of 559.35' to a point, said point being *S 71°40'00" E, and a distance of 318.52'* along a tie line to a common boundary corner between the parent parcel and the lands of Robert & Linda Garey; Thence, 6) S 55°58'34" W, a distance of 570.78' to a point; Thence, 7) S 88°28'55" W, a distance of 395.33' to the point and place of beginning, containing 25.327 Acres of land, more or less.

STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

NICOLE MAJESKI
SECRETARY

November 15, 2021

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

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Community Power Group, LLC** proposed land use application, which we received on November 5, 2021. This application is for an approximately 52.23-acre parcel (Tax Parcel: 230-26.00-39.00). The subject land is located on the north side of Beach Highway (State Route 16) about 250 feet east of the intersection with DuPont Boulevard (US Route 113). The subject land is currently split zoned C-1 (General Commercial) and GR (General Residential), the applicant seeks a conditional use approval to build a community solar farm.

Per the 2019 Delaware Vehicle Volume Summary, the annual and summer average daily traffic volumes along Beach Highway from Old State Road (Sussex Road 213) to DuPont Highway, are 6,935 and 8,917 vehicles per day, respectively.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips per day. This number of trips is below DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. DelDOT's regulations specify the minimum TIS warrants as 50 vehicle trips in any hour and/or 500 vehicle trips per day. Because the proposed land use would generate fewer than 50 vehicle trips per day, we consider the development's traffic impact to be **diminutive** in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as diminutive with regard to warranting a TIS does not mean that it is diminutive in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.

DelDOT

Please contact Ms. Annamaria Furmato, at (302) 760-2710, if you have questions concerning this correspondence.

Sincerely,

T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:afm
cc: Community Power Group, LLC, Applicant
Elliot Young, Sussex County Planning & Zoning
David Edgell, Coordinator, Cabinet Committee on State Planning Issues
Todd Sammons, Assistant Director, Development Coordination
Scott Rust, South District Public Works Manager, Maintenance & Operations
Steve McCabe, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Claudy Joinville, Project Engineer, Development Coordination
Annamaria Furmato, Project Engineer, Development Coordination

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

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **10/25/2022**

APPLICATION: **CU 2337 Community Power Group, LLC**

APPLICANT: **Community Power Group, LLC**

FILE NO: **ELS-10.0**

TAX MAP & PARCEL(S): **230-26.00-39.00**

LOCATION: **Lying on the north side of Beach Highway (Route 16), approximately 0.20 mile east of DuPont Boulevard (Route 113).**

NO. OF UNITS: **4 MW Community Solar Facility**

GROSS ACREAGE: **52.23**

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **4**

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 1**

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

(4). Is a Construction Agreement required? **Yes** If yes, contact Utility Engineering at (302) 855-7717.

(5). Are there any System Connection Charge (SCC) credits for the project? **N/A** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **N/A** If yes, the current System Connection Charge Rate is **Unified $6,600.00** per EDU. Please contact **Blair Lutz** at **302-855-7719** for additional information on charges.

(6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**

☐ 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? **N/A**

(8). Comments: **Click or tap here to enter text.**

(9). Is a Sewer System Concept Evaluation required? **Yes, Contact Utility Planning at 302-855-7370 to apply**

(10). Is a Use of Existing Infrastructure Agreement Required? **Yes**

(11). **All residential roads must meet or exceed Sussex County minimum design standards.**

UTILITY PLANNING & DESIGN REVIEW APPROVAL:

John J. Ashman
Sr. Manager of Utility Planning & Design Review

Xc: Hans M. Medlarz, P.E.
Lisa Walls
Blair Lutz

Jesse Lindenberg

From: Robinson, Samantha (DNREC) <Samantha.Robinson@delaware.gov>
Sent: Tuesday, March 22, 2022 11:22 AM
To: Jesse Lindenberg
Cc: Jamie Whitehouse
Subject: RE: Contact Form: Environmental Reviews re: Solar in Sussex County
Attachments: Sussex County Upcoming Solar Projects_032222.xlsx

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Good morning Jamie and Jesse,

Attached is your spreadsheet with upcoming solar projects and the species and habitat records we found at these project locations.

Please let us know if you have any questions.

FILE COPY
2 sheets

Thanks,
Sam

Sam Robinson, Ph.D. (she/her)
Program Manager for Avian Conservation

Delaware Division of Fish and Wildlife
6180 Hay Point Landing Rd
Smyrna, DE 19977
Office: (302) 735-8667
Cell: (302) 505-2936

Delaware Division of Fish & Wildlife

We Bring You Delaware's Great Outdoors through Science and Service

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From: Jesse Lindenberg <jesse.lindenberg@sussexcountyde.gov>
Sent: Wednesday, March 16, 2022 9:52 AM
To: Robinson, Samantha (DNREC) <Samantha.Robinson@delaware.gov>
Subject: RE: Contact Form: Environmental Reviews re: Solar in Sussex County

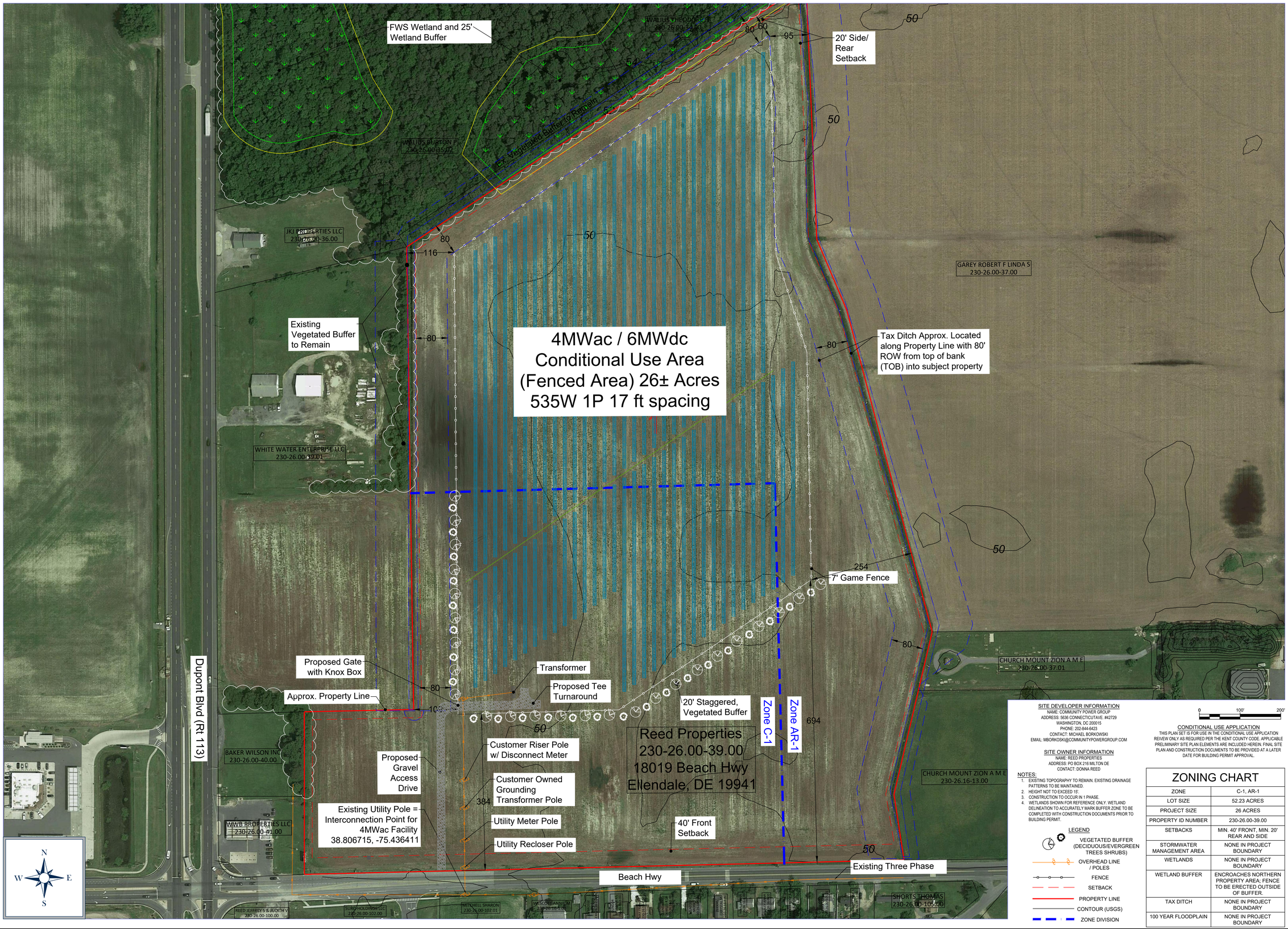
Hello Sam,

Jamie asked me to collect a list of our upcoming solar project applications for you. I've attached an excel spreadsheet here for you. Please let me know if there is any other information you would like!

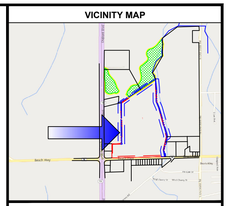
Thanks,

Jesse Lindenberg (they/he)
Planner I
Sussex County Government

Conditional Use Number	Tax Parcel # (s)	APPLICANT	911 Address or Road Name	Current Zoning	Proposed Use	Status/Notes	Application Rcvd Date	ER Project	DFW Species/Habitat Hits	Recommendations (In addition to standard solar comments)
2354	532-20.00-14.00	Sussex CSG 1, LLC	8880 Old Racetrack Road	AR-1	Community Solar Facility		2/23/2022	NA	KWH Non-tidal coastal plain stream bordering W of parcel	Minimum 100 ft vegetated buffer
2353	433-6.00-18.00, 433-6.00-20.00, 433-6.00-26.00	Sussex CSG 2, LLC	34112 DuPont Blvd	AR-1/C-1	Community Solar Facility		2/23/2022	NA	KWH Non-tidal coastal plain stream bordering W of two parcels	Minimum 100 ft vegetated buffer
2348	432-8.00-11.00	TPE DE SU124, LLC	Sharptown Road	AR-1	Community Solar Facility		2/7/2022	NA	**Protected Species:** Bald Eagle Nest E of parcel, within 660 buffer. Latest status - empty. **Protected Area:** Within 1/2 mile of State Wildlife Management Area	**Protected Species:** Contact DFW **Protected Area:** The proposed project is within ½ mile of the boundary of Horseys Pond, a State Wildlife Area managed by the Division of Fish and Wildlife, DNREC. The developer should consult with the Regional Wildlife Biologist, Rob Gano, at (302) 539-3160 to minimize potential negative impacts of the proposed project on State Wildlife Area lands.
2347	230-12.00-39.00	TPE DE SU94, LLC	North Old State Road	AR-1	Community Solar Facility		2/7/2022	NA	None	None
2346	332-7.00-19.00	TPE DE SU114, LLC	N RT 64/W RT 13	AR-1	Community Solar Facility		2/7/2022	NA	DEN and Freshwater forested wetlands on forested portion of parcel	Maintain current forested buffer
2344	135-22.00-23.00	Turning Point Energy	East Trap Pond Rd	AR-1	Community Solar Facility		1/18/2022	NA	KWH Non-tidal coastal plain stream passes through center of parcel	Minimum 100 ft vegetated buffer
2343	135-11.00-48.00	Turning Point Energy	Gravel Hill Rd	AR-1	Community Solar Facility		1/18/2022	NA	Potential mature forest and forested wetlands on forested portion of parcel	Avoid impacts to forested area and maintain buffer
2342	331-1.00-15.01	Turning Point Energy - SU07, LLC	Elks Rd	AR-1	Community Solar Facility		1/18/2022	DUFF 2021 Sussex County Solar Generation	**Rare Species:** Northern Lance (*Elliptio fisheriana, S2*), Alewife Floater (*Anodonta implicata, S1*) adjacent to site **Habitat:** KWH Non-tidal coastal plain stream adjacent to site **Protected Area:** Adjacent to State Wildlife Management Area	**Rare Species:** Impacts to water quality as result of removing the forested uplands and the site and encroaching on the wetland buffer could negatively impacts these species. To minimize negative impacts, we recommend that natural habitats be conserved to the maximum extent practicable. **Habitat:** Minimum 100 ft vegetated buffer **Protected Area:** The proposed project is within ½ mile of the boundary of Hearns Pond, a State Wildlife Area managed by the Division of Fish and Wildlife, DNREC. The developer should consult with the Regional Wildlife Biologist, Rob Gano, at (302) 539-3160 to minimize potential negative impacts of the proposed project on State Wildlife Area lands.
2337	230-26.00-39.00	Community Power Group, LLC	Beach Hwy	AR-1/C-1	Community Solar Facility		1/11/2022	NA	KWH Non-tidal coastal plain stream bordering E of parcel; Freshwater forested/shrub wetland bordering N of parcel	Minimum 100 ft vegetated buffer
2336	232-5.00-11.03	Community Power Group, LLC	Bethel Rd & Woodland Ferry Rd	AR-1	Community Solar Facility		1/11/2022	NA	KWH Non-tidal coastal plain stream bordering NE of parcel	Minimum 100 ft vegetated buffer
2328	230-13.00-121.00	Sunrise Solar	Clendaniel Pond Rd	AR-1	Community Solar Facility		11/24/2021	NA	DEN on NW portion of parcel	Maintain corridor
2298	130-3.00-246.00, 130-3.00-247.00, 130-3.00-247.02, 100-6.00-75.00, 130-6.00-76.00, 130-6.00-92.00, 130-6.00-94.00, 130-6.00-95.00, 130-6.00-96.00, 130-6.00-97.00	Freeman Solar, LLC	Calhoun Road (S.C.R. 621)	AR-1, GR & MR	Solar Farm - to include 75 megawatts of alternate current as a photovoltaic electric generation facility	Introduced to County Council 8/24/21	7/2/2021	STAN 2021 Freeman Solar Project (Only included seven parcels)	KWH Non-tidal coastal plain stream	Minimum 100 ft vegetated buffer
2288	533-5.00-47.00	Broom Solar Partners	Frankford School Road	AR-1	Solar Farm	Introduced to County Council 7/13/21; Application heard by P&Z 2/10/22, Recommended Approval on 3/10/22	6/1/2021	TRC 2020 Broom Solar Project	Freshwater forested/shrub wetlands bordering parcel	Minimum 100 ft vegetated buffer



VICINITY MAP



PROJECT

BEACH HIGHWAY SOLAR: 4MWac

PROJECT ADDRESS

18019 BEACH HIGHWAY ELLENDALE, DE 19941
SUSSEX COUNTY
PARCEL 230-26.00-39.00
ZONE: AR-1

REVISION LIST

6/1/22	TAX DITCH ROW
10/26/22	ADDED DETAILS

PROJECT INFORMATION

Project Latitude	38.806715
Project Longitude	-75.436411
Utility Name	DELMARVA
Min. Ambient Temperature	0°C
Max. Ambient Temperature	40°C
Meter Number	OPEN

ARRAY 1

Module Name	JINKO 535W
Inverter	SUNGROW 250
Tilt Angle	SAT
No. of Modules	11,421
DC String Length	27
No. of Strings	423

ARRAY 2

Module Name	
Inverter	
Tilt Angle	
No. of Modules	
DC String Length	
No. of Strings	

ARRAY 3

Module Name	
Inverter	
Tilt Angle	
No. of Modules	
DC String Length	
No. of Strings	

COMPANY LOGO

Community POWER GROUP

COMPANY CONTACT INFO

COMPANY NAME:	Community Power Group
COMPANY ADDRESS:	5636 Connecticut Ave #42729 Washington, DC 20015
COMPANY PHONE:	202-844-6423
EMAIL:	mborkowski@communitypowergroup.com

SITE DEVELOPER INFORMATION
NAME: COMMUNITY POWER GROUP
ADDRESS: 5636 CONNECTICUTAVE: #42729
WASHINGTON, DC 200015
PHONE: 202-844-6423
CONTACT: MICHAEL BORKOWSKI
EMAIL: MBORKOSKI@COMMUNITYPOWERGROUP.COM

SITE OWNER INFORMATION
NAME: REED PROPERTIES
ADDRESS: PO BOX 216 MILTON DE
CONTACT: DONNA REED

NOTES:
1. EXISTING TOPOGRAPHY TO REMAIN. EXISTING DRAINAGE PATTERNS TO BE MAINTAINED.
2. HEIGHT NOT TO EXCEED 15'.
3. CONSTRUCTION TO OCCUR IN 1 PHASE.
4. WETLANDS SHOWN FOR REFERENCE ONLY. WETLAND DELINEATION TO ACCURATELY MARK BUFFER ZONE TO BE COMPLETED WITH CONSTRUCTION DOCUMENTS PRIOR TO BUILDING PERMIT.

LEGEND
- VEGETATED BUFFER (DECIDUOUS/EVERGREEN TREES SHRUBS)
- OVERHEAD LINE / POLES
- FENCE
- SETBACK
- PROPERTY LINE
- CONTOUR (USGS)
- ZONE DIVISION

0 100' 200'

CONDITIONAL USE APPLICATION
THIS PLAN SET IS FOR USE IN THE CONDITIONAL USE APPLICATION REVIEW ONLY AS REQUIRED PER THE KENT COUNTY CODE. APPLICABLE PRELIMINARY SITE PLAN ELEMENTS ARE INCLUDED HEREIN. FINAL SITE PLAN AND CONSTRUCTION DOCUMENTS TO BE PROVIDED AT A LATER DATE FOR BUILDING PERMIT APPROVAL.

ZONING CHART

ZONE	C-1, AR-1
LOT SIZE	52.23 ACRES
PROJECT SIZE	26 ACRES
PROPERTY ID NUMBER	230-26.00-39.00
SETBACKS	MIN. 40' FRONT, MIN. 20' REAR AND SIDE
STORMWATER MANAGEMENT AREA	NONE IN PROJECT BOUNDARY
WETLANDS	NONE IN PROJECT BOUNDARY
WETLAND BUFFER	ENCROACHES NORTHERN PROPERTY AREA; FENCE TO BE ERECTED OUTSIDE OF BUFFER.
TAX DITCH	NONE IN PROJECT BOUNDARY
100 YEAR FLOODPLAIN	NONE IN PROJECT BOUNDARY

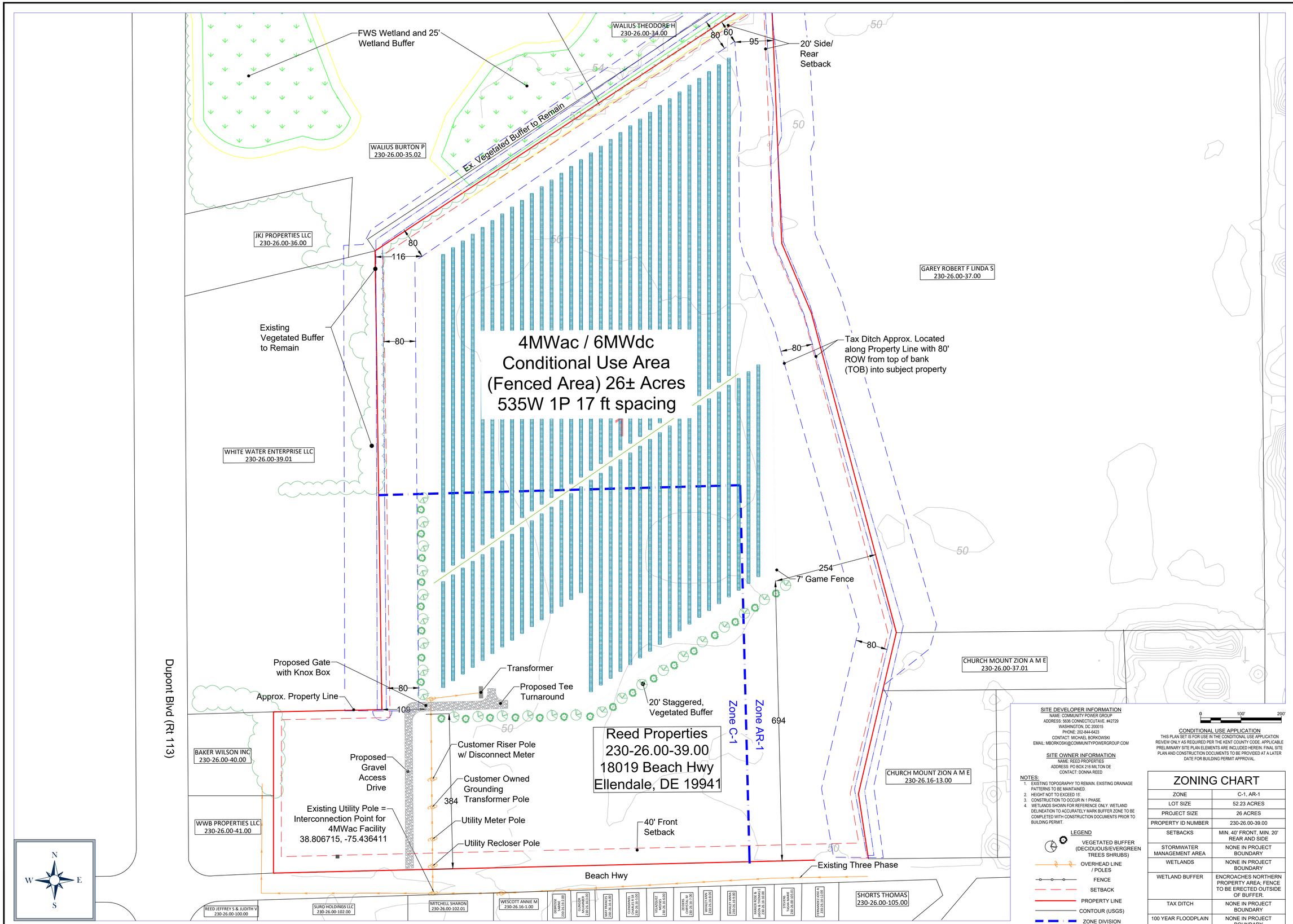
RACHEL BOOTH LICENSE # No. 26872 DELAWARE PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF DELAWARE
LICENSE NO. 26872
EXPIRATION DATE: 06/30/2022

SHEET NAME

CONDITIONAL USE PLAN C100

SCALE 1" = 100' **DATE** 11/8/2021



SITE DEVELOPER INFORMATION
NAME: COMMUNITY POWER GROUP
ADDRESS: 5636 CONNECTICUTAVE. #42729
WASHINGTON, DC 200015
PHONE: 202-844-6423
CONTACT: MICHAEL BORKOWSKI
EMAIL: MBORKOSKI@COMMUNITYPOWERGROUP.COM

SITE OWNER INFORMATION
NAME: REED PROPERTIES
ADDRESS: PO BOX 216 MILTON DE
CONTACT: DONNA REED

NOTES:
1. EXISTING TOPOGRAPHY TO REMAIN. EXISTING DRAINAGE PATTERNS TO BE MAINTAINED.
2. HEIGHT NOT TO EXCEED 15'.
3. CONSTRUCTION TO OCCUR IN 1 PHASE.
4. WETLANDS SHOWN FOR REFERENCE ONLY. WETLAND DELINEATION TO ACCURATELY MARK BUFFER ZONE TO BE COMPLETED WITH CONSTRUCTION DOCUMENTS PRIOR TO BUILDING PERMIT.

LEGEND
- VEGETATED BUFFER (DECIDUOUS/EVERGREEN TREES SHRUBS)
- OVERHEAD LINE / POLES
- FENCE
- SETBACK
- PROPERTY LINE
- CONTOUR (USGS)
- ZONE DIVISION

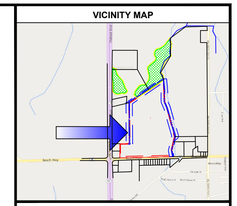
0 100' 200'

CONDITIONAL USE APPLICATION
THIS PLAN SET IS FOR USE IN THE CONDITIONAL USE APPLICATION REVIEW ONLY AS REQUIRED PER THE KENT COUNTY CODE. APPLICABLE PRELIMINARY SITE PLAN ELEMENTS ARE INCLUDED HEREIN. FINAL SITE PLAN AND CONSTRUCTION DOCUMENTS TO BE PROVIDED AT A LATER DATE FOR BUILDING PERMIT APPROVAL.

ZONING CHART

ZONE	C-1, AR-1
LOT SIZE	52.23 ACRES
PROJECT SIZE	26 ACRES
PROPERTY ID NUMBER	230-26.00-39.00
SETBACKS	MIN. 40' FRONT, MIN. 20' REAR AND SIDE
STORMWATER MANAGEMENT AREA	NONE IN PROJECT BOUNDARY
WETLANDS	NONE IN PROJECT BOUNDARY
WETLAND BUFFER	ENCROACHES NORTHERN PROPERTY AREA; FENCE TO BE ERECTED OUTSIDE OF BUFFER.
TAX DITCH	NONE IN PROJECT BOUNDARY
100 YEAR FLOODPLAIN	NONE IN PROJECT BOUNDARY

VICINITY MAP



PROJECT

BEACH HIGHWAY SOLAR: 4MWac

PROJECT ADDRESS

18019 BEACH HIGHWAY ELLENDALE, DE 19941
SUSSEX COUNTY
PARCEL 230-26.00-39.00
ZONE: AR-1

REVISION LIST

6/1/22	TAX DITCH ROW
10/26/22	ADDED DETAILS

PROJECT INFORMATION

Project Latitude	38.806715
Project Longitude	-75.436411
Utility Name	DELMARVA
Min. Ambient Temperature	0°C
Max. Ambient Temperature	40°C
Meter Number	OPEN

ARRAY 1

Module Name	JINKO 535W
Inverter	SUNGROW 250
Tilt Angle	SAT
No. of Modules	11,421
DC String Length	27
No. of Strings	423

ARRAY 2

Module Name	
Inverter	
Tilt Angle	
No. of Modules	
DC String Length	
No. of Strings	

ARRAY 3

Module Name	
Inverter	
Tilt Angle	
No. of Modules	
DC String Length	
No. of Strings	

COMPANY LOGO

Community POWER GROUP

COMPANY CONTACT INFO

COMPANY NAME:	Community Power Group
COMPANY ADDRESS:	5636 Connecticut Ave #42729 Washington, DC 20015
COMPANY PHONE:	202-844-6423
EMAIL:	mborkowski@communitypowergroup.com

RACHEL BOOTH LICENSE No. 26872 DELAWARE PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF DELAWARE
LICENSE NO. 26872
EXPIRATION DATE: 06/30/2022

SHEET NAME

CONDITIONAL USE PLAT C101

SCALE 1" = 100' | DATE 10/26/2022

SUSSEX COUNTY STANDARD CONDITIONS

A. No storage facilities shall be constructed on the site.

B. Lighting on the facility will only consist of perimeter lighting, if needed, for security purposes. All lighting shall be downward screened so that it does not shine on neighboring properties or roadways.

C. One unlighted sign, not to exceed 32 square feet in size, shall be permitted.

D. The site shall be secured by fencing with a gate with a “Knox Box” to accommodate emergency access by the local fire company or other emergency responders.

E. All of the grounds, including the area outside of the fence, shall be maintained so that it does not become overgrown.

F. All national industry standards shall be followed in the construction of the project.

G. The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.

SUSSEX COUNTY STANDARD NOTES

1. The proposed facility is a public utility use under the Sussex County Zoning Code, and it meets the purposes of a Conditional Use in that it is of a public or semi-public character that is essential and desirable for the general convenience and welfare of Sussex County residents.

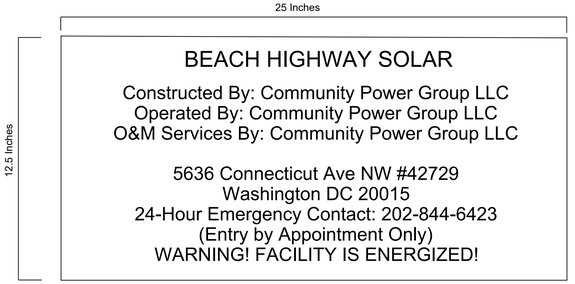
2. The proposed facility promotes Goal 7.3 of the Sussex County Comprehensive Plan which encourages the use of renewable energy options such as solar farms.

3. With the conditions imposed in this recommendation, the proposed use will not have any adverse impact on the neighboring or adjacent properties.

4. The proposed solar generation facility will not result in any noticeable increase in traffic on adjacent and neighboring roadways. There are no regular employees at the site, only periodic visits for inspections, maintenance, or repair of the solar panels.

5. No significant noise, dust or odor will be generated by the facility.

Fence Sign Detail

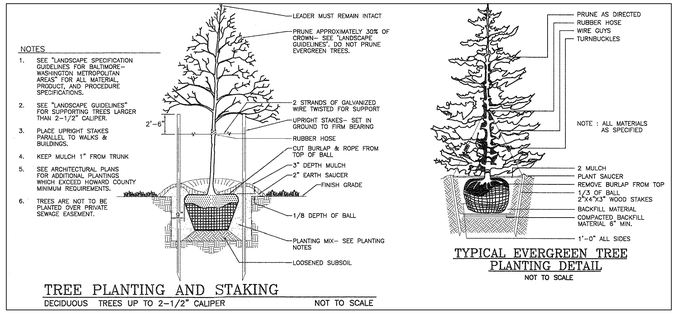


1. Sign to be installed on game fence near gate.
2. Sign will be constructed of aluminum or polyethylene material with UV-resistant ink.

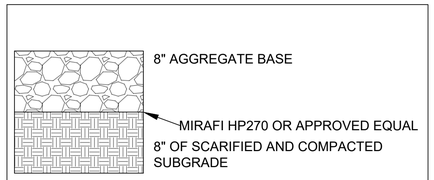
POLLINATOR MIX - LOW GROWTH/LOW MAINTENANCE GRASS MIX

SEED MIX SHALL INCLUDE AT LEAST 40% NATIVE WILDFLOWER SEEDS AND THE REMAINDER SHALL BE NATIVE GRASS MIX.

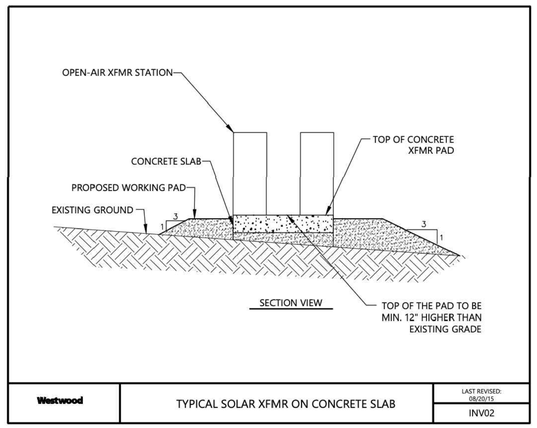
1. SEEDING TO BE COMPLETED USING A DRILL SEED METHOD WHERE FEASIBLE WHERE DRILL SEEDING IS NOT FEASIBLE. THE APPLICATION OF SEED VIA ALTERNATE METHODS INCLUDING BUT NOT LIMITED TO, BROADCAST OR HYDROSEEDING.
2. BROADCAST SEEING SHALL BE COMPLETED IF AMBIENT SOIL TEMPERATURE IS CONSISTENTLY 60 DEGREES F OR LOWER
3. IF NOT FROST SEEDING, DRILLING SHOULD OCCUR BETWEEN APRIL 1ST AND JUNE 1ST
4. THE CONTRACTOR SHALL NOT TILL OR FERTILIZE THE FIELDS, IF THE GROUND NEEDS TO BE TILLED, CONTRACTOR SHALL USE A VERTICAL PLOW

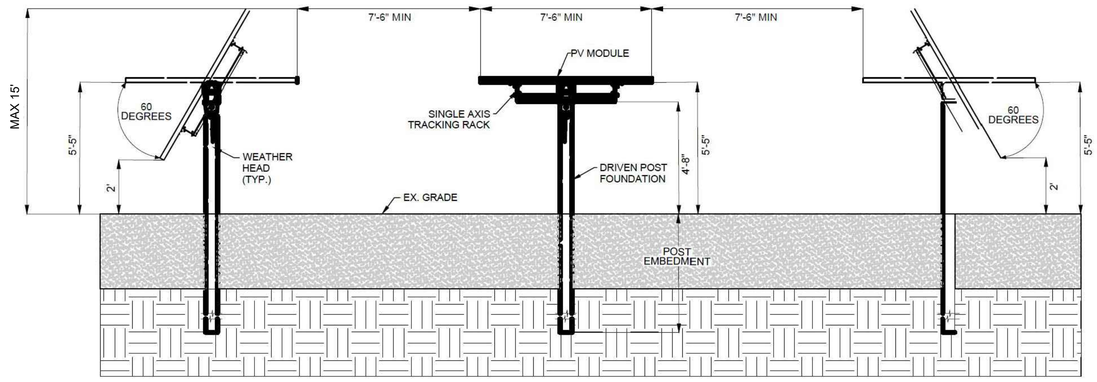


Access Road Detail



NOTES:
1. STRUCTURAL SECTIONS SHOWN ARE THE MINIMUM THICKNESS REQUIREMENTS DURING NORMAL FIELD CONDITIONS. THE SECTIONS MAY NEED TO BE INCREASED BASED ON ACTUAL FIELD CONDITIONS AT THE TIME OF CONSTRUCTION. CONDITIONS INCLUDE BUT ARE NOT LIMITED TO CONSTRUCTION DURING UNUSUALLY WET PERIODS, OR IN LOW/WET AREAS.



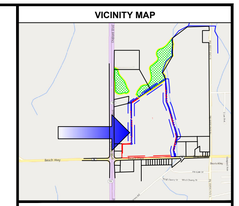


GENERAL RACKING DETAILS

NO SCALE

NOTE: Details shown for reference only. Construction details to be provided with site development plan and building permit documents.

VICINITY MAP



PROJECT

BEACH HIGHWAY SOLAR: 4MWac

PROJECT ADDRESS
18019 BEACH HIGHWAY ELLENDALE, DE 19941 SUSSEX COUNTY PARCEL 230-26.00-39.00 ZONE: AR-1

REVISION LIST	
6/1/22	TAX DITCH ROW
10/26/22	ADDED DETAILS

PROJECT INFORMATION	
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Project Longitude	-75.436411
Utility Name	DELMARVA
Min. Ambient Temperature	0°C
Max. Ambient Temperature	40°C
Meter Number	OPEN
ARRAY 1	
Module Name	JINKO 535W
Inverter	SUNGROW 250
Tilt Angle	SAT
No. of Modules	11,421
DC String Length	27
No. of Strings	423
ARRAY 2	
Module Name	
Inverter	
Tilt Angle	
No. of Modules	
DC String Length	
No. of Strings	
ARRAY 3	
Module Name	
Inverter	
Tilt Angle	
No. of Modules	
DC String Length	
No. of Strings	

COMPANY LOGO

Community POWER GROUP

COMPANY CONTACT INFO	
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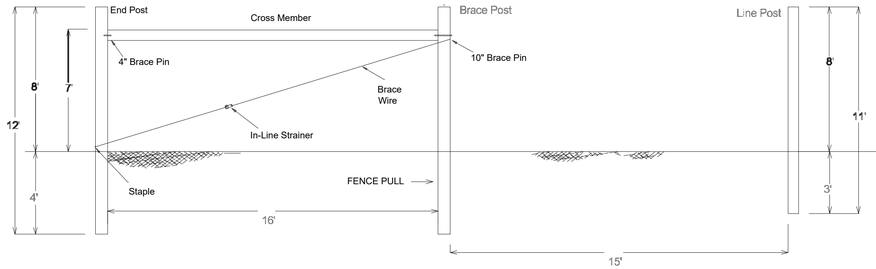
LICENSE NO. 26872
EXPIRATION DATE: 06/30/2022

SHEET NAME

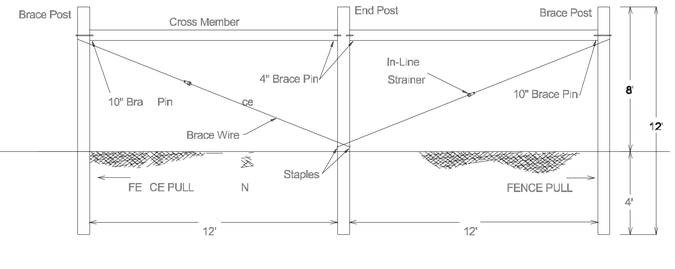
DETAILS AND NOTES C102

SCALE N.T.S. DATE 10/26/2022

End Brace



In-Line Brace



End Brace Material Specificiations		
Item	Quantity	Description
Brace Posts	2	12' x 7" Pressure Treated Wood Posts
Cross Members	1	16' x 5" Pressure Treated Wood Posts*
Brace Pins	1	1 / 2" x 4" Galvanized Pin
Brace Pins	2	1 / 2" x 10" Galvanized Pin
Brace Wire		Double Wrap 12 1 / 2 ga Class 3 High Tensile Wire
Wire Strainer	1	Ratchet Type Inline Strainer
Staples	2	1 3 / 4" Class 3 Double Barbed

*2 3 / 8" Sch 40 Galvanized Pipe may also be used for Cross Members.

END BRACE CONSTRUCTION

1. DRIVE IN OR AUGER AND TAMP END POST TO DEPTH SHOWN IN DETAIL.
2. TIE OFF A GUIDE WIRE TO END POST AT GROUND LEVEL. PULL WIRE TO END POST OF NEXT BRACE AND TIE OFF AT GROUND LEVEL. SET ALL OTHER T-POSTS, LINE POSTS, BRACE POSTS AND END POSTS ALONG THIS GUIDE WIRE.
3. SET OTHER BRACE POST OF THE END BRACE AT A MINIMUM OF 16' FROM END POST.
4. TO ESTABLISH LOCATION OF CROSS MEMBER, MEASURE THE DISTANCE FROM THE BOTTOM OF FENCE FABRIC TO A POINT MIDWAY BETWEEN 2ND AND 3RD WIRE FROM THE TOP (APPROX. 67 1 / 2"). USING THIS MEASUREMENT, MARK THE INSIDE OF BOTH BRACE POSTS.
5. AT MARKINGS, DRILL A 1 / 2" HOLE 2" DEEP ON INSIDE OF END POST AND DRILL A 1 / 2" HOLE THROUGH THE OPPOSITE BRACE POST. SET 4" BRACE PIN AT END POST AND START 10" BRACE PIN IN BRACE POST.
6. DRILL PILOT HOLES IN ENDS OF CROSS MEMBER. SET ONE END OF CROSS MEMBER ON 4" PIN, THEN LIFT OPPOSITE END TO ALIGN WITH 10" PIN. USING A HAMMER, DRIVE THE 10" PIN INTO BRACE POST, LEAVING 1" EXPOSED FOR INSTALLATION OF BRACE WIRE.
7. DRIVE A BARBED STAPLE PARTIALLY IN AT GROUND LEVEL ON THE BACK SIDE OF END POST. HANG ANOTHER STAPLE OVER TOP LEG OF DRIVEN STAPLE TO PREVENT BRACE WIRE FROM BINDING AND BITING INTO END POST.
8. GUIDE BRACE WIRE THROUGH DRIVEN STAPLE AND UP AND OVER 10" BRACE PIN, BACK DOWN THROUGH STAPLE AND OVER 10" PIN AGAIN. THIS IS THE DOUBLE WRAP FOR THE BRACE WIRE.
9. INSTALL WIRE STRAINER ON BRACE WIRE ON OPPOSITE SIDE OF BRACE AWAY FROM STAY-TUFF. USE STRAINER TO TIGHTEN BRACE WIRE UNTIL BRACE POST MOVES ABOUT 1 / 4" AWAY FROM SOIL.

Line Post Specifications	
Line Posts	11' x 6" Pressure Treated Wood Posts

LINE POST CONSTRUCTION

1. SET LINE POSTS ALONG GUIDE WIRE USING A 15' SPACING.
2. USE 15' POST SPACING AS A GUIDELINE. IN ROUGH TERRAIN A CLOSER POSTS SPACING WILL BE REQUIRED.
3. A LINE POST SHOULD BE PLACED ON TOP OF HIPS AND IN BOTTOM OF ALL DIPS.

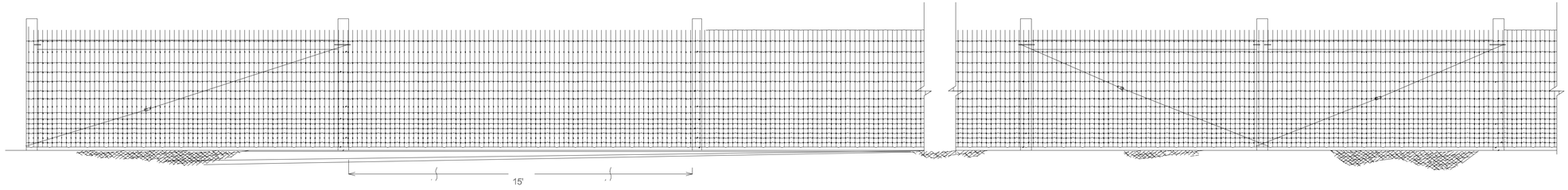
In-Line Brace Material Specifications		
Item	Quantity	Description
Brace Posts	3	12' x 7" Pressure Treated Wood Posts
Cross Members	2	12' x 6" Pressure Treated Wood Posts
Brace Pins	2	1 / 2" x 4" Galvanized Pin
Brace Pins	2	1 / 2" x 10" Galvanized Pin
Wire Strainer	2	Double Wrap 12 1 / 2 ga Class 3 High Tensile Wire
Wire Strainer	2	Ratchet Type Inline Strainer
Staples	4	1 3 / 4" Class 3 Double Barbed

*2 3 / 8 Sch 40 Galvanized Pipe may also be used for Cross Members.

IN-LINE BRACE CONSTRUCTION

1. DRIVE OR AUGER AND TAMP END POST ALONG GUIDE WIRE TO DEPTH SHOWN IN DETAIL.
2. SET BRACE POSTS ALONG GUIDE WIRE 12' ON EITHER SIDE OF END POST.
3. TO ESTABLISH LOCATION OF CROSS MEMBERS, MEASURE THE DISTANCE FROM THE BOTTOM OF FENCE FABRIC TO A POINT MIDWAY BETWEEN 2ND AND 3RD WIRE FROM THE TOP (APPROX. 67 1 / 2). USING THIS MEASUREMENT, MARK THE INSIDE OF END POST AND BOTH BRACE POSTS.
4. AT MARKINGS, DRILL A 1 / 2" HOLE 2" DEEP ON BOTH SIDES OF END POST AND DRILL A 1 / 2" HOLE THROUGH BOTH BRACE POSTS. SET ONE 4" BRACE PIN IN EACH HOLE IN END POST AND START 10" BRACE PINS IN BRACE POSTS.
5. DRILL PILOT HOLES IN ENDS OF CROSS MEMBERS. SET ONE END OF CROSS MEMBER ON 4" PIN, THEN LIFT OPPOSITE END TO ALIGN WITH 10" PIN. USING A HAMMER, DRIVE THE 10" PIN INTO BRACE POST, LEAVING 1" EXPOSED FOR INSTALLATION OF BRACE WIRE. REPEAT THIS STEP FOR SECOND CROSS MEMBER.
6. DRIVE A BARBED STAPLE PARTIALLY IN AT GROUND LEVEL ON BOTH SIDES OF END POST. HANG ANOTHER STAPLE OVER TOP LEG OF EACH DRIVEN STAPLE TO PREVENT BRACE WIRE FROM BINDING AND BITING INTO END POST.
7. GUIDE BRACE WIRE THROUGH DRIVEN STAPLE AND UP AND OVER 10" BRACE PIN, BACK DOWN THROUGH STAPLE AND OVER 10" PIN AGAIN. THIS IS THE DOUBLE WRAP FOR THE BRACE WIRE. REPEAT THIS STEP FOR THE OTHER END OF THE IN-LINE BRACE.
8. INSTALL ONE WIRE STRAINER ON EACH BRACE WIRE ON OPPOSITE SIDE OF BRACE AWAY FROM STAY-TUFF FABRIC. USE STRAINERS TO TIGHTEN BRACE WIRES UNTIL BRACE POSTS MOVE ABOUT 1 / 4" AWAY FROM SOIL.

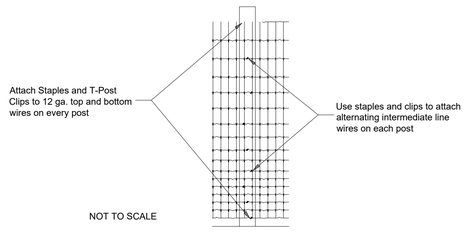
1 STAY-TUFF FENCE 1775-3 WOOD BRACE CONSTRUCTION
NOT TO SCALE



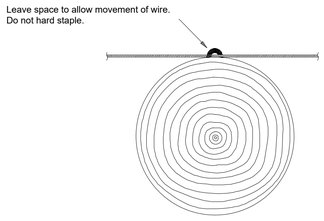
2 STAY-TUFF FENCE 1775-3 FIXED KNOT FENCE
NOT TO SCALE

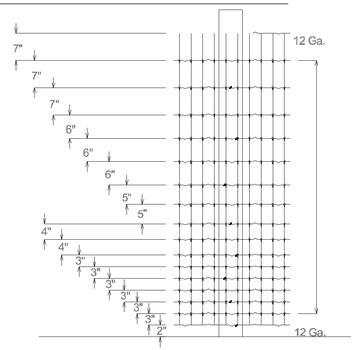
GENERAL NOTES

1. ALL WOVEN WIRE FENCE FABRIC SHALL BE CONTINUOUS STAY FIXED KNOT JOINT STYLE FABRIC
2. DESIGN NO. 1775-3 AND SHALL MEET OR EXCEED ASTM A 116 FOR NO. 12 1 / 2 GRADE 175.
3. TOP AND BOTTOM LINE WIRES SHALL BE 12 GAGE GRADE 175 AND INTERMEDIATE LINE WIRES SHALL BE 12 1 / 2 GAGE GRADE 175. VERTICAL STAY WIRES SHALL BE 12 1 / 2 GAGE GRADE 125. KNOT WIRES SHALL BE 13 GAGE GRADE 60. ALL WIRES SHALL HAVE TYPE Z CLASS 3 COATING.
4. VERTICAL STAY WIRES SHOULD BE SPACED EVERY 3" AND HORIZONTAL LINE WIRES SHOULD BE SPACED AS SHOWN IN DETAIL.
5. INSTALL 1775-6 FABRIC SO THAT 3"X3" OPENINGS ARE ON BOTTOM.
6. ATTACH FENCE FABRIC ON INSIDE OF BRACES AND POSTS. FABRIC SHALL BE ATTACHED TO END OF POSTS OF END BRACES AND IN-LINE BRACES BY WRAPPING AND TIEING WIRE WITH A HIGH TENSILE SLIP KNOT.
7. TENSION FABRIC BY PULLING TO CENTER OF PULL USING STRETCHER BARS AND STRETCHER BAR PULLERS. TENSION FABRIC UNTIL TENSION CRIMPS ARE FLATTENED 25 TO 50% FROM ORIGINAL HEIGHT. DO NOT OVER TENSION.
8. SPLICES IN FABRIC SHALL BE MADE WITH 12 1 / 2 - 16 GAGE LONG CRIMP SLEEVES WITH STATED HOLDING STRENGTH OF 1500 LBS MINIMUM. SLEEVES SHOULD BE CRIMPED USING APPROVED CRIMP TOOL.
9. SLEEVES SHOULD BE CRIMPED WORKING FROM END CLOSEST TO THE KNOT OUTWARD AND COMPRESSED ALONG ENTIRE LENGTH OF SLEEVE.
10. FINISHED WIRE SPLICES SHALL NOT HAVE LOOSE WIRE TAILS EXTENDING MORE THAN 1 / 4" IN LENGTH.
11. FENCE SHALL GENERALLY FOLLOW THE CONTOUR OF THE GROUND. BOTTOM WIRE OF FENCE SHOULD BE NO MORE THAN 3" ABOVE GROUND LEVEL.
12. ATTACH FABRIC TO WOODEN POSTS USING 1 3 / 4" DOUBLE BARBED STAPLES. STAPLES SHALL BE MADE OF 8 GAGE CLASS 3 GALVANIZED WIRE AND SHALL BE DOUBLE BARBED.
13. STAPLE 12 GAGE TOP AND BOTTOM WIRES ON EACH POST AS SHOWN IN DETAIL. STAPLES SHALL BE DRIVEN INTO POSTS WITH THE TOP STAPLE LEG ANGLED TO THE RIGHT AS SHOWN. STAGGER STAPLES ACROSS WOODEN POSTS AS SHOWN IN DETAIL. STAPLES SHOULD NOT BE HARD DRIVEN AGAINST FENCE WIRE. LEAVE A 1 / 8" TO 1 / 4" GAP BETWEEN STAPLE AND FENCE WIRE TO ALLOW FOR WIRE MOVEMENT.
14. CONTRACTOR TO PROVIDE A 24' WIDE DOUBLE SWING GATE TO MATCH THE FENCE.



3 WIRE ATTACHMENT TO WOODEN POSTS
NOT TO SCALE

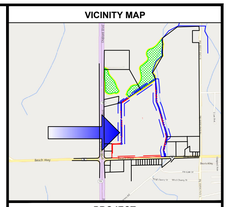




4 WIRE SPACING AND GAGES
NOT TO SCALE

NOTE: Details shown for reference only.
Construction details to be provided with site development plan and building permit documents.

VICINITY MAP



PROJECT

BEACH HIGHWAY SOLAR: 4MWac

PROJECT ADDRESS

18019 BEACH HIGHWAY ELLENDALE, DE 19941
SUSSEX COUNTY
PARCEL 230-26.00-39.00
ZONE: AR-1

REVISION LIST

6/1/22	TAX DITCH ROW
10/26/22	ADDED DETAILS

PROJECT INFORMATION

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Utility Name	DELMARVA
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Meter Number	OPEN

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Module Name	JINKO 535W
Inverter	SUNGROW 250
Tilt Angle	SAT
No. of Modules	11,421
DC String Length	27
No. of Strings	423

ARRAY 2

Module Name	
Inverter	
Tilt Angle	
No. of Modules	
DC String Length	
No. of Strings	

ARRAY 3

Module Name	
Inverter	
Tilt Angle	
No. of Modules	
DC String Length	
No. of Strings	

COMPANY LOGO

Community POWER GROUP

COMPANY CONTACT INFO

COMPANY NAME:	Community Power Group
COMPANY ADDRESS:	5636 Connecticut Ave #42729 Washington, DC 20015
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EMAIL:	mborkowski@communitypowergroup.com

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EXPIRATION DATE: 06/30/2022

SHEET NAME

FENCE DETAILS C103

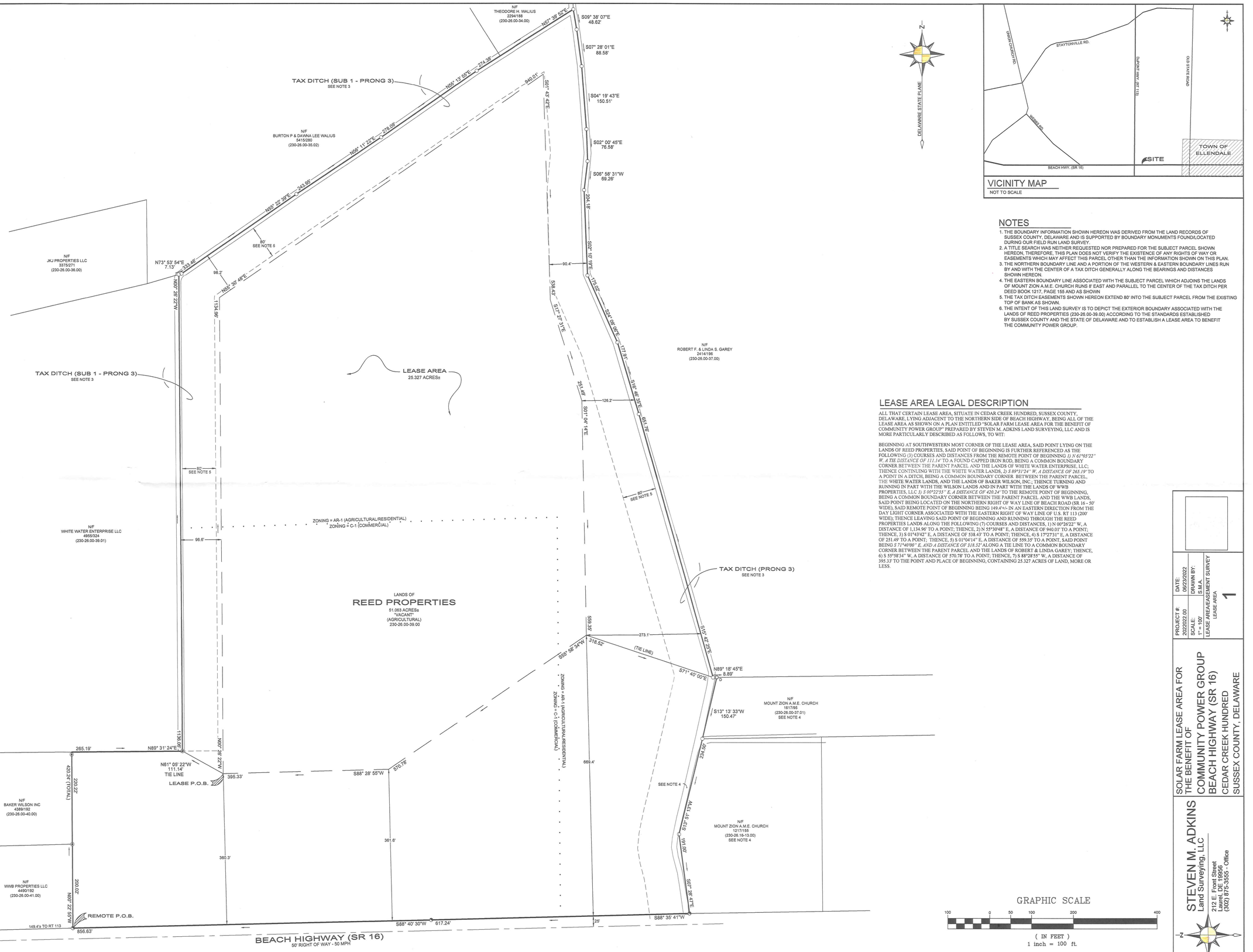
SCALE N.T.S. | DATE 10/26/2022

SITE DATA

OWNERS:	REED PROPERTIES PO BOX 216 MILTON, DELAWARE 19968
SURVEYOR:	STEVEN M ADKINS LAND SURVEYING, LLC 212 E. FRONT STREET LAUREL, DE 19956
TAX MAP:	230-26.00-39.00
DEED REF:	BOOK 2763, PAGE 97
LOT AREA:	51.063 ACRES
EXISTING LOT USE:	AGRICULTURAL
ZONING:	AR-1
SETBACKS:	FRONT B.R.L. = 40' SIDE B.R.L. = 15' REAR B.R.L. = 20'
LOCAL ROAD FRONTAGE:	1,473.87 FEETŁ (BEACH HIGHWAY - SR 16)
LOCAL ROAD SPEED LIMIT:	50 MPH

LEGEND

- CAPPED IRON ROD TO BE SET
- FOUND IRON PIPE
- FOUND CAPPED IRON ROD
- UNMARKED BOUNDARY POINT IN THE CENTER OF A DITCH
- 80' TAX DITCH EASEMENT
- PROPOSED SOLAR LEASE LINE
- ZONING DELINEATION LINE



VICINITY MAP

NOT TO SCALE

NOTES

1. THE BOUNDARY INFORMATION SHOWN HEREON WAS DERIVED FROM THE LAND RECORDS OF SUSSEX COUNTY, DELAWARE AND IS SUPPORTED BY BOUNDARY MONUMENTS FOUND/LOCATED DURING OUR FIELD RUN LAND SURVEY.
2. A TITLE SEARCH WAS NEITHER REQUESTED NOR PREPARED FOR THE SUBJECT PARCEL SHOWN HEREON, THEREFORE, THIS PLAN DOES NOT VERIFY THE EXISTENCE OF ANY RIGHTS OF WAY OR EASEMENTS WHICH MAY AFFECT THIS PARCEL OTHER THAN THE INFORMATION SHOWN ON THIS PLAN.
3. THE NORTHERN BOUNDARY LINE AND A PORTION OF THE WESTERN & EASTERN BOUNDARY LINES RUN BY AND WITH THE CENTER OF A TAX DITCH GENERALLY ALONG THE BEARINGS AND DISTANCES SHOWN HEREON.
4. THE EASTERN BOUNDARY LINE ASSOCIATED WITH THE SUBJECT PARCEL WHICH ADJOINS THE LANDS OF MOUNT ZION A.M.E. CHURCH RUNS 8' EAST AND PARALLEL TO THE CENTER OF THE TAX DITCH PER DEED BOOK 1217, PAGE 155 AND AS SHOWN
5. THE TAX DITCH EASEMENTS SHOWN HEREON EXTEND 80' INTO THE SUBJECT PARCEL FROM THE EXISTING TOP OF BANK AS SHOWN.
6. THE INTENT OF THIS LAND SURVEY IS TO DEPICT THE EXTERIOR BOUNDARY ASSOCIATED WITH THE LANDS OF REED PROPERTIES (230-26.00-39.00) ACCORDING TO THE STANDARDS ESTABLISHED BY SUSSEX COUNTY AND THE STATE OF DELAWARE AND TO ESTABLISH A LEASE AREA TO BENEFIT THE COMMUNITY POWER GROUP.

LEASE AREA LEGAL DESCRIPTION

ALL THAT CERTAIN LEASE AREA, SITUATE IN CEDAR CREEK HUNDRED, SUSSEX COUNTY, DELAWARE, LYING ADJACENT TO THE NORTHERN SIDE OF BEACH HIGHWAY, BEING ALL OF THE LEASE AREA AS SHOWN ON A PLAN ENTITLED "SOLAR FARM LEASE AREA FOR THE BENEFIT OF COMMUNITY POWER GROUP" PREPARED BY STEVEN M. ADKINS LAND SURVEYING, LLC AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT SOUTHWESTERN MOST CORNER OF THE LEASE AREA, SAID POINT LYING ON THE LANDS OF REED PROPERTIES, SAID POINT OF BEGINNING IS FURTHER REFERENCED AS THE FOLLOWING (3) COURSES AND DISTANCES FROM THE REMOTE POINT OF BEGINNING *1) N 61°05'22" W, A THE DISTANCE OF 111.14'* TO A FOUND CAPPED IRON ROD, BEING A COMMON BOUNDARY CORNER BETWEEN THE PARENT PARCEL AND THE LANDS OF WHITE WATER ENTERPRISE, LLC; THENCE CONTINUING WITH THE WHITE WATER LANDS, *2) S 89°31'24" W, A DISTANCE OF 265.19'* TO A POINT IN A DITCH, BEING A COMMON BOUNDARY CORNER BETWEEN THE PARENT PARCEL, THE WHITE WATER LANDS, AND THE LANDS OF BAKER WILSON, INC.; THENCE TURNING AND RUNNING IN PART WITH THE WILSON LANDS AND IN PART WITH THE LANDS OF WWB PROPERTIES, LLC *3) S 00°22'35" E, A DISTANCE OF 420.24'* TO THE REMOTE POINT OF BEGINNING, BEING A COMMON BOUNDARY CORNER BETWEEN THE PARENT PARCEL AND THE WWB LANDS, SAID POINT BEING LOCATED ON THE NORTHERN RIGHT OF WAY LINE OF BEACH ROAD (SR 16 - 50' WIDE), SAID REMOTE POINT OF BEGINNING BEING 149.4'+/- IN AN EASTERN DIRECTION FROM THE DAY LIGHT CORNER ASSOCIATED WITH THE EASTERN RIGHT OF WAY LINE OF U.S. RT 113 (200' WIDE); THENCE LEAVING SAID POINT OF BEGINNING AND RUNNING THROUGH THE REED PROPERTIES LANDS ALONG THE FOLLOWING (7) COURSES AND DISTANCES, 1) N 00°26'22" W, A DISTANCE OF 1,134.96' TO A POINT; THENCE, 2) N 55°30'48" E, A DISTANCE OF 940.01' TO A POINT; THENCE, 3) S 01°43'42" E, A DISTANCE OF 538.43' TO A POINT; THENCE, 4) S 17°27'31" E, A DISTANCE OF 251.49' TO A POINT; THENCE, 5) S 01°04'14" E, A DISTANCE OF 559.35' TO A POINT, SAID POINT BEING *5 71°40'00" E, AND A DISTANCE OF 318.52'* ALONG A TIE LINE TO A COMMON BOUNDARY CORNER BETWEEN THE PARENT PARCEL AND THE LANDS OF ROBERT & LINDA GAREY; THENCE, 6) S 55°58'34" W, A DISTANCE OF 570.78' TO A POINT; THENCE, 7) S 88°28'55" W, A DISTANCE OF 395.33' TO THE POINT AND PLACE OF BEGINNING, CONTAINING 25.327 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, STEVEN M. ADKINS, HEREBY ATTEST THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF DELAWARE AND THAT THE INFORMATION SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION AND ADHERES TO THE LAND SURVEYING STANDARDS ESTABLISHED BY THE STATE OF DELAWARE

STEVEN M. ADKINS | LS-700 | 06/22/2022 DATE

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PROJECT #: 20220222.00	DATE: 08/23/2022
SCALE: 1" = 100'	DRAWN BY: S.M.A.
LEASE AREA/EASEMENT SURVEY	1
LEASE AREA	

SOLAR FARM LEASE AREA FOR THE BENEFIT OF COMMUNITY POWER GROUP
BEACH HIGHWAY (SR 16)
CEDAR CREEK HUNDRED
SUSSEX COUNTY, DELAWARE

STEVEN M. ADKINS
Land Surveying, LLC
212 E. Front Street
Laurel, DE 19956
(302) 875-3585 - Office

Community
POWER GROUP

Conditional Use Permit Application

Beach Highway Solar

Ellendale, Delaware

Applicant:
Community Power Group, LLC
5636 Connecticut Ave #42729
Washington, DC 20015

Community
POWER GROUP

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Community
POWER GROUP

Section A - DelDOT Service Level Request Form

STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

NICOLE MAJESKI
SECRETARY

November 15, 2021

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

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Community Power Group, LLC** proposed land use application, which we received on November 5, 2021. This application is for an approximately 52.23-acre parcel (Tax Parcel: 230-26.00-39.00). The subject land is located on the north side of Beach Highway (State Route 16) about 250 feet east of the intersection with DuPont Boulevard (US Route 113). The subject land is currently split zoned C-1 (General Commercial) and GR (General Residential), the applicant seeks a conditional use approval to build a community solar farm.

Per the 2019 Delaware Vehicle Volume Summary, the annual and summer average daily traffic volumes along Beach Highway from Old State Road (Sussex Road 213) to DuPont Highway, are 6,935 and 8,917 vehicles per day, respectively.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips per day. This number of trips is below DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. DelDOT's regulations specify the minimum TIS warrants as 50 vehicle trips in any hour and/or 500 vehicle trips per day. Because the proposed land use would generate fewer than 50 vehicle trips per day, we consider the development's traffic impact to be **diminutive** in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as diminutive with regard to warranting a TIS does not mean that it is diminutive in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.

Please contact Ms. Annamaria Furmato, at (302) 760-2710, if you have questions concerning this correspondence.

Sincerely,

T. William Brockenbrough, Jr.

T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:afm
cc: Community Power Group, LLC, Applicant
Elliot Young, Sussex County Planning & Zoning
David Edgell, Coordinator, Cabinet Committee on State Planning Issues
Todd Sammons, Assistant Director, Development Coordination
Scott Rust, South District Public Works Manager, Maintenance & Operations
Steve McCabe, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Claudy Joinville, Project Engineer, Development Coordination
Annamaria Furmato, Project Engineer, Development Coordination

Community
POWER GROUP

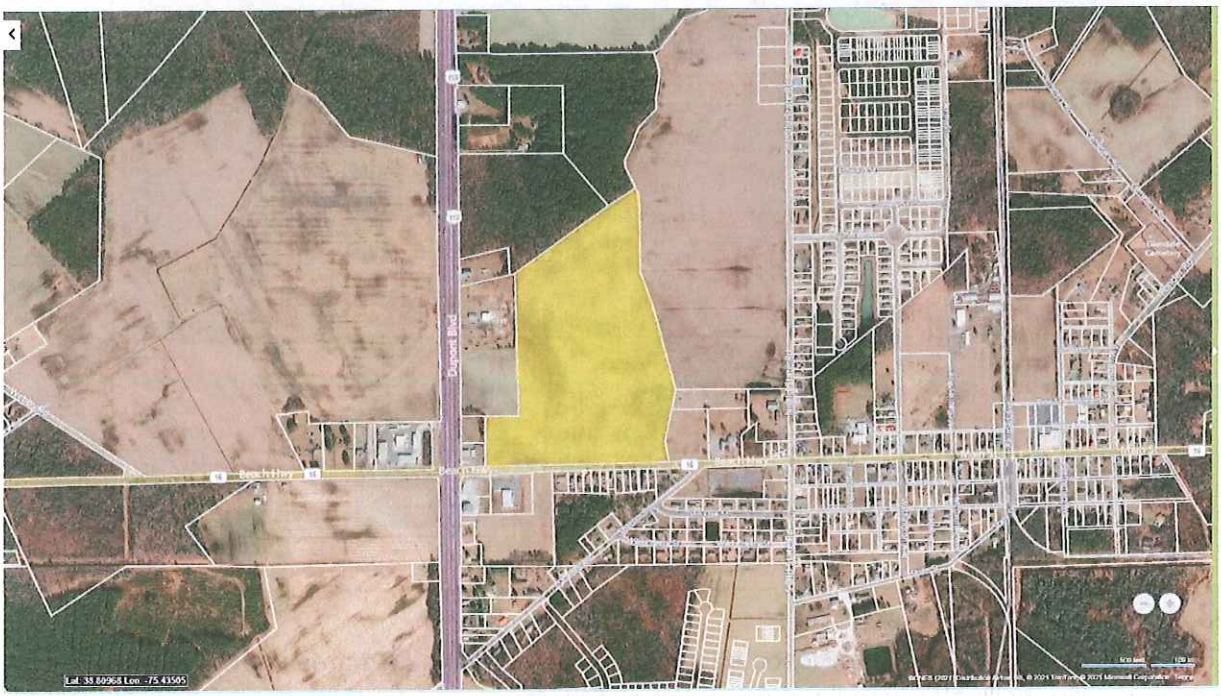
Section B - Application for Conditional Use Permit

Community
POWER GROUP

Section C - Project Overview

C.1 General Overview

The Community Power Group, LLC ("CPG") is developing a 4MW community solar farm located at 18019 Beach Highway, Ellendale, DE 19941 in Sussex County ("County"). The project has been designed to meet the required setbacks and zoning requirements for the AR-1 and C-1 zones. Included in this application is a Decommissioning Plan and a Glare Study, which determined no glare associated with this proposed project.

