

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.



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



## Memorandum

To: Sussex County Planning Commission Members  
From: Jamie Whitehouse, AICP, Director, Department of Planning & Zoning; Jenny Norwood, Planning and Zoning Manager; Lauren DeVore, Planner III; Christin Scott, Planner I; and Elliott Young, Planner I  
CC: Vince Robertson, Assistant County Attorney  
Date: January 6, 2022  
RE: Other Business for the January 13, 2022 Planning Commission Meeting

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This memo is to provide background for the Planning Commission to consider as a part of the Other Business to be reviewed during the January 13, 2022 Meeting of the Planning & Zoning Commission.

### **Patriot's Glen MR-RPC (CZ 1877)**

BM

Final Subdivision Plan

This is a Final Subdivision Plan for the creation of a Residential Planned Community (RPC) subdivision to consist of 161 single-family lots with access off of John J. Williams Hwy. (Rt. 24). The plan complies with Chapters 99 and 115 of the Sussex County Code and all conditions that have been established by the Commission. Tax Parcels: 234-29.00-66.00, 66.01, & 66.02. Zoning District: MR-RPC (Medium Residential District – Residential Planned Community). Staff are in receipt of all agency approvals.

### **Assawoman Lakes RPC (FKA Evergreens)**

HW

Preliminary Subdivision Plan

This is a Preliminary Subdivision Plan for the creation of a Residential Planned Community (RPC) subdivision to consist of 45 single-family lots with access off of Parker House Road (S.C.R. 362). The plan complies with Chapters 99 and 115 of the Sussex County Code and all conditions that have been established by the Commission. Tax Parcel: 134-16.00-51.00. Zoning District: GR-RPC (General Residential – Residential Planned Community). Staff are awaiting receipt of agency approvals.

### **Brasures Pest Control**

HW

Preliminary Site Plan

This is a Preliminary Site Plan for CU 2271 for the amendment to CU 1920 (Ordinance No. 2240) to allow for office space to be located on the parcel and other land improvements. Having access off the east side of Dickerson Road (S.C.R. 389). Staff note that there is existing and proposed parking within the front setback, the applicant has written a letter to forgo this requirement. The plan complies with the Sussex County Zoning Code and all conditions that have been established by the Commission. Tax Parcels: 533-18.00-24.00 & 25.00. Zoning District: AR-1 (Agricultural Residential) Zoning District. Staff are awaiting agency approvals.



**From:** [ken@axeng.com](mailto:ken@axeng.com)  
**To:** [Elliot Young](#)  
**Cc:** [Mike Justice](#)  
**Subject:** Assawoman Lakes RPC (FKA Evergreen)  
**Date:** Thursday, November 18, 2021 5:12:21 PM

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Elliot,

It was a pleasure meeting you this week to go over Assawoman Lakes Record Plan and landscape plan.

We are resubmitting construction plans to:

- DNREC- Sewer Construction Permit
- Sussex County Engineering
- Sussex Conservation District

We anticipate receiving approval of these submittals by December 8, but cannot be sure of the agencies approval timing.

The e-mail chain with the Indian River School Board indicating that no bus stop is required is below in the body of this e-mail.

Next week we will be submitting 2 full size hard copies of the RECORD PLAN, LANDSCAPE PLAN and LIGHTING PLAN to your office.

.pdfs digital copies of the drawings can be downloaded from the following links:

[\*\*DROPBOX link to 2021-11-15 Assawoman Lakes RP- RECORD PLAN Set\*\*](#)

[\*\*DROPBOX link to 2021-11-15 Assawoman Lakes LS- LANDSCAPING and LP-LIGHTING Plan Set\*\*](#)

Please let me know if there is anything else you need from me to schedule us for the December 8, 2021 Planning and Zoning Commission meeting.

Thank you,

Ken

Kenneth R. Christenbury, P.E.  
President, Axiom Engineering, LLC  
18 Chestnut Street  
Georgetown, DE 19947  
Answering Service(302) 855-0810  
Office 302-858-4466  
Fax 855-0812

[ken@axeng.com](mailto:ken@axeng.com)

[www.axeng.com](http://www.axeng.com)



---

**From:** Tidwell Shawn <Shawn.Tidwell@irsd.k12.de.us>  
**Sent:** Monday, July 12, 2021 1:30 PM  
**To:** ken@axeng.com  
**Subject:** RE: [External] FW: Residential Subdivision on Parker House Road

Yes that is correct

---

**From:** [ken@axeng.com](mailto:ken@axeng.com) <[ken@axeng.com](mailto:ken@axeng.com)>  
**Sent:** Monday, July 12, 2021 12:44 PM  
**To:** Tidwell Shawn <[Shawn.Tidwell@irsd.k12.de.us](mailto:Shawn.Tidwell@irsd.k12.de.us)>  
**Subject:** RE: [External] FW: Residential Subdivision on Parker House Road

Shawn,

Can I notify Planning and Zoning that you are not asking for any changes to our plan?

Thanks,  
Ken

---

**From:** Tidwell Shawn <[Shawn.Tidwell@irsd.k12.de.us](mailto:Shawn.Tidwell@irsd.k12.de.us)>  
**Sent:** Monday, July 12, 2021 12:21 PM  
**To:** [ken@axeng.com](mailto:ken@axeng.com)  
**Subject:** RE: [External] FW: Residential Subdivision on Parker House Road

The current design doesn't allow for a stop within the community. We would pick up at the entrance if needed.

Thank you!

Shawn

---

**From:** [ken@axeng.com](mailto:ken@axeng.com) <[ken@axeng.com](mailto:ken@axeng.com)>  
**Sent:** Monday, July 12, 2021 9:18 AM  
**To:** Tidwell Shawn <[Shawn.Tidwell@irsd.k12.de.us](mailto:Shawn.Tidwell@irsd.k12.de.us)>  
**Cc:** Mike Justice <[mike@paulspaving.com](mailto:mike@paulspaving.com)>  
**Subject:** [External] FW: Residential Subdivision on Parker House Road

**WARNING: External Email** - This email originated outside of the State email system.  
**DO NOT CLICK** links or attachments unless you recognize the sender and *are expecting* the email.

Mr. Tidwell,

On May 4, I send the attached to Joseph Booth and never heard a response. I called in to the office today and was directed to follow up with you.

I am a civil engineer working on a 45 lot subdivision on Parker House Road, just south of Ocean View. We are not proposing a bus stop because the target market for this community is retirees, but Sussex County Planning and Zoning would like the School District's input before issuing a plan approval.

Please respond by e-mail or give me a call at 302-542-8417 if you have any questions or comments.

Thank you,

Ken

Kenneth R. Christenbury, P.E.  
President, Axiom Engineering, LLC  
18 Chestnut Street  
Georgetown, DE 19947  
(302) 855-0810  
Fax 855-0812

[ken@axeng.com](mailto:ken@axeng.com)  
[www.axeng.com](http://www.axeng.com)



---

**From:** Ken Christenbury <[ken@axeng.com](mailto:ken@axeng.com)>  
**Sent:** Tuesday, May 4, 2021 10:40 AM  
**To:** [joseph.booth@IRSD.k12.de.us](mailto:joseph.booth@IRSD.k12.de.us)  
**Cc:** [John.Eckrich@IRSD.k12.de.us](mailto:John.Eckrich@IRSD.k12.de.us)  
**Subject:** FW: Residential Subdivision on Parker House Road

Mr. Booth,

Can you take a look at the attached subdivision plan and let me know if Indian River School District will require a bus stop. If so, where?

The project is located on Parker House Road just south of Ocean View.

Thank you,

Ken

Kenneth R. Christenbury, P.E.  
President, Axiom Engineering, LLC  
18 Chestnut Street  
Georgetown, DE 19947  
(302) 855-0810  
Fax 855-0812

[ken@axeng.com](mailto:ken@axeng.com)  
[www.axeng.com](http://www.axeng.com)



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E-mail: [ken@axeng.com](mailto:ken@axeng.com)  
[www.axeng.com](http://www.axeng.com)

**Kenneth R.  
Christenbury, P.E.**  
President



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

NICOLE MAJESKI  
SECRETARY

June 16, 2021

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

**SUBJECT: Letter of No Objection to Recordation  
Evergreen RPC**  
Tax Parcel # 134-16.00-51.00  
SCR00362-PARKER HOUSE ROAD  
Baltimore Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Site Plan, dated June 9, 2021 (last revised April 9, 2021), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawings. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Site Plan is not recorded 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.

**This letter does not authorize the commencement of entrance construction.** Entrance plans shall be developed in accordance with DelDOT's [Development Coordination Manual](#) and submitted to the Development Coordination Section for review and approval.

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



Evergreen RPC  
Mr. Jamie Whitehouse  
Page 2  
June 16, 2021

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.

If I can be of any further assistance, please call me at (302) 760-2266.

Very truly yours,



R. Stephen McCabe  
Sussex County Review Coordinator  
Development Coordination

cc: Michael Justice, Michael P. Justice Revocable Trust  
Ken Christenbury, Axiom Engineering LLC  
William Kirsch, South District Entrance Permit Supervisor  
Rusty Warrington, Sussex County Planning & Zoning  
Jessica L. Watson, Sussex Conservation District  
Matt Schlitter, South District Public Works Engineer  
Scott Rust, South District Public Work Manager  
James Argo, South District Project Reviewer  
Richard Larkin, South District Subdivision Manager  
Jennifer Pinkerton, Chief Materials & Research Engineer  
Linda Osiecki, Pedestrian Coordinator  
John Fiori, Bicycle Coordinator  
Mark Galipo, Traffic Development Coordination Engineer  
Tim Phillips, Maintenance Support Manager  
Dan Thompson, Safety Officer North District  
Jared Kauffman, DTC Planner  
James Kelley, JMT  
Wendy L. Polasko, Subdivision Engineer  
Kevin Hickman, Sussex County Reviewer

## MAPPING & ADDRESSING

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



**Sussex County**  
DELAWARE  
sussexcountyde.gov

November 10, 2020

KAMM Properties LLC  
Attn: Michael P Justice

RE: **Assawoman Lakes**

I have received proposed street name(s) for the proposed subdivision, **Assawoman Lakes**, located in Frankford. In reviewing the proposed street name(s) the following have been approved:

Oneida Way	Oneida Way N	Oneida Way S
------------	--------------	--------------

Use only approved road names that you have written confirmation for or you will be required to rerecord. Each street name is to be used only once.

Upon final approval of **Assawoman Lakes** please forward a copy of the recorded site plan to my attention. Our office would appreciate a digital copy if at all possible, for the purpose of addressing. Should you have any questions, please contact the Sussex County Addressing Department at 302-855-1176.

Sincerely,

*Terri L. Duker*

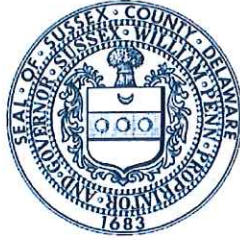
Terri L. Duker  
Addressing Technician II

CC: Christin Headley  
Planning & Zoning



## MAPPING & ADDRESSING

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



# Sussex County

DELAWARE  
sussexcountyde.gov

November 4, 2020

KAMM Properties LLC.

Attn: Michael P Justice

**RE: Change of Sub Division Name(s)/Formally known as:**

## Evergreen

I have received your request to change the subdivision previously approved as **Evergreen**, which is located in **Frankford** (134-16.00-51.00). The name change has been approved and will now be known as:

## Assawoman Lakes

Should you have any questions please contact the **Sussex County Addressing Department at 302-853-5888 or 302-855-1176.**

Sincerely,

*Terri L. Dukes*

Terri L. Dukes  
Addressing Technician II

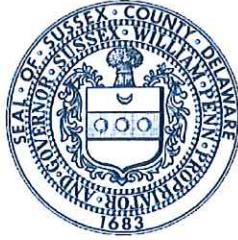
CC: Christin Headley  
Planning & Zoning



COUNTY ADMINISTRATIVE OFFICES  
2 THE CIRCLE | PO BOX 589  
GEORGETOWN, DELAWARE 19947

## MAPPING & ADDRESSING

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



# Sussex County

DELAWARE  
sussexcountyde.gov

November 4, 2020

KAMM Properties LLC

Attn: **Michael P Justice**

RE: Proposed Subdivision Name(s)

I have reviewed the name(s) submitted for your proposed subdivision which is located in Frankford (134-16.00-51.00). In reviewing the proposed name(s) the following has been approved for this subdivision:

## Assawoman Lakes

Should you have any questions please contact the Sussex County Addressing Department at 302-853-5888 or 302-855-1176.

Sincerely,

*Terri L. Dukes*

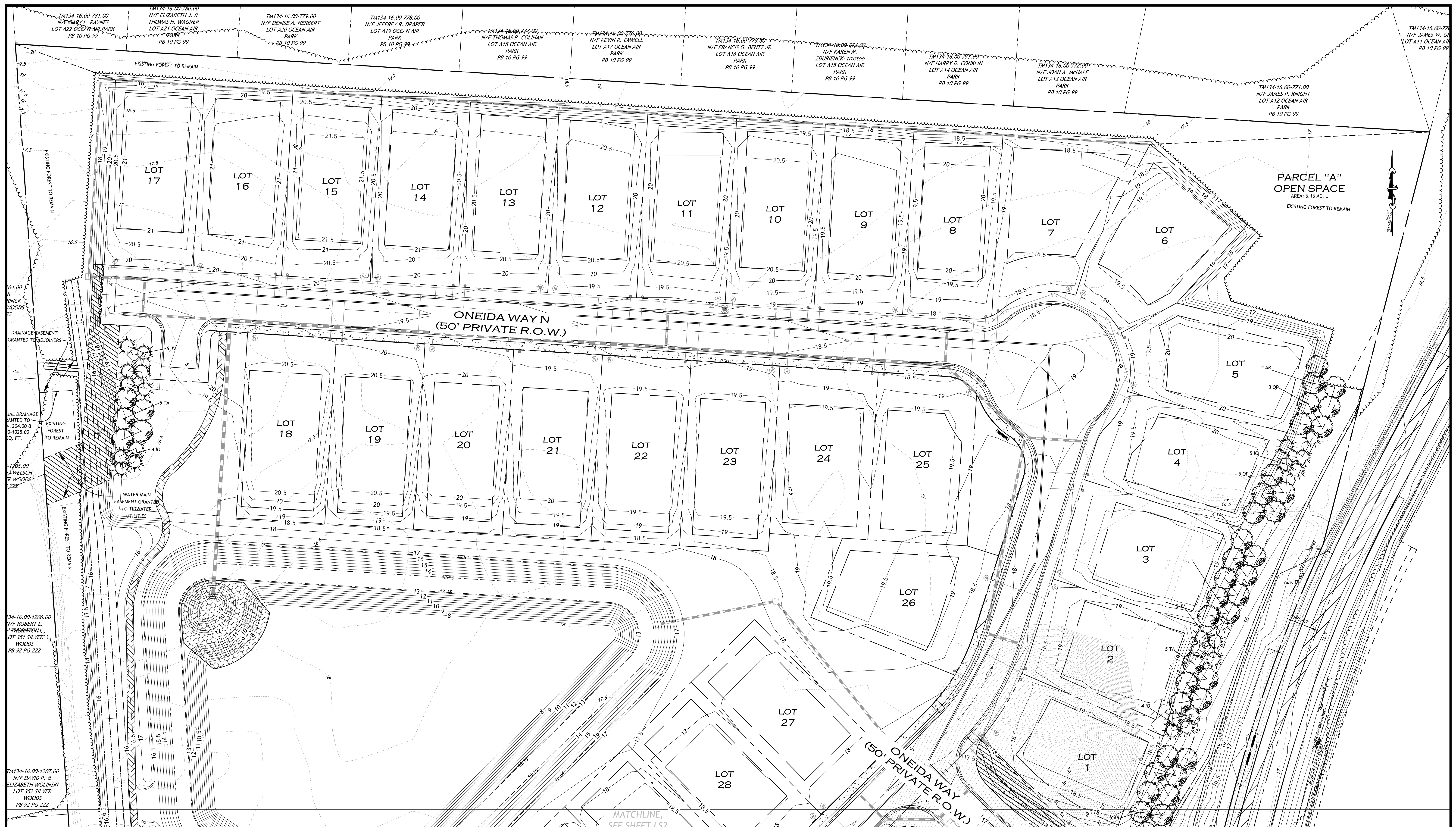
Terri L. Dukes  
Addressing Technician II

CC: Christin Headley  
Planning & Zoning

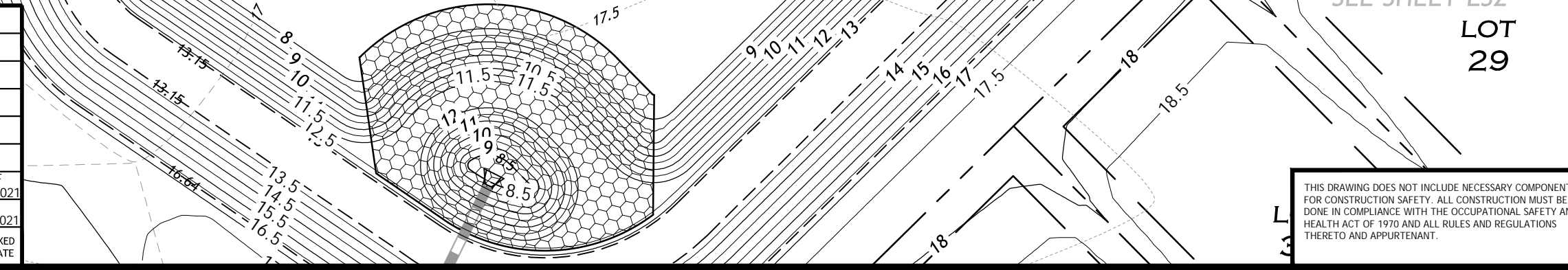


COUNTY ADMINISTRATIVE OFFICES  
2 THE CIRCLE | PO BOX 589  
GEORGETOWN, DELAWARE 19947

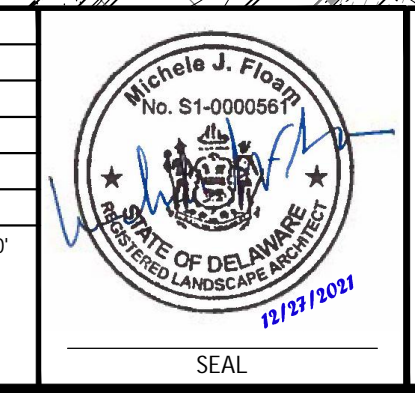




REV	DESCRIPTION OF REVISION	BY DATE	CHECKED BY DATE
1	RESPONSE TO AGENCY COMMENTS	KRC MJK 12-27-2021 12-27-2021	
2	ADD PERIMETER PLANTINGS	KRC MJK 11-15-2021 11-15-2021	



ENGINEER:	KRC
DESIGNER:	MJK
DRAFTER:	MJK
CHECKED BY:	MJK
DATE:	9/3/2021
TAX MAP:	134-16-00-51-00



**AXIOM ENGINEERING L.L.C.**  
 18 CHESTNUT STREET  
 GEORGETOWN, DE 19947  
 (302) 855-0810  
 FAX: 855-0812  
 EMAIL: AXIOM@AXIOM.COM  
 WEB: WWW.AXIOM.COM

**LANDSCAPE PLAN**  
**ASSAWOMAN LAKES**  
 RESIDENTIAL PLANNED COMMUNITY - F.K.A. EVERGREEN RPC  
 BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE

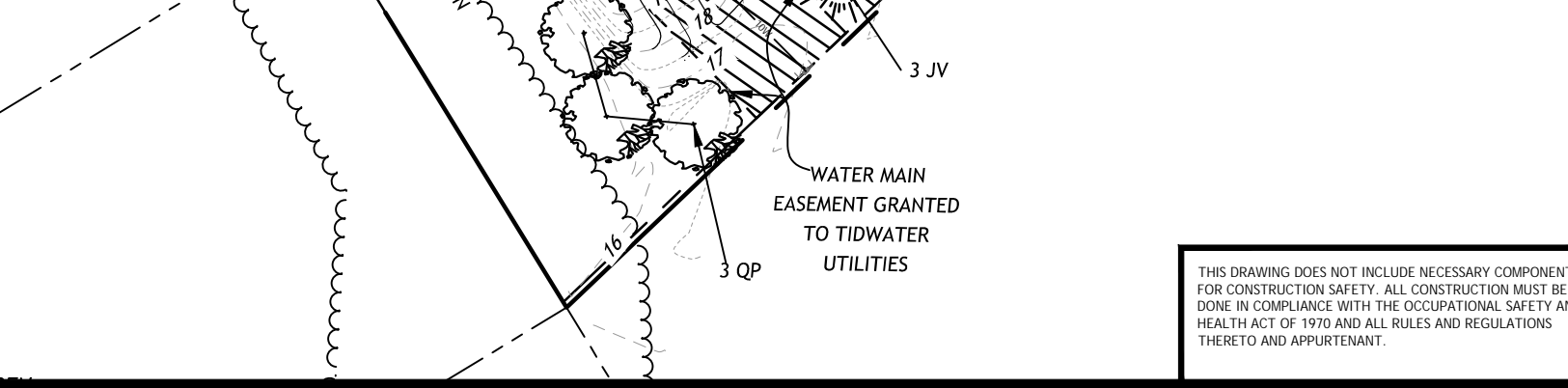
PROJECT NO:	0188-1502
DRAWING:	LS-1
SHEET:	1 of 3



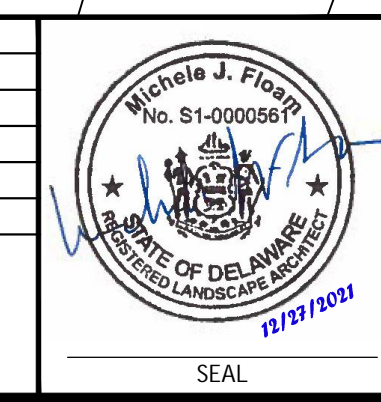
MATCHLINE  
SEE SHEET LS-1

REV	DESCRIPTION OF REVISION	DATE	BY	CHECKED
1	RESPONSE TO AGENCY COMMENTS	12-27-2021	KRC	MJF
2	ADD PERIMETER PLANTINGS	11-15-2021	MJF	MJF
3				

REV	DESCRIPTION OF REVISION	DATE	BY	CHECKED
1	RESPONSE TO AGENCY COMMENTS	12-27-2021	KRC	MJF
2	ADD PERIMETER PLANTINGS	11-15-2021	MJF	MJF
3				



ENGINEER:	KRC
DESIGNER:	MJF
DRAFTER:	MJF
CHECKED BY:	MJF
DATE:	9/3/2021
TAX MAP:	134-16-00-51-00



**AXIOM**  
ENGINEERING L.L.C.

18 CHESTNUT STREET  
GEORGETOWN, DE 19947  
(302) 855-0810  
FAX: 855-0812  
E-MAIL: AXIOM@AXENG.COM  
WEB: WWW.AXENG.COM

LANDSCAPE PLAN  
**ASSAWOMAN LAKES**  
RESIDENTIAL PLANNED COMMUNITY - F.K.A. EVERGREEN RPC  
BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE

PROJECT NO:	0188-1502
DRAWING:	LS-2
SHEET:	2 of 3





## 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  
PLANNING & ZONING DIRECTOR

November 5, 2021

Mr. Phillip L. Tolliver, P.E.  
Morris & Ritchie Associates, Inc.  
18 Boulden Circle, Suite 36  
New Castle, DE

By email to: [ptolliver@mragta.com](mailto:ptolliver@mragta.com)

RE: Notice of Decision Letter for the Preliminary Site Plan for the Patriots Glen Residential Planned Community RPC (Phase 1) for the establishment of a 161 lot Residential Planned Community to be located on the southeast side of John J. Williams Highway (Route 24), approximately 0.45 mile southwest of Oak Orchard Road  
Tax Parcels: 234-29.00-66.00, 66.01 & 66.02

Dear Mr. Tolliver,

At their meeting of **Thursday, November 4, 2021** the Planning & Zoning Commission **approved** the **Preliminary Site Plan** for the **Patriots Glen Residential Planned Community RPC (Phase 1)** to allow for the establishment of a one-hundred and sixty-one (161) lot Residential Planned Community and related amenities including a clubhouse/multi-purpose building, in-ground pool and patio area with at least 24 parking spaces set aside for these areas. **Additionally, the Commission also granted the written request to reduce right-of-way throughout portions of Patriots Glen (Phase 1).** The proposal is to be located on the southeast side of John J. Williams Highway (Route 24), approximately 0.45 mile southwest of Oak Orchard Road. The Sussex County Council approved a Change of Zone for the parcels through CZ 1877 at their meeting of Tuesday, July 16, 2019 from a Commercial Residential District (CR-1) and Medium Density Residential District (MR) to a Medium Density Residential District, Residential Planned Community (MR-RPC). The parcels also lie within the Coastal Area per Sussex County's 2018 Comprehensive Plan Update.

Please submit a minimum of **two (2) full-sized, signed and sealed copies** of a Final Site Plan to the Planning and Zoning Office for staff review. **One (1) copy** of the plans will serve as a hard copy for the file and the **one (1) copy** will serve as a review copy for staff. Staff will review the Final Site Plan for compliance with the provisions of the Zoning and Subdivision Code and will send any additional staff review comments as part of a subsequent Staff Review Letter. The updated plans will be required to be scheduled on a future agenda of the Planning and Zoning Commission as an item of "Other Business" for Commission consideration and approval.

Please feel free to contact me with any questions during regular business hours from 8:30AM-4:30PM, Monday through Friday, at 302-855-7878.



COUNTY ADMINISTRATIVE OFFICES  
2 THE CIRCLE | PO BOX 417  
GEORGETOWN, DELAWARE 19947

Sincerely,

A handwritten signature in black ink that reads "Lauren DeVore". The signature is written in a cursive, flowing style.

Ms. Lauren DeVore  
Planner III

CC: Andy Wright, Chief Code Official – Building Code  
Susan Isaacs, Engineering Project Coordinator – Public Works - Engineering  
John Ashman, Director of Utility Planning – Engineering  
Christopher J. Flathers, P.E., Senior Project Manager – Morris & Ritchie Associates, Inc.  
Patriots Glen Site Plan File



December 10, 2021

***TIDEWATER UTILITIES, INC.***

***APPROVAL TO CONSTRUCT***

***Meadows District***

Patriots Glen Phases 1 Connection

PWS #DE0000271

Approval # 21W179

Mr. James Schiff  
Schiff Land Development Company  
16054 S. DuPont Highway  
Harrington, DE 19952

Dear Mr. Schiff:

As provided by Section 2.11 of the *State of Delaware Regulations Governing Public Drinking Water Systems*, you are granted approval to connect Patriots Glen Phases 1 to the existing main in accordance with the plans submitted by Morris & Ritchie Associates, Inc. The plans consist of:

1. Transmittal letter dated December 6, 2021.
2. Application for Construction of New or Existing PWS dated December 6, 2021.
3. Two copies of the plans entitled "Patriots Glen Phase 1" dated March 31, 2021 and revised August 7, 2021.

These plans, as noted, are made a part of this approval. This approval is granted subject to the enclosed list of conditions. It is the owner's responsibility to ensure as-built drawings are maintained throughout all phases of construction. Prior to receiving an Approval to Operate, the Office of Engineering requires one set of as-built drawings, including profile markups.

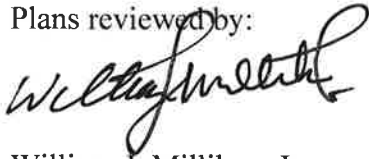
The Office of Engineering recommends detectable tracer tape that is three inches wide and blue in color to be installed directly above all water mains larger than two inches in diameter.

I am sending one set of plans with a copy of this approval to Morris & Ritchie Associates, Inc. that is signed and dated by the Office of Engineering.

Mr. James Schiff  
Schiff Land Development Company  
December 10, 2021  
Page 2

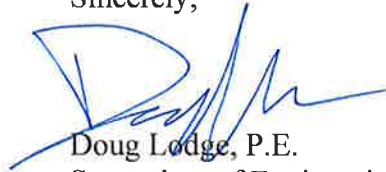
Should you have any questions regarding this matter, please feel free to contact Bill Milliken at (302) 741-8646.

Plans reviewed by:



William J. Milliken, Jr.  
Engineer III  
Office of Engineering

Sincerely,



Doug Lodge, P.E.  
Supervisor of Engineering  
Office of Engineering

cc: Tawanda Priester, Tidewater Utilities, Inc.  
Alexis Virdin-Gede, Tidewater Utilities, Inc.  
Robert Grenon, Morris & Ritchie Associates, Inc.  
Ashley Kunder, Office of Drinking Water

1. The approval is void if construction has not started by December 10, 2022.
2. The project shall be constructed in accordance with the approved plans and all required conditions listed in this Approval to Construct. If any changes are necessary, revised plans shall be submitted and a supplemental approval issued prior to the start of construction. As-built plans including profile mark-ups must be submitted to the Office of Engineering after construction has been completed.
3. Representatives of the Division of Public Health may inspect this project at any time during the construction.
4. This approval does not cover the structural stability of any units or parts of this project.
5. The water system shall be operated in conformance with the *State of Delaware Regulations Governing Public Drinking Water Systems*.
6. All potable water lines and appurtenances shall be disinfected using one of the methods in the American Water Works Association Standard C651, current edition.
7. Water mains crossing sanitary and storm sewers should be laid to provide a minimum vertical distance of 18 inches between the outside of the water main and the outside of the sewer, and the water main should be above the sewer. At crossings, one full length of water pipe should be located so both joints will be as far from the sewer as possible. Special structural support for the water and sewer pipes may be required. In cases where it is not practical to maintain an 18-inch separation, the Division may allow deviation on a case-by-case basis if supported by data from the design engineer.
8. Water mains should be laid 10 feet horizontally from any existing or proposed sanitary or storm sewers. The distance should be measured edge to edge. In cases where it is not practical to maintain a 10-foot separation, the Division may allow deviation on a case-by-case basis if supported by data from the design engineer.
9. All chemicals, materials, mechanical devices, and coatings in contact with potable water shall comply with National Sanitation Foundation/American National Standards Institute Standards (NSF/ANSI) 60 and 61 and shall be inert, nontoxic, and shall not impart any taste, odor, or color to the water.
10. Sufficient valves should be provided so that inconvenience and sanitary hazards will be minimized during repairs. Valves should be located at not more than 500-foot intervals in commercial districts and at not more than one block or 800-foot intervals in other districts.
11. There shall be no connection between the distribution system and any pipes, pumps, hydrants, or tanks whereby unsafe water or other contaminating materials may be discharged or drawn into the system.

12. Fire hydrant drains shall not be connected to or located within 10 feet of sanitary sewers, storm sewers, or storm drains.
13. Prior to usage of water from this new well, water plant, storage plant, or distribution system, approval for the water quality must be obtained from the Division of Public Health.
14. The water system should be capable of providing at least 25 psi at ground level at all times throughout the distribution system.
15. All plastic pipe utilized in this drinking water system shall be approved for potable water use (NSF-pw). If any piping is joined with solder or flux, the solder and flux shall be lead free (less than or equal to 0.2 percent lead).
16. All water lines should be buried to a depth of at least 3 feet.
17. A certificate of Public Conveniences and Necessity should be acquired from the Public Service Commission, (302) 739-4247.
18. This approval is for the distribution system only. Plans and specifications for all well plumbing, pumps, storage (including any interior coatings), and treatment must be submitted to and approved by this office prior to their installation.
19. The approval is subject to immediate revocation upon violation of any of the preceding conditions.
20. All other local (state/county/city/town) approvals or permits needed must be obtained prior to beginning construction.
21. Upon completion of construction and before the system is placed into operation, a "Notice of Completion" must be submitted to the Office of Engineering. Before placing the system into operation, the following must be adhered to:
  - a. Submit a set of as-built plans with profile markups to the Office of Engineering.
  - b. Obtain an Approval to Operate from the Office of Engineering.



A Middlesex Water Company Affiliate

December 7, 2021

**Via email only**

Mr. Robert Grenon  
Morris & Ritchie Associates, Inc.  
18 Boulden Circle, Suite 36  
New Castle, DE 19720

**RE: Patriots Glen  
Water Distribution System  
Letter of No Objection**

Dear Mr. Grenon:

Tidewater Utilities, Inc. is in receipt of the water distribution plans for the Patriots Glen Subdivision. After reviewing the initial water distribution plans for the Patriots Glen Subdivision, Tidewater Utilities, Inc. has no objection to this project.

We will continue to work together with your project team on the review of the plans towards development of the final water distribution system design. Once the review process is complete and all required documentation and payments are executed and submitted, final approval authorizing construction of the system will be granted.

If you should have any questions, please contact me at (302) 747-1339 or at [tpriester@tuiwater.com](mailto:tpriester@tuiwater.com).

Sincerely,

A handwritten signature in cursive script that reads "Tawanda Priester".

Tawanda Priester  
Project Engineer

cc: TJ Schiff, Schiff Land Development Co, LLC



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

NICOLE MAJESKI  
SECRETARY

January 03, 2022

Mr. Rob Grenon  
Morris & Ritchie Assoc., Inc.  
18 Boulden Circle, Suite 36  
Wilmington, Delaware 19720

**SUBJECT: Entrance Plan Approval Letter**  
**Patriots Glen**  
Tax Parcel #234-29.00-66.00,  
234-29.00-66.02,  
234-29.00-66.01  
SCR00024-JOHN J WILLIAMS HIGHWAY  
Indian River Hundred, Sussex County

Dear Mr. Grenon:

The Department of Transportation has reviewed the Commercial Entrance Plans dated December 27, 2021 (last revised December 27, 2021) for the referenced project and determined that they are in general conformance with the Department's current regulations, specifications and standard details. By signing and sealing the plan set, the developer's engineer is responsible for accuracy of content. Any errors, omissions or required field changes will be the responsibility of the developer. This plan approval shall be valid a period of **three (3) years**. If an entrance permit has not been obtained within three years, then the plans must be updated to meet current requirements and resubmitted for review and approval.

**This letter does not authorize the commencement of entrance construction. The following items will be required prior to the permit being issued. A pre-construction meeting may be required as determined by the South District Public Works office.**

1. A copy of the recorded Site Plan which is consistent with the DeIDOT "No Objection to Recordation" stamped plan and all appropriate signatures, seals, plot book and page number.
2. Three (3) copies of the approved entrance plans.
3. Completed permit application.
4. Executed agreements (i.e. construction, signal, letter).
5. An itemized construction cost estimate.



Patriots Glen  
Mr. Grenon  
Page 2  
January 03, 2022

6. A 150% security based upon an approved itemized construction cost estimate and W-9 form (if providing escrow).
7. A letter of source of materials, work schedule, list of subcontractors, emergency telephone numbers and names of contact persons.

Please contact the South District Public Works office (302) 853-1340 concerning any questions you may have relative to the aforementioned required items.

Sincerely,



R. Stephen McCabe  
Sussex County Review Coordinator  
Development Coordination

cc: James Schiff, Schiff Land Development, LLC  
Jamie Whitehouse, Sussex County Planning & Zoning Commission  
Sussex County Planning & Zoning  
Jessica L. Watson, Sussex Conservation District  
Matt Schlitter, South District Public Works Engineer  
Scott Rust, South District Public Work Manager  
James Argo, South District Project Reviewer  
Richard Larkin, South District Subdivision Manager  
Jerry Nagyiski, Safety Officer Supervisor  
Jennifer Pinkerton, Chief Materials & Research Engineer  
Linda Osiecki, Pedestrian Coordinator  
John Fiori, Bicycle Coordinator  
Mark Galipo, Traffic Development Coordination Engineer  
Tim Phillips, Maintenance Support Manager  
Dan Thompson, Safety Officer North District  
Jared Kauffman, DTC Planner  
James Kelley, JMT  
Wendy L. Polasko, P.E., Subdivision Engineer  
Kevin Hickman, Sussex County Reviewer



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

NICOLE MAJESKI  
SECRETARY

December 03, 2021

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

**SUBJECT: Letter of No Objection to Recordation  
Patriots Glen**  
Tax Parcel # 234-29.00-66.00,  
234-29.00-66.02,  
234-29.00-66.01  
SCR00024-JOHN J WILLIAMS HIGHWAY  
Indian River Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Site Plan, dated November 29, 2021 (last revised November 29, 2021), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawings. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Site Plan is not recorded 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.

**This letter does not authorize the commencement of entrance construction.** Entrance plans shall be developed in accordance with DelDOT's [Development Coordination Manual](#) and submitted to the Development Coordination Section for review and approval.

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

Patriots Glen  
Mr. Jamie Whitehouse  
Page 2  
December 03, 2021

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.

If I can be of any further assistance, please call me at (302) 760-2266.

Very truly yours,



R. Stephen McCabe  
Sussex County Review Coordinator  
Development Coordination

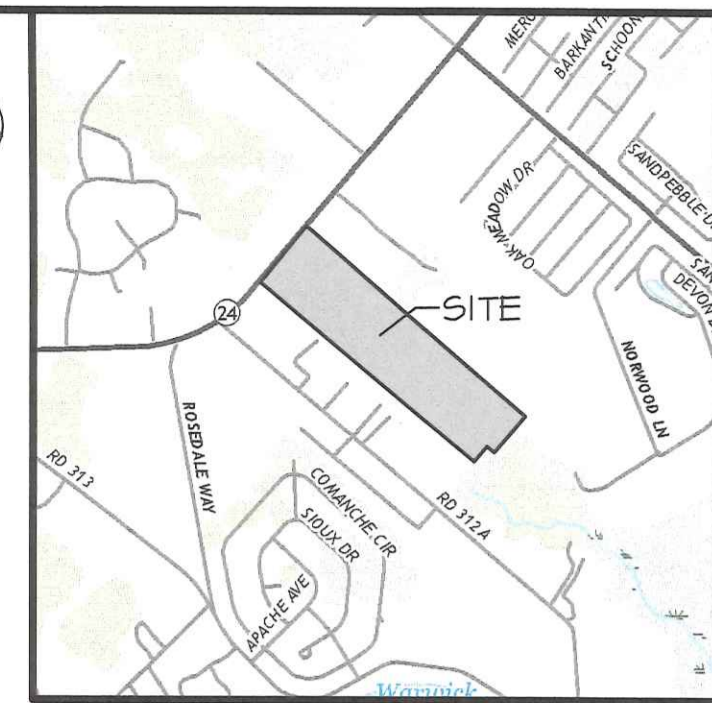
cc: James Schiff, Schiff Land Development, LLC  
Rob Grenon, Morris & Ritchie Assoc., Inc.  
Sussex County Planning & Zoning  
Jessica L. Watson, Sussex Conservation District  
Matt Schlitter, South District Public Works Engineer  
Scott Rust, South District Public Work Manager  
James Argo, South District Project Reviewer  
Richard Larkin, South District Subdivision Manager  
Jennifer Pinkerton, Chief Materials & Research Engineer  
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Jared Kauffman, DTC Planner  
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Wendy L. Polasko, P.E., Subdivision Engineer  
Kevin Hickman, Sussex County Reviewer

# PATRIOTS GLEN

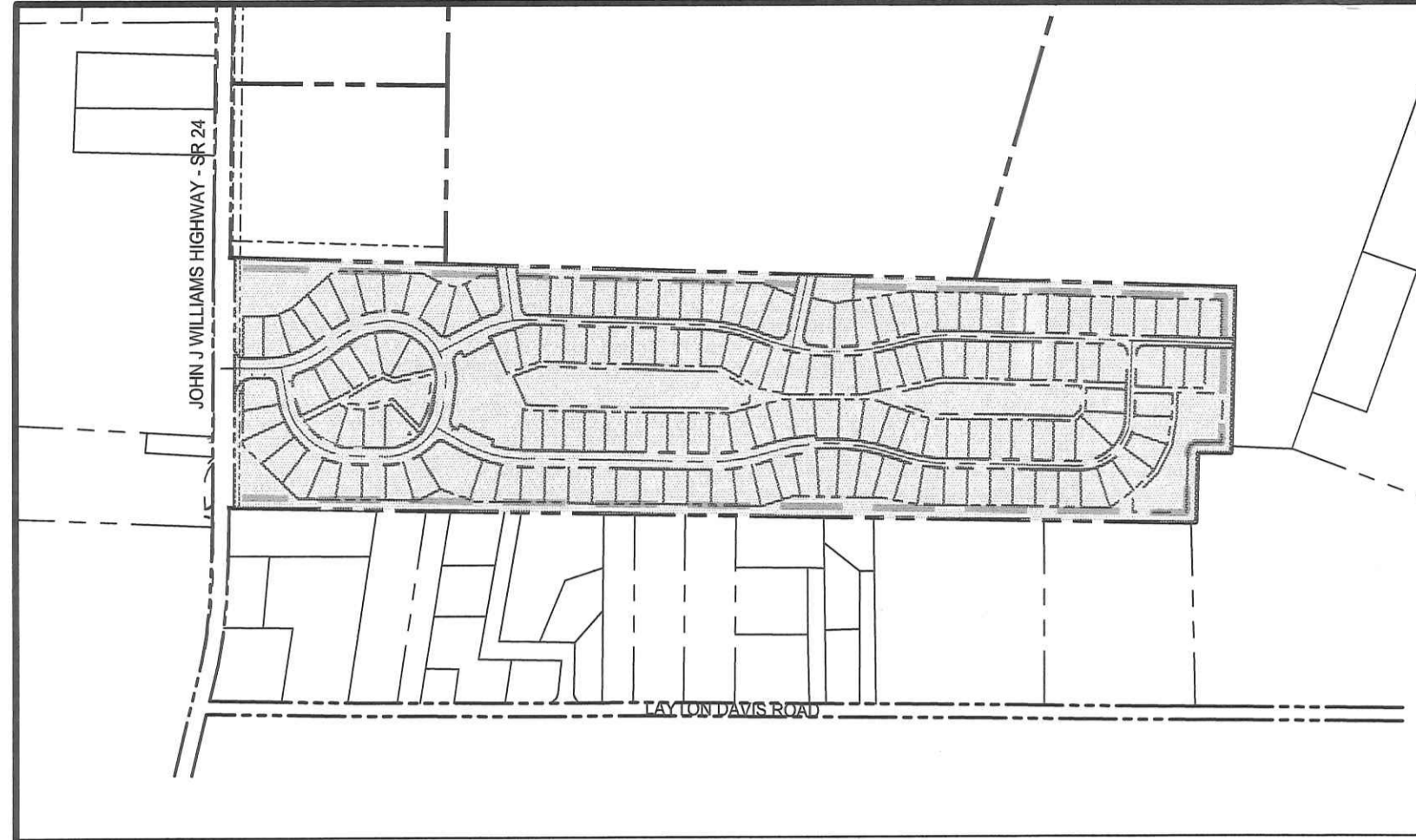
## PHASE 1

### SUSSEX COUNTY, DELAWARE

# FINAL SITE PLAN

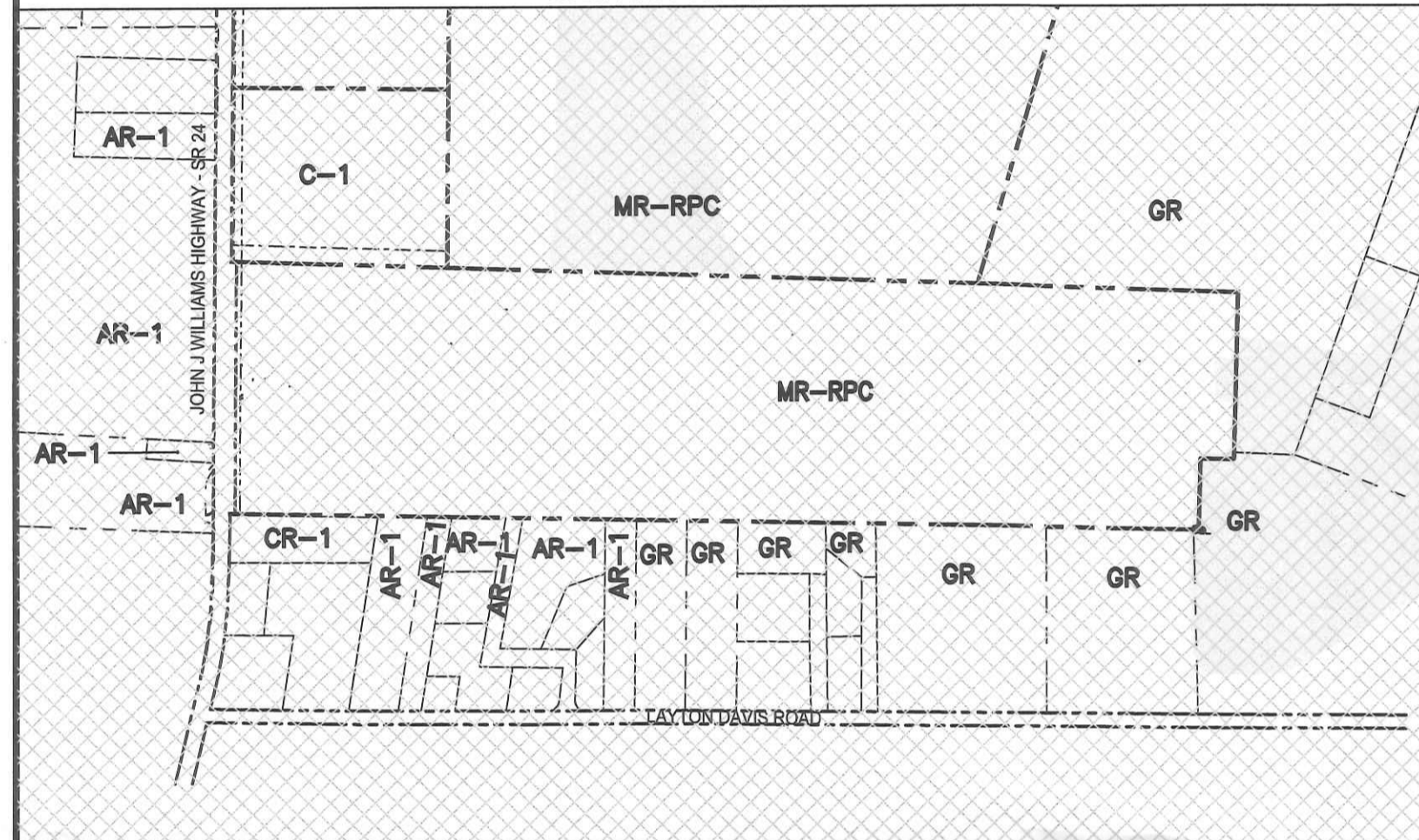


LOCATION MAP  
SCALE: 1" = 2000'



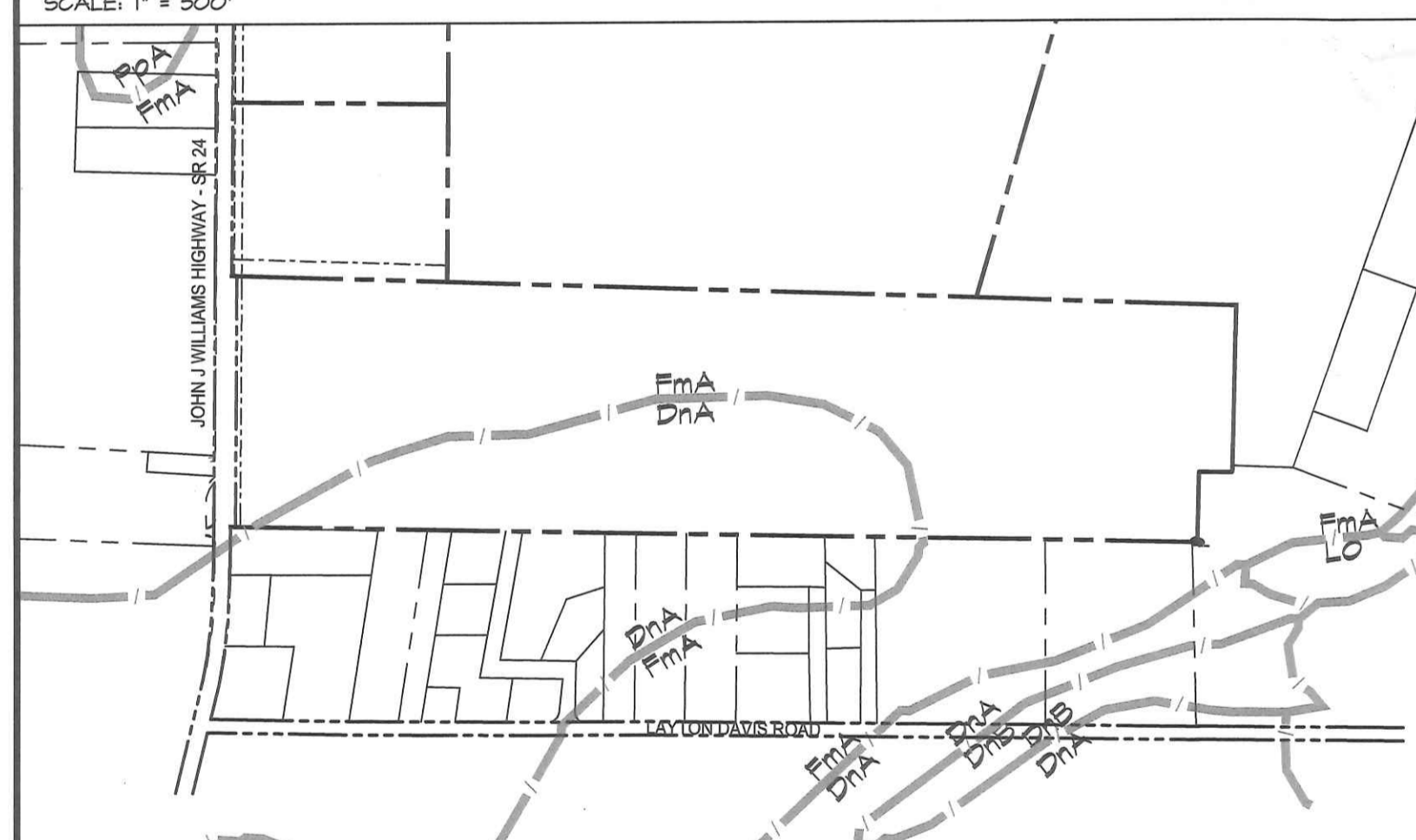
PHASING MAP  
SCALE: 1" = 500'

THE PROJECT WILL BE APPROVED AS A SINGLE PHASE PROJECT WITH THREE (3) OPERATIONAL BREAKS FOR PURPOSES OF BONDING, BENEFICIAL OCCUPANCY INSPECTION, RELEASE OF USE AND OCCUPANCY PERMITS.



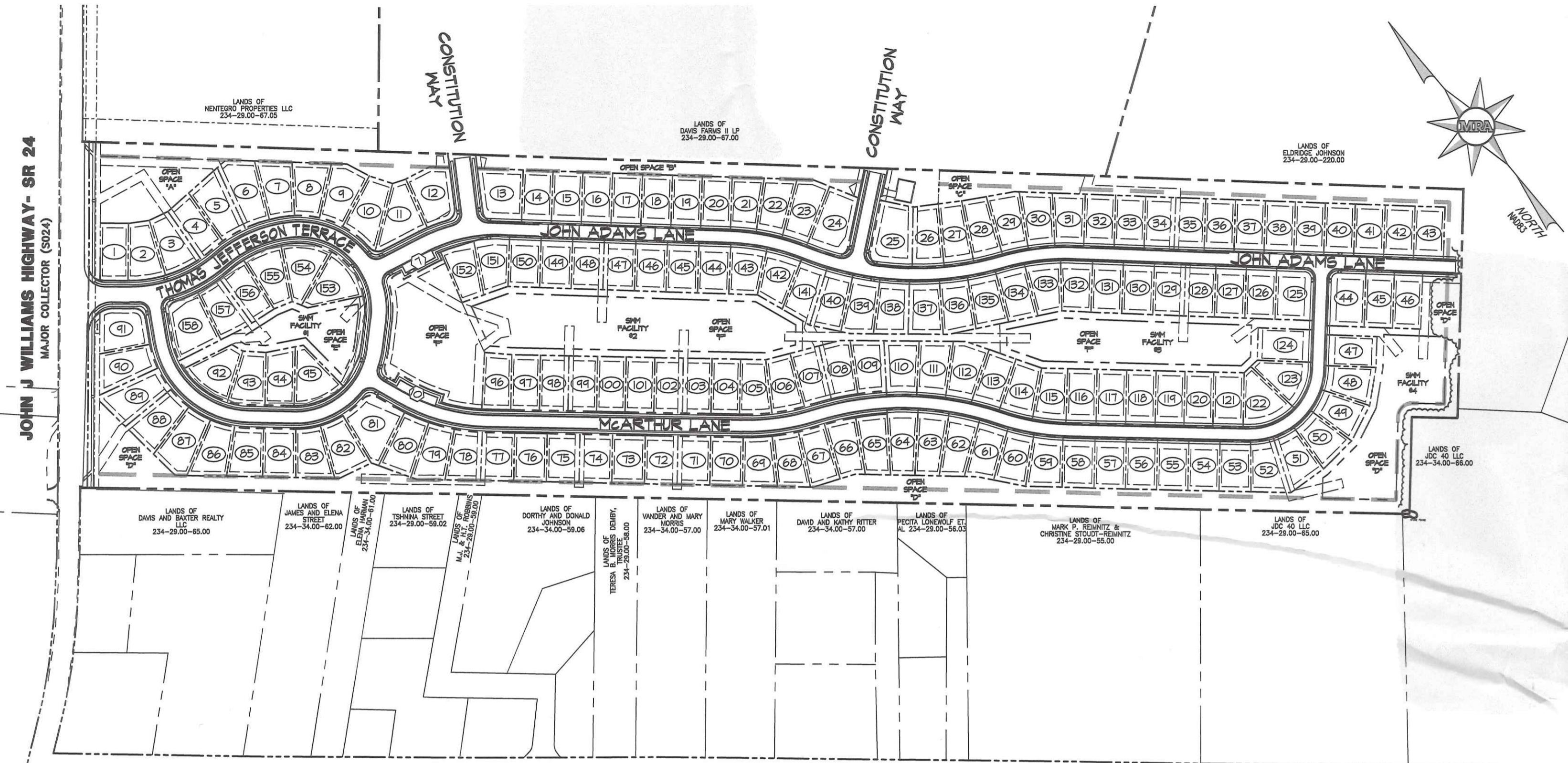
ZONING MAP  
SCALE: 1" = 500'

COASTAL AREA  
AR-1 - AGRICULTURAL RESIDENTIAL  
CR-1 - COMMERCIAL RESIDENTIAL  
GR - GENERAL RESIDENTIAL  
MR - MEDIUM RESIDENTIAL



SOILS MAP  
SCALE: 1" = 500'

DnA, DnB - DONNER LOAMY SAND  
FmA - FORT MOTT LOAMY SAND  
L - LONGMARSH AND INDIANTOWN SOILS  
PpA - PERPPERBOX LOAMY SAND

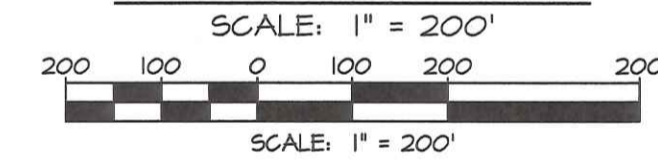


LAYTON DAVIS ROAD  
LOCAL ROAD (S312A)

### RPC C/Z #1877 CONDITIONS OF APPROVAL

- THERE SHALL BE NO MORE THAN 161 RESIDENTIAL UNITS WITH THE PROJECT.
- THE BULK AREA STANDARDS FOR THE 161 UNITS SHALL BE AS FOLLOWS:
  - FRONT YARD - 25 FT.
  - SIDE YARD - 10 FT.
  - REAR YARD - 10 FT.
  - CORNER YARD - 15 FT.
  - MINIMUM LOT WIDTH - 60 FT.
  - MINIMUM LOT AREA - 7500 SF.
- SITE PLAN REVIEW SHALL BE REQUIRED FOR EACH PHASE OF THE DEVELOPMENT.
- ALL ENTRANCES, INTERSECTION, INTERCONNECTION ROADWAY AND MULTI-MODAL IMPROVEMENTS REQUIRED BY DELDOT SHALL BE COMPLETED BY THE APPLICANT IN ACCORDANCE WITH DELDOT'S REQUIREMENTS OR IN ACCORDANCE WITH ANY FURTHER MODIFICATIONS REQUIRED BY DELDOT.
- THE DEVELOPMENT SHALL BE SERVED AS PART OF A SUSSEX COUNTY SANITARY SEWER DISTRICT IN ACCORDANCE WITH THE SUSSEX COUNTY ENGINEERING DEPARTMENT'S SPECIFICATIONS AND REGULATIONS.
- THE MR-RPC SHALL BE SERVED BY A PUBLIC CENTRAL WATER SYSTEM PROVIDING ADEQUATE DRINKING WATER AND FIRE PROTECTION AS REQUIRED BY APPLICABLE REGULATIONS.
- STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE STATE AND COUNTY REQUIREMENTS. THESE FACILITIES SHALL BE OPERATED IN A MANNER THAT IS CONSISTENT WITH BEST MANAGEMENT PRACTICES (BMPs). THE FINAL SITE PLAN SHALL CONTAIN THE APPROVAL OF SUSSEX COUNTY'S CONSERVATION DISTRICT.
- THE INTERIOR STREET DESIGN SHALL BE IN ACCORDANCE WITH OR EXCEED SUSSEX COUNTY'S STREET DESIGN REQUIREMENTS AND SPECIFICATION. THE STREET DESIGN SHALL INCLUDE SIDEWALKS ON BOTH SIDES OF THE STREET.
- THERE SHALL BE A 30-FOOT FORESTED OR LANDSCAPED BUFFER AROUND THE ENTIRE PERIMETER OF THE SITE.
- THE APPLICANT SHALL SUBMIT AS PART OF THE SITE PLAN REVIEW A LANDSCAPE PLAN SHOWING THE PROPOSED TREE AND SHRUB LANDSCAPE DESIGN, INCLUDING LANDSCAPING IN ALL OF THE BUFFER AREAS.
- CONSTRUCTION AND DELIVERIES SHALL ONLY OCCUR FROM MONDAY THROUGH FRIDAY AND ONLY BETWEEN THE HOURS OF 6:00 A.M. AND 6:00 P.M.
- THE APPLICANT SHALL FORM A HOMEOWNER'S ASSOCIATION TO BE RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS, ROADS, BUFFERS, OPEN SPACES, STORMWATER MANAGEMENT FACILITIES AND OTHER COMMON AREAS.
- THE RESTRICTIVE COVENANTS AND FINAL SITE PLAN SHALL STATE THAT AGRICULTURAL ACTIVITIES EXIST NEARBY, AND THEY SHALL INCLUDE THE AGRICULTURAL USE PROTECTION NOTICE.
- THE AMENITIES SHALL INCLUDE A CLUBHOUSE/MULTI-PURPOSE BUILDING, POOL AND PATIO AREA, WITH AT LEAST 24 OFF-STREET PARKING SPACE SET ASIDE FOR THESE AREAS. THESE AMENITIES SHALL BE COMPLETED AND OPEN TO USE BY THE RESIDENTS OF THE DEVELOPMENT PRIOR TO THE ISSUANCE OF THE 91ST BUILDING PERMIT.
- IF REQUIRED BY THE INDIAN RIVER SCHOOL DISTRICT, A PROTECTED SCHOOL BUS SHELTER WITH RELATED PARKING SHALL BE INSTALLED AT THE ENTRANCE TO THE DEVELOPMENT. ALTERNATIVELY, THE DEVELOPER SHALL COORDINATE WITH THE SCHOOL DISTRICT FOR ANOTHER LOCATION, WITH A PREFERENCE FOR THE CLUBHOUSE BUILDING.
- THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.

### SITE OVERVIEW



### LEGEND



### PROJECT TEAM

- DEVELOPER: SCHIFF LAND DEVELOPMENT CO., LLC  
16054 S. DUPONT HWY.  
HARRINGTON, DE 19822  
ATTN: MR. T.J. SCHIFF
- LAND PLANNERS, CIVIL ENGINEER: MORRIS & RITCHIE ASSOCIATES, INC.  
18 BOULDER CIRCLE, SUITE 36  
NEW CASTLE, DE 19720  
ATTN: MR. PHILLIP L. TOLLIVER, P.E.
- SURVEYOR: MORRIS & RITCHIE ASSOCIATES, INC.  
8 WEST MARKET STREET  
GEORGETOWN, DE 19847  
ATTN: MR. GARY POWERS
- ENVIRONMENTAL CONSULTANT: GEO-TECHNOLOGY ASSOCIATES, INC.  
3445 BOX HILL CORPORATE CENTER DRIVE, SUITE A  
ABINGDON, MD 21004  
ATTN: MR. ANDY STANSFIELD
- GEOTECHNICAL ENGINEER: GEO-TECHNOLOGY ASSOCIATES, INC.  
2133 STERLING AVENUE, SUITE 7  
GEORGETOWN, DE 19847  
ATTN: MR. GREG SAUTER
- TRAFFIC CONSULTANT: THE TRAFFIC GROUP  
9900 FRANKLIN SQUARE DR. - SUITE H  
BALTIMORE, MD 21236  
ATTN: MR. JOE GALOGERO, P.E.
- ATTORNEY: MORRIS JAMES HILSON HALBROOK & BAYARD LLP  
107 W. MARKET STREET  
P.O. BOX 640  
GEORGETOWN, DE 19847  
ATTN: MR. DAVID C. HUTT

### INDEX OF DRAWINGS

SHEET 1	FINAL SITE PLAN TITLE SHEET
SHEET 2	FINAL SITE PLAN NOTES & DETAILS
SHEET 3	FINAL SITE PLAN
SHEET 4	FINAL SITE PLAN
SHEET 5	FINAL SITE PLAN

### PLAN APPROVALS

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRMAN OR SECRETARY  
SUSSEX COUNTY PLANNING  
AND  
ZONING COMMISSION

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
SUSSEX COUNTY COUNCIL PRESIDENT

### SUSSEX CONSERVATION DISTRICT APPROVAL BLOCK

\_\_\_\_\_ DATE \_\_\_\_\_

### ADJACENT OWNER'S CERTIFICATION

I, UNDERSIGNED, AS OWNER OF THE ADJACENT PROPERTY SHOWN, HEREBY APPROVE THESE PLANS FOR DEVELOPMENT AS SHOWN OR OTHERWISE NOTED.

*John Williams* 11/29/21  
DAVIS FARM II LP DATE

### DEVELOPER'S CERTIFICATION

I, UNDERSIGNED, AS DEVELOPER OF THE PROPERTY SHOWN, HEREBY APPROVE THESE PLANS FOR DEVELOPMENT AS SHOWN OR OTHERWISE NOTED.

*James Schiff* 11-29-21  
SCHIFF LAND DEVELOPMENT CO., LLC DATE  
16054 S. DUPONT HWY.  
HARRINGTON, DE 19822

### OWNER'S CERTIFICATION

I, UNDERSIGNED, AS OWNER OF THE PROPERTY SHOWN, HEREBY APPROVE THESE PLANS FOR DEVELOPMENT AS SHOWN OR OTHERWISE NOTED.

*Tara Dougherty* 11/24/2021  
TARA DOUGHERTY DATE

### OWNER'S CERTIFICATION

I, UNDERSIGNED, AS OWNER OF THE PROPERTY SHOWN, HEREBY APPROVE THESE PLANS FOR DEVELOPMENT AS SHOWN OR OTHERWISE NOTED.

*Mark Sammons* 11/24/21  
MARK SAMMONS DATE

### WETLANDS STATEMENT

GEO-TECHNOLOGY ASSOCIATES, INC. (GTA) HAS CONDUCTED A FIELD REVIEW WITHIN THE BOUNDARIES OF THIS PLAT TO EVALUATE THE PRESENCE OR ABSENCE OF POTENTIAL STATE AND FEDERAL JURISDICTIONAL WETLANDS FOR THE PURPOSES OF DELAWARE WETLAND AND SUBSEQUENT LAND REGULATIONS AND SECTION 404 OF THE CLEAN WATER ACT. GTA'S REVIEW WAS CONDUCTED IN GENERAL ACCORDANCE WITH THE TECHNIQUES AND CRITERIA PROVIDED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL: ATLANTIC AND GULF COASTAL PLAN REGION (VERSION 2.0), DATED NOVEMBER 2010. THE LIMITS OF THE WETLANDS WERE EVALUATED IN THE FIELD BY GTA PERSONNEL USING BEST PROFESSIONAL JUDGMENT. NO WETLANDS OR WATERWAYS WERE OBSERVED WITHIN THE BOUNDARIES OF THIS PLAT. NO STATE OR FEDERAL JURISDICTIONAL APPROVAL WAS OBTAINED FOR THIS PROPERTY.

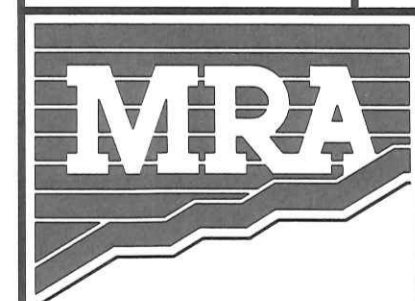
*J.G. Stansfield* 11/29/2021  
ANDY STANSFIELD DATE  
GEO-TECHNOLOGY ASSOCIATES, INC.

### ENGINEER'S CERTIFICATION

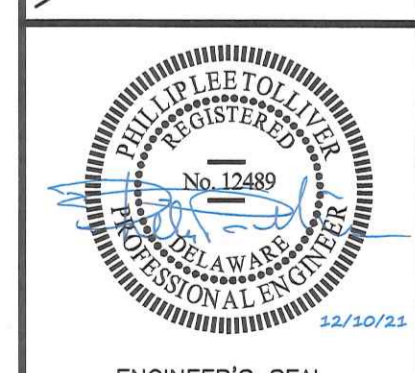
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED STANDARDS AND PRACTICES AND BY THE SUSSEX COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO THE EXTENT THAT IT DESCRIBES THE PROPOSED MANNER AND LAYOUT OF THE SUBDIVISION.

*Phillip L. Tolliver* 12/10/21  
PHILLIP L. TOLLIVER, P.E. DATE  
DE LICENSE NO. #12489

### PLAT



**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
18 BOULDER CIRCLE, SUITE 36  
NEW CASTLE, DELAWARE 19720  
(302) 326-2200



WWW.MRAGTA.COM  
FINAL SITE PLAN  
TITLE SHEET  
FOR  
**PATRIOTS GLEN**  
PHASE 1

DATE	REVISIONS	JOB NO.: 20296
		SCALE: AS NOTED
		DATE: 11/29/2021
		DRAWN BY: JPH/RDG
		DESIGN BY: JPH/RDG
		REVIEW BY: CJF/PLT
		SHEET: 1 OF 5

**CONSTRUCTION NOTES**

- CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT (1-800-282-8555 ) AT LEAST (3) WORKING DAYS PRIOR TO EXCAVATION, TO HAVE EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED.
- ALL MATERIALS & WORKMANSHIP SHALL MEET THE STATE OF DELAWARE STANDARDS & SPECIFICATIONS.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, AND PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL APPRISE AND COORDINATE DURING ALL PHASES OF CONSTRUCTION:
  - A. SCHIFF LAND DEVELOPMENT CO., LLC 302-398-8014
  - B. SUSSEX COUNTY ENGINEERING DEPARTMENT 302-855-7718
  - C. TIDEWATER UTILITIES 302-945-8880
  - D. SUSSEX CONSERVATION DISTRICT 302-856-2105
  - E. SHARP ENERGY 302-734-6799
  - F. VERIZON 302-422-1484
  - G. DELAWARE COOPERATIVE 302-345-5911
  - H. DNR 302-856-5488
- 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 ROADWAY OR EASEMENT RIGHT-OF-WAY. DISTURBED AREAS BEYOND THE EASEMENT LINES SHALL BE RESTORED IMMEDIATELY TO THEIR ORIGINAL CONDITION.
- INFORMATION SHOWN HEREON IS BASED UPON A SURVEY PERFORMED BY MRA IN JULY OF 2019.
- EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS 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 DEPTH, SIZE AND MATERIAL OF ALL UNDERGROUND UTILITIES TO HIS OWN SATISFACTION BEFORE BEGINNING ANY EXCAVATION OR UTILITY INSTALLATION. THE 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, THE CONTRACTOR SHALL REPAIR THE DAMAGE CAUSED TO THE UTILITY OWNER'S SATISFACTION, AT THE CONTRACTOR'S EXPENSE.
- DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THEREO APPURTENANT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC IN ALL WORK AREAS.
- ROUGH GRADING SHALL BE COMPLETE PRIOR TO THE CONSTRUCTION OF WATER & SEWER SYSTEMS.
- USE ONLY SUITABLE AND APPROVED GRANULAR MATERIAL IN ACCORDANCE WITH SECTION 209 OF THE DELAWARE DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS STANDARD SPECIFICATIONS AND REFERENCED BY SUSSEX COUNTY ORDINANCE 38 SECTION 5-05 EXCAVATION AND BACKFILL FOR PIPE TRENCHES SUBSECTION B MATERIALS
- CONTRACTOR SHALL ADJUST TO FINISH GRADE AS NECESSARY ANY VALVE BOXES, MANHOLES, CATCH BASINS ETC., PRIOR TO PLACING PAVING.
- CONTRACTOR SHALL PROVIDE STAKEOUT NECESSARY FOR THE INSTALLATION OF UTILITIES, STORMDRAINS, PAVING AND ALL OTHER SITE WORK INCLUDED IN THESE PLANS. ALL STAKEOUT WORK IS TO BE PERFORMED UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF DELAWARE.
- CONTRACTOR TO MAINTAIN MINIMUM OF 3.0 FEET OF COVER OVER ALL NEW WATER LINES AS MEASURED FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
- SEWER LINES SHALL HAVE MINIMUM VERTICAL CLEARANCE OF 18 INCHES FROM WATER MAINS AT CROSSINGS. MAINTAIN A 10 FOOT MINIMUM PLAN SEPARATION BETWEEN SEWER AND WATER MAINS. SEWER LINES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 12 INCHES FROM OTHER UTILITIES. IF THESE CLEARANCES CANNOT BE MAINTAINED, THEN PROVISIONS FOR PROPERLY ENCASING THE PIPE IN CONCRETE MUST BE PROVIDED.
- LATERALS SHALL BE 6 INCHES IN DIAMETER, WITH VERTICAL CLEANOUTS OF 6 INCHES IN DIAMETER AND TO HAVE A MINIMUM OF 3" OF COVER FROM SUSSEX COUNTY CLEANOUT TO MAIN LINE.
- ALL GRAVITY SEWER PIPES SHALL BE PVC SDR 35. FOR PIPE SLOPES SEE FINAL CONSTRUCTION DRAWINGS FOR SANITARY SEWER PROFILES.
- MATERIAL OF CONSTRUCTION FOR SEWER FORCE MAINS SHALL BE AS NOTED ON THE FINAL CONSTRUCTION DRAWINGS. FORCE MAIN SHALL BE INSTALLED AS PROFILED TO PREVENT FORMATION OF UNANTICIPATED HIGH POINTS IN THE INSTALLATION.
- ALL SEWER LINES MUST BE SUCCESSFULLY TESTED ACCORDING TO SUSSEX COUNTY ORDINANCE 38, SECTION 5.09, E, 1-4, ON PAGE 515 THROUGH 518, ACCEPTANCE TESTING, PRIOR TO FINAL ACCEPTANCE.
- ALL SANITARY SEWER SYSTEM CONSTRUCTION PERFORMED SHALL BE IN ACCORDANCE WITH SUSSEX COUNTY ORDINANCE 38, THESE PLANS AND ALL APPLICABLE CONSTRUCTION PERMITS.
- ALL DROP MANHOLES TO BE 5'-0" IN DIAMETER.
- FITTINGS SHOWN ON THE PLANS ILLUSTRATE ANTICIPATED ANGLE OF DEFLECTION. THIS INFORMATION IS SHOWN FOR GENERAL INFORMATION AND IS NOT GUARANTEED. ACTUAL ANGLE MAY VARY DUE TO FIELD CONDITIONS. USE OF ADDITIONAL FITTINGS SHALL BE AUTHORIZED BY THE ENGINEER.
- THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS UNLESS WRITTEN APPROVAL HAS BEEN PROVIDED BY THE ENGINEER.
- ALL DISTURBED AREAS IN THE STATED RIGHT OF WAY, BUT NOT IN THE PAVEMENT SECTION, MUST BE TOPSOILED (6" MINIMUM), FERTILIZED, MULCHED, AND SEEDED.
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE PLACED IN ACCORDANCE WITH THE M.U.T.C.D. MANUAL, MOST CURRENT EDITION.
- ALL PROPOSED STORM DRAIN DESIGNATED AS "RCPP" IS TO BE REINFORCED CONCRETE CIRCULAR PIPE, MEETING ASHTO M-170 SPECIFICATIONS. SEE FINAL CONSTRUCTION PLAN & PROFILES FOR SPECIFIC PIPE CLASS.
- ALL LENGTHS OF SANITARY SEWER PIPE ARE MEASURED HORIZONTALLY FROM CENTER LINES OF INLETS, MANHOLES OR FITTINGS. ALL LENGTHS OF STORM DRAIN PIPE ARE MEASURED HORIZONTALLY FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. ACTUAL TRUE LENGTHS OF PIPES ARE TO BE DETERMINED IN THE FIELD.
- WHERE SPECIFIED, HDPE STORM DRAIN PIPE SHALL BE ADS N-12 (SMOOTH INTERIOR) PIPE WITH ADS PRO-LINK WT (BELL/BELL COUPLER) FOR WATER TIGHT CONNECTIONS. REFER TO PLAN AND PROFILES FOR MATERIALS USED.
- ALL EMBEDMENT MATERIALS USED FOR BEDDING, HAUNCHING, AND INITIAL BACKFILL FOR HDPE PIPE SHALL CONFIRM TO ASHTO SECTION 30 AND ASTM D-2321 AS PER MANUFACTURER INSTALLATION REQUIREMENTS. CONTRACTOR SHALL ENSURE THAT PROPER LINE AND GRADE IS ESTABLISHED WITHIN TRENCH BEDDING PRIOR TO PLACEMENT OF PIPE AND THAT PROPER MATERIALS ARE USED AND COMPACTION IS ACHIEVED DURING HAUNCHING AND INITIAL BACKFILL. A GEOTECHNICAL ENGINEER SHALL BE RETAINED TO VERIFY SUITABILITY OF MATERIALS USED AND PROPER COMPACTION. ANY DEVIATION IN LINE AND GRADE OR OBVIOUS JOINT SEPARATION SHALL BE CORRECTED PRIOR TO ESTABLISHMENT OF FINAL SUBGRADE AND PAVEMENT SURFACE. THE CONTRACTOR SHALL TAKE EVERY CARE TO ENSURE CORRECT PIPE INSTALLATION.
- UNLESS OTHERWISE SPECIFIED ALL ROADWAY INLETS SHALL HAVE A TYPE 1 INLET GRATE AND TYPE S TOP UNIT PER DELDOT STANDARDS, CURRENT REVISION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT PAVING IS INSTALLED TO THE ELEVATIONS SHOWN AND THAT NO PONDING OF WATER EXISTS AFTER PAVING IS COMPLETE.

**SUSSEX COUNTY CONSTRUCTION NOTES:**

- ROADWAY STAKEOUTS:
  - A. RIGHT-OF-WAY STAKES SHALL BE OFFSET A MINIMUM OF FIVE (5) FEET OUTSIDE THE RIGHT-OF-WAY.
  - B. STATION NUMBERS TO BE INDICATED ON EACH SIDE OF THE STAKE.
  - C. THE CENTERLINE ROADWAY CUT AND CUT-LINE SHALL BE LOCATED ON THE SIDE OF THE STAKE WHICH FACES THE CENTERLINE. ALSO A "CL" DESIGNATION SHALL BE INCLUDED.
  - D. THE SWALE CUT AND CUT-LINE SHALL BE LOCATED ON THE OUTSIDE OF THE STAKE, WHILE ALSO CONTAINING A "SW" DESIGNATION.
- THE CONTRACTOR SHALL PROVIDE TWO (2) WORKING DAYS NOTICE TO THE COUNTY INSPECTOR PRIOR TO PAVING. AT THIS TIME, THE INSPECTOR MAY REQUIRE THE CONTRACTOR COMPLETE RELATED OR UNRELATED WORK ITEMS BEFORE PAVING MAY BEGIN.
- SURFACE TREATMENT SHALL NOT BE APPLIED: (SURFACE TREATMENT NOT USED)
  - A. AFTER NOVEMBER 1 OR PRIOR TO APRIL 1; OR
  - B. WHEN THE TEMPERATURE IS BELOW 50° F; OR
  - C. ON ANY WET OR FROZEN SURFACE.
- HOT MIX SHALL NOT BE APPLIED:
  - A. WHEN THE TEMPERATURE IS BELOW 40° F; OR
  - B. ON ANY WET OR FROZEN SURFACE.
- FOR ALL WOODED AREAS, A SUFFICIENT AREA BEYOND THE RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED TO ALLOW PROPER GRADING OF THE ROADWAY SWALE BACKSLOPES.
- ALL DISTURBED AREAS MUST BE STABILIZED WITH 4 INCHES OF TOPSOIL, SEED, AND MULCH.

**DELDOT RECORD PLAN NOTES:**

(REVISED MARCH 21, 2019)

- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE SIDEWALK AND SHARED-USE PATH 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 AND/OR SHARED-USE PATH.
- ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
- DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
- 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.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- 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.

**LETTER AGREEMENT REQUIREMENTS:**

- THE DEVELOPER SHALL ASSUME 100% RESPONSIBILITY FOR THE COSTS AND IMPLEMENTATION OF THE DESIGN AND CONSTRUCTION OF "ROAD IMPROVEMENTS A" WHICH INCLUDES CONSTRUCTION REQUIRED TO IMPROVE JOHN J. WILLIAMS HIGHWAY (SCR 024), WITHIN THE LIMITS OF THE SITE FRONTAGE AS OUTLINED BELOW.
  - A. ROAD IMPROVEMENTS A SHALL INCLUDE, BUT NOT BE LIMITED TO, CONSTRUCTION OF THE FULL MOVEMENT SITE ENTRANCE ON JOHN J. WILLIAMS HIGHWAY (SCR 024), 40'-FOOT RIGHT TURN LANE INCLUDING TAPER, 8' (FIVE) FOOT WIDE BIKE LANE, PAVEMENT MODIFICATIONS INCLUDING FULL DEPTH CONSTRUCTION AND MILL AND OVERLAY, DRAINAGE AND UTILITY RELOCATIONS, SIGNAGE, STRIPING, AND ANY ASSOCIATED WORK OR INCIDENTALS NECESSARY FOR THE COMPLETED CONSTRUCTION, IN A MANNER TO BE DETERMINED BY THE DEPARTMENT. THE LIMITS OF ROAD IMPROVEMENTS A SHALL EXTEND FROM STATION 284+00 TO 289+50 PER THE DEVELOPER'S ENTRANCE PLANS LAST REVISED 9/7/2021 AS SUBMITTED TO THE DEPARTMENT FOR REVIEW.
  - B. ROAD IMPROVEMENTS A SHALL BE DESIGNED BY THE DEVELOPER'S ENGINEER PER THE DEPARTMENT'S LATEST STANDARDS AND SPECIFICATIONS. THE DEVELOPER SHALL OBTAIN APPROVAL OF THE CONSTRUCTION PLANS FROM THE DEPARTMENT PRIOR TO CONSTRUCTION BEGINNING FOR ROAD IMPROVEMENTS A.
  - C. THE DEVELOPER SHALL BEGIN CONSTRUCTION OF AND SHALL BE COMPLETED WITH ROAD IMPROVEMENTS A INCLUDING ACCEPTANCE BY THE DEPARTMENT, PRIOR TO THE ISSUANCE OF THE 1ST BUILDING PERMIT OF PHASE I.
  - D. A SEPARATE CONSTRUCTION AGREEMENT BASED ON THE TERMS AND CONDITIONS SET FORTH HEREIN WILL BE EXECUTED BY THE DEVELOPER FOR ROAD IMPROVEMENTS A. THE DEVELOPER SHALL PROVIDE THE DEPARTMENT WITH SECURITY, (ON THE FORM OF A SURETY BOND, A COMMERCIAL LETTER OF CREDIT OR A CERTIFIED CHECK WITH ESCROW AGREEMENT), IN AN AMOUNT EQUAL TO 150% OF THE ROAD IMPROVEMENTS A CONSTRUCTION AGREEMENT, AT THE DEPARTMENT'S DISCRETION. THE SECURITY MAY BE REDUCED AS THE IMPROVEMENTS ARE COMPLETED, BUT A MUTUALLY AGREED UPON REPLACEMENT SECURITY IN AN AMOUNT SPECIFIED BY THE DEPARTMENT MUST BE IN FORCE PRIOR TO ANY REDUCTION OR RELEASE OF THE ORIGINAL SECURITY. THE DEPARTMENT SHALL HAVE THE RIGHT TO DRAW ON THE BOND OR LETTER OF CREDIT, FOR USE BY THE DEPARTMENT, IN THE EVENT THAT THE DEVELOPER DOES NOT CONSTRUCT ROAD IMPROVEMENTS A IN ACCORDANCE WITH THE FOLLOWING:
    - I. THE DEPARTMENT'S STANDARDS AND REQUIREMENTS;
    - II. THE PROVISIONS OF THE APPROVED CONSTRUCTION PLANS AND THIS AGREEMENT;
    - III. THE TIMEFRAME(S) SET FORTH IN THE CONSTRUCTION AGREEMENT OR AS ESTABLISHED AT THE TIME OF THE NOTICE TO PROCEED (NTP).
- THE DEVELOPER SHALL ASSUME 100% RESPONSIBILITY FOR THE COSTS AND IMPLEMENTATION OF THE DESIGN AND CONSTRUCTION OF "ROAD IMPROVEMENTS B" WHICH INCLUDES CONSTRUCTION REQUIRED TO IMPROVE JOHN J. WILLIAMS HIGHWAY (SCR 024), WITHIN THE LIMITS OF THE SITE FRONTAGE AS OUTLINED BELOW:
  - A. ROAD IMPROVEMENTS B SHALL INCLUDE, BUT NOT BE LIMITED TO, 12 (TWELVE) FOOT WIDE TRAVEL LANE AND 8 (EIGHT) FOOT WIDE SHOULDER EASTBOUND, AND 11 (ELEVEN) FOOT WIDE TRAVEL LANE AND 10 (TEN) FOOT WIDE SHOULDER WESTBOUND, AUXILIARY LANE (A MINIMUM 335 FOOT LEFT TURN LANE INCLUDING TAPER), AND ALL ASSOCIATED ROAD WORKING ON JOHN J. WILLIAMS HIGHWAY (SCR 024) ALONG THE SITE FRONTAGE. PAVEMENT MODIFICATIONS, INCLUDING FULL DEPTH RECONSTRUCTION AND MILL AND OVERLAY, 5' (FIVE) FOOT WIDE SIDEWALK, DRAINAGE AND UTILITY RELOCATIONS, SIGNAGE, STRIPING, AND ANY ASSOCIATED WORK OR INCIDENTALS NECESSARY FOR THE COMPLETED CONSTRUCTION, IN A MANNER TO BE DETERMINED BY THE DEPARTMENT. THE LIMITS OF ROAD IMPROVEMENTS B SHALL EXTEND FROM STATION 282+20.51 TO 286+91.26 PER THE DEVELOPER'S ENTRANCE PLANS LAST REVISED 9/7/2021 AS SUBMITTED TO THE DEPARTMENT FOR REVIEW.
  - B. ROAD IMPROVEMENTS B SHALL BE DESIGNED BY THE DEVELOPER'S ENGINEER PER THE DEPARTMENT'S LATEST STANDARDS AND SPECIFICATIONS. THE DEVELOPER MUST OBTAIN APPROVAL OF THE CONSTRUCTION PLANS FROM THE DEPARTMENT, PRIOR TO CONSTRUCTION BEGINNING FOR ROAD IMPROVEMENTS B.
  - C. THE DEVELOPER SHALL OBTAIN APPROVAL OF THE ROAD IMPROVEMENTS B CONSTRUCTION PLANS FROM THE DEPARTMENT PRIOR TO THE ISSUANCE OF THE 1ST BUILDING PERMIT OF PHASE I.
  - D. THE DEVELOPER SHALL BEGIN CONSTRUCTION OF, AND BE SUBSTANTIALLY COMPLETED WITH, AS DEFINED PER THE DEPARTMENT'S STANDARD SPECIFICATIONS, ROAD IMPROVEMENTS B PRIOR TO ISSUANCE OF THE 20TH BUILDING PERMIT OF PHASE I, AND SHALL BE COMPLETED WITH, INCLUDING ACCEPTANCE BY THE DEPARTMENT, PRIOR TO THE ISSUANCE OF THE 30TH BUILDING PERMIT OF PHASE I.
  - E. A SEPARATE CONSTRUCTION AGREEMENT BASED ON THE TERMS AND CONDITIONS SET FORTH HEREIN WILL BE EXECUTED BY THE DEVELOPER FOR ROAD IMPROVEMENTS B. THE DEVELOPER SHALL PROVIDE THE DEPARTMENT WITH SECURITY, (ON THE FORM OF A SURETY BOND, A COMMERCIAL LETTER OF CREDIT OR A CERTIFIED CHECK WITH ESCROW AGREEMENT), IN AN AMOUNT EQUAL TO 150% OF THE ROAD IMPROVEMENTS B CONSTRUCTION AGREEMENT, AT THE DEPARTMENT'S DISCRETION. THE SECURITY MAY BE REDUCED AS THE IMPROVEMENTS ARE COMPLETED, BUT A MUTUALLY AGREED UPON REPLACEMENT SECURITY IN AN AMOUNT SPECIFIED BY THE DEPARTMENT MUST BE IN FORCE PRIOR TO ANY REDUCTION OR RELEASE OF THE ORIGINAL SECURITY. THE DEPARTMENT SHALL HAVE THE RIGHT TO DRAW ON THE BOND OR LETTER OF CREDIT, FOR USE BY THE DEPARTMENT, IN THE EVENT THAT THE DEVELOPER DOES NOT CONSTRUCT ROAD IMPROVEMENTS B IN ACCORDANCE WITH THE FOLLOWING:
    - I. THE DEPARTMENT'S STANDARDS AND REQUIREMENTS;
    - II. THE PROVISIONS OF THE APPROVED CONSTRUCTION PLANS AND THIS AGREEMENT;
    - III. THE TIMEFRAME(S) SET FORTH IN THE CONSTRUCTION AGREEMENT OR AS ESTABLISHED AT THE TIME OF THE NOTICE TO PROCEED (NTP).
- THE DEVELOPER SHALL CONTRIBUTE IN A MANNER ACCEPTABLE TO THE DEPARTMENT TOWARD THE COST OF 1200711201 HSP SR 24 AT MOUNT JOY ROAD AND SR 24 AT BAY FARM ROAD INTERSECTION IMPROVEMENTS, HERINAFTER KNOWN AS "ROAD IMPROVEMENTS C" WHICH INCLUDES IMPROVEMENTS REQUIRED TO THE THREE INTERSECTIONS OF DELAWARE ROUTE 24 (SCR 024) / MOUNT JOY ROAD (SCR 297) AND DELAWARE ROUTE 24 (SCR 024) / OAK ORCHARD ROAD (SCR 227); DELAWARE ROUTE 24 (SCR 024) / ALBION ROAD (SCR 298); AND DELAWARE ROUTE 24 (SCR 024) / BAY FARM ROAD (SCR 299) AND DELAWARE ROUTE 24 (SCR 024) / AUTUMN ROAD (SCR 299), AS OUTLINED BELOW:
  - A. ROAD IMPROVEMENTS C SHALL INCLUDE, BUT NOT BE LIMITED TO, PAVEMENT MODIFICATIONS, RELOCATION OF THE SIDEWALK, DRAINAGE AND UTILITY RELOCATIONS, SIGNAGE, STRIPING AND RE-STRIPING, TRAFFIC SIGNALS, LIGHTING AND ANY ASSOCIATED WORK OR INCIDENTALS NECESSARY FOR THE COMPLETED CONSTRUCTION.
  - B. THE DEPARTMENT SHALL DETERMINE THE LIMITS AND METHODS OF CONSTRUCTION.
  - C. DEVELOPER'S SOLE RESPONSIBILITY FOR ROAD IMPROVEMENTS C SHALL BE TO MAKE ITS CONTRIBUTION, HERINAFTER KNOWN AS "EQUITABLE SHARE CONTRIBUTION C," WHICH IS CALCULATED BY DIVIDING THE LAND DEVELOPMENT PROJECT'S GENERATED PM PEAK TRIPS PASSING THROUGH THE INTERSECTION OF DELAWARE ROUTE 24 (SCR 024) / MOUNT JOY ROAD (SCR 297) AND DELAWARE ROUTE 24 (SCR 024) / OAK ORCHARD ROAD (SCR 297) BY THE TOTAL NUMBER OF PM PEAK TRIPS EXPECTED TO PASS THROUGH THAT INTERSECTION DURING THE PM PEAK HOUR, MULTIPLIED BY THE TOTAL ESTIMATED CONSTRUCTION COST OF ROAD IMPROVEMENTS C, OR 4.54% OF THE TOTAL COST OF \$11,549,914 BASED ON PEAK HOUR TURNING MOVEMENTS. THE AMOUNT OF THE EQUITABLE SHARE CONTRIBUTION IS \$524,247.
  - D. EQUITABLE SHARE CONTRIBUTION C SHALL BE MADE BY THE DEVELOPER AND RECEIVED BY THE DEPARTMENT IN THE FOLLOWING MANNER:
    - I. ONE-THIRD (1/3) OF EQUITABLE SHARE CONTRIBUTION C (\$174,749.00) SHALL BE PAID TO THE DEPARTMENT PRIOR TO ISSUANCE OF BOTH BUILDING PERMIT OF PHASE I.
    - II. ONE-THIRD (1/3) OF EQUITABLE SHARE CONTRIBUTION C (\$174,749.00) SHALL BE PAID TO THE DEPARTMENT PRIOR TO THE ISSUANCE OF THE 20TH BUILDING PERMIT OF PHASE I.
    - III. THE REMAINING ONE-THIRD (1/3) OF EQUITABLE SHARE CONTRIBUTION C (\$174,749.00) SHALL BE PAID TO THE DEPARTMENT PRIOR TO THE ISSUANCE OF THE 125TH BUILDING PERMIT OF PHASE I.
  - E. THE DEPARTMENT SHALL ESTABLISH AN ESCROW FUND FOR COLLECTION OF THE EQUITABLE SHARE CONTRIBUTION C FOR DISBURSEMENT TO 1200711201 HSP SR 24 AT MOUNT JOY ROAD AND SR 24 AT BAY FARM ROAD INTERSECTION IMPROVEMENTS.

**GENERAL NOTES:**

- SUBDIVISION STREETS ARE TO REMAIN PRIVATE AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH SUSSEX COUNTY REGULATIONS.
- MAINTENANCE OF THE STREET WITHIN THIS SUBDIVISION WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER AND/OR HOME OWNER'S ASSOCIATION. THE STATE AND SUSSEX COUNTY ASSUMES NO RESPONSIBILITY FOR FUTURE MAINTENANCE OF THE STREETS.
- ACCESS TO ALL LOTS IS TO BE FROM SUBDIVISION STREETS OR DRIVE ACCESS LOOPS.
- MAINTENANCE OF THE STORM WATER MANAGEMENT AREAS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER AND/OR HOMEOWNER'S ASSOCIATION.
- THE PROPOSED ENTRANCES/EXITS ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE DELAWARE DEPARTMENT OF TRANSPORTATION BEFORE A CONSTRUCTION PERMIT IS ISSUED.
- THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES MAY NOW, OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODOORS, THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTING OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
- NO DEED RESTRICTIONS ARE PROPOSED AS PART OF THIS PLAN.
- MAINTENANCE OF ALL FORESTED AND/OR LANDSCAPE BUFFERS WILL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION. THE STATE AND SUSSEX COUNTY ASSUME NO RESPONSIBILITY FOR MAINTENANCE OF THESE AREAS.
- INSTALLATION OF SUBDIVISION SIGN IS SUBJECT TO PERMIT REQUIREMENTS OF SUSSEX COUNTY.
- AS NOTED ON SHEET 3, A SEPARATE SITE PLAN SHALL BE SUBMITTED FOR SITE PLAN REVIEW AND APPROVAL BY SUSSEX COUNTY PLANNING & ZONING COMMISSION.

**PROJECT PHASING**

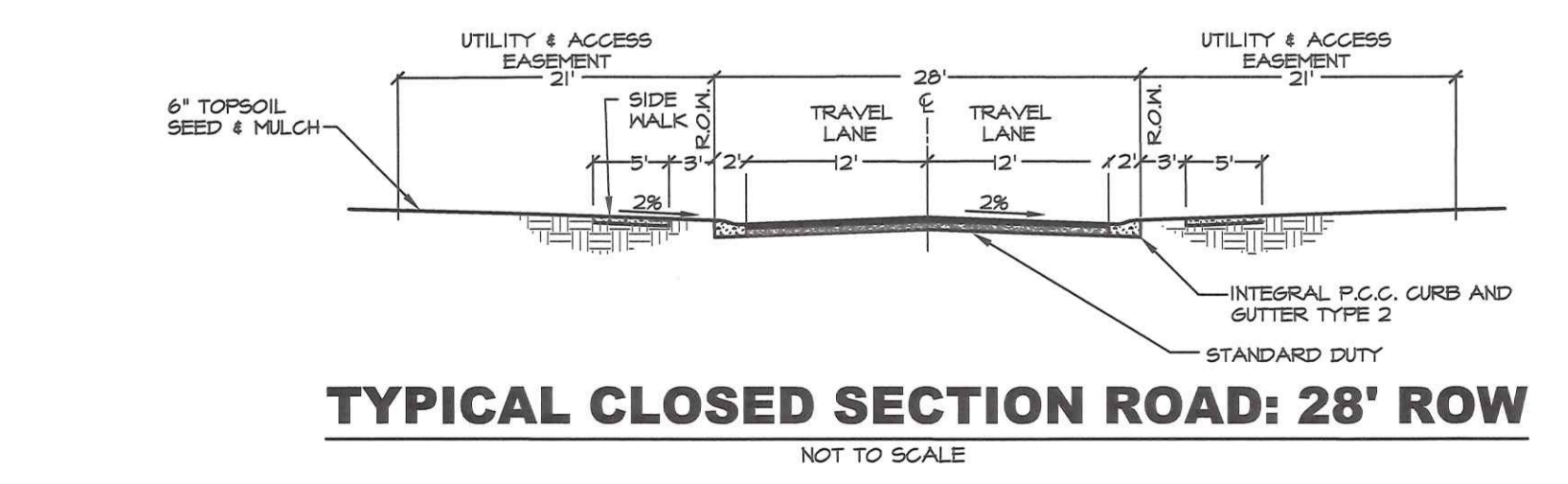
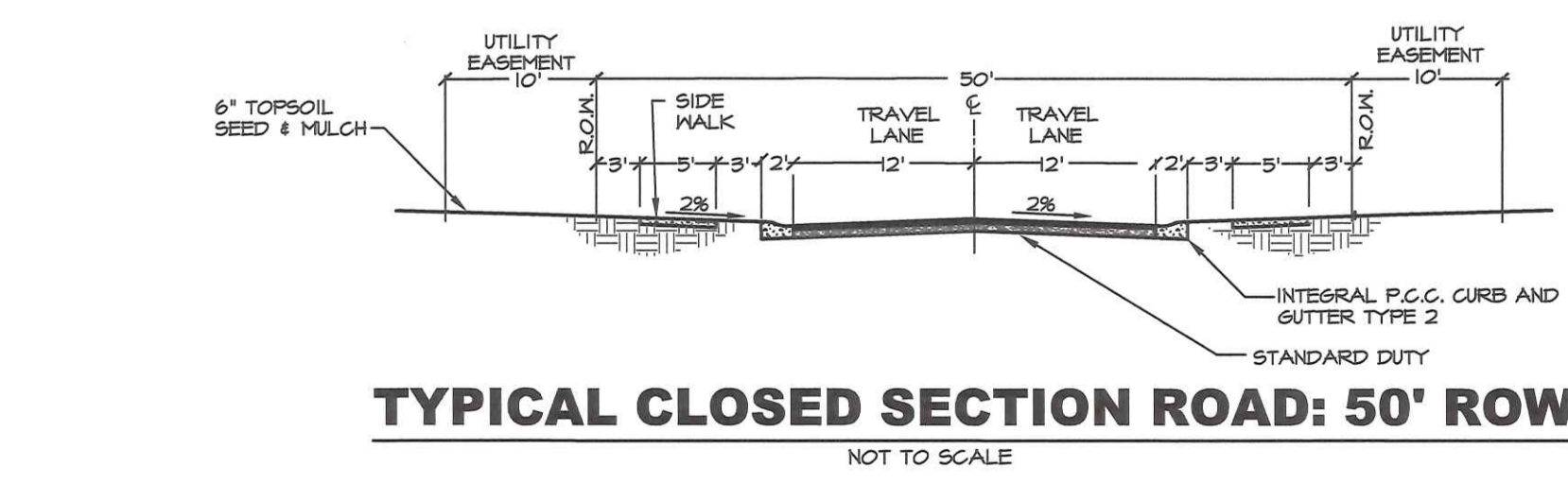
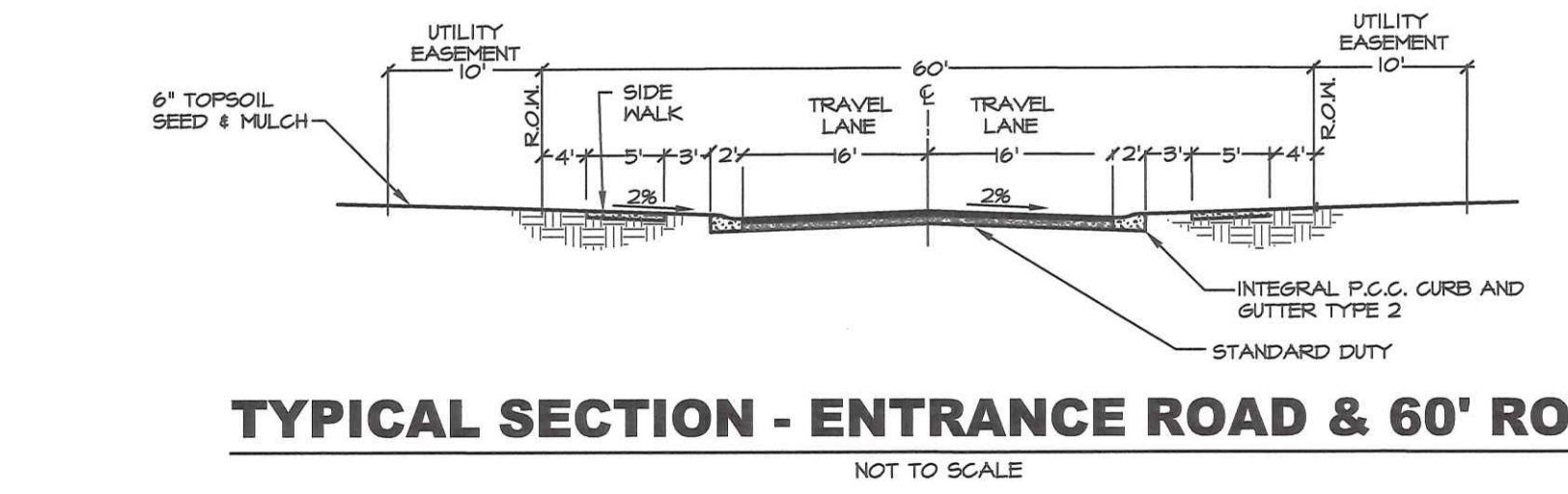
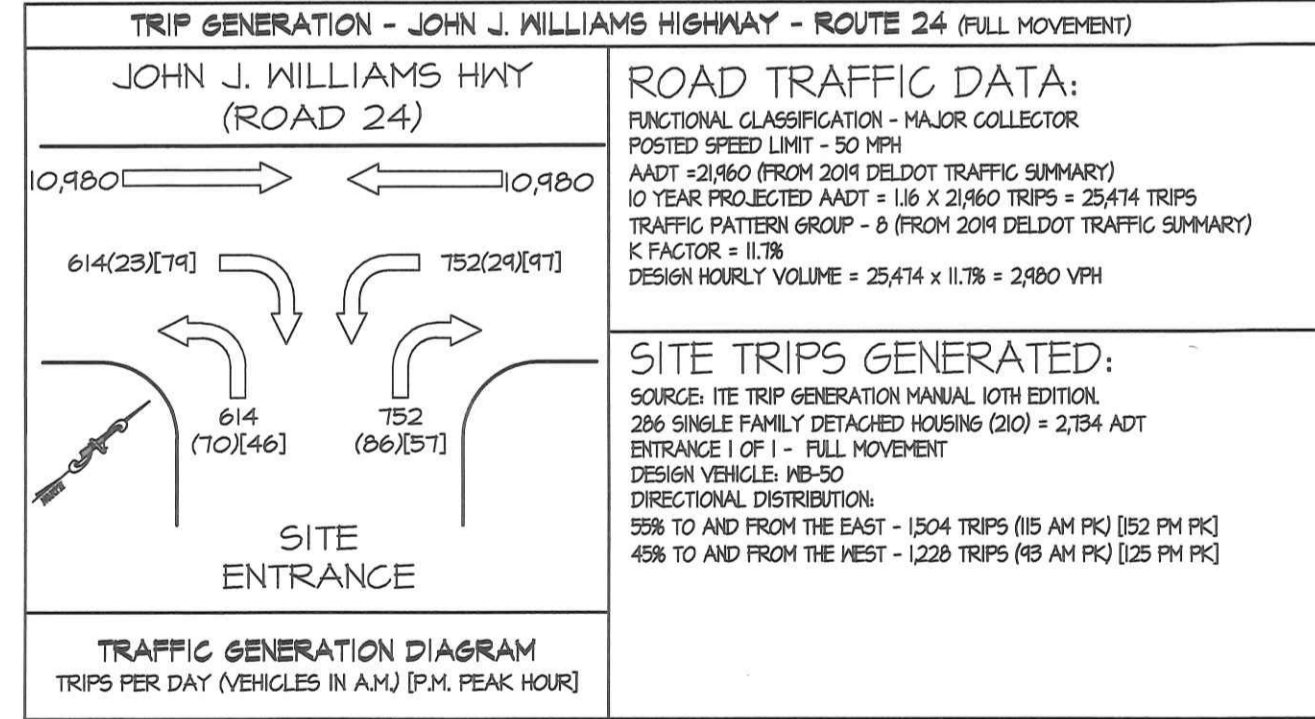
PHASE 1 - 4 YEARS  
 TOTAL PROJECT BUILDOUT - 4 YEARS  
 ESTIMATED PROJECT COMPLETION DATE - DECEMBER 2023

THE PROJECT IS BE APPROVED AS A SINGLE PHASE PROJECT, WITH THREE (3) OPERATIONAL BREAKS FOR PURPOSES OF BONDING, BENEFICIAL OCCUPANCY INSPECTION, RELEASE OF USE AND OCCUPANCY PERMITS.

OPEN SPACE SUMMARY			
AREA	SWM FACILITY	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE
A	-	-	1.422 AC.±
B	-	-	0.627 AC.±
C	-	-	1.247 AC.±
D	0.983 AC.±	-	4.785 AC.±
E	0.420 AC.±	-	0.747 AC.±
F	2.792 AC.±	1.107 AC.±	4.078 AC.±

**SITE DATA**

- PROJECT TITLE/NAME: PATRIOTS GLEN
- TAX PARCEL: 234-29.00-66.00; -66.01; -66.02
- OWNER INFORMATION: TARA DOUGHY AND MARK SAMMONS 30756 MT. JOY ROAD MILLSBORO, DE
- DEVELOPER: SCHIFF LAND DEVELOPMENT CO., LLC 18054 S. DUPONT HWY. HARRINGTON, DE 19952
- ZONING: MR - RPC
- EXISTING: MR - RPC
- DEVELOPMENT TYPE: RESIDENTIAL PLANNED COMMUNITY (RPC) SINGLE FAMILY DETACHED
- BULK AREA STANDARDS (MR-RPC)
  - MIN. FRONT YARD 25'
  - MIN. SIDE YARD 10'
  - MIN. REAR YARD 10'
  - MIN. CORNER YARD 15'
  - MIN. LOT WIDTH 60'
  - MIN. LOT AREA 7,500 SF
  - DENSITY: 4.356 D.U./AC.
- LAND USE: EXISTING USE: AGRICULTURAL PROPOSED USE: RESIDENTIAL
- DEVELOPMENT DENSITY COMPUTATIONS:
  - NET DEVELOPMENT AREA: 49.748 AC. ±
  - TOTAL SITE AREA: 6.379 AC. ±
  - PROPOSED ROAD ROW: 43.369 AC. ±
  - NET DEVELOPMENT AREA: 43.369 AC. ±
- ALLOWABLE DWELLING UNITS: NET DEVELOPMENT AREA \* ALLOWABLE DENSITY = ALLOWABLE D.U. 43.369 AC. x 4.356 D.U. / AC. = 188 D.U.
- PROPOSED DENSITY: 158 D.U. / 42.34 AC. ± = 3.67 D.U./AC. (NET) 158 D.U. / 50.01 AC. ± = 3.18 D.U./AC. (GROSS)
- SITE AREA BREAKDOWN: TOTAL SITE AREA = 49.748 AC. ± TOTAL STATE WETLANDS = 0.000 AC. ± TOTAL DELDOT R.O.W. = 0.000 AC. ± TOTAL DELDOT R.O.W. = 6.379 AC. ± NET ACREAGE = 43.369 AC. ±
- ESTIMATED IMPERVIOUS COVER: 42%
- OPEN SPACE AREAS:
  - REQUIRED [SECTION 99.21(D)]: 100% X 49.748 AC. ± = 4.975 AC. ±
  - PROPOSED: 12.907 AC. ±
  - (INCL. NATURAL FOREST & BUFFER AREAS, STORMWATER MANAGEMENT AREAS, PUMP STATION AREA, ETC.)
  - ACTIVE: 1.107 AC. ±
  - (INCL. COMMUNITY POOL & RECREATION AREA)
  - TOTAL PROPOSED: 14.014 AC. ±
  - (14.014 AC. / 49.748 AC.) = 28.2 %
- FOREST COVER:
  - EXIST. FOREST: 1.221 AC. ±
  - FOREST CLEARED: 0.829 AC. ±
  - FOREST REMAINING: 0.392 AC. ±
  - REFORESTATION: 0.00 AC. ±
  - PROPOSED TOTAL: 0.392 AC. ±
- WATER SERVICE: PUBLIC (TIDEWATER UTILITY COMPANY)
- SANITARY SEWER: PUBLIC (SUSSEX COUNTY)
- PROPOSED LOTS: 158 SINGLE FAMILY LOTS
- PARKING ANALYSIS:
  - PARKING REQUIRED: 158 SFD X 2 SP/DU = 316 SP
  - PARKING PROVIDED: 158 SFD X 3 SP/DU + 17 SP = 491 SP
- A PRELIