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**Sussex County**

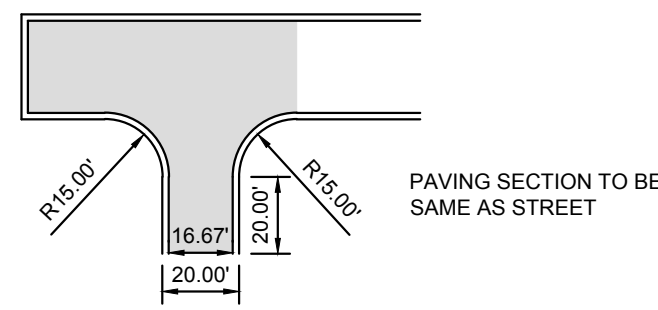
DELAWARE  
sussexcountyde.gov

## 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.



COUNTY ADMINISTRATIVE OFFICES  
2 THE CIRCLE | PO BOX 417  
GEORGETOWN, DELAWARE



**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
- EXISTING ZONING LINES
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- TIDAL WETLANDS BUFFER "A"
- TIDAL WETLANDS BUFFER "B"
- PROPOSED PROPERTY CORNER
- CAPPED IRON PIPE FOUND
- PROPERTY CORNER NOT MARKED
- UTILITY POLE
- CONCRETE MONUMENT FOUND
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- MAN BOX

**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°57'00" W	34.32'
WL5	S 78°38'42" W	34.85'
WL6	N 84°36'53" W	26.33'
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	19.03'
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	36.29'

**DELDOT NOTES:**

- ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
- 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.
- PARCEL A, PARCEL B AND PARCEL C SHALL HAVE ACCESS TO SALON ROAD SCR 049 VIA THE 50-FOOT WIDE CROSS ACCESS EASEMENT.
- 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:**

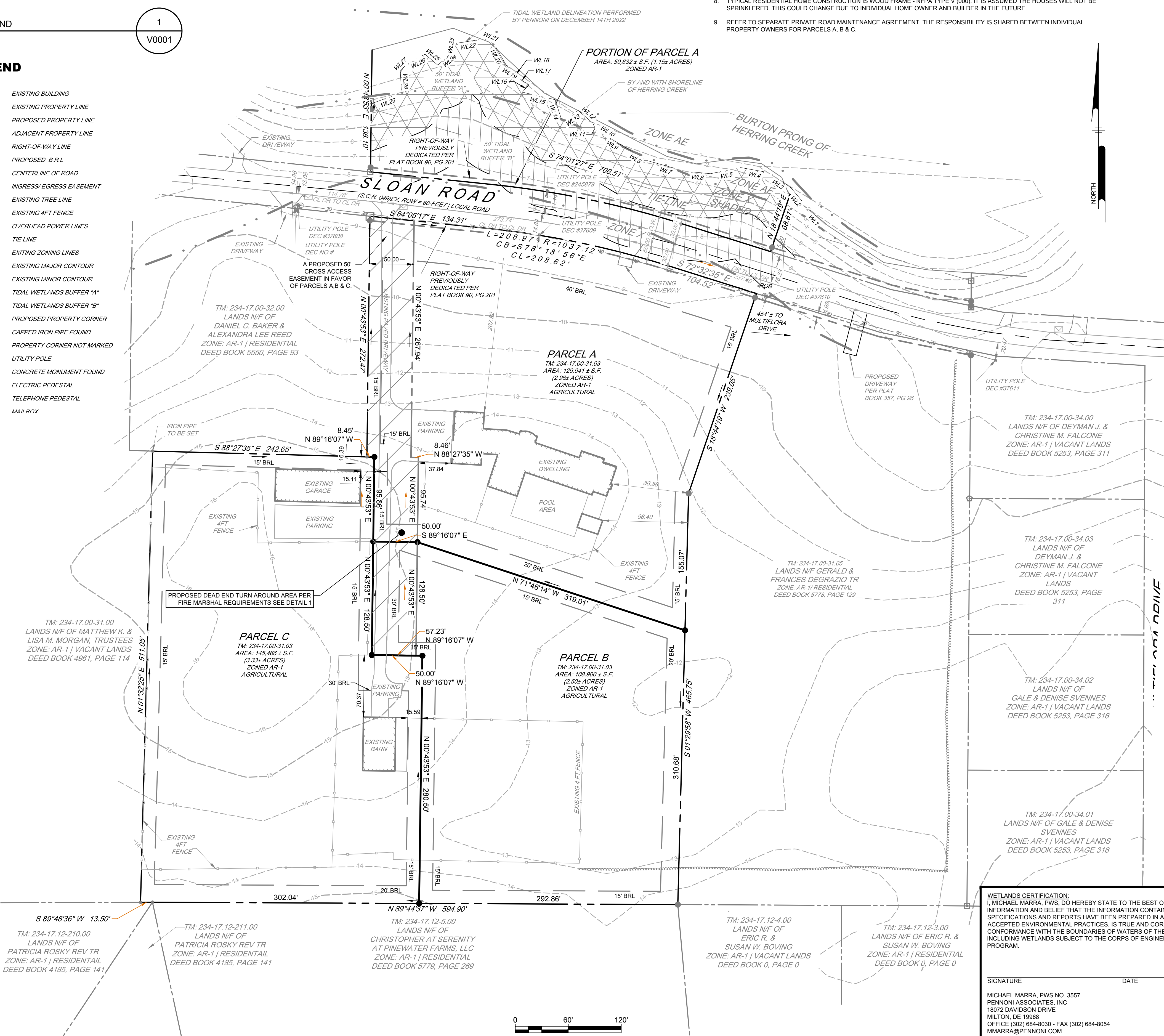
- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORD, PLAT REFERENCE 357, PG. 96. BOUNDARY SURVEY FOR PARCEL 234-17-00-31.03 PERFORMED BY PENNONI IN OCT 2022.
- THIS SURVEY DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS OF WAY CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS REQUESTED OR PROVIDED, OTHER THAN THOSE SHOWN.
- THIS PROPERTY APPEARS ON SUSSEX COUNTY TAX MAP AS 234-17-00-31.03.
- CLASS OF SURVEY: SUBURBAN
- 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.
- 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.
- ALL FIRE LINES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS
- 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.
- REFER TO SEPARATE PRIVATE ROAD MAINTENANCE AGREEMENT. THE RESPONSIBILITY IS SHARED BETWEEN INDIVIDUAL PROPERTY OWNERS FOR PARCELS A, B & C.



**LOCATION MAP**  
Scale: 1" = 2000'

**SITE DATA:**

- TAX MAP NUMBERS: 234-17-00-31.03
- OWNER INFO: MICHELE L. REED, 27638 STERLING BLVD, MILLSBORO, DE 19966
- SITE ADDRESS: 23556 SLOAN ROAD, HARBESON, DE 19951, INDIAN RIVER HUNDRED
- EXISTING TOTAL ACREAGE: 10.56 ACRES±
- 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±
- TOTAL NUMBER OF LOTS: 1 EXISTING, 3 PROPOSED
- MONUMENTS FOUND: 8
- MONUMENTS TO BE SET: 7
- FUTURE LAND USE AREA: (SUSSEX COUNTY COMPREHENSIVE PLAN, JUNE 2018) LOW DENSITY
- ZONING: AR-1
- PRESENT USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL
- SEWER PROVIDER: ON-SITE PRIVATE SEPTIC
- WATER PROVIDER: ON-SITE PRIVATE WELL
- SECTION 187- SOURCE WATER PROTECTION: A. SUBJECT PROPERTY IS WITHIN AN AREA OF "GOOD" GROUNDWATER RECHARGE POTENTIAL. B. SUBJECT PROPERTY IS NOT LOCATED IN WETLAND PROTECTION AREA.
- DISTANCE TO NEAREST INTERSECTION: 454'± (MULTIFLORA DR)
- PROXIMITY TO (TID): N/A
- POSTED SPEED LIMIT: 30 MPH
- BUILDING RESTRICTION LINES: PARCEL 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'
- MAXIMUM BUILDING HEIGHT: (115-25D) 42 FEET MAX.
- LOCAL GOVERNMENT RESPONSIBLE: FOR LAND USE APPROVAL: SUSSEX COUNTY
- 2020 STATE INVESTMENT AREA: LEVEL 2
- SCHOOL DISTRICT: CAPE HENLOPEN SCHOOL DISTRICT
- FIRE DISTRICT: (80) INDIAN RIVER FIRE STATION
- WATERSHED: REHOBOTH BAY
- DATUM: HORIZONTAL = NAD83, VERTICAL = NAVD88



**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: MICHAEL MARRA, PWS NO. 3557  
DATE: \_\_\_\_\_

**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: MICHELE REED  
DATE: \_\_\_\_\_

**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: ALAN M. DECKTOR, PE (DE PE#17771)  
DATE: \_\_\_\_\_

**PENNONI ASSOCIATES INC.**  
18072 Davidson Drive  
Milton, DE 19968  
T 302.684.9030 F 302.684.8054

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

TM: 234-17-00-31.03  
LANDS N/F MICHELE REED  
23556 SLOAN ROAD, HARBESON, DE 19951  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**MINOR SUBDIVISION PLAN**

REED VENTURES  
28855 LEWIS-GEORGETOWN HIGHWAY  
LEWES, DE 19958

NO.	DATE	REVISIONS	BY
1	2023-01-05	REVISED PER COMMENTS RECEIVED 2023-01-04	SJD
2	2022-12-21	REVISED PER COMMENTS RECEIVED 2022-12-08	SJD

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

V-0001

SHEET 1 OF 1

## Ann Lepore

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**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Wednesday, January 11, 2023 2:23 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, January 11, 2023 - 2:23pm

Name: Brian Aldred  
Email address: braldred@gmail.com  
Phone number: 302-542-9342  
Subject: Wynford Preserve Application Letter

Message:

Given that the Wynford Preserve Application is in the level 4 area for DE state spending strategies, the subdivision should not be approved. The Delaware State government does not support investment in these areas and any major developments designated as level 4 constitute a wasteful use of limited county and state funds. Priority for these funds should be directed towards growth areas closer to Milton and Georgetown, where schools, police, fire, medical and other services are more readily available. Developments such as these require driving as the sole means of transportation further burdening the road system. A plan such as this goes against the County's Comprehensive Plan to promote mixed use zoning in designated growth areas, which would reduce traffic by allowing for better proximity to jobs, goods and services.

Considering the regional perspective on traffic, no state or local government representatives have determined if new developments such as the one proposed would be included in the ongoing East-West travel study for Routes 16 and Route 9. It can be said however that there are no options for any parallel East-West routes and Route 9 does not have the right of way to add additional lanes. This vital travel corridor will experience increases in delays at traffic light intersections along the route, making it harder for commuters traveling to and from jobs in the main populated areas of Georgetown and Lewes. Intersections near the property are dangerous such as the Hawthorne entrance at Route 9 which has no traffic light and is at the base of a hill with poor visibility. Also, the Prettyman Road intersection with Route 9 is adjacent to the busy Route 5 intersection, and both intersections would be further burdened if this and other parcels like it are approved in the area.

A severe discrepancy remains by permitting development of isolated AR-1 lands while neither the state nor the county have the funds to support a full scale build out of this area. Developments such as this illustrate that the Sussex Council and Sussex County Planning and Zoning have not promoted more stringent oversight to ensure an efficient use of taxpayer money and to regulate Level 4 lands in accord with the DE State Planning Office. Approval of this parcel would set a precedent to allow numerous other AR-1 parcels between Routes 113 and Route 1 to become large neighborhoods which would promote the opposite of sustainable development, congest the few available through collector roads and would disproportionately use taxpayer funds. Additionally, the lack of concrete aggregate traffic data from the Route 9 east-west study should be presented to the public before this parcel is voted on, and be a part of the Commission's review of this application.

I thank the members of the County Planning and Zoning Commission for their consideration,

Brian Aldred

120 New Rd  
Lewes, DE 19958

# 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

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
PRELIMINARY UTILITY PLAN OVERVIEW	PL-11
PRELIMINARY UTILITY PLAN	PL-12
PRELIMINARY UTILITY PLAN	P-13
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  
4750 OWINGS MILL BLVD.  
OWINGS MILL, MD 21117  
CONTACT: JON HOFFMAN  
(CHESAPEAKE REALTY PARTNERS)  
PHONE: 410-356-9900 ext. 755

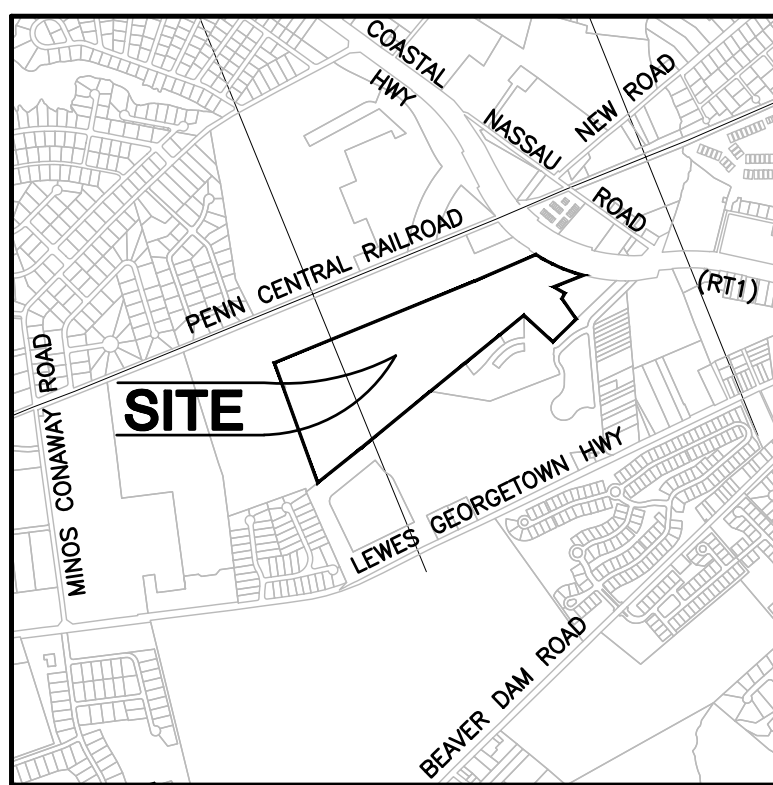
### CERTIFICATION OF ACCURACY:

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.

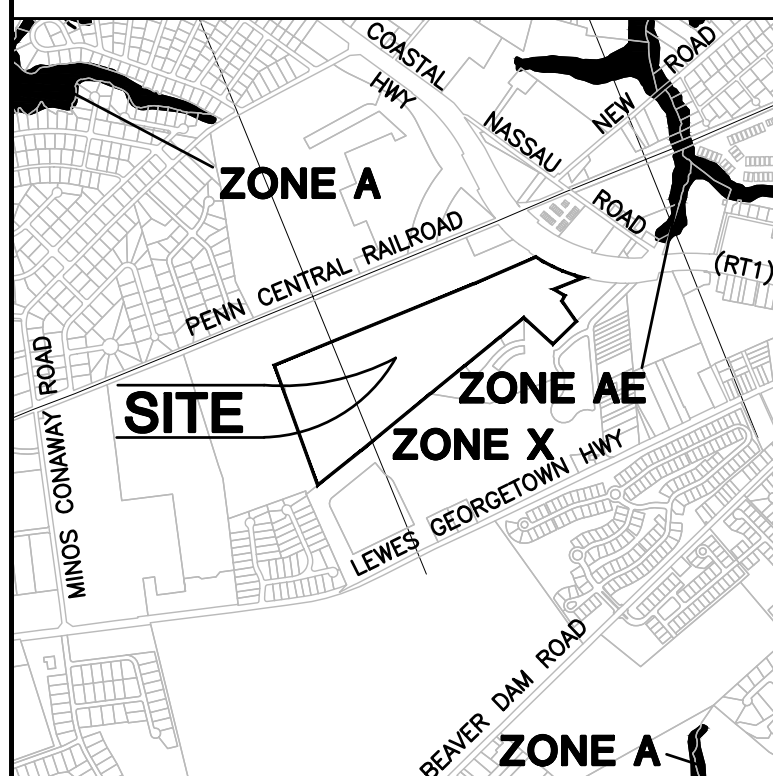
RING W. LARDNER, P.E.  
LICENSE #15647 \_\_\_\_\_ DATE \_\_\_\_\_

### GENERAL NOTES:

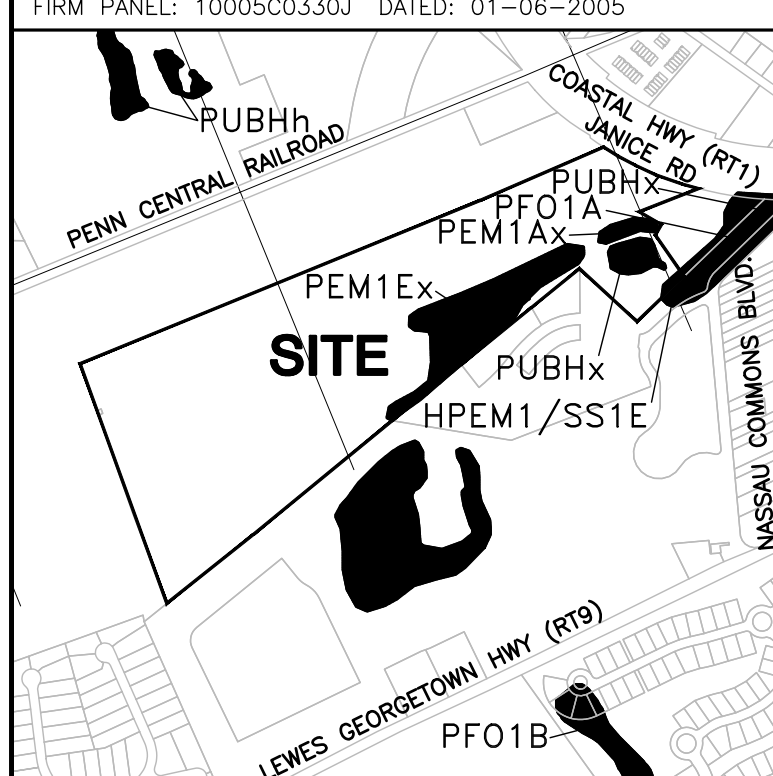
- 1) ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT) STANDARDS AND REGULATIONS FOR SUBDIVISION STREETS AND STATE HIGHWAY ACCESS AND WILL BE SUBJECT TO ITS APPROVAL.
- 2) SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY ARE PRIVATE AS SHOWN 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 CONTRACTOR'S 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.



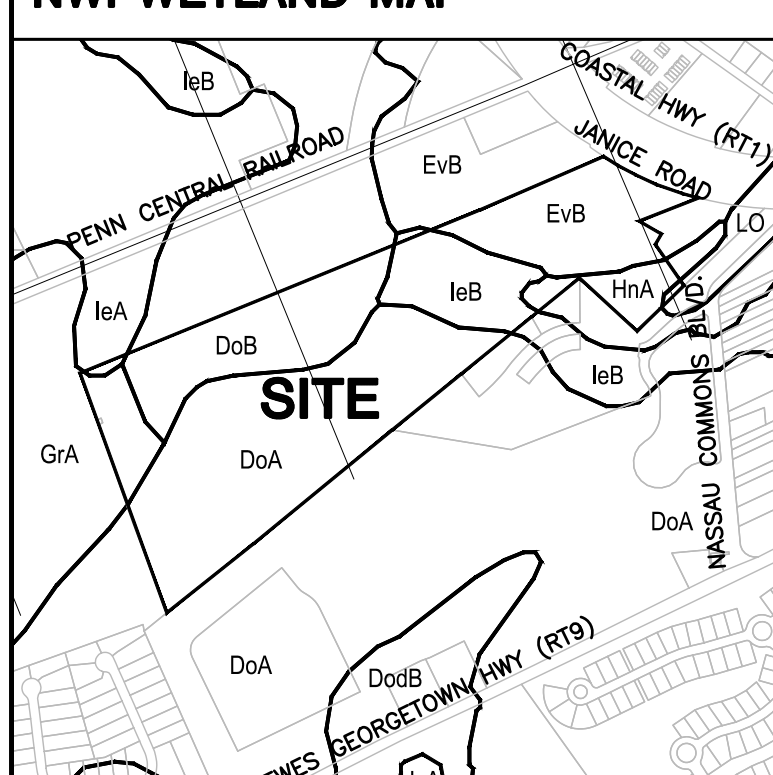
LOCATION MAP SCALE: 1" = 2000'



FEMA FLOOD MAP SCALE: 1" = 2000'  
FIRM PANEL: 10005C0330J DATED: 01-06-2005



NWI WETLAND MAP SCALE: 1" = 1000'

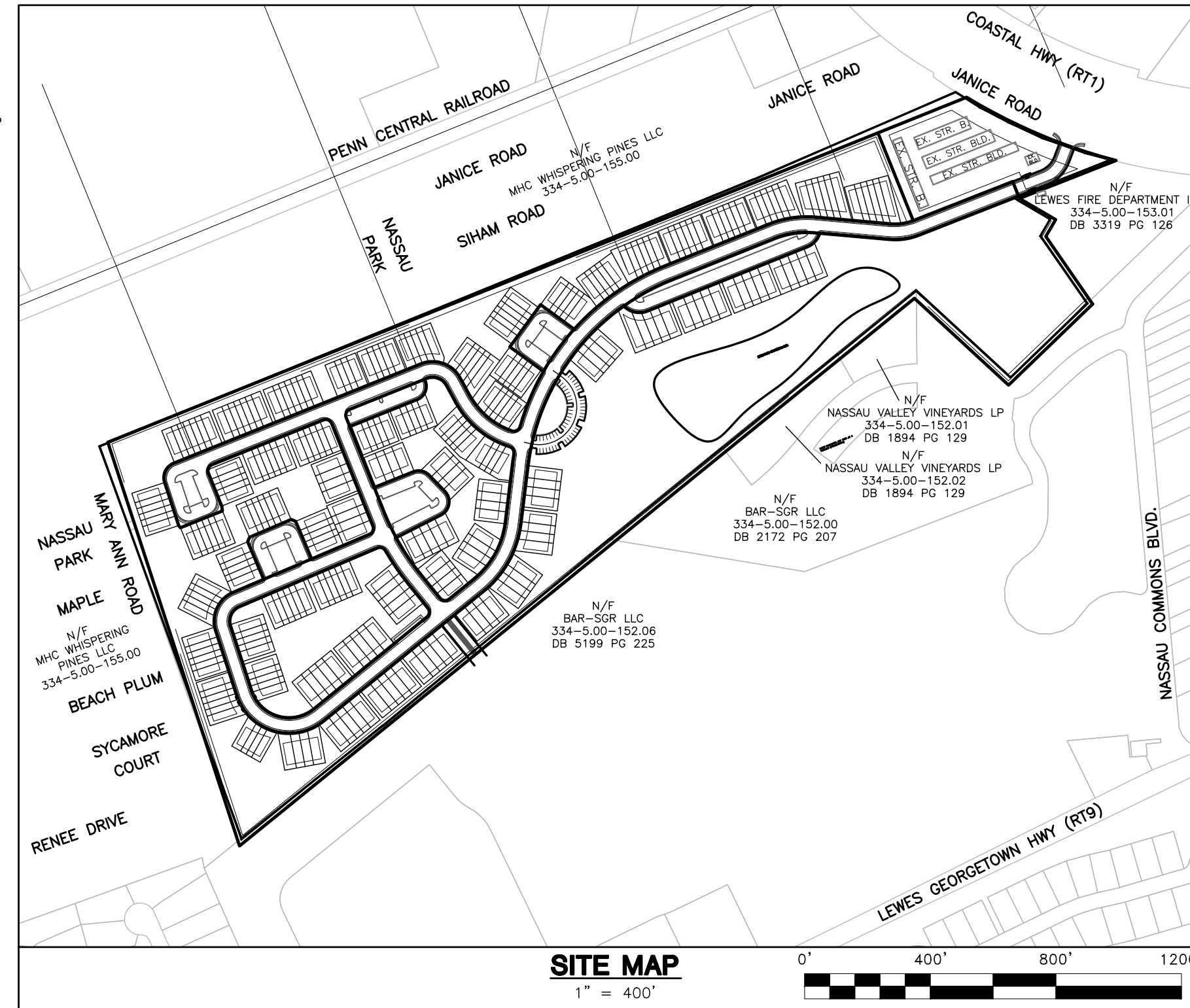


SOILS MAP SCALE: 1" = 1000'

SYMBOL	SOILS DATA
GrA	GREENWICH LOAM, 0 TO 2 PERCENT SLOPES (TYPE B)
IaA	INGLESIDE LOAMY SAND, 0 TO 2 PERCENT SLOPES (TYPE A)
IaB	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:	NAD 83 (DE STATE PLANE)
HORIZONTAL:	NAVD 88
VERTICAL:	
LAND USE	VACANT (BORROW PIT)
EXISTING:	TOWNHOUSE COMMUNITY
PROPOSED:	316 UNITS
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 (316 DU + 61.733 AC) 5.12 UNITS PER AC.
PROPOSED:	(316 DU + 61.733 AC) 5.12 UNITS PER AC.
ZONING	C-1 (GENERAL COMMERCIAL)
EXISTING:	AR-1 (AGRICULTURAL RESIDENTIAL)
PROPOSED:	MR-RPC (MEDIUM-DENSITY RESIDENTIAL-RESIDENTIAL PLANNED COMMUNITY)
BULK AND AREA CALCULATIONS	
FRONT SETBACK:	25 FT.
FRONT CORNER SETBACK:	15 FT.
REAR SETBACK:	15 FT.
COMBINED FRONT AND REAR:	40 FT.
SIDE SETBACK:	10 FT.
BUILDING HEIGHT:	42 FT.
LOT WIDTH:	16 FT.
LOT LENGTH:	100 FT.
LOT AREA:	1,600 S.F.
AVERAGE LOT AREA:	3,630 S.F.
PARKING:	2 PER UNIT 632 SPACES
REQUIRED	25 FT. 15 FT. 15 FT. 40 FT. 10 FT. 42 FT. 20 FT. 100 FT. 2,000 S.F. 3,024 S.F. 2 PER UNIT 196 OVERFLOW SPACES
PROPOSED	25 FT. 15 FT. 15 FT. 40 FT. 10 FT. 42 FT. 20 FT. 100 FT. 2,000 S.F. 3,024 S.F. 2 PER UNIT 196 OVERFLOW SPACES
AREAS:	
EXISTING SITE	61.733 AC.
SITE AREA:	
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	0.050 AC.
OPEN SPACE F	2,384 AC.
OPEN SPACE G	2,001 AC.
OPEN SPACE H	0.884 AC.
OPEN SPACE I	0.214 AC.
OPEN SPACE J	2,554 AC.
OPEN SPACE K	9,893 AC.
OPEN SPACE L	4,826 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'

### 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	

LOT AREA TABLE with columns for LOT, SQ. FT., ACRES, and multiple lot area entries.

LOT CURVE TABLE with columns for CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, and DELTA ANGLE.

LOT CURVE TABLE with columns for CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, and DELTA ANGLE.

RIGHT-OF-WAY CURVE TABLE with columns for CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, and DELTA ANGLE.

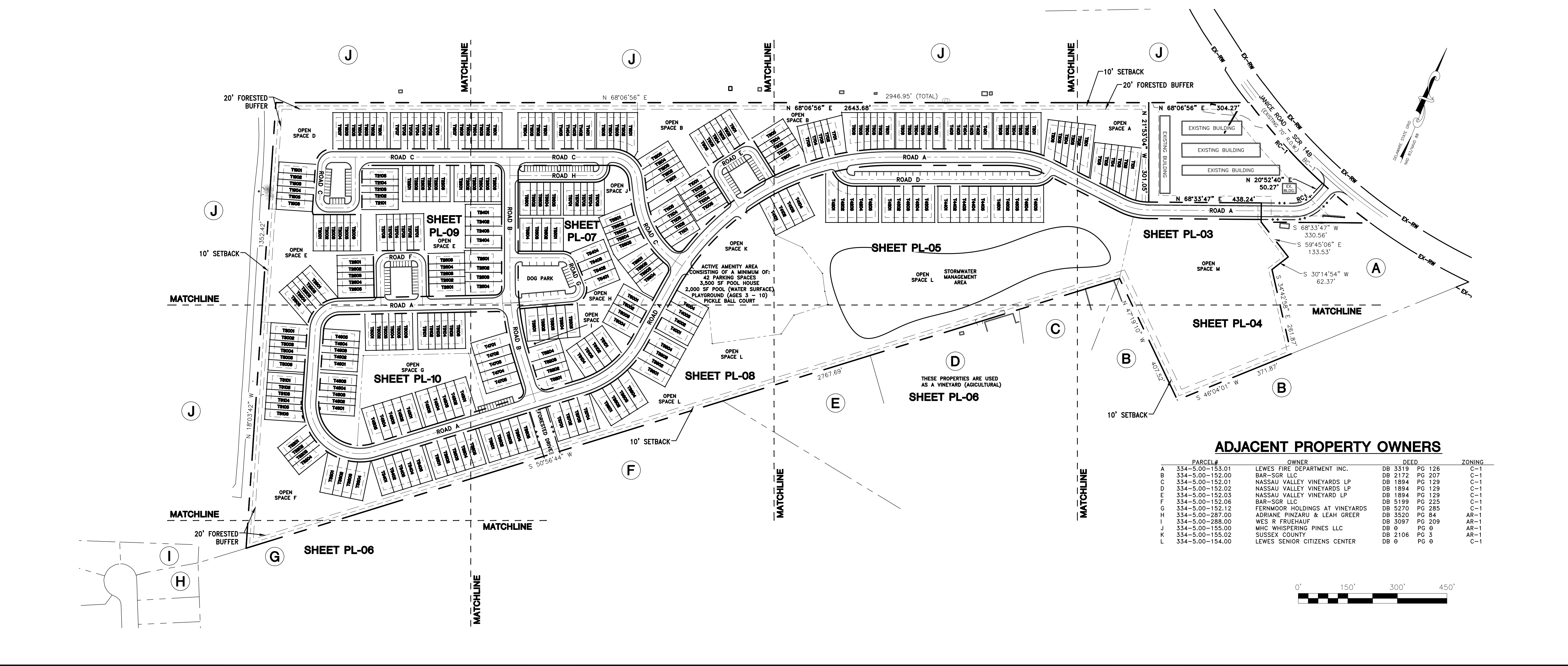
RIGHT-OF-WAY LINE TABLE with columns for LINE, BEARING, and DISTANCE.

LOT LINE TABLE with columns for LINE, BEARING, and DISTANCE.

JANICE ROAD RIGHT-OF-WAY CURVE TABLE with columns for CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, and DELTA ANGLE.

RIGHT-OF-WAY TIE-LINE CURVE TABLE with columns for CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, and DELTA ANGLE.

EXISTING BOUNDARY CURVE TABLE with columns for CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, and DELTA ANGLE.



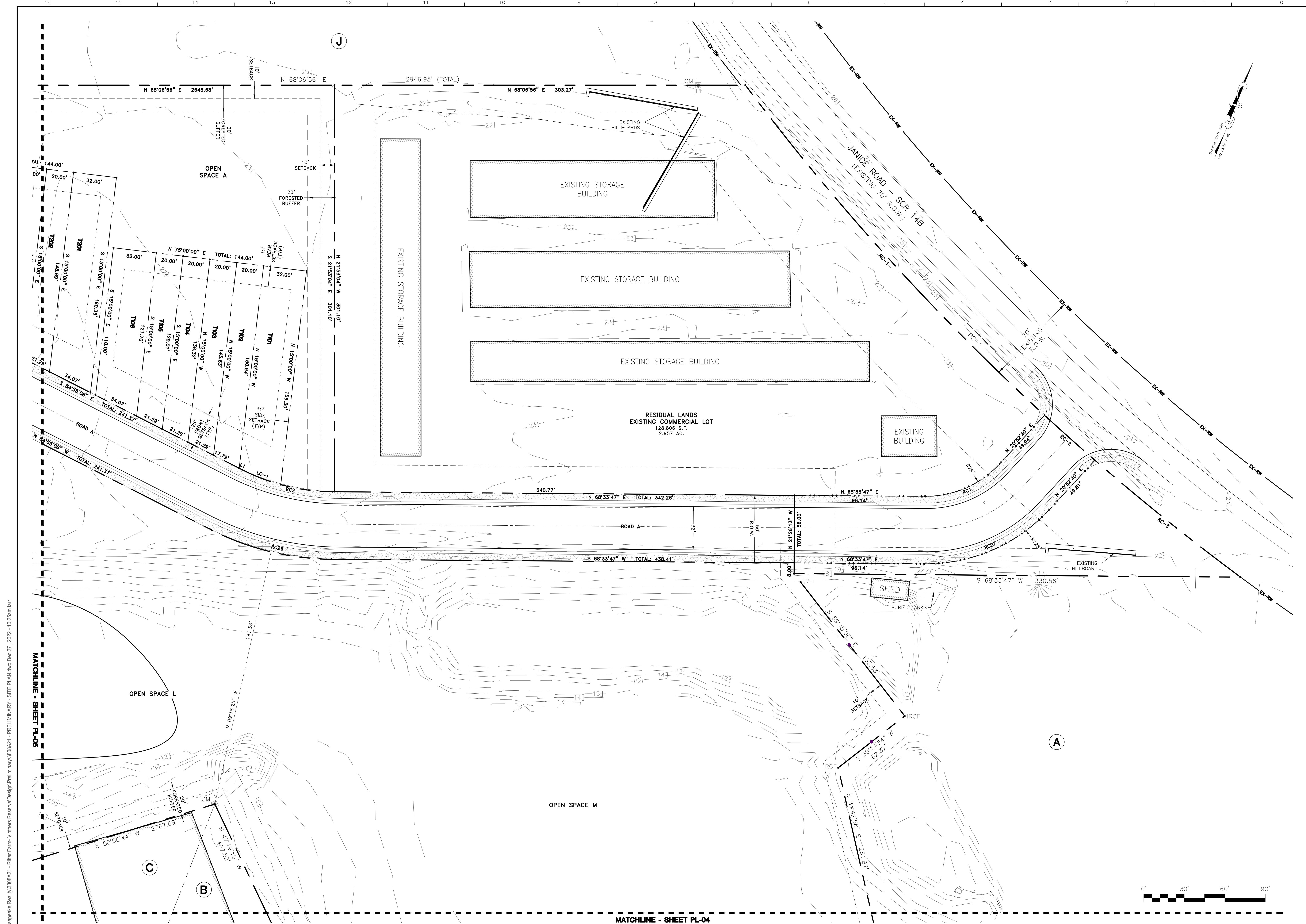
ADJACENT PROPERTY OWNERS table listing parcel numbers, owners, deed information, and zoning.



DAVIS, BOWEN & FRIEDEL, INC. ARCHITECTS ENGINEERS SURVEYORS. 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. Date: SEPTEMBER 2022. Scale: 1" = 150'. Down By: DEG. Proj. No.: 3808A21. Dwg. No.: PL-02.



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MATCHLINE - SHEET PL-05

MATCHLINE - SHEET PL-04

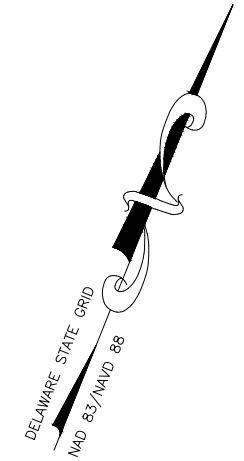
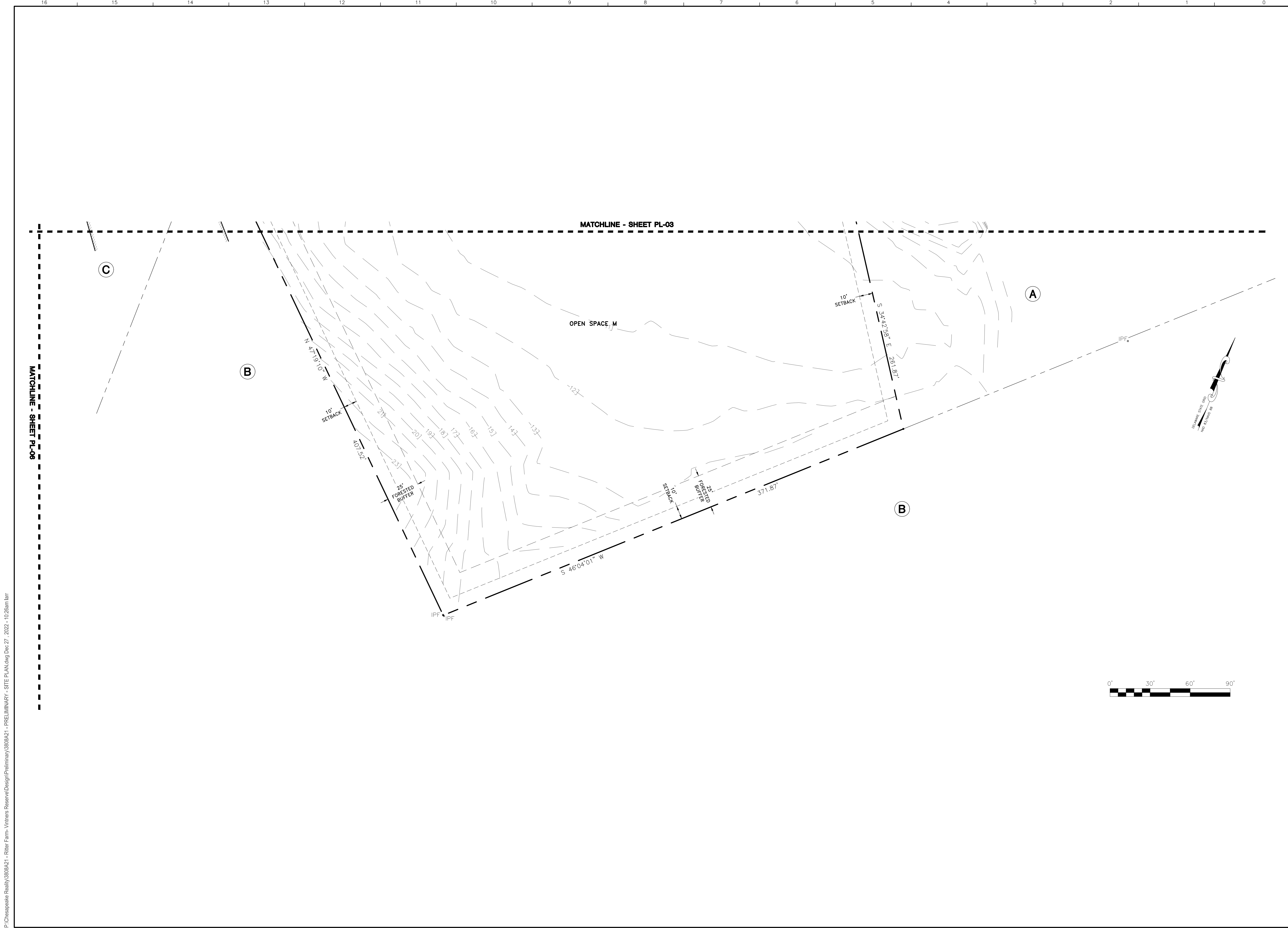
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**VINTNERS RESERVE  
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 CITY OF LEWES, SUSSEX COUNTY, DELAWARE**

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**PL-03**

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MATCHLINE - SHEET PL-08

MATCHLINE - SHEET PL-03

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PRELIMINARY SITE PLAN

Revisions:  
2022-12-27 OWNER AND P&Z COMMENTS

Date: **SEPTEMBER 2022**

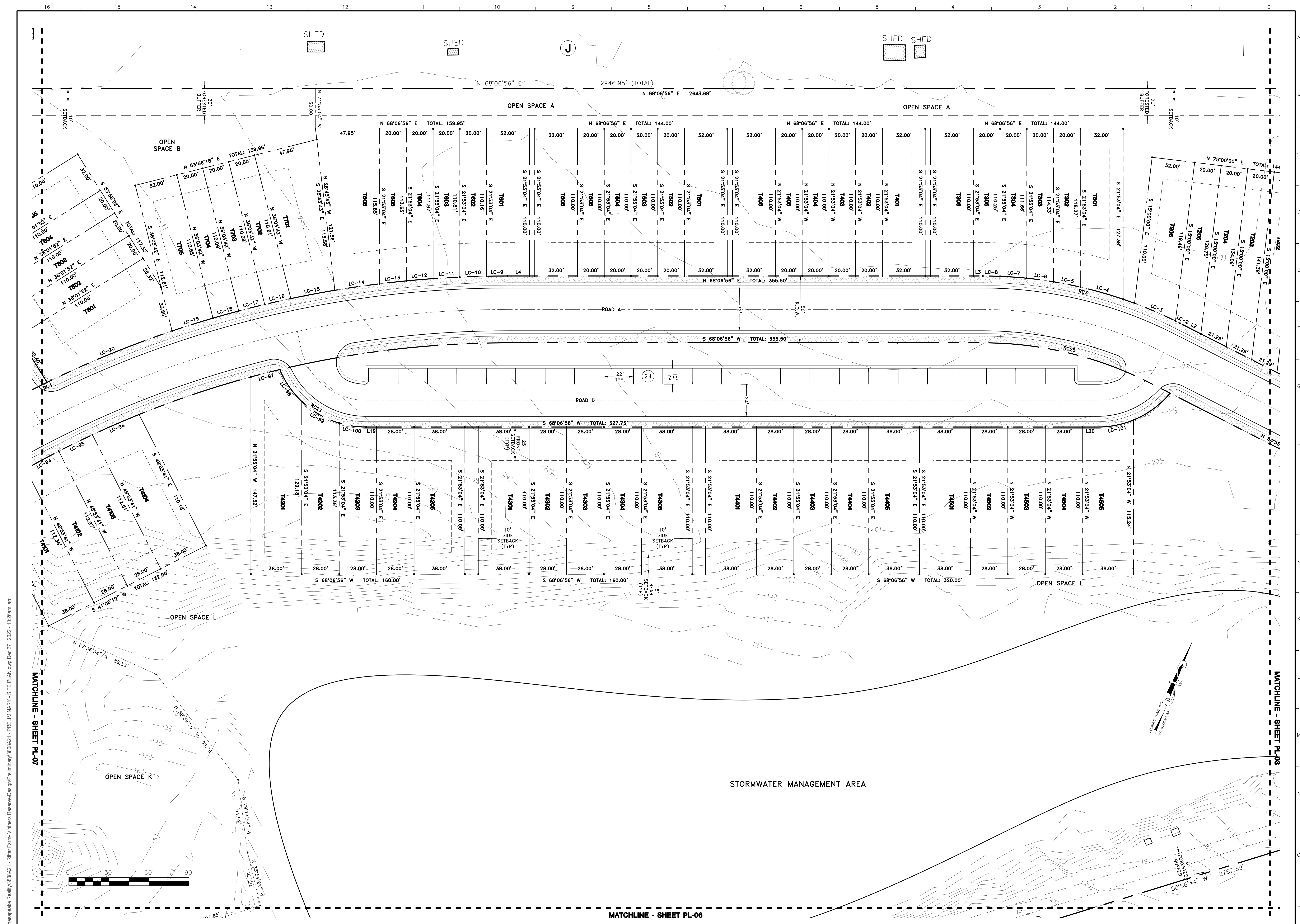
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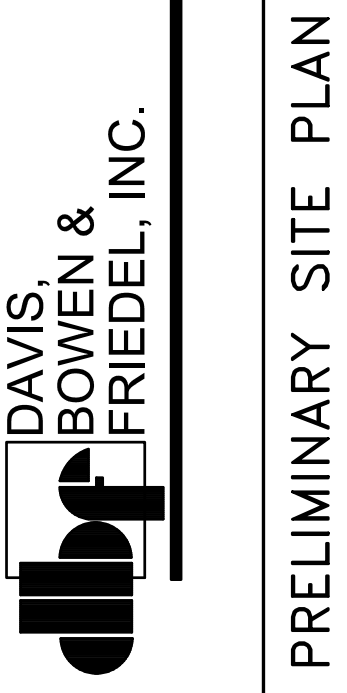
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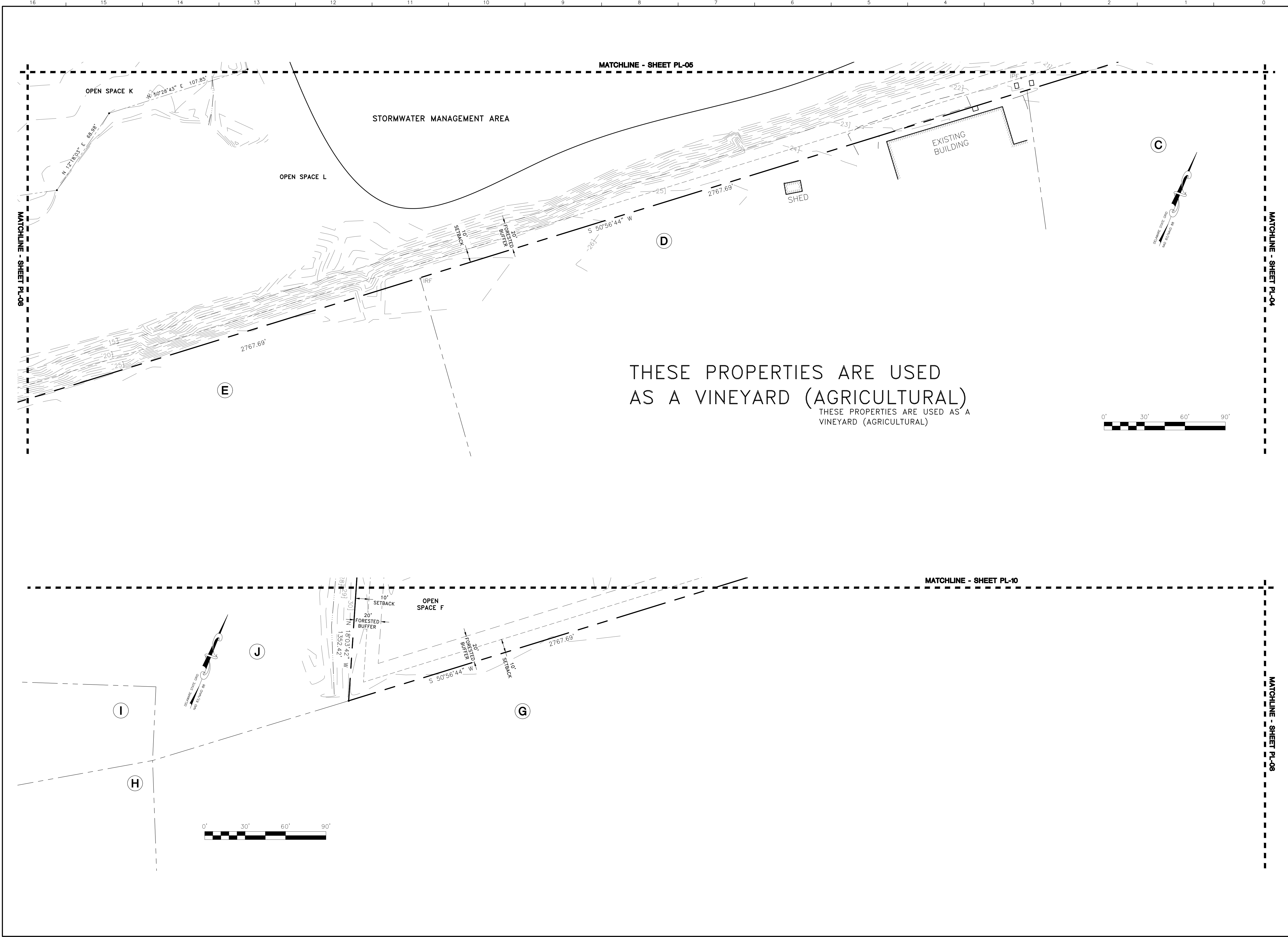
PRELIMINARY SITE PLAN

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Revisions:  
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PRELIMINARY SITE PLAN

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 CITY OF LEWES, SUSSEX COUNTY, DELAWARE**

Revisions:  
 2022-12-27 OWNER AND  
 P&Z COMMENTS

Date: **SEPTEMBER 2022**

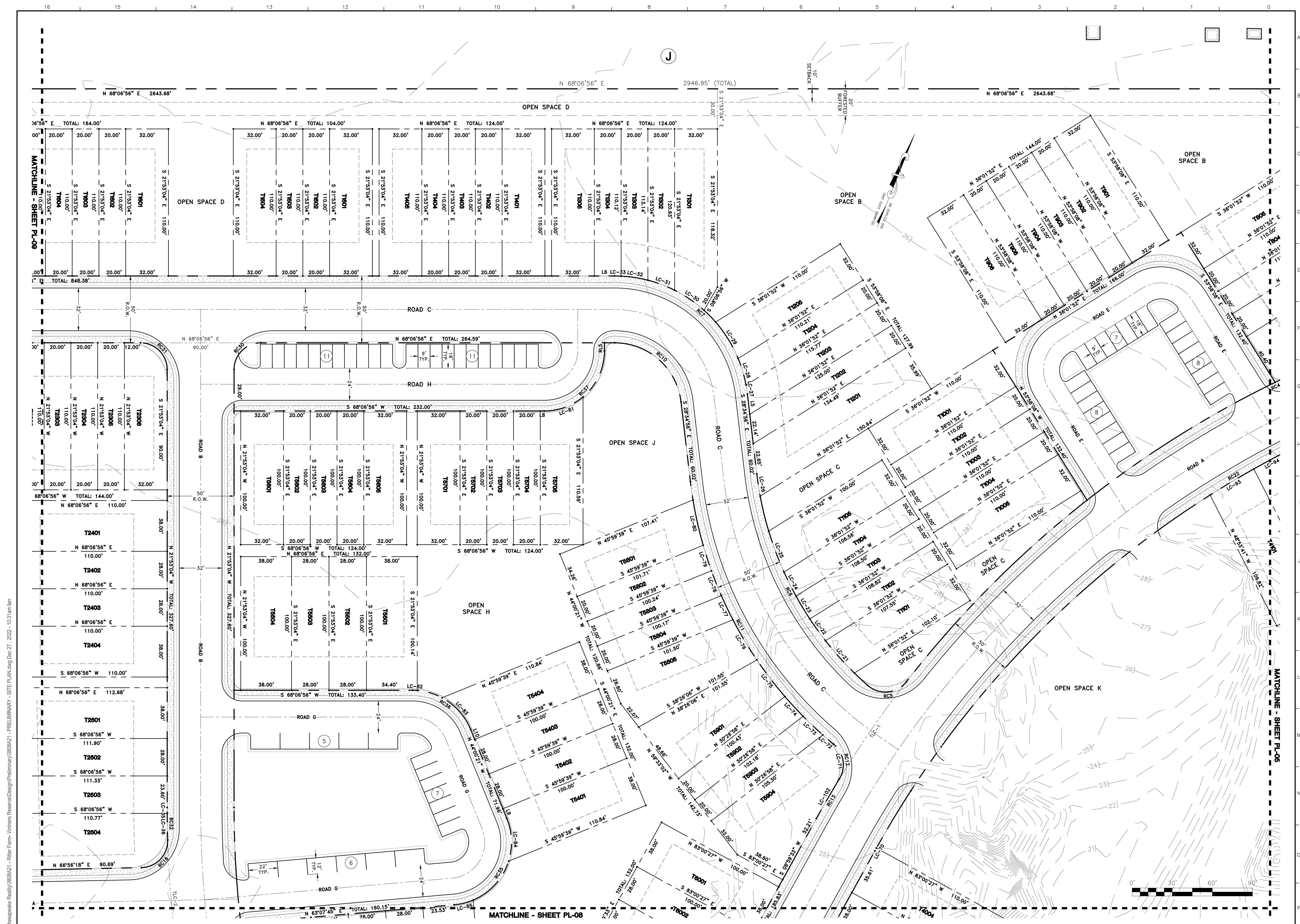
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Drawn By: **DEG**

Proj. No.: **3808A21**

Dwg. No.: **PL-06**

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**CITY OF LEWES, SUSSEX COUNTY, DELAWARE**

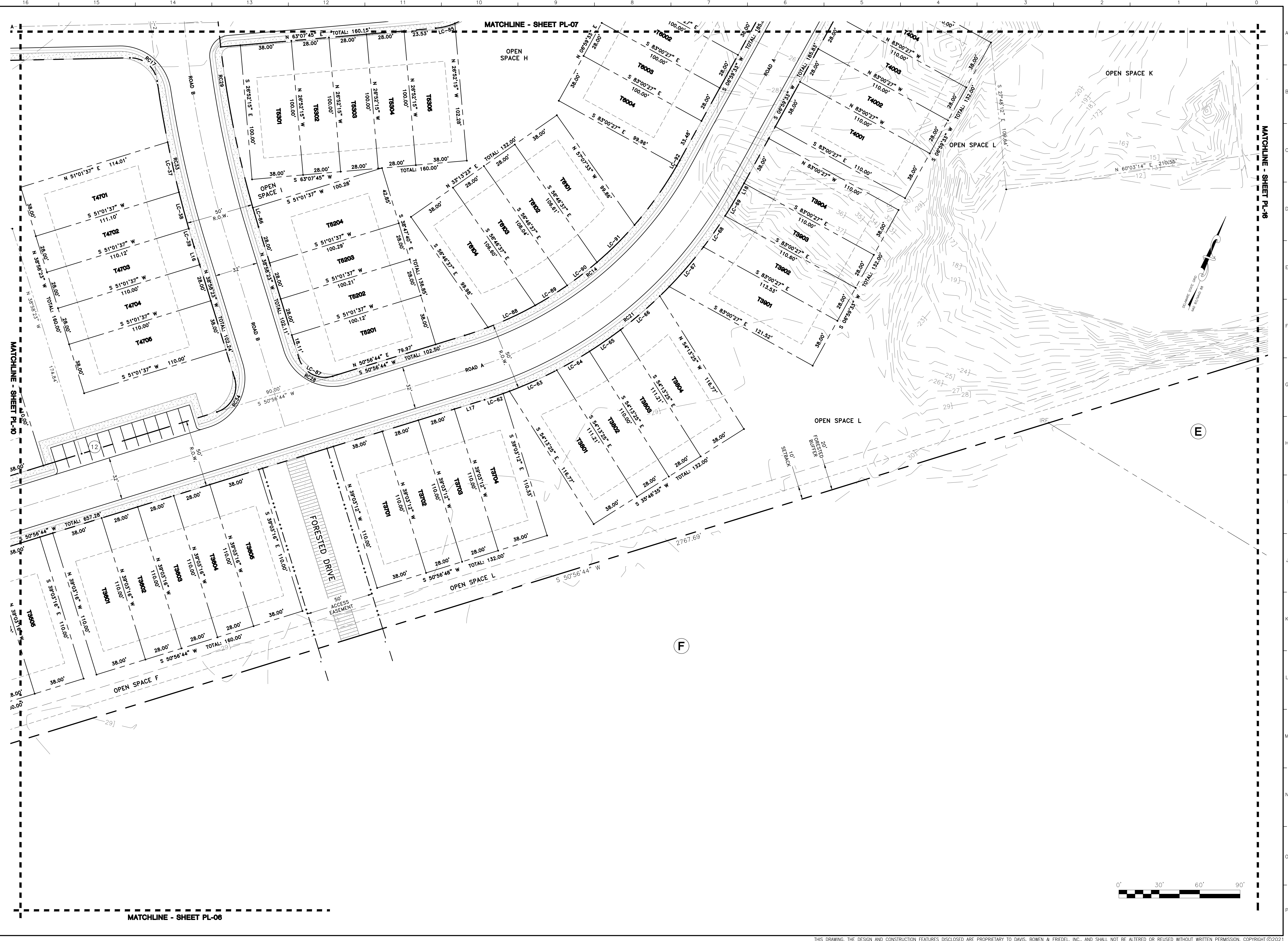
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**PL-07**

PRELIMINARY SITE PLAN

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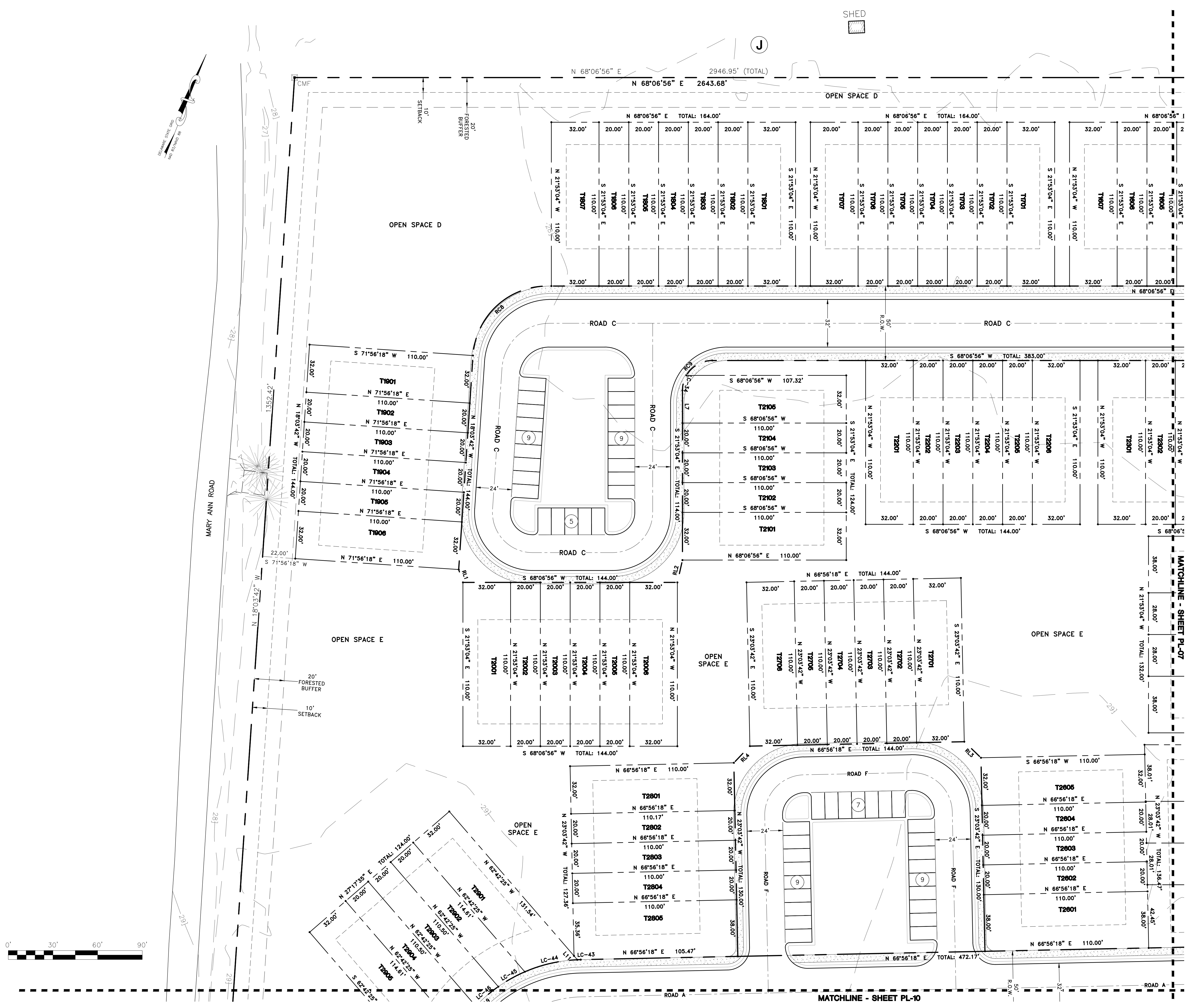
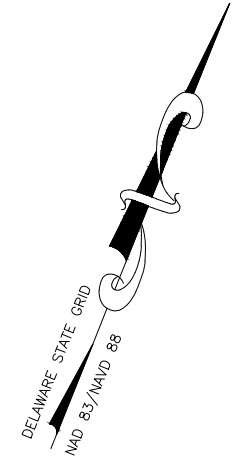
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 Proj. No.: **3808A21**  
 Dwg. No.: **PL-08**

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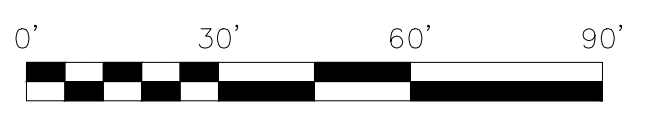
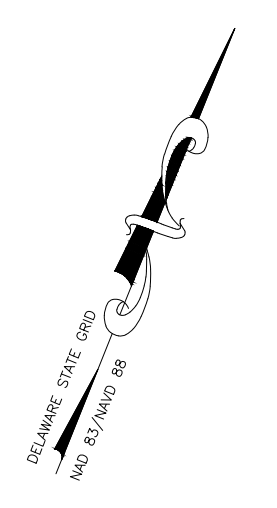
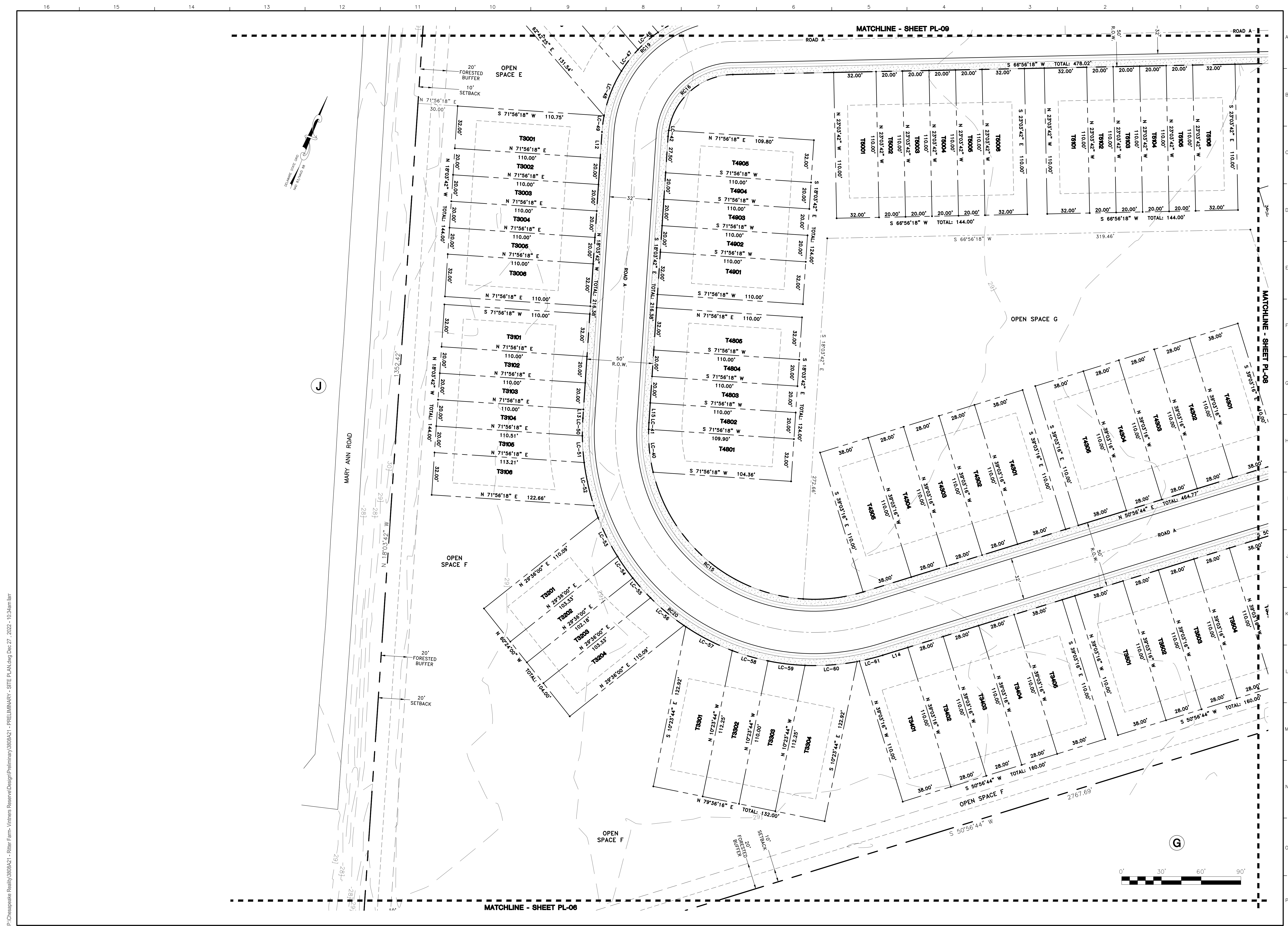
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Scale: **1" = 30'**  
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## PL-09

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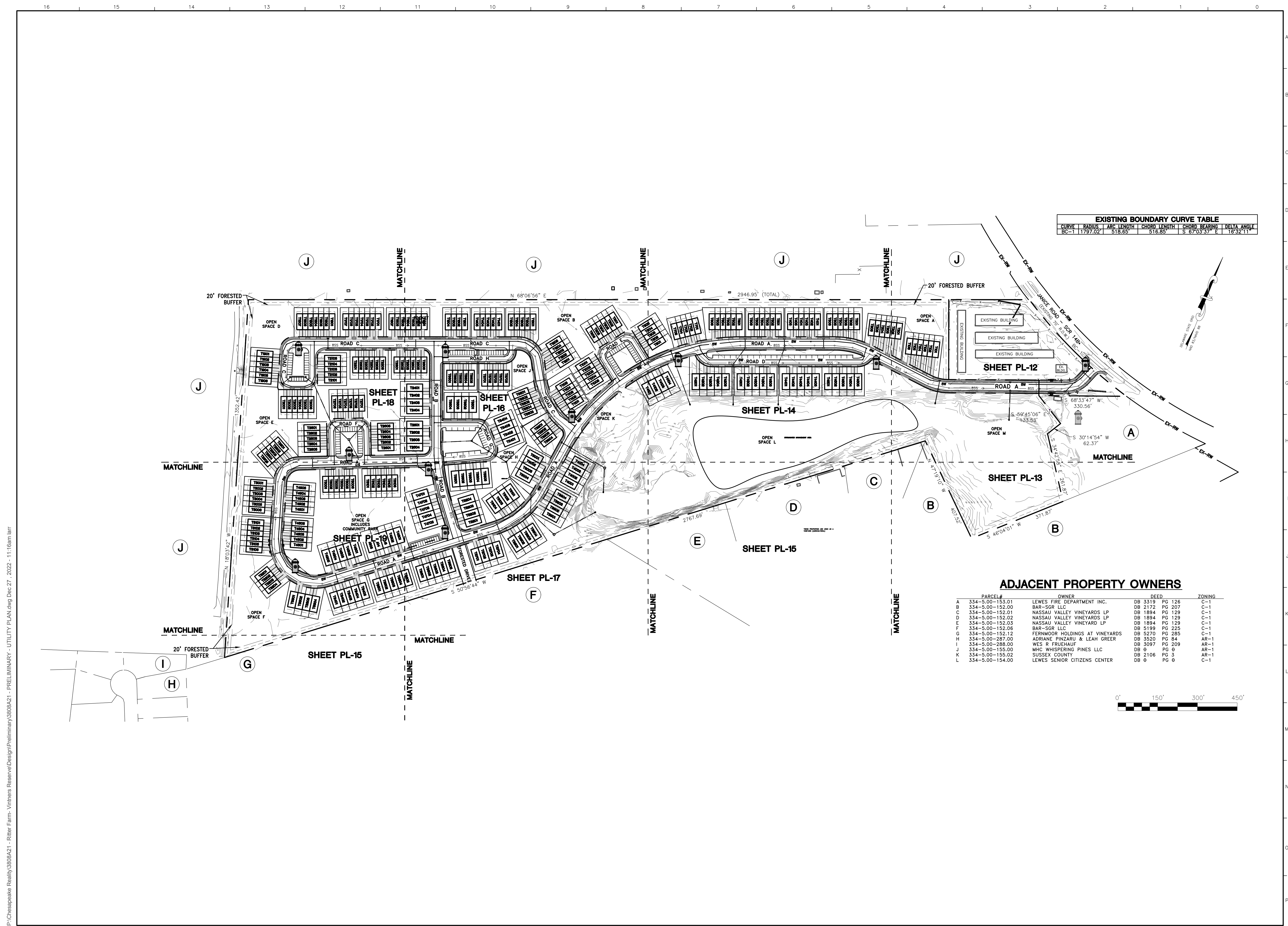
**VINTNERS RESERVE**  
**LEWES AND REHOBOTH HUNDRED**  
**CITY OF LEWES, SUSSEX COUNTY, DELAWARE**

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 Dwg. No.: **PL-10**

PRELIMINARY SITE PLAN

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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
BC-1	11797.02'	518.65'	516.85'	S 67°03'57" E	16°32'11"

**ADJACENT PROPERTY OWNERS**

PARCEL#	OWNER	DEED	PG	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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 (410) 770-4744

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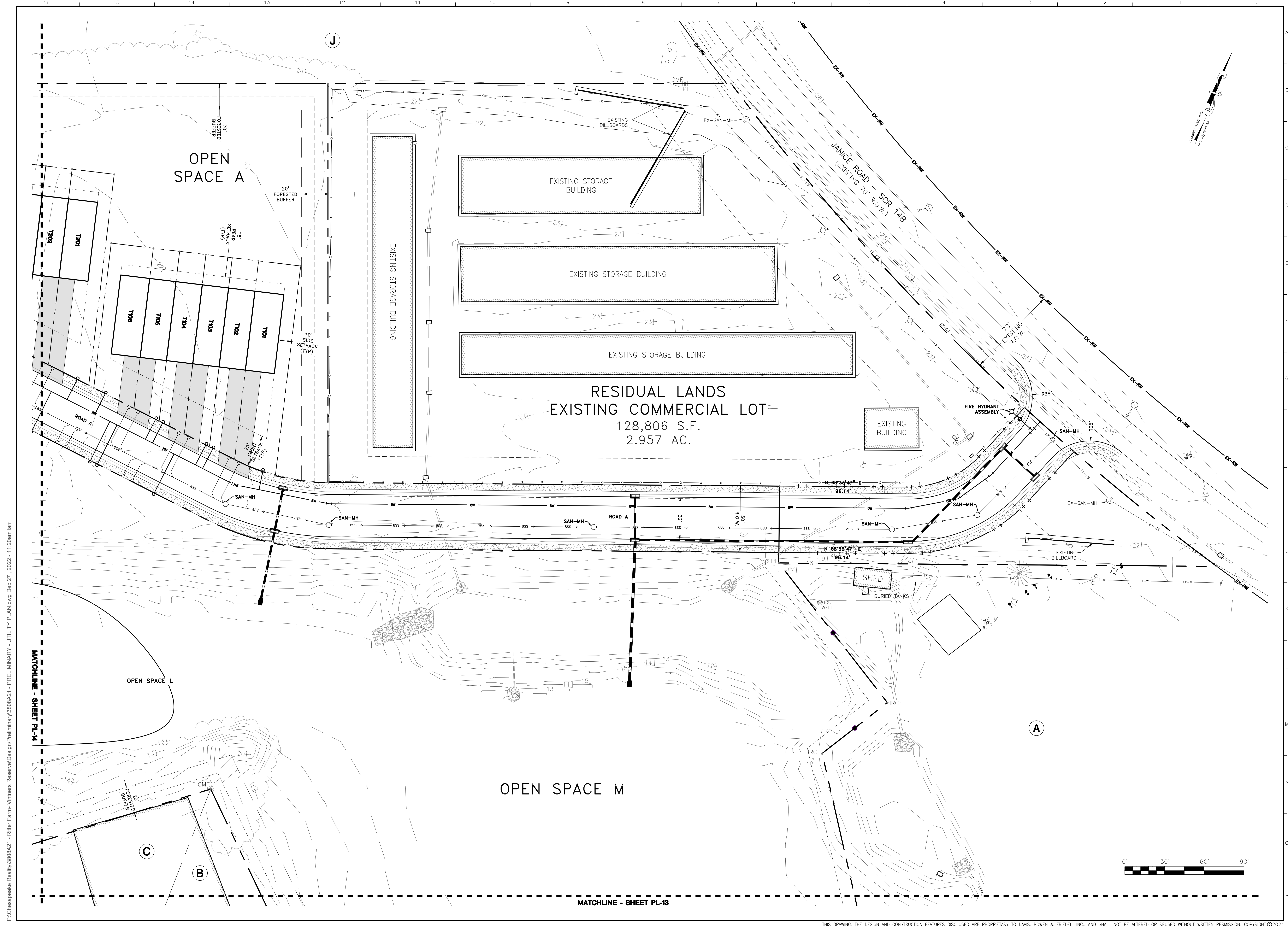
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Dwg. No.:

**PL-11**



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**PRELIMINARY UTILITY PLAN**

**VINTNERS RESERVE  
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 CITY OF LEWES, SUSSEX COUNTY, DELAWARE**

Revisions:

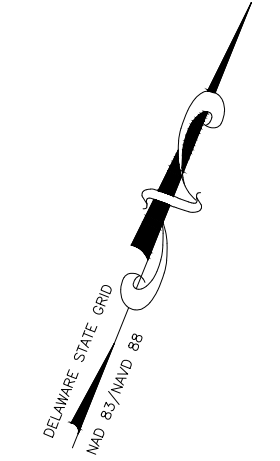
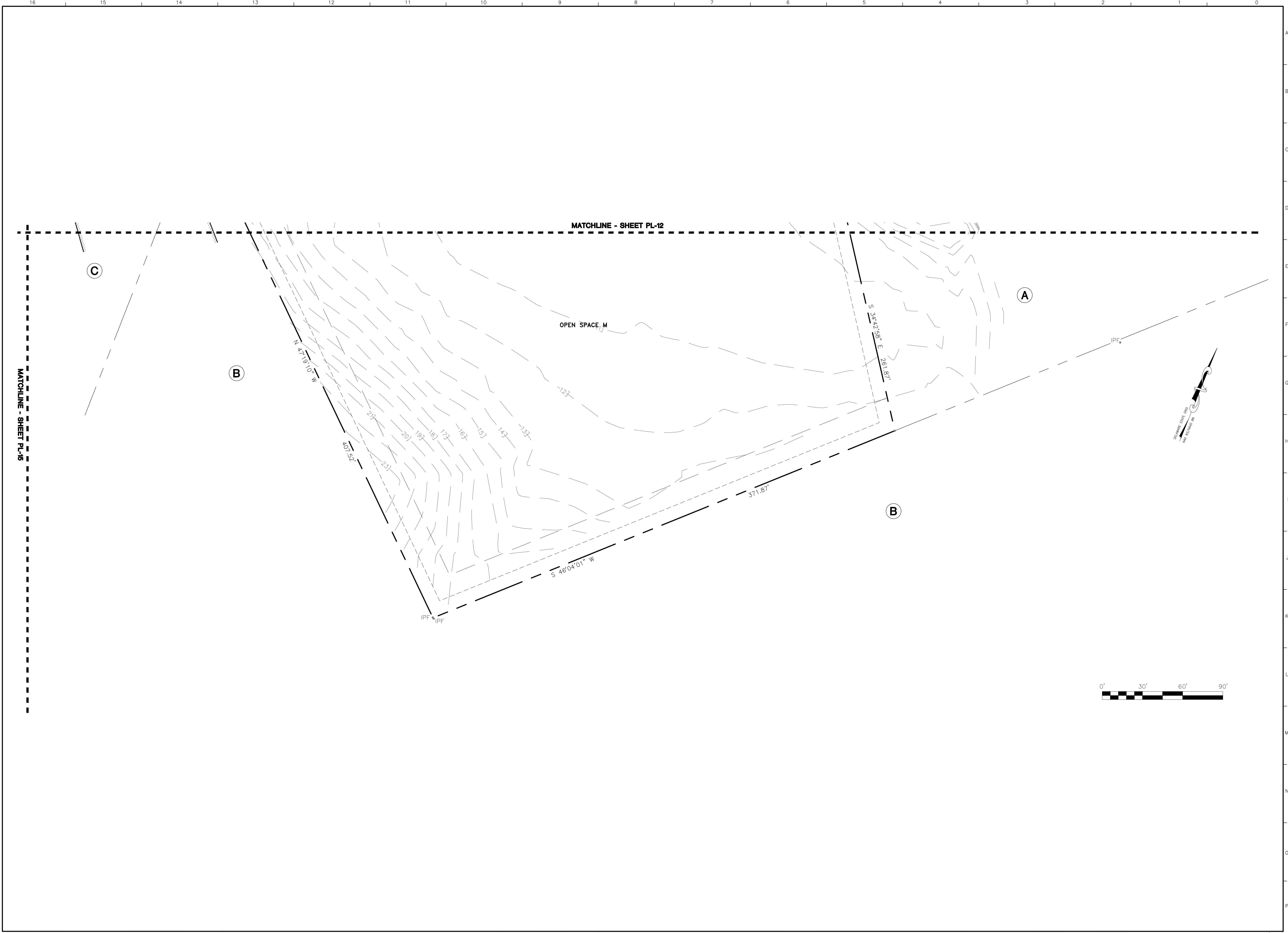
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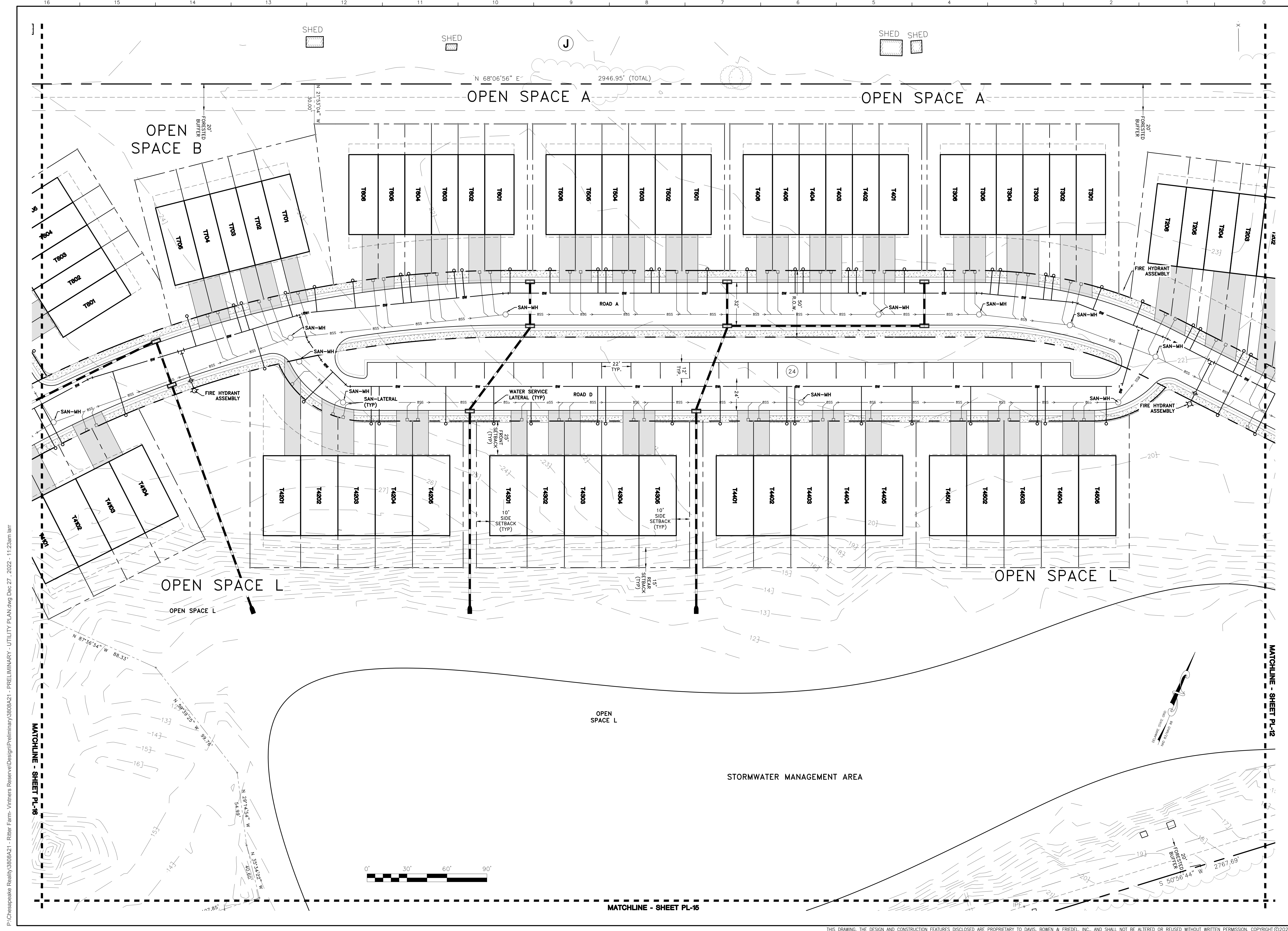


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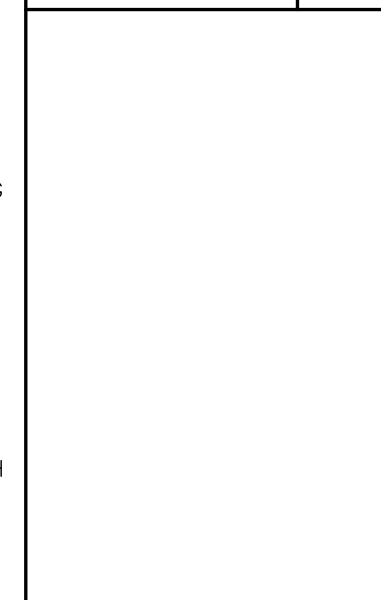
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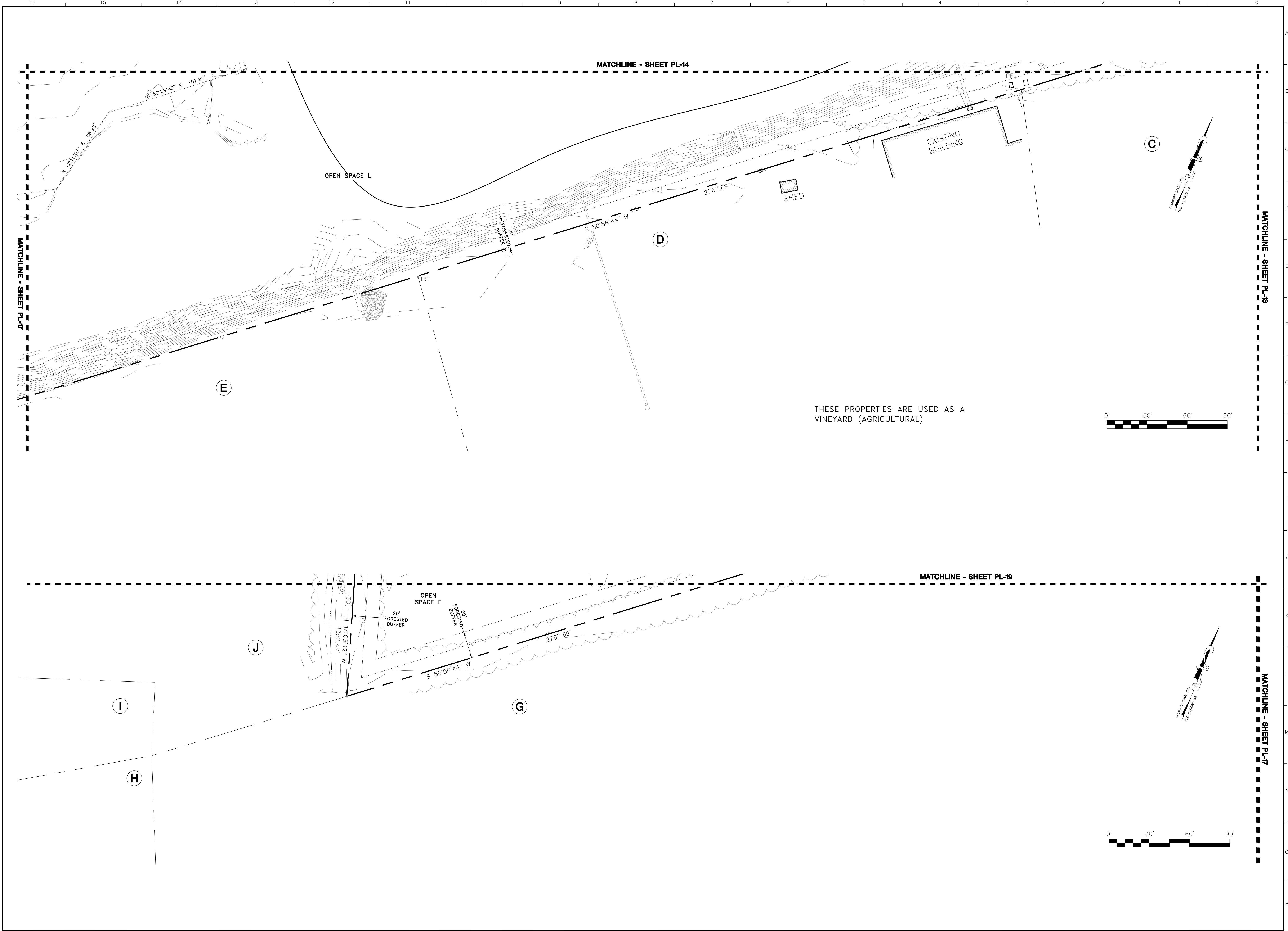
PRELIMINARY UTILITY PLAN

Revisions:  
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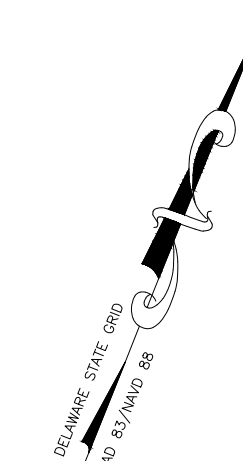
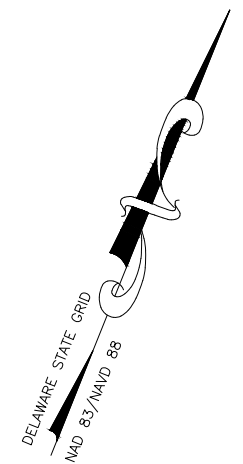
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 Proj. No.: **3808A21**  
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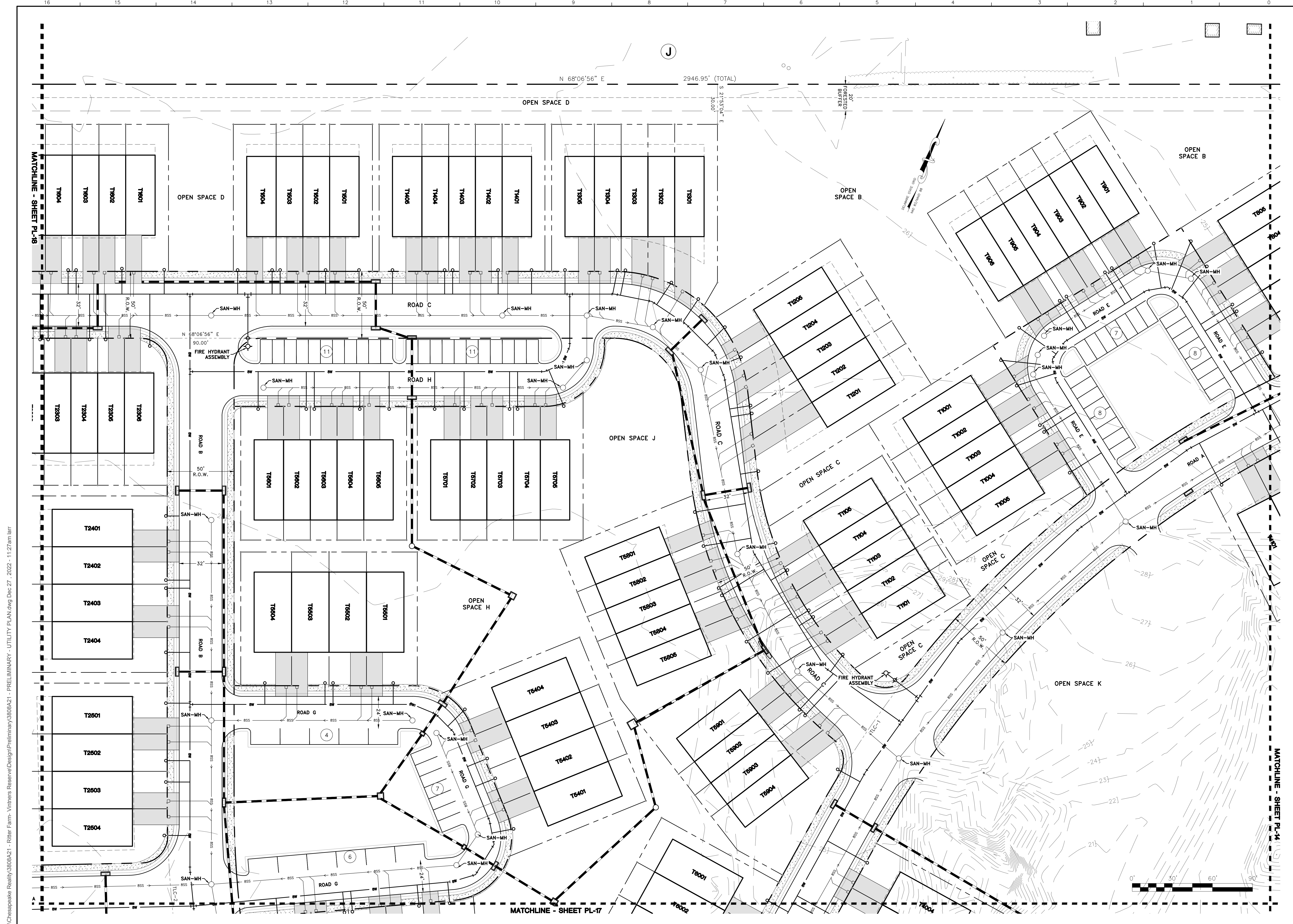
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Revisions:	2022-12-27 OWNER AND P&Z COMMENTS
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Scale:	1" = 30'
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Proj. No.:	3808A21
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Revisions:  
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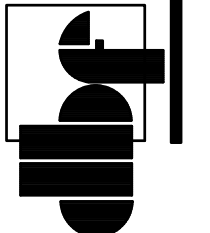
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 Dwg.No.:

**PL-16**

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 1000 MARKET STREET, SUITE 200  
 WILMINGTON, DELAWARE 19801  
 (302) 424-1441  
 EASTON, MARYLAND (410) 770-4744

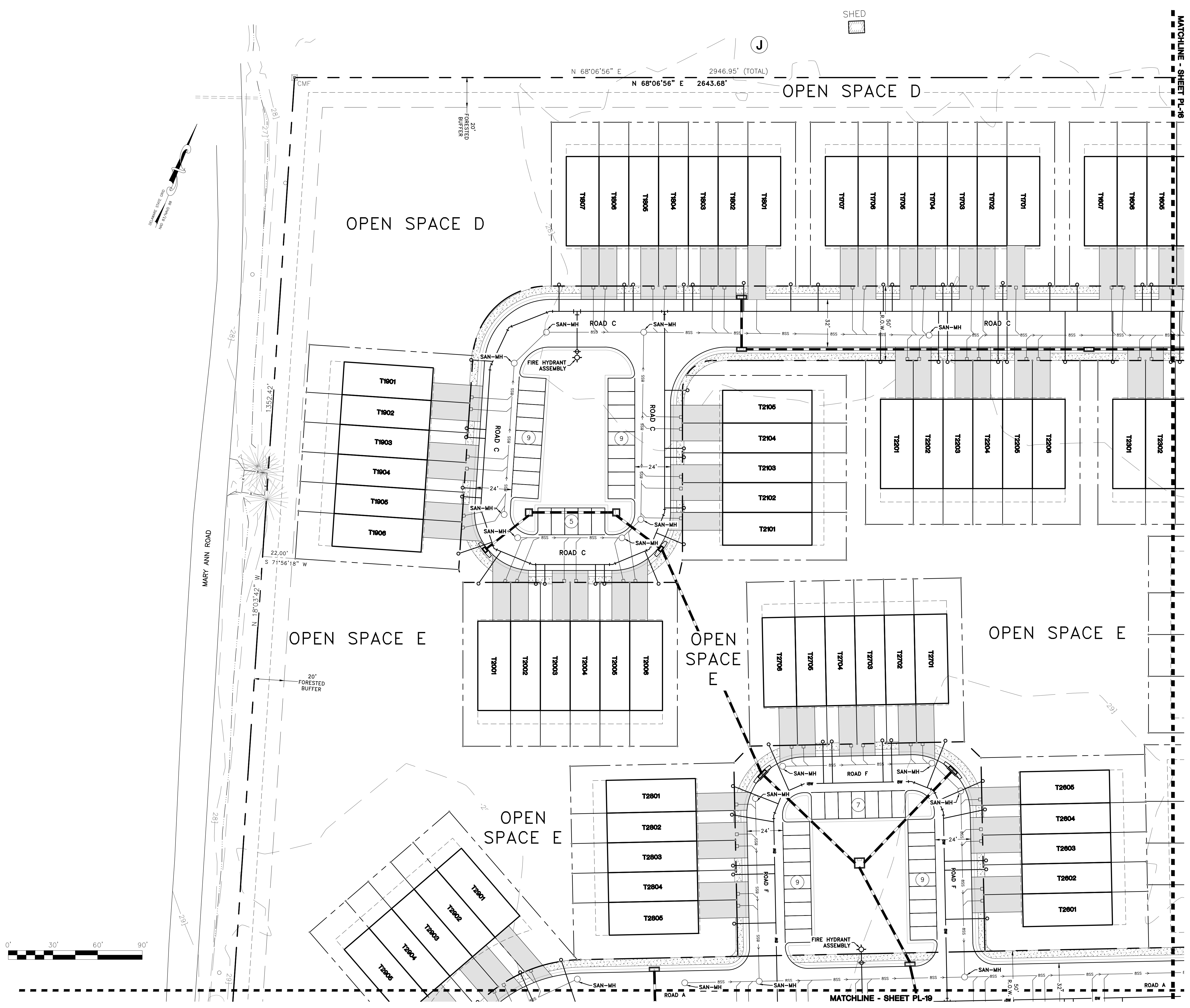
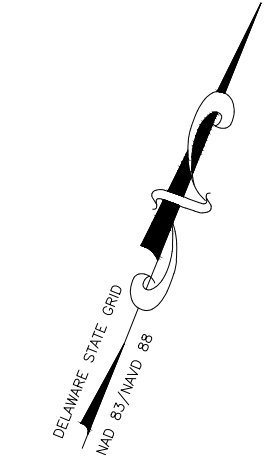
PRELIMINARY UTILITY PLAN

**VINTNERS RESERVE**  
**LEWES AND REHOBOTH HUNDRED**  
**CITY OF LEWES, SUSSEX COUNTY, DELAWARE**

Revisions:	
Date:	SEPTEMBER 2022
Scale:	1" = 30'
Dwn. By:	DEG
Proj. No.:	3808A21
Dwg. No.:	PL-17



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DAVIS, BOWEN & FRIEDEL, INC.  
ARCHITECTS ENGINEERS SURVEYORS  
SUSSEX COUNTY, DELAWARE  
EASTON, MARYLAND  
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

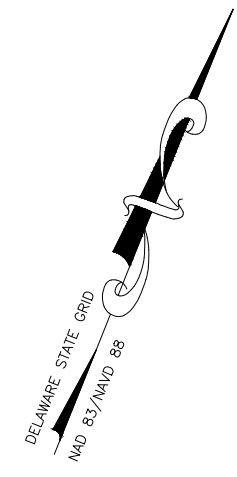
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Drawn By: DEG

Proj. No.: 3808A21

Dwg. No.: PL-18

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MATCHLINE - SHEET PL-18

MATCHLINE - SHEET PL-16

MATCHLINE - SHEET PL-17

**VINTNERS RESERVE  
LEWES AND REHOBOTH HUNDRED  
CITY OF LEWES, SUSSEX COUNTY, DELAWARE**

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

PRELIMINARY UTILITY PLAN

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**