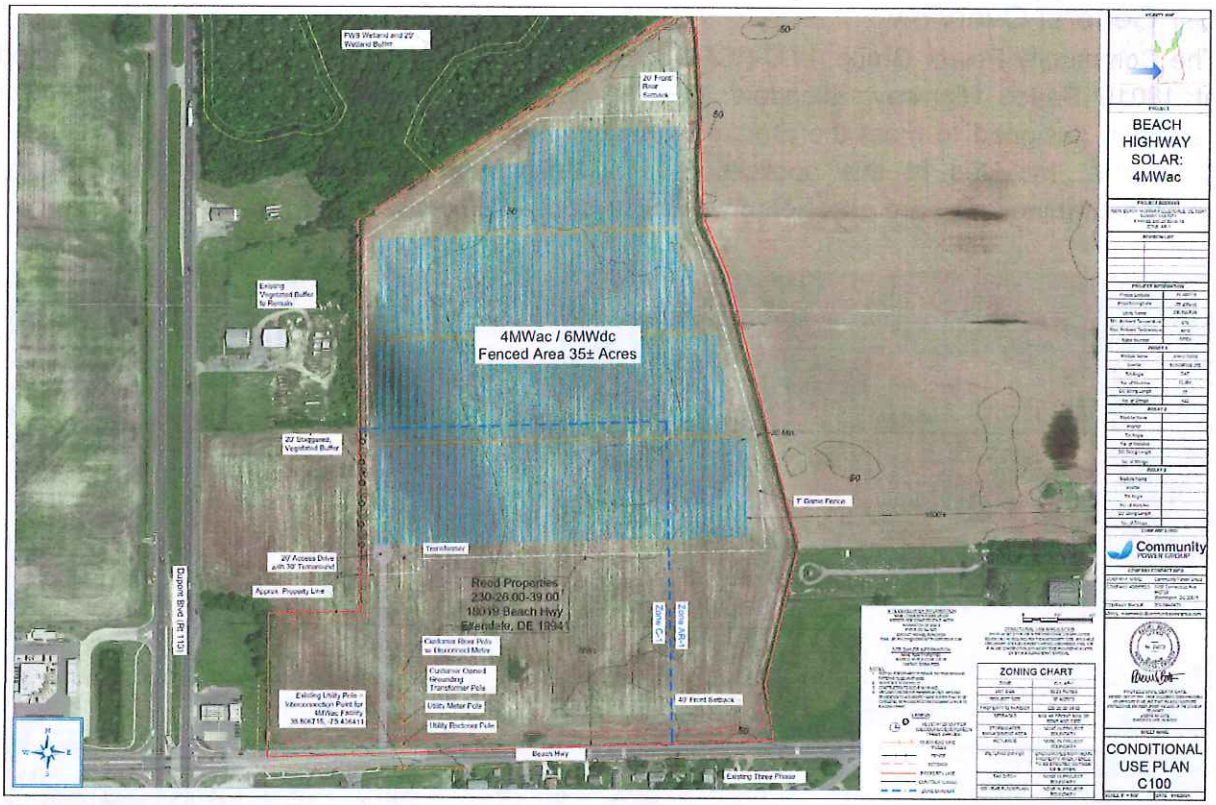


General Information:

- Parcel Address: 18019 Beach Highway, Ellendale, DE 19941
- Sussex County Parcel ID: 230-26.00-39.00
- Total parcel size: 52.23 acres
- Solar Project Size: 4 MWs AC (~35-acre facility)
- Solar Project Coordinates: 38.809318°, -75.434858°
- Parcel District: General Commercial (C-1) & Agricultural-Residential 1 (AR-1)

C.2 Site Plan

See image below for reference. Full size Conditional Use Plan provided with this application.



C.3 Site Characteristics

The solar array area will be enclosed by a game fence, and the field area under the array will be covered with pollinator-friendly ground-cover. Emergency and maintenance access will be provided with an access road that leads to the array entrance. CPG has conducted a glare analysis of this project through ForgeSolar, an FAA analysis tool for determining glare from a solar array, and it was concluded that no glare will be produced from this solar array. The project will also be decommissioned upon the end of the facility's life (approximately 25-30 years). Please see the Decommissioning Plan for more information regarding the terms of decommissioning of the solar array.

CPG used the Information for Planning and Consultation (IPaC) desktop review tool from the U.S. Fish and Wildlife Service to identify if any critical habitats exist on site for threatened and endangered species. It was determined that there are no critical habitats within the project area. The project area was also reviewed by the U.S. Fish and Wildlife Service Chesapeake Bay Ecological Services Field Office, and the species list stated that there were no critical habitats and no refuge lands or fish hatcheries within the project area. Please see Attachment III to read more.

This property borders a wetland to the north of the property line, but there are no other wetlands on site, and we do not intend to develop on top of any wetlands. The site does not contain any historic properties and the project does not physically impact any historic properties on the national register according to the Delaware Division of Historical and Cultural Affairs National Register-Listed Properties' online mapper.

C.4 Zoning Standards

§ 115-22 & § 115-79 Conditional Uses provides for the conditional use standards for public utilities or public service uses, generating or treatment plants in AR-1 and C-1 districts, as defined in *§ 115-4 Definitions and Word Usage*. See Section D for a full breakdown of this project's code compliance.

C.5 Interconnection

Community Power Group has submitted an application with Delmarva Power & Light Co. on November 1st, 2021 and expects to have the full interconnection study completed by April 2022.

Section D - Compliance with Standards

D.1 - Conditional Use Compliance

Sussex County provides a complete code of ordinances for Conditional Use Permits in AR-1 (Agricultural Residential-1) and C-1 (General Commercial) districts. Solar Farms currently require a Conditional Use permit within any Zoning District of Sussex County.

A solar photovoltaic system falls under the definition provided in *§ 115-4 Definitions and Word Usage* for a Public Utility Service. It reads as follows, "The generation, transmission, and/or distribution of electricity, gas, steam, communications, and water; the collection and treatment of sewage and solid waste; and the provision of mass transit to the public." A Public Utility Service Facility also applies to a solar photovoltaic system, and its definition states that it applies to, "any use or structure associated with the provision of utility services." This solar farm project has been developed as a community solar generation facility and therefore, meets the definition of a Public Utility Service/Service Facility.

Per the recommendations of the Sussex County Council Planning and Zoning Department and the definitions set forth in the Sussex County zoning ordinance codes, CPG shall comply with any applicable standards set forth in pursuit of a Conditional Use Permit (CUP).

D.2 - AR-1 Agricultural Residential 1 District Compliance

Article IV: AR-1 and AR-2 Agricultural Residential Districts, § 115-19 Purpose

The purpose of these districts is to provide for a full range of agricultural activities and to protect agricultural lands, as one of the county's most valuable natural resources, from the depreciating effect of objectionable, hazardous and unsightly uses. They should also protect established agricultural operations and activities. These districts are also intended for protection of watersheds, water resources, forest areas and scenic values and, at the same time, to provide

for low-density single-family residential development, together with such churches, recreational facilities and accessory uses as may be necessary or are normally compatible with residential surroundings. The AR regulations seek to prevent untimely scattering of more-dense urban uses, which should be confined to areas planned for efficient extension of public services.

§ 115-22 Conditional uses

Conditional Uses in an AR-1 District are provided in this section stating, "Public utilities or public service uses, buildings, generating or treatment plants, pumping or regulator stations or substations, but not telephone central offices," may be permitted as a conditional use when approved in accordance with the provisions of this chapter.

§ 115-25 Height, Area, & Bulk Requirements

C. Minimum yard requirements. Minimum yard requirements set forth for AR-1 and AR-2 districts are as follows; Depth of front yard: 40 feet, Width of side yard: 15 feet, Depth of rear yard: 20 feet, Minimum lot width: 100 feet; Minimum area: 20,000 square feet; Minimum depth: 100 feet.

The proposed project has a front setback of 558 feet from property line to fence and a minimum of 20 feet side and rear yard setbacks as shown on the Site Plan. The lot width is greater than 100 feet.

D. Maximum height requirements. Maximum height requirements set forth for AR-1 and AR-2 districts shall be 42 feet.

The proposed solar facility and associated fencing will not exceed 15 feet in height at any location.

The following table was used to design the site layout: Zoning 115 Attachment 1: General Table of Height, Area and Bulk Requirements:
https://ecode360.com/attachment/SU1223/SU1223-115a%20Table%20I.pdf

§ 115-173 Preliminary site plan

A preliminary site plan complying with the requirements of Article XXVIII shall accompany an application for approval of a conditional use under this Article, together with such information as may be required for a determination of the nature of the proposed use and its effect on the Comprehensive Plan, the neighborhood and surrounding properties. Procedures for approval of a conditional use and approval and amendment of site plans are contained in Article XXVIII.

Please see Conditional Use Plan as included with this application.

D.3 - C-1 General Commercial District Compliance

Article XI: C-I General Commercial District, § 115-76 Purpose

The purpose of this district is to provide for retail shopping, personal services and a wide variety of commercial and miscellaneous service activities generally serving a community-wide area.

Such uses are generally located along major arterial roadways where a general mixture of commercial and service activity now exists. Such uses shall not be characterized by extensive warehousing, frequent heavy trucking activity, open storage of materials or the nuisance factors of dust, odor and noise associated with manufacturing.

§ 115-79. Conditional uses

Conditional Uses in a C-1 District are provided in this section stating, "Public utilities or public service uses, buildings, generating or treatment plants, pumping or regulator stations or substations, but not telephone central offices," may be permitted as a conditional use when approved in accordance with the provisions of this chapter.

§ 115-82. Height, area and bulk requirements

A. Minimum lot sizes shall be as follows: Minimum lot width: 75 feet; Minimum area: 10,000 square feet; Minimum depth: 100 feet.

The proposed project has a front setback of 558 feet from property line to fence and a minimum of 20 feet side and rear yard setbacks as shown on the Site Plan. The lot width is greater than 75 feet.

B. Minimum yard requirements. Minimum yard requirements set forth for C-1 districts are as follows: Depth of front yard: 60 feet; Width of side yard: 5 feet; Depth of rear yard: 5 feet.

The proposed project is well within the minimum yard requirements of this section, and there are no buildings/dwellings proposed for this project.

C. Maximum height: 42 feet.

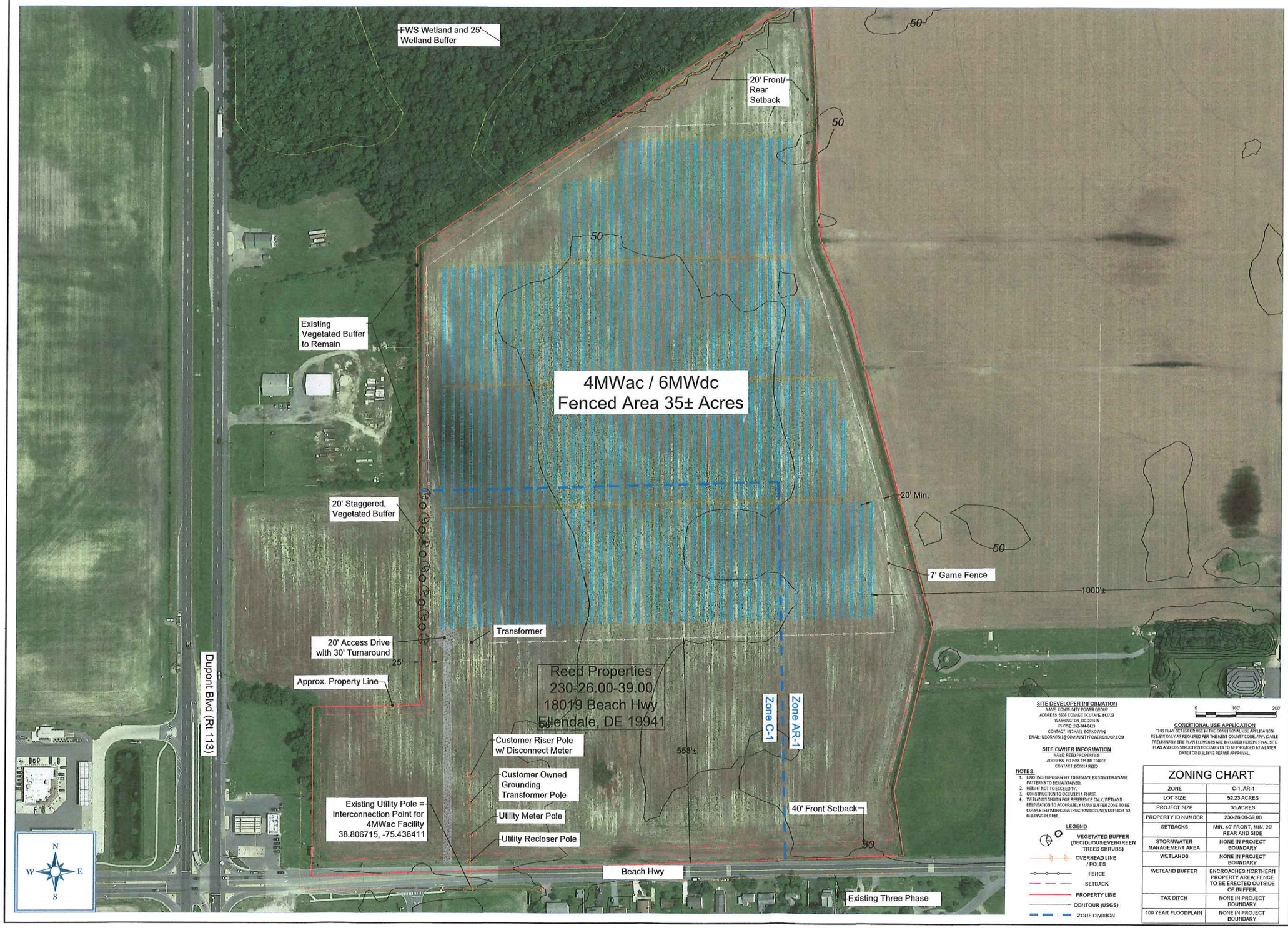
The proposed solar facility and associated fencing will not exceed 15 feet in height at any location.

Community
POWER GROUP

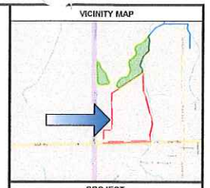
Section E - Attachments

Community
POWER GROUP

Attachment I - Site Plans



VICINITY MAP



PROJECT

BEACH HIGHWAY SOLAR: 4MWac

PROJECT ADDRESS

18019 BEACH HIGHWAY ELLENDALE, DE 19941
SUSSEX COUNTY
PARCEL 230-26.00-39.00
ZONE: AR-1

REVISION LIST

PROJECT INFORMATION

Project Latitude	38.806715
Project Longitude	-75.436411
Utility Name	DELMARVA
Min. Ambient Temperature	0°C
Max. Ambient Temperature	40°C
Meter Number	OPEN
ARRAY 1	
Module Name	JINKO 535W
Inverter	SUNGROW 250
Tilt Angle	SAT
No. of Modules	10,854
DC String Length	27
No. of Strings	402
ARRAY 2	
Module Name	
Inverter	
Tilt Angle	
No. of Modules	
DC String Length	
No. of Strings	
ARRAY 3	
Module Name	
Inverter	
Tilt Angle	
No. of Modules	
DC String Length	
No. of Strings	

COMPANY LOGO

Community POWER GROUP

COMPANY CONTACT INFO

COMPANY NAME: Community Power Group
COMPANY ADDRESS: 5638 Connecticut Ave #42729 Washington, DC 20015
COMPANY PHONE: 202-844-6423
EMAIL: mborkowski@communitypowergroup.com

RACHEL BOOTH LICENSE No. 26872 DELAWARE PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF DELAWARE
LICENSE NO. 26872
EXPIRATION DATE: 08/01/2022

SHEET NAME

CONDITIONAL USE PLAN C100

SCALE 1" = 100' | DATE 11/8/2021

SITE DEVELOPER INFORMATION
NAME: COMMUNITY POWER GROUP
ADDRESS: 5638 CONNECTICUT AVE #42729 WASHINGTON, DC 20015
PHONE: 202-844-6423
CONTACT: MICHAEL BORKOWSKI
EMAIL: MBORKOWSKI@COMMUNITYPOWERGROUP.COM

SITE OWNER INFORMATION
NAME: REED PROPERTIES
ADDRESS: PO BOX 215 MILTON DE
CONTACT: DONNA REED

NOTES:
1. EXISTING TOPOGRAPHY TO REMAIN, EXISTING DRAINAGE PATTERNS TO BE MAINTAINED.
2. HEIGHT NOT TO EXCEED 11'.
3. CONSTRUCTION TO OCCUR IN 1 PHASE.
4. WETLANDS SHOWN FOR REFERENCE ONLY. WETLAND DELINEATION TO ACCURATELY MARK BUFFER ZONE TO BE COMPLETED WITH CONSTRUCTION DOCUMENTS PRIOR TO BUILDING PERMIT.

LEGEND
- VEGETATED BUFFER (DECIDUOUS/EVERGREEN TREES SHRUBS)
- OVERHEAD LINE / POLES
- FENCE
- SETBACK
- PROPERTY LINE
- CONTOUR (USGS)
- ZONE DIVISION

0 100' 200'

CONDITIONAL USE APPLICATION
THIS PLAN SET IS FOR USE IN THE CONDITIONAL USE APPLICATION REVIEW ONLY AS REQUIRED PER THE KENT COUNTY CODE. APPLICABLE PRELIMINARY SITE PLAN ELEMENTS ARE INCLUDED HEREIN. FINAL SITE PLAN AND CONSTRUCTION DOCUMENTS TO BE PROVIDED AT A LATER DATE FOR BUILDING PERMIT APPROVAL.

ZONING CHART

ZONE	C-1, AR-1
LOT SIZE	52.23 ACRES
PROJECT SIZE	35 ACRES
PROPERTY ID NUMBER	230-26.00-39.00
SETBACKS	MIN. 40' FRONT, MIN. 20' REAR AND SIDE
STORMWATER MANAGEMENT AREA	NONE IN PROJECT BOUNDARY
WETLANDS	NONE IN PROJECT BOUNDARY
WETLAND BUFFER	ENCROACHES NORTHERN PROPERTY AREA. FENCE TO BE ERECTED OUTSIDE OF BUFFER.
TAX DITCH	NONE IN PROJECT BOUNDARY
100 YEAR FLOODPLAIN	NONE IN PROJECT BOUNDARY

Community
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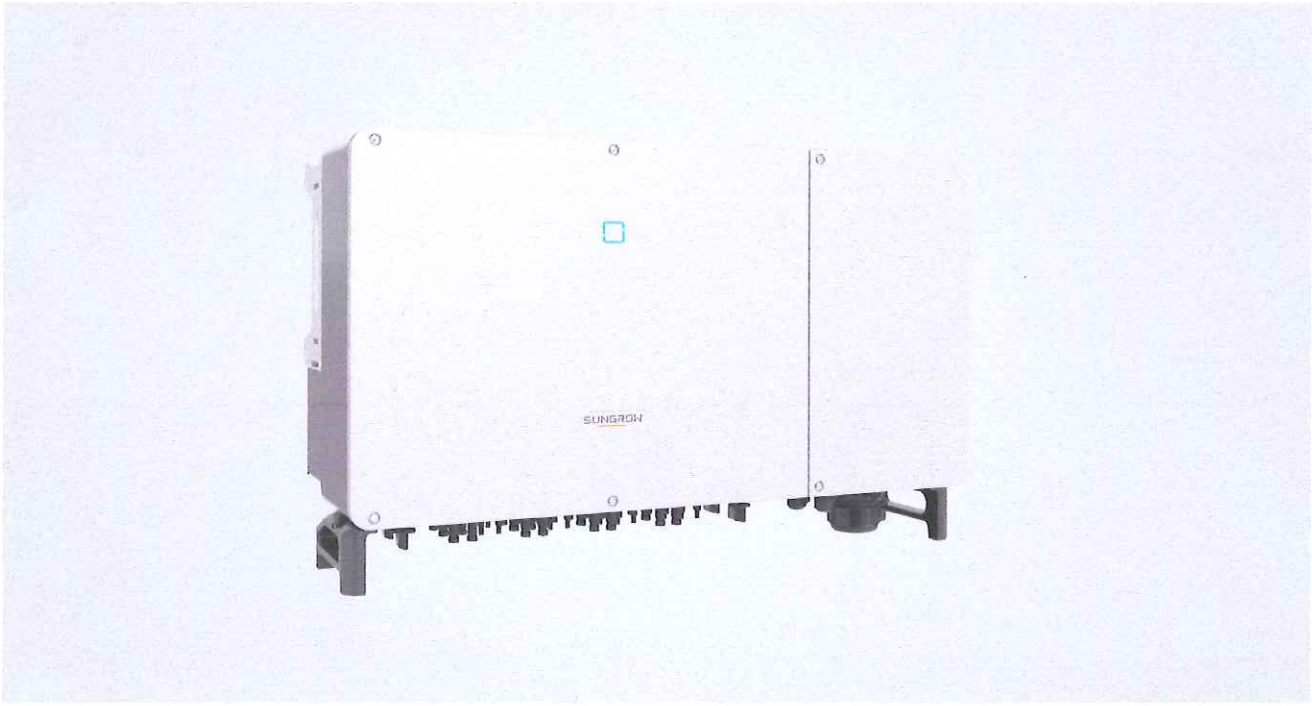
Attachment II - System Components

SG250HX-US

Multi-MPPT String Inverter for 1500 Vdc System

SUNGROW
Clean power for all



HIGH YIELD

- 12 MPPTs with max. efficiency 99%
- Compatible with bifacial module
- Built-in Anti-PID and PID recovery function

SMART O&M

- Touch free commissioning and remote firmware upgrade
- Online IV curve scan and diagnosis*
- Fuse free design with smart string current monitoring

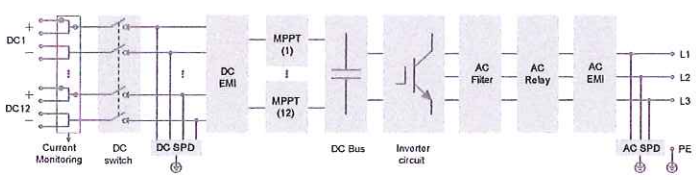
LOW COST

- Compatible with Al and Cu AC cables
- DC 2 in 1 connection enabled
- Power line communication (PLC)
- Reactive power at night function

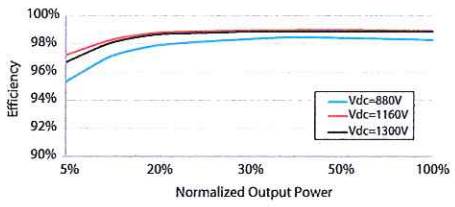
PROVEN SAFETY

- Integrated Arc fault circuit protection
- NEMA 4X protection and C5 anti-corrosion grade
- Type II SPD for both DC and AC

CIRCUIT DIAGRAM



EFFICIENCY CURVE



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Type designation	SG250HX-US
Input (DC)	
Max. PV input voltage	1500 V
Min. PV input voltage / Startup input voltage	600 V / 600 V
Nominal PV input voltage	1080 V
MPP voltage range	600 V – 1500 V
MPP voltage range for nominal power	860 V – 1300 V
No. of independent MPP inputs	12
Max. PV input current	26 A * 12
Max. DC short-circuit current	50 A * 12
Output (AC)	
AC output power	250 kVA @ 30 °C / 225 kVA @ 40 °C / 200 KVA @ 50 °C
Max. AC output current	180.5 A
Nominal AC voltage	3 / PE, 800 V
AC voltage range	680 – 880V
Nominal grid frequency / Grid frequency range	50 Hz / 45 – 55 Hz, 60 Hz / 57 – 63 Hz
THD	< 3 % (at nominal power)
DC current injection	< 0.5 % In
Power factor at nominal power / Adjustable power factor	> 0.99 / 0.8 leading – 0.8 lagging
Feed-in phases / connection phases	3 / 3
Efficiency	
Max. efficiency	99.0 %
CEC efficiency	98.5 %
Protection	
DC reverse connection protection	Yes
AC short circuit protection	Yes
Leakage current protection	Yes
Grid monitoring	Yes
Ground fault monitoring	Yes
DC switch	Yes
AC switch	No
Arc fault circuit interrupter (AFCI)	Yes
PV String current monitoring	Yes
Reactive powe at night function	Yes
PID protection	An-ti PID or PID recovery
Overvoltage protection	DC Type II and AC Type II
General Data	
Dimensions (W*H*D)	1051 * 660 * 363 mm (41.4'' * 26'' * 14.3'')
Weight	99 kg (218.25 lbs)
Isolation method	Transformerless
Ingress protection rating	NEMA 4X
Night power consumption	< 2 W
Operating ambient temperature range	-30 to 60 °C ('-22 to 140 °F)
Allowable relative humidity range (non-condensing)	0 – 100 %
Cooling method	Smart forced air cooling
Max. operating altitude	5000 m (> 4000 m derating) 16404 ft (> 13123 ft derating)
Display	LED, Bluetooth+APP
Communication	RS485 / PLC
DC connection type	Amphenol UTX (Max. 6 mm² 10AWG)
AC connection type	OT / DT terminal (Max. 300 mm² 600 Kcmil)
Compliance	UL1741, UL1741SA, IEEE1547, IEEE1547.1, CSA C22.2 107.1-01-2001, FCC Part15 Sub-part B Class A Limits, California Rule 21,UL 1699B
Grid Support	Reactive power at night function, LVRT, HVRT,active & reactive power control and power ramp rate control, Volt/Watt, Frequency/Watt

*: Only compatible with Sungrow logger and iSolarCloud

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www.jinkosolar.com

Jinko Solar
Building Your Trust in Solar

TR Bifacial 72M
515-535 Watt

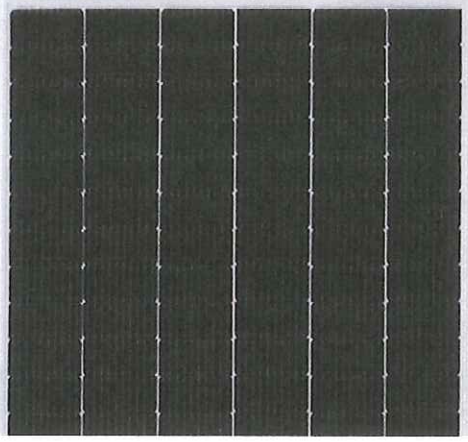
Tiling Ribbon (TR) Technology

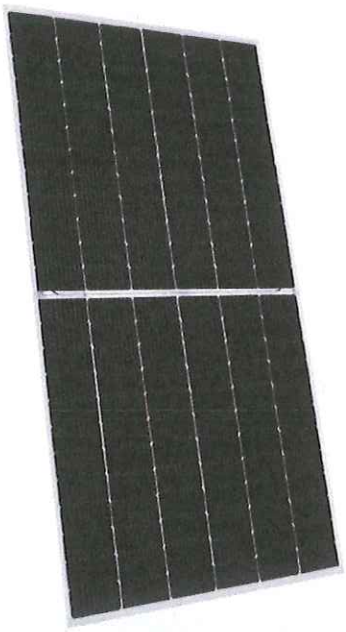
Positive power tolerance of 0~+3%

ISO9001:2015, ISO14001:2015, ISO45001:2018 certified factory

IEC61215, IEC61730 certified product

TIGER Pro





KEY FEATURES

TR technology + Half Cell
TR technology with Half cell aims to eliminate the cell gap to increase module efficiency (bi-facial up to 21.16%)

MBB instead of 5BB
MBB technology decreases the distance between bus bars and finger grid line which is benefit to power increase.

Higher lifetime Power Yield
2% first year degradation,
0.45% linear degradation

Best Warranty
12 year product warranty,
30 year linear power warranty

Strengthened Mechanical Support
5400 Pa snow load, 2400 Pa wind load

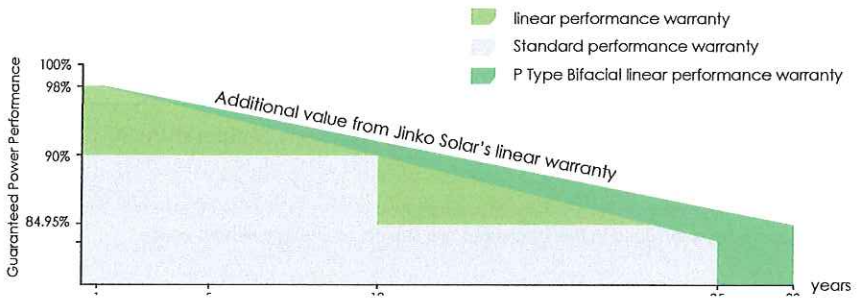
PV CYCLE · TÜVRheinland CERTIFIED · CE

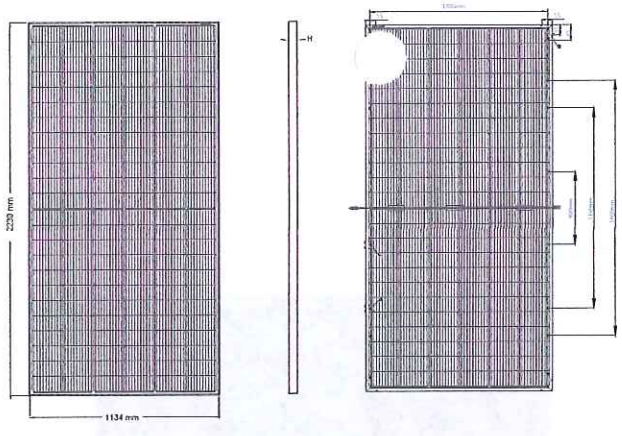
POSITIVE QUALITY™ Continuous Quality Assurance

CLEAN ENERGY COUNCIL MEMBER

LINEAR PERFORMANCE WARRANTY

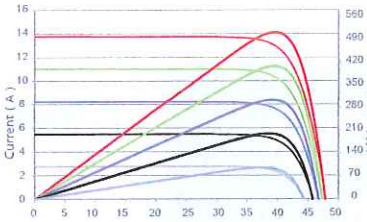
12 Year Product Warranty • 30 Year Linear Power Warranty
0.45% Annual Degradation Over 30 years



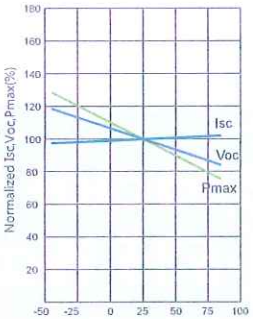


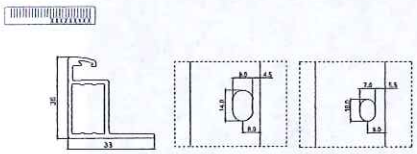
Front Side Back

Current-Voltage & Power-Voltage Curves (515W)



Temperature Dependence of Isc,Voc,Pmax





Length: ±2mm
Width: ±2mm
Height: ±1mm
Row Pitch: ±2mm

Packaging Configuration

(Two pallets = One stack)

31pcs/pallets, 62pcs/stack, 620pcs/ 40'HQ Container

Mechanical Characteristics

Cell Type	P type Mono-crystalline
No.of cells	144 (2×72)
Dimensions	2230×1134×35mm (87.80×44.65×1.38 inch)
Weight	28.9 kg (63.71 lbs)
Front Glass	3.2mm,Anti-Reflection Coating, High Transmission, Low Iron, Tempered Glass
Frame	Anodized Aluminium Alloy
Junction Box	IP68 Rated
Output Cables	TUV 1×4.0mm² (+): 290mm , (-): 145 mm or Customized Length

SPECIFICATIONS

Module Type	JKM515M-7TL4-TV		JKM520M-7TL4-TV		JKM525M-7TL4-TV		JKM530M-7TL4-TV		JKM535M-7TL4-TV	
	SCT	NOCT	SCT	NOCT	SCT	NOCT	SCT	NOCT	SCT	NOCT
Maximum Power (Pmax)	515Wp	383Wp	520Wp	387Wp	525Wp	391Wp	530Wp	394Wp	535Wp	398Wp
Maximum Power Voltage (Vmp)	40.08V	37.27V	40.22V	37.42V	40.36V	37.56V	40.49V	37.70V	40.63V	37.84V
Maximum Power Current (Imp)	12.85A	10.28A	12.93A	10.34A	13.01A	10.40A	13.09A	10.46A	13.17A	10.52A
Open-circuit Voltage (Voc)	48.58V	45.85V	48.72V	45.99V	48.86V	46.12V	48.99V	46.24V	49.13V	46.37V
Short-circuit Current (Isc)	13.53A	10.93A	13.61A	10.99A	13.69A	11.06A	13.77A	11.12A	13.85A	11.19A
Module Efficiency STC (%)	20.37%		20.56%		20.76%		20.96%		21.16%	
Operating Temperature(℃)	-40℃~+85℃									
Maximum system voltage	1500VDC (IEC)									
Maximum series fuse rating	25A									
Power tolerance	0~+3%									
Temperature coefficients of Pmax	-0.35%/℃									
Temperature coefficients of Voc	-0.28%/℃									
Temperature coefficients of Isc	0.048%/℃									
Nominal operating cell temperature (NOCT)	45±2℃									
Refer. Bifacial Factor	70±5%									

BIFACIAL OUTPUT-REARSIDE POWER GAIN

5%	Maximum Power (Pmax)	541Wp	546Wp	551Wp	557Wp	562Wp
	Module Efficiency STC (%)	21.38%	21.59%	21.80%	22.01%	22.21%
15%	Maximum Power (Pmax)	592Wp	598Wp	604Wp	610Wp	615Wp
	Module Efficiency STC (%)	23.42%	23.65%	23.87%	24.10%	24.33%
25%	Maximum Power (Pmax)	644Wp	650Wp	656Wp	663Wp	669Wp
	Module Efficiency STC (%)	25.46%	25.70%	25.95%	26.20%	26.45%

*STC: Irradiance 1000W/m² Cell Temperature 25°C AM=1.5

NOCT: Irradiance 800W/m² Ambient Temperature 20°C AM=1.5 Wind Speed 1m/s

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Specifications included in this datasheet are subject to change without notice.

Community
POWER GROUP

Attachment III - Environmental Reviews

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Location

Sussex County, Delaware

Local office

Chesapeake Bay Ecological Services Field Office

(410) 573-4599
(410) 266-9127

177 Admiral Cochrane Drive
Annapolis, MD 21401-7307

http://www.fws.gov/chesapeakebay/
http://www.fws.gov/chesapeakebay/endsppweb/ProjectReview/Index.html

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are not shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

NOT FOR CONSULTATION

The following species are potentially affected by activities in this location:

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found	Candidate

This species only needs to be considered if the following condition applies:

- The monarch is a candidate species and not yet listed or proposed for listing. There are generally no section 7 requirements for candidate species (FAQ found here: https://www.fws.gov/savethemonarch/FAQ-Section7.html).

No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/9743

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php

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- Nationwide conservation measures for birds
  http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasu

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Oct 15 to Aug 31
Black-billed Cuckoo *Coccyzus erythropthalmus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10

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Blue-winged Warbler Vermivora pinus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 1 to Jun 30
Kentucky Warbler Oporornis formosus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 20
Prairie Warbler Dendroica discolor This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Prothonotary Warbler Protonotaria citrea This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 1 to Jul 31
Red-headed Woodpecker Melanerpes erythrocephalus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Wood Thrush Hylocichla mustelina This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

NOT FOR CONSULTATION

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence( )

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee

was found in 5 of them,the probability of presence of the Spotted Towhee in week 12 is 0.25.

2. To properly present the pattern of presence across the year, the relative probability of presence is calculated.This is the probability of presence divided by the maximum probability of presence across all weeks.For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

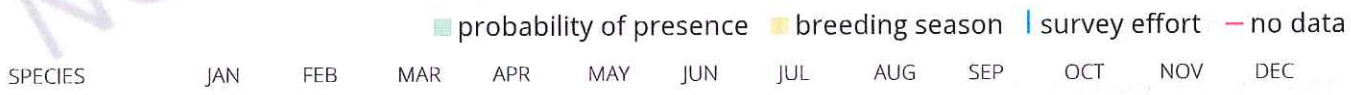
Breeding Season ( )
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range.If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed forthat species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range,for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

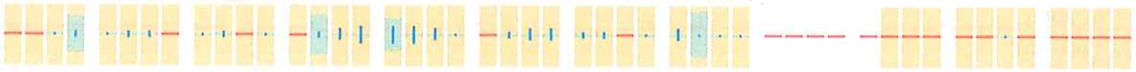
No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information.The exception to this is areas off the Atlantic coast, where bird returns are based on all years of availabledata, since data in these areas is currently much more sparse.

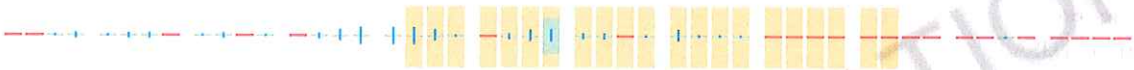


NOT FOR CONSULTATION

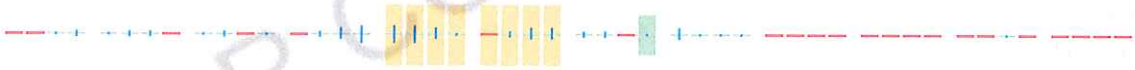
Bald Eagle
Non-BCC
Vulnerable (This
is not a Bird of
Conservation
Concern (BCC) in
this area, but
warrants
attention
because of the
Eagle Act or for
potential
susceptibilities in
offshore areas
from certain
types of
development or
activities.)



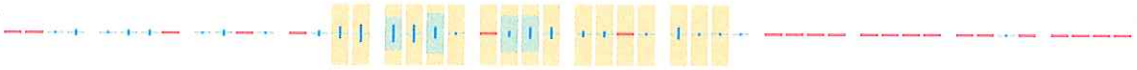
Black-billed
Cuckoo
BCC Rangewide
(CON) (This is a
Bird of
Conservation
Concern (BCC)
throughout its
range in the
continental USA
and Alaska.)



Blue-winged
Warbler
BCC - BCR (This is
a Bird of
Conservation
Concern (BCC)
only in particular
Bird
Conservation
Regions (BCRs) in
the continental
USA)

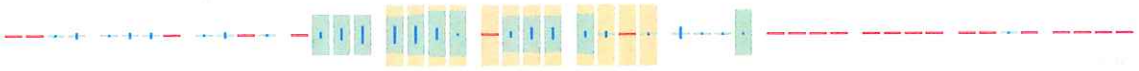


Kentucky Warbler
BCC Rangewide
(CON) (This is a
Bird of
Conservation
Concern (BCC)
throughout its
range in the
continental USA
and Alaska.)

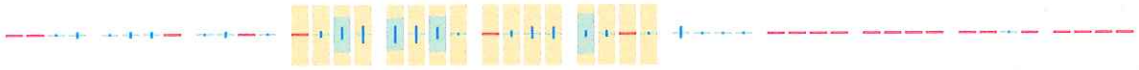


NOT FOR CONSULTATION

Prairie Warbler BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Prothonotary Warbler BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Red-headed Woodpecker BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Wood Thrush BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

NOT FOR CONSULTATION

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

NOT FOR CONSULTATION

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

NOT FOR CONSULTATION

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projectsthat intersect many wetland areas. Try again, or visit the NWI map to view wetlands at this location.

NOT FOR CONSULTATION

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or

products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Chesapeake Bay Ecological Services Field Office
177 Admiral Cochrane Drive
Annapolis, MD 21401-7307
Phone: (410) 573-4599 Fax: (410) 266-9127
http://www.fws.gov/chesapeakebay/
http://www.fws.gov/chesapeakebay/endsppweb/ProjectReview/Index.html

In Reply Refer To:
Consultation Code: 05E2CB00-2022-SLI-0252
Event Code: 05E2CB00-2022-E-00656
Project Name: Beach Highway

November 04, 2021

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. This species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Wetlands

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

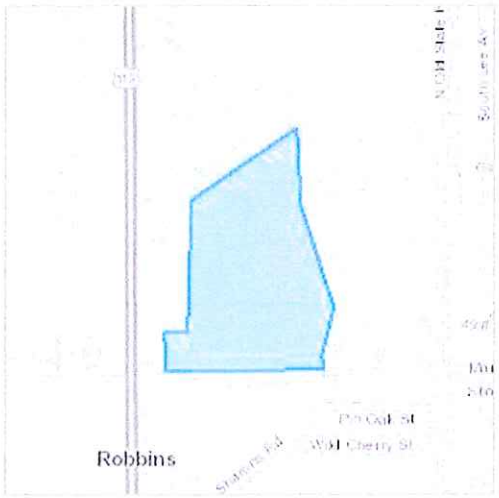
This species list is provided by:

Chesapeake Bay Ecological Services Field Office
177 Admiral Cochrane Drive
Annapolis, MD 21401-7307
(410) 573-4599

Project Summary

Consultation Code: 05E2CB00-2022-SLI-0252
Event Code: Some(05E2CB00-2022-E-00656)
Project Name: Beach Highway
Project Type: POWER GENERATION
Project Description: 4MW community solar farm
Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@38.80988465,-75.43492441430577,14z



Counties: Sussex County, Delaware

Endangered Species Act Species

There is a total of 1 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 1 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Insects

NAME	STATUS
Monarch Butterfly *Danaus plexippus*	Candidate

No critical habitat has been designated for this species.

This species only needs to be considered under the following conditions:

- The monarch is a candidate species and not yet listed or proposed for listing. There are generally no section 7 requirements for candidate species (FAQ found here: https://www.fws.gov/savethemonarch/FAQ-Section7.html).

Species profile: https://ecos.fws.gov/ecp/species/9743

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

USFWS National Wildlife Refuge Lands And Fish Hatcheries

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

Wetlands

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

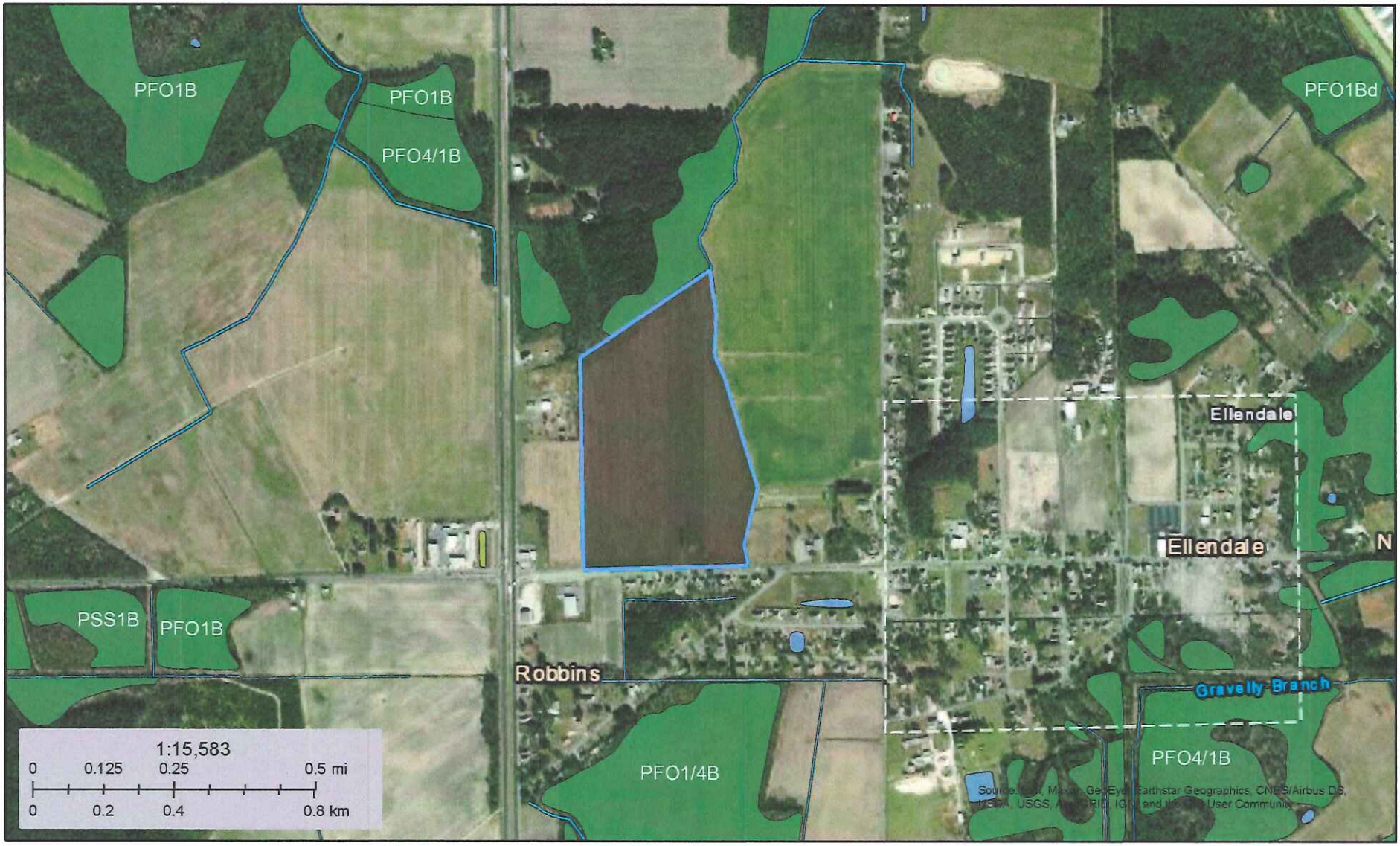
Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

WETLAND INFORMATION WAS NOT AVAILABLE WHEN THIS SPECIES LIST WAS GENERATED. PLEASE VISIT HTTPS://WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML OR CONTACT THE FIELD OFFICE FOR FURTHER INFORMATION.

U.S. Fish and Wildlife Service

National Wetlands Inventory

Beach Highway Solar



November 2, 2021

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Community
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Attachment IV - Decommissioning Plan

Beach Highway Road Solar
Decommissioning Plan

November 2021

Prepared For:
Sussex County, DE

Community POWER GROUP

Community
POWER GROUP

1. Executive summary

The Beach Highway Solar Farm is proposed to be a 4 Megawatt (MW) solar energy conversion system located at 18019 Beach Highway, Ellendale, DE 19941. The facility will use solar photovoltaic technology and a single axis tracking racking system. The project will cover approximately 25 acres. As noted in this report the estimated cost of decommissioning the system is $144,250. These amounts do not include the salvage value of the components, which has been provided in a separate document.

2. Project information

Solar Project Address:	18019 Beach Highway, Ellendale, DE 19941
Parcel ID:	230-26.00-39.00
Solar Project Size:	up to 4 MWs AC (~35 acre facility)
Solar Project Type:	Community Solar
Land Agreement:	Solar Lease Agreement with Reed Properties

3. Decommissioning of the Solar Facility

At the time of decommissioning, the installed components will be removed, reused, disposed of, and recycled, where possible. The Facility Site will be restored to a state similar to its pre-construction condition. All removal of equipment will be done in accordance with any applicable regulations and manufacturer recommendations. All applicable permits will be acquired.

3.1 Equipment Dismantling and Removal

Generally, the decommissioning of a Solar Facility proceeds in the reverse order of the installation.

1. The Solar Facility shall be disconnected from the utility power grid.
2. PV modules shall be disconnected, collected, and disposed at an approved solar module recycler or reused / resold on the market. Although the PV modules will not be cutting edge technology at the time of decommissioning, they are estimated to still produce 80% of the original electricity output at year 25 and add value for many years.
3. All aboveground and underground electrical interconnection and distribution cables shall be removed and disposed off-site by an approved facility.
4. Galvanized steel PV module support and racking system support posts shall be removed and disposed off-site by an approved facility.
5. Electrical and electronic devices, including transformers and inverters shall be removed and disposed off-site by an approved facility.
6. Concrete foundations shall be removed and disposed off-site by an approved facility.
7. Fencing shall be removed and will be disposed off-site by an approved facility.

3.2 Environmental Effects

Decommissioning activities, particularly the removal of project components could result in environmental effects similar to those of the construction phase. Mitigation measures similar to those employed during the construction phase of the Solar Facility will be implemented. These will remain in place until the site is stabilized in order to mitigate erosion and silt/sediment runoff and any impacts on the significant natural features or water bodies located adjacent to the Facility Site.

Road traffic will temporarily increase due to the movement of decommissioning crews and equipment. There may be an increase in particulate matter (dust) in adjacent areas during the decommissioning phase. Decommissioning activities may lead to temporary elevated noise levels from heavy machinery and an increase in trips to the project location. Work will be undertaken during daylight hours and conform to any applicable restrictions.

3.3 Site Restoration

Through the decommissioning phase, the Facility Site will be restored to a state similar to its pre-construction condition. All project components will be removed. Rehabilitated lands may be seeded with a low-growing species such as clover to help stabilize soil conditions, enhance soil structure, and increase soil fertility.

3.4 Managing Materials and Waste

During the decommissioning phase a variety of excess materials and wastes will be generated. Most of the materials used in a Solar Facility are reusable or recyclable and some equipment may have manufacturer take-back and recycling requirements. Any remaining materials will be removed and disposed of off-site at an appropriate facility. CPG will establish policies and procedures to maximize recycling and reuse and will work with manufacturers, local subcontractors, and waste firms to segregate material to be disposed of, recycled, or reused.

CPG will be responsible for the logistics of collecting and recycling the PV modules and to minimize the potential for modules to be discarded in the municipal waste stream.

3.5 Decommissioning During Construction or Abandonment Before Maturity

In case of abandonment of the Solar Facility during construction or before its 25 year maturity, the same decommissioning procedures as for decommissioning after ceasing operation will be undertaken and the same decommissioning and restoration program will be honored, in as far as construction proceeded before abandonment. The Solar Facility will be dismantled, materials removed and disposed, the soil that was removed will be graded and the site restored to a state similar to its pre-construction condition.

3.6 Decommissioning Notification

Decommissioning activities may require the notification of stakeholders given the nature of the works at the Facility Site. The local municipality in particular will be notified prior to commencement of any decommissioning activities. Six months prior to decommissioning, CPG will update their list of stakeholders and notify appropriate municipalities of decommissioning activities.

4. Management of Excess Materials and Waste

Material / Waste	Means of Managing Excess Materials and Waste
PV panels	If there is no possibility for reuse, the panels will either be returned to the manufacturer for appropriate disposal or will be transported to a recycling facility where the glass, metal and semiconductor materials will be separated and recycled.
Metal array mounting racks and steel supports	These materials will be disposed off-site at an approved facility.
Transformers and substation components	The small amount of oil from the transformers will be removed on-site to reduce the potential for spills and will be transported to an approved facility for disposal. The substation transformer and step-up transformers in the inverter units will be transported off-site to be sent back to the manufacturer, recycled, reused, or safely disposed off-site in accordance with current standards and best practices.
Inverters, fans, fixtures	The metal components of the inverters, fans and fixtures will be disposed of or recycled, where possible. Remaining components will be disposed of in accordance with the standards of the day.
Gravel (or other granular)	It is possible that the municipality may accept uncontaminated material without processing for use on local roads, however, for the purpose of this report it is assumed that the material will be removed from the project location by truck to a location where the aggregate can be processed for salvage. It will then be reused as fill for construction. It is not expected that any such material will be contaminated.
Geotextile fabric	It is assumed that during excavation of the aggregate, a large portion of the geotextile will be "picked up" and sorted out of the aggregate at the

	aggregate reprocessing site. Geotextile fabric that is remaining or large pieces that can be readily removed from the excavated aggregate will be disposed of off-site at an approved disposal facility.
Concrete inverter/transformer Foundations	Concrete foundations will be broken down and transported by certified and licensed contractors to a recycling or approved disposal facility.
Cables and wiring	The electrical line that connects the substation to the point of common coupling will be disconnected and disposed of at an approved facility. Support poles, if made of untreated wood, will be chipped for reuse. Associated electronic equipment (isolation switches, fuses, metering) will be transported off-site to be sent back to the manufacturer, recycled, reused, or safely disposed off-site in accordance with current standards and best practices.
Fencing	Fencing will be removed and recycled at a metal recycling facility.
Debris	Any remaining debris on the site will be separated into recyclables/residual wastes and will be transported from the site and managed as appropriate.

5. Costs of decommissioning

The costs below are the current estimated costs to decommission a 4 MWac Solar Facility, based on guidance from consulting engineering firms and estimates from the Delaware solar market. The salvage values of valuable recyclable materials (aluminum, steel, copper, etc) are not factored into the below costs. The scrap value will be determined on current market rates at the time of salvage.

Tasks	Estimated Cost ($)
Remove Panels	$4,920
Dismantle Racks	$24,680
Remove and Load Electrical Equipment	$3,680
Break up Concrete Pads	$3,000
Remove Racks	$15,600

Remove Cable	$13,000
Remove Ground Screws and Power Poles	$27,680
Remove Fence	$9,840
Grading	$8,000
Seed Disturbed Areas	$520
Truck to Recycling Center	$5,600
Total	$91,600

Community
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Attachment V - Glare Study

FORGESOLAR GLARE ANALYSIS

Project: **Beach Highway**
Site configuration: **Beach Highway**
Analysis conducted by michael borkowski (mborkowski247@gmail.com) at 18:47 on 19 Nov, 2021.

U.S. FAA 2013 Policy Adherence

The following table summarizes the policy adherence of the glare analysis based on the 2013 U.S. Federal Aviation Administration Interim Policy 78 FR 63276. This policy requires the following criteria be met for solar energy systems on airport property:

- No "yellow" glare (potential for after-image) for any flight path from threshold to 2 miles
- No glare of any kind for Air Traffic Control Tower(s) ("ATCT") at cab height.
- Default analysis and observer characteristics (see list below)

ForgeSolar does not represent or speak officially for the FAA and cannot approve or deny projects. Results are informational only.

COMPONENT	STATUS	DESCRIPTION
Analysis parameters	PASS	Analysis time interval and eye characteristics used are acceptable
2-mile flight path(s)	N/A	No flight paths analyzed
ATCT(s)	N/A	No ATCT receptors designated

Default glare analysis parameters and observer eye characteristics (for reference only):

- Analysis time interval: 1 minute
- Ocular transmission coefficient: 0.5
- Pupil diameter: 0.002 meters
- Eye focal length: 0.017 meters
- Sun subtended angle: 9.3 milliradians

FAA Policy 78 FR 63276 can be read at https://www.federalregister.gov/d/2013-24729

SITE CONFIGURATION

Analysis Parameters

DNI: peaks at 1,000.0 W/m^2
Time interval: 1 min
Ocular transmission coefficient: 0.5
Pupil diameter: 0.002 m
Eye focal length: 0.017 m
Sun subtended angle: 9.3 mrad
Site Config ID: 61202.10896

PV Array(s)

Name: PV array 1
Axis tracking: Single-axis rotation
Tracking axis orientation: 180.0°
Tracking axis tilt: 0.0°
Tracking axis panel offset: 0.0°
Max tracking angle: 52.0°
Resting angle: 52.0°
Rated power: 4000.0 kW
Panel material: Smooth glass without AR coating
Reflectivity: Vary with sun
Slope error: correlate with material

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	38.811050	-75.436728	48.48	8.00	56.48
2	38.812187	-75.434689	47.11	8.00	55.11
3	38.812187	-75.433616	47.90	8.00	55.90
4	38.811100	-75.433616	48.12	8.00	56.12
5	38.808592	-75.432608	47.63	8.00	55.63
6	38.808199	-75.432597	47.62	8.00	55.62
7	38.808241	-75.436706	48.98	8.00	56.98

Route Receptor(s)

Name: Beach Highway
Path type: Two-way
Observer view angle: 50.0°

Note: Route receptors are excluded from this FAA policy review. Use the 2-mile flight path receptor to simulate flight paths according to FAA guidelines.

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	38.806998	-75.428470	48.27	5.00	53.27
2	38.806714	-75.441602	49.31	5.00	54.32

Name: Dupont Blvd
Path type: Two-way
Observer view angle: 50.0°

Note: Route receptors are excluded from this FAA policy review. Use the 2-mile flight path receptor to simulate flight paths according to FAA guidelines.

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	38.814138	-75.438877	47.46	5.00	52.46
2	38.802952	-75.438748	48.88	5.00	53.88

Name: Route 3
Path type: Two-way
Observer view angle: 50.0°

Note: Route receptors are excluded from this FAA policy review. Use the 2-mile flight path receptor to simulate flight paths according to FAA guidelines.

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	38.814405	-75.429242	48.53	5.00	53.53
2	38.803219	-75.429092	47.75	5.00	52.75

GLARE ANALYSIS RESULTS

Summary of Glare

PV Array Name	Tilt (°)	Orient (°)	"Green" Glare min	"Yellow" Glare min	Energy kWh
PV array 1	SA tracking	SA tracking	0	0	12,230,000.0

Total annual glare received by each receptor

Receptor	Annual Green Glare (min)	Annual Yellow Glare (min)
Beach Highway	0	0
Dupont Blvd	0	0
Route 3	0	0

Results for: PV array 1

Receptor	Green Glare (min)	Yellow Glare (min)
Beach Highway	0	0
Dupont Blvd	0	0
Route 3	0	0

Route: Beach Highway

0 minutes of yellow glare
0 minutes of green glare

Route: Dupont Blvd

0 minutes of yellow glare
0 minutes of green glare

Route: Route 3

0 minutes of yellow glare
0 minutes of green glare

Assumptions

"Green" glare is glare with low potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.
"Yellow" glare is glare with potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.
Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.
Glare analyses do not account for physical obstructions between reflectors and receptors. This includes buildings, tree cover and geographic obstructions.
Several calculations utilize the PV array centroid, rather than the actual glare spot location, due to V1 algorithm limitations. This may affect results for large PV footprints. Additional analyses of array sub-sections can provide additional information on expected glare.
The subtended source angle (glare spot size) is constrained by the PV array footprint size. Partitioning large arrays into smaller sections will reduce the maximum potential subtended angle, potentially impacting results if actual glare spots are larger than the sub-array size. Additional analyses of the combined area of adjacent sub-arrays can provide more information on potential glare hazards. (See previous point on related limitations.)
Glare locations displayed on receptor plots are approximate. Actual glare-spot locations may differ.
Glare vector plots are simplified representations of analysis data. Actual glare emanations and results may differ.
The glare hazard determination relies on several approximations including observer eye characteristics, angle of view, and typical blink response time. Actual results and glare occurrence may differ.
Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid based on aggregated research data. Actual ocular impact outcomes encompass a continuous, not discrete, spectrum.
Refer to the Help page at **www.forgesolar.com/help/** for assumptions and limitations not listed here.

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Attachment VI - Deed

Beach Highway Road Solar
Decommissioning Plan

November 2022

Prepared For:
Sussex County, DE

Community POWER GROUP

1. Executive summary

The Beach Highway Solar Farm is proposed to be a 4 Megawatt (MW) solar energy conversion system located at 18019 Beach Highway, Ellendale, DE 19941. The facility will use solar photovoltaic technology and a single axis tracking racking system. The project will cover approximately 25 acres.

2. Project information

Solar Project Address:	18019 Beach Highway, Ellendale, DE 19941
Parcel ID:	230-26.00-39.00
Solar Project Size:	up to 4 MWs AC (~35 acre facility)
Solar Project Type:	Community Solar
Land Agreement:	Solar Lease Agreement with Reed Properties

3. Decommissioning of the Solar Facility

At the time of decommissioning, the installed components will be removed, reused, disposed of, and recycled, where possible. The Facility Site will be restored to a state similar to its pre-construction condition. All removal of equipment will be done in accordance with any applicable regulations and manufacturer recommendations. All applicable permits will be acquired.

3.1 Equipment Dismantling and Removal

Generally, the decommissioning of a Solar Facility proceeds in the reverse order of the installation.

1. The Solar Facility shall be disconnected from the utility power grid.
2. PV modules shall be disconnected, collected, and disposed at an approved solar module recycler or reused / resold on the market. Although the PV modules will not be cutting edge technology at the time of decommissioning, they are estimated to still produce 80% of the original electricity output at year 25 and add value for many years.
3. All aboveground and underground electrical interconnection and distribution cables shall be removed and disposed off-site by an approved facility.
4. Galvanized steel PV module support and racking system support posts shall be removed and disposed off-site by an approved facility.
5. Electrical and electronic devices, including transformers and inverters shall be removed and disposed off-site by an approved facility.
6. Concrete foundations shall be removed and disposed off-site by an approved facility.
7. Fencing shall be removed and will be disposed off-site by an approved facility.

3.2 Environmental Effects

Decommissioning activities, particularly the removal of project components could result in environmental effects similar to those of the construction phase. Mitigation measures similar to those employed during the construction phase of the Solar Facility will be implemented. These will remain in place until the site is stabilized in order to mitigate erosion and silt/sediment runoff and any impacts on the significant natural features or water bodies located adjacent to the Facility Site.

Road traffic will temporarily increase due to the movement of decommissioning crews and equipment. There may be an increase in particulate matter (dust) in adjacent areas during the decommissioning phase. Decommissioning activities may lead to temporary elevated noise levels from heavy machinery and an increase in trips to the project location. Work will be undertaken during daylight hours and conform to any applicable restrictions.

3.3 Site Restoration

Through the decommissioning phase, the Facility Site will be restored to a state similar to its pre-construction condition. All project components will be removed. Rehabilitated lands may be seeded with a low-growing species such as clover to help stabilize soil conditions, enhance soil structure, and increase soil fertility.

3.4 Managing Materials and Waste

During the decommissioning phase a variety of excess materials and wastes will be generated. Most of the materials used in a Solar Facility are reusable or recyclable and some equipment may have manufacturer take-back and recycling requirements. Any remaining materials will be removed and disposed of off-site at an appropriate facility. CPG will establish policies and procedures to maximize recycling and reuse and will work with manufacturers, local subcontractors, and waste firms to segregate material to be disposed of, recycled, or reused.

CPG will be responsible for the logistics of collecting and recycling the PV modules and to minimize the potential for modules to be discarded in the municipal waste stream.

3.5 Decommissioning During Construction or Abandonment Before Maturity

In case of abandonment of the Solar Facility during construction or before its 25-year maturity, the same decommissioning procedures as for decommissioning after ceasing operation will be undertaken and the same decommissioning and restoration program will be honored, in as far as construction proceeded before abandonment. The Solar Facility will be dismantled, materials removed and disposed, the soil that was removed will be graded and the site restored to a state similar to its pre-construction condition.

3.6 Decommissioning Notification

Decommissioning activities may require the notification of stakeholders given the nature of the works at the Facility Site. The local municipality in particular will be notified prior to commencement of any decommissioning activities. Six months prior to decommissioning, CPG will update their list of stakeholders and notify appropriate municipalities of decommissioning activities.

4. Management of Excess Materials and Waste

Material / Waste	Means of Managing Excess Materials and Waste
PV panels	If there is no possibility for reuse, the panels will either be returned to the manufacturer for appropriate disposal or will be transported to a recycling facility where the glass, metal and semiconductor materials will be separated and recycled.
Metal array mounting racks and steel supports	These materials will be disposed off-site at an approved facility.
Transformers and substation components	The small amount of oil from the transformers will be removed on-site to reduce the potential for spills and will be transported to an approved facility for disposal. The substation transformer and step-up transformers in the inverter units will be transported off-site to be sent back to the manufacturer, recycled, reused, or safely disposed off-site in accordance with current standards and best practices.
Inverters, fans, fixtures	The metal components of the inverters, fans and fixtures will be disposed of or recycled, where possible. Remaining components will be disposed of in accordance with the standards of the day.
Gravel (or other granular)	It is possible that the municipality may accept uncontaminated material without processing for use on local roads, however, for the purpose of this report it is assumed that the material will be removed from the project location by truck to a location where the aggregate can be processed for salvage. It will then be reused as fill for construction. It is not expected that any such material will be contaminated.
Geotextile fabric	It is assumed that during excavation of the aggregate, a large portion of the geotextile will be "picked up" and sorted out of the aggregate at the aggregate reprocessing site. Geotextile fabric that is remaining or large

	pieces that can be readily removed from the excavated aggregate will be disposed of off-site at an approved disposal facility.
Concrete inverter/transformer Foundations	Concrete foundations will be broken down and transported by certified and licensed contractors to a recycling or approved disposal facility.
Cables and wiring	The electrical line that connects the substation to the point of common coupling will be disconnected and disposed of at an approved facility. Support poles, if made of untreated wood, will be chipped for reuse. Associated electronic equipment (isolation switches, fuses, metering) will be transported off-site to be sent back to the manufacturer, recycled, reused, or safely disposed off-site in accordance with current standards and best practices.
Fencing	Fencing will be removed and recycled at a metal recycling facility.
Debris	Any remaining debris on the site will be separated into recyclables/residual wastes and will be transported from the site and managed as appropriate.

5. Costs of decommissioning

The costs below are the current estimated costs to decommission a 4 MWac Solar Facility, based on guidance from consulting engineering firms and estimates from the Delaware solar market. The salvage values of valuable recyclable materials (aluminum, steel, copper, etc) are not factored into the below costs. The scrap value will be determined on current market rates at the time of salvage.

Tasks	Estimated Cost ($)
Remove Panels	$4,920
Dismantle Racks	$24,680
Remove and Load Electrical Equipment	$3,680
Break up Concrete Pads	$3,000
Remove Racks	$15,600
Remove Cable	$13,000

Remove Ground Screws and Power Poles	$27,680
Remove Fence	$9,840
Grading	$8,000
Seed Disturbed Areas	$520
Truck to Recycling Center	$5,600
Total	$91,600
Total w/ Escalation at Year 25	$116,377.80

6. Financial Assurance

Options for financial assurance include trust fund, cash escrow, letter of credit, surety bond, or insurance. Apart from a force majeure event, it is extraordinarily unlikely that the cost to remove a solar facility would approach the salvage value of the equipment, thereby decreasing the risk of abandonment and thus per the best practices as outlined by the Weldon Cooper Center's *Decommissioning Utility-Scale Solar Facilities: Financial Best Practices for Virginia Localities* (2022), a phased financial assurance plan is proposed as follows:

1. Prior to construction, the facility owner will provide evidence of liability insurance for the Facility. Per the Weldon Cooper Center's *Decommissioning Utility-Scale Solar Facilities: Financial Best Practices for Virginia Localities* (2022) by Irene Cox, page 39 states that, "If the locality desires access to decommissioning security prior to the site's construction, sufficient assurance can be accessed by requiring the project owner to provide evidence of liability insurance for the facility. This avoids levying a cost-prohibitive financial assurance condition on the developer while simultaneously protecting the locality against abandonment in the solar project's early life." It is of CPG's opinion that this is a fair requirement applicable to projects in Delaware as well.
2. The facility owner will post the estimated decommissioning amount in twenty percent increments every five years, beginning on the fifth anniversary of the commercial operation date (Cox 39-40).
    a. Five years after the commercial operation date, the owner will provide a financial surety in the amount of 20% of the escalated decommissioning cost estimate.
    b. Ten years after the commercial operation date, the owner will provide an additional 20% increment to bring the total to 40%.
    c. Fifteen years after the commercial operation date, the owner will provide an additional 20% to bring the total to 60% of the estimated decommissioning cost less the facility's salvage value, subject to the exception that the security amount

factoring salvage shall be no less than 40% of the estimated cost of decommissioning.

d. Twenty years after the commercial operation date, the owner will provide an additional 20% to bring the total to 80% of the estimated decommissioning cost less the facility's salvage value, but the security amount factoring salvage shall be no less than 60% of the estimated cost of decommissioning.
e. Twenty-five years after the initial security posting, the owner will provide the final 20% to equal 100% of the estimated decommissioning cost less the facility's salvage value, but the security amount factoring salvage shall be no less than 70% of the estimated cost of decommissioning.

These phased deposits provide the locality with the security of access to most of the decommissioning surety prior to the project's half-life without requiring the burdens of financial assurance early in the project.

References

Cox, Irene. "Decommissioning Utility-Scale Solar Facilities." *University of Virginia - Weldon Cooper Center for Public Service, Energy Transition Initiative Webpage*, Aug. 2022, energytransition.coopercenter.org/reports/decommissioning-utility-scale-solar-facilities.

Christin Scott

From: Aaron Moore <aaron.moore@ellendale.delaware.gov>
Sent: Wednesday, November 16, 2022 12:37 PM
To: Planning and Zoning
Cc: Tamara Skis
Subject: C/U 2337 Community Power Group LLC

Categories: Christin

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

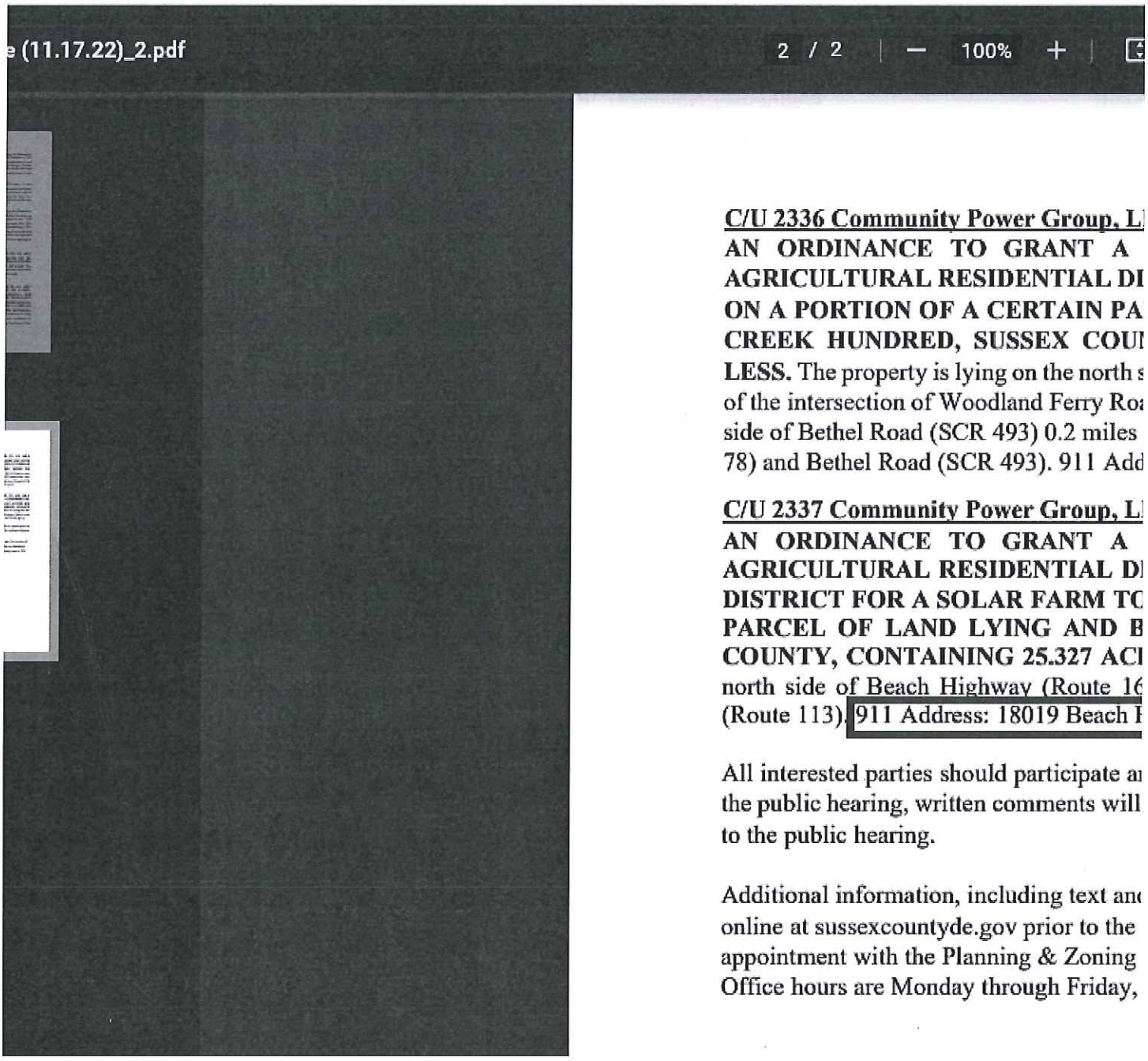
Good afternoon,

The Town of Ellendale wishes to comment on the proposed C/U 2337 for Community Power Group LLC.

We would like to note that both the Planning & Zoning and County Council Public Notice's for this Conditional Use incorrectly list the address of this proposal as being in Milton. As such, the Town of Ellendale was never notified, nor were Ellendale residents aware, that this Conditional Use was potentially taking place. We object to the public hearing continuing with the Public Notices incorrectly listing the property as being in Milton instead of Ellendale and thus removing the community from participating in the hearing. It was only found out because someone noticed the Public Hearing sign that was partially blocked from view for westbound traffic by control panels for a farm irrigation pump.

Opposition
Exhibit

sussexcountyde.gov/sites/default/files/LandUse/PZC%20Public%20Notice%20%2811.17.22%29_2.pdf

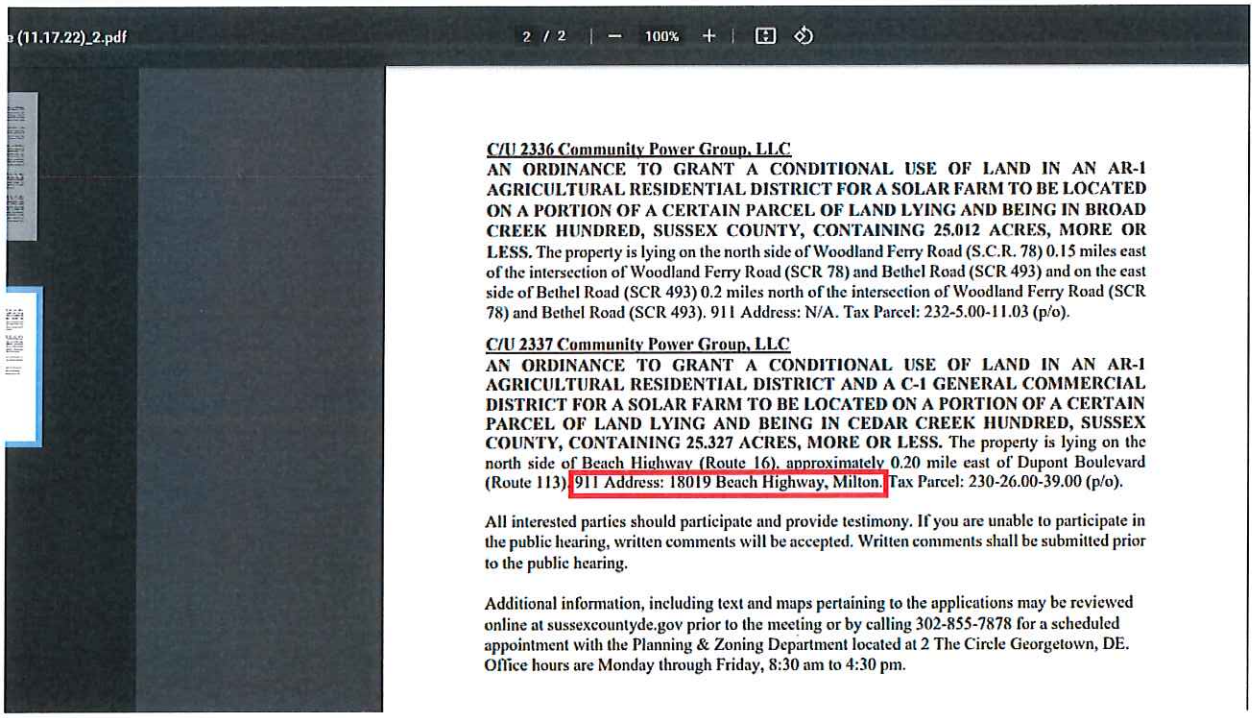


Further, this parcel is currently in the Town of Ellendale's Comprehensive Plan for Level 1 (short term) annexation and the Town of Ellendale is currently in the process of annexing this parcel as part of the West Ellendale Annexation. We have received the Ability to Serve letters from Sussex County Engineering for sewer and water service and from Delmarva Power for electric service. Letters have been sent to the Ellendale Police Department, Ellendale Volunteer Fire Company, and Sussex County EMS advising them of the upcoming annexation. The parcel is currently being referred to the State Preliminary Land Use Service to continue with the Annexation Process. We would encourage the potential developer of the proposed solar farm to reach out to the Town of Ellendale as this process continues.

Regards,
Aaron Moore

President, Ellendale Town Council

sussexcountyde.gov/sites/default/files/LandUse/PZC%20Public%20Notice%20%2811.17.22%29_2.pdf



C/U 2336 Community Power Group, LLC

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A SOLAR FARM TO BE LOCATED ON A PORTION OF A CERTAIN PARCEL OF LAND LYING AND BEING IN BROAD CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 25.012 ACRES, MORE OR LESS. The property is lying on the north side of Woodland Ferry Road (S.C.R. 78) 0.15 miles east of the intersection of Woodland Ferry Road (SCR 78) and Bethel Road (SCR 493) and on the east side of Bethel Road (SCR 493) 0.2 miles north of the intersection of Woodland Ferry Road (SCR 78) and Bethel Road (SCR 493). 911 Address: N/A. Tax Parcel: 232-5.00-11.03 (p/o).

C/U 2337 Community Power Group, LLC

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT AND A C-1 GENERAL COMMERCIAL DISTRICT FOR A SOLAR FARM TO BE LOCATED ON A PORTION OF A CERTAIN PARCEL OF LAND LYING AND BEING IN CEDAR CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 25.327 ACRES, MORE OR LESS. The property is lying on the north side of Beach Highway (Route 16), approximately 0.20 mile east of Dupont Boulevard (Route 113). 911 Address: 18019 Beach Highway, Milton. Tax Parcel: 230-26.00-39.00 (p/o).

All interested parties should participate and provide testimony. If you are unable to participate in the public hearing, written comments will be accepted. Written comments shall be submitted prior to the public hearing.

Additional information, including text and maps pertaining to the applications may be reviewed online at sussexcountyde.gov prior to the meeting or by calling 302-855-7878 for a scheduled appointment with the Planning & Zoning Department located at 2 The Circle Georgetown, DE. Office hours are Monday through Friday, 8:30 am to 4:30 pm.

JAMIE WHITEHOUSE, AICP
DIRECTOR OF PLANNING & ZONING
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountyde.gov

Sussex County
DELAWARE
sussexcountyde.gov

PLEASE NOTE

This paperless packet is published on the County's website for convenience purposes, and only includes information received up to the close of business on the day before a public hearing. Documents received after this, or documents submitted during the public hearing are not uploaded to the Paperless Packet. The legal record is the paper record maintained in the Offices of the Planning & Zoning Department.

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

Sussex County
DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JAMIE WHITEHOUSE, AICP, MRTPI
DIRECTOR OF PLANNING & ZONING

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date: January 12th, 2023

Application:	C/U 2375 – Shane and Laura Karlik
Applicant:	Shane and Laura Karlik 20635 Cool Spring Road Milton, DE 19968
Owner:	Shane and Laura Karlik 20635 Cool Spring Road Milton, DE 19968
Site Location:	Lying on the east side of Cool Spring Road (S.C.R. 290) approximately 0.25 miles north of the intersection of Cool Spring Road (S.C.R. 290) and Stockley Road (S.C.R. 280).
Current Zoning:	Agricultural Residential (AR-1) Zoning District
Proposed Use:	A Marine Services Business
Comprehensive Land Use Plan Reference:	Low Density Area
Councilmanic District:	Ms. Rieley
School District:	Cape Henlopen School District
Fire District:	Lewes Fire Department
Sewer:	Septic
Water:	Well
Site Area:	1.70 acres +/-
Tax Map ID:	234-5.00-40.04

EQUAL HOUSING OPPORTUNITY

Sussex County

PIN:	234-5.00-40.04
Owner Name	UNKNOWN
Book	2754
Mailing Address	20635 COOL SPRING RD
City	MILTON
State	DE
Description	E/RD 290
Description 2	1523' N OF RD 280
Description 3	N/A
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

911 Address

Streets

1:2,257

0 0.0275 0.055 0.11 mi

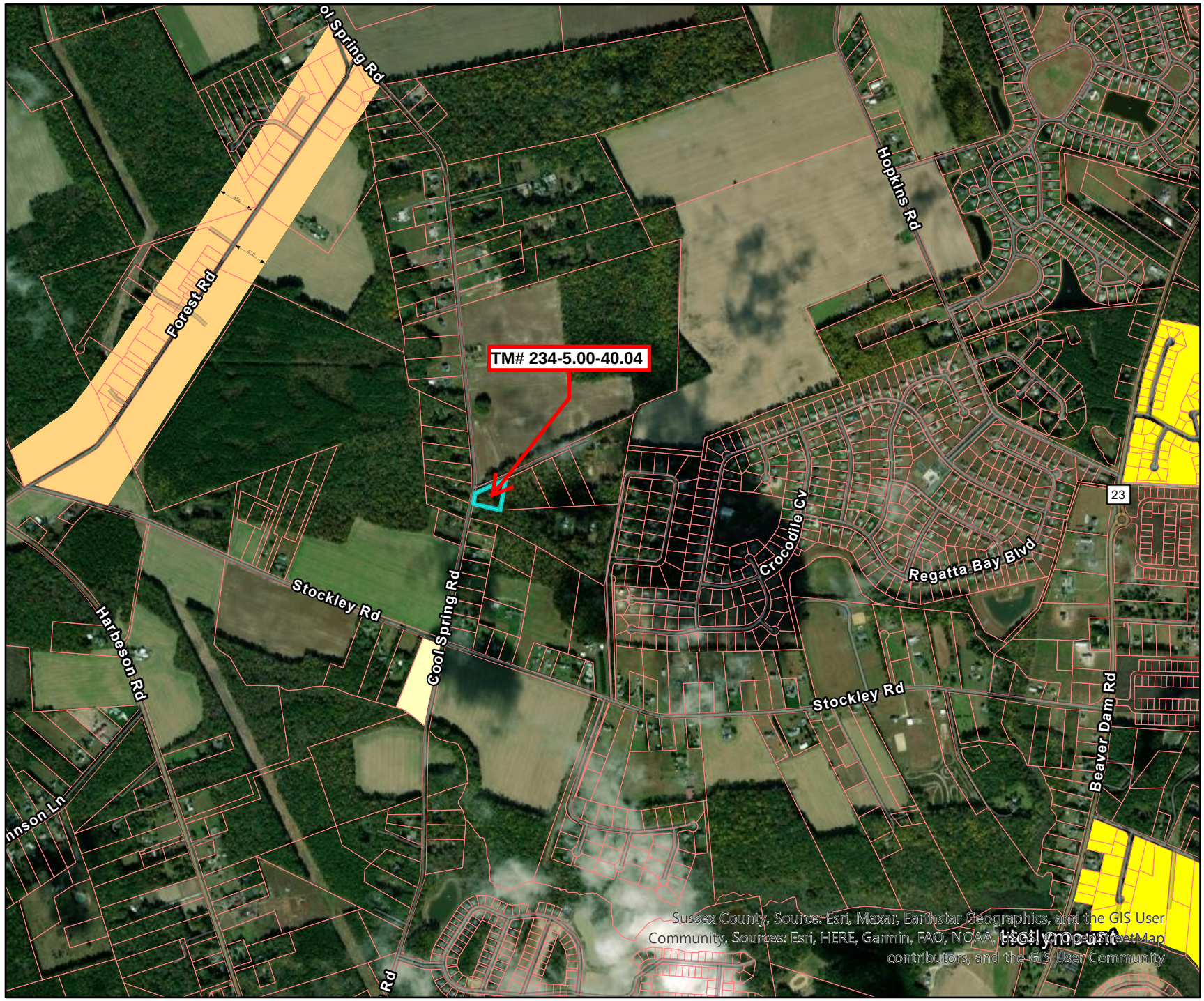
0 0.0425 0.085 0.17 km

December 8, 2022

CU 2375 - Shane & Laura Karlik
Street Map

0 250 500 1,000 Feet

N



Zoning

- Agricultural Residential - AR-1
- Agricultural Residential - AR-2
- Medium Residential - MR
- General Residential - GR
- High Density Residential - HR-1
- High Density Residential - HR-2
- Vacation, Retire, Resident - VRP
- Neighborhood Business - B-1
- Neighborhood Business - B-2
- Business Research - B-3
- General Commercial - C-1
- General Commercial - C-2
- General Commercial - C-3
- General Commercial - C-4
- General Commercial - C-5
- Commercial Residential - CR-1
- Institutional - I-1
- Marine - M
- Limited Industrial - LI-1
- Light Industrial - LI-2
- Heavy Industrial - HI-1

CU 2375 - Shane & Laura Karlik
Zoning Map

0 0.25 0.5 1 Miles

N

CU 2375 - Shane & Laura Karlik
Mailing List Map

0 250 500 1,000 Feet

N

Owner Name	Second Owner Name	Mailing Address	City	State	Zipcode	PIN with Unit	PIN
STREETT PERCELL K JR & STERLING	<Null>	30753 MOUNT JOY RD	MILLSBORO	DE	19966	234-5.00-34.00	234-5.00-34.00
UNKNOWN	UNKNOWN	20635 COOL SPRING RD	MILTON	DE	19968	234-5.00-40.04	234-5.00-40.04
PENNINGTON RICKY	JESSICA PIZZOLA PENNINGTON	23401 DOGWOOD CT	LEWES	DE	19958	234-5.00-40.06	234-5.00-40.06
WENKE H CARL III & JESSICA D	<Null>	20598 COOL SPRING RD	MILTON	DE	19968	234-5.00-30.04	234-5.00-30.04
TAPPAN W	<Null>	20665 COOL SPRING RD	MILTON	DE	19968	234-5.00-65.00	234-5.00-65.00
GREEN JOYCE E	<Null>	20658 COOL SPRING RD	MILTON	DE	19968	234-5.00-30.02	234-5.00-30.02
KOHOUT MICHAEL	MARLENE SENSALE	PO BOX 339	TANNERSVILLE	PA	18372	234-5.00-40.05	234-5.00-40.05
FAGAN JAMES R TTEE ARLENE N	BENNETT-FAGAN TTEE OF REV TR	20640 COOL SPRING RD	MILTON	DE	19968	234-5.00-30.03	234-5.00-30.03
FAUST HARRY F III & LISA FAUST	EDMONDS	28 HOORNKILL AVE	LEWES	DE	19958	234-5.00-76.02	234-5.00-76.02
COUCHMAN GUY M TRUSTEE	<Null>	20621 COOL SPRING RD	MILTON	DE	19968	234-5.00-40.09	234-5.00-40.09

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Sussex County
DELAWARE
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Memorandum

To: Sussex County Planning Commission Members
From: Mr. Michael Lowrey, Planner III
CC: Mr. Vince Robertson, Assistant County Attorney and Applicant
Date: December 6, 2022
RE: Staff Analysis for C/U 2375 Shane & Laura Karlik

This memo is to provide background and analysis for the Planning Commission to consider as a part of application C/U 2375 Shane & Laura Karlik to be reviewed during the January 12th, 2023, Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for Tax Parcel: 234-5.00-40.04 to allow for a marine services business on the parcel. The property is located on the east side of Cool Spring Road (S.C.R. 290) approximately 0.25 miles north of the intersection of Cool Spring Road (S.C.R. 290) and Stockley Road (S.C.R. 280). The parcel is comprised of a total area of 1.70 acres +/-

Comprehensive Plan Analysis

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use Map in the plan indicates that the parcel has a Rural Area designation of "Low Density Area." The adjacent parcels surrounding the site and the parcels on both sides of Cool Spring Road (S.C.R. 290) and Hawk Hollow Lane all have the designation of "Low Density Area" as well.

Low Density Areas are areas that the County "hopes to retain the rural environment of Low Density Areas and set aside significant open space" and the Plan notes the County emphasizes policies to "maintain the rural landscape and sustain reasonable development rights" (2018 Sussex County Comprehensive Plan, 4-18). The Plan prescribes that business development should be largely confined to businesses addressing the needs of "agricultural activities and homes"; "should be providing convenience goods and services to nearby residents"; and that "more intense commercial uses should be avoided in these areas" (2018 Sussex County Comprehensive Plan, 4-19).

Zoning Information

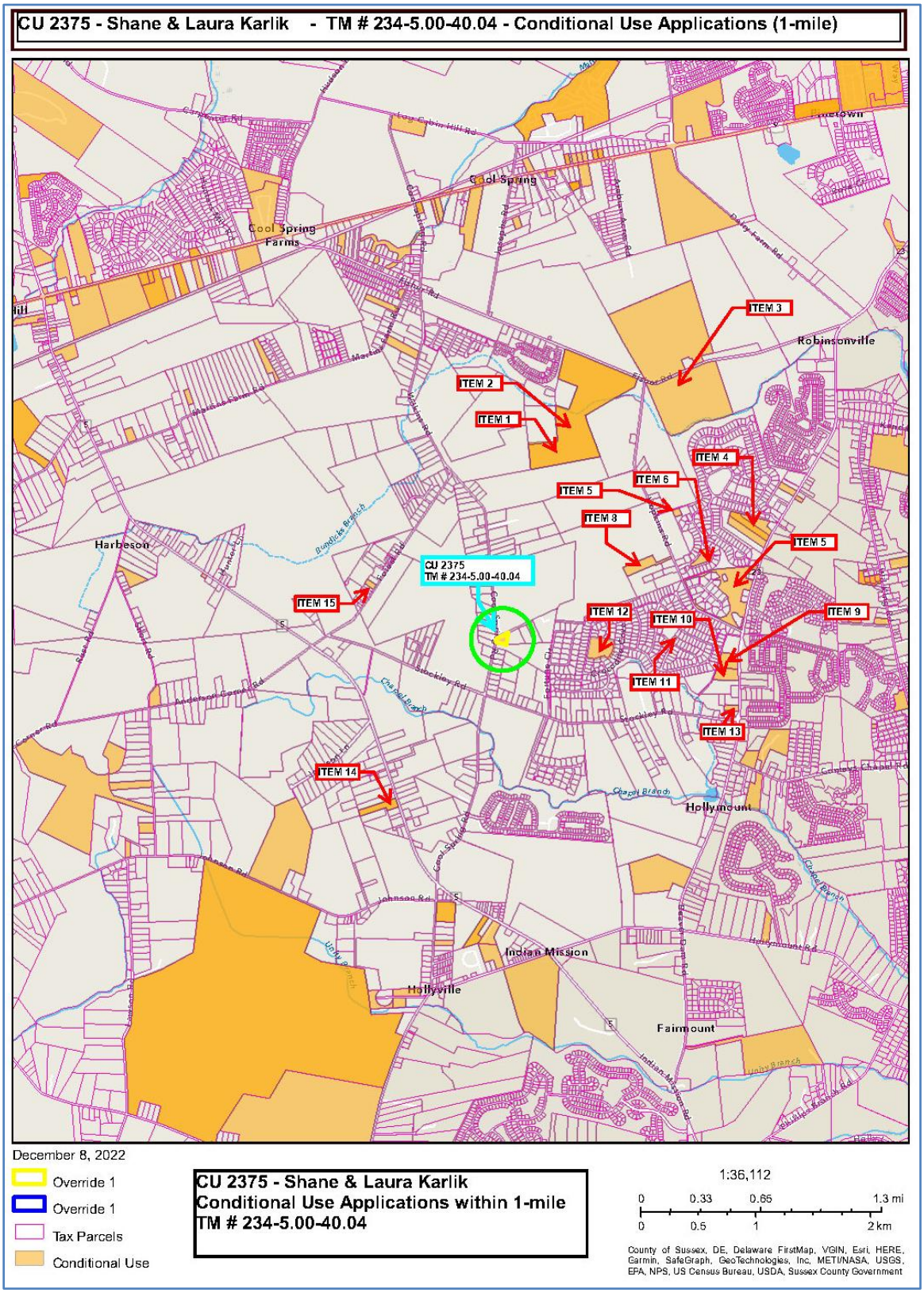
The subject parcel is zoned Agricultural Residential (AR-1) District. The adjacent properties surrounding the property are zoned Agricultural Residential (AR-1) District.

Conditional Use Applications within the Vicinity of the Subject Site

	Change of Zone Applications (Within a 1.0-mile radius of the subject site)						
Item # on Attached Map	**Application Number**	**Application Name**	**Zoning District**	**Proposed Use**	**CC Decision**	**CC Decision Date**	**Ordinance Number**
1	**CU 2280**	Covered Bridge Inn, LLC	AR-1	Events Venue	**Approved**	7/13/2021	**Ord. No. 2790**
2	**CU 2232**	Covered Bridge Inn, LLC	AR-1	Events Venue	**Withdrawn**	N/A	**N/A**
3	**CU 2177**	Ingrid Hopkins	AR-1	Events Venue	**Approved**	7/30/2019	**Ord. No. 2670**
4	**CU 2379**	Lewes Saddle Ridge Solar 1, LLC	AR-1	Solar Farm	**Pending**	N/A	**N/A**
5	**CU 1017**	Townsends Inc.	AR-1	Sludge Application to Forested Land	**Withdrawn**	N/A	**N/A**
6	**CU 2082**	Tidewater Utilities	AR-1	N/A	**Withdrawn**	N/A	**N/A**
7	**CU 2273**	Michael Parsons	AR-1	Delivery of Commercial Part for Off-Site Sales	**Approved**	11/30/2021	**Ord. No. 2815**
8	**CU 2216**	Kenneth Dominic Alton Drummond	AR-1	Storage & residence Quality Care Homes	**Approved**	08/25/2020	**Ord. No. 2735**

9	**CU 2014**	Jay Beach	AR-1	Landscaping and Site Work Business	**Approved**	10/13/2015	**Ord. No. 2420**
10	**CU 2006**	Thomas/Laura Kucharik	AR-1	Seasonal Farm Stand/Garden Center	**Approved**	3/10/2015	**Ord. No. 2388**
11	**CU 1756**	Artesian Water Company, Inc. (Heron Bay)	AR-1	Water Utility	**Approved**	8/14/2007	**Ord. No. 1928**
12	**CU 1718**	Artesian Water Co., Inc.	AR-1	Sewer Treatment Facility	**Approved**	12/5/2006	**Ord. No. 1881**
13	**CU 2247**	Hillary Brock	AR-1	Mini Spa	**Approved**	12/1/2020	**Ord. No. 2757**
14	**CU 2266**	MDO Dreamlands, LLC	AR-1	Hardscaping, decking company, w/small dumpster rentals	**Withdrawn**	N/A	N/A
15	**CU 1310**	Dirk & Paula Grove	AR-1	Business Office & Storage	**Withdrawn**	N/A	N/A

Based on the analysis of the land use, surrounding zoning and uses, a Conditional Use to allow for the use of marine services center at this site, subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.


CU 2375 - Shane & Laura Karlik - TM # 234-5.00-40.04 - Conditional Use Applications (1-mile)
ITEM 1
ITEM 2
ITEM 3
ITEM 4
ITEM 5
ITEM 6
ITEM 8
ITEM 5
ITEM 9
ITEM 10
ITEM 11
ITEM 12
ITEM 13
ITEM 14
ITEM 15
CU 2375
TM # 234-5.00-40.04
Cool Spring
Cool Spring Farms
Robinsonville
Harbeson
Hollymount
Indian Mission
Hollyville
Fairmount
December 8, 2022
Override 1
Override 1
Tax Parcels
Conditional Use
CU 2375 - Shane & Laura Karlik
Conditional Use Applications within 1-mile
TM # 234-5.00-40.04
1:36,112
0 0.33 0.65 1.3 mi
0 0.5 1 2 km
County of Sussex, DE, Delaware FirstMap, VGIN, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Sussex County Government

File #: CU 2375

20220830

Planning & Zoning Commission 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)
Conditional Use ✔
Zoning Map Amendment ___

Site Address of Conditional Use/Zoning Map Amendment

20635 Cool Spring Road, Milton, DE 19968

Type of Conditional Use Requested:
We are requesting a conditional use in order to run our small Mercury marine service business.

Tax Map #: 234-5.00-40.04 **Size of Parcel(s):** 1.70 acres

Current Zoning: AR-1 **Proposed Zoning:** _____ **Size of Building:** _____

Land Use Classification: _____

Water Provider: Private Well **Sewer Provider:** Private Septic

Applicant Information

Applicant Name: Shane and Laura Karlik
Applicant Address: 20635 Cool Spring Road
City: Milton State: DE ZipCode: 19968
Phone #: (302) 542-8950 E-mail: skarlik2131@verizon.net

Owner Information

Owner Name: Shane and Laura Karlik
Owner Address: 20635 Cool Spring Road
City: Milton State: DE Zip Code: 19968
Phone #: (302) 542-8950 E-mail: skarlik2131@verizon.net

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: _____
Agent/Attorney/Engineer Address: _____
City: _____ State: _____ Zip Code: _____
Phone #: _____ E-mail: _____

EQUAL HOUSING OPPORTUNITY

Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

✓ **Completed Application**

✓ **Provide eight (8) copies of the Site Plan or Survey of the property**

- Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- Provide a PDF of Plans (may be e-mailed to a staff member)
- Deed or Legal description

✓ **Provide Fee $500.00**

___ **Optional - Additional information for the Commission/Council to consider** (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 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.**

✓ **DelDOT Service Level Evaluation Request Response**

___ **PLUS Response Letter** (if required)

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 by behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council 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

Laura Karoik / [signature] Date: June 13, 2022

Signature of Owner

Laura Karoik / [signature] Date: June 13, 2022

For office use only:

Date Submitted: 6-14-22 Fee: $500.00 Check #: 4041

Staff accepting application: AL Application & Case #: 202208630

Location of property: ______

Subdivision: ______

Date of PC Hearing: ______ Recommendation of PC Commission: ______

Date of CC Hearing: ______ Decision of CC: ______

STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

NICOLE MAJESKI
SECRETARY

October 25, 2021

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

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Shane and Laura Karlik** proposed land use application, which we received on September 24, 2021. This application is for an approximately 1.70-acre parcel (Tax Parcel: 234-5.00-40.04). The subject land is located on the southeast corner of Cool Spring Road (Sussex Road 290) and Hawk Hollow Lane. The subject land is currently zoned AR-1 (Agriculture Residential), and the applicant seeks a conditional use approval to operate a marine mechanic business.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Cool Spring Road from Fisher Road (Sussex Road 262) to Indian Mission Road (State Route 5), is 243 vehicles per day.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips per day. This number of trips is below DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. DelDOT's regulations specify the minimum TIS warrants as 50 vehicle trips in any hour and/or 500 vehicle trips per day. Because the proposed land use would generate fewer than 50 vehicle trips per day, we consider the development's traffic impact to be **diminutive** in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as diminutive with regard to warranting a TIS does not mean that it is diminutive in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.

DelDOT

Please contact Ms. Annamaria Furmato, at (302) 760-2710, if you have questions concerning this correspondence.

Sincerely,

T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:afm
cc: Shane and Laura Karlik, Applicant
Elliot Young, Sussex County Planning & Zoning
David Edgell, Coordinator, Cabinet Committee on State Planning Issues
Todd Sammons, Assistant Director, Development Coordination
Scott Rust, South District Public Works Manager, Maintenance & Operations
Steve McCabe, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Claudy Joinville, Project Engineer, Development Coordination
Annamaria Furmato, Project Engineer, Development Coordination

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

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **12/29/2022**

APPLICATION: **CU 2375 – Shane and Laura Karlik**

APPLICANT: **Shane and Laura Karlik**

FILE NO: **NCPA-5.03**

TAX MAP & PARCEL(S): **234-5.00-40.04**

LOCATION: **Lying on the east side of Cool Spring Road (SCR 290), approximately 0.25 miles north of the intersection of Cool Spring Road (SCR 290) and Stockley Road (SCR 280).**

NO. OF UNITS: **Marine Services Business**

GROSS ACREAGE: **1.70**

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 3**

(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 $6,600.00** 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? **Choose an item.**

☐ 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? **Not at this time**

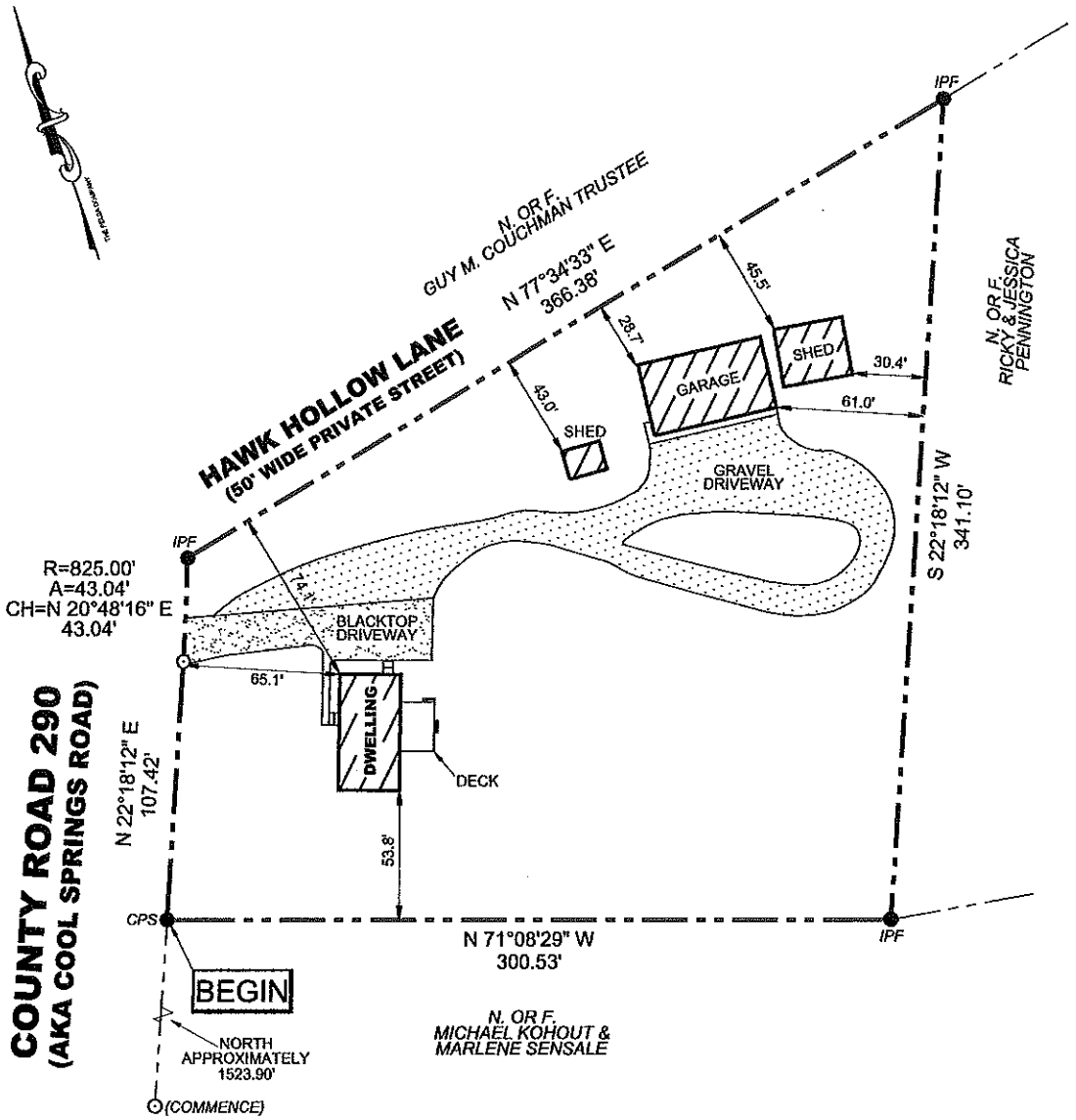
(10). Is a Use of Existing Infrastructure Agreement Required? **Not at this time**

(11). **All residential roads must meet or exceed Sussex County minimum design standards.**

UTILITY PLANNING & DESIGN REVIEW APPROVAL:

John J. Ashman
Director of Utility Planning & Design Review

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



SOURCE OF TITLE: DB 2754 / 344

TAX PARCEL NO. 234-5.00-40.04

SOURCE OF BEARING SYSTEM: DB 2754 / 344

Site Plan

for

Shane & Laura Karlik
20635 Cool Springs Road
Indian River Hundred
Sussex County, Delaware

NOTES:

1. IPF DENOTES IRON PIPE / PIN FOUND.
2. PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

Index Sheet 1 of 2

THE PELSA COMPANY

Engineering, Surveying, Environmental Sciences

610 PEOPLES PLAZA (302) 834-3771
NEWARK, DE 19702 (410) 398-3800

DEGREE OF ACCURACY ±	MARSH _	RURAL _	SUBURBAN X	URBAN _	Date	Scale	Project Number
					01/11/2022	1" = 60'	P-4506

Filename: P-4506 BSP.dwg Tuesday, January 11, 2022 9:48:12 AM Plotted: Wednesday, January 12, 2022 12:13:09 PM

44563 BK 02754 PG 344

TAX PARCEL NO. 2-34-5.00-40.04
PREPARED BY:
JAMES P. HALL, ESQUIRE
PHILLIPS, GOLDMAN & SPENCE, P.A.
1200 NORTH BROOM STREET
WILMINGTON, DE 19806

GRANTEE'S ADDRESS: 20635 COOLSPRING RD
LEWES, DE 19958

THIS DEED, delivered and effective this 13 day of September, 2002;

BETWEEN, CURTIS D. WRIGHT, SR. and LINDA M. WRIGHT, husband and wife, parties of the first part,

- AND -

SHANE E. KARLIK and LAURA L. KARLIK, husband and wife, parties of the second part,

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of ONE HUNDRED THOUSAND AND 00/100 DOLLARS ($100,000.00), lawfulmoney of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the said parties of the second part, as tenants by the entireties, in fee,

ALL that certain lot, piece and parcel of land situate, lying and being in Indian River Hundred, Sussex County, Delaware, lying on the east side of County Road 290 and being more particularly described according to a survey prepared by Miller-Lewis, Inc., Registered Surveyors, dated July 28, 1995, as follows, to wit:

BEGINNING at a pipe found on the east side of County Road 290 at a corner for this lot and for lands now or formerly of Cullum and Faust, said pipe situate approximately 1523.90 feet north of the right of way of County Road 280; thence from this point of beginning, running with the right of way line of County Road 290, North 22° 18' 12" East 107.42 feet to a point and then, continuing with County Road 290, on a curve bearing to the left with a radius of 825.00 feet, an arc length of 43.04 feet and a chord bearing and distance of North 20° 48' 16" East 43.04 feet to a pipe found; then, turning and running along the line of lands now or formerly of Richard P. and Marcia P. Collins the next two (2) courses and distances: 1) North 77° 34' 33" East 366.38 feet to a pipe found; and 2) South 22° 18' 12" West 341.10 feet to a pipe found; then, turning and running with the line of lands now or formerly of Cullum and Faust, North 71° 08' 29" West 300.53 feet to the pipe found at the point and place of beginning, said to contain 1.6957 acres of land, more or less, with any and all improvements located thereon.

BEING a part of the same lands and premises which Harry F. Faust, Jr. and William M. Cullum, Trustee Under Revocable Trust Agreement of Wilson M. Cullum dated 10/20/93, by deed dated August 3, 1995 and recorded August 3, 1995 in the Office of the Recorder of Deeds, in Deed Book 02066, Page 338, did grant and convey unto Curtis D. Wright, Sr. and Linda M. Wright, husband and wife, in fee.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year aforesaid.

WITNESS

By: _____ (Seal)
CURTIS D. WRIGHT, SR.

Consideration: $100000.00 Exempt Code: A

County	State	Total
0.00	1500.00	1500.00
counter	Date: 09/27/2002	

STATE OF DELAWARE :
: SS.
NEW CASTLE COUNTY :

BE IT REMEMBERED, that on this 13 day of September 2002, personally came before me the Subscriber, a Notary Public for the State and County aforesaid, Curtis D. Wright, Sr., party to this Indenture, known to me personally, and acknowledged this Indenture to be his act and deed.

GIVEN under my Hand and Seal of Office, the day and year aforesaid.

James McAlister
WITNESS

By: Linda M. Wright (Seal)
LINDA M. WRIGHT

STATE OF DELAWARE :
: SS.
NEW CASTLE COUNTY :

BE IT REMEMBERED, that on this 13 day of Sept, 2002, personally came before me the Subscriber, a Notary Public for the State and County aforesaid, Linda M. Wright, party to this Indenture, known to me personally, and acknowledged this Indenture to be her act and deed.

GIVEN under my Hand and Seal of Office, the day and year aforesaid.

Joseph J. Farnan III
Notarial Officer
attorney at law
Joseph J. Farnan III, Attorney
Per 29 Del C Sec. 4323(a)(3)

RECORDER OF DEEDS
RICHARD H. BELL, II
02 SEP 27 AM 9:00
SUSSEX COUNTY
DOC. SURCHARGE PAID

Received
SEP 30 2002
ASSESSMENT DIVISION
OF SUSSEX CTY

JAMIE WHITEHOUSE, AICP
DIRECTOR OF PLANNING & ZONING
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountyde.gov

Sussex County
DELAWARE
sussexcountyde.gov

PLEASE NOTE

This paperless packet is published on the County's website for convenience purposes, and only includes information received up to the close of business on the day before a public hearing. Documents received after this, or documents submitted during the public hearing are not uploaded to the Paperless Packet. The legal record is the paper record maintained in the Offices of the Planning & Zoning Department.

Morris James LLP

David C. Hutt
302.856.0018
dhutt@morrisjames.com

May 21, 2021

Via: Email (jamie.whitehouse@sussexcountyde.gov)

Jamie Whitehouse, Director
Sussex County Planning & Zoning Office
2 The Circle, P.O. Box 417
Georgetown, DE 19947

RE: 2045 Future Land Use Map Amendment Request
Current: Mixed Commercial Area and Coastal Area
Requested: Coastal Area
Sussex County Tax Parcel No. 334-5.00-153.00 (the "Property")

Dear Jamie,

This firm represents AAA Storage Limited Partnership, the owner of the above-referenced Property along Janice Road at the foot of the Nassau Bridge on Coastal Highway (Route 1). The Property consists of a little more than sixty-one (61) acres and includes two (2) primary uses. The front of the Property is presently improved with a self-storage facility and the balance of the Property is farmed.

On Sussex County's Comprehensive Zoning Map, the Property is split-zoned with the area along Janice Road being located within the C-1 General Commercial District (C-1 District) and the balance of the Property being located within the AR-1 Agricultural Residential District (AR-1 District). The 2045 Future Land Use Map found within Chapter 4 of the 2019 Sussex County Comprehensive Plan shows the entirety of the Property as being within a Commercial Area except for a pond on the Property which is shown as being within a Coastal Area.

This request to modify the Future Land Use Map seeks to change the designation of the Commercial Area of the Property so that the entirety of the Property would be shown as being in the Coastal Area on the Future Land Use Map.

The changing of this Property's designation on the Future Land Use Map will allow it to be used more consistently with the surrounding area. More specifically, pursuant to Table 4.5-2 Zoning Districts Applicable to Future Land Use Categories, the Commercial Area does not envisage any residential uses beyond the AR-1 District but instead provides exclusively for Commercial and Business uses. In contrast, the requested Coastal Area allows for both residential and commercial/business uses.

107 West Market Street | Georgetown, DE 19947-1438 T 302.856.0015 F 302.856.7116
Mailing Address P.O. Box 690 | Georgetown, DE 19947-0690 www.morrisjames.com

A quick review of the area shows the consistency of allowing for both commercial and residential uses on this parcel. Along the entirety of the Property's northern and western boundaries is the Whispering Pines manufactured home community. Along much of the Property's southern boundary is the Vineyards at Nassau a mixed-use property containing both residential and commercial uses. However, the commercial uses are situated along the Lewes-Georgetown Highway (Route 9) and not along the Vineyards' boundary with this Property which areas are intended for residential use. The residential uses continue with other communities in close proximity including Sea Spray Village, Sussex East, Nassau Grove and the Reserve at Sandbar.

The configuration of the Vineyards is consistent with the overall theme of this area which has commercial and business uses situated along the primary corridors (Route 1 and Route 9) with residential uses being located beyond (or inside) those uses. The goal of this requested change to the Future Land Use Map is identical to the character of this area as it seeks to allow for commercial and business uses along Janice Road while allowing for residential uses adjacent to the existing residential uses on the neighboring properties.

Not only is this proposed change consistent with good land use and planning, it also matches the current configuration of both the County's Comprehensive Zoning Map and its Future Land Use Map. First, the County's Comprehensive Zoning Map shows much of the immediate area as being within the C-1 District which permits residential uses. For example, the Vineyards at Nassau is all zoned as being part of the C-1 District. Second, to the immediate north of this Property is Whispering Pines—a conditional use manufactured home (residential) community use. Immediately north of Whispering Pines is the Nassau Grove community which lies within the Medium Density Residential District, another residential use.

The Future Land Use Map shows this entire Nassau area as being within either a Commercial Area or a Coastal Area. As the Property is already within one of the County's seven (7) Growth Areas, the question is not whether this Property should be located within a Growth Area but the appropriateness of the designated Growth Area. As discussed previously, the Coastal Area is more consistent with the character of this area as extending commercial uses well back from Janice Road and between the existing residential uses would certainly be out of character with the use and configuration of those properties. Further, it is unlikely that the County has need for commercial areas extending that far from Janice Road.

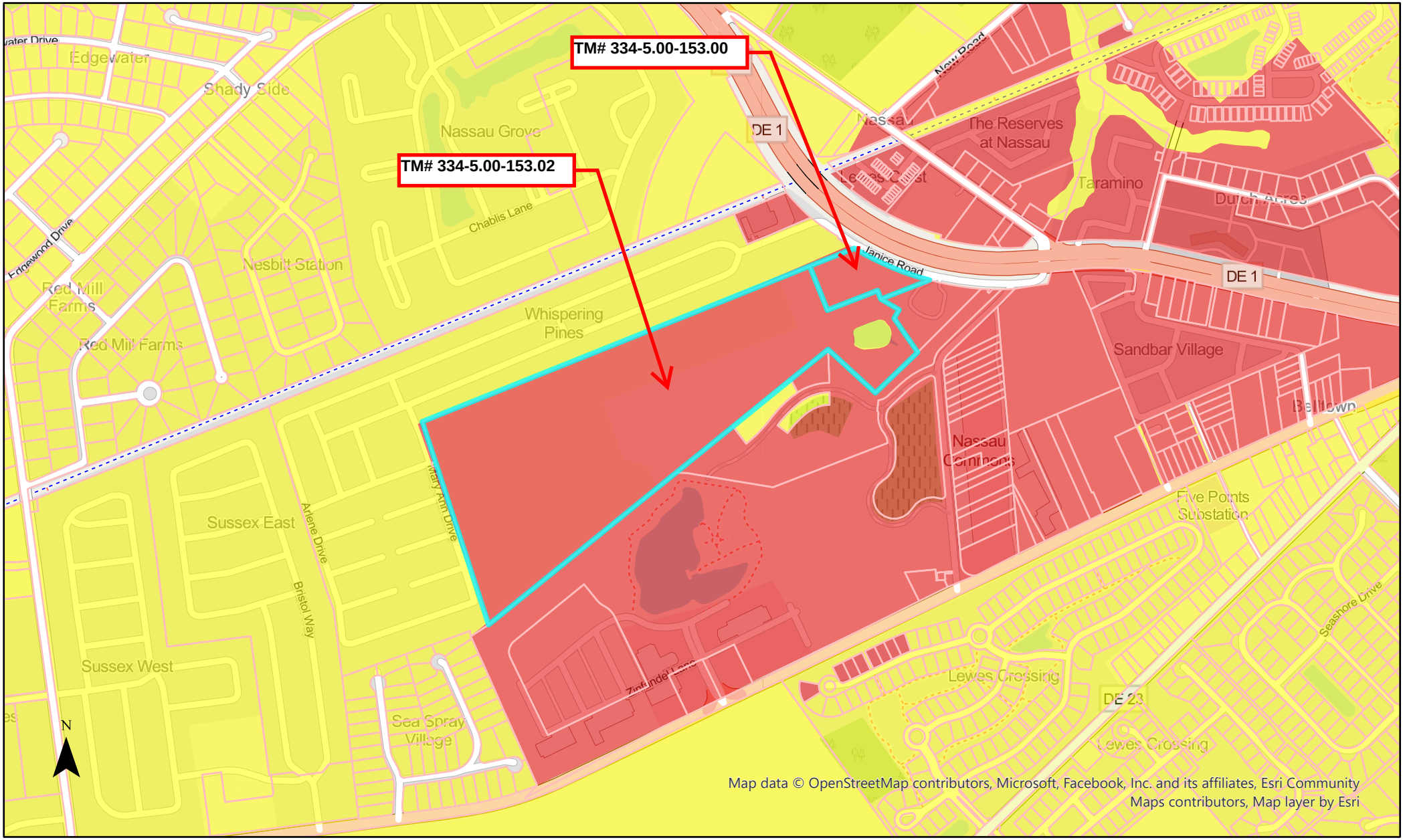
The requested amendment of the Future Land Use Map is necessary to eliminate the current split-designation of this Property on the Future Land Use Map. The requested amendment is also consistent with the character and nature of the uses in this area and will not have an adverse effect on adjacent properties. In fact, the requested amendment will a positive effect as it will allow for uses that are consistent with the existing uses in place or planned for the adjacent properties.

Please include this letter with the County's submission to the Office of State Planning Coordination seeking to amend the designation of this Property on the Future Land Use Map. In addition, please let me know if I can provide you with any further information to assist in this process.

Very Truly Yours,

MORRIS JAMES LLP

David C. Hutt, Esquire



Current FLUM Classification Map
Ord. No. 23-02 - Janice CRP3, LLC (Ritter Farm)
Proposed FLUM Map Amendment
Proposed: Commercial Area to Coastal Area
P&Z Meeting - 01/12/2023

2019 Future Land Use

- Low Density
- Coastal Area
- Commercial
- Developing Area
- Existing Development Area
- Industrial
- Municipalities
- Town Center

0 500 1,000 2,000 Feet

Exhibit A : Potential
Comprehensive Plan Amendment

Sussex County

LEGAL DESCRIPTION

AAA STORAGE LIMITED PARTNERSHIP

PORTION OF 334-5.00-153.00

ZONED AR-1 AND C-1

September 28, 2022

BEING all that piece or parcel of land, hereinafter described, situate, lying and being on the southwesterly side of, but not adjacent to, Janice Road (SCR 14B), 70 feet wide, and being located in the Lewes & Rehoboth Hundred, Sussex County, Delaware, as shown on a plat prepared by Davis, Bowen & Friedel, Inc., dated September 2022; said piece or parcel being more particularly described as follows:

BEGINNING at a point on the southerly line of the lands of, now or formerly, MHC Whispering Pines LLC, being identified as Tax Parcel 334-5.00-155.00, said point bears South 68 degrees 06 minutes 56 seconds West 304.27 feet from a point formed by the intersection of the southwesterly right-of-way line of said Janice Road with the southerly line of said MHC lands, thence,

1) leaving said MHC lands and through the lands of, now or formerly, AAA Storage Limited Partnership, as recorded in the Office of the Recorder of Deeds in and for Sussex County and the State of Delaware in Deed Book 3319, Page 126, the following three courses and distances, South 21 degrees 53 minutes 04 seconds East 301.10 feet to a point, thence running,

2) North 68 degrees 33 minutes 47 seconds East 340.77 feet to a point, thence running,

3) South 21 degrees 26 minutes 13 seconds East 58.00 feet to a point on the northerly line of the lands of, now or formerly, Lewes Fire Department, Inc. as recorded in the Office of Recorder of Deeds in and for Sussex County and the State of Delaware in Deed Book 3319, Page 126, thence,

4) running by and with said Lewes Fire Department lands the following three courses and distances, South 59 degrees 45 minutes 06 seconds East 133.53 feet to a point, thence running,

5) South 30 degrees 14 minutes 54 seconds West 62.37 feet to a point, thence running,

6) South 34 degrees 42 minutes 58 seconds East 261.87 feet to a point on the southerly line of the lands of, now or formerly BAR-SGR, LLC as recorded in the Office of Recorder of Deeds in and for Sussex County and the State of Delaware in Deed Book 2172, Page 207, thence,

7) leaving said Lewes Fire Department lands, and running by and with said BAR-SGR LLC lands the following two courses and distances, South 46 degrees 04 minutes 01 seconds West 371.87 feet to an iron pipe found at a point, thence running,

8) North 47 degrees 19 minutes 10 seconds West 407.52 feet to a point, to a concrete monument found at a point on the northwesterly line of Nassau Valley Vineyard LP, as recorded in said Office of the Recorder of Deeds in Deed Book 1894, Page 129, thence,

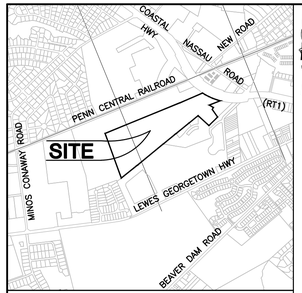
7) leaving said BAR-SGR lands and running by and with said Nassau Valley lands, also running by and with said BAR-SGR lands, and other lands of, now or formerly, BAR-SGR LLC, as recorded in said Office of the Recorder of Deeds in Deed Book 5199, Page 225, South 50 degrees 56 minutes 44 seconds West 2,767.69 feet to a point on the easterly line of the lands of said MHC lands, passing over iron rods found at 789.83 feet and 1,257.16 feet, thence,

8) leaving said other BAR-SGR lands and running by and with said MHC lands, the following two courses and distances, North 18 degrees 03 minutes 42 seconds West 1,352.42 feet to a concrete monument found at a point, thence running,

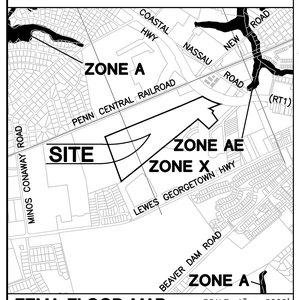
9) North 68 degrees 06 minutes 56 seconds East 2,642.58 feet to the point and place of beginning; **CONTAINING 61.733** acres of land, more or less.

P:\Chesapeake Reality\3808A21 - Ritter Farm\Submit\2022-09-30 AR -C1 to MR-RPC Filing\AR - C1 Legal.doc

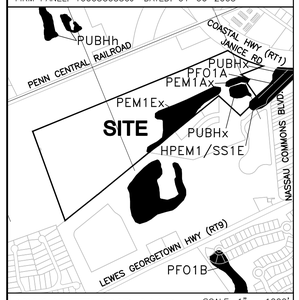
VINTNERS RESERVE
RESIDENTIAL PLANNED COMMUNITY (RPC)
PRELIMINARY SUBDIVISION PLAN
LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE
DBF PROJECT NO. 3808B001
SEPTEMBER 2022



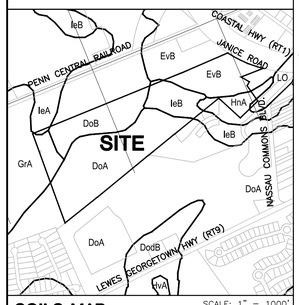
LOCATION MAP SCALE: 1" = 2000'



FEMA FLOOD MAP SCALE: 1" = 2000'
FIRM PANEL: 10005C0330J DATED: 01-06-2005



NWI WETLAND MAP SCALE: 1" = 1000'



SOILS MAP SCALE: 1" = 1000'

SYMBOL	SOILS DATA
GRA	GREENWICH LOAM, 0 TO 2 PERCENT SLOPES (TYPE B)
IeA	INGLESIDE LOAMY SAND, 0 TO 2 PERCENT SLOPES (TYPE A)
IeB	INGLESIDE LOAMY SAND, 2 TO 5 PERCENT SLOPES (TYPE A)
EvB	EVESBORO LOAMY SAND, 0 TO 5 PERCENT SLOPES (TYPE B)
HnA	HAMMONTON SANDY LOAM, 0 TO 2 PERCENT SLOPES (TYPE B)
DoA	DOWNER SANDY LOAM, 0 TO 2 PERCENT SLOPES (TYPE A)
DoB	DOWNER SANDY LOAM, 2 TO 5 PERCENT SLOPES (TYPE A)

DATA COLUMN

TAX MAP ID:	3-34-5.00-153.02
DEED REFERENCE:	DB: 3319 PG: 126
DATUM:	
HORIZONTAL:	NAD 83 (DE STATE PLANE)
VERTICAL:	NAVD 88
LAND USE	
EXISTING:	VACANT (BORROW PIT)
PROPOSED:	TOWNHOUSE COMMUNITY
TOWNHOUSE UNITS:	316 UNITS
DENSITY	
ALLOWABLE:	61.733 ACRES (GROSS AREA) LESS WETLANDS: 0.00 ACRES LESS 25%): 15.433 ACRES 46.300 ACRES (NET DEVELOPABLE AREA) 46.300 X 12 DU / AC = 555 UNITS
PROPOSED:	(316 DU ÷ 61.733 AC) 5.12 UNITS PER AC.
ZONING	
EXISTING:	C-1 (GENERAL COMMERCIAL) AR-1 (AGRICULTURAL RESIDENTIAL)
PROPOSED:	MR-RPC (MEDIUM-DENSITY RESIDENTIAL-RESIDENTIAL PLANNED COMMUNITY)

BULK AND AREA CALCULATIONS

	REQUIRED	PROPOSED
FRONT SETBACK:	25 FT.	25 FT.
FRONT CORNER SETBACK:	15 FT.	15 FT.
REAR SETBACK:	15 FT.	15 FT.
COMBINED FRONT AND REAR:	40 FT.	40 FT.
SIDE SETBACK:	10 FT.	10 FT.
BUILDING HEIGHT:	42 FT.	42 FT.
LOT WIDTH:	16 FT.	20 FT.
LOT LENGTH:	100 FT.	100 FT.
LOT AREA:	1,600 S.F.	2,000 S.F.
AVERAGE LOT AREA:	3,630 S.F.	3,024 S.F.
PARKING:	2 PER UNIT 632 SPACES	2 PER UNIT 632 SPACES AND 196 OVERFLOW SPACES

AREAS:	
EXISTING SITE	
SITE AREA:	61.733 AC.
PROPOSED SITE	
LOT AREA:	21.935 AC.
RIGHT-OF-WAY:	10.496 AC.
ACCESS EASEMENT:	0.161 AC.
OPEN SPACE (TOTAL)	29.141 AC.
OPEN SPACE A	1.315 AC.
OPEN SPACE B	1.353 AC.
OPEN SPACE C	0.152 AC.
OPEN SPACE D	1.615 AC.
OPEN SPACE E	1.902 AC.
OPEN SPACE F	2.384 AC.
OPEN SPACE G	2.001 AC.
OPEN SPACE H	0.884 AC.
OPEN SPACE I	0.050 AC.
OPEN SPACE J	0.214 AC.
OPEN SPACE K	2.554 AC.
OPEN SPACE L	9.893 AC.
OPEN SPACE M	4.826 AC.
TOTAL SITE AREA	61.733 AC.

UTILITIES	
SEWER PROVIDER:	PUBLIC (SUSSEX COUNTY)
WATER PROVIDER:	PUBLIC (TIDEWATER UTILITIES, INC.)

PROPOSED BUILDING CONSTRUCTION: WOOD/CONCRETE BLOCK

FLOODPLAIN - THE PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10005C0330J DATED JANUARY 06, 2005. FLOOD ZONE X (MINIMAL FLOODING)

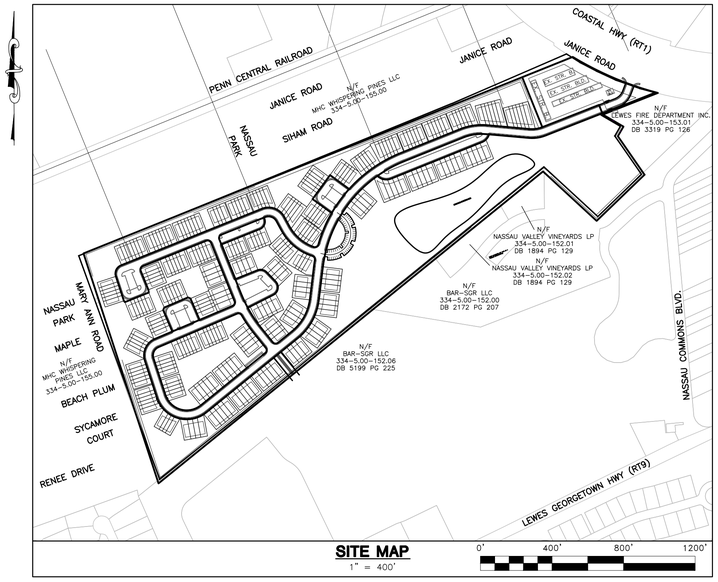
STATE STRATEGIES MAP: INVESTMENT LEVEL 1 & 2

TRANSPORTATION IMPROVEMENT DISTRICT (TID): HENLOPEN

FIRE DISTRICT:	82ND
SCHOOL DISTRICT:	CAPE HENLOPEN
ELECTION DISTRICT:	3RD

PROPERTY OWNER / DEVELOPER:
JANICE CRP3 LLC
4750 OWINGS MILL BLVD.
OWINGS MILL, MD 21117
CONTACT: JON HOFFMAN
PHONE: 410-356-9900 EXT. 755

ENGINEER:
DAVIS, BOWEN, & FRIEDEL, INC.
RING LARDNER, P.E.
1 PARK AVENUE
MILFORD, DE 19963
PHONE: 302-424-1441
FAX: 302-424-0430



SITE MAP 1" = 400' 0' 400' 800' 1200'

LEGEND

EXISTING	PROPOSED
BOUNDARY LINE	RIGHT-OF-WAY / BOUNDARY LINE
ADJACENT PROPERTY OWNER	EASEMENT
EASEMENT	FORESTED BUFFER
CONTOUR	WETLANDS BUFFER
CATCH BASIN, STORM PIPE	STREAM BUFFER
SANITARY SEWER MANHOLE, PIPE	CATCH BASIN, STORM PIPE, STORM MANHOLE, LABELS
WATER MAIN	SWALE
FIRE HYDRANT ASSEMBLY	SANITARY SEWER IDENTIFICATION, MANHOLE, PIPE, FLOW ARROW, PIPE SIZE
UTILITY POLE	WATER MAIN, TEE W/ VALVES, PIPE SIZE
SIGN	FIRE HYDRANT ASSEMBLY
FENCE	TREE LINE
TREE	PAVEMENT / FULL DEPTH TYPE I
TREE LINE	CONCRETE SIDEWALK
WETLANDS	FENCE
PAVEMENT	

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CERTIFICATION OF OWNERSHIP:

I, _____ HEREBY CERTIFY THAT _____ IS THE LEGAL OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN, AND THAT THE RECORD MAJOR/MINOR LAND DEVELOPMENT PLAN HEREOF WAS MADE AT ITS DIRECTION; THAT I ACKNOWLEDGE THE SAME TO BE ITS ACT AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS AND ZONING CODE OF SUSSEX COUNTY.

JANICE CRP3, LLC _____ DATE _____

DEVELOPER'S STATEMENT:

WE, THE UNDERSIGNED, CERTIFY THAT WE ARE THE EQUITABLE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO ORDINANCE.

JANICE CRP3 LLC _____ DATE _____
4750 OWINGS MILL BLVD.
OWINGS MILL, MD 21117
CONTACT: JON HOFFMAN
(CHESAPEAKE REALTY PARTNERS)
PHONE: 410-356-9900 ext. 755

CERTIFICATION OF ACCURACY:

I, RING W. LARDNER, P.E., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER (LAND SURVEYOR) IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES, AND IN ACCORDANCE WITH THE TOWN OF MIDDLETOWN SUBDIVISION REGULATIONS AND ZONING CODE.

RING W. LARDNER, P.E. _____ DATE _____
LICENSE #15647

GENERAL NOTES:

1) ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT) STANDARDS AND REGULATIONS FOR SUBDIVISION STREETS AND STATE HIGHWAY ACCESS AND WILL BE SUBJECT TO ITS APPROVAL.

2) SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY ARE PRIVATE AS SHOWN ON THIS PLAN AND ARE TO BE MAINTAINED BY THE DEVELOPER, PROPERTY OWNERS OR BOTH. THE STATE OF DELAWARE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.

3) 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 OF THE SIDEWALK.

4) ALL UNITS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET. EACH UNIT WILL BE PERMITTED TO HAVE ONLY ONE ACCESS POINT TO SERVE THE ENTIRE PARCEL. HORSESHOE DRIVEWAYS WILL NOT BE PERMITTED.

5) ALL MATERIALS AND WORKMANSHIP SHALL MEET THE STATE OF DELAWARE STANDARDS AND SPECIFICATIONS, DATED AUGUST 2001.

6) ALL DISTURBED AREAS WITHIN THE STATE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOPSOILED (6" MINIMUM), FERTILIZED AND SEEDED.

7) A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.

8) MISS UTILITY SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1-800-282-8555.

9) ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS' RESPONSIBILITY AND SHALL FOLLOW THE GUIDELINES SHOWN IN "TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY AND EMERGENCY OPERATIONS." (LATEST EDITION)

10) ALL TRAFFIC CONTROL DEVICES SHALL BE IN NEW OR REFURBISHED CONDITION, SHALL COMPLY WITH THE TRAFFIC CONTROL MANUAL, SHALL BE NCHRP - 350 APPROVED, AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED IN GOOD CONDITION FOR DURATION OF USE.

11) DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE "GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES."

12) "PAVEMENT MARKING MATERIAL WILL MATCH EXISTING. DURABLE MARKINGS (I.E. THERMO, EPOXY) WILL BE REQUIRED FOR NEW STRIPING, IF THEY EXIST IN THE FIELD."

13) ALL STEEL USED IN CATCH BASINS MUST BE 60 KSI.

14) ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS. BUILDING CONSTRUCTION TO BE MASONRY AND WOOD.

15) THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.

16) NO BUILDING PERMIT WILL BE ISSUED UNTIL EITHER ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED, OR PLACED FOR THE LOT FOR WHICH THE BUILDING PERMIT IS TO BE ISSUED IN A MANNER ACCEPTABLE TO THE COUNTY AND STATE, OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OR OTHER GUARANTEE WITH THE COUNTY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER REQUIRED IMPROVEMENT.

17) AFTER THE CREATION OF THE COMMUNITY'S HOMEOWNER'S ASSOCIATION ALL BUFFER AREAS, AND THE STORMWATER MANAGEMENT AREA, SHALL BE OWNED AND MAINTAINED BY THE COMMUNITY'S HOMEOWNER'S ASSOCIATION. THE DEVELOPER SHALL MAINTAIN THESE AREAS UNTIL THE COMMUNITY HOMEOWNER'S ASSOCIATION IS ESTABLISHED.

18) THE FINAL OVERLAY OF HOT MIX - TYPE C FOR ALL STREETS WITHIN THE DEVELOPMENT WILL NOT BE PERMITTED UNTIL 75% OF THE HOMES ARE COMPLETELY CONSTRUCTED. IF FINAL OVERLAY IS CONDUCTED WITHOUT THE COUNTY KNOWLEDGE AND/ OR APPROVAL, THEN THE COUNTY HAS THE RIGHT TO HAVE THE OWNER/DEVELOPER ROTOMILL AND OVERLAY, WITH ALL COSTS BEING PAID FOR BY THE DEVELOPER.

19) THERE ARE NO JURISDICTIONAL WETLANDS ON THIS PROPERTY.

20) THE PARCEL IS PARTIALLY LOCATED IN AN EXCELLENT RECHARGE AREA AND WILL COMPLY WITH CHAPTER 89 OF THE SUSSEX COUNTY CODE.

21) THIS PROJECT IS SUBJECT TO DEED RESTRICTIONS AND WILL BE RECORDED IN A SEPARATE DOCUMENT.

Revisions:
2022-12-27 OWNER AND P&Z COMMENTS

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

PL-01

LOT AREA TABLE

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
T101	4,984±	0.114±	T1101	3,366±	0.077±	T2101	3,520±	0.081±	T3101	3,520±	0.081±	T4101	4,228±	0.097±	T5101	3,520±	0.081±
T102	2,946±	0.068±	T1102	2,166±	0.050±	T2102	2,200±	0.051±	T3102	2,200±	0.051±	T4102	3,157±	0.072±	T5102	2,200±	0.051±
T103	2,800±	0.064±	T1103	2,176±	0.050±	T2103	2,200±	0.051±	T3103	2,200±	0.051±	T4103	3,159±	0.073±	T5103	2,200±	0.051±
T104	2,653±	0.061±	T1104	2,153±	0.049±	T2104	2,200±	0.051±	T3104	2,202±	0.051±	T4104	4,237±	0.097±	T5104	2,200±	0.051±
T105	2,507±	0.058±	T1105	3,317±	0.076±	T2105	3,511±	0.081±	T3105	2,233±	0.051±	T4201	5,531±	0.127±	T5105	2,200±	0.051±
T106	3,707±	0.085±	T1201	5,144±	0.118±	T2201	3,520±	0.081±	T3106	3,756±	0.086±	T4202	3,349±	0.077±	T5106	3,520±	0.081±
T201	4,945±	0.114±	T1202	2,595±	0.060±	T2202	2,200±	0.051±	T3201	3,824±	0.088±	T4203	3,100±	0.071±	T5201	3,520±	0.081±
T202	2,901±	0.067±	T1203	2,406±	0.055±	T2203	2,200±	0.051±	T3202	1,923±	0.044±	T4204	3,080±	0.071±	T5202	2,200±	0.051±
T203	2,754±	0.063±	T1204	2,252±	0.052±	T2204	2,200±	0.051±	T3203	2,051±	0.047±	T4205	4,180±	0.096±	T5203	2,200±	0.051±
T204	2,608±	0.060±	T1205	3,496±	0.080±	T2205	2,200±	0.051±	T3204	3,527±	0.081±	T4301	4,180±	0.096±	T5204	2,200±	0.051±
T205	2,462±	0.057±	T1301	4,073±	0.094±	T2206	3,520±	0.081±	T3301	4,439±	0.102±	T4302	3,080±	0.071±	T5205	2,200±	0.051±
T206	3,662±	0.084±	T1302	2,330±	0.053±	T2301	3,520±	0.081±	T3302	3,101±	0.071±	T4303	3,080±	0.071±	T5206	3,520±	0.081±
T301	3,921±	0.090±	T1303	2,226±	0.051±	T2302	2,200±	0.051±	T3303	3,101±	0.071±	T4304	3,080±	0.071±	T5301	3,723±	0.086±
T302	2,324±	0.053±	T1304	2,200±	0.051±	T2303	2,200±	0.051±	T3304	4,439±	0.102±	T4305	4,180±	0.096±	T5302	2,805±	0.064±
T303	2,258±	0.052±	T1305	3,520±	0.081±	T2304	2,200±	0.051±	T3401	4,186±	0.096±	T4401	4,180±	0.096±	T5303	2,807±	0.064±
T304	2,217±	0.051±	T1401	3,520±	0.081±	T2305	2,200±	0.051±	T3402	3,080±	0.071±	T4402	3,080±	0.071±	T5304	4,300±	0.099±
T305	2,201±	0.051±	T1402	2,200±	0.051±	T2306	3,434±	0.079±	T3403	3,080±	0.071±	T4403	3,080±	0.071±	T5401	3,800±	0.087±
T306	3,520±	0.081±	T1403	2,200±	0.051±	T2401	4,180±	0.096±	T3404	3,080±	0.071±	T4404	3,080±	0.071±	T5402	2,800±	0.064±
T401	3,520±	0.081±	T1404	2,200±	0.051±	T2402	3,080±	0.071±	T3405	4,180±	0.096±	T4405	4,180±	0.096±	T5403	2,800±	0.064±
T402	2,200±	0.051±	T1405	3,520±	0.081±	T2403	3,080±	0.071±	T3501	4,180±	0.096±	T4501	4,180±	0.096±	T5404	2,800±	0.064±
T403	2,200±	0.051±	T1501	3,520±	0.081±	T2404	4,180±	0.096±	T3502	3,080±	0.071±	T4502	3,080±	0.071±	T5405	3,811±	0.088±
T404	2,200±	0.051±	T1502	2,200±	0.051±	T2501	4,267±	0.098±	T3503	3,080±	0.071±	T4503	3,080±	0.071±	T5501	3,903±	0.090±
T405	2,200±	0.051±	T1503	2,200±	0.051±	T2502	3,125±	0.072±	T3504	3,080±	0.071±	T4504	3,080±	0.071±	T5502	2,800±	0.064±
T406	3,520±	0.081±	T1504	3,520±	0.081±	T2503	3,109±	0.071±	T3505	4,180±	0.096±	T4505	4,226±	0.097±	T5503	2,800±	0.064±
T501	3,520±	0.081±	T1601	3,520±	0.081±	T2504	4,487±	0.103±	T3601	4,180±	0.096±	T4601	4,271±	0.098±	T5504	3,903±	0.090±
T502	2,200±	0.051±	T1602	2,200±	0.051±	T2601	4,180±	0.096±	T3602	3,080±	0.071±	T4602	3,095±	0.071±	T5601	3,800±	0.087±
T503	2,200±	0.051±	T1603	2,200±	0.051±	T2602	2,200±	0.051±	T3603	3,080±	0.071±	T4603	3,081±	0.071±	T5602	2,800±	0.064±
T504	2,200±	0.051±	T1604	2,200±	0.051±	T2603	2,200±	0.051±	T3604	3,080±	0.071±	T4604	3,080±	0.071±	T5603	2,800±	0.064±
T505	2,200±	0.051±	T1605	2,200±	0.051±	T2604	2,200±	0.051±	T3605	4,180±	0.096±	T4605	4,180±	0.096±	T5604	3,800±	0.087±
T506	3,520±	0.081±	T1606	2,200±	0.051±	T2605	3,520±	0.081±	T3701	4,180±	0.096±	T4701	4,180±	0.096±	T5701	3,200±	0.073±
T601	3,521±	0.081±	T1607	3,520±	0.081±	T2701	3,520±	0.081±	T3702	3,080±	0.071±	T4702	3,080±	0.071±	T5702	2,000±	0.046±
T602	2,209±	0.051±	T1701	3,520±	0.081±	T2702	2,200±	0.051±	T3703	3,080±	0.071±	T4703	3,080±	0.071±	T5703	2,000±	0.046±
T603	2,227±	0.051±	T1702	2,200±	0.051±	T2703	2,200±	0.051±	T3704	4,182±	0.096±	T4704	3,080±	0.071±	T5704	2,000±	0.046±
T604	2,255±	0.052±	T1703	2,200±	0.051±	T2704	2,200±	0.051±	T3801	4,317±	0.099±	T4705	4,180±	0.096±	T5705	3,200±	0.073±
T605	2,294±	0.053±	T1704	2,200±	0.051±	T2705	2,200±	0.051±	T3802	3,091±	0.071±	T4801	4,180±	0.096±	T5801	3,200±	0.073±
T606	4,828±	0.111±	T1705	2,200±	0.051±	T2706	3,520±	0.081±	T3803	3,091±	0.071±	T4802	3,080±	0.071±	T5802	2,000±	0.046±
T701	4,549±	0.104±	T1706	2,200±	0.051±	T2801	3,520±	0.081±	T3804	4,317±	0.099±	T4803	3,080±	0.071±	T5803	2,000±	0.046±
T702	2,206±	0.051±	T1707	3,520±	0.081±	T2802	2,200±	0.051±	T3901	4,451±	0.102±	T4804	3,080±	0.071±	T5804	2,000±	0.046±
T703	2,200±	0.051±	T1801	3,520±	0.081±	T2803	2,200±	0.051±	T3902	3,132±	0.072±	T4805	4,180±	0.096±	T5805	3,297±	0.076±
T704	2,205±	0.051±	T1802	2,200±	0.051±	T2804	2,200±	0.051±	T3903	3,084±	0.071±	T4901	3,451±	0.079±	T5901	3,571±	0.082±
T705	3,563±	0.082±	T1803	2,200±	0.051±	T2805	4,177±	0.096±	T3904	4,180±	0.096±	T4902	2,200±	0.051±	T5902	2,017±	0.046±
T801	5,198±	0.119±	T1804	2,200±	0.051±	T2901	3,898±	0.089±	T4001	4,180±	0.096±	T4903	2,200±	0.051±	T5903	2,001±	0.046±
T802	2,200±	0.051±	T1805	2,200±	0.051±	T2902	2,244±	0.052±	T4002	3,080±	0.071±	T4904	2,200±	0.051±	T5904	2,012±	0.046±
T803	2,200±	0.051±	T1806	2,200±	0.051±	T2903	2,203±	0.051±	T4003	3,080±	0.071±	T4905	3,520±	0.081±	T5905	5,118±	0.117±
T804	2,200±	0.051±	T1807	3,520±	0.081±	T2904	2,244±	0.052±	T4004	4,180±	0.096±	T5001	3,520±	0.081±	T6001	4,170±	0.096±
T805	3,520±	0.081±	T1901	3,520±	0.081±	T2905	3,898±	0.089±				T5002	2,200±	0.051±	T6002	2,024±	0.047±
T901	3,520±	0.081±	T1902	2,200±	0.051±	T3001	3,523±	0.081±				T5003	2,200±	0.051±	T6003	2,073±	0.048±
T902	2,200±	0.051±	T1903	2,200±	0.051±	T3002	2,200±	0.051±				T5004	2,200±	0.051±	T6004	5,118±	0.118±
T903	2,200±	0.051±	T1904	2,200±	0.051±	T3003	2,200±	0.051±				T5005	2,200±	0.051±	T6101	3,800±	0.087±
T904	2,200±	0.051±	T1905	2,200±	0.051±	T3004	2,200±	0.051±				T5006	3,520±	0.081±	T6102	2,800±	0.064±
T905	2,200±	0.051±	T1906	3,520±	0.081±	T3005	2,200±	0.051±							T6103	2,800±	0.064±
T906	3,520±	0.081±	T2001	3,520±	0.081±	T3006	3,520±	0.081±							T6104	3,800±	0.087±
T1001	3,520±	0.081±	T2002	2,200±	0.051±										T6201	3,974±	0.091±
T1002	2,200±	0.051±	T2003	2,200±	0.051±										T6202	3,012±	0.069±
T1003	2,200±	0.051±	T2004	2,200±	0.051±										T6203	3,012±	0.069±
T1004	2,200±	0.051±	T2005	2,200±	0.051±										T6204	3,943±	0.091±
T1005	3,520±	0.081±	T2006	3,520±	0.081±										TOTAL:	955,509±	21.936±

LOT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
LC-1	150.00'	30.76'	30.70'	S 89°12'26" W	11°44'52"
LC-2	325.00'	3.76'	3.76'	N 85°15'00" W	0°39'45"
LC-3	325.00'	33.38'	33.37'	N 88°31'27" W	5°53'08"
LC-4	325.00'	33.29'	33.27'	S 84°00'08" W	5°52'05"
LC-5	325.00'	20.39'	20.39'	S 79°16'16" W	3°35'40"
LC-6	325.00'	20.18'	20.18'	S 75°41'42" W	3°33'27"
LC-7	325.00'	20.05'	20.05'	S 72°08'55" W	3°32'07"
LC-8	325.00'	12.85'	12.85'	S 69°14'54" W	2°15'56"
LC-9	785.00'	15.65'	15.65'	S 67°32'40" W	1°08'32"
LC-10	785.00'	20.01'	20.01'	S 66°14'35" W	1°27'38"
LC-11	785.00'	20.03'	20.03'	S 64°46'54" W	1°27'44"
LC-12	785.00'	20.07'	20.07'	S 63°19'05" W	1°27'54"
LC-13	785.00'	20.12'	20.12'	S 61°51'04" W	1°28'07"
LC-14	785.00'	33.81'	33.81'	S 59°52'59" W	2°28'05"
LC-15	785.00'	33.53'	33.53'	S 57°25'31" W	2°26'51"
LC-16	785.00'	20.01'	20.01'	S 55°28'17" W	1°27'37"
LC-17	785.00'	20.00'	20.00'	S 54°00'41" W	1°27'35"
LC-18	785.00'	20.01'	20.01'	S 52°33'05" W	1°27'37"
LC-19	785.00'	32.05'	32.05'	S 50°39'05" W	2°20'23"
LC-20	785.00'	101.12'	101.05'	S 45°47'28" W	7°22'51"
LC-21	250.00'	32.48'	32.46'	N 63°38'22" W	7°26'41"
LC-22	250.00'	20.05'	20.04'	N 57°37'12" W	4°35'39"
LC-23	250.00'	20.01'	20.00'	N 53°01'48" W	4°35'08"
LC-24	250.00'	20.10'	20.09'	N 48°26'03" W	4°36'23"
LC-25	250.00'	32.69'	32.67'	N 42°23'06" W	7°29'30"
LC-26	250.00'	16.93'	16.93'	N 30°31'20" W	3°52'48"
LC-27	100.00'	6.80'	6.80'	N 30°31'47" W	3°53'42"
LC-28	100.00'	20.80'	20.76'	N 38°26'05" W	11°54'54"
LC-29	100.00'	32.14'	32.00'	N 53°35'58" W	18°24'51"
LC-30	100.00'	26.71'	26.63'	N 77°34'22" W	15°18'22"
LC-31	100.00'	21.40'	21.36'	S 88°38'40" W	12°15'35"
LC-32	100.00'	20.26'	20.23'	S 76°42'36" W	11°36'33"
LC-33	100.00'	4.87'	4.87'	S 69°30'38" W	2°47'24"
LC-34	20.00'	10.47'	10.35'	N 06°53'04" W	30°00'00"
LC-35	800.00'	4.40'	4.40'	S 22°02'32" E	0°18'56"
LC-36	800.00'	19.98'	19.98'	S 22°54'56" E	1°25'52"
LC-37	800.00'	38.11'	38.11'	S 34°35'56" E	2°43'47"
LC-38	800.00'	28.02'	28.02'	S 36°58'01" E	2°00'24"
LC-39	800.00'	14.00'	14.00'	S 38°28'18" E	1°00'10"
LC-40	125.00'	32.57'	32.47'	N 27°52'17" W	14°55'39"
LC-41	125.00'	5.12'	5.12'	N 19°14'05" W	2°20'45"
LC-42	50.00'	4.51'	4.50'	N 15°28'48" W	5°09'49"
LC-43	100.00'	2.32'	2.32'	S 66°16'26" W	1°19'44"
LC-44	100.00'	36.41'	36.20'	S 55°10'48" W	20°51'31"
LC-45	100.00'	20.45'	20.42'	S 38°53'30" W	11°43'06"
LC-46	100.00'	20.03'	20.00'	S 27°17'35" W	11°28'42"
LC-47	100.00'	20.45'	20.42'	S 15°41'41" W	11°43'06"
LC-48	100.00'	36.41'	36.20'	S 00°35'37" E	20°51'31"
LC-49	100.00'	12.28'	12.28'	S 14°32'32" E	7°02'20"
LC-50	175.00'	13.38'	13.37'	S 20°15'05" E	4°22'45"
LC-51	175.00'	20.19'	20.18'	S 25°44'47" E	6°36'40"
LC-52	175.00'	33.42'	33.37'	S 34°31'21" E	10°56'29"
LC-53	175.00'	32.75'	32.71'	S 48°28'33" E	10°43'25"
LC-54	175.00'	17.54'	17.53'	S 56°42'31" E	5°44'31"
LC-55	175.00'	20.04'	20.03'	S 62°51'39" E	6°33'45"
LC-56	175.00'	35.26'	35.20'	S 71°54'51" E	11°32'38"
LC-57	175.00'	39.55'	39.47'	S 84°42'49" E	12°57'00"
LC-58	175.00'	28.12'	28.09'	N 84°12'29" E	9°12'25"
LC-59	175.00'	28.12'	28.09'	N 75°00'04" E	9°12'25"
LC-60	175.00'	39.55'	39.47'	N 63°55'22" E	12°57'00"
LC-61	175.00'	18.17'	18.16'	N 53°55'13" E	5°56'59"
LC-62	325.00'	14.59'	14.59'	N 49°39'35" E	2°34'17"
LC-63	325.00'	38.43'	38.41'	N 44°06'21" E	6°46'28"

LOT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
LC-64	325.00'	28.03'	28.03'	N 38°14'51" E	4°56'33"
LC-65	325.00'	28.03'	28.03'	N 33°18'18" E	4°56'33"
LC-66	325.00'	38.43'	38.41'	N 27°26'48" E	6°46'28"
LC-67	325.00'	38.85'	38.83'	N 18°52'17" E	6°51'00"
LC-68	325.00'	28.16'	28.15'	N 12°57'51" E	4°57'53"
LC-69	325.00'	19.79'	19.79'	N 08°44'14" E	3°29'21"
LC-70	735.00'	2.39'	2.39'	N 07°05'08" E	0°11'11"
LC-71	20.00'	28.58'	26.21'	S 31°26'19" E	81°53'21"
LC-72	300.00'	10.73'	10.73'	S 71°21'32" E	2°02'56"
LC-73	300.00'	20.24'	20.24'	S 68°24'04" E	3°51'59"
LC-74	300.00'	20.08'	20.08'	S 64°33'02" E	3°50'06"
LC-75	300.00'	34.57'	34.55'	S 59°19'54" E	6°36'10"
LC-76	300.00'	34.92'	34.90'	S 52°41'45" E	6°40'09"
LC-77	300.00'	20.04'	20.04'	S 47°26'51" E	3°49'38"
LC-78	300.00'	20.00'	20.00'	S 43°37'25" E	3°49'14"
LC-79	300.00'	20.06'	20.05'	S 39°47'53" E	3°49'51"
LC-80	300.00'	34.75'	34.73'	S 34°33'51" E	6°38'12"
LC-81	45.00'	31.51'	30.87'	N 48°03'13" E	40°07'27"
LC-82	47.00'	3.61'	3.61'	S 70°18'53" W	4°23'54"
LC-83	47.00'	32.56'	31.92'	N 63°51'15" W	39°41'49"
LC-84	47.00'	32.56'	31.92'	N 24°09'26" W	39°41'49"
LC-85	47.00'	14.71'	14.65'	N 54°09'50" E	17°55'50"
LC-86	750.00'	14.85'	14.85'	N 38°24'21" W	1°08'05"
LC-87	20.00'	31.44'	28.30'	N 84°00'50" W	90°04'53"
LC-88	275.00'	38.60'	38.57'	S 43°06'01" W	8°02'35"
LC-89	275.00'	28.05'	28.04'	S 36°09'24" W	5°50'38"
LC-90	275.00'	28.05'	28.04'	S 30°18'47" W	5°50'38"
LC-91	275.00'	39.23'	39.20'	S 23°18'16" W	8°10'23"
LC-92	275.00'	4.52'	4.52'	S 07°27'50" W	0°56'34"
LC-93	735.00'	38.09'	38.08'	S 37°16'49" W	2°58'09"
LC-94	735.00'	28.01'	28.01'	S 39°51'24" W	2°11'00"
LC-95	735.00'	28.01'	28.00'	S 42°02'24" W	2°10'59"
LC-96	735.00'	38.08'	38.07'	S 44°36'56" W	2°58'05"
LC-97	735.00'	22.24'	22.24'	N 53°51'01" E	1°44'01"
LC-98	70.00'	29.16'	28.95'	S 56°30'35" E	23°51'56"
LC-99	70.00'	32.65'	32.36'	S 81°48'21" E	26°43'35"
LC-100	70.00'	20.42'	20.35'	N 76°28'24" E	16°42'56"
LC-101	70.00'	27.25'	27.08'	N 56°57'47" E	22°18'18"
LC-102	785.00'	34.43'	34.43'	S 08°14'57" W	2°30'48"

RIGHT-OF-WAY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
RC1	75.00'	62.42'	60.63'	N 44°43'14" E	47°41'07"
RC2	150.00'	69.42'	68.81'	N 81°49'20" E	26°31'05"
RC3	325.00'	152.96'	151.55'	S 81°35'54" W	26°57'56"
RC4	785.00'	714.74'	690.31'	S 42°01'53" W	52°10'05"
RC5	20.00'	32.67'	29.16'	N 62°44'34" E	93°35'26"
RC6	250.00'	182.74'	178.69'	S 49°31'20" E	41°52'47"
RC7	100.00'	145.39'	132.92'	N 70°14'00" W	83°18'08"
RC8	50.00'	75.20'	68.31'	S 25°01'37" W	86°10'38"
RC9	20.00'	31.42'	28.28'	S 23°06'56" W	90°00'00"
RC10	50.00'	72.69'	66.46'	N 70°14'00" W	83°18'08"
RC11	300.00'	229.34'	223.80'	S 50°28'58" E	43°48'04"
RC12	20.00'	28.58'	26.21'	N 31°26'19" W	81°53'21"
RC13	785.00'	34.43'	34.43'	S 08°14'57" W	2°30'48"
RC14	275.00'	210.96'	205.82'	N 28°58'08" E	43°57'11"
RC15	125.00'	242.15'	206.02'	S 73°33'29" E	110°59'34"
RC16	50.00'	74.18'	67.56'	S 24°26'18" W	85°00'00"
RC17	20.00'	29.02'	26.54'	N 71°29'56" W	83°07'33"
RC18	20.00'	31.61'	28.42'	N 21°39'13" E	90°34'09"
RC19	100.00'	148.35'	135.12'	S 24°26'18" W	85°00'00"
RC20	175.00'	339.01'	288.43'	S 73°33'29" E	110°59'34"
RC21	325.00'	249.32'	243.25'	N 28°58'08" E	43°57'11"
RC22	735.00'	784.10'	747.44'	S 37°33'14" W	61°07'23"
RC23	70.00'	82.23'	77.58'	S 78°13'51" E	67°18'27"
RC24	70.00'	61.52	59.56'	N 42°56'19" E	50°21'14"
RC25	275.00'	129.43'	128.23'	S 81°35'54" W	26°57'56"
RC26	200.00'	92.57'	91.74'	N 81°49'20" E	26°31'05"
RC27	125.00'	104.03'	101.06'	N 44°43'14" E	47°41'07"
RC28	20.00'	31.44'	28.30'	S 84°00'50" E	90°04'53"
RC29	750.00'	223.69'	222.86'	S 30°25'44" E	17°05'19"
RC30	20.00'	31.42'	28.28'	S 23°06'56" W	90°00'00"
RC31	20.00'	31.42'	28.28'	N 66°53'04" W	90°00'00"
RC32	800.00'	24.39'	24.38'	S 22°45'28" E	1°44'47"
RC33	800.00'	126.18'	126.05'	S 34°27'16" E	9°02'14"
RC34	20.00'	31.39'	28.26'	N 05°59'10" E	89°55'07"
RC35	47.00'	87.88'	75.63'	N 09°33'42" E	107°08'06"
RC36	47.00'	55.68'	52.48'	N 77°56'43" W	67°52'43"
RC37	45.00'	70.69'	63.64'	S 23°06'56" W	90°00'00"
RC38	100.00'	269.81'	195.10'	N 23°19'44" E	154°35'29"
RC39	140.00'	379.16'	273.45'	N 23°36'59" E	155°10'23"

RIGHT-OF-WAY LINE TABLE

LINE	BEARING	DISTANCE
RL1	N 40°06'39" W	9.11'
RL2	S 09°00'47" E	15.39'
RL3	S 68°03'42" E	15.56'
RL4	N 21°56'18" E	15.56'
RL5	S 21°53'04" E	6.00'
RL6	N 53°58'08" W	5.11'
RL7	N 53°58'08" W	8.55'

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 84°55'08" W	2.38'
L2	N 84°55'08" W	17.53'
L3	S 68°06'56" W	7.15'
L4	S 68°06'56" W	16.35'
L5	N 28°34'56" W	15.24'
L6	S 68°06'56" W	15.13'
L7	N 21°53'04" W	22.00'
L8	N 68°06'56" E	3.00'
L9	N 44°00'21" W	7.98'
L10	N 44°00'21" W	7.98'
L11	N 62°42'25" W	3.46'
L12	S 18°03'42" E	19.75'
L13	S 18°03'42" E	6.64'
L14	N 50°56'44" E	19.86'
L15	N 18°03'42" W	14.88'
L16	S 38°58'23" E	14.00'
L17	N 50°56'44" E	23.42'
L18	N 06°59'33" E	8.22'
L19	N 68°06'56" E	7.87'
L20	N 68°06'56" E	11.43'

JANICE ROAD RIGHT-OF-WAY CURVE TABLE

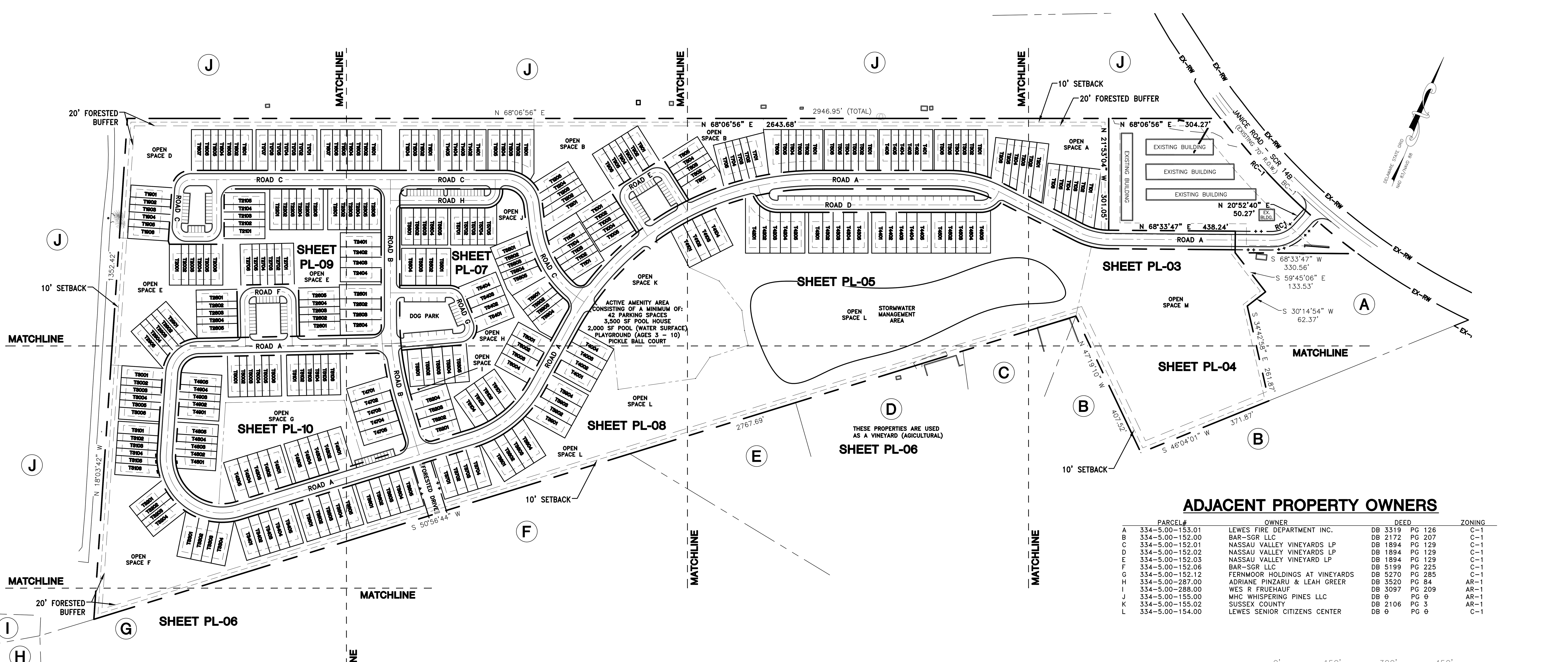
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
RC-1	1797.02'	330.39'	329.92'	S 64°03'32" E	10°32'03"
RC-2	1797.02'	50.01'	50.01'	S 70°07'24" E	1°35'40"
RC-3	1797.02'	138.25'	138.21'	S 73°07'28" E	4°24'28"

RIGHT-OF-WAY TIE-LINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
TLC-1	785.00'	88.26'	88.21'	S 12°43'36" W	6°26'30"
TLC-2	800.00'	88.03'	87.99'	N 26°47'01" W	6°18'18"

EXISTING BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
BC-1	1797.02'	518.65'	516.85'	S 67°03'37" E	16°32'11"



ADJACENT PROPERTY OWNERS

	PARCEL#	OWNER	DEED	ZONING
A	334-5.00-153.01	LEWES FIRE DEPARTMENT INC.	DB 3319 PG 126	C-1
B	334-5.00-152.00	BAR-SGR LLC	DB 2172 PG 207	C-1
C	334-5.00-152.01	NASSAU VALLEY VINEYARDS LP	DB 1894 PG 129	C-1
D	334-5.00-152.02	NASSAU VALLEY VINEYARDS LP	DB 1894 PG 129	C-1
E	334-5.00-152.03	NASSAU VALLEY VINEYARD LP	DB 1894 PG 129	C-1
F	334-5.00-152.06	BAR-SGR LLC	DB 5199 PG 225	C-1
G	334-5.00-152.12	FERNMOOR HOLDINGS AT VINEYARDS	DB 5270 PG 285	C-1
H	334-5.00-287.00	ADRIANE PINZARU & LEAH GREER	DB 3520 PG 84	AR-1
I	334-5.00-288.00	WES R FRUEHAUF	DB 3097 PG 209	AR-1
J	334-5.00-155.00	MHC WHISPERING PINES LLC	DB 0 PG 0	AR-1
K	334-5.00-155.02	SUSSEX COUNTY	DB 2106 PG 3	AR-1
L	334-5.00-154.00	LEWES SENIOR CITIZENS CENTER	DB 0 PG 0	C-1

0' 150' 300' 450'

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PRELIMINARY SITE PLAN OVERVIEW

VINTNERS RESERVE
LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

Revisions:
2022-12-27 OWNER AND P&Z COMMENTS

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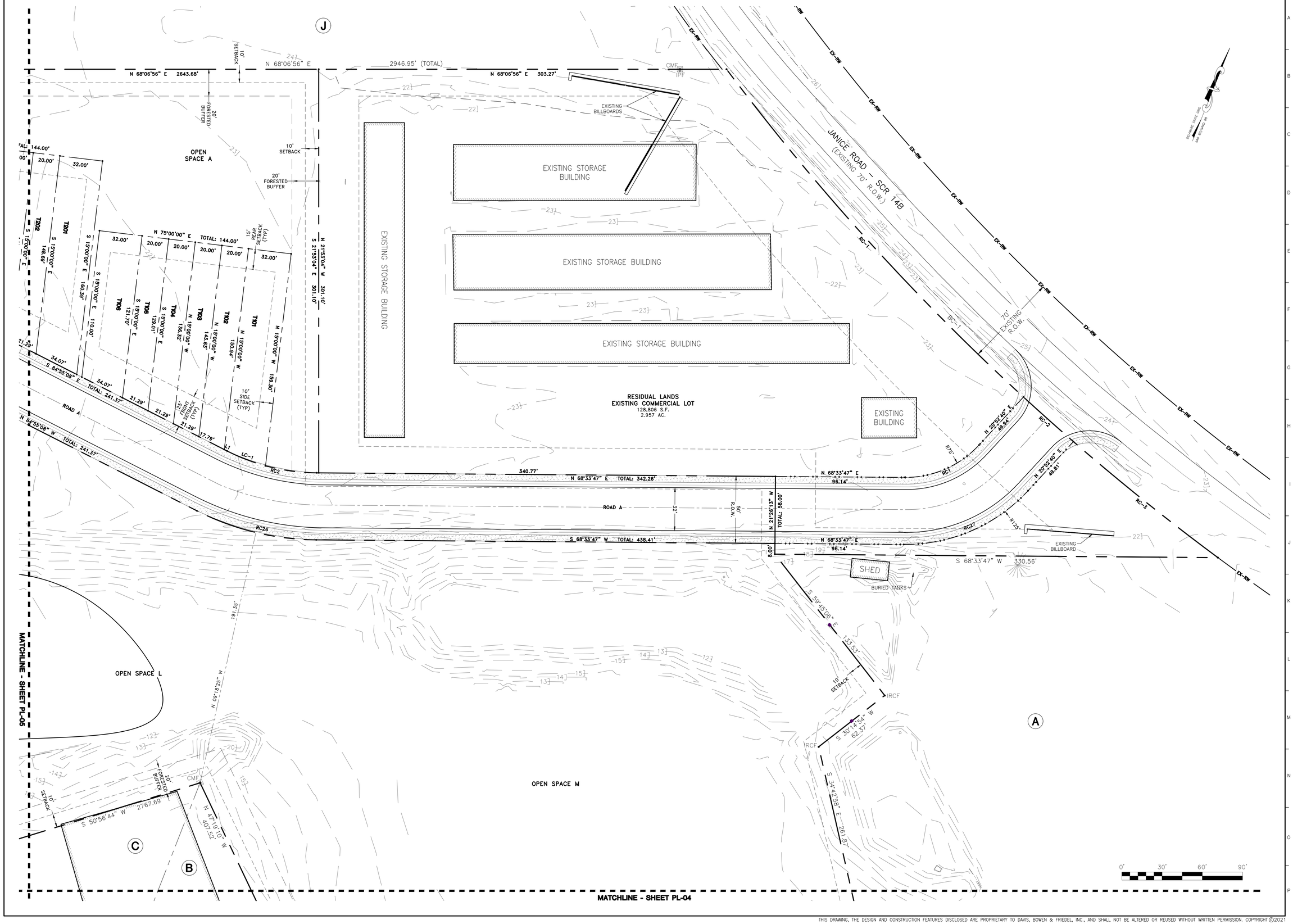

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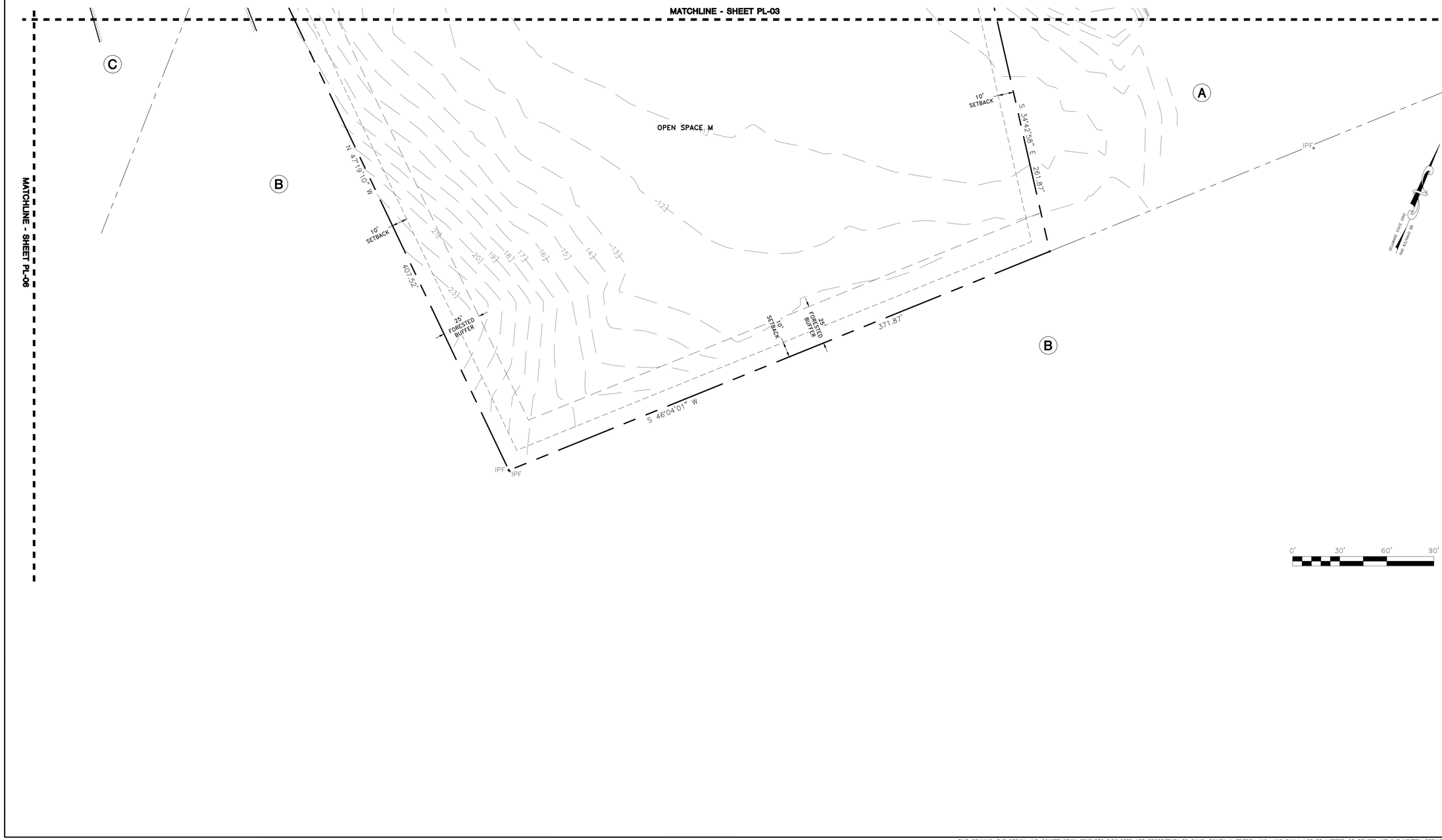

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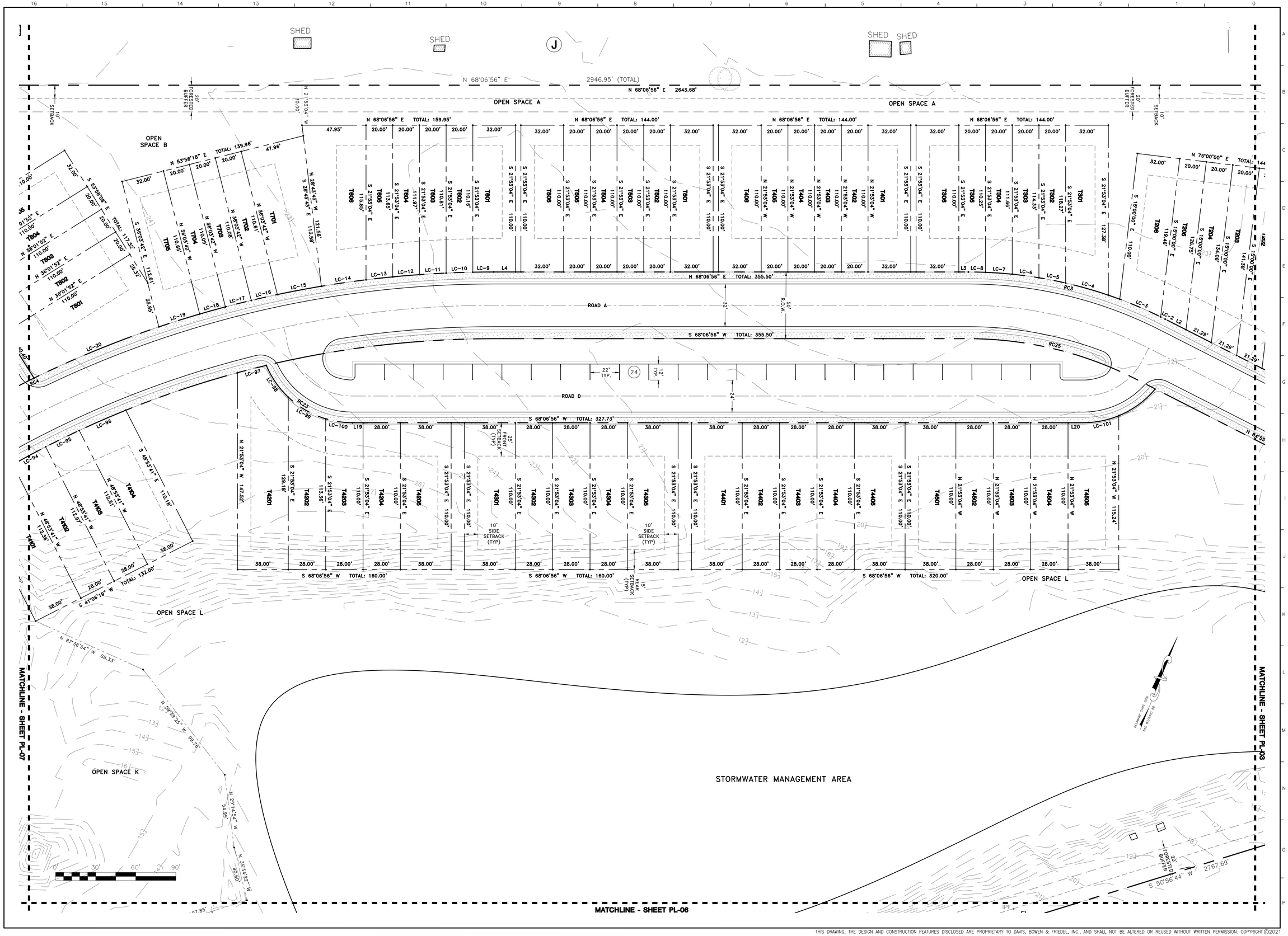

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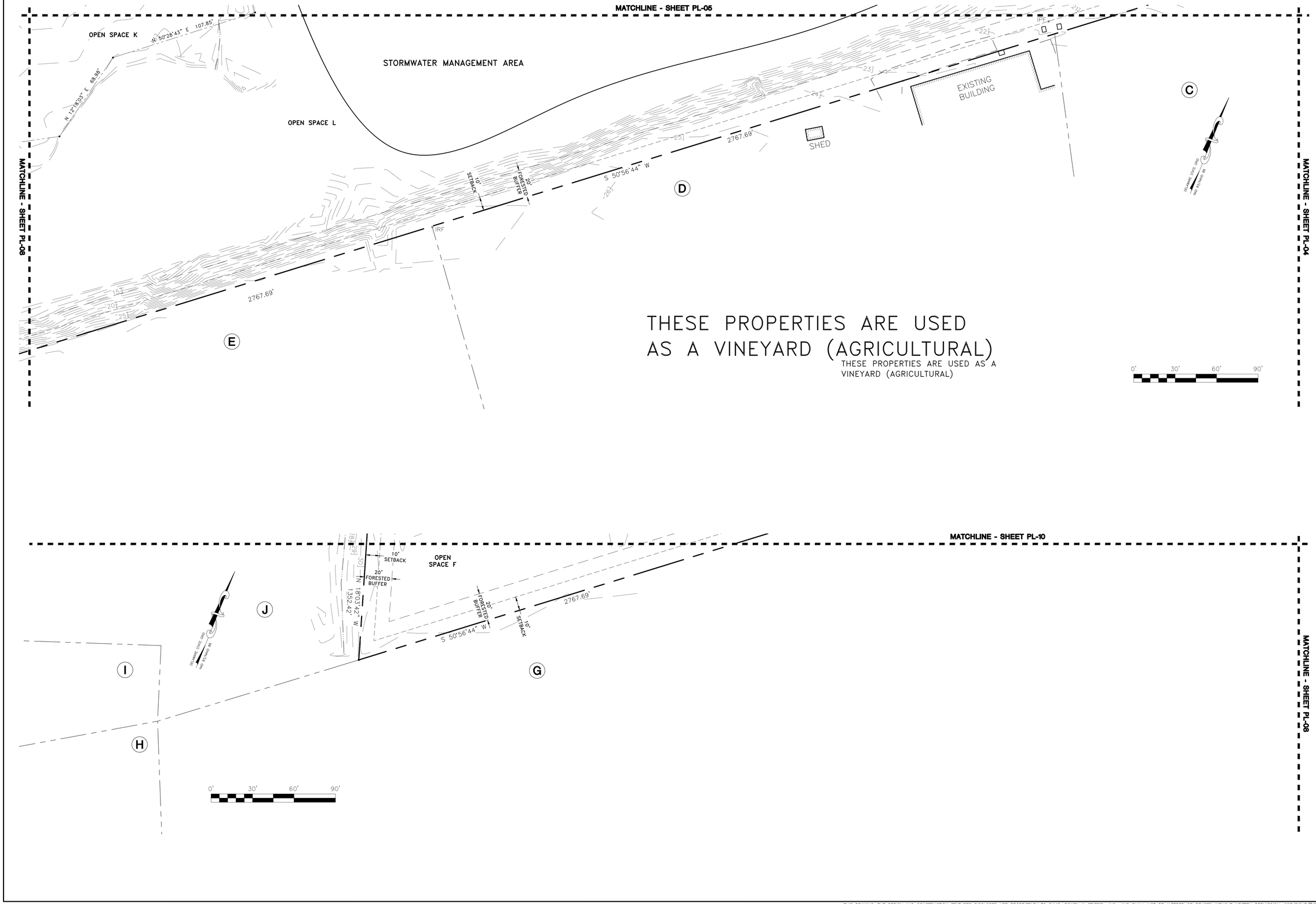

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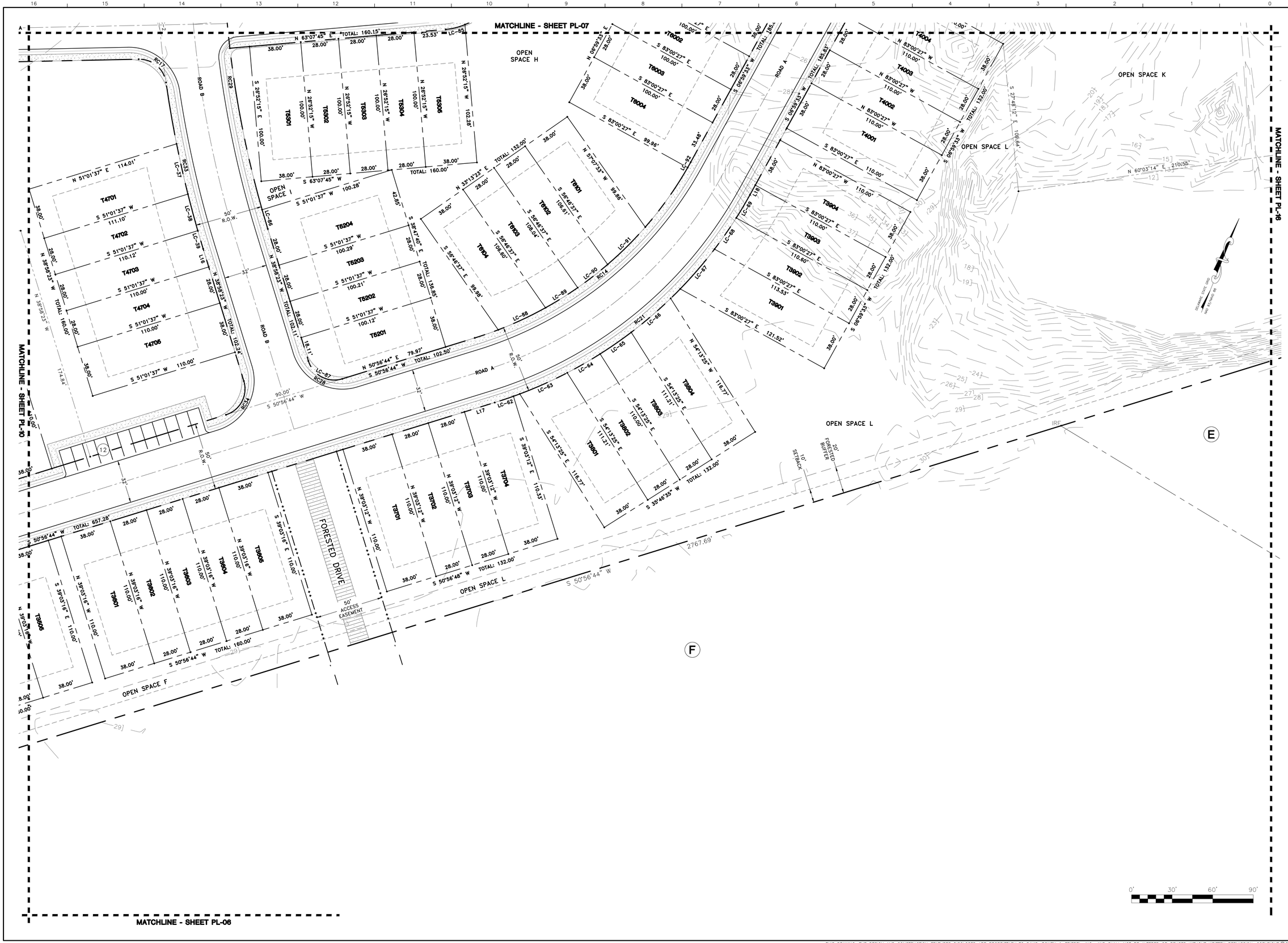

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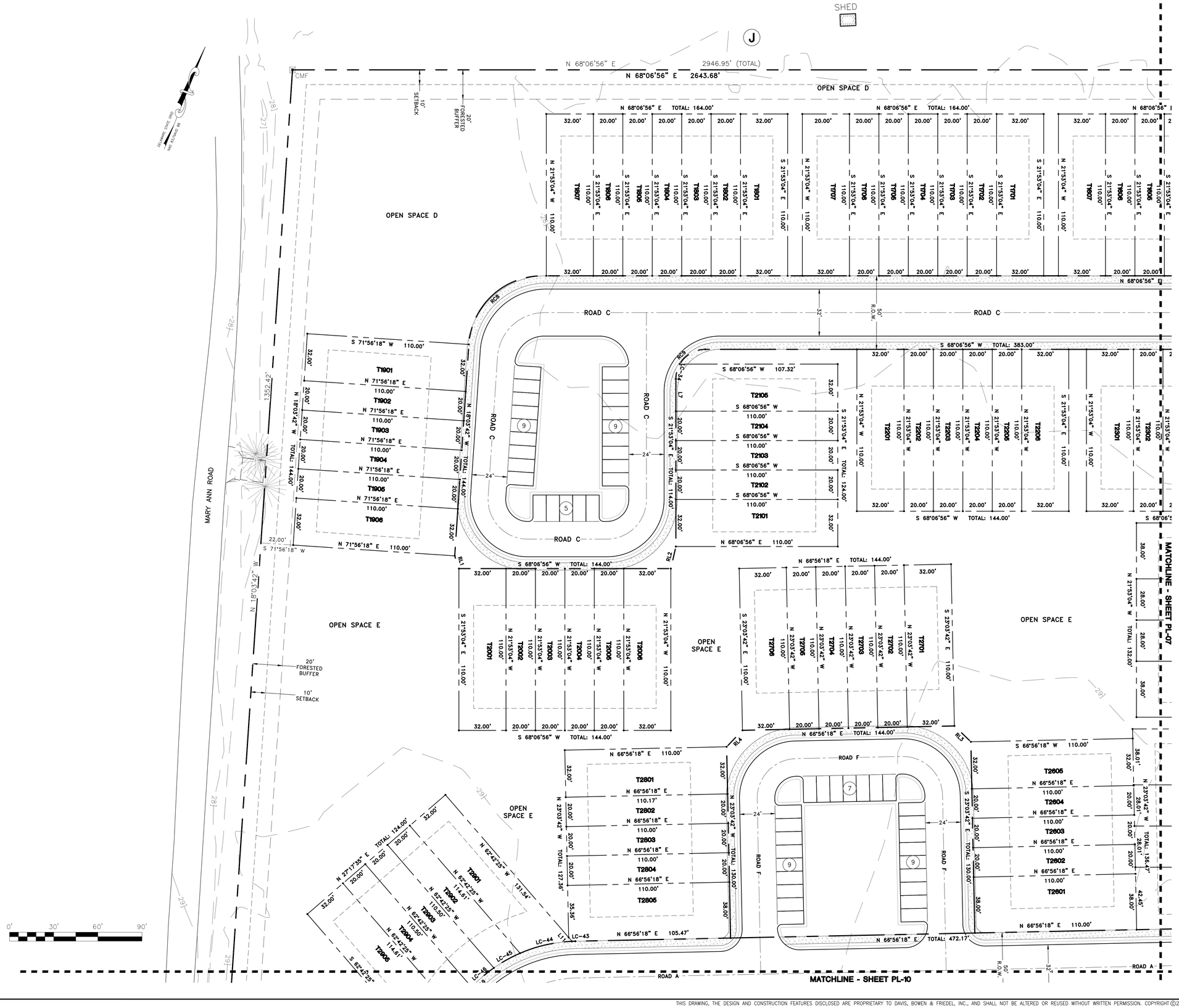

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PRELIMINARY SITE PLAN

VINTNERS RESERVE

LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

Revisions:
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PL-09

MATCHLINE - SHEET PL-09

MATCHLINE - SHEET PL-08

MATCHLINE - SHEET PL-06

ROAD A

MARY ANN ROAD

OPEN SPACE E

OPEN SPACE F

OPEN SPACE G

20' FORESTED BUFFER

10' SETBACK

50' R.O.W.

32' R.O.W.

T3001 N 71°56'18" E 110.00'
T3002 N 71°56'18" E 110.00'
T3003 N 71°56'18" E 110.00'
T3004 N 71°56'18" E 110.00'
T3005 N 71°56'18" E 110.00'
T3006 N 71°56'18" E 110.51'
T3101 N 71°56'18" E 110.00'
T3102 N 71°56'18" E 110.00'
T3103 N 71°56'18" E 110.00'
T3104 N 71°56'18" E 110.00'
T3105 N 71°56'18" E 113.21'
T3106 N 71°56'18" E 122.66'

T4905 S 71°56'18" W 110.00'
T4904 S 71°56'18" W 110.00'
T4903 S 71°56'18" W 110.00'
T4902 S 71°56'18" W 110.00'
T4901 S 71°56'18" W 110.00'
T4805 S 71°56'18" W 110.00'
T4804 S 71°56'18" W 110.00'
T4803 S 71°56'18" W 110.00'
T4802 S 71°56'18" W 109.90'
T4801 S 71°56'18" W 104.36'

T5001 N 23°03'42" W 110.00'
T5002 N 23°03'42" W 110.00'
T5003 N 23°03'42" W 110.00'
T5004 N 23°03'42" W 110.00'
T5005 N 23°03'42" W 110.00'
T5006 N 23°03'42" W 110.00'
T5101 N 23°03'42" W 110.00'
T5102 N 23°03'42" W 110.00'
T5103 N 23°03'42" W 110.00'
T5104 N 23°03'42" E 110.00'
T5105 N 23°03'42" E 110.00'
T5106 N 23°03'42" E 110.00'

T3201 N 29°36'00" E 103.33'
T3202 N 29°36'00" E 102.16'
T3203 N 29°36'00" E 103.33'
T3204 N 29°36'00" E 110.09'

T3301 N 10°23'44" W 112.25'
T3302 N 10°23'44" W 110.00'
T3303 N 10°23'44" W 112.25'
T3304 S 10°23'44" E 122.82'

T3401 N 39°03'16" W 110.00'
T3402 N 39°03'16" W 110.00'
T3403 N 39°03'16" W 110.00'
T3404 N 39°03'16" W 110.00'
T3405 S 39°03'16" E 110.00'
T3406 S 39°03'16" E 110.00'
T3501 N 39°03'16" W 110.00'
T3502 N 39°03'16" W 110.00'
T3503 N 39°03'16" W 110.00'
T3504 N 39°03'16" W 110.00'

T4401 N 39°03'16" W 110.00'
T4402 N 39°03'16" W 110.00'
T4403 N 39°03'16" W 110.00'
T4404 N 39°03'16" W 110.00'
T4405 S 39°03'16" E 110.00'
T4406 S 39°03'16" E 110.00'
T4501 N 39°03'16" W 110.00'
T4502 N 39°03'16" W 110.00'
T4503 N 39°03'16" W 110.00'
T4504 N 39°03'16" W 110.00'

TOTAL: 144.00'
TOTAL: 216.38'
TOTAL: 124.00'
TOTAL: 104.00'
TOTAL: 132.00'
TOTAL: 160.00'
TOTAL: 464.77'
TOTAL: 478.02'

S 66°56'18" W 319.46'
S 50°56'44" W 2767.69'
N 50°56'44" E
S 18°03'42" E
N 18°03'42" W
N 60°24'00" W
N 79°36'16" E

0' 30' 60' 90'

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LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

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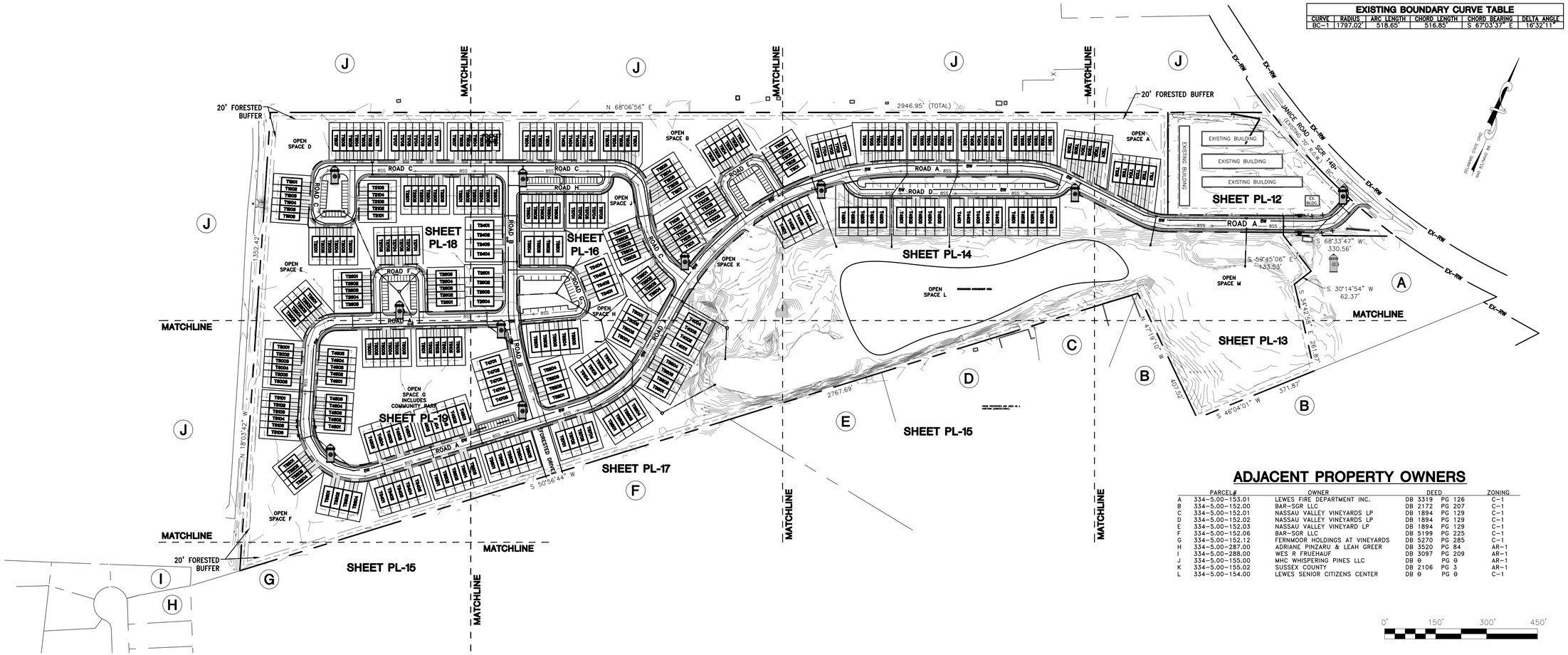

ADJACENT PROPERTY OWNERS

	PARCEL#	OWNER	DEED	ZONING
A	334-5.00-153.01	LEWES FIRE DEPARTMENT INC.	DB 3319 PG 126	C-1
B	334-5.00-152.00	BAR-SGR LLC	DB 2172 PG 207	C-1
C	334-5.00-152.01	NASSAU VALLEY VINEYARDS LP	DB 1894 PG 129	C-1
D	334-5.00-152.02	NASSAU VALLEY VINEYARDS LP	DB 1894 PG 129	C-1
E	334-5.00-152.03	NASSAU VALLEY VINEYARD LP	DB 1894 PG 129	C-1
F	334-5.00-152.06	BAR-SGR LLC	DB 5199 PG 225	C-1
G	334-5.00-152.12	FERNMOOR HOLDINGS AT VINEYARDS	DB 5270 PG 285	C-1
H	334-5.00-287.00	ADRIANE PINZARU & LEAH GREER	DB 3520 PG 84	AR-1
I	334-5.00-288.00	WES R FRUEHAUF	DB 3097 PG 209	AR-1
J	334-5.00-155.00	MHC WHISPERING PINES LLC	DB 0 PG 0	AR-1
K	334-5.00-155.02	SUSSEX COUNTY	DB 2106 PG 3	AR-1
L	334-5.00-154.00	LEWES SENIOR CITIZENS CENTER	DB 0 PG 0	C-1

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PRELIMINARY UTILITY PLAN OVERVIEW

VINTNERS RESERVE
LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

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OPEN SPACE A

20' FORESTED BUFFER

15' REAR SETBACK (TYP)

10' SIDE SETBACK (TYP)

T202 T201 T106 T105 T104 T103 T102 T101

ROAD A

25' FRONT SETBACK (TYP)

EXISTING STORAGE BUILDING

EXISTING STORAGE BUILDING

EXISTING STORAGE BUILDING

EXISTING STORAGE BUILDING

EXISTING BILLBOARDS

EX-SAN-MH

RESIDUAL LANDS
EXISTING COMMERCIAL LOT
128,806 S.F.
2.957 AC.

EXISTING BUILDING

JANICE ROAD - SCR 14B
(EXISTING 70' R.O.W.)

70' EXISTING R.O.W.

DELAWARE STATE GRID
NAD 83/2011 #8

FIRE HYDRANT ASSEMBLY

SAN-MH

EX-SAN-MH

N 68°53'47" E
96.14'

ROAD A
50' R.O.W.

EXISTING BILLBOARD

SHED

BURIED TANKS

EX. WELL

IRCF

OPEN SPACE L

OPEN SPACE M

MATCHLINE - SHEET PL-14

MATCHLINE - SHEET PL-13

0' 30' 60' 90'

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PRELIMINARY UTILITY PLAN

VINTNERS RESERVE
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CITY OF LEWES, SUSSEX COUNTY, DELAWARE

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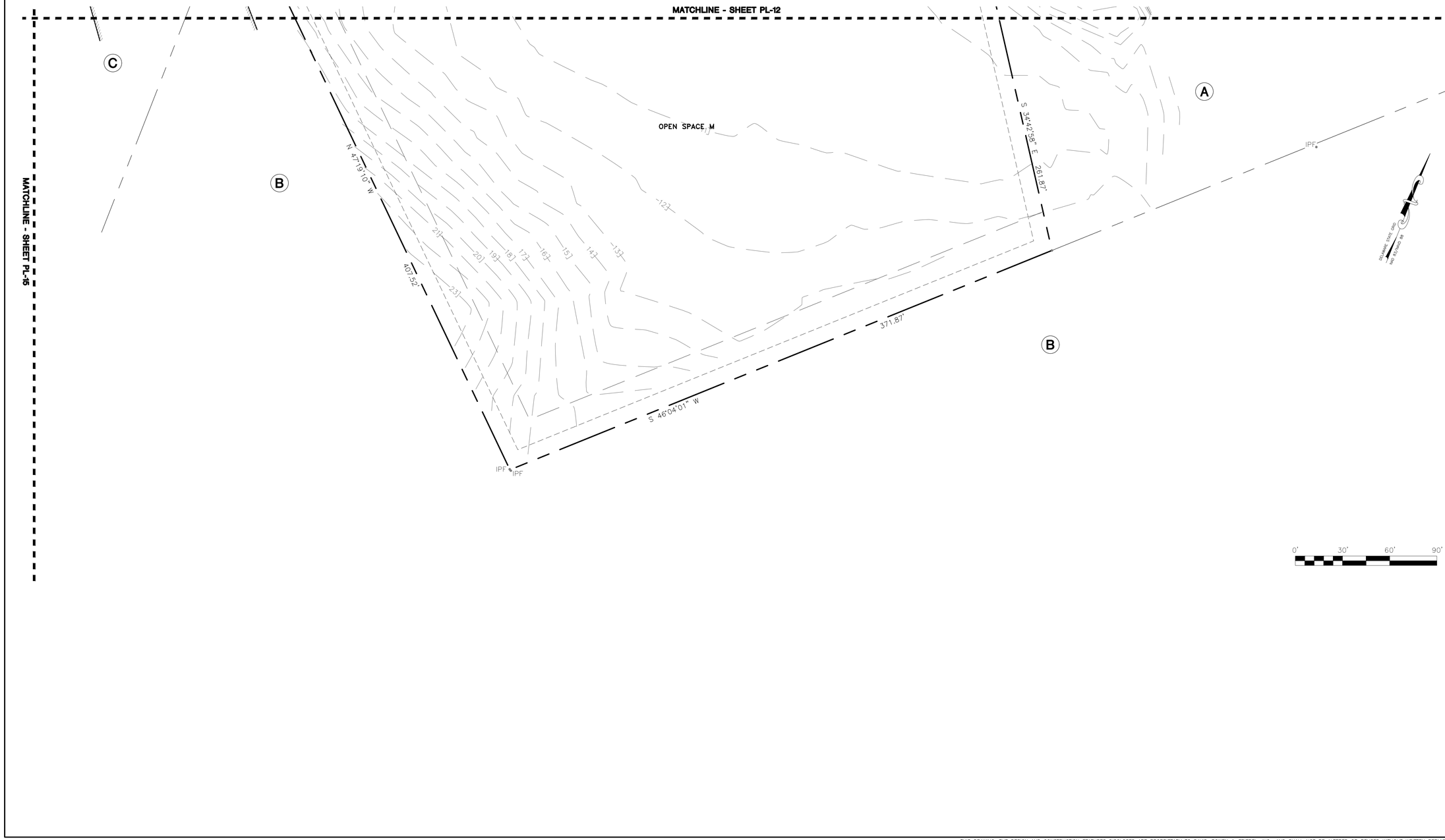

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CITY OF LEWES, SUSSEX COUNTY, DELAWARE

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OPEN SPACE A

OPEN SPACE A

OPEN SPACE B

OPEN SPACE L

OPEN SPACE L

OPEN SPACE L

OPEN SPACE L

STORMWATER MANAGEMENT AREA

ROAD A

ROAD D

SHED

SHED

SHED

SHED

N 68°06'56" E 2946.95' (TOTAL)

N 21°53'04" W 30.00'

20' FORESTED BUFFER

20' FORESTED BUFFER

T606 T605 T604 T603 T602 T601

T506 T505 T504 T503 T502 T501

T406 T405 T404 T403 T402 T401

T306 T305 T304 T303 T302 T301

T206 T205 T204 T203 T202

T106 T104 T103 T102 T101

T804 T803 T802 T801

T4201 T4202 T4203 T4204 T4205

T4301 T4302 T4303 T4304 T4305

T4401 T4402 T4403 T4404 T4405

T4501 T4502 T4503 T4504 T4505

T4404 T4403 T4402 T4401

SAN-MH

SAN-LATERAL (TYP)

WATER SERVICE LATERAL (TYP)

FIRE HYDRANT ASSEMBLY

22' TYP.

12' TYP.

24'

32'

50' R.O.W.

25' FRONT SETBACK (TYP.)

10' SIDE SETBACK (TYP)

10' SIDE SETBACK (TYP)

15' REAR SETBACK (TYP)

N 87°36'34" W 88.33'

N 58°39'25" W 99.76'

N 2°51'45.4" W 54.99'

N 35°34'22" W 40.60'

N 50°56'44" W 2767.69'

DELAWARE STATE LINE

MATCHLINE - SHEET PL-16

MATCHLINE - SHEET PL-15

MATCHLINE - SHEET PL-12

0' 30' 60' 90'

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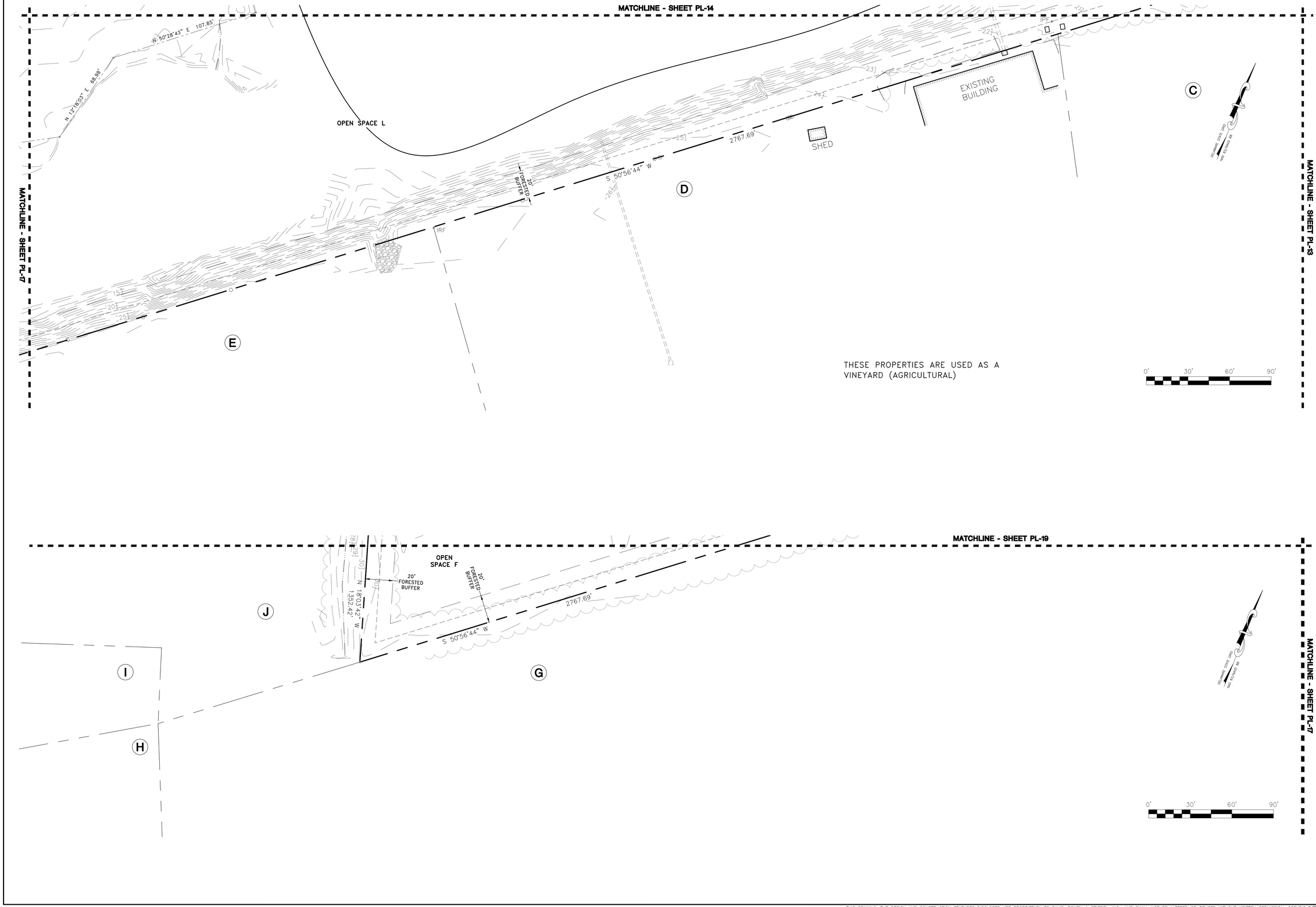

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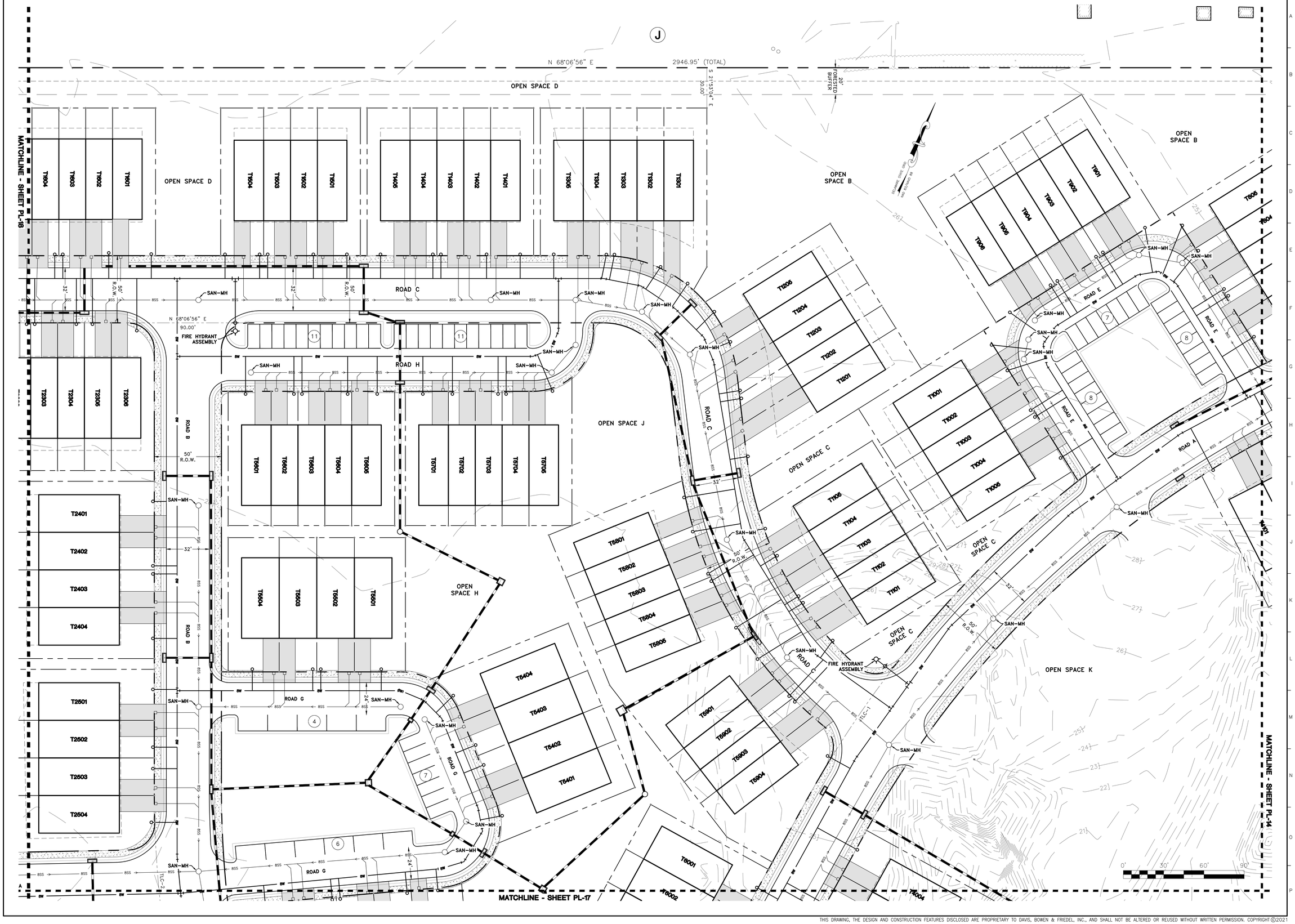

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LEWES AND REHOBOTH HUNDRED

CITY OF LEWES, SUSSEX COUNTY, DELAWARE

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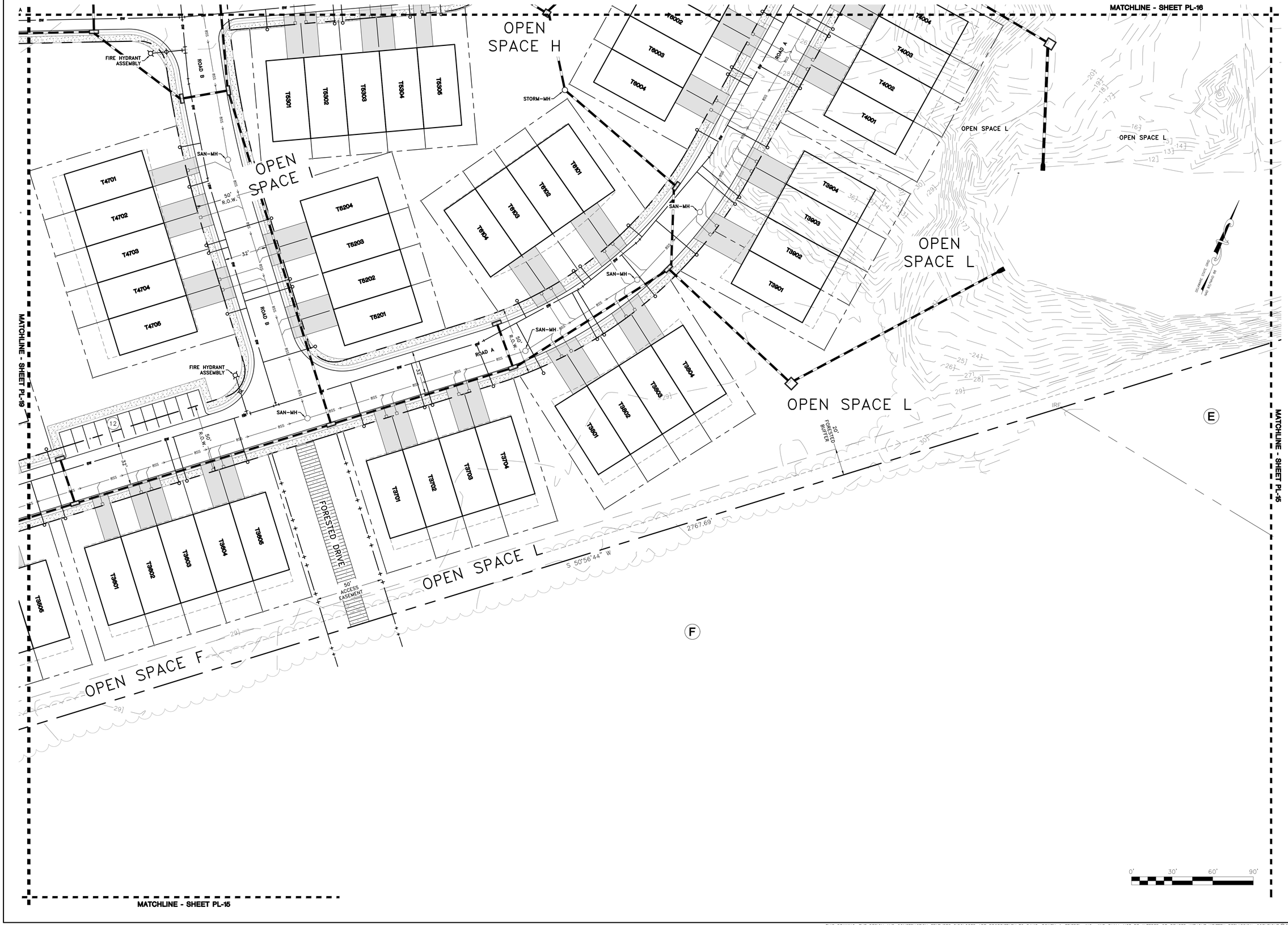

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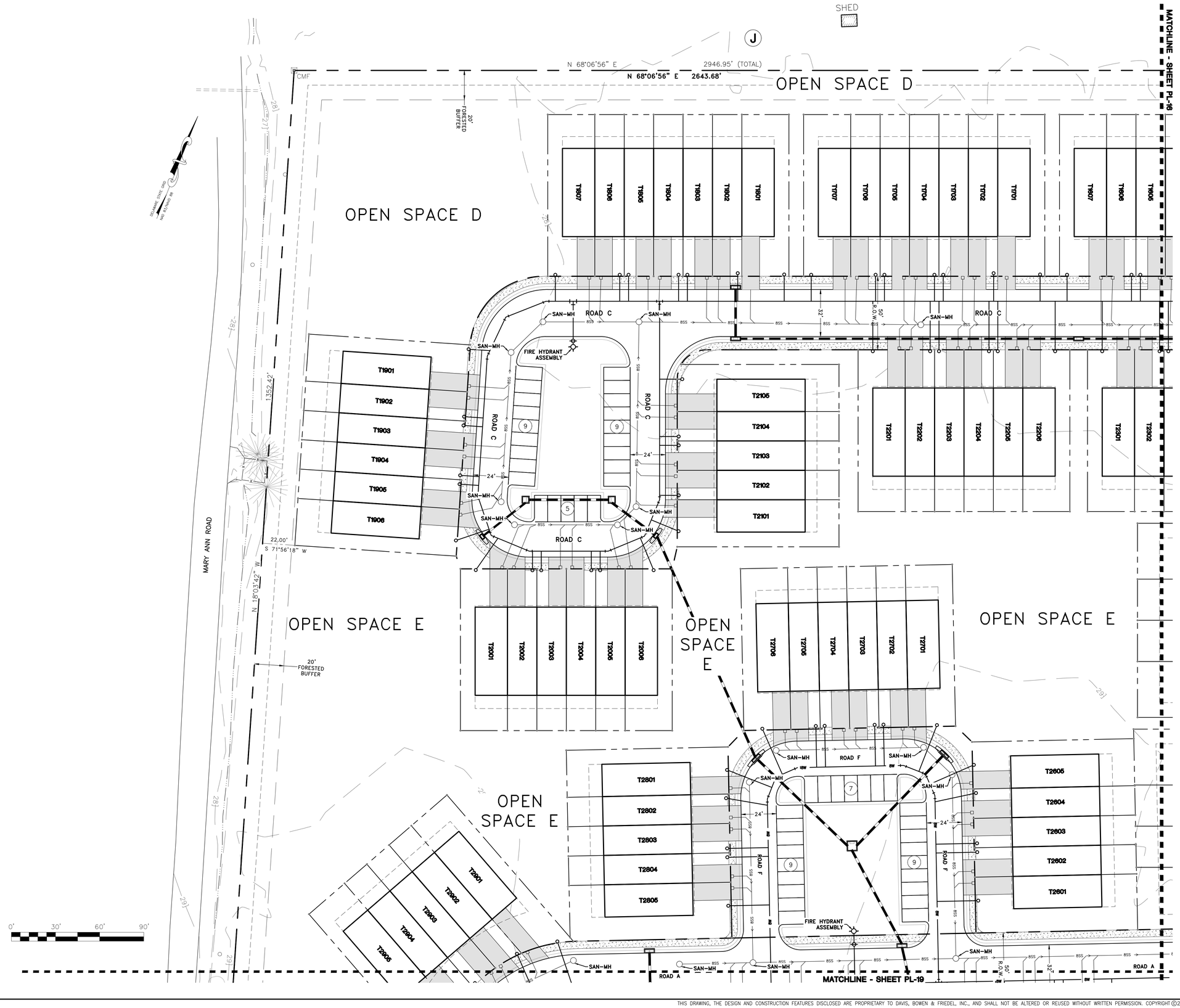

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MATCHLINE - SHEET PL-18

MATCHLINE - SHEET PL-17

MATCHLINE - SHEET PL-15

ROAD A

MARY ANN ROAD

OPEN SPACE E

OPEN SPACE F

OPEN SPACE G

20' FORESTED BUFFER

50' R.O.W.

32'

T3001 T3002 T3003 T3004 T3005 T3006

T3101 T3102 T3103 T3104 T3105 T3106

T3201 T3202 T3203 T3204

T3301 T3302 T3303 T3304

T3401 T3402 T3403 T3404 T3405

T4901 T4902 T4903 T4904 T4905

T4801 T4802 T4803 T4804 T4805

T4901 T4902 T4903 T4904 T4905 T4906

T5001 T5002 T5003 T5004 T5005 T5006

T5101 T5102 T5103 T5104 T5105 T5106

SAN-MH

FIRE HYDRANT ASSEMBLY

N 71°56'18" E 30.00'

S 66°56'18" W 319.46'

S 18°03'42" E 272.66'

N 24°10'18" W 1352.42'

S 50°56'44" W 2767.69'

0' 30' 60' 90'

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VINTNERS RESERVE

LEWES & REHOBOTH HUNDRED

Ordinance 23-02
C/Z 1995 AR-1 / C-1 to MR-RPC

Sussex County, Delaware

3808A001
January 2023

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5. Comcast
6. Verizon

A

A. Land Use & Zoning

1. The property is located at 32173 Janice Road Lewes, DE 19958

2. The Owner of the property is Janice Residential, LLC and the Developer of the property is Janice CRP3, LLC.

3. The property is currently split zoned with a portion as General Commercial (C-1) and the rest as Agricultural / Residential (AR).

4. The property is adjacent to land zoned General Commercial (Vineyards, Nassau Commons) and Agricultural-Residential with Conditional Use (Whispering Pines).

5. The property is located in the Level 1 and Level 2 Area of the 2020 State Strategies Map.

6. The property is located within the Commercial Area on the Future Land Use Map (FLUM) and part of this application requests to amend the FLUM to the Coastal Area.

B. Land Utilization

1. The total acreage of land to be utilized for this project is approximately 61.73 +/- acres.

2. The proposed project will include 316 townhouses.

3. There will be a shared access with the existing storage center.

4. The project includes approximately 29 acres of open area which is approximately 47% of the project area.

5. The project will include the use of Best Management Practices (BMPs) and Green Technology for stormwater management.

C. Environmental

1. The property does not contain federal wetlands as indicated on the jurisdictional determination that can be found in Appendix J.

2. The project is not located in the floodplain per FEMA map 10005C033J, dated January 06, 2005.

3. A small protion of the project is located within a Source Water Protection Area (Excellent Recharge Area) as shown on the Source Water Protection Map in Exhibit C. The proposed impervious coverage in the SWPA (Excellent Recharge Area) is less than 35% and in accordance with Chapter 89 of the Sussex County Code there are no additional limitations to the project.

4. An Environmental Assessment and Public Facilites Report was prepared and can be found in Appendix H.

D. Traffic

1. A Support Facilities Report has been completed and is included in Appendix N.

2. A Traffic Impact Study is not required as this project is located in the Henlopen Transportation Improvement District.

E. Civil Engineering

1. The project is located within the Tier 1 of the Sussex County Unified Santiary Sewer District and a Sanitary Sewer Concept Evaluation was completed.

2. Drinking water and fire protection will be provided by Tidewater Utilities, Inc.

3. Electric service for this site will be provided by the Delmarva Power.

B

MR-RPC Change of Zone Data Sheet

Owner:	Janice Residential, LLC
Developer:	Janice CRP3, LLC
Engineer:	Davis, Bowen & Friedel, Inc.
Attorney:	Morris James, LLP

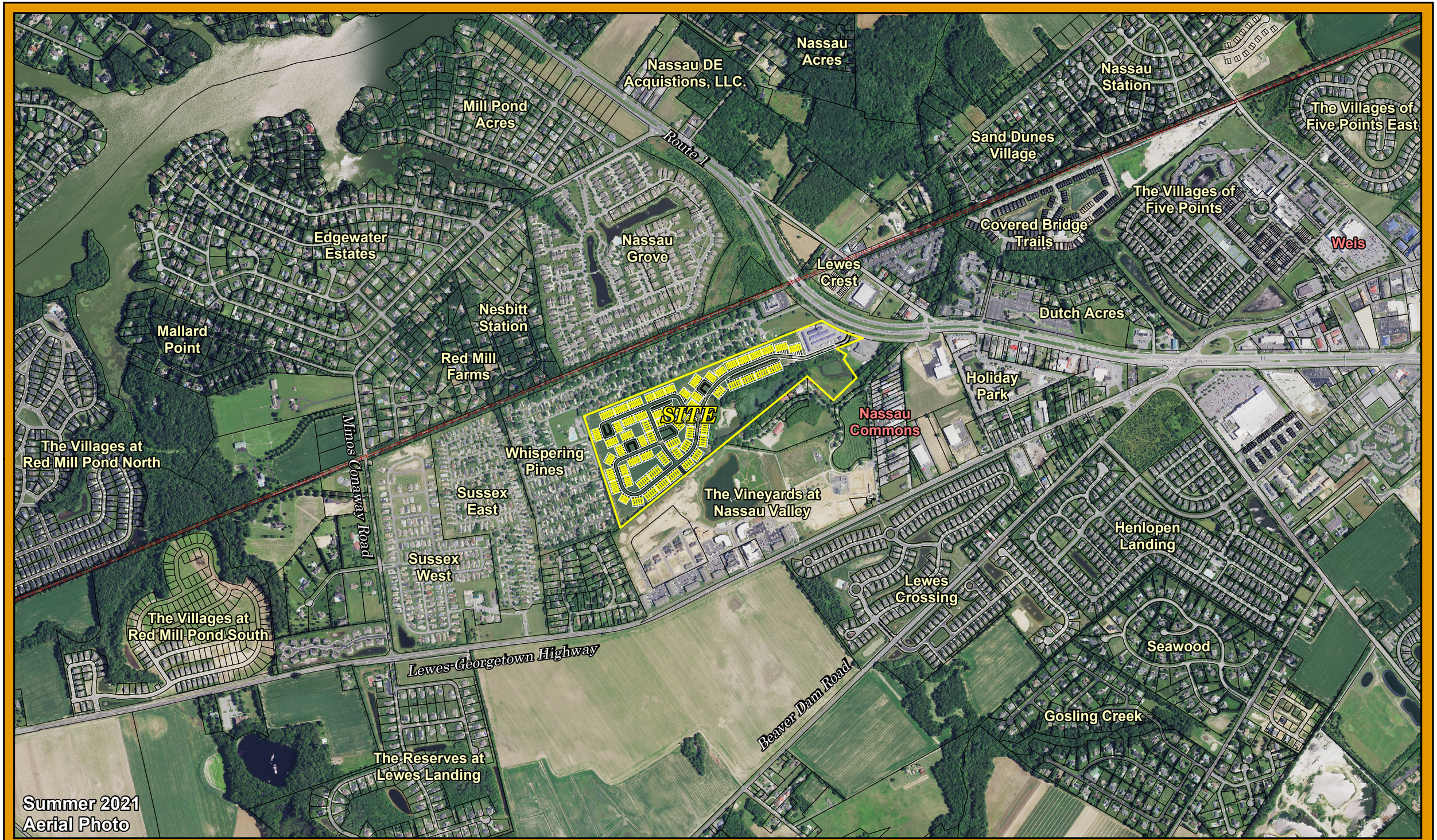
Project Description

Physical Location:	32172 Janice Road Lewes, Delaware 19958
Tax Parcel #:	3-34-5.00-153.02
Site Acreage:	61.733 +/- acres
Current Zoning:	General Commercial (C-1) and Agricultural Residential (AR)
Proposed Zoning:	Medium Density Residential Planned Community (MR-RPC)
Dwelling Units:	316 Townhomes
Density:	5.12 units/acre

Minimum Zoning Requirements

MR:	Required	Proposed
Minimum Lot Area:	1,600 SF	2,000 SF
Average Lot Area:	3,630 SF	3,024 SF
Minimum Lot Width:	16 FT	20 FT
Minimum Lot Depth	100 FT	100 FT
Front Yard Setback:	25 FT	25 FT
Front (Corner) Yard Setback:	15 FT	15 FT
Side Yard Setback:	10 FT	10 FT
Rear Yard Setback:	15 FT	15 FT
Maximum Building Height:	42 FT	42 FT

C



Sources:
Tax Parcels per Sussex County

N
W E
S

January 2023

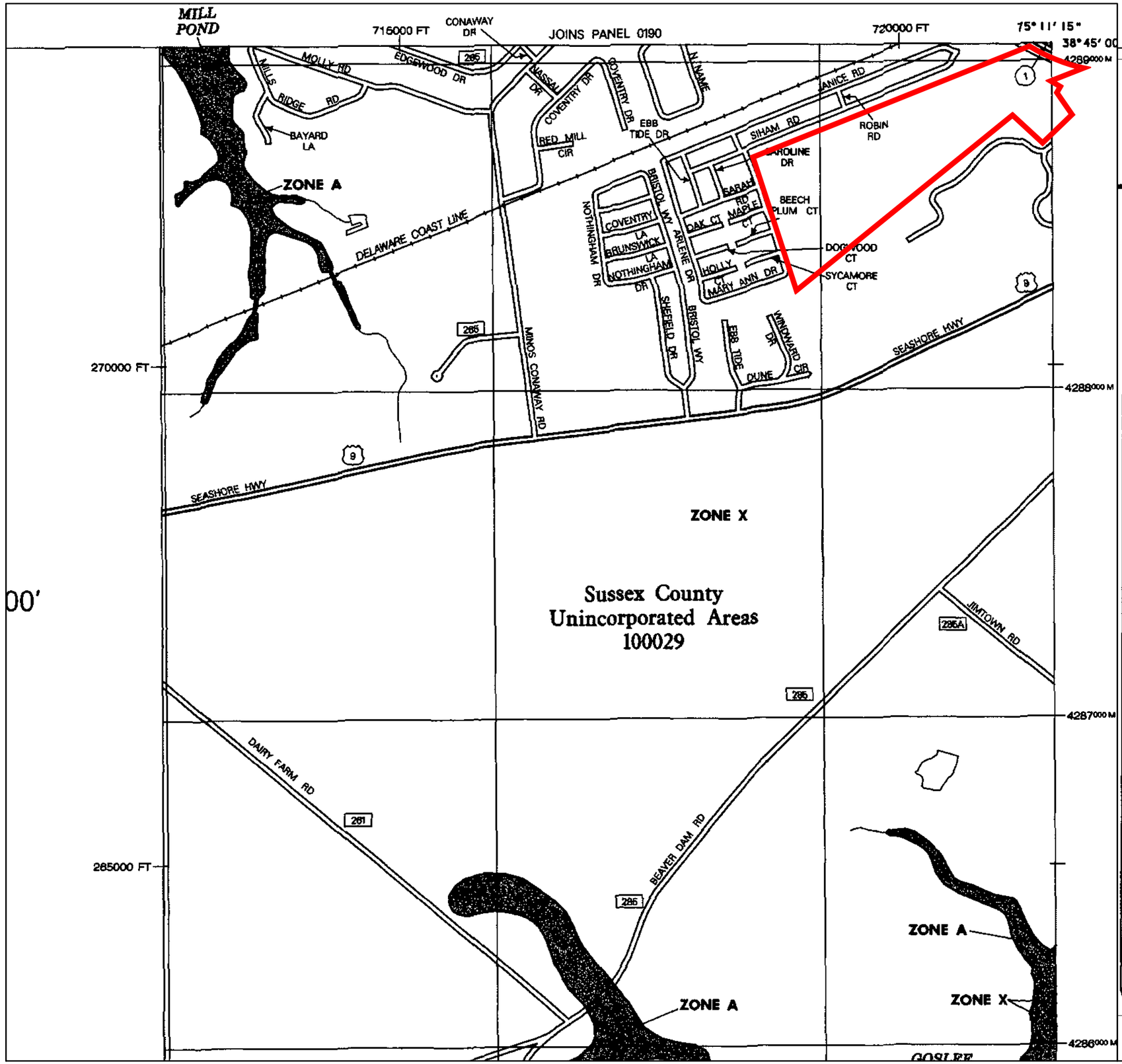
Surrounding Communities Map

Vintners Reserve

Sussex County, Delaware

0 1,000 2,000 Feet

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS • ENGINEERS • SURVEYORS



MAP SCALE 1" = 1000'

500 0 1000 2000 FEET

300 0 300 600 METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0330J

FIRM

FLOOD INSURANCE RATE MAP

SUSSEX COUNTY, DELAWARE AND INCORPORATED AREAS

PANEL 330 OF 660

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

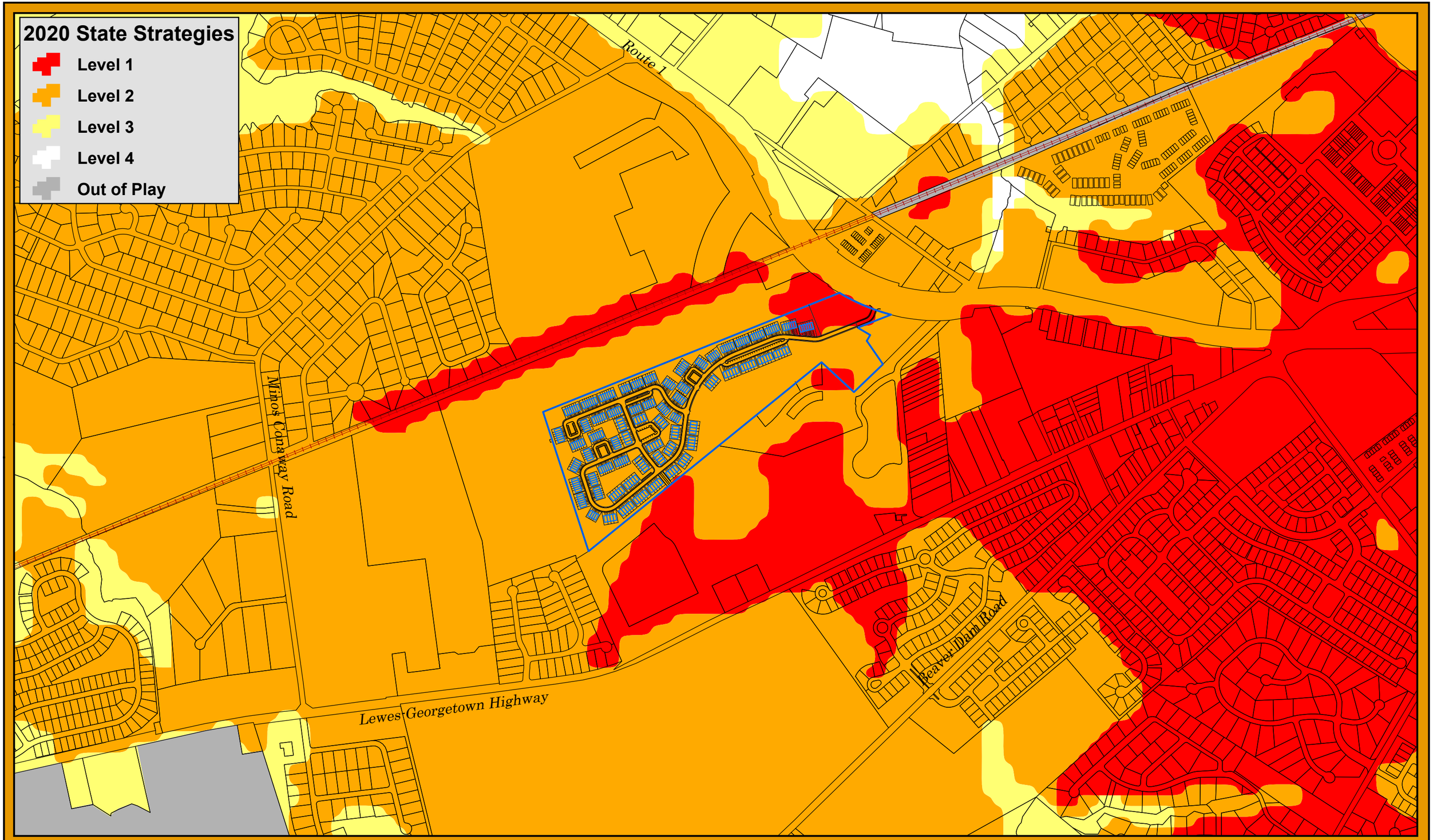
COMMUNITY	NUMBER	PANEL	SUFFIX
SUSSEX COUNTY	100029	0330	J

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
10005C0330J

MAP REVISED
JANUARY 6, 2005

Federal Emergency Management Agency



Sources:
Tax Parcels per Sussex County

N
W E
S

January 2023

2020 State Strategies

Vintners Reserve

Sussex County, Delaware

0 800 1,600 Feet

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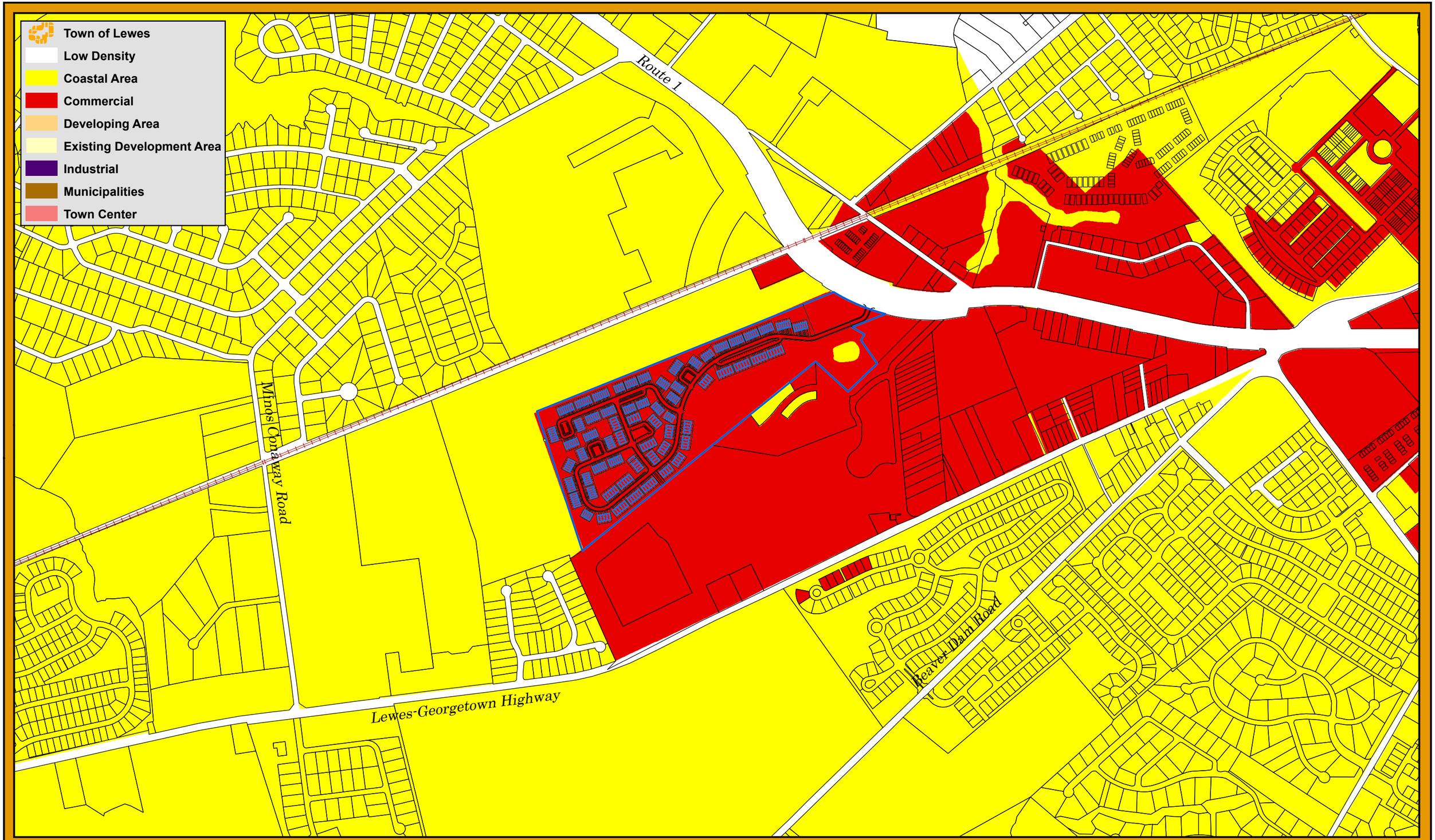

Sources:
Tax Parcels per Sussex County

January 2023

Sussex County 2045 Future Land Use Map

Vintners Reserve

Sussex County, Delaware

0 800 1,600 Feet

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www.dbfinc.com

Zoning
District

- Agricultural Residential - AR-1
- Agricultural Residential - AR-2
- Medium Residential - MR
- General Residential - GR
- High Density Residential - HR-1
- High Density Residential - HR-2
- Vacation, Retire, Resident - VRP
- Neighborhood Business - B-1
- Neighborhood Business - B-2
- Business Research - B-3
- General Commercial - C-1
- General Commercial - C-2
- General Commercial - C-3
- General Commercial - C-4
- General Commercial - C-5
- Commercial Residential - CR-1
- Institutional - I-1
- Marine - M
- Limited Industrial - LI-1
- Light Industrial - LI-2
- Heavy Industrial - HI-1

Route 1

Minos Conaway Road

Lewes-Georgetown Highway

Beaver Dam Road

Sussex County

Sources:
Tax Parcels per Sussex County

N
W E
S

January 2023

Sussex County Zoning Map

Vintners Reserve

Sussex County, Delaware

0 800 1,600 Feet

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Sources:
Tax Parcels per Sussex County

N
W E
S

January 2023

1992 Aerial Photo

Vintners Reserve

Sussex County, Delaware

0 800 1,600 Feet

DAVIS BOWEN & FRIEDEL, INC.
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Sources:
Tax Parcels per Sussex County

N
W E
S

January 2023

2021 Aerial Photo

Vintners Reserve

Sussex County, Delaware

0 800 1,600 Feet

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Sources:
Tax Parcels per Sussex County

N
W E
S

January 2023

Environmental Map

Vintners Reserve

Sussex County, Delaware

0 800 1,600
Feet

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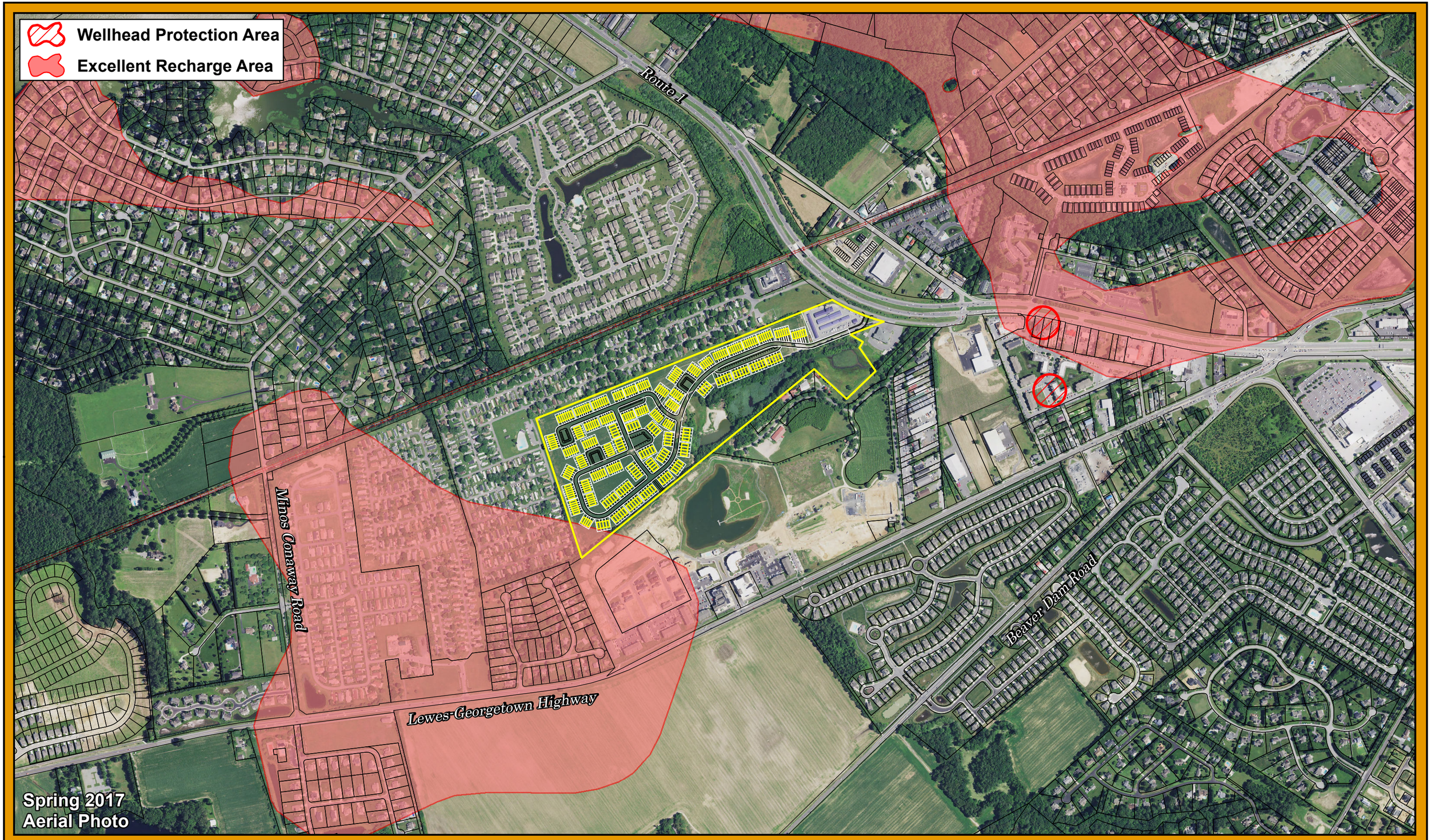

Sources:
Tax Parcels per Sussex County

January 2023

Source Water Protection Areas

Vintners Reserve

Sussex County, Delaware

0 800 1,600 Feet

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS • ENGINEERS • SURVEYORS

NRCS Soils

LO
IeB
IeB
IeA
EvB
Route 1
GrA
EvB
DodB
FmA
LO
DodB
DodB
IeB
HnA
GuB
GrA
Minos Conaway Road
DnA
DodB
DodB
Lewes-Georgetown Highway
HvA
DoA
Beaver Dam Road
DodB
DodB
DodB

Summer 2021
Aerial Photo

Sources:
Tax Parcels per Sussex County

N
W E
S

January 2023

NCRS Soil Survey

Vintners Reserve

Sussex County, Delaware

0 500 1,000 Feet

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www.dbfinc.com

D

VINTNERS RESERVE

RESIDENTIAL COMMUNITY

Sussex County, Delaware

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS • ENGINEERS • SURVEYORS

VINTNERS RESERVE

SUSSEX COUNTY, DELAWARE

CONCEPTUAL SITE PLAN

SCALE: N/A
December 22, 2022
DBF #3808B001.D01

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS • ENGINEERS • SURVEYORS

E

Document# 2022000054474 BK: 386 PG: 58
Recorder of Deeds, Scott Dailey On 12/9/2022 at 11:14:33 AM Sussex County, DE
Doc Surcharge Paid

RITTER FARM

TITLE SHEET

LEWES AND REHOBOTH HUNDRED

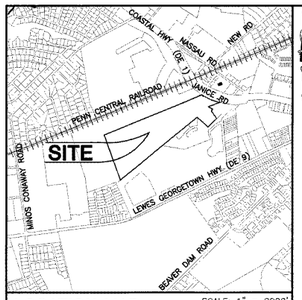
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

SEPTEMBER 2022

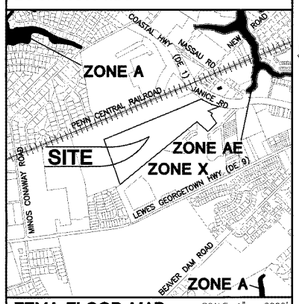
DBF PROJECT NO. 3808A21

MINOR SUBDIVISION

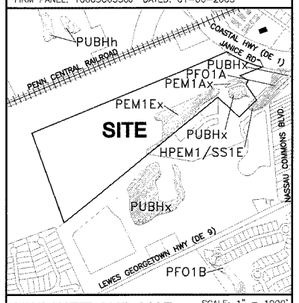
INDEX OF SHEETS	
MINOR SUBDIVISION TITLE SHEET	MS-01
MINOR SUBDIVISION SITE PLAN	MS-02



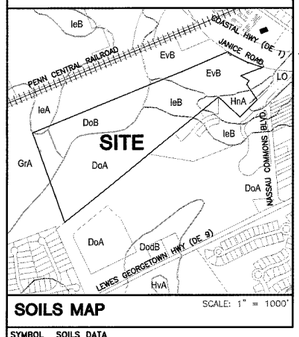
LOCATION MAP SCALE: 1" = 2000'



FEMA FLOOD MAP SCALE: 1" = 2000'
FIRM PANEL: 10005C0330J DATED: 01-06-2005



NWI WETLAND MAP SCALE: 1" = 1000'



SOILS MAP SCALE: 1" = 1000'

SYMBOL	SOILS DATA
GrA	GREENWICH LOAM, 0 TO 2 PERCENT SLOPES (TYPE B)
IeA	INGLESIDE LOAMY SAND, 0 TO 2 PERCENT SLOPES (TYPE A)
IeB	INGLESIDE LOAMY SAND, 2 TO 5 PERCENT SLOPES (TYPE A)
EvB	EVESBORO LOAMY SAND, 0 TO 5 PERCENT SLOPES (TYPE B)
HnA	HAMMONTON SANDY LOAM, 0 TO 2 PERCENT SLOPES (TYPE B)
DoA	DOWNER SANDY LOAM, 0 TO 2 PERCENT SLOPES (TYPE A)
DoB	DOWNER SANDY LOAM, 2 TO 5 PERCENT SLOPES (TYPE A)

DATA COLUMN

TAX MAP ID: 3-34-5.00-153.00

DEED REFERENCE: DB: 3319 PG: 126

DATUM:
HORIZONTAL: NAD 83 (DE STATE PLANE)
VERTICAL: NAVD 88

LAND USE
EXISTING: COMMERCIAL BUSINESS
PROPOSED: COMMERCIAL BUSINESS

ZONING
EXISTING: C-1 (GENERAL COMMERCIAL)
AR-1 (AGRICULTURAL RESIDENTIAL)

PROPOSED: C-1 (GENERAL COMMERCIAL)
AR-1 (AGRICULTURAL RESIDENTIAL))

AREAS:
EXISTING SITE
SITE AREA: 65.169± ACRES

PROPOSED SITE
LOT 1 - EXISTING COMMERCIAL BUSINESS 3.436± ACRES
LOT 2 - RESIDUAL LANDS 61.733± ACRES
TOTAL SITE AREA 65.169± ACRES

UTILITIES
SEWER PROVIDER: PUBLIC (SUSSEX COUNTY)
WATER PROVIDER: PUBLIC (TIDEWATER UTILITIES, INC.)

FLOODPLAIN - THE PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10005C0330J DATED JANUARY 06, 2005. FLOOD ZONE X (MINIMAL FLOODING)

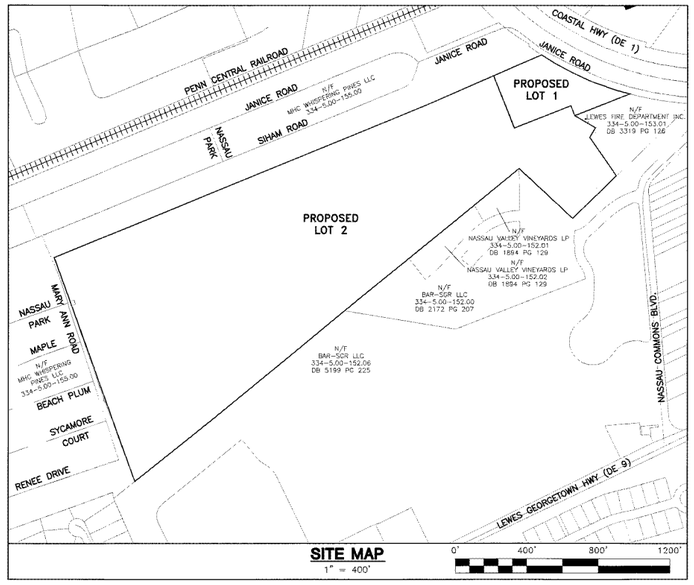
STATE STRATEGIES MAP: INVESTMENT LEVEL 1 & 2

FIRE DISTRICT: 82ND
SCHOOL DISTRICT: CAPE HENLOPEN
ELECTION DISTRICT: 3RD

PROPERTY OWNER:
AAA STORAGE LIMITED PARTNERSHIP
22114 RITTER LN.
HARBESON, DE 19951

PROPERTY DEVELOPER:
JANICE CRP3 LLC
4750 OWINGS MILL BLVD.
OWINGS MILL, MD 21117
CONTACT: JON HOFFMAN
(CHESAPEAKE REALTY PARTNERS)
PHONE: 410-356-9900 EXT. 755

ENGINEER:
DAVIS, BOWEN, & FRIEDEL, INC.
RING W. LARDNER, P.E.
1 PARK AVENUE
MILFORD, DE 19963
PHONE: 302-424-1441
FAX: 302-424-0430



SITE MAP 1" = 400' 0' 400' 800' 1200'

LEGEND

EXISTING BOUNDARY/RIGHT-OF-WAY

EX-RW

CENTERLINE/BASELINE & STATIONING 1+00

EXISTING ADJACENT PROPERTY LINE

PROPOSED BOUNDARY/PROPERTY LINE

PROPOSED/PERMANENT EASEMENTS PE

DELDOT GENERAL NOTES (REVISED: MARCH 21, 2019)

1. THIS MINOR COMMERCIAL RECORD PLAN - SATISFIES THE DEPARTMENT'S RECORDATION REQUIREMENTS AND ARE BASED ON THE PARCEL'S LOCATION. NO COMMITMENTS ARE STATED OR IMPLIED BY DelDOT THROUGH THE ISSUANCE OF THIS LETTER WITH RESPECT TO: ENTRANCE LOCATION(S), ACCESS CONFIGURATIONS, AUXILIARY LANES AND/OR ROADWAY IMPROVEMENTS WHICH WILL BE EVALUATED AND REQUIRED AS NECESSARY AT THE TIME OF ENTRANCE CONSTRUCTION PLAN REVIEW OR APPROVAL FOR THE SITE.
2. NO LANDSCAPING SHALL BE ALLOWED WITHIN RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
3. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DelDOT'S DEVELOPMENT COORDINATION MANUAL.
4. 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.
5. 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.
6. ONCE ANY TRAFFIC WARRANTS ARE MET, IT SHALL BE THE PROPERTY OWNER'S RESPONSIBILITY TO CONSTRUCT ANY AND ALL AUXILIARY LANES AS ASSOCIATED WITH ANY PROPOSED ENTRANCE LOCATIONS ON JANICE ROAD (SCR14B).
7. A TRAFFIC STUDY MAY BE REQUIRED AT ANY TIME THE AGGREGATE TOTAL OF TRIPS FROM THESE 2 SUBDIVIDED PARCELS EXCEEDS THE THRESHOLDS REQUIRING ADDITIONAL ANALYSIS, IN ACCORDANCE WITH DelDOT'S DEVELOPMENT COORDINATION MANUAL OR ANY COUNTY / LOCAL ORDINANCES. IT SHALL BE THE PROPERTY OWNER'S RESPONSIBILITY TO FUND, DESIGN AND IMPLEMENT ANY IMPROVEMENTS IDENTIFIED BY THIS STUDY, AT DelDOT'S DISCRETION.
8. A PERPETUAL CROSS ACCESS INGREE/EGRESS EASEMENT IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAT.

APPROVED
MINOR SUBDIVISION PLAN
SUSSEX COUNTY
PLANNING & ZONING COMMISSION
12/07/2022
2 Pages

CERTIFICATION OF OWNERSHIP:

I, Lauren K. Ritter HEREBY CERTIFY THAT AAA STORAGE LIMITED PARTNERSHIP IS THE LEGAL OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN, AND THAT THE RECORD MAJOR/MINOR LAND DEVELOPMENT PLAN HEREOF WAS MADE AT ITS DIRECTION; THAT I ACKNOWLEDGE THE SAME TO BE ITS ACT AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS AND ZONING CODE OF SUSSEX COUNTY.

Lauren K. Ritter
AAA STORAGE LIMITED PARTNERSHIP

12/1/22
DATE

CERTIFICATION OF ACCURACY:

I, RING W. LARDNER, P.E., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER (LAND SURVEYOR) IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES, AND IN ACCORDANCE WITH THE TOWN OF MIDDLETOWN SUBDIVISION REGULATIONS AND ZONING CODE.

RING W. LARDNER, P.E.
LICENSE #15647

RING W. LARDNER No. 15647 REGISTERED PROFESSIONAL ENGINEER DELAWARE

NOV 30 2022
DATE

Revisions:
2022-11-21:
DELDOT COMMENTS

2022-11-28:
P&Z COMMENTS

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

MS-01

Document# 2022000054474 BK: 386 PG: 59
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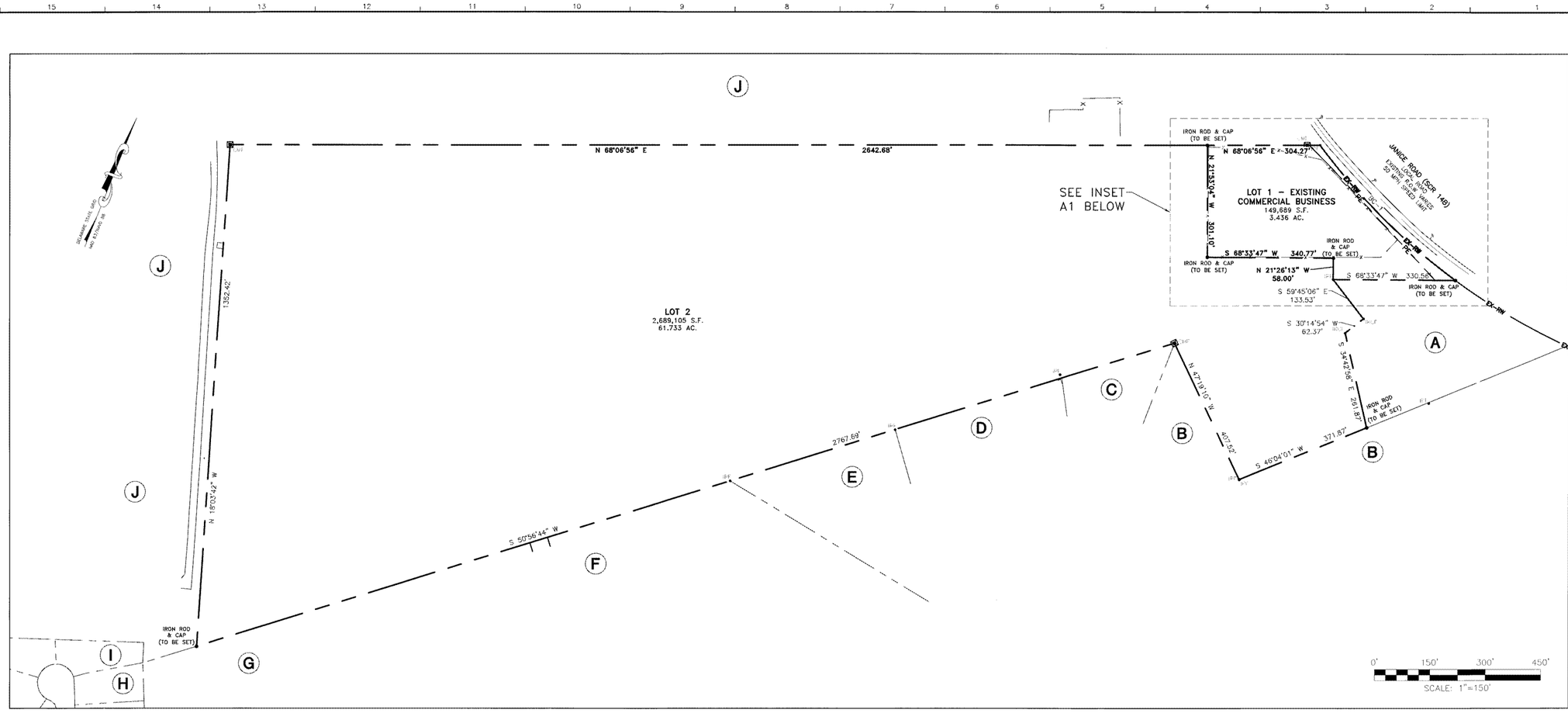
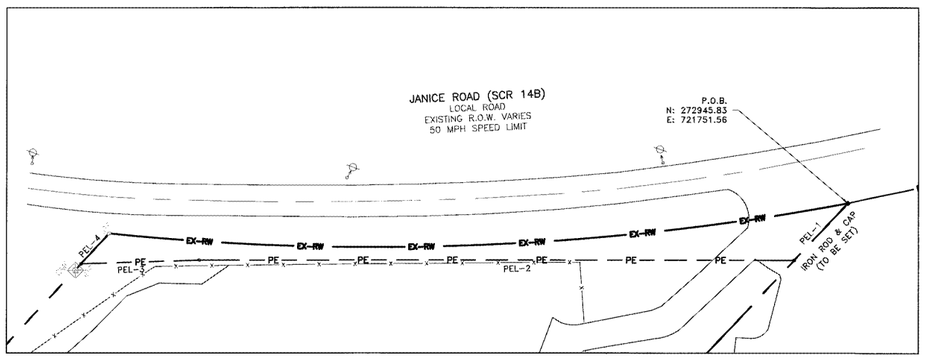
Doc Surcharge Paid



ADJACENT PROPERTY OWNERS

	PARCEL#	OWNER	DEED	ZONING
A	334-5.00-153.01	LEWES FIRE DEPARTMENT INC.	DB 3319 PG 126	C-1
B	334-5.00-152.00	BAR-SGR LLC	DB 2172 PG 207	C-1
C	334-5.00-152.01	NASSAU VALLEY VINEYARDS LP	DB 1894 PG 129	C-1
D	334-5.00-152.02	NASSAU VALLEY VINEYARDS LP	DB 1894 PG 129	C-1
E	334-5.00-152.03	NASSAU VALLEY VINEYARD LP	DB 1894 PG 129	C-1
F	334-5.00-152.06	BAR-SGR LLC	DB 5199 PG 225	C-1
G	334-5.00-152.12	FERNMOOR HOLDINGS AT VINEYARDS	DB 5270 PG 285	C-1
H	334-5.00-287.00	ADRIANE PINZARU & LEAH GREER	DB 3520 PG 84	AR-1
I	334-5.00-288.00	WES R FRUEHAUF	DB 3097 PG 209	AR-1
J	334-5.00-155.00	MHC WHISPERING PINES LLC	DB 0 PG 0	AR-1
K	334-5.00-155.02	SUSSEX COUNTY	DB 2106 PG 3	AR-1
L	334-5.00-154.00	LEWES SENIOR CITIZENS CENTER	DB 0 PG 0	C-1

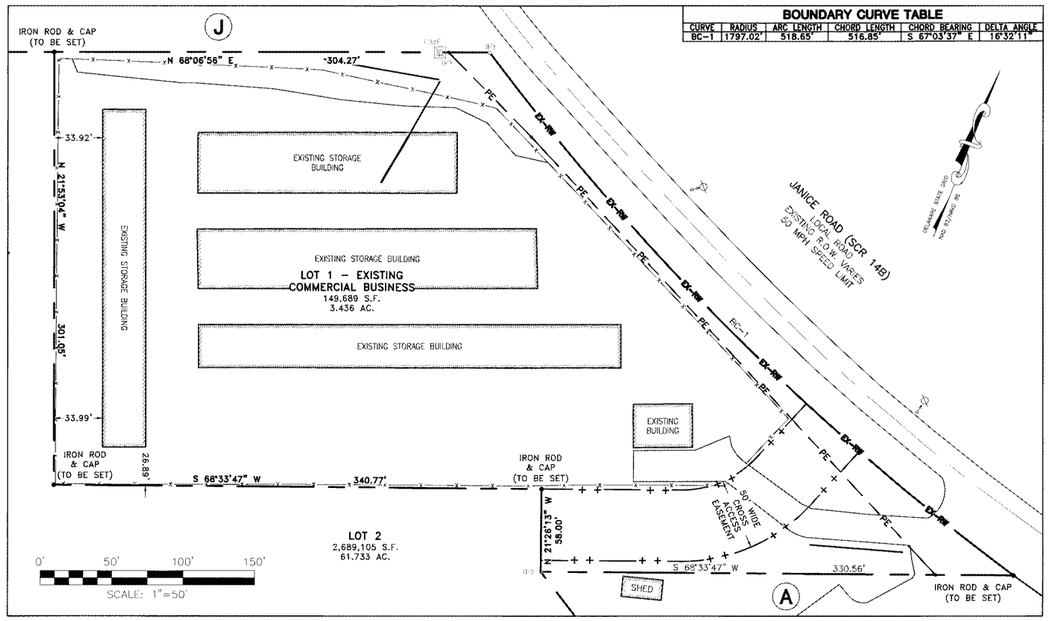


DELDOT PERMANENT EASEMENT

SCALE: 1"=50'

DELDOT PERMANENT EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
PEL-1	S 68°33'47" W	54.64'
PEL-2	N 64°42'56" W	415.93'
PEL-3	N 66°26'52" W	82.61'
PEL-4	N 68°06'56" E	28.75'

BOUNDARY CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
BC-1	1797.02'	518.65'	516.85'	S 67°03'37" E	16°32'11"



INSET A1

SCALE: 1"=50'

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ARCHITECTS ENGINEERS SURVEYORS
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MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

MINOR SUBDIVISION SITE PLAN

RITTER FARM
LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

Revisions:
2022-11-21:
DELDOT COMMENTS

2022-11-28:
P&Z COMMENTS

Date: SEPTEMBER 2022
Scale: AS NOTED
Dwn.By: DEG
Proj.No.: 3808A21
Dwg.No.: MS-02

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P:\Chesapeake Realty\3808A21 - Ritter Farm\Design\Minor Subdivision\3808A21 - MINOR SUBDIVISION.dwg Nov 29, 2022 - 7:38am ber

Electronically Recorded Document# 2022000056685 BK: 5831 PG: 175
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Consideration: $1,000,000.00 County/Town: $15,000.00 State: $25,000.00 Total: $40,000.00
Doc Surcharge Paid Town: SUSSEX COUNTY

Tax Parcel Number: 334-5.00-153.00

PREPARED BY:
Rosenberg Martin Greenberg LLP
25 S. Charles Street, 21st Floor
Baltimore, Maryland 21201
Attn: Jennifer E. Zohorsky, Esq.

AFTER RECORDATION PLEASE RETURN TO:
BAIRD MANDALAS BROCKSTEDT FEDERICO & CARDEA LLC
1413 Savannah Road, Suite 1
Lewes, Delaware 19958

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 21 day of December, 2022 by and between **AAA STORAGE LIMITED PARTNERSHIP,** a Delaware limited partnership ("Grantor"), and **LEWES STORAGE LLC**, a Delaware limited liability company ("Grantee"), having an address of 4750 Owings Mills Boulevard, Owings Mills, Maryland 21117.

WITNESSETH, that in consideration of **ONE MILLION AND 00/100 DOLLARS ($1,000,000.00)** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant and convey unto the Grantee, in fee simple, as sole owner, all that piece or parcel of land, together with the improvements, rights, privileges and appurtenances thereunto belonging, situate in Sussex County, Delaware (the "Property"), which is more particularly described on Exhibit A, attached hereto.

BEING a part of that parcel of land, which by deed dated November 22, 1999, and recorded among the Land Records of Sussex County, Delaware in Book 2442, Page 016, was conveyed from Bert Frederick Ritter and Bradley James Ritter to AAA Storage Limited Partnership.

TO HAVE AND TO HOLD the Property in fee simple, together with all rights, privileges, easements and appurtenances thereunto belonging or appertaining to the Grantee, its successors and assigns, forever.

AND the Grantor covenants that they will warrant specially the Property, and will execute such further assurances thereof as may be requisite.

Document# 2022000056685 BK: 5831 PG: 176
Recorder of Deeds, Scott Dailey On 12/27/2022 at 2:16:20 PM Sussex County, DE
Doc Surcharge Paid

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed instrument, as of the day and year first above written, to be executed, acknowledged and delivered for the purposes herein contained.

AAA STORAGE LIMITED PARTNERSHIP,
a Delaware limited partnership

By: _____(SEAL)
Name: Bradley J. Ritter
Title: General Partner

STATE OF DELAWARE
COUNTY OF SUSSEX, TO WIT:

I HEREBY CERTIFY that on this 21 day of December, 2022, before me, a Notary Public to and for the State and County aforesaid, personally appeared Bradley J. Ritter, and acknowledged himself to be the General Partner of AAA STORAGE LIMITED PARTNERSHIP, and that he, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name and the name of the aforementioned entity by himself and in the capacity set forth above.

IN WITNESS MY Hand and Notarial Seal.

_____(SEAL)
NOTARY PUBLIC

My Commission Expires:
N/A

Mackenzie M. Peet
Attorney at Law, Notary
DE Bar ID # 6692
Perpetual Commission
Unified Notorial Acts, 29 Del. C. § Sec 4323(a)(3)

Document# 2022000056685 BK: 5831 PG: 177
Recorder of Deeds, Scott Dailey On 12/27/2022 at 2:16:20 PM Sussex County, DE
Doc Surcharge Paid

Tax Parcel Number: 334-5.00-153.00

EXHIBIT A
Legal Description

BEING all that piece or parcel of land, hereinafter described, situate, lying and being on the southwesterly side of Janice Road (SCR 14B), and being located in the Lewes & Rehoboth Hundred, Sussex County, Delaware, being shown as Lot 1 on a plat titled "Ritter Farm, Minor Subdivision", prepared by Davis, Bowen & Friedel, Inc., dated September 2022, last revised November 28, 2022, as recorded in the Office of the Recorder of Deeds in and for Sussex County and the State of Delaware in Plot Book 386, Page 58; said piece or parcel being more particularly described as follows:

BEGINNING at a point formed by the intersection of the southwesterly right-of-way line of said Janice Road with the southeasterly line of the lands of, now or formerly, MHC Whispering Pines, LLC, being identified as tax parcel 334-5.00-155.00, thence,

1) leaving said MHC Whispering Pines lands and running by and with said Janice Road, with the arc of a curve deflecting to the left having an arc length of 518.65 feet, a radius of 1,797.02 feet and a chord bearing and distance of South 67 degrees 03 minutes 37 seconds East 516.85 feet, to an iron rod with cap set at a point on the northerly line of the lands of, now or formerly, Lewes Fire Department, Inc., as recorded in said Office of the Recorder of Deeds in Deed Book 3319, Page 126; thence,

2) leaving said Janice Road and running by and with said Lewes Fire Department lands South 68 degrees 33 minutes 47 seconds West 330.56 feet to an iron pipe found at a point, thence,

3) leaving said Lewes Fire Department lands and running through the lands of, now or formerly, AAA Storage Limited Partnership, as recorded in said Office of the Recorder of Deeds in Deed Book 3319, Page 126, the following three courses and distances, North 21 degrees 26 minutes 13 seconds West 58.00 feet to an iron rod with cap set at a point, thence running,

4) South 68 degrees 33 minutes 47 seconds West 340.77 feet to an iron rod with cap set at a point, thence running,

5) North 21 degrees 53 minutes 04 seconds West 301.10 feet to an iron rod with cap set at a point on the southeasterly line of the aforesaid MHC Whispering Pines lands, thence,

Document# 2022000056685 BK: 5831 PG: 178
Recorder of Deeds, Scott Dailey On 12/27/2022 at 2:16:20 PM Sussex County, DE
Doc Surcharge Paid

6) running by and with said MHC lands, North 68 degrees 06 minutes 56 seconds East 304.27 feet, passing over a concrete monument found at 269.49 feet, to the point and place of beginning.

CONTAINING 3.436 acres of land, more or less.

Electronically Recorded Document# 2022000056615 BK: 5831 PG: 48
Recorder of Deeds, Scott Dailey On 12/27/2022 at 10:44:36 AM Sussex County, DE
Consideration: $12,500,000.00 County/Town: $187,500.00 State: $312,500.00 Total: $500,000.00
Doc Surcharge Paid Town: SUSSEX COUNTY

Tax Parcel Number: 334-5.00-153.02

PREPARED BY:
Rosenberg Martin Greenberg LLP
25 S. Charles Street, 21st Floor
Baltimore, Maryland 21201
Attn: Jennifer E. Zohorsky, Esq.

AFTER RECORDATION PLEASE RETURN TO:
BAIRD MANDALAS BROCKSTEDT FEDERICO & CARDEA LLC
1413 Savannah Road, Suite 1
Lewes, Delaware 19958

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 21 day of December, 2022 by and between **AAA STORAGE LIMITED PARTNERSHIP,** a Delaware limited partnership ("Grantor"), and **JANICE RESIDENTIAL LLC**, a Delaware limited liability company ("Grantee"), having an address of 4750 Owings Mills Boulevard, Owings Mills, Maryland 21117.

WITNESSETH, that in consideration of **TWELVE MILLION FIVE HUNDRED THOUSAND AND 00/100 DOLLARS ($12,500,000.00)** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant and convey unto the Grantee, in fee simple, as sole owner, all that piece or parcel of land, together with the improvements, rights, privileges and appurtenances thereunto belonging, situate in Sussex County, Delaware (the "Property"), which is more particularly described on Exhibit A, attached hereto.

BEING a part of that parcel of land, which by deed dated November 22, 1999, and recorded among the Land Records of Sussex County, Delaware in Book 2442, Page 016, was conveyed from Bert Frederick Ritter and Bradley James Ritter to AAA Storage Limited Partnership.

TO HAVE AND TO HOLD the Property in fee simple, together with all rights, privileges, easements and appurtenances thereunto belonging or appertaining to the Grantee, its successors and assigns, forever.

AND the Grantor covenants that they will warrant specially the Property, and will execute such further assurances thereof as may be requisite.

Document# 2022000056615 BK: 5831 PG: 49
Recorder of Deeds, Scott Dailey On 12/27/2022 at 10:44:36 AM Sussex County, DE
Doc Surcharge Paid

8) South 21 degrees 26 minutes 13 seconds East 58.00 feet to an iron pipe found a point on the northerly line of the aforesaid Lewes Fire Department lands; thence,

9) running by and with said Lewes Fire Department lands, the following three courses and distances, South 59 degrees 45 minutes 06 seconds East 133.53 feet to an iron rod with cap found at a point, thence running,

10) South 30 degrees 14 minutes 54 seconds West 62.37 feet to an iron rod with cap found at a point, thence running,

11) South 34 degrees 42 minutes 58 seconds East 261.87 feet to the point and place of beginning.

CONTAINING 61.733 acres of land, more or less.

TOGETHER WITH a 50 feet wide cross access easement, as shown on the Minor Subdivision Site Plan recorded of record at Book 386, Page 58.

Document# 2022000056615 BK: 5831 PG: 50
Recorder of Deeds, Scott Dailey On 12/27/2022 at 10:44:36 AM Sussex County, DE
Doc Surcharge Paid

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed instrument, as of the day and year first above written, to be executed, acknowledged and delivered for the purposes herein contained.

AAA STORAGE LIMITED PARTNERSHIP,
a Delaware limited partnership

By: _____ (SEAL)
Name: Bradley J. Ritter
Title: General Partner

STATE OF DELAWARE
COUNTY OF SUSSEX, TO WIT:

I HEREBY CERTIFY that on this 21 day of December, 2022, before me, a Notary Public to and for the State and County aforesaid, personally appeared Bradley J. Ritter, and acknowledged himself to be the General Partner of AAA STORAGE LIMITED PARTNERSHIP, and that he, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name and the name of the aforementioned entity by himself and in the capacity set forth above.

IN WITNESS MY Hand and Notarial Seal.

_____ (SEAL)
NOTARY PUBLIC

My Commission Expires:
N/A

Mackenzie M. Peet
Attorney at Law, Notary
DE Bar ID # 6692
Perpetual Commission
Notarial Acts, 29 Del. C. § Sec 4323(a)(3)

Document# 2022000056615 BK: 5831 PG: 51
Recorder of Deeds, Scott Dailey On 12/27/2022 at 10:44:36 AM Sussex County, DE
Doc Surcharge Paid

"EXHIBIT A"

BEING all that piece or parcel of land, hereinafter described, situate, lying and being on the southwesterly side of, but not adjacent to, Janice Road (SCR 14B), and being located in the Lewes & Rehoboth Hundred, Sussex County, Delaware, being shown as Lot 2 on a plat titled "Ritter Farm, Minor Subdivision", prepared by Davis, Bowen & Friedel, Inc., dated September 2022, last revised November 28, 2022, as recorded in the Office of the Recorder of Deeds in and for Sussex County and the State of Delaware in Plot Book 386, Page 58; said piece or parcel being more particularly described as follows:

BEGINNING at an iron rod with cap set at a point formed by the intersection of the westerly line of the lands of, now or formerly, Lewes Fire Department, Inc., as recorded in said Office of the Recorder of Deeds in Deed Book 3319, Page 126, with the northwesterly line of the lands of, now or formerly, BAR-SGR LLC, as recorded in said Office of the Recorder of Deeds in Deed Book 2172, Page 207, thence,

1) leaving said Lewes Fire Department lands and running by and with said BAR-SGR lands the following two courses and distances, South 46 degrees 04 minutes 01 seconds West 371.87 feet to an iron pipe found at a point, thence running,

2) North 47 degrees 19 minutes 10 seconds West 407.52 feet to a concrete monument found at a point on the easterly line of Nassau Valley Vineyard LP, as recorded in said Office of the Recorder of Deeds in Deed Book 1894, Page 129, thence,

3) leaving said BAR-SGR lands and running by and with said Nassau Valley lands, also running by and with said BAR-SGR lands, and other lands of, now or formerly, BAR-SGR LLC, as recorded in said Office of the Recorder of Deeds in Deed Book 5199, Page 225, South 50 degrees 56 minutes 44 seconds West 2,767.69 feet to a point on the easterly line of the lands of, now or formerly, MHC Whispering Pines LLC, being identified as tax parcel 334-5.00-155.00, passing over iron rods found at 789.83 feet and 1,257.16 feet, thence,

4) leaving said other BAR-SGR lands and running by and with said MHC Whispering Pines lands the following two courses and distances, North 18 degrees 03 minutes 42 seconds West 1,352.42 feet to a concrete monument found at a point, thence running,

5) North 68 degrees 06 minutes 56 seconds East 2,642.68 feet to an iron rod with cap set at a point, thence,

6) leaving said MHC Whispering Pines lands and running through the lands of, now or formerly, AAA Storage Limited Partnership, as recorded in said Office of the Recorder of Deeds in Deed Book 3319, Page 126, the following three courses and distances, South 21 degrees 53 minutes 04 seconds East 301.10 feet to an iron rod with cap set at a point, thence running,

7) North 68 degrees 33 minutes 47 seconds East 340.77 feet to an iron rod with cap set at a point, thence running,

F

Morris James LLP

David C. Hutt
302.856.0018
dhutt@morrisjames.com

May 21, 2021

Via: Email (jamie.whitehouse@sussexcountyde.gov)

Jamie Whitehouse, Director
Sussex County Planning & Zoning Office
2 The Circle, P.O. Box 417
Georgetown, DE 19947

RE: 2045 Future Land Use Map Amendment Request
Current: Mixed Commercial Area and Coastal Area
Requested: Coastal Area
Sussex County Tax Parcel No. 334-5.00-153.00 (the "Property")

Dear Jamie,

This firm represents AAA Storage Limited Partnership, the owner of the above-referenced Property along Janice Road at the foot of the Nassau Bridge on Coastal Highway (Route 1). The Property consists of a little more than sixty-one (61) acres and includes two (2) primary uses. The front of the Property is presently improved with a self-storage facility and the balance of the Property is farmed.

On Sussex County's Comprehensive Zoning Map, the Property is split-zoned with the area along Janice Road being located within the C-1 General Commercial District (C-1 District) and the balance of the Property being located within the AR-1 Agricultural Residential District (AR-1 District). The 2045 Future Land Use Map found within Chapter 4 of the 2019 Sussex County Comprehensive Plan shows the entirety of the Property as being within a Commercial Area except for a pond on the Property which is shown as being within a Coastal Area.

This request to modify the Future Land Use Map seeks to change the designation of the Commercial Area of the Property so that the entirety of the Property would be shown as being in the Coastal Area on the Future Land Use Map.

The changing of this Property's designation on the Future Land Use Map will allow it to be used more consistently with the surrounding area. More specifically, pursuant to Table 4.5-2 Zoning Districts Applicable to Future Land Use Categories, the Commercial Area does not envisage any residential uses beyond the AR-1 District but instead provides exclusively for Commercial and Business uses. In contrast, the requested Coastal Area allows for both residential and commercial/business uses.

107 West Market Street | Georgetown, DE 19947-1438 T 302.856.0015 F 302.856.7116
Mailing Address P.O. Box 690 | Georgetown, DE 19947-0690 www.morrisjames.com

A quick review of the area shows the consistency of allowing for both commercial and residential uses on this parcel. Along the entirety of the Property's northern and western boundaries is the Whispering Pines manufactured home community. Along much of the Property's southern boundary is the Vineyards at Nassau a mixed-use property containing both residential and commercial uses. However, the commercial uses are situated along the Lewes-Georgetown Highway (Route 9) and not along the Vineyards' boundary with this Property which areas are intended for residential use. The residential uses continue with other communities in close proximity including Sea Spray Village, Sussex East, Nassau Grove and the Reserve at Sandbar.

The configuration of the Vineyards is consistent with the overall theme of this area which has commercial and business uses situated along the primary corridors (Route 1 and Route 9) with residential uses being located beyond (or inside) those uses. The goal of this requested change to the Future Land Use Map is identical to the character of this area as it seeks to allow for commercial and business uses along Janice Road while allowing for residential uses adjacent to the existing residential uses on the neighboring properties.

Not only is this proposed change consistent with good land use and planning, it also matches the current configuration of both the County's Comprehensive Zoning Map and its Future Land Use Map. First, the County's Comprehensive Zoning Map shows much of the immediate area as being within the C-1 District which permits residential uses. For example, the Vineyards at Nassau is all zoned as being part of the C-1 District. Second, to the immediate north of this Property is Whispering Pines—a conditional use manufactured home (residential) community use. Immediately north of Whispering Pines is the Nassau Grove community which lies within the Medium Density Residential District, another residential use.

The Future Land Use Map shows this entire Nassau area as being within either a Commercial Area or a Coastal Area. As the Property is already within one of the County's seven (7) Growth Areas, the question is not whether this Property should be located within a Growth Area but the appropriateness of the designated Growth Area. As discussed previously, the Coastal Area is more consistent with the character of this area as extending commercial uses well back from Janice Road and between the existing residential uses would certainly be out of character with the use and configuration of those properties. Further, it is unlikely that the County has need for commercial areas extending that far from Janice Road.

The requested amendment of the Future Land Use Map is necessary to eliminate the current split-designation of this Property on the Future Land Use Map. The requested amendment is also consistent with the character and nature of the uses in this area and will not have an adverse effect on adjacent properties. In fact, the requested amendment will a positive effect as it will allow for uses that are consistent with the existing uses in place or planned for the adjacent properties.

Please include this letter with the County's submission to the Office of State Planning Coordination seeking to amend the designation of this Property on the Future Land Use Map. In addition, please let me know if I can provide you with any further information to assist in this process.

Very Truly Yours,

MORRIS JAMES LLP

David C. Hutt, Esquire

File #: _____

Planning & Zoning Commission 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)
Conditional Use ___
Zoning Map Amendment ✓

Site Address of Conditional Use/Zoning Map Amendment

32172 Janice Road Lewes, DE 19958

Type of Conditional Use Requested:
N/A

Tax Map #: 334-5.00-153.00 **Size of Parcel(s):** 61.73

Current Zoning: AR-C1 **Proposed Zoning:** MR-RPC **Size of Building:** TBD

Land Use Classification: Commercial

Water Provider: Tidewater **Sewer Provider:** Sussex County

Applicant Information

Applicant Name: Janice CRP3 LLC
Applicant Address: 4750 Owings Mill Blvd.
City: Owings Mill State: MD ZipCode: 21117
Phone #: _____ E-mail: Jhoffman@chesapeakerealtypartners.com

Owner Information

Owner Name: AAA Storage Limited Partnership
Owner Address: 22114 Ritter Lane
City: Harbeson State: DE Zip Code: 19951
Phone #: _____ E-mail: _____

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Davis, Bowen & Friedel, Inc.
Agent/Attorney/Engineer Address: 1 Park Avenue
City: Milford State: DE Zip Code: 19963
Phone #: (302) 422-1441 E-mail: rwl@dbfinc.com

Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

✓ **Completed Application**

✓ **Provide eight (8) copies of the Site Plan or Survey of the property**
- Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- Provide a PDF of Plans (may be e-mailed to a staff member)
- Deed or Legal description

___ **Provide Fee $500.00**

___ **Optional - Additional information for the Commission/Council to consider** (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 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.**

✓ **DelDOT Service Level Evaluation Request Response**

✓ **PLUS Response Letter** (if required)

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 by behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council 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: 10/7/2022

Signature of Owner

_____ Date: 10/7/22

For office use only:

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

Staff accepting application: _____ Application & Case #: _____

Location of property: _____

_____

Subdivision: _____

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

Date of CC Hearing: _____ Decision of CC: _____

Mailing List Application Form

For Applications requiring a Public Hearing in Sussex County

Please fill out this form and return it with your application. As a part of your application a Public Hearing is required. The property owners within 200' of the site of the application will be notified. Staff will notify the property owners.

Application Information:

Site Address: 32172 Janice Road Lewes, DE 19958

Parcel #: 334-5.00-153.00

Site Address: _____

Parcel #: _____

Applicant Name: Davis, Bowen & Friedel, Inc. (Ring Lardner)

Owner Name: AAA Storage Limited Partnership

Type of Application:

Conditional Use: ☐
Change of Zone: ☒
Subdivision: ☐
Board of Adjustment: ☐

Date Submitted: 9/30/22

For office use only:

Date of Public Hearing: _____

File #: _____

Date list created: _____ List created by: _____

Date letters mailed: _____ Letters sent by: _____

LEGAL DESCRIPTION

AAA STORAGE LIMITED PARTNERSHIP

PORTION OF 334-5.00-153.00

ZONED AR-1 AND C-1

September 28, 2022

BEING all that piece or parcel of land, hereinafter described, situate, lying and being on the southwesterly side of, but not adjacent to, Janice Road (SCR 14B), 70 feet wide, and being located in the Lewes & Rehoboth Hundred, Sussex County, Delaware, as shown on a plat prepared by Davis, Bowen & Friedel, Inc., dated September 2022; said piece or parcel being more particularly described as follows:

BEGINNING at a point on the southerly line of the lands of, now or formerly, MHC Whispering Pines LLC, being identified as Tax Parcel 334-5.00-155.00, said point bears South 68 degrees 06 minutes 56 seconds West 304.27 feet from a point formed by the intersection of the southwesterly right-of-way line of said Janice Road with the southerly line of said MHC lands, thence,

1) leaving said MHC lands and through the lands of, now or formerly, AAA Storage Limited Partnership, as recorded in the Office of the Recorder of Deeds in and for Sussex County and the State of Delaware in Deed Book 3319, Page 126, the following three courses and distances, South 21 degrees 53 minutes 04 seconds East 301.10 feet to a point, thence running,

2) North 68 degrees 33 minutes 47 seconds East 340.77 feet to a point, thence running,

3) South 21 degrees 26 minutes 13 seconds East 58.00 feet to a point on the northerly line of the lands of, now or formerly, Lewes Fire Department, Inc. as recorded in the Office of Recorder of Deeds in and for Sussex County and the State of Delaware in Deed Book 3319, Page 126, thence,

4) running by and with said Lewes Fire Department lands the following three courses and distances, South 59 degrees 45 minutes 06 seconds East 133.53 feet to a point, thence running,

5) South 30 degrees 14 minutes 54 seconds West 62.37 feet to a point, thence running,

6) South 34 degrees 42 minutes 58 seconds East 261.87 feet to a point on the southerly line of the lands of, now or formerly BAR-SGR, LLC as recorded in the Office of Recorder of Deeds in and for Sussex County and the State of Delaware in Deed Book 2172, Page 207, thence,

7) leaving said Lewes Fire Department lands, and running by and with said BAR-SGR LLC lands the following two courses and distances, South 46 degrees 04 minutes 01 seconds West 371.87 feet to an iron pipe found at a point, thence running,

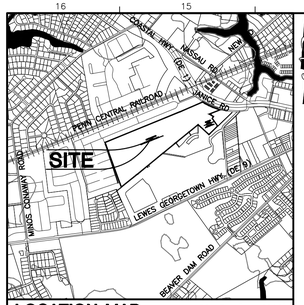
8) North 47 degrees 19 minutes 10 seconds West 407.52 feet to a point, to a concrete monument found at a point on the northwesterly line of Nassau Valley Vineyard LP, as recorded in said Office of the Recorder of Deeds in Deed Book 1894, Page 129, thence,

7) leaving said BAR-SGR lands and running by and with said Nassau Valley lands, also running by and with said BAR-SGR lands, and other lands of, now or formerly, BAR-SGR LLC, as recorded in said Office of the Recorder of Deeds in Deed Book 5199, Page 225, South 50 degrees 56 minutes 44 seconds West 2,767.69 feet to a point on the easterly line of the lands of said MHC lands, passing over iron rods found at 789.83 feet and 1,257.16 feet, thence,

8) leaving said other BAR-SGR lands and running by and with said MHC lands, the following two courses and distances, North 18 degrees 03 minutes 42 seconds West 1,352.42 feet to a concrete monument found at a point, thence running,

9) North 68 degrees 06 minutes 56 seconds East 2,642.58 feet to the point and place of beginning; **CONTAINING 61.733** acres of land, more or less.

P:\Chesapeake Reality\3808A21 - Ritter Farm\Submit\2022-09-30 AR -C1 to MR-RPC Filing\AR - C1 Legal.doc



LOCATION MAP SCALE: 1" = 2000'

DATA COLUMN

TAX MAP ID: 3-34-5.00-153.00

DEED REFERENCE: DB: 3319 PG: 126

DATUM:
HORIZONTAL: NAD 83 (DE STATE PLANE)
VERTICAL: NAVD 88

LAND USE
EXISTING: AGRIGULTURE
PROPOSED: RESIDENTIAL

ZONING
EXISTING: AR (AGRICULTURAL / RESIDENTIAL)
C-1 (GENERAL COMMERCIAL)

PROPOSED: MR-RPC (MEDIUM DENSITY - RESIDENTIAL PLANNED COMMUNITY)

AREAS:
EXISTING SITE
SITE AREA: 61.733± ACRES

UTILITIES
SEWER PROVIDER: PUBLIC (SUSSEX COUNTY)
WATER PROVIDER: PUBLIC (TIDEWATER UTILITIES, INC.)

FLOODPLAIN - THE PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10005C0330J DATED JANUARY 06, 2005. FLOOD ZONE X (MINIMAL FLOODING)

STATE STRATEGIES MAP: INVESTMENT LEVEL 1 & 2

FIRE DISTRICT: 82ND
SCHOOL DISTRICT: CAPE HENLOPEN
ELECTION DISTRICT: 3RD

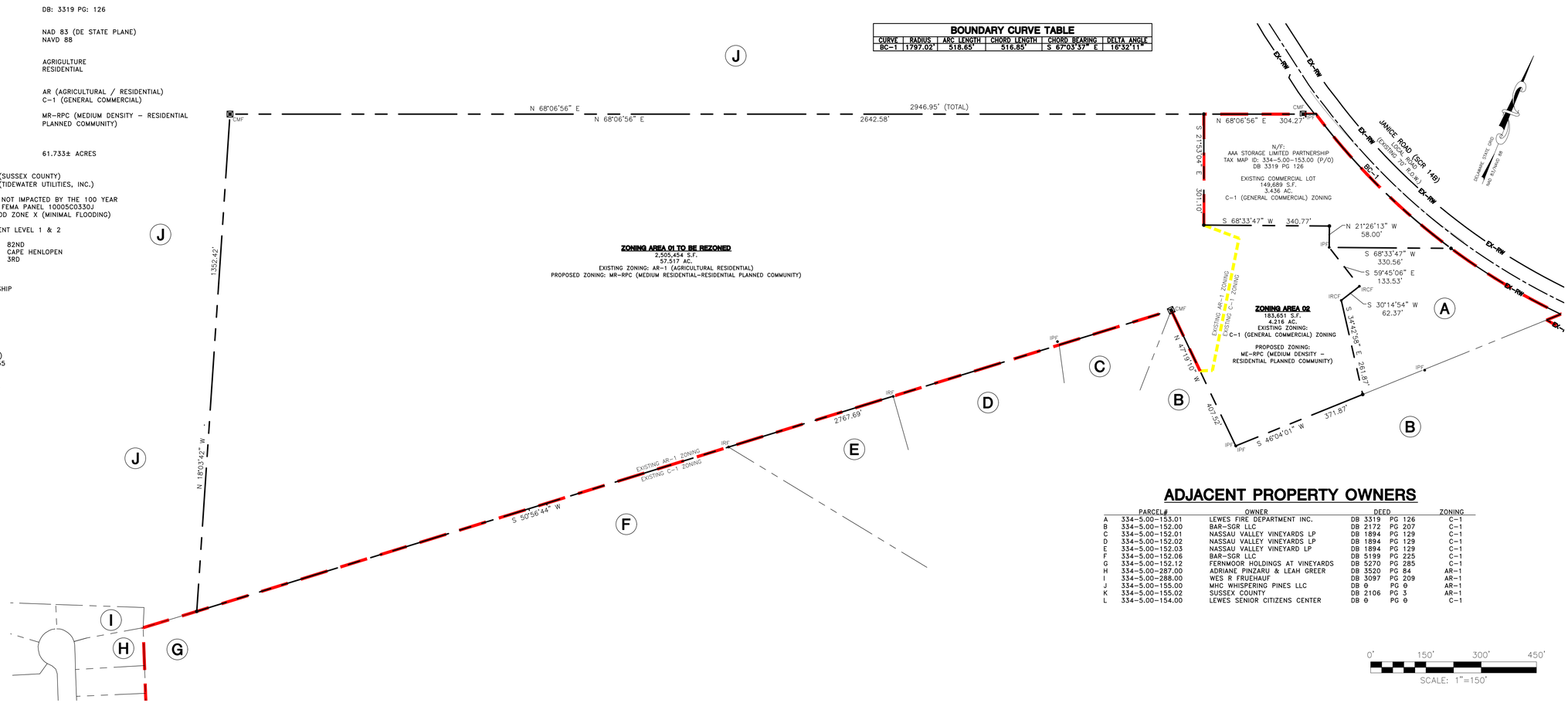
PROPERTY OWNER:
AAA STORAGE LIMITED PARTNERSHIP
22114 RITTER LN.
HARBESON, DE 19951

PROPERTY DEVELOPER:
JANICE CRP3 LLC
4750 OWINGS MILL BLVD.
OWINGS MILL, MD 21117
CONTACT: JON HOFFMAN
(CHESAPEAKE REALTY PARTNERS)
PHONE: 410-356-9900 EXT. 755

ENGINEER:
DAVIS, BOWEN, & FRIEDEL, INC.
RING W. LARDNER, P.E.
1 PARK AVENUE
MILFORD, DE 19963
PHONE: 302-424-1441
FAX: 302-424-0430

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
BC-1	1797.02'	518.65'	516.85'	S 67°03'37" E	16°32'11"



ZONING AREA 01 TO BE REZONED
2,505,454 S.F.
57.517 AC.
EXISTING ZONING: AR-1 (AGRICULTURAL RESIDENTIAL)
PROPOSED ZONING: MR-RPC (MEDIUM RESIDENTIAL-RESIDENTIAL PLANNED COMMUNITY)

ZONING AREA 02
183,651 S.F.
4.216 AC.
EXISTING ZONING:
C-1 (GENERAL COMMERCIAL) ZONING

PROPOSED ZONING:
ME-RPC (MEDIUM DENSITY - RESIDENTIAL PLANNED COMMUNITY)

ADJACENT PROPERTY OWNERS

	PARCEL#	OWNER	DEED	ZONING
A	334-5.00-153.01	LEWES FIRE DEPARTMENT INC.	DB 3319 PG 126	C-1
B	334-5.00-152.00	BAR-SGR LLC	DB 2172 PG 207	C-1
C	334-5.00-152.01	NASSAU VALLEY VINEYARDS LP	DB 1894 PG 129	C-1
D	334-5.00-152.02	NASSAU VALLEY VINEYARDS LP	DB 1894 PG 129	C-1
E	334-5.00-152.03	NASSAU VALLEY VINEYARD LP	DB 1894 PG 129	C-1
F	334-5.00-152.06	BAR-SGR LLC	DB 5199 PG 225	C-1
G	334-5.00-152.12	FERNMOOR HOLDINGS AT VINEYARDS	DB 5270 PG 285	C-1
H	334-5.00-287.00	ADRIANE PINZARU & LEAH GREER	DB 3520 PG 84	AR-1
I	334-5.00-288.00	WES R FRUEHAUF	DB 3097 PG 209	AR-1
J	334-5.00-155.00	MHC WHISPERING PINES LLC	DB 0 PG 0	AR-1
K	334-5.00-155.02	SUSSEX COUNTY	DB 2106 PG 3	AR-1
L	334-5.00-154.00	LEWES SENIOR CITIZENS CENTER	DB 0 PG 0	C-1

0' 150' 300' 450'
SCALE: 1"=150'

LEGEND

EXISTING BOUNDARY/RIGHT-OF-WAY — EX-RW
EXISTING ZONING BOUNDARY
EXISTING ZONING BOUNDARY TO REMOVE
PROPOSED REZONING BOUNDARY
EXISTING ADJACENT PROPERTY LINE

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

REZONING PLAN

RITTER FARM
LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

Revisions:

Date: SEPTEMBER 2022
Scale: 1" = 150'
Dwn.By: DEG
Proj.No.: 3808A21
Dwg.No.: RZ-01

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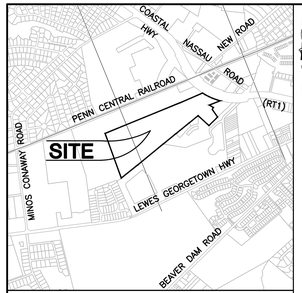
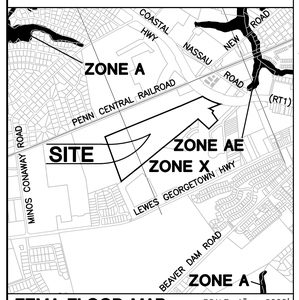
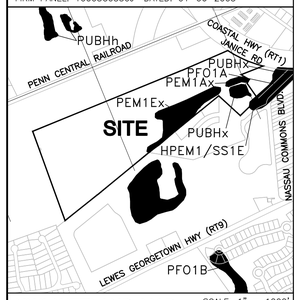
VINTNERS RESERVE
RESIDENTIAL PLANNED COMMUNITY (RPC)
PRELIMINARY SUBDIVISION PLAN
LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE
DBF PROJECT NO. 3808B001
SEPTEMBER 2022



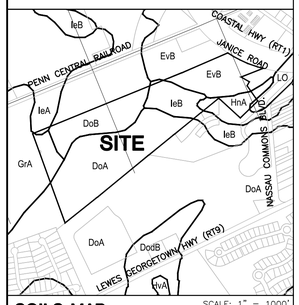
LOCATION MAP SCALE: 1" = 2000'



FEMA FLOOD MAP SCALE: 1" = 2000'
FIRM PANEL: 10005C0330J DATED: 01-06-2005



NWI WETLAND MAP SCALE: 1" = 1000'



SOILS MAP SCALE: 1" = 1000'

SYMBOL	SOILS DATA
GRA	GREENWICH LOAM, 0 TO 2 PERCENT SLOPES (TYPE B)
IeA	INGLESIDE LOAMY SAND, 0 TO 2 PERCENT SLOPES (TYPE A)
IeB	INGLESIDE LOAMY SAND, 2 TO 5 PERCENT SLOPES (TYPE A)
EvB	EVESBORO LOAMY SAND, 0 TO 5 PERCENT SLOPES (TYPE B)
HnA	HAMMONTON SANDY LOAM, 0 TO 2 PERCENT SLOPES (TYPE B)
DoA	DOWNER SANDY LOAM, 0 TO 2 PERCENT SLOPES (TYPE A)
DoB	DOWNER SANDY LOAM, 2 TO 5 PERCENT SLOPES (TYPE A)

DATA COLUMN

TAX MAP ID:	3-34-5.00-153.02
DEED REFERENCE:	DB: 3319 PG: 126
DATUM:	
HORIZONTAL:	NAD 83 (DE STATE PLANE)
VERTICAL:	NAVD 88
LAND USE	
EXISTING:	VACANT (BORROW PIT)
PROPOSED:	TOWNHOUSE COMMUNITY
TOWNHOUSE UNITS:	316 UNITS
DENSITY	
ALLOWABLE:	61.733 ACRES (GROSS AREA) LESS WETLANDS: 0.00 ACRES LESS 25%): 15.433 ACRES 46.300 ACRES (NET DEVELOPABLE AREA) 46.300 X 12 DU / AC = 555 UNITS
PROPOSED:	(316 DU ÷ 61.733 AC) 5.12 UNITS PER AC.
ZONING	
EXISTING:	C-1 (GENERAL COMMERCIAL) AR-1 (AGRICULTURAL RESIDENTIAL)
PROPOSED:	MR-RPC (MEDIUM-DENSITY RESIDENTIAL-RESIDENTIAL PLANNED COMMUNITY)

BULK AND AREA CALCULATIONS

	REQUIRED	PROPOSED
FRONT SETBACK:	25 FT.	25 FT.
FRONT CORNER SETBACK:	15 FT.	15 FT.
REAR SETBACK:	15 FT.	15 FT.
COMBINED FRONT AND REAR:	40 FT.	40 FT.
SIDE SETBACK:	10 FT.	10 FT.
BUILDING HEIGHT:	42 FT.	42 FT.
LOT WIDTH:	16 FT.	20 FT.
LOT LENGTH:	100 FT.	100 FT.
LOT AREA:	1,600 S.F.	2,000 S.F.
AVERAGE LOT AREA:	3,630 S.F.	3,024 S.F.
PARKING:	2 PER UNIT 632 SPACES	2 PER UNIT 632 SPACES AND 196 OVERFLOW SPACES

AREAS:	
EXISTING SITE	
SITE AREA:	61.733 AC.
PROPOSED SITE	
LOT AREA:	21.935 AC.
RIGHT-OF-WAY:	10.496 AC.
ACCESS EASEMENT:	0.161 AC.
OPEN SPACE (TOTAL)	29.141 AC.
OPEN SPACE A	1.315 AC.
OPEN SPACE B	1.353 AC.
OPEN SPACE C	0.152 AC.
OPEN SPACE D	1.615 AC.
OPEN SPACE E	1.902 AC.
OPEN SPACE F	2.384 AC.
OPEN SPACE G	2.001 AC.
OPEN SPACE H	0.884 AC.
OPEN SPACE I	0.050 AC.
OPEN SPACE J	0.214 AC.
OPEN SPACE K	2.554 AC.
OPEN SPACE L	9.893 AC.
OPEN SPACE M	4.826 AC.
TOTAL SITE AREA	61.733 AC.

UTILITIES	
SEWER PROVIDER:	PUBLIC (SUSSEX COUNTY)
WATER PROVIDER:	PUBLIC (TIDEWATER UTILITIES, INC.)

PROPOSED BUILDING CONSTRUCTION: WOOD/CONCRETE BLOCK

FLOODPLAIN - THE PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10005C0330J DATED JANUARY 06, 2005. FLOOD ZONE X (MINIMAL FLOODING)

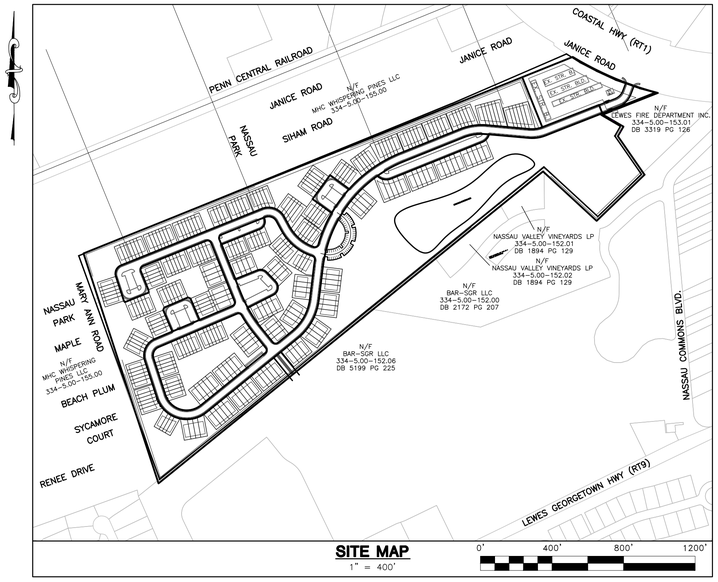
STATE STRATEGIES MAP: INVESTMENT LEVEL 1 & 2

TRANSPORTATION IMPROVEMENT DISTRICT (TID): HENLOPEN

FIRE DISTRICT:	82ND
SCHOOL DISTRICT:	CAPE HENLOPEN
ELECTION DISTRICT:	3RD

PROPERTY OWNER / DEVELOPER:
JANICE CRP3 LLC
4750 OWINGS MILL BLVD.
OWINGS MILL, MD 21117
CONTACT: JON HOFFMAN
PHONE: 410-356-9900 EXT. 755

ENGINEER:
DAVIS, BOWEN, & FRIEDEL, INC.
RING LARDNER, P.E.
1 PARK AVENUE
MILFORD, DE 19963
PHONE: 302-424-1441
FAX: 302-424-0430



SITE MAP 1" = 400' 0' 400' 800' 1200'

LEGEND

EXISTING	PROPOSED
BOUNDARY LINE	RIGHT-OF-WAY / BOUNDARY LINE
ADJACENT PROPERTY OWNER	EASEMENT
EASEMENT	FORESTED BUFFER
CONTOUR	WETLANDS BUFFER
CATCH BASIN, STORM PIPE	STREAM BUFFER
SANITARY SEWER MANHOLE, PIPE	CATCH BASIN, STORM PIPE, STORM MANHOLE, LABELS
WATER MAIN	SWALE
FIRE HYDRANT ASSEMBLY	SANITARY SEWER IDENTIFICATION, MANHOLE, PIPE, FLOW ARROW, PIPE SIZE
UTILITY POLE	WATER MAIN, TEE W/ VALVES, PIPE SIZE
SIGN	FIRE HYDRANT ASSEMBLY
FENCE	TREE LINE
TREE	PAVEMENT / FULL DEPTH TYPE I
TREE LINE	CONCRETE SIDEWALK
WETLANDS	FENCE
PAVEMENT	

INDEX OF SHEETS	
PRELIMINARY TITLE SHEET	PL-01
PRELIMINARY SITE PLAN OVERVIEW	PL-02
PRELIMINARY SITE PLAN	PL-03
PRELIMINARY SITE PLAN	PL-04
PRELIMINARY SITE PLAN	PL-05
PRELIMINARY SITE PLAN	PL-06
PRELIMINARY SITE PLAN	PL-07
PRELIMINARY SITE PLAN	PL-08
PRELIMINARY SITE PLAN	PL-09
PRELIMINARY SITE PLAN	PL-10
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PRELIMINARY UTILITY PLAN	PL-12
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PRELIMINARY UTILITY PLAN	PL-14
PRELIMINARY UTILITY PLAN	PL-15
PRELIMINARY UTILITY PLAN	PL-16
PRELIMINARY UTILITY PLAN	PL-17
PRELIMINARY UTILITY PLAN	PL-18
PRELIMINARY UTILITY PLAN	PL-19

CERTIFICATION OF OWNERSHIP:

I, _____ HEREBY CERTIFY THAT _____ IS THE LEGAL OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN, AND THAT THE RECORD MAJOR/MINOR LAND DEVELOPMENT PLAN HEREOF WAS MADE AT ITS DIRECTION; THAT I ACKNOWLEDGE THE SAME TO BE ITS ACT AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS AND ZONING CODE OF SUSSEX COUNTY.

JANICE CRP3, LLC _____ DATE _____

DEVELOPER'S STATEMENT:

WE, THE UNDERSIGNED, CERTIFY THAT WE ARE THE EQUITABLE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO ORDINANCE.

JANICE CRP3 LLC _____ DATE _____
4750 OWINGS MILL BLVD.
OWINGS MILL, MD 21117
CONTACT: JON HOFFMAN
(CHESAPEAKE REALTY PARTNERS)
PHONE: 410-356-9900 ext. 755

CERTIFICATION OF ACCURACY:

I, RING W. LARDNER, P.E., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER (LAND SURVEYOR) IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES, AND IN ACCORDANCE WITH THE TOWN OF MIDDLETOWN SUBDIVISION REGULATIONS AND ZONING CODE.

RING W. LARDNER, P.E. _____ DATE _____
LICENSE #15647

GENERAL NOTES:

1) ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT) STANDARDS AND REGULATIONS FOR SUBDIVISION STREETS AND STATE HIGHWAY ACCESS AND WILL BE SUBJECT TO ITS APPROVAL.

2) SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY ARE PRIVATE AS SHOWN ON THIS PLAN AND ARE TO BE MAINTAINED BY THE DEVELOPER, PROPERTY OWNERS OR BOTH. THE STATE OF DELAWARE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.

3) 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 OF THE SIDEWALK.

4) ALL UNITS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET. EACH UNIT WILL BE PERMITTED TO HAVE ONLY ONE ACCESS POINT TO SERVE THE ENTIRE PARCEL. HORSESHOE DRIVEWAYS WILL NOT BE PERMITTED.

5) ALL MATERIALS AND WORKMANSHIP SHALL MEET THE STATE OF DELAWARE STANDARDS AND SPECIFICATIONS, DATED AUGUST 2001.

6) ALL DISTURBED AREAS WITHIN THE STATE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOPSOILED (6" MINIMUM), FERTILIZED AND SEEDED.

7) A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.

8) MISS UTILITY SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1-800-282-8555.

9) ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS' RESPONSIBILITY AND SHALL FOLLOW THE GUIDELINES SHOWN IN "TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY AND EMERGENCY OPERATIONS." (LATEST EDITION)

10) ALL TRAFFIC CONTROL DEVICES SHALL BE IN NEW OR REFURBISHED CONDITION, SHALL COMPLY WITH THE TRAFFIC CONTROL MANUAL, SHALL BE NCHRP - 350 APPROVED, AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED IN GOOD CONDITION FOR DURATION OF USE.

11) DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE "GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES."

12) "PAVEMENT MARKING MATERIAL WILL MATCH EXISTING. DURABLE MARKINGS (I.E. THERMO, EPOXY) WILL BE REQUIRED FOR NEW STRIPING, IF THEY EXIST IN THE FIELD."

13) ALL STEEL USED IN CATCH BASINS MUST BE 60 KSI.

14) ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS. BUILDING CONSTRUCTION TO BE MASONRY AND WOOD.

15) THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.

16) NO BUILDING PERMIT WILL BE ISSUED UNTIL EITHER ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED, OR PLACED FOR THE LOT FOR WHICH THE BUILDING PERMIT IS TO BE ISSUED IN A MANNER ACCEPTABLE TO THE COUNTY AND STATE, OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OR OTHER GUARANTEE WITH THE COUNTY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER REQUIRED IMPROVEMENT.

17) AFTER THE CREATION OF THE COMMUNITY'S HOMEOWNER'S ASSOCIATION ALL BUFFER AREAS, AND THE STORMWATER MANAGEMENT AREA, SHALL BE OWNED AND MAINTAINED BY THE COMMUNITY'S HOMEOWNER'S ASSOCIATION. THE DEVELOPER SHALL MAINTAIN THESE AREAS UNTIL THE COMMUNITY HOMEOWNER'S ASSOCIATION IS ESTABLISHED.

18) THE FINAL OVERLAY OF HOT MIX - TYPE C FOR ALL STREETS WITHIN THE DEVELOPMENT WILL NOT BE PERMITTED UNTIL 75% OF THE HOMES ARE COMPLETELY CONSTRUCTED. IF FINAL OVERLAY IS CONDUCTED WITHOUT THE COUNTY KNOWLEDGE AND/ OR APPROVAL, THEN THE COUNTY HAS THE RIGHT TO HAVE THE OWNER/DEVELOPER ROTOMILL AND OVERLAY, WITH ALL COSTS BEING PAID FOR BY THE DEVELOPER.

19) THERE ARE NO JURISDICTIONAL WETLANDS ON THIS PROPERTY.

20) THE PARCEL IS PARTIALLY LOCATED IN AN EXCELLENT RECHARGE AREA AND WILL COMPLY WITH CHAPTER 89 OF THE SUSSEX COUNTY CODE.

21) THIS PROJECT IS SUBJECT TO DEED RESTRICTIONS AND WILL BE RECORDED IN A SEPARATE DOCUMENT.

Revisions:
2022-12-27 OWNER AND P&Z COMMENTS

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

PL-01

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LOT AREA TABLE

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
T101	4,984±	0.114±	T1101	3,366±	0.077±	T2101	3,520±	0.081±	T3101	3,520±	0.081±	T4101	4,228±	0.097±	T5101	3,520±	0.081±
T102	2,946±	0.068±	T1102	2,166±	0.050±	T2102	2,200±	0.051±	T3102	2,200±	0.051±	T4102	3,157±	0.072±	T5102	2,200±	0.051±
T103	2,800±	0.064±	T1103	2,176±	0.050±	T2103	2,200±	0.051±	T3103	2,200±	0.051±	T4103	3,159±	0.073±	T5103	2,200±	0.051±
T104	2,653±	0.061±	T1104	2,153±	0.049±	T2104	2,200±	0.051±	T3104	2,202±	0.051±	T4104	4,237±	0.097±	T5104	2,200±	0.051±
T105	2,507±	0.058±	T1105	3,317±	0.076±	T2105	3,511±	0.081±	T3105	2,233±	0.051±	T4201	5,531±	0.127±	T5105	2,200±	0.051±
T106	3,707±	0.085±	T1201	5,144±	0.118±	T2201	3,520±	0.081±	T3106	3,756±	0.086±	T4202	3,349±	0.077±	T5106	3,520±	0.081±
T201	4,945±	0.114±	T1202	2,595±	0.060±	T2202	2,200±	0.051±	T3201	3,824±	0.088±	T4203	3,100±	0.071±	T5201	3,520±	0.081±
T202	2,901±	0.067±	T1203	2,406±	0.055±	T2203	2,200±	0.051±	T3202	1,923±	0.044±	T4204	3,080±	0.071±	T5202	2,200±	0.051±
T203	2,754±	0.063±	T1204	2,252±	0.052±	T2204	2,200±	0.051±	T3203	2,051±	0.047±	T4205	4,180±	0.096±	T5203	2,200±	0.051±
T204	2,608±	0.060±	T1205	3,496±	0.080±	T2205	2,200±	0.051±	T3204	3,527±	0.081±	T4301	4,180±	0.096±	T5204	2,200±	0.051±
T205	2,462±	0.057±	T1301	4,073±	0.094±	T2206	3,520±	0.081±	T3301	4,439±	0.102±	T4302	3,080±	0.071±	T5205	2,200±	0.051±
T206	3,662±	0.084±	T1302	2,330±	0.053±	T2301	3,520±	0.081±	T3302	3,101±	0.071±	T4303	3,080±	0.071±	T5206	3,520±	0.081±
T301	3,921±	0.090±	T1303	2,226±	0.051±	T2302	2,200±	0.051±	T3303	3,101±	0.071±	T4304	3,080±	0.071±	T5301	3,723±	0.086±
T302	2,324±	0.053±	T1304	2,200±	0.051±	T2303	2,200±	0.051±	T3304	4,439±	0.102±	T4305	4,180±	0.096±	T5302	2,805±	0.064±
T303	2,258±	0.052±	T1305	3,520±	0.081±	T2304	2,200±	0.051±	T3401	4,186±	0.096±	T4401	4,180±	0.096±	T5303	2,807±	0.064±
T304	2,217±	0.051±	T1401	3,520±	0.081±	T2305	2,200±	0.051±	T3402	3,080±	0.071±	T4402	3,080±	0.071±	T5304	4,300±	0.099±
T305	2,201±	0.051±	T1402	2,200±	0.051±	T2306	3,434±	0.079±	T3403	3,080±	0.071±	T4403	3,080±	0.071±	T5401	3,800±	0.087±
T306	3,520±	0.081±	T1403	2,200±	0.051±	T2401	4,180±	0.096±	T3404	3,080±	0.071±	T4404	3,080±	0.071±	T5402	2,800±	0.064±
T401	3,520±	0.081±	T1404	2,200±	0.051±	T2402	3,080±	0.071±	T3405	4,180±	0.096±	T4405	4,180±	0.096±	T5403	2,800±	0.064±
T402	2,200±	0.051±	T1405	3,520±	0.081±	T2403	3,080±	0.071±	T3501	4,180±	0.096±	T4501	4,180±	0.096±	T5404	2,800±	0.064±
T403	2,200±	0.051±	T1501	3,520±	0.081±	T2404	4,180±	0.096±	T3502	3,080±	0.071±	T4502	3,080±	0.071±	T5405	3,811±	0.088±
T404	2,200±	0.051±	T1502	2,200±	0.051±	T2501	4,267±	0.098±	T3503	3,080±	0.071±	T4503	3,080±	0.071±	T5501	3,903±	0.090±
T405	2,200±	0.051±	T1503	2,200±	0.051±	T2502	3,125±	0.072±	T3504	3,080±	0.071±	T4504	3,080±	0.071±	T5502	2,800±	0.064±
T406	3,520±	0.081±	T1504	3,520±	0.081±	T2503	3,109±	0.071±	T3505	4,180±	0.096±	T4505	4,226±	0.097±	T5503	2,800±	0.064±
T501	3,520±	0.081±	T1601	3,520±	0.081±	T2504	4,487±	0.103±	T3601	4,180±	0.096±	T4601	4,271±	0.098±	T5504	3,903±	0.090±
T502	2,200±	0.051±	T1602	2,200±	0.051±	T2601	4,180±	0.096±	T3602	3,080±	0.071±	T4602	3,095±	0.071±	T5601	3,800±	0.087±
T503	2,200±	0.051±	T1603	2,200±	0.051±	T2602	2,200±	0.051±	T3603	3,080±	0.071±	T4603	3,081±	0.071±	T5602	2,800±	0.064±
T504	2,200±	0.051±	T1604	2,200±	0.051±	T2603	2,200±	0.051±	T3604	3,080±	0.071±	T4604	3,080±	0.071±	T5603	2,800±	0.064±
T505	2,200±	0.051±	T1605	2,200±	0.051±	T2604	2,200±	0.051±	T3605	4,180±	0.096±	T4605	4,180±	0.096±	T5604	3,800±	0.087±
T506	3,520±	0.081±	T1606	2,200±	0.051±	T2605	3,520±	0.081±	T3701	4,180±	0.096±	T4701	4,180±	0.096±	T5701	3,200±	0.073±
T601	3,521±	0.081±	T1607	3,520±	0.081±	T2701	3,520±	0.081±	T3702	3,080±	0.071±	T4702	3,080±	0.071±	T5702	2,000±	0.046±
T602	2,209±	0.051±	T1701	3,520±	0.081±	T2702	2,200±	0.051±	T3703	3,080±	0.071±	T4703	3,080±	0.071±	T5703	2,000±	0.046±
T603	2,227±	0.051±	T1702	2,200±	0.051±	T2703	2,200±	0.051±	T3704	4,182±	0.096±	T4704	3,080±	0.071±	T5704	2,000±	0.046±
T604	2,255±	0.052±	T1703	2,200±	0.051±	T2704	2,200±	0.051±	T3801	4,317±	0.099±	T4705	4,180±	0.096±	T5705	3,200±	0.073±
T605	2,294±	0.053±	T1704	2,200±	0.051±	T2705	2,200±	0.051±	T3802	3,091±	0.071±	T4801	4,180±	0.096±	T5801	3,200±	0.073±
T606	4,828±	0.111±	T1705	2,200±	0.051±	T2706	3,520±	0.081±	T3803	3,091±	0.071±	T4802	3,080±	0.071±	T5802	2,000±	0.046±
T701	4,549±	0.104±	T1706	2,200±	0.051±	T2801	3,520±	0.081±	T3804	4,317±	0.099±	T4803	3,080±	0.071±	T5803	2,000±	0.046±
T702	2,206±	0.051±	T1707	3,520±	0.081±	T2802	2,200±	0.051±	T3901	4,451±	0.102±	T4804	3,080±	0.071±	T5804	2,000±	0.046±
T703	2,200±	0.051±	T1801	3,520±	0.081±	T2803	2,200±	0.051±	T3902	3,132±	0.072±	T4805	4,180±	0.096±	T5805	3,297±	0.076±
T704	2,205±	0.051±	T1802	2,200±	0.051±	T2804	2,200±	0.051±	T3903	3,084±	0.071±	T4901	3,451±	0.079±	T5901	3,571±	0.082±
T705	3,563±	0.082±	T1803	2,200±	0.051±	T2805	4,177±	0.096±	T3904	4,180±	0.096±	T4902	2,200±	0.051±	T5902	2,017±	0.046±
T801	5,198±	0.119±	T1804	2,200±	0.051±	T2901	3,898±	0.089±	T4001	4,180±	0.096±	T4903	2,200±	0.051±	T5903	2,001±	0.046±
T802	2,200±	0.051±	T1805	2,200±	0.051±	T2902	2,244±	0.052±	T4002	3,080±	0.071±	T4904	2,200±	0.051±	T5904	2,012±	0.046±
T803	2,200±	0.051±	T1806	2,200±	0.051±	T2903	2,203±	0.051±	T4003	3,080±	0.071±	T4905	3,520±	0.081±	T5905	5,118±	0.117±
T804	2,200±	0.051±	T1807	3,520±	0.081±	T2904	2,244±	0.052±	T4004	4,180±	0.096±	T5001	3,520±	0.081±	T6001	4,170±	0.096±
T805	3,520±	0.081±	T1901	3,520±	0.081±	T2905	3,898±	0.089±				T5002	2,200±	0.051±	T6002	2,024±	0.047±
T901	3,520±	0.081±	T1902	2,200±	0.051±	T3001	3,523±	0.081±				T5003	2,200±	0.051±	T6003	2,073±	0.048±
T902	2,200±	0.051±	T1903	2,200±	0.051±	T3002	2,200±	0.051±				T5004	2,200±	0.051±	T6004	5,118±	0.118±
T903	2,200±	0.051±	T1904	2,200±	0.051±	T3003	2,200±	0.051±				T5005	2,200±	0.051±	T6101	3,800±	0.087±
T904	2,200±	0.051±	T1905	2,200±	0.051±	T3004	2,200±	0.051±				T5006	3,520±	0.081±	T6102	2,800±	0.064±
T905	2,200±	0.051±	T1906	3,520±	0.081±	T3005	2,200±	0.051±							T6103	2,800±	0.064±
T906	3,520±	0.081±	T2001	3,520±	0.081±	T3006	3,520±	0.081±							T6104	3,800±	0.087±
T1001	3,520±	0.081±	T2002	2,200±	0.051±										T6201	3,974±	0.091±
T1002	2,200±	0.051±	T2003	2,200±	0.051±										T6202	3,012±	0.069±
T1003	2,200±	0.051±	T2004	2,200±	0.051±										T6203	3,012±	0.069±
T1004	2,200±	0.051±	T2005	2,200±	0.051±										T6204	3,943±	0.091±
T1005	3,520±	0.081±	T2006	3,520±	0.081±										TOTAL:	955,509±	21.936±

LOT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
LC-1	150.00'	30.76'	30.70'	S 89°12'26" W	11°44'52"
LC-2	325.00'	3.76'	3.76'	N 85°15'00" W	0°39'45"
LC-3	325.00'	33.38'	33.37'	N 88°31'27" W	5°53'08"
LC-4	325.00'	33.29'	33.27'	S 84°00'08" W	5°52'05"
LC-5	325.00'	20.39'	20.39'	S 79°16'16" W	3°35'40"
LC-6	325.00'	20.18'	20.18'	S 75°41'42" W	3°33'27"
LC-7	325.00'	20.05'	20.05'	S 72°08'55" W	3°32'07"
LC-8	325.00'	12.85'	12.85'	S 69°14'54" W	2°15'56"
LC-9	785.00'	15.65'	15.65'	S 67°32'40" W	1°08'32"
LC-10	785.00'	20.01'	20.01'	S 66°14'35" W	1°27'38"
LC-11	785.00'	20.03'	20.03'	S 64°46'54" W	1°27'44"
LC-12	785.00'	20.07'	20.07'	S 63°19'05" W	1°27'54"
LC-13	785.00'	20.12'	20.12'	S 61°51'04" W	1°28'07"
LC-14	785.00'	33.81'	33.81'	S 59°52'59" W	2°28'05"
LC-15	785.00'	33.53'	33.53'	S 57°25'31" W	2°26'51"
LC-16	785.00'	20.01'	20.01'	S 55°28'17" W	1°27'37"
LC-17	785.00'	20.00'	20.00'	S 54°00'41" W	1°27'35"
LC-18	785.00'	20.01'	20.01'	S 52°33'05" W	1°27'37"
LC-19	785.00'	32.05'	32.05'	S 50°39'05" W	2°20'23"
LC-20	785.00'	101.12'	101.05'	S 45°47'28" W	7°22'51"
LC-21	250.00'	32.48'	32.46'	N 63°38'22" W	7°26'41"
LC-22	250.00'	20.05'	20.04'	N 57°37'12" W	4°35'39"
LC-23	250.00'	20.01'	20.00'	N 53°01'48" W	4°35'08"
LC-24	250.00'	20.10'	20.09'	N 48°26'03" W	4°36'23"
LC-25	250.00'	32.69'	32.67'	N 42°23'06" W	7°29'30"
LC-26	250.00'	16.93'	16.93'	N 30°31'20" W	3°52'48"
LC-27	100.00'	6.80'	6.80'	N 30°31'47" W	3°53'42"
LC-28	100.00'	20.80'	20.76'	N 38°26'05" W	11°54'54"
LC-29	100.00'	32.14'	32.00'	N 53°35'58" W	18°24'51"
LC-30	100.00'	26.71'	26.63'	N 77°34'22" W	15°18'22"
LC-31	100.00'	21.40'	21.36'	S 88°38'40" W	12°15'35"
LC-32	100.00'	20.26'	20.23'	S 76°42'36" W	11°36'33"
LC-33	100.00'	4.87'	4.87'	S 69°30'38" W	2°47'24"
LC-34	20.00'	10.47'	10.35'	N 06°53'04" W	30°00'00"
LC-35	800.00'	4.40'	4.40'	S 22°02'32" E	0°18'56"
LC-36	800.00'	19.98'	19.98'	S 22°54'56" E	1°25'52"
LC-37	800.00'	38.11'	38.11'	S 34°35'56" E	2°43'47"
LC-38	800.00'	28.02'	28.02'	S 36°58'01" E	2°00'24"
LC-39	800.00'	14.00'	14.00'	S 38°28'18" E	1°00'10"
LC-40	125.00'	32.57'	32.47'	N 27°52'17" W	14°55'39"
LC-41	125.00'	5.12'	5.12'	N 19°14'05" W	2°20'45"
LC-42	50.00'	4.51'	4.50'	N 15°28'48" W	5°09'49"
LC-43	100.00'	2.32'	2.32'	S 66°16'26" W	1°19'44"
LC-44	100.00'	36.41'	36.20'	S 55°10'48" W	20°51'31"
LC-45	100.00'	20.45'	20.42'	S 38°53'30" W	11°43'06"
LC-46	100.00'	20.03'	20.00'	S 27°17'35" W	11°28'42"
LC-47	100.00'	20.45'	20.42'	S 15°41'41" W	11°43'06"
LC-48	100.00'	36.41'	36.20'	S 00°35'37" E	20°51'31"
LC-49	100.00'	12.28'	12.28'	S 14°32'32" E	7°02'20"
LC-50	175.00'	13.38'	13.37'	S 20°15'05" E	4°22'45"
LC-51	175.00'	20.19'	20.18'	S 25°44'47" E	6°36'40"
LC-52	175.00'	33.42'	33.37'	S 34°31'21" E	10°56'29"
LC-53	175.00'	32.75'	32.71'	S 48°28'33" E	10°43'25"
LC-54	175.00'	17.54'	17.53'	S 56°42'31" E	5°44'31"
LC-55	175.00'	20.04'	20.03'	S 62°51'39" E	6°33'45"
LC-56	175.00'	35.26'	35.20'	S 71°54'51" E	11°32'38"
LC-57	175.00'	39.55'	39.47'	S 84°42'49" E	12°57'00"
LC-58	175.00'	28.12'	28.09'	N 84°12'29" E	9°12'25"
LC-59	175.00'	28.12'	28.09'	N 75°00'04" E	9°12'25"
LC-60	175.00'	39.55'	39.47'	N 63°55'22" E	12°57'00"
LC-61	175.00'	18.17'	18.16'	N 53°55'13" E	5°56'59"
LC-62	325.00'	14.59'	14.59'	N 49°39'35" E	2°34'17"
LC-63	325.00'	38.43'	38.41'	N 44°06'21" E	6°46'28"

LOT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
LC-64	325.00'	28.03'	28.03'	N 38°14'51" E	4°56'33"
LC-65	325.00'	28.03'	28.03'	N 33°18'18" E	4°56'33"
LC-66	325.00'	38.43'	38.41'	N 27°26'48" E	6°46'28"
LC-67	325.00'	38.85'	38.83'	N 18°52'17" E	6°51'00"
LC-68	325.00'	28.16'	28.15'	N 12°57'51" E	4°57'53"
LC-69	325.00'	19.79'	19.79'	N 08°44'14" E	3°29'21"
LC-70	735.00'	2.39'	2.39'	N 07°05'08" E	0°11'11"
LC-71	20.00'	28.58'	26.21'	S 31°26'19" E	81°53'21"
LC-72	300.00'	10.73'	10.73'	S 71°21'32" E	2°02'56"
LC-73	300.00'	20.24'	20.24'	S 68°24'04" E	3°51'59"
LC-74	300.00'	20.08'	20.08'	S 64°33'02" E	3°50'06"
LC-75	300.00'	34.57'	34.55'	S 59°19'54" E	6°36'10"
LC-76	300.00'	34.92'	34.90'	S 52°41'45" E	6°40'09"
LC-77	300.00'	20.04'	20.04'	S 47°26'51" E	3°49'38"
LC-78	300.00'	20.00'	20.00'	S 43°37'25" E	3°49'14"
LC-79	300.00'	20.06'	20.05'	S 39°47'53" E	3°49'51"
LC-80	300.00'	34.75'	34.73'	S 34°33'51" E	6°38'12"
LC-81	45.00'	31.51'	30.87'	N 48°03'13" E	40°07'27"
LC-82	47.00'	3.61'	3.61'	S 70°18'53" W	4°23'54"
LC-83	47.00'	32.56'	31.92'	N 63°51'15" W	39°41'49"
LC-84	47.00'	32.56'	31.92'	N 24°09'26" W	39°41'49"
LC-85	47.00'	14.71'	14.65'	N 54°09'50" E	17°55'50"
LC-86	750.00'	14.85'	14.85'	N 38°24'21" W	1°08'05"
LC-87	20.00'	31.44'	28.30'	N 84°00'50" W	90°04'53"
LC-88	275.00'	38.60'	38.57'	S 43°06'01" W	8°02'35"
LC-89	275.00'	28.05'	28.04'	S 36°09'24" W	5°50'38"
LC-90	275.00'	28.05'	28.04'	S 30°18'47" W	5°50'38"
LC-91	275.00'	39.23'	39.20'	S 23°18'16" W	8°10'23"
LC-92	275.00'	4.52'	4.52'	S 07°27'50" W	0°56'34"
LC-93	735.00'	38.09'	38.08'	S 37°16'49" W	2°58'09"
LC-94	735.00'	28.01'	28.01'	S 39°51'24" W	2°11'00"
LC-95	735.00'	28.01'	28.00'	S 42°02'24" W	2°10'59"
LC-96	735.00'	38.08'	38.07'	S 44°36'56" W	2°58'05"
LC-97	735.00'	22.24'	22.24'	N 53°51'01" E	1°44'01"
LC-98	70.00'	29.16'	28.95'	S 56°30'35" E	23°51'56"
LC-99	70.00'	32.65'	32.36'	S 81°48'21" E	26°43'35"
LC-100	70.00'	20.42'	20.35'	N 76°28'24" E	16°42'56"
LC-101	70.00'	27.25'	27.08'	N 56°57'47" E	22°18'18"
LC-102	785.00'	34.43'	34.43'	S 08°14'57" W	2°30'48"

RIGHT-OF-WAY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
RC1	75.00'	62.42'	60.63'	N 44°43'14" E	47°41'07"
RC2	150.00'	69.42'	68.81'	N 81°49'20" E	26°31'05"
RC3	325.00'	152.96'	151.55'	S 81°35'54" W	26°57'56"
RC4	785.00'	714.74'	690.31'	S 42°01'53" W	52°10'05"
RC5	20.00'	32.67'	29.16'	N 62°44'34" E	93°35'26"
RC6	250.00'	182.74'	178.69'	S 49°31'20" E	41°52'47"
RC7	100.00'	145.39'	132.92'	N 70°14'00" W	83°18'08"
RC8	50.00'	75.20'	68.31'	S 25°01'37" W	86°10'38"
RC9	20.00'	31.42'	28.28'	S 23°06'56" W	90°00'00"
RC10	50.00'	72.69'	66.46'	N 70°14'00" W	83°18'08"
RC11	300.00'	229.34'	223.80'	S 50°28'58" E	43°48'04"
RC12	20.00'	28.58'	26.21'	N 31°26'19" W	81°53'21"
RC13	785.00'	34.43'	34.43'	S 08°14'57" W	2°30'48"
RC14	275.00'	210.96'	205.82'	N 28°58'08" E	43°57'11"
RC15	125.00'	242.15'	206.02'	S 73°33'29" E	110°59'34"
RC16	50.00'	74.18'	67.56'	S 24°26'18" W	85°00'00"
RC17	20.00'	29.02'	26.54'	N 71°29'56" W	83°07'33"
RC18	20.00'	31.61'	28.42'	N 21°39'13" E	90°34'09"
RC19	100.00'	148.35'	135.12'	S 24°26'18" W	85°00'00"
RC20	175.00'	339.01'	288.43'	S 73°33'29" E	110°59'34"
RC21	325.00'	249.32'	243.25'	N 28°58'08" E	43°57'11"
RC22	735.00'	784.10'	747.44'	S 37°33'14" W	61°07'23"
RC23	70.00'	82.23'	77.58'	S 78°13'51" E	67°18'27"
RC24	70.00'	61.52	59.56'	N 42°56'19" E	50°21'14"
RC25	275.00'	129.43'	128.23'	S 81°35'54" W	26°57'56"
RC26	200.00'	92.57'	91.74'	N 81°49'20" E	26°31'05"
RC27	125.00'	104.03'	101.06'	N 44°43'14" E	47°41'07"
RC28	20.00'	31.44'	28.30'	S 84°00'50" E	90°04'53"
RC29	750.00'	223.69'	222.86'	S 30°25'44" E	17°05'19"
RC30	20.00'	31.42'	28.28'	S 23°06'56" W	90°00'00"
RC31	20.00'	31.42'	28.28'	N 66°53'04" W	90°00'00"
RC32	800.00'	24.39'	24.38'	S 22°45'28" E	1°44'47"
RC33	800.00'	126.18'	126.05'	S 34°27'16" E	9°02'14"
RC34	20.00'	31.39'	28.26'	N 05°59'10" E	89°55'07"
RC35	47.00'	87.88'	75.63'	N 09°33'42" E	107°08'06"
RC36	47.00'	55.68'	52.48'	N 77°56'43" W	67°52'43"
RC37	45.00'	70.69'	63.64'	S 23°06'56" W	90°00'00"
RC38	100.00'	269.81'	195.10'	N 23°19'44" E	154°35'29"
RC39	140.00'	379.16'	273.45'	N 23°36'59" E	155°10'23"

RIGHT-OF-WAY LINE TABLE

LINE	BEARING	DISTANCE
RL1	N 40°06'39" W	9.11'
RL2	S 09°00'47" E	15.39'
RL3	S 68°03'42" E	15.56'
RL4	N 21°56'18" E	15.56'
RL5	S 21°53'04" E	6.00'
RL6	N 53°58'08" W	5.11'
RL7	N 53°58'08" W	8.55'

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 84°55'08" W	2.38'
L2	N 84°55'08" W	17.53'
L3	S 68°06'56" W	7.15'
L4	S 68°06'56" W	16.35'
L5	N 28°34'56" W	15.24'
L6	S 68°06'56" W	15.13'
L7	N 21°53'04" W	22.00'
L8	N 68°06'56" E	3.00'
L9	N 44°00'21" W	7.98'
L10	N 44°00'21" W	7.98'
L11	N 62°42'25" W	3.46'
L12	S 18°03'42" E	19.75'
L13	S 18°03'42" E	6.64'
L14	N 50°56'44" E	19.86'
L15	N 18°03'42" W	14.88'
L16	S 38°58'23" E	14.00'
L17	N 50°56'44" E	23.42'
L18	N 06°59'33" E	8.22'
L19	N 68°06'56" E	7.87'
L20	N 68°06'56" E	11.43'

JANICE ROAD RIGHT-OF-WAY CURVE TABLE

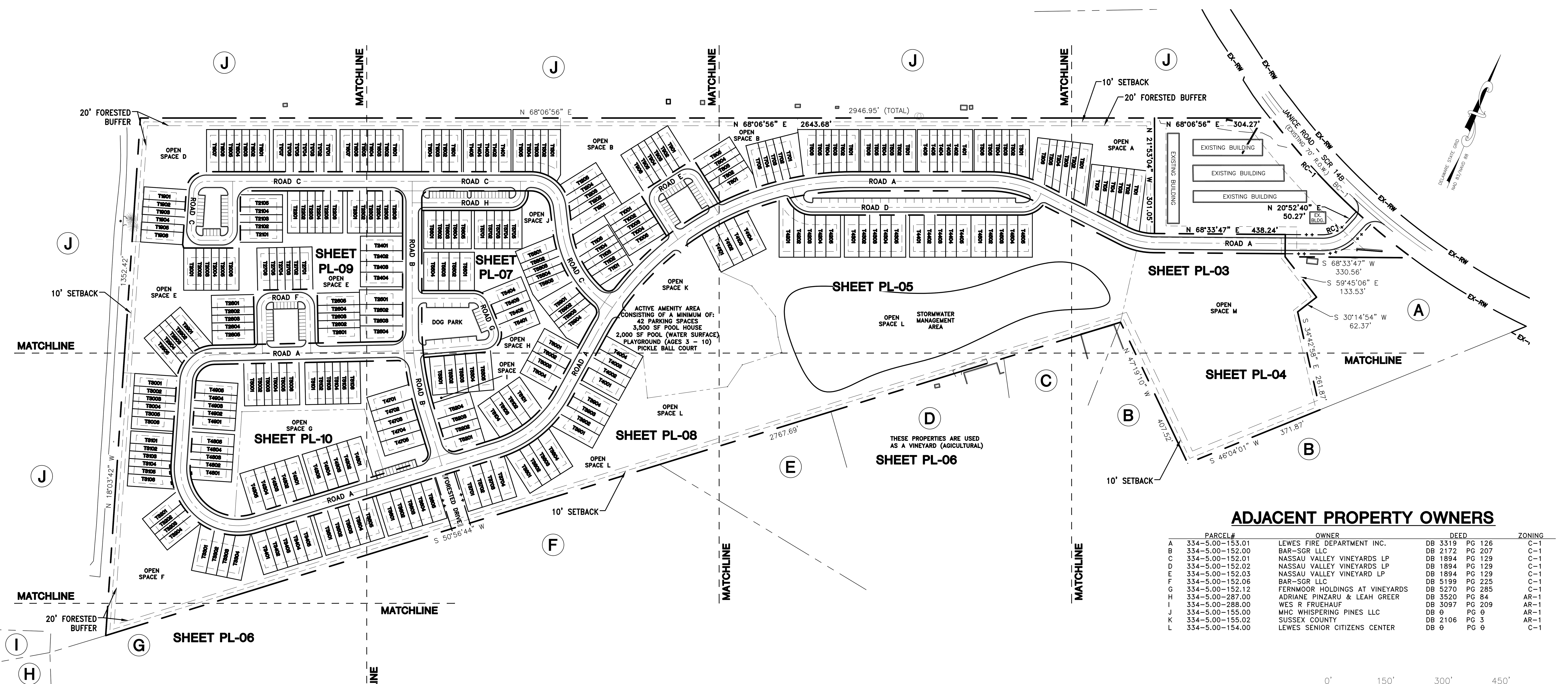
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
RC-1	1797.02'	330.39'	329.92'	S 64°03'32" E	10°32'03"
RC-2	1797.02'	50.01'	50.01'	S 70°07'24" E	1°35'40"
RC-3	1797.02'	138.25'	138.21'	S 73°07'28" E	4°24'28"

RIGHT-OF-WAY TIE-LINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
TLC-1	785.00'	88.26'	88.21'	S 12°43'36" W	6°26'30"
TLC-2	800.00'	88.03'	87.99'	N 26°47'01" W	6°18'18"

EXISTING BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
BC-1	1797.02'	518.65'	516.85'	S 67°03'37" E	16°32'11"



ADJACENT PROPERTY OWNERS

	PARCEL#	OWNER	DEED	ZONING
A	334-5.00-153.01	LEWES FIRE DEPARTMENT INC.	DB 3319 PG 126	C-1
B	334-5.00-152.00	BAR-SGR LLC	DB 2172 PG 207	C-1
C	334-5.00-152.01	NASSAU VALLEY VINEYARDS LP	DB 1894 PG 129	C-1
D	334-5.00-152.02	NASSAU VALLEY VINEYARDS LP	DB 1894 PG 129	C-1
E	334-5.00-152.03	NASSAU VALLEY VINEYARD LP	DB 1894 PG 129	C-1
F	334-5.00-152.06	BAR-SGR LLC	DB 5199 PG 225	C-1
G	334-5.00-152.12	FERNMOOR HOLDINGS AT VINEYARDS	DB 5270 PG 285	C-1
H	334-5.00-287.00	ADRIANE PINZARU & LEAH GREER	DB 3520 PG 84	AR-1
I	334-5.00-288.00	WES R FRUEHAUF	DB 3097 PG 209	AR-1
J	334-5.00-155.00	MHC WHISPERING PINES LLC	DB 0 PG 0	AR-1
K	334-5.00-155.02	SUSSEX COUNTY	DB 2106 PG 3	AR-1
L	334-5.00-154.00	LEWES SENIOR CITIZENS CENTER	DB 0 PG 0	C-1

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PRELIMINARY SITE PLAN OVERVIEW

VINTNERS RESERVE
LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

Revisions:
2022-12-27 OWNER AND P&Z COMMENTS

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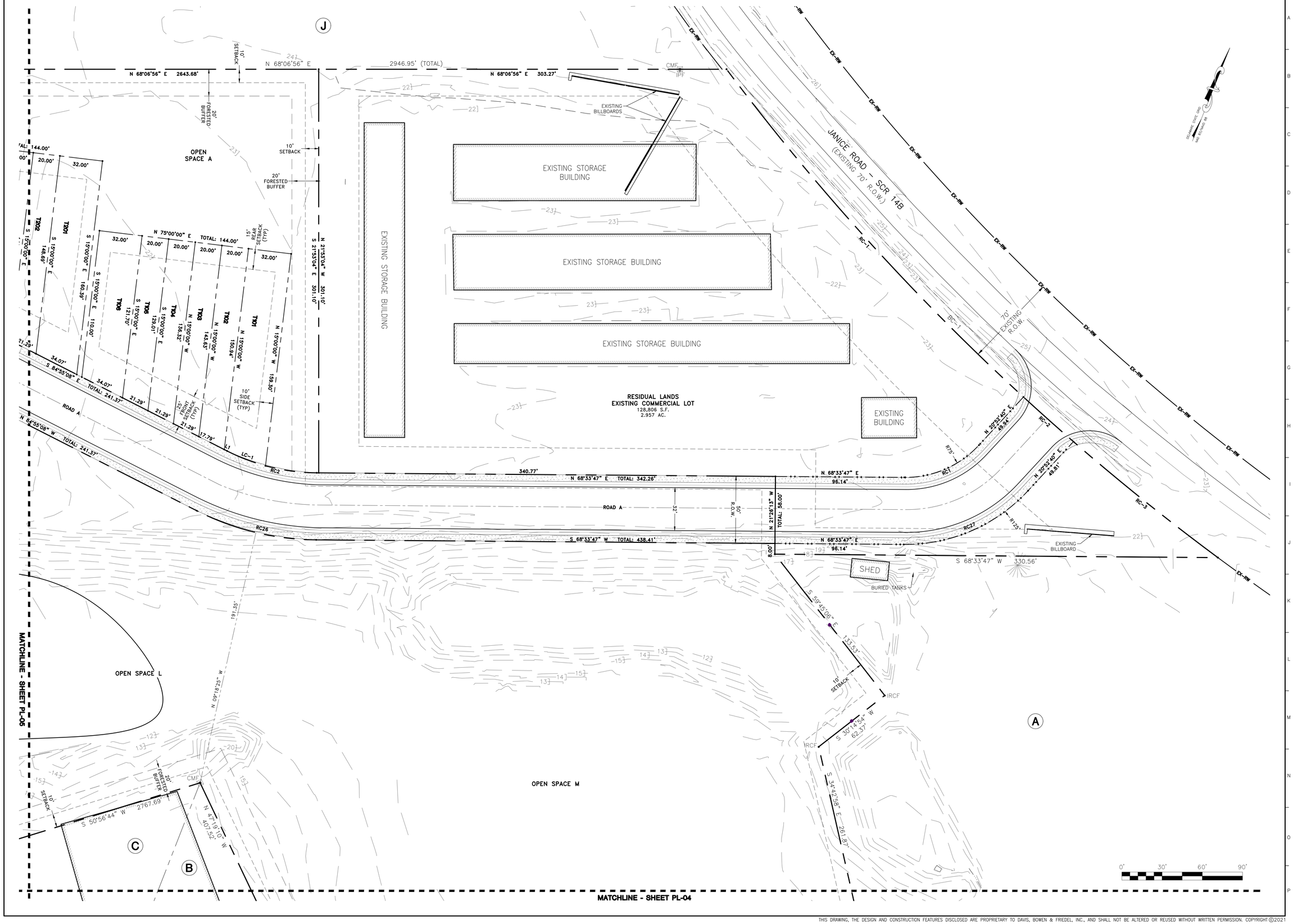

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PRELIMINARY SITE PLAN

VINTNERS RESERVE
LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

Revisions:
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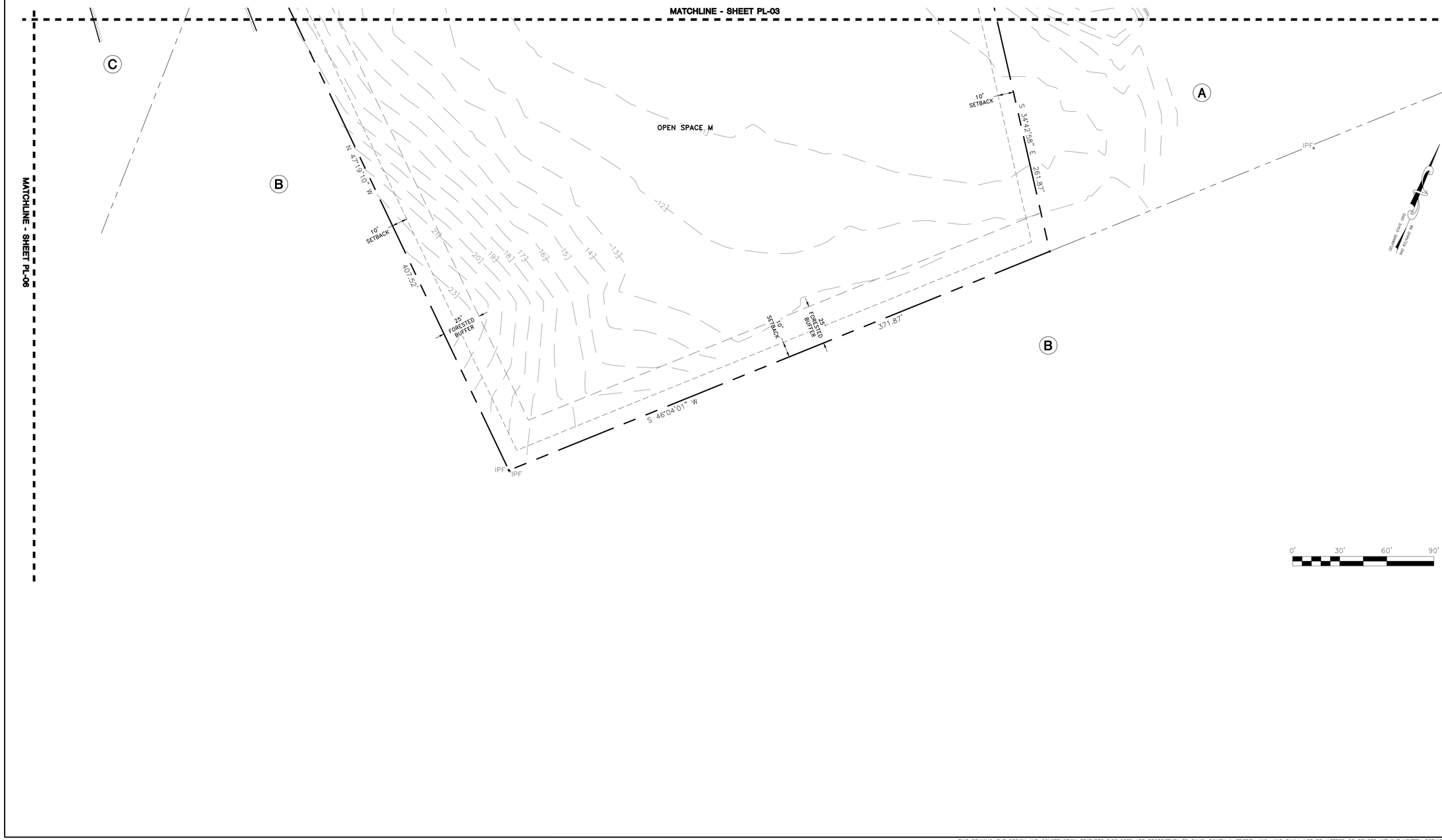

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PRELIMINARY SITE PLAN

VINTNERS RESERVE

LEWES AND REHOBOTH HUNDRED

CITY OF LEWES, SUSSEX COUNTY, DELAWARE

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Dwg.No.: **PL-04**

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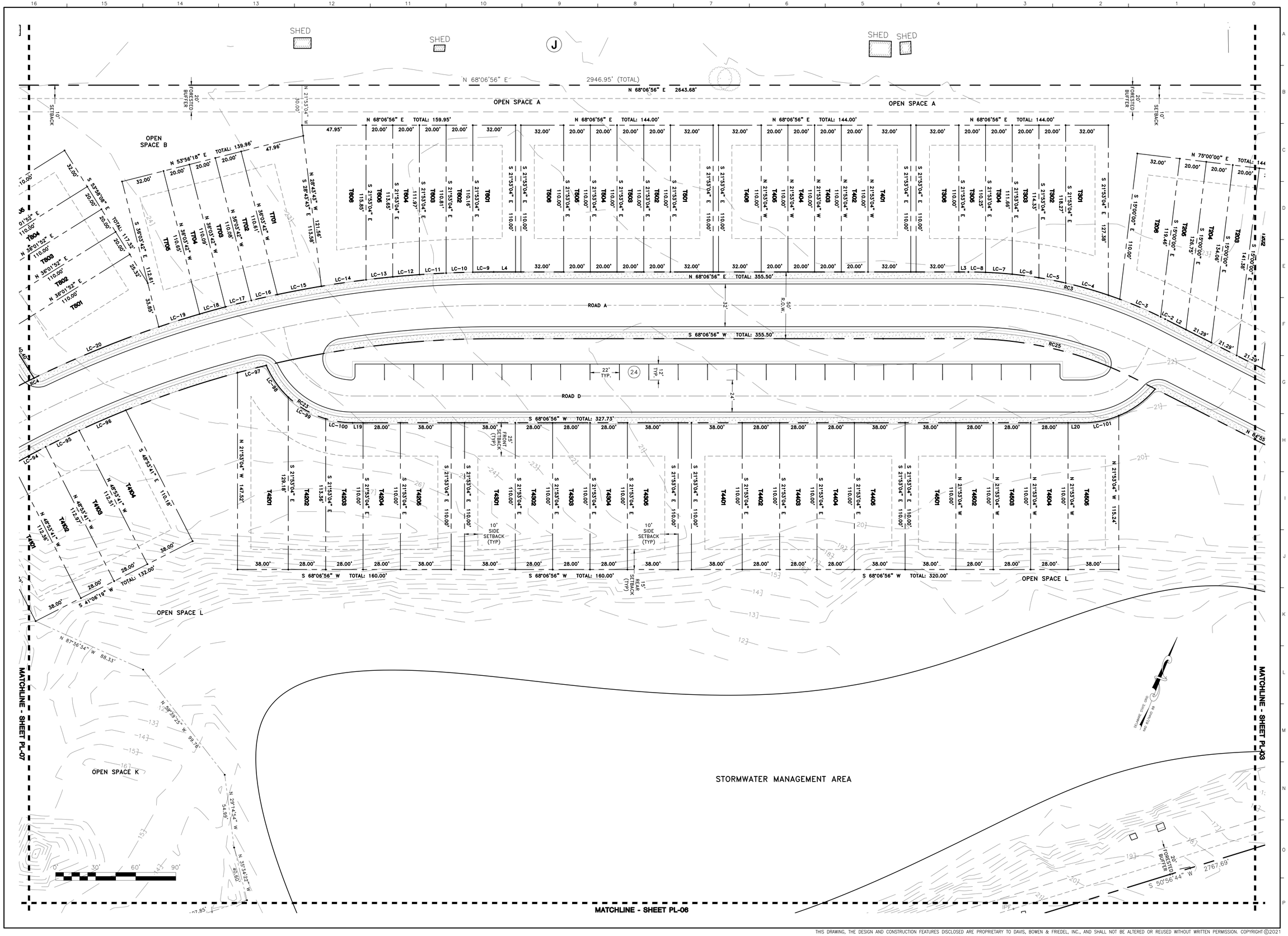

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VINTNERS RESERVE
LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

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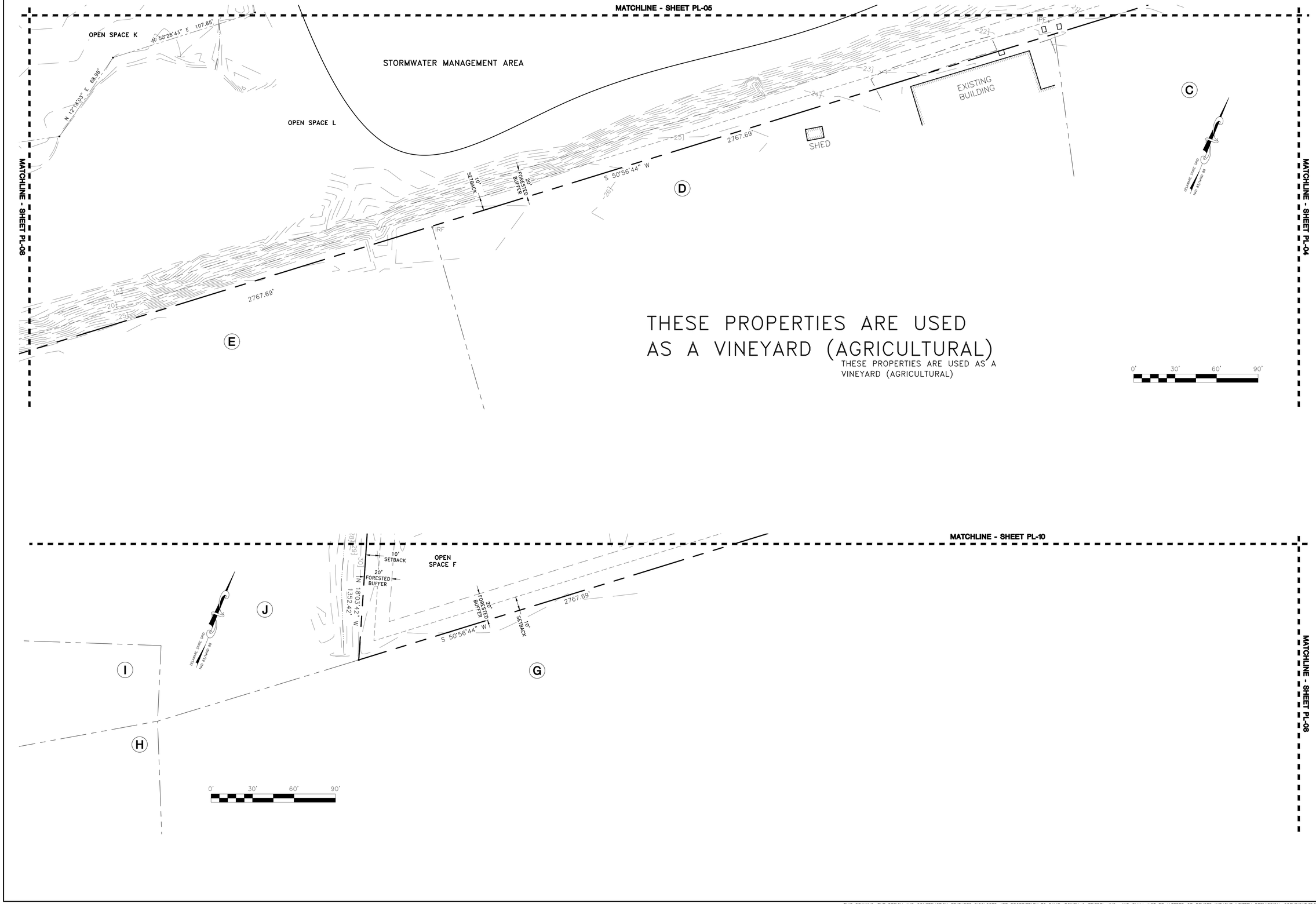

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VINTNERS RESERVE

LEWES AND REHOBOTH HUNDRED

CITY OF LEWES, SUSSEX COUNTY, DELAWARE

Revisions:

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VINTNERS RESERVE

LEWES AND REHOBOTH HUNDRED

CITY OF LEWES, SUSSEX COUNTY, DELAWARE

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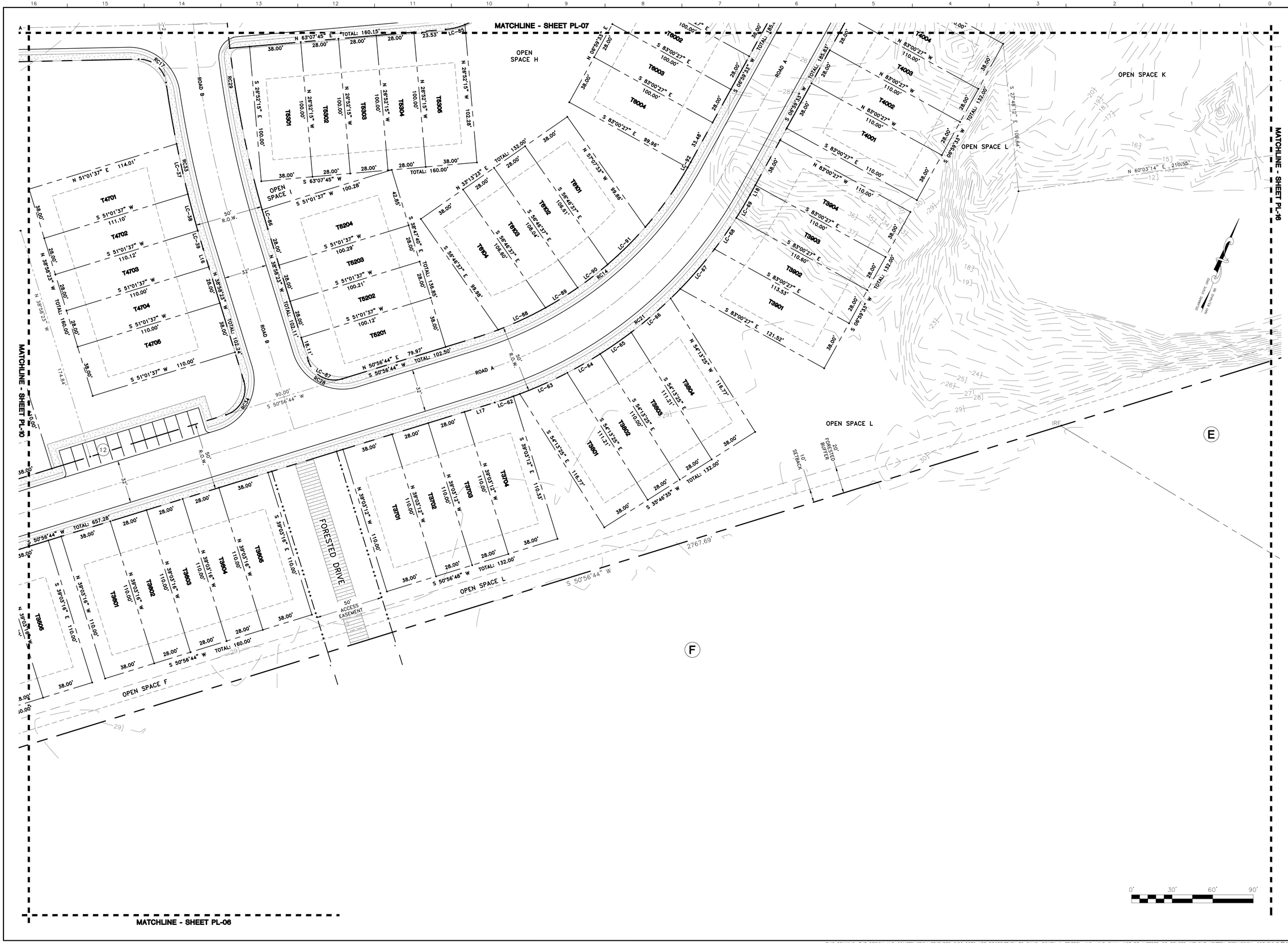

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PRELIMINARY SITE PLAN

VINTNERS RESERVE
LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

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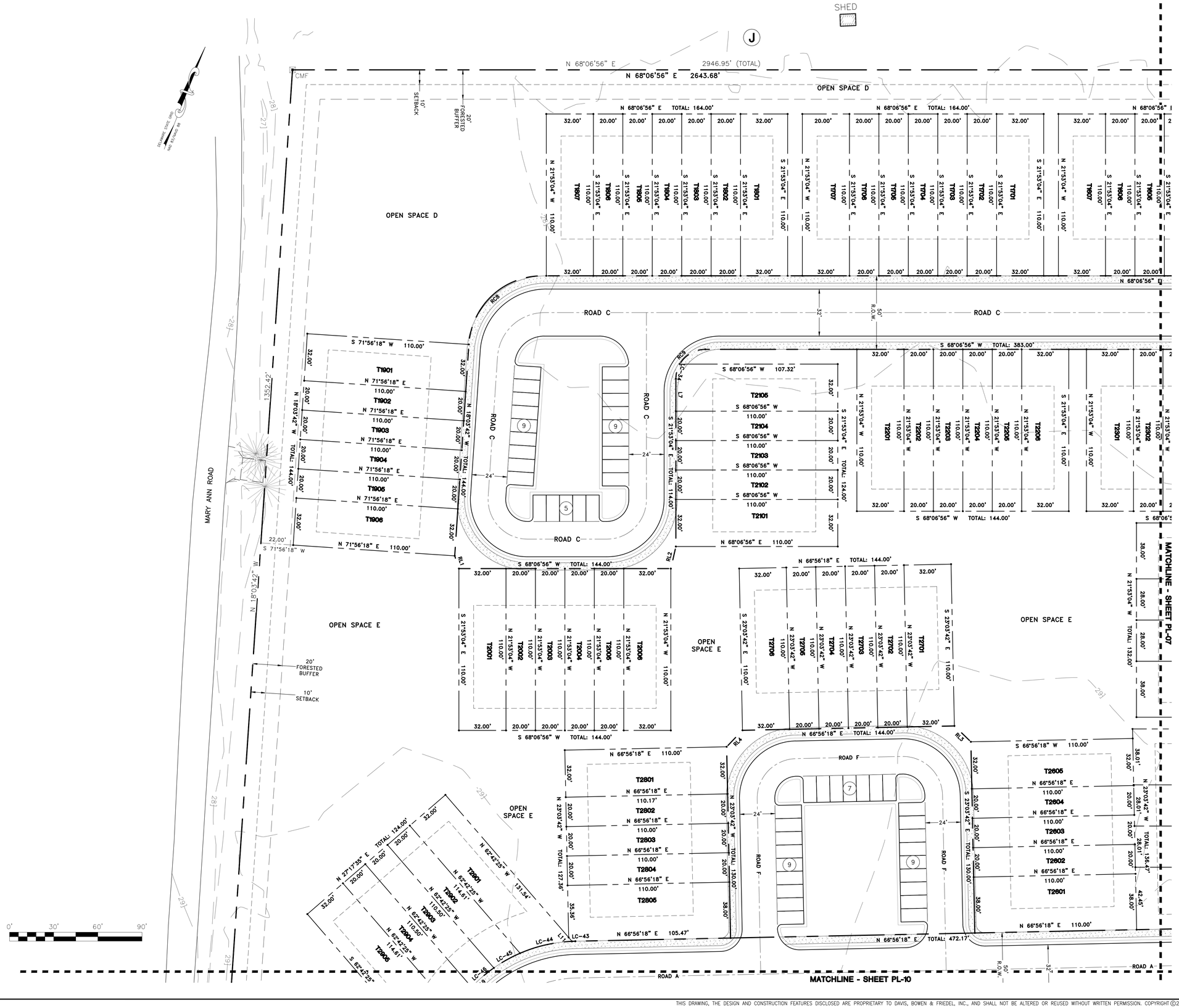

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PRELIMINARY SITE PLAN

VINTNERS RESERVE

LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

Revisions:
2022-12-27 OWNER AND P&Z COMMENTS

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PL-09

MATCHLINE - SHEET PL-09

MATCHLINE - SHEET PL-08

MATCHLINE - SHEET PL-06

ROAD A

MARY ANN ROAD

OPEN SPACE E

OPEN SPACE F

OPEN SPACE G

20' FORESTED BUFFER

10' SETBACK

50' R.O.W.

32' R.O.W.

T3001 N 71°56'18" E 110.00'
T3002 N 71°56'18" E 110.00'
T3003 N 71°56'18" E 110.00'
T3004 N 71°56'18" E 110.00'
T3005 N 71°56'18" E 110.00'
T3006 N 71°56'18" E 110.51'
T3101 N 71°56'18" E 110.00'
T3102 N 71°56'18" E 110.00'
T3103 N 71°56'18" E 110.00'
T3104 N 71°56'18" E 110.00'
T3105 N 71°56'18" E 113.21'
T3106 N 71°56'18" E 122.66'

T4905 S 71°56'18" W 110.00'
T4904 S 71°56'18" W 110.00'
T4903 S 71°56'18" W 110.00'
T4902 S 71°56'18" W 110.00'
T4901 S 71°56'18" W 110.00'
T4805 S 71°56'18" W 110.00'
T4804 S 71°56'18" W 110.00'
T4803 S 71°56'18" W 110.00'
T4802 S 71°56'18" W 109.90'
T4801 S 71°56'18" W 104.36'

T5001 N 23°03'42" W 110.00'
T5002 N 23°03'42" W 110.00'
T5003 N 23°03'42" W 110.00'
T5004 N 23°03'42" W 110.00'
T5005 N 23°03'42" W 110.00'
T5006 N 23°03'42" W 110.00'
T5101 N 23°03'42" W 110.00'
T5102 N 23°03'42" W 110.00'
T5103 N 23°03'42" W 110.00'
T5104 N 23°03'42" E 110.00'
T5105 N 23°03'42" E 110.00'
T5106 N 23°03'42" E 110.00'

T3201 N 29°36'00" E 103.33'
T3202 N 29°36'00" E 102.16'
T3203 N 29°36'00" E 103.33'
T3204 N 29°36'00" E 110.09'

T3301 N 10°23'44" W 112.25'
T3302 N 10°23'44" W 110.00'
T3303 N 10°23'44" W 112.25'
T3304 S 10°23'44" E 122.82'

T3401 N 39°03'16" W 110.00'
T3402 N 39°03'16" W 110.00'
T3403 N 39°03'16" W 110.00'
T3404 N 39°03'16" W 110.00'
T3405 S 39°03'16" E 110.00'
T3406 S 39°03'16" E 110.00'
T3501 N 39°03'16" W 110.00'
T3502 N 39°03'16" W 110.00'
T3503 N 39°03'16" W 110.00'
T3504 N 39°03'16" W 110.00'

T4401 N 39°03'16" W 110.00'
T4402 N 39°03'16" W 110.00'
T4403 N 39°03'16" W 110.00'
T4404 N 39°03'16" W 110.00'
T4405 S 39°03'16" E 110.00'
T4406 S 39°03'16" E 110.00'
T4501 N 39°03'16" W 110.00'
T4502 N 39°03'16" W 110.00'
T4503 N 39°03'16" W 110.00'
T4504 N 39°03'16" W 110.00'

TOTAL: 144.00'
TOTAL: 216.38'
TOTAL: 124.00'
TOTAL: 104.00'
TOTAL: 132.00'
TOTAL: 160.00'
TOTAL: 464.77'
TOTAL: 478.02'

S 66°56'18" W 319.46'
S 50°56'44" W 2767.69'
N 50°56'44" E
S 18°03'42" E
N 18°03'42" W
N 60°24'00" W
N 79°36'16" E

0' 30' 60' 90'

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PRELIMINARY SITE PLAN

VINTNERS RESERVE
LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

Revisions:
2022-12-27 OWNER AND P&Z COMMENTS

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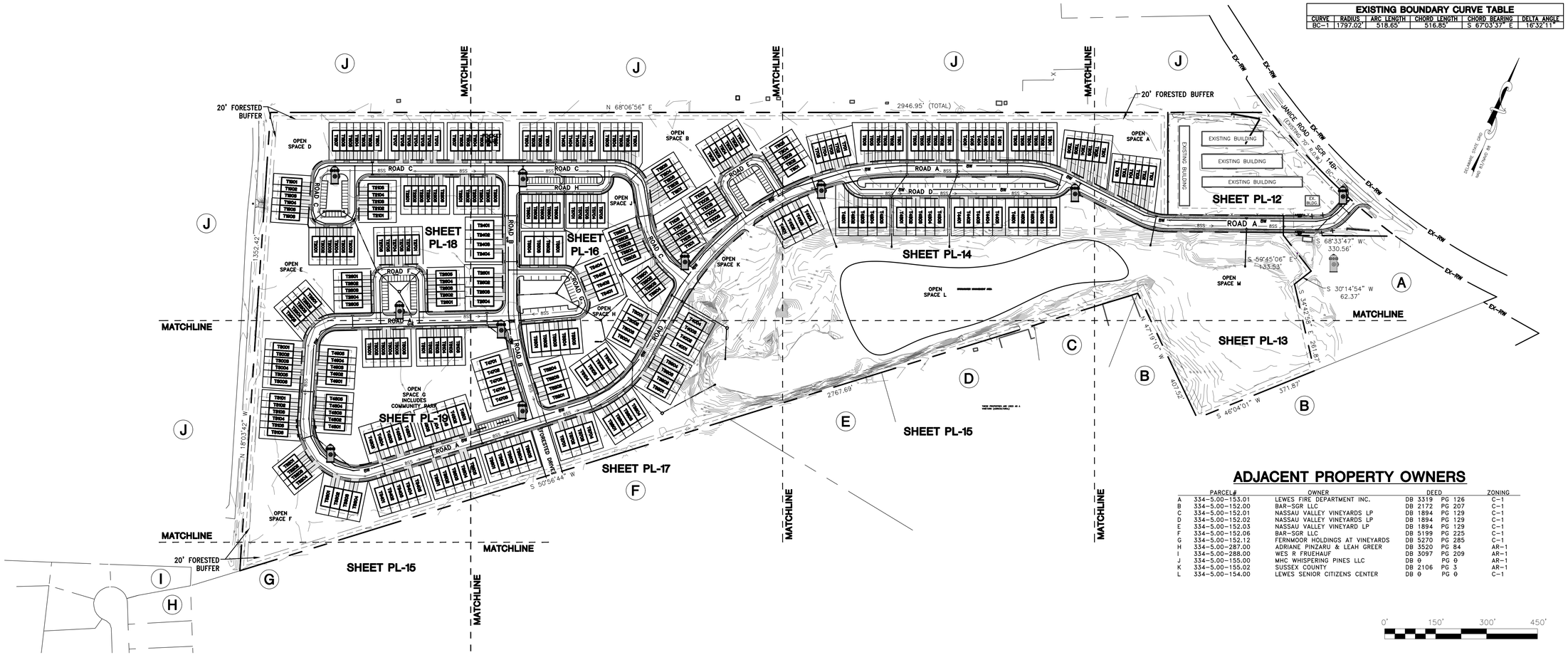

ADJACENT PROPERTY OWNERS

	PARCEL#	OWNER	DEED	ZONING
A	334-5.00-153.01	LEWES FIRE DEPARTMENT INC.	DB 3319 PG 126	C-1
B	334-5.00-152.00	BAR-SGR LLC	DB 2172 PG 207	C-1
C	334-5.00-152.01	NASSAU VALLEY VINEYARDS LP	DB 1894 PG 129	C-1
D	334-5.00-152.02	NASSAU VALLEY VINEYARDS LP	DB 1894 PG 129	C-1
E	334-5.00-152.03	NASSAU VALLEY VINEYARD LP	DB 1894 PG 129	C-1
F	334-5.00-152.06	BAR-SGR LLC	DB 5199 PG 225	C-1
G	334-5.00-152.12	FERNMOOR HOLDINGS AT VINEYARDS	DB 5270 PG 285	C-1
H	334-5.00-287.00	ADRIANE PINZARU & LEAH GREER	DB 3520 PG 84	AR-1
I	334-5.00-288.00	WES R FRUEHAUF	DB 3097 PG 209	AR-1
J	334-5.00-155.00	MHC WHISPERING PINES LLC	DB 0 PG 0	AR-1
K	334-5.00-155.02	SUSSEX COUNTY	DB 2106 PG 3	AR-1
L	334-5.00-154.00	LEWES SENIOR CITIZENS CENTER	DB 0 PG 0	C-1

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PRELIMINARY UTILITY PLAN OVERVIEW

VINTNERS RESERVE
LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

Revisions:
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OPEN SPACE A

20' FORESTED BUFFER

15' REAR SETBACK (TYP)

10' SIDE SETBACK (TYP)

T202 T201 T106 T105 T104 T103 T102 T101

ROAD A

25' FRONT SETBACK (TYP)

EXISTING STORAGE BUILDING

EXISTING STORAGE BUILDING

EXISTING STORAGE BUILDING

EXISTING STORAGE BUILDING

EXISTING BILLBOARDS

EX-SAN-MH

RESIDUAL LANDS
EXISTING COMMERCIAL LOT
128,806 S.F.
2.957 AC.

EXISTING BUILDING

JANICE ROAD - SCR 14B
(EXISTING 70' R.O.W.)

70' EXISTING R.O.W.

DELAWARE STATE GRID
NAD 83/2011 #8

FIRE HYDRANT ASSEMBLY

SAN-MH

EX-SAN-MH

N 68°53'47" E
96.14'

ROAD A
50' R.O.W.

EXISTING BILLBOARD

SHED

BURIED TANKS

EX. WELL

IRCF

OPEN SPACE L

OPEN SPACE M

MATCHLINE - SHEET PL-14

MATCHLINE - SHEET PL-13

0' 30' 60' 90'

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LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

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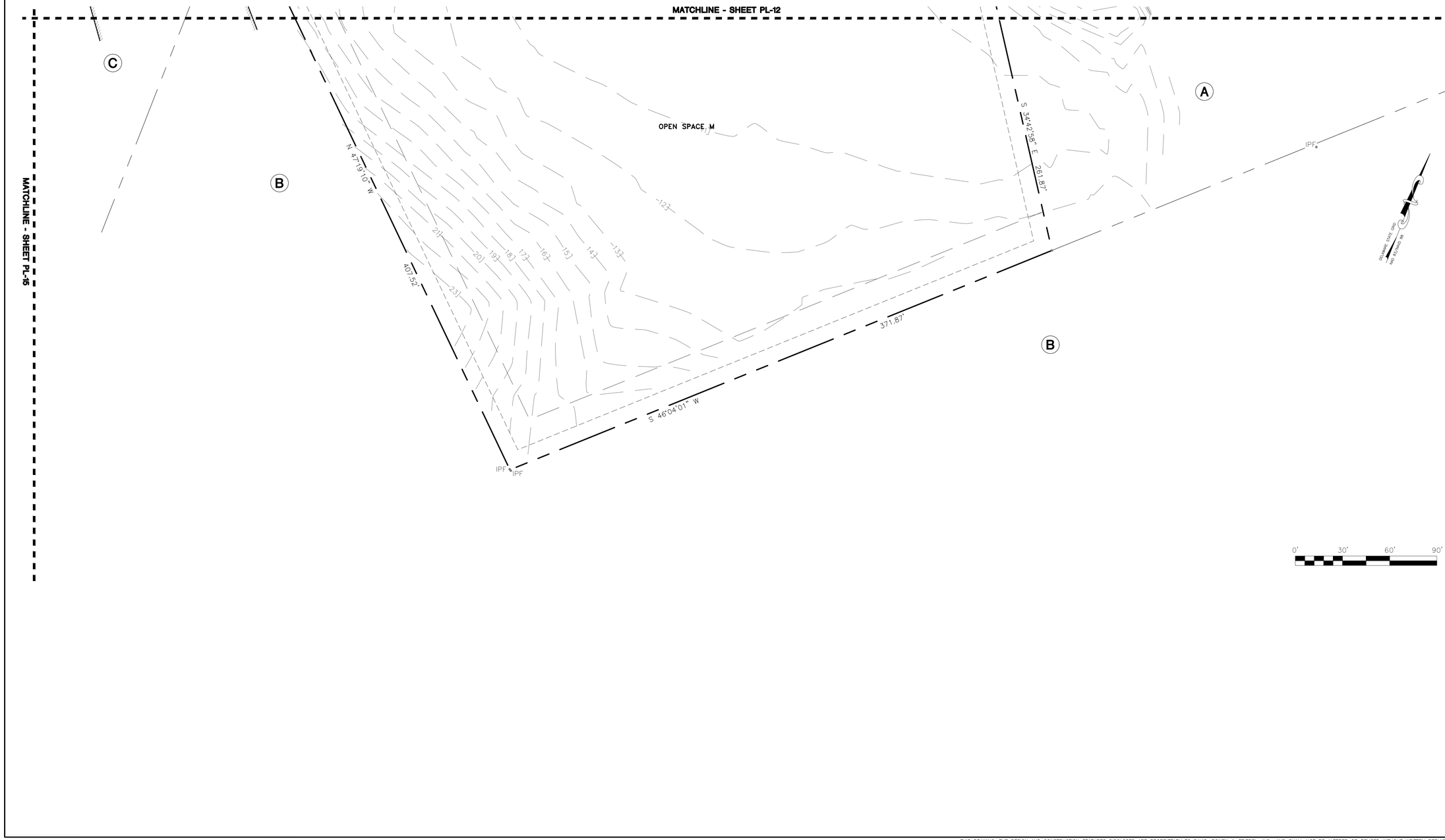

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PRELIMINARY UTILITY PLAN

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LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

Revisions:

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OPEN SPACE A

OPEN SPACE A

OPEN SPACE B

OPEN SPACE L

OPEN SPACE L

OPEN SPACE L

OPEN SPACE L

STORMWATER MANAGEMENT AREA

ROAD A

ROAD D

SHED

SHED

SHED

SHED

N 68°06'56" E 2946.95' (TOTAL)

N 21°53'04" W 30.00'

20' FORESTED BUFFER

20' FORESTED BUFFER

T606 T605 T604 T603 T602 T601

T506 T505 T504 T503 T502 T501

T406 T405 T404 T403 T402 T401

T306 T305 T304 T303 T302 T301

T206 T205 T204 T203 T202

T106 T104 T103 T102 T101

T804 T803 T802 T801

T4201 T4202 T4203 T4204 T4205

T4301 T4302 T4303 T4304 T4305

T4401 T4402 T4403 T4404 T4405

T4501 T4502 T4503 T4504 T4505

T4404 T4403 T4402 T4401

SAN-MH

SAN-LATERAL (TYP)

WATER SERVICE LATERAL (TYP)

FIRE HYDRANT ASSEMBLY

22' TYP.

12' TYP.

24'

32'

50' R.O.W.

25' FRONT SETBACK (TYP.)

10' SIDE SETBACK (TYP)

10' SIDE SETBACK (TYP)

15' REAR SETBACK (TYP)

N 87°36'34" W 88.33'

N 58°39'25" W 99.76'

N 2°51'45.4" W 54.99'

N 35°34'22" W 40.60'

N 50°56'44" W 2767.69'

DELAWARE STATE LINE

MATCHLINE - SHEET PL-16

MATCHLINE - SHEET PL-15

MATCHLINE - SHEET PL-12

0' 30' 60' 90'

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PRELIMINARY UTILITY PLAN

VINTNERS RESERVE
LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

Revisions:
2022-12-27 OWNER AND P&Z COMMENTS

Date: SEPTEMBER 2022
Scale: 1" = 30'
Dwn.By: DEG
Proj.No.: 3808A21
Dwg.No.: PL-14

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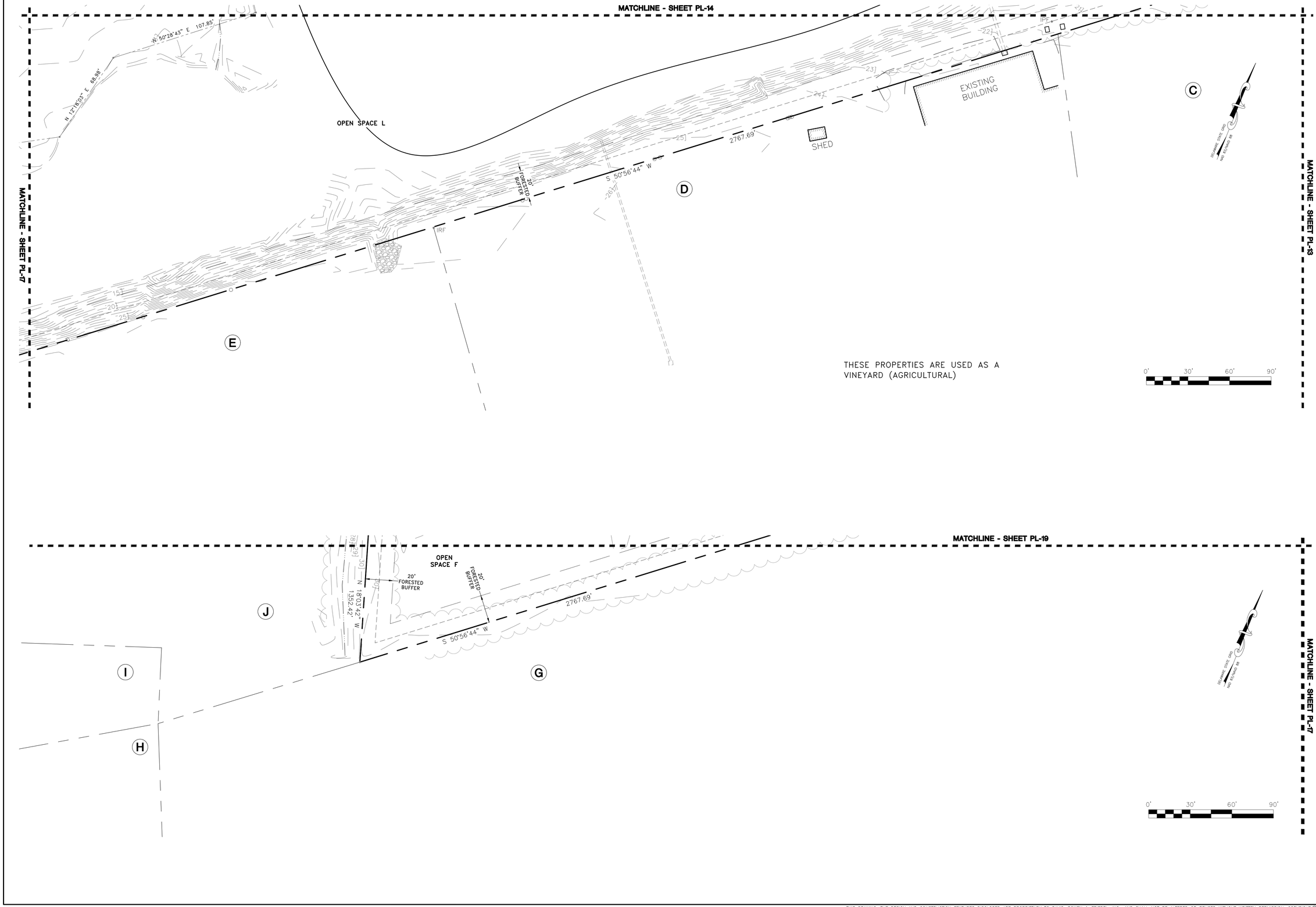

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SALISBURY, MARYLAND (410) 543-9091
OCEAN CITY, MARYLAND (302) 537-1441
EASTON, MARYLAND (410) 770-4744

PRELIMINARY UTILITY PLAN

VINTNERS RESERVE
LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

Revisions:
2022-12-27 OWNER AND P&Z COMMENTS

Date: SEPTEMBER 2022
Scale: 1" = 30'
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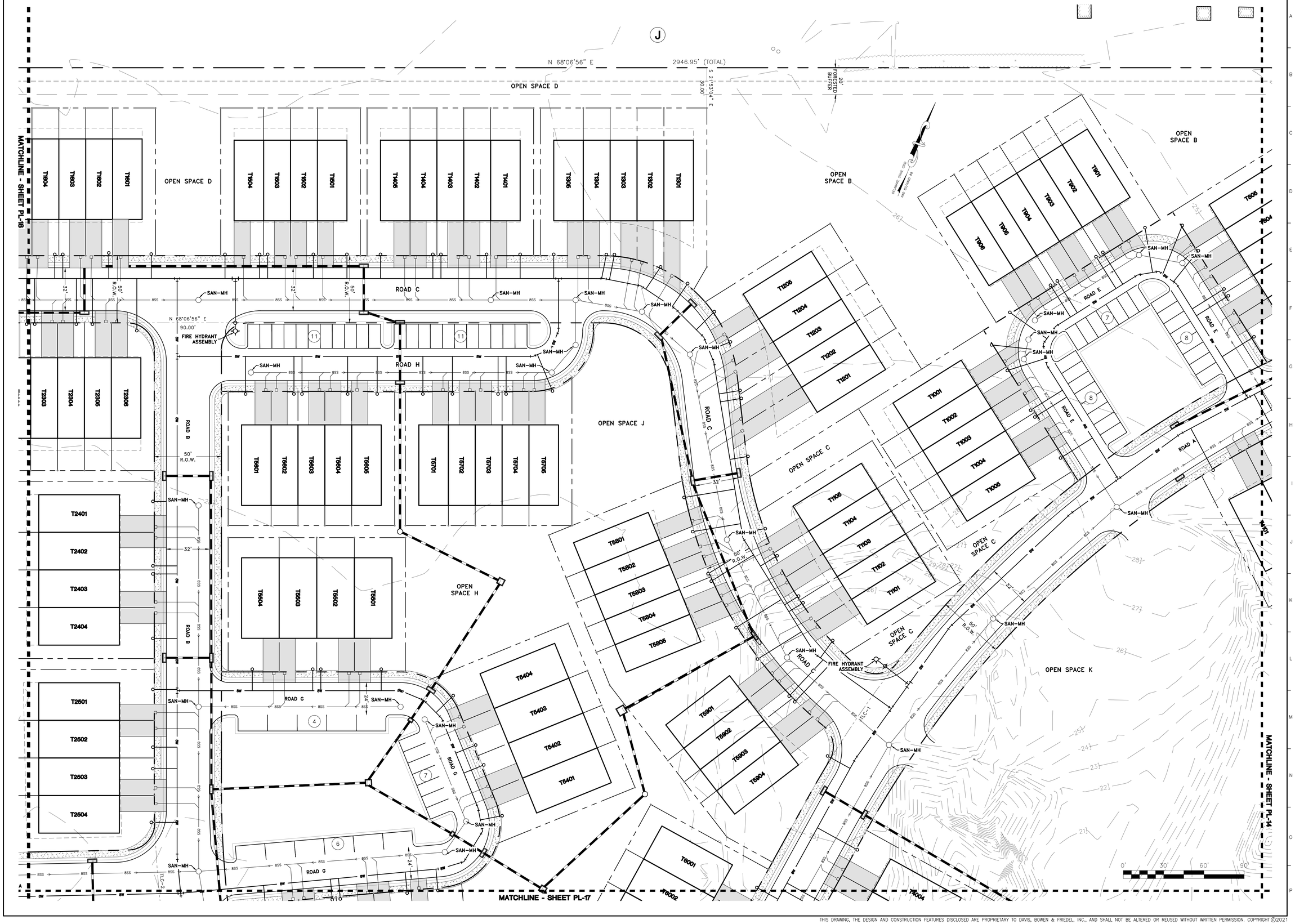

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PRELIMINARY UTILITY PLAN

VINTNERS RESERVE

LEWES AND REHOBOTH HUNDRED

CITY OF LEWES, SUSSEX COUNTY, DELAWARE

Revisions:

2022-12-27 OWNER AND P&Z COMMENTS

Date:	AUGUST 2022
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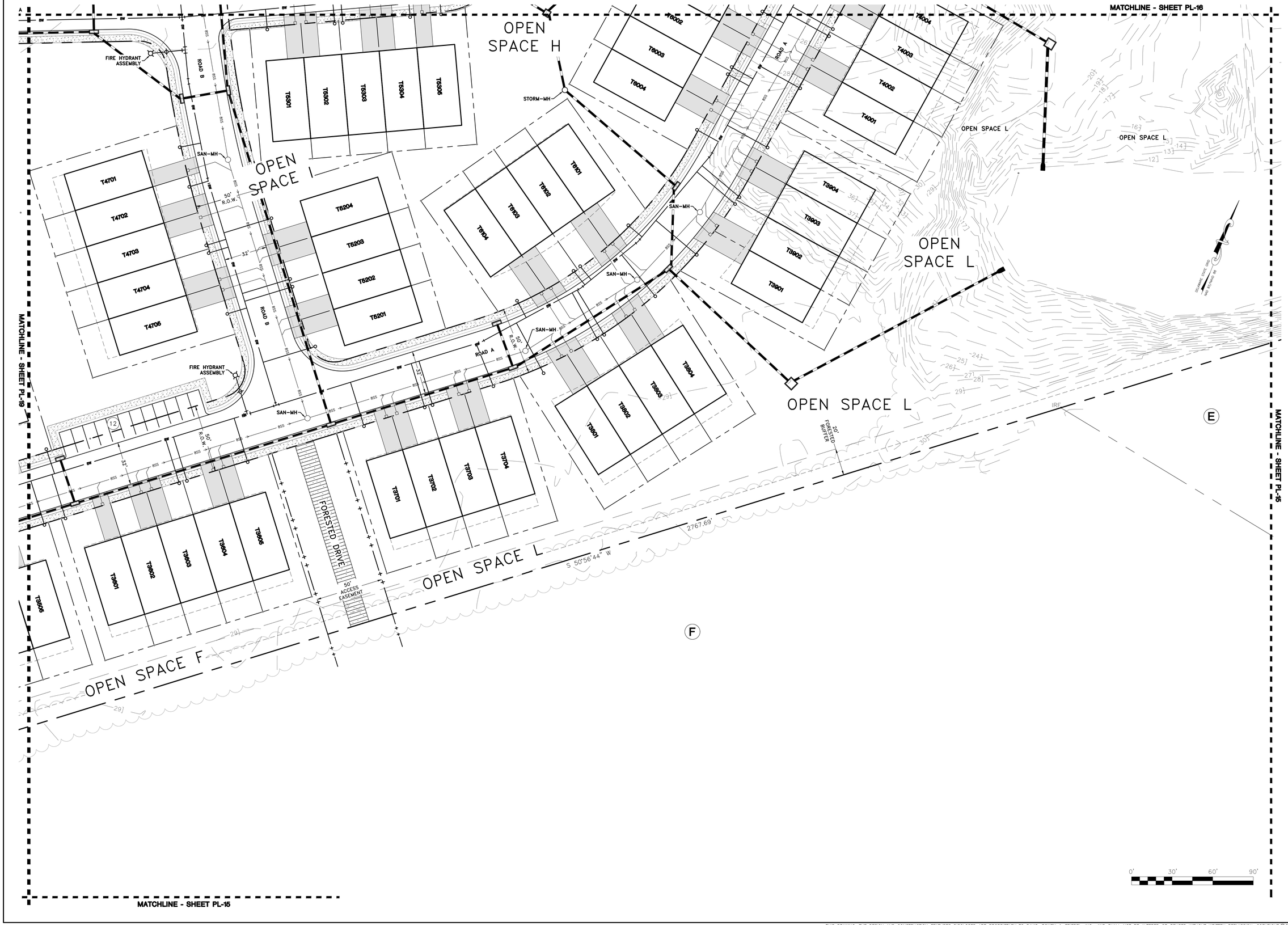

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PRELIMINARY UTILITY PLAN

VINTNERS RESERVE
LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

Revisions:
2022-12-27 OWNER AND P&Z COMMENTS

Date: SEPTEMBER 2022
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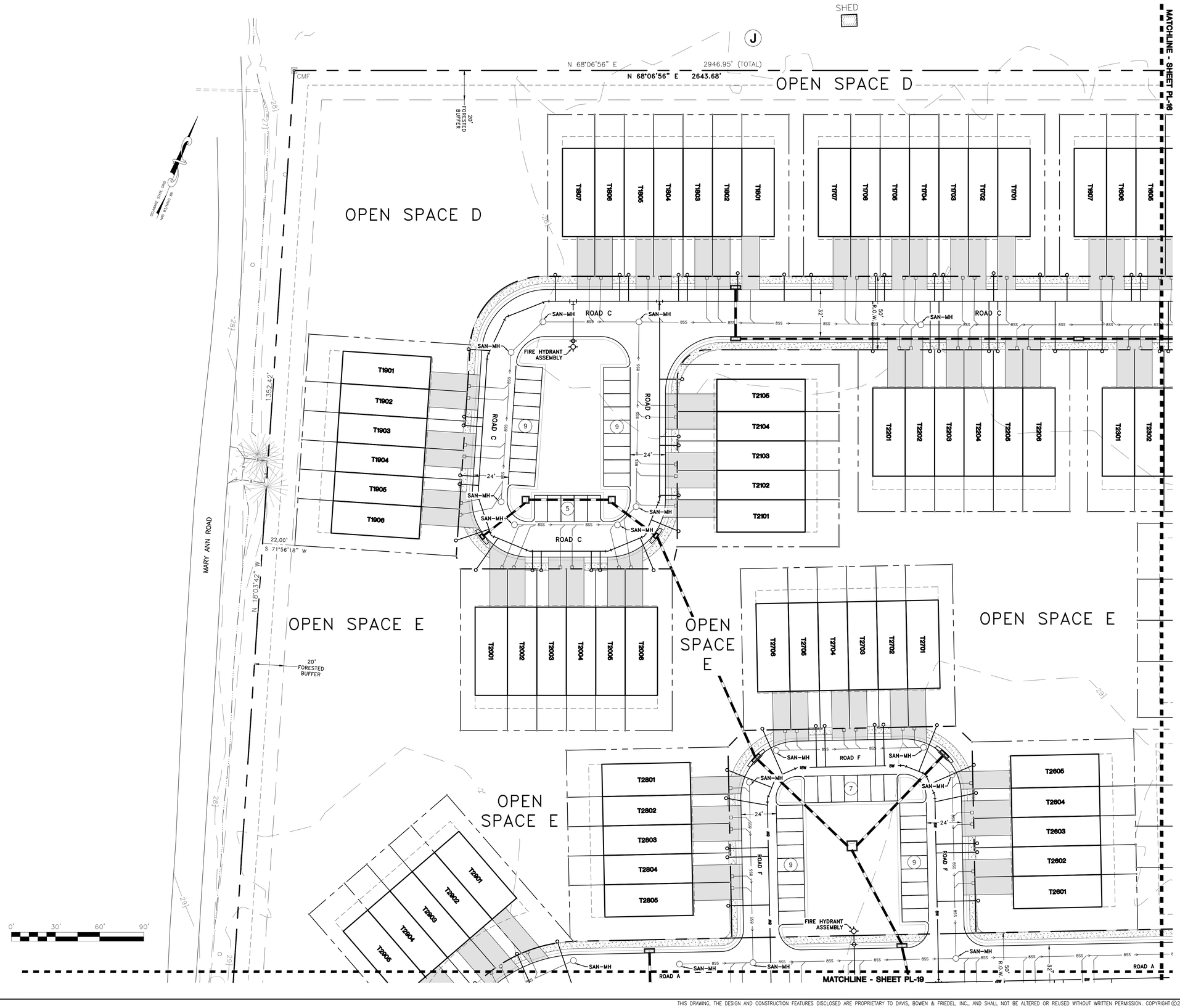

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PRELIMINARY UTILITY PLAN

VINTNERS RESERVE
LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

Revisions:

2022-12-27 OWNER AND P&Z COMMENTS

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MATCHLINE - SHEET PL-18

MATCHLINE - SHEET PL-17

MATCHLINE - SHEET PL-15

ROAD A

MARY ANN ROAD

OPEN SPACE E

OPEN SPACE F

OPEN SPACE G

20' FORESTED BUFFER

50' R.O.W.

32'

T3001 T3002 T3003 T3004 T3005 T3006

T3101 T3102 T3103 T3104 T3105 T3106

T3201 T3202 T3203 T3204

T3301 T3302 T3303 T3304

T3401 T3402 T3403 T3404 T3405

T4901 T4902 T4903 T4904 T4905

T4801 T4802 T4803 T4804 T4805

T4901 T4902 T4903 T4904 T4905 T4906

T5001 T5002 T5003 T5004 T5005 T5006

T5101 T5102 T5103 T5104 T5105 T5106

SAN-MH

FIRE HYDRANT ASSEMBLY

N 71°56'18" E 30.00'

S 66°56'18" W 319.46'

S 18°03'42" E 272.66'

N 24°10'18" W 1352.42'

S 50°56'44" W 2767.69'

0' 30' 60' 90'

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ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
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PRELIMINARY UTILITY PLAN

VINTNERS RESERVE

LEWES AND REHOBOTH HUNDRED

CITY OF LEWES, SUSSEX COUNTY, DELAWARE

Revisions:
2022-12-27 OWNER AND P&Z COMMENTS

Date: SEPTEMBER 2022
Scale: 1" = 30'
Dwn.By: ACM
Proj.No.: 3808A21
Dwg.No.: PL-19

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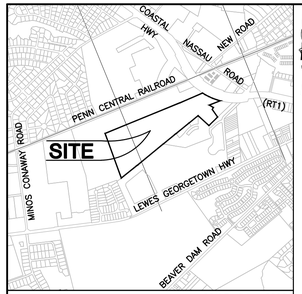
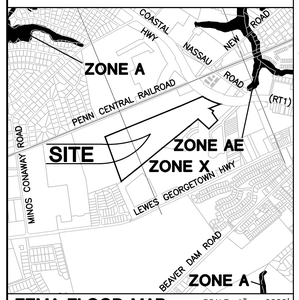
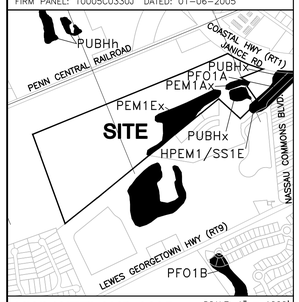
RITTER FARM
PRELIMINARY SITE PLAN
LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE
DBF PROJECT NO. 3808A21
SEPTEMBER 2022



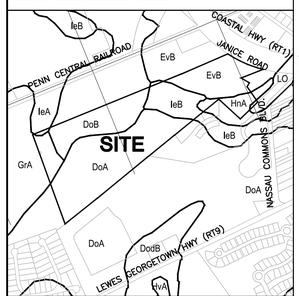
LOCATION MAP SCALE: 1" = 2000'



FEMA FLOOD MAP SCALE: 1" = 2000'
FIRM PANEL: 10005C0330J DATED: 01-06-2005



NWI WETLAND MAP SCALE: 1" = 1000'



SOILS MAP SCALE: 1" = 1000'

SYMBOL	SOILS DATA
GRA	GREENWICH LOAM, 0 TO 2 PERCENT SLOPES (TYPE B)
IeA	INGLESIDE LOAMY SAND, 0 TO 2 PERCENT SLOPES (TYPE A)
IeB	INGLESIDE LOAMY SAND, 2 TO 5 PERCENT SLOPES (TYPE A)
EvB	EVESBORO LOAMY SAND, 0 TO 5 PERCENT SLOPES (TYPE B)
HnA	HAMMONTON SANDY LOAM, 0 TO 2 PERCENT SLOPES (TYPE B)
DoA	DOWNER SANDY LOAM, 0 TO 2 PERCENT SLOPES (TYPE A)
DoB	DOWNER SANDY LOAM, 2 TO 5 PERCENT SLOPES (TYPE A)

DATA COLUMN

TAX MAP ID: 3-34-5.00-153.00

DEED REFERENCE: DB: 3319 PG: 126

DATUM:
HORIZONTAL: NAD 83 (DE STATE PLANE)
VERTICAL: NAVD 88

LAND USE
EXISTING: VACANT (BORROW PIT)
PROPOSED: TOWNHOUSE COMMUNITY
TOWNHOUSE UNITS: 316 UNITS

DENSITY
MAXIMUM: 12 UNITS PER AC.
PROPOSED: (316 DU ÷ 61.733 AC)
5.12 UNITS PER AC.

ZONING
EXISTING: C-1 (GENERAL COMMERCIAL)
AR-1 (AGRICULTURAL RESIDENTIAL)

PROPOSED: C-1 (GENERAL COMMERCIAL)
MR-RPC (MEDIUM-DENSITY RESIDENTIAL-RESIDENTIAL PLANNED COMMUNITY)

BULK AND AREA CALCULATIONS

	REQUIRED	PROPOSED
FRONT SETBACK:	25 FT.	25 FT.
SIDE SETBACK:	10 FT.	10 FT.
REAR SETBACK:	15 FT.	15 FT.
BUILDING HEIGHT:	42 FT.	42 FT.
LOT WIDTH:	16 FT.	20 FT.
LOT LENGTH:	100 FT.	100 FT.
LOT AREA:	1,600 S.F.	2,000 S.F.
AVERAGE LOT AREA:	3,630 S.F.	2,971 S.F.
PARKING:	2 PER UNIT 632 SPACES	2 PER UNIT 632 SPACES AND 232 OVERFLOW SPACES

AREAS:
EXISTING SITE
SITE AREA: 61.7.33 AC.

PROPOSED SITE

LOT AREA:	21.550 AC.
RIGHT-OF-WAY:	10.692 AC.
OPEN SPACE (TOTAL)	29.491 AC.
(INCLUDES 2.140 AC. ACTIVE OPEN SPACE)	
OPEN SPACE A	1.315 AC.
OPEN SPACE B	1.353 AC.
OPEN SPACE C	0.152 AC.
OPEN SPACE D	1.715 AC.
(INCLUDES 0.296 AC. POCKET PARK)	
OPEN SPACE E	1.902 AC.
OPEN SPACE F	2.340 AC.
OPEN SPACE G	2.809 AC.
(INCLUDES 1.844 AC. COMMUNITY PARK)	
OPEN SPACE H	0.884 AC.
OPEN SPACE I	0.050 AC.
OPEN SPACE J	0.214 AC.
OPEN SPACE K	0.291 AC.
OPEN SPACE L	11.641 AC.
OPEN SPACE M	4.826 AC.
TOTAL SITE AREA	61.733 AC.

UTILITIES
SEWER PROVIDER: PUBLIC (SUSSEX COUNTY)
WATER PROVIDER: PUBLIC (TIDEWATER UTILITIES, INC.)

PROPOSED BUILDING CONSTRUCTION: WOOD/CONCRETE BLOCK

FLOODPLAIN - THE PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10005C0330J DATED JANUARY 06, 2005. FLOOD ZONE X (MINIMAL FLOODING)

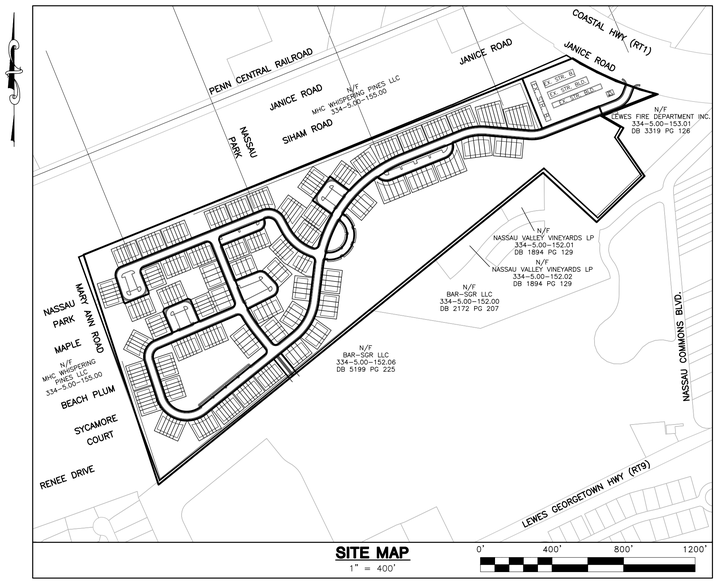
STATE STRATEGIES MAP: INVESTMENT LEVEL 1 & 2

FIRE DISTRICT: 82ND
SCHOOL DISTRICT: CAPE HENLOPEN
ELECTION DISTRICT: 3RD

PROPERTY OWNER:
AAA STORAGE LIMITED PARTNERSHIP
22114 RITTER LN.
HARBESON, DE 19951

PROPERTY DEVELOPER:
JANICE CRP3 LLC
4750 OWINGS MILL BLVD.
OWINGS MILL, MD 21117
CONTACT: JON HOFFMAN
(CHESAPEAKE REALTY PARTNERS)
PHONE: 410-356-9900 EXT. 755

ENGINEER:
DAVIS, BOWEN, & FRIEDEL, INC.
RING LARDNER, P.E.
1 PARK AVENUE
MILFORD, DE 19963
PHONE: 302-424-1441
FAX: 302-424-0430



SITE MAP 1" = 400' 0' 400' 800' 1200'

LEGEND

EXISTING	PROPOSED
BOUNDARY LINE	RIGHT-OF-WAY / BOUNDARY LINE
ADJACENT PROPERTY OWNER	EASEMENT
EASEMENT	FORESTED BUFFER
CONTOUR	WETLANDS BUFFER
CATCH BASIN, STORM PIPE	STREAM BUFFER
SANITARY SEWER MANHOLE, PIPE	CATCH BASIN, STORM PIPE, STORM MANHOLE, LABELS
WATER MAIN	SWALE
FIRE HYDRANT ASSEMBLY	SANITARY SEWER IDENTIFICATION, MANHOLE, PIPE, FLOW ARROW, PIPE SIZE
UTILITY POLE	WATER MAIN, TEE W/ VALVES, PIPE SIZE
SIGN	FIRE HYDRANT ASSEMBLY
FENCE	TREE LINE
TREE	PAVEMENT / FULL DEPTH TYPE I
TREE LINE	CONCRETE SIDEWALK
WETLANDS	FENCE
PAVEMENT	

INDEX OF SHEETS	
PRELIMINARY TITLE SHEET	PL-01
PRELIMINARY SITE PLAN OVERVIEW	PL-02
PRELIMINARY SITE PLAN	PL-03
PRELIMINARY SITE PLAN	PL-04
PRELIMINARY SITE PLAN	PL-05
PRELIMINARY SITE PLAN	PL-06
PRELIMINARY SITE PLAN	PL-07
PRELIMINARY SITE PLAN	PL-08
PRELIMINARY SITE PLAN	PL-09
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PRELIMINARY UTILITY PLAN OVERVIEW	PL-11
PRELIMINARY UTILITY PLAN	PL-12
PRELIMINARY UTILITY PLAN	P-13
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PRELIMINARY UTILITY PLAN	PL-17
PRELIMINARY UTILITY PLAN	PL-18
PRELIMINARY UTILITY PLAN	PL-19

CERTIFICATION OF OWNERSHIP:

I, _____ HEREBY CERTIFY THAT _____ IS THE LEGAL OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN, AND THAT THE RECORD MAJOR/MINOR LAND DEVELOPMENT PLAN HEREOF WAS MADE AT ITS DIRECTION; THAT I ACKNOWLEDGE THE SAME TO BE ITS ACT AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS AND ZONING CODE OF SUSSEX COUNTY.

AAA STORAGE LIMITED PARTNERSHIP _____ DATE

DEVELOPER'S STATEMENT:

WE, THE UNDERSIGNED, CERTIFY THAT WE ARE THE EQUITABLE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO ORDINANCE.

JANICE CRP3 LLC _____ DATE
4750 OWINGS MILL BLVD.
OWINGS MILL, MD 21117
CONTACT: JON HOFFMAN
(CHESAPEAKE REALTY PARTNERS)
PHONE: 410-356-9900 ext. 755

CERTIFICATION OF ACCURACY:

I, RING W. LARDNER, P.E., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER (LAND SURVEYOR) IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES, AND IN ACCORDANCE WITH THE TOWN OF MIDDLETOWN SUBDIVISION REGULATIONS AND ZONING CODE.

RING W. LARDNER, P.E. _____ DATE
LICENSE #15647

GENERAL NOTES:

1) ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT) STANDARDS AND REGULATIONS FOR SUBDIVISION STREETS AND STATE HIGHWAY ACCESS AND WILL BE SUBJECT TO ITS APPROVAL.

2) SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY ARE PRIVATE AS SHOWN ON THIS PLAN AND ARE TO BE MAINTAINED BY THE DEVELOPER, PROPERTY OWNERS OR BOTH. THE STATE OF DELAWARE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.

3) 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 OF THE SIDEWALK.

4) ALL UNITS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET. EACH UNIT WILL BE PERMITTED TO HAVE ONLY ONE ACCESS POINT TO SERVE THE ENTIRE PARCEL. HORSESHOE DRIVEWAYS WILL NOT BE PERMITTED.

5) ALL MATERIALS AND WORKMANSHIP SHALL MEET THE STATE OF DELAWARE STANDARDS AND SPECIFICATIONS, DATED AUGUST 2001.

6) ALL DISTURBED AREAS WITHIN THE STATE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOPSOILED (6" MINIMUM), FERTILIZED AND SEEDED.

7) A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.

8) MISS UTILITY SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1-800-282-8555.

9) ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS' RESPONSIBILITY AND SHALL FOLLOW THE GUIDELINES SHOWN IN "TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY AND EMERGENCY OPERATIONS." (LATEST EDITION)

10) ALL TRAFFIC CONTROL DEVICES SHALL BE IN NEW OR REFURBISHED CONDITION, SHALL COMPLY WITH THE TRAFFIC CONTROL MANUAL, SHALL BE NCHRP - 350 APPROVED, AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED IN GOOD CONDITION FOR DURATION OF USE.

11) DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE "GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES."

12) "PAVEMENT MARKING MATERIAL WILL MATCH EXISTING. DURABLE MARKINGS (I.E. THERMO, EPOXY) WILL BE REQUIRED FOR NEW STRIPING, IF THEY EXIST IN THE FIELD."

13) ALL STEEL USED IN CATCH BASINS MUST BE 60 KSI.

14) ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS. BUILDING CONSTRUCTION TO BE MASONRY AND WOOD.

15) THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.

16) NO BUILDING PERMIT WILL BE ISSUED UNTIL EITHER ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED, OR PLACED FOR THE LOT FOR WHICH THE BUILDING PERMIT IS TO BE ISSUED IN A MANNER ACCEPTABLE TO THE COUNTY AND STATE, OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OR OTHER GUARANTEE WITH THE COUNTY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER REQUIRED IMPROVEMENT.

17) AFTER THE CREATION OF THE COMMUNITY'S HOMEOWNER'S ASSOCIATION ALL BUFFER AREAS, AND THE STORMWATER MANAGEMENT AREA, SHALL BE OWNED AND MAINTAINED BY THE COMMUNITY'S HOMEOWNER'S ASSOCIATION. THE DEVELOPER SHALL MAINTAIN THESE AREAS UNTIL THE COMMUNITY HOMEOWNER'S ASSOCIATION IS ESTABLISHED.

18) THE FINAL OVERLAY OF HOT MIX - TYPE C FOR ALL STREETS WITHIN THE DEVELOPMENT WILL NOT BE PERMITTED UNTIL 75% OF THE HOMES ARE COMPLETELY CONSTRUCTED. IF FINAL OVERLAY IS CONDUCTED WITHOUT THE COUNTY KNOWLEDGE AND/ OR APPROVAL, THEN THE COUNTY HAS THE RIGHT TO HAVE THE OWNER/DEVELOPER ROTOMILL AND OVERLAY, WITH ALL COSTS BEING PAID FOR BY THE DEVELOPER.

Revisions:

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

PL-01

LOT AREA TABLE

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
T101	4,984±	0.114±	T1101	3,366±	0.077±	T2101	3,520±	0.081±	T3101	3,520±	0.081±	T4101	4,228±	0.097±	T5101	3,520±	0.081±
T102	2,946±	0.068±	T1102	2,166±	0.050±	T2102	2,200±	0.051±	T3102	2,200±	0.051±	T4102	3,157±	0.072±	T5102	2,200±	0.051±
T103	2,800±	0.064±	T1103	2,176±	0.050±	T2103	2,200±	0.051±	T3103	2,200±	0.051±	T4103	3,159±	0.073±	T5103	2,200±	0.051±
T104	2,653±	0.061±	T1104	2,153±	0.049±	T2104	2,200±	0.051±	T3104	2,202±	0.051±	T4104	4,237±	0.097±	T5104	2,200±	0.051±
T105	2,507±	0.058±	T1105	3,317±	0.076±	T2105	3,511±	0.081±	T3105	2,233±	0.051±	T4201	5,531±	0.127±	T5105	2,200±	0.051±
T106	3,707±	0.085±	T1201	5,144±	0.118±	T2201	3,520±	0.081±	T3106	3,756±	0.086±	T4202	3,349±	0.077±	T5106	3,520±	0.081±
T201	4,945±	0.114±	T1202	2,595±	0.060±	T2202	2,200±	0.051±	T3201	3,824±	0.088±	T4203	3,100±	0.071±	T5201	3,723±	0.085±
T202	2,901±	0.067±	T1203	2,406±	0.055±	T2203	2,200±	0.051±	T3202	2,254±	0.052±	T4204	3,080±	0.071±	T5202	2,805±	0.064±
T203	2,754±	0.063±	T1204	2,252±	0.052±	T2204	2,200±	0.051±	T3203	2,208±	0.051±	T4205	4,180±	0.096±	T5203	2,807±	0.064±
T204	2,608±	0.060±	T1205	3,496±	0.080±	T2205	2,200±	0.051±	T3204	2,208±	0.051±	T4301	4,180±	0.096±	T5204	4,300±	0.099±
T205	2,462±	0.057±	T1301	4,073±	0.094±	T2206	3,520±	0.081±	T3205	2,254±	0.052±	T4302	3,080±	0.071±	T5301	3,800±	0.087±
T206	3,662±	0.084±	T1302	2,330±	0.053±	T2301	3,520±	0.081±	T3206	3,823±	0.088±	T4303	3,080±	0.071±	T5302	2,800±	0.064±
T301	3,921±	0.090±	T1303	2,226±	0.051±	T2302	2,200±	0.051±	T3301	3,975±	0.091±	T4304	3,080±	0.071±	T5303	2,800±	0.064±
T302	2,324±	0.053±	T1304	2,200±	0.051±	T2303	2,200±	0.051±	T3302	2,306±	0.053±	T4305	4,180±	0.096±	T5304	2,800±	0.064±
T303	2,258±	0.052±	T1305	3,520±	0.081±	T2304	2,200±	0.051±	T3303	2,231±	0.051±	T4401	4,180±	0.096±	T5305	3,811±	0.087±
T304	2,217±	0.051±	T1401	3,520±	0.081±	T2305	2,200±	0.051±	T3304	2,202±	0.051±	T4402	3,080±	0.071±	T5401	3,903±	0.090±
T305	2,201±	0.051±	T1402	2,200±	0.051±	T2306	3,434±	0.079±	T3305	2,220±	0.051±	T4403	3,100±	0.071±	T5402	2,800±	0.064±
T306	3,520±	0.081±	T1403	2,200±	0.051±	T2401	4,180±	0.096±	T3306	3,672±	0.084±	T4404	3,349±	0.077±	T5403	2,800±	0.064±
T401	3,520±	0.081±	T1404	2,200±	0.051±	T2402	3,080±	0.071±	T3401	3,520±	0.081±	T4405	5,959±	0.137±	T5404	3,903±	0.090±
T402	2,200±	0.051±	T1405	3,520±	0.081±	T2403	3,080±	0.071±	T3402	2,200±	0.051±	T4501	4,354±	0.100±	T5501	3,800±	0.087±
T403	2,200±	0.051±	T1501	3,520±	0.081±	T2404	4,180±	0.096±	T3403	2,200±	0.051±	T4502	3,363±	0.077±	T5502	2,800±	0.064±
T404	2,200±	0.051±	T1502	2,200±	0.051±	T2501	4,267±	0.098±	T3404	2,200±	0.051±	T4503	3,403±	0.078±	T5503	2,800±	0.064±
T405	2,200±	0.051±	T1503	2,200±	0.051±	T2502	3,125±	0.072±	T3405	2,200±	0.051±	T4504	3,363±	0.077±	T5504	3,800±	0.087±
T406	3,520±	0.081±	T1504	2,200±	0.051±	T2503	3,109±	0.071±	T3406	3,520±	0.081±	T4505	4,359±	0.100±	T5601	3,200±	0.073±
T501	3,520±	0.081±	T1505	3,520±	0.081±	T2504	4,487±	0.103±	T3501	3,520±	0.081±	T4601	4,180±	0.096±	T5602	2,000±	0.046±
T502	2,200±	0.051±	T1601	3,520±	0.081±	T2601	4,180±	0.096±	T3502	2,200±	0.051±	T4602	3,080±	0.071±	T5603	2,000±	0.046±
T503	2,200±	0.051±	T1602	2,200±	0.051±	T2602	2,200±	0.051±	T3503	2,200±	0.051±	T4603	3,080±	0.071±	T5604	2,000±	0.046±
T504	2,200±	0.051±	T1603	2,200±	0.051±	T2603	2,200±	0.051±	T3504	2,200±	0.051±	T4604	3,080±	0.071±	T5605	3,200±	0.073±
T505	2,200±	0.051±	T1604	2,200±	0.051±	T2604	2,200±	0.051±	T3505	2,200±	0.051±	T4605	4,180±	0.096±	T5701	3,200±	0.073±
T506	3,520±	0.081±	T1605	2,200±	0.051±	T2605	3,520±	0.081±	T3506	3,520±	0.081±	T4701	4,271±	0.098±	T5702	2,000±	0.046±
T601	3,511±	0.081±	T1606	3,520±	0.081±	T2701	3,520±	0.081±	T3601	3,520±	0.081±	T4702	3,095±	0.071±	T5703	2,000±	0.046±
T602	2,209±	0.051±	T1701	3,520±	0.081±	T2702	2,200±	0.051±	T3602	2,200±	0.051±	T4703	3,081±	0.071±	T5704	2,000±	0.046±
T603	2,227±	0.051±	T1702	2,200±	0.051±	T2703	2,200±	0.051±	T3603	2,200±	0.051±	T4704	3,080±	0.071±	T5705	3,297±	0.076±
T604	2,255±	0.052±	T1703	2,200±	0.051±	T2704	2,200±	0.051±	T3604	2,200±	0.051±	T4705	4,180±	0.096±	T5801	3,571±	0.082±
T605	2,294±	0.053±	T1704	2,200±	0.051±	T2705	2,200±	0.051±	T3605	2,200±	0.051±	T4801	3,451±	0.079±	T5802	2,017±	0.046±
T606	4,828±	0.111±	T1705	2,200±	0.051±	T2706	3,520±	0.081±	T3606	3,520±	0.081±	T4802	2,200±	0.051±	T5803	2,001±	0.046±
T701	4,549±	0.104±	T1706	3,520±	0.081±	T2801	3,520±	0.081±	T3701	4,180±	0.096±	T4803	2,200±	0.051±	T5804	2,012±	0.046±
T702	2,206±	0.051±	T1801	3,520±	0.081±	T2802	2,200±	0.051±	T3702	3,080±	0.071±	T4804	2,200±	0.051±	T5805	4,263±	0.098±
T703	2,200±	0.051±	T1802	2,200±	0.051±	T2803	2,200±	0.051±	T3703	3,080±	0.071±	T4805	3,520±	0.081±	T5901	4,170±	0.096±
T704	2,205±	0.051±	T1803	2,200±	0.051±	T2804	2,200±	0.051±	T3704	4,182±	0.096±	T4901	3,520±	0.081±	T5902	2,024±	0.046±
T705	3,563±	0.082±	T1804	2,200±	0.051±	T2805	4,177±	0.096±	T3801	4,317±	0.099±	T4902	2,200±	0.051±	T5903	2,073±	0.048±
T801	5,198±	0.119±	T1805	2,200±	0.051±	T2901	3,898±	0.089±	T3802	3,091±	0.071±	T4903	2,200±	0.051±	T5904	5,118±	0.117±
T802	2,200±	0.051±	T1806	3,534±	0.081±	T2902	2,244±	0.052±	T3803	3,091±	0.071±	T4904	2,200±	0.051±	T6001	3,800±	0.087±
T803	2,200±	0.051±	T1901	3,520±	0.081±	T2903	2,203±	0.051±	T3804	4,317±	0.099±	T4905	3,520±	0.081±	T6002	2,800±	0.064±
T804	2,200±	0.051±	T1902	2,200±	0.051±	T2904	2,244±	0.052±	T3901	4,451±	0.102±	T5001	3,520±	0.081±	T6003	2,800±	0.064±
T805	3,520±	0.081±	T1903	2,200±	0.051±	T2905	3,898±	0.089±	T3902	3,132±	0.072±	T5002	2,200±	0.051±	T6004	3,800±	0.087±
T901	3,520±	0.081±	T1904	2,200±	0.051±	T3001	3,523±	0.081±	T3903	3,084±	0.071±	T5003	2,200±	0.051±	T6101	3,974±	0.091±
T902	2,200±	0.051±	T1905	2,200±	0.051±	T3002	2,200±	0.051±	T3904	4,180±	0.096±	T5004	2,200±	0.051±	T6102	3,012±	0.069±
T903	2,200±	0.051±	T1906	3,520±	0.081±	T3003	2,200±	0.051±	T4001	4,180±	0.096±	T5005	2,200±	0.051±	T6103	3,012±	0.069±
T904	2,200±	0.051±	T2001	3,520±	0.081±	T3004	2,200±	0.051±	T4002	3,080±	0.071±	T5006	3,520±	0.081±	T6104	3,943±	0.091±
T905	2,200±	0.051±	T2002	2,200±	0.051±	T3005	2,200±	0.051±	T4003	3,080±	0.071±					TOTAL:	938,698±	21.550±
T906	3,520±	0.081±	T2003	2,200±	0.051±	T3006	3,520±	0.081±	T4004	4,180±	0.096±							
T1001	3,520±	0.081±	T2004	2,200±	0.051±												
T1002	2,200±	0.051±	T2005	2,200±	0.051±												
T1003	2,200±	0.051±	T2006	3,520±	0.081±												
T1004	2,200±	0.051±															
T1005	3,520±	0.081±															

LOT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
LC1	300.00'	20.00'	20.00'	S 43°37'25" E	3°49'13.84"
LC2	300.00'	20.04'	20.04'	S 47°26'51" E	3°49'38.40"
LC3	300.00'	20.06'	20.05'	S 39°47'53" E	3°49'50.72"
LC4	300.00'	20.08'	20.08'	S 64°33'02" E	3°50'06.09"
LC5	300.00'	20.24'	20.24'	S 68°24'04" E	3°51'59.34"
LC6	250.00'	20.10'	20.09'	N 48°26'03" W	4°36'22.94"
LC7	250.00'	20.05'	20.04'	N 47°37'12" W	4°35'39.18"
LC8	250.00'	20.01'	20.00'	N 43°01'48" W	4°35'07.80"
LC9	225.00'	5.12'	5.12'	N 19°14'05" W	2°20'44.70"
LC10	100.00'	4.87'	4.87'	S 69°30'38" W	2°47'24.05"
LC11	785.00'	20.00'	20.00'	S 54°00'41" W	1°27'35.30"
LC12	325.00'	12.85'	12.85'	S 59°14'54" W	2°15'53.33"
LC13	175.00'	20.01'	20.00'	N 60°47'03" E	6°33'08.18"
LC14	175.00'	13.38'	13.37'	S 20°15'05" E	4°22'44.71"
LC15	100.00'	20.03'	20.00'	S 27°17'35" W	11°28'42.03"
LC16	785.00'	20.01'	20.01'	S 52°53'05" W	1°27'58.84"
LC17	785.00'	20.01'	20.01'	S 55°28'17" W	1°27'57.18"
LC18	175.00'	20.04'	20.03'	S 69°25'24" E	6°33'44.52"
LC19	175.00'	20.04'	20.03'	S 62°51'39" E	6°33'44.96"
LC20	785.00'	20.01'	20.01'	S 66°14'35" W	1°27'58.10"
LC21	325.00'	20.05'	20.05'	S 72°08'55" W	3°32'06.75"
LC22	175.00'	20.04'	20.03'	N 54°13'37" E	6°33'45.53"
LC23	100.00'	20.26'	20.23'	N 76°42'36" W	11°36'32.93"
LC24	785.00'	20.03'	20.03'	S 64°46'54" W	1°27'44.21"
LC25	175.00'	20.18'	20.17'	N 67°21'49" E	6°36'22.32"
LC26	175.00'	20.19'	20.18'	S 25°44'47" E	6°36'39.95"
LC27	100.00'	20.45'	20.42'	S 38°53'30" W	11°43'06.56"
LC28	100.00'	20.45'	20.42'	S 15°41'41" W	11°43'06.56"
LC29	100.00'	20.80'	20.76'	N 38°26'05" W	11°54'54.24"
LC30	175.00'	20.31'	20.30'	S 76°01'30" E	6°39'01.30"
LC31	175.00'	20.31'	20.30'	S 56°15'15" E	6°39'02.67"
LC32	785.00'	20.07'	20.07'	S 63°19'05" W	1°27'53.77"
LC33	325.00'	20.18'	20.18'	S 75°41'42" W	3°33'27.16"
LC34	785.00'	20.12'	20.12'	S 61°51'04" W	1°28'06.87"
LC35	275.00'	20.63'	20.62'	N 74°02'36" E	6°45'13.46"
LC36	325.00'	20.39'	20.39'	S 79°16'16" W	3°35'39.79"
LC37	100.00'	21.40'	21.36'	S 88°38'40" W	12°15'34.52"
LC38	100.00'	6.80'	6.80'	N 30°31'47" W	3°53'42.13"
LC39	325.00'	3.76'	3.76'	N 85°15'00" E	0°39'45.18"
LC40	275.00'	28.05'	28.04'	S 36°09'24" W	5°50'38.18"
LC41	275.00'	28.05'	28.04'	S 30°18'47" W	5°50'37.75"
LC42	800.00'	14.00'	14.00'	S 38°28'18" E	1°00'09.82"
LC43	325.00'	19.79'	19.79'	N 08°21'42" E	3°29'21.54"
LC44	325.00'	28.03'	28.03'	N 38°14'51" E	4°56'32.56"
LC45	325.00'	28.03'	28.03'	N 33°18'18" E	4°56'32.56"
LC46	800.00'	28.02'	28.02'	S 36°58'01" E	2°00'24.06"
LC47	70.00'	20.42'	20.35'	N 76°28'24" E	16°42'55.74"
LC48	70.00'	20.42'	20.35'	N 59°45'28" E	16°42'55.74"
LC49	800.00'	4.40'	4.40'	S 22°02'32" E	0°18'55.54"
LC50	325.00'	28.16'	28.15'	N 12°57'51" E	4°57'53.05"
LC51	735.00'	28.01'	28.01'	N 39°51'24" E	2°11'00.05"
LC52	735.00'	28.01'	28.00'	N 42°02'24" E	2°10'59.23"
LC53	45.00'	51.51'	30.87'	N 48°03'13" E	40°07'26.52"
LC54	250.00'	32.69'	32.67'	N 42°23'06" W	7°29'30.02"
LC55	70.00'	32.65'	32.36'	S 81°48'21" E	26°43'35.29"
LC56	70.00'	32.65'	32.36'	N 38°02'12" E	26°43'35.29"
LC57	275.00'	28.16'	28.15'	N 88°29'56" E	5°52'00.74"
LC58	275.00'	28.16'	28.15'	N 76°47'44" E	5°52'00.74"
LC59	250.00'	32.48'	32.46'	N 63°38'22" W	7°26'41.34"
LC60	275.00'	28.01'	28.00'	N 82°38'50" E	5°50'10.59"
LC61	125.00'	32.57'	32.47'	N 27°52'17" W	14°55'39.12"
LC62	100.00'	32.14'	32.00'	N 53°35'58" W	18°24'51.04"
LC63	50.00'	10.47'	10.35'	N 06°53'04" W	30°00'00.00"
LC64	50.00'	4.51'	4.50'	N 15°28'48" W	5°09'48.99"
LC65	785.00'	15.65'	15.65'	S 67°32'40" W	1°08'32.00"
LC66	100.00'	12.28'	12.28'	S 14°32'32" E	7°02'19.51"
LC67	50.00	16.29'	16.21'	S 58°47'03" W	18°39'46.53"
LC68	785.00'	32.05'	32.05'	S 50°39'05" W	2°20'22.69"
LC69	300.00'	34.75'	34.73'	S 34°33'51" E	6°38'12.06"
LC70	325.00'	33.38'	33.37'	N 88°31'27" W	5°53'08.07"
LC71	20.00	51.44'	28.30'	N 84°00'50" W	90°04'52.84"
LC72	175.00'	33.42'	33.37'	S 34°31'21" E	10°56'28.77"
LC73	275.00'	4.52'	4.52'	S 07°27'50" W	0°56'33.63"
LC74	47.00'	3.61'	3.61'	S 70°18'53" W	4°23'54.04"
LC75	47.00'	14.71'	14.65'	N 54°09'50" E	17°55'50.48"
LC76	175.00'	33.84'	33.79'	S 84°53'43" E	11°04'51.53"
LC77	175.00'	33.85'	33.80'	S 47°23'16" E	11°04'56.19"
LC78	100.00'	36.41'	36.20'	S 55°10'48" W	20°51'30.71"
LC79	100.00'	36.41'	36.20'	S 00°35'37" E	20°51'30.71"
LC80	47.00'	32.56'	31.92'	N 24°09'26" W	39°41'48.90"
LC81	47.00'	32.56'	31.92'	N 63°51'15" W	39°41'48.90"
LC82	325.00'	33.29'	33.27'	S 84°00'08" W	5°52'04.91"
LC83	275.00'	38.60'	38.57'	S 43°06'01" W	8°02'34.63"
LC84	275.00'	39.23'	39.20'	S 23°18'16" W	8°10'23.47"
LC85	175.00'	34.85'	34.80'	N 83°07'33" E	11°24'40.48"
LC86	100.00'	26.71'	26.63'	N 77°34'22" W	15°18'22.27"
LC87	300.00'	34.57'	34.55'	S 59°19'54" E	6°36'09.60"
LC88	100.00'	2.32'	2.32'	S 66°16'26" W	1°19'44.32"
LC89	735.00'	2.39'	2.39'	N 07°05'08" E	0°11'10.96"
LC90	325.00'	14.59'	14.59'	N 49°39'55" E	2°34'17.32"
LC91	735.00'	38.09'	38.08'	N 37°16'49" E	2°58'09.03"
LC92	735.00'	38.08'	38.07'	N 44°36'56" E	2°58'05.27"
LC93	300.00'	34.92'	34.90'	S 52°41'45" E	6°40'08.67"
LC94	800.00'	38.11'	38.11'	S 34°35'56" E	2°43'47.13"
LC95	750.00'	14.85'	14.85'	N 38°24'21" W	1°08'05.12"
LC96	325.00'	38.43'	38.41'	N 44°06'21" E	6°46'28.45"
LC97	325.00'	38.43'	38.41'	N 27°26'48" E	6°46'28.45"
LC98	275.00'	27.58'	27.57'	N 70°59'20" E	5°44'48.19"
LC99	275.00'	17.51'	17.51'	S 86°44'56" E	3°38'56.10"
LC100	325.00'	38.85'	38.83'	N 18°52'17" E	6°50'59.58"
LC101	785.00'	33.53'	33.53'	S 57°25'31" W	2°26'50.70"
LC102	785.00'	33.81'	33.81'	S 59°52'59" W	2°28'04.64"
LC103	150.00	30.76'	30.70'	S 89°12'26" W	11°44'52.14"
LC104	300.00'	10.73'	10.73'	S 71°21'32" E	2°02'55.82"
LC105	20.00'	28.58'	26.21'	S 31°26'19" E	81°53'20.56"
LC106	785.00'	34.43'	34.43'	S 08°14'57" W	2°30'47.88"
LC107	250.00'	16.93'	16.93'	N 30°31'20" W	3°52'47.96"
LC108	785.00'	101.12'	101.05'	S 45°47'28" W	7°22'51.27"
LC109	735.00'	22.24'	22.24'	N 53°51'01" E	1°44'00.89"
LC110	70.00'	29.16'	28.95'	S 56°30'35" E	23°51'56.13"
LC111	70.00'	49.87'	48.82'	N 04°15'51" E	40°49'07.95"
LC112	800.00'	19.98'	19.98'	S 22°54'56" E	1°25'51.74"

RIGHT-OF-WAY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
RC1	75.00'	62.42'	60.63'	N 44°43'14" E	47°41'07"
RC2	150.00'	69.42'	68.81'	N 81°49'20" E	26°31'05"
RC3	325.00'	152.96'	151.55'	S 81°35'54" W	26°57'56"
RC4	785.00'	714.74'	690.31'	S 42°01'53" W	52°10'05"
RC5	20.00'	32.67'	29.16'	N 62°44'34" E	93°35'26"
RC6	250.00'	182.74'	178.69'	S 49°31'20" E	41°52'47"
RC7	100.00'	145.39'	132.92'	N 70°14'00" W	83°18'08"
RC8	50.00'	75.20'	68.31'	S 25°01'37" W	86°10'38"
RC9	20.00'	31.42'	28.28'	S 23°06'56" W	90°00'00"
RC10	20.00'	72.69'	66.46'	N 70°14'00" W	83°18'08"
RC11	300.00'	229.34'	223.80'	S 50°28'58" E	43°48'04"
RC12	20.00'	28.58'	26.21'	N 31°26'19" W	81°53'21"
RC13	785.00'	34.43'	34.43'	S 08°14'57" W	2°30'48"
RC14	275.00'	210.96'	205.82'	N 28°58'09" E	43°57'11"
RC15	125.00'	242.15'	206.02'	S 73°33'29" E	110°59'34"
RC16	50.00'	74.18'	67.56'	S 24°26'18" W	85°00'00"
RC17	20.00'	29.02'	26.54'	N 71°29'56" W	83°07'33"
RC18	20.00'	31.61'	28.42'	N 21°39'13" E	90°34'09"
RC19	100.00'	148.35'	135.12'	S 24°26'18" W	85°00'00"
RC20	175.00'	339.01'	288.43'	S 73°33'29" E	110°59'34"
RC21	325.00'	249.32'	243.25'	N 28°58'08" E	43°57'11"
RC22	735.00'	784.10'	747.44'	S 37°33'14" W	61°07'23"
RC23	70.00'	82.23'	77.58'	S 78°13'51" E	67°18'27"
RC24	70.00'	102.94'	93.91'	N 25°59'06" E	84°15'39"
RC25	275.00'	129.43'	128.23'	S 81°35'54" W	26°57'56"
RC26	200.00'	92.57'	91.74'	N 81°49'20" E	26°31'05"
RC27	125.00'	104.03'	101.06'	N 44°43'14" E	47°41'07"
RC28	20.00'	31.44'	28.30'	S 84°00'50" E	90°04'53"
RC29	750.00'	223.69'	222.86'	S 30°25'44" E	17°05'19"
RC30	20.00'	31.42'	28.28'	S 23°06'56" W	90°00'00"
RC31	20.00'	31.42'	28.28'	N 66°53'04" W	90°00'00"
RC32	800.00'	24.39'	24.38'	S 22°45'28" E	1°44'47"
RC33	800.00'	126.18'	126.05'	S 34°27'16" E	9°02'14"
RC34	20.00'	31.39'	28.26'	N 05°59'10" E	89°55'07"
RC35	47.00'	87.88'	75.63'	N 09°33'42" E	107°08'06"
RC36	47.00'	55.68'	52.48'	N 77°56'43" W	67°52'43"
RC37	45.00'	70.69'	63.64'	S 23°06'56" W	90°00'00"
RC38	100.00'	269.81'	195.10'	N 23°19'44" E	154°35'29"
RC39	140.00'	379.16'	273.45'	N 23°36'59" E	155°10'23"

JANICE ROAD RIGHT-OF-WAY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
RC-1	1797.02'	330.39'	329.92'	S 64°03'52" E	10°32'03"
RC-2	1797.02'	50.01'	50.01'	S 70°07'24" E	1°35'40"
RC-3	1797.02'	138.25'	138.21'	S 73°07'28" E	4°24'28"

RIGHT-OF-WAY TIE-LINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
TLC-1	800.00'	88.26'	88.21'	S 12°43'36" W	6°26'30"
TLC-2	800.00'	88.03'	87.99'	N 26°47'01" W	6°18'18"

EXISTING BOUNDARY CURVE TABLE

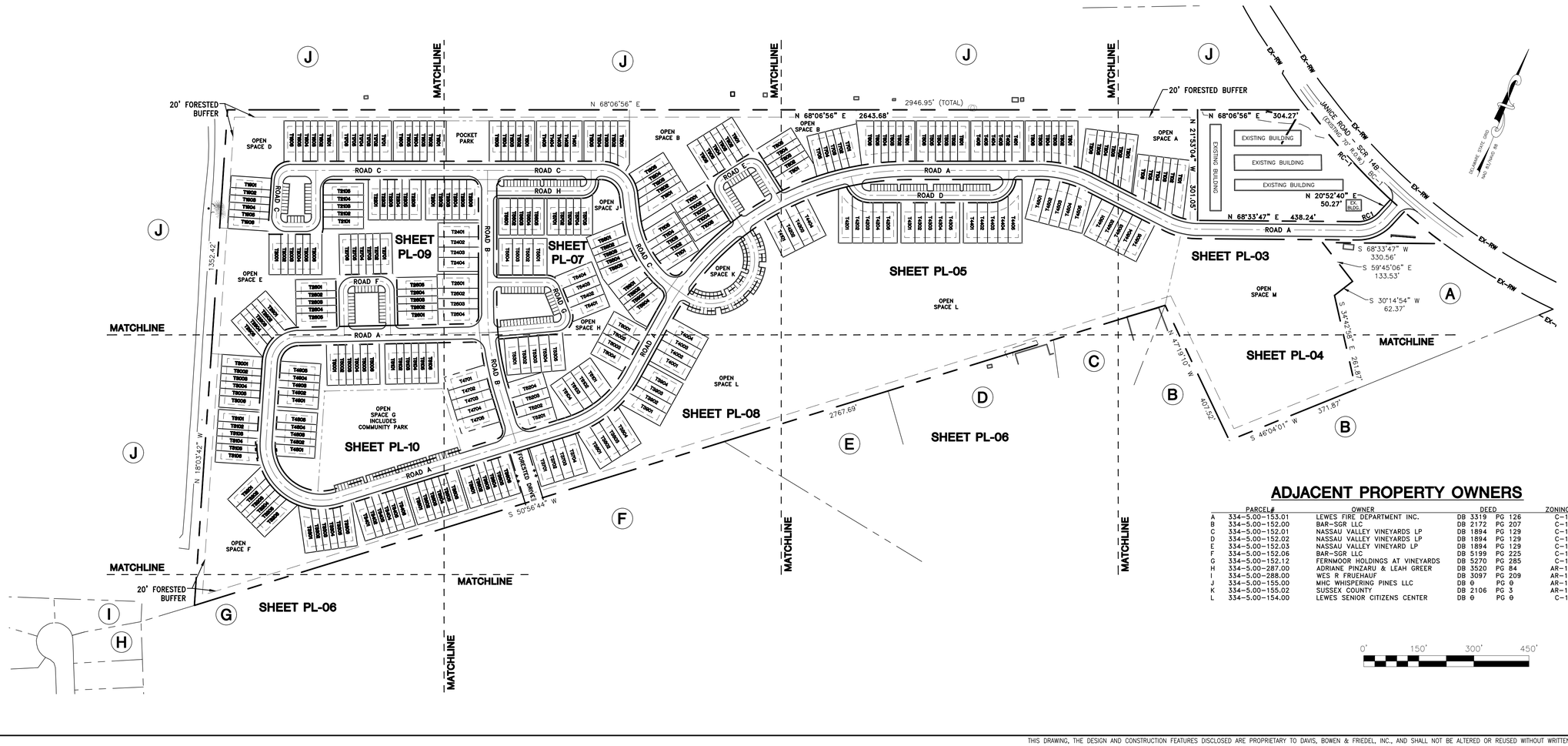
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
BC-1	1797.02'	518.65'	516.85'	S 67°03'57" E	16°32'11"

RIGHT-OF-WAY LINE TABLE

LINE	BEARING	DISTANCE
RL1	N 40°06'39" W	9.11'
RL2	S 09°00'47" E	15.39'
RL3	S 68°03'42" E	15.56'
RL4	N 21°56'18" E	15.56'
RL5	S 21°53'04" E	6.00'
RL6	N 53°58'08" W	5.11'
RL7	N 53°58'08" W	8.55'

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 84°55'08" W	2.38'
L2	N 84°55'08" W	17.53'
L3	S 68°06'56" W	7.15'
L4	S 68°06'56" W	16.35'
L5	N 28°34'56" W	15.24'
L6	S 68°06'56" W	15.13'
L7	S 68°06'56" W	16.00'
L8	N 21°53'04" W	22.00'
L9	N 68°06'56" E	3.00'
L10	N 44°00'21" W	7.98'
L11	N 44°00'21" W	7.98'
L12	N 62°42'25" W	3.46'
L13	S 18°03'42" E	19.75'
L14	S 18°03'42" E	6.64'
L15	N 50°56'44" E	0.07'
L16	N 18°03'42" W	14.88'
L17	S 38°58'23" E	14.00'
L18	N 50°56'44" E	23.42'
L19	N 06°59'33" E	8.22'
L20	N 68°06'56" E	7.87'
L21	N 68°06'56" E	7.87'
L22	N 68°06'56" E	16.48'
L23	N 68°06'56" E	11.36'
L24	S 84°55'08" E	21.29'



ADJACENT PROPERTY OWNERS

	PARCEL#	OWNER	DEED	ZONING
A	334-5.00-153.01	LEWES FIRE DEPARTMENT INC.	DB 3319 PG 126	C-1
B	334-5.00-152.00	BAR-SGR LLC	DB 2172 PG 207	C-1
C	334-5.00-152.01	NASSAU VALLEY VINEYARDS LP	DB 1894 PG 129	C-1
D	334-5.00-152.02	NASSAU VALLEY VINEYARDS LP	DB 1894 PG 129	C-1
E	334-5.00-152.03	NASSAU VALLEY VINEYARD LP	DB 1894 PG 129	C-1
F	334-5.00-152.06	BAR-SGR LLC	DB 5199 PG 225	C-1
G	334-5.00-152.12	FERNMOOR HOLDINGS AT VINEYARDS	DB 5270 PG 285	C-1
H	334-5.00-287.00	ADRIANE PINZARU & LEAH GREER	DB 3520 PG 84	AR-1
I	334-5.00-288.00	WES R FRUEHAUF	DB 3097 PG 209	AR-1
J	334-5.00-155.00	MHC WHISPERING PINES LLC	DB 0 PG 0	AR-1
K	334-5.00-155.02	SUSSEX COUNTY	DB 2106 PG 3	AR-1
L	334-5.00-154.00	LEWES SENIOR CITIZENS CENTER	DB 0 PG 0	C-1

0' 150' 300' 450'

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
DOVER, DELAWARE (302) 674-1988
EASTON, MARYLAND (410) 770-4744

RITTER FARM
LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

PRELIMINARY SITE PLAN OVERVIEW

Revisions:

Date: SEPTEMBER 2022
Scale: 1" = 150'
Dwn.By: DEG
Proj.No.: 3808A21
Dwg.No.: PL-02

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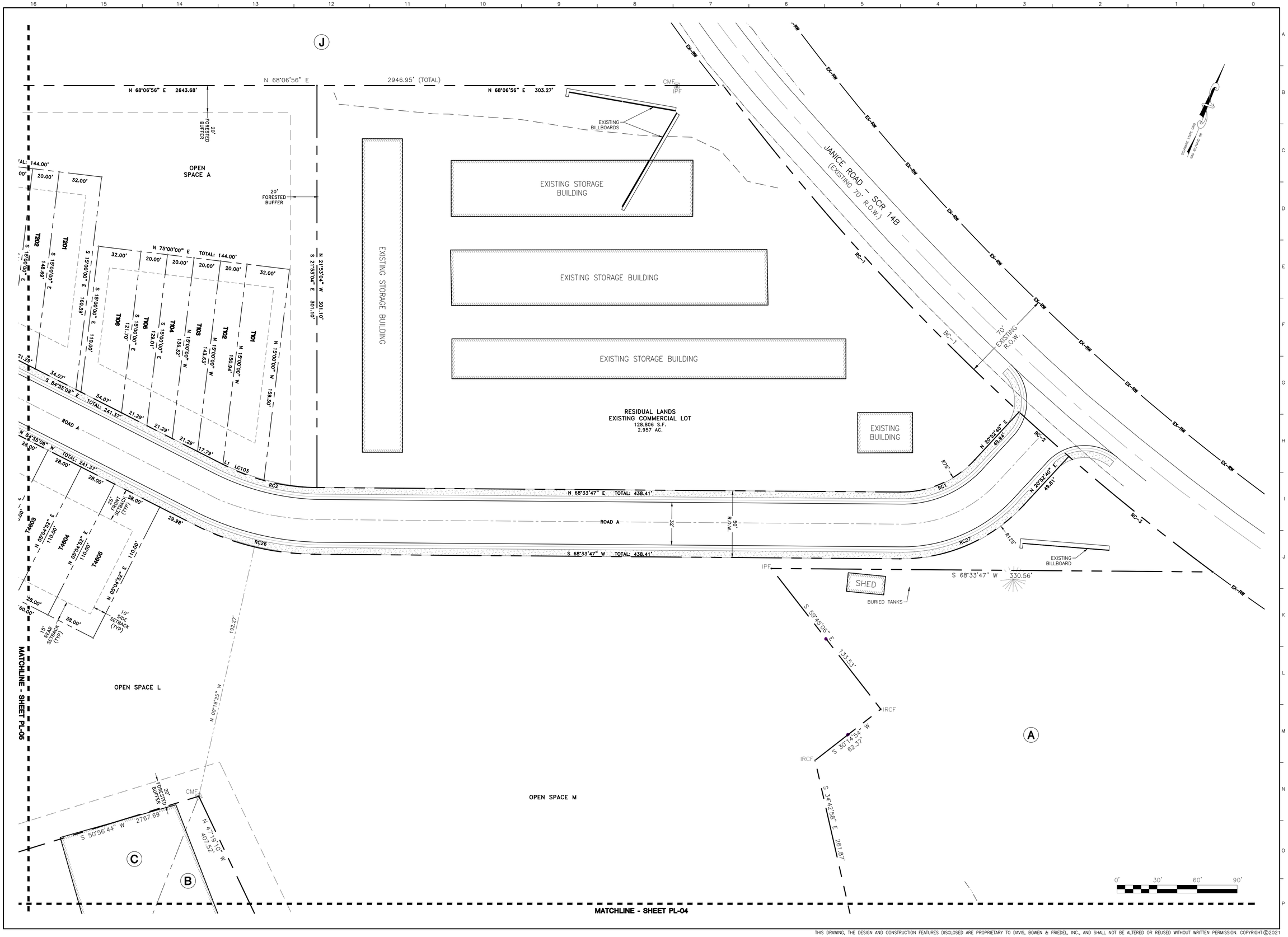

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PRELIMINARY SITE PLAN

RITTER FARM

LEWES AND REHOBOTH HUNDRED

CITY OF LEWES, SUSSEX COUNTY, DELAWARE

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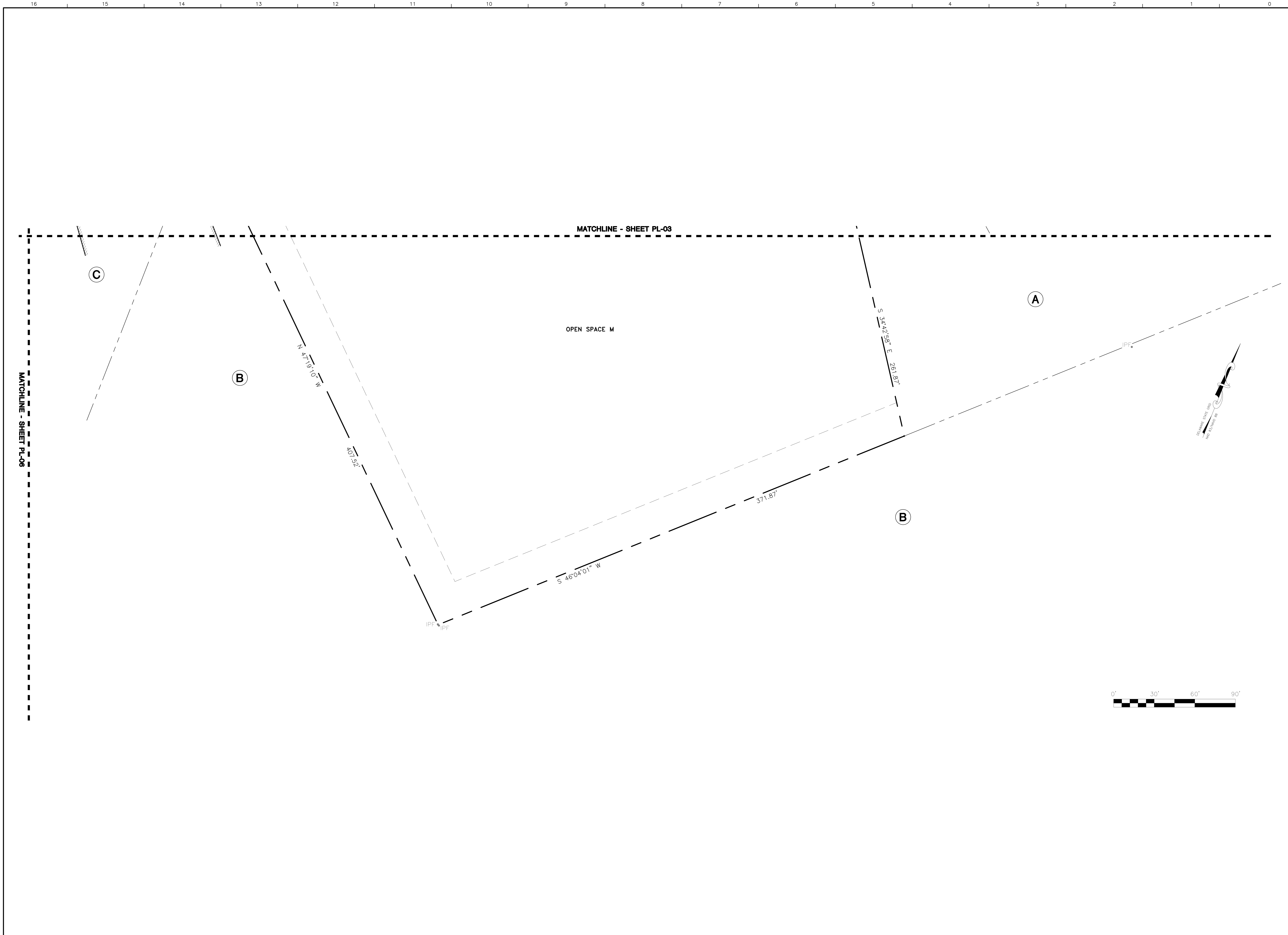

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MILFORD, DELAWARE (302) 424-1441
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PRELIMINARY SITE PLAN

RITTER FARM

LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

Revisions:

Date:	SEPTEMBER 2022
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Proj.No.:	3808A21
Dwg.No.:	PL-04

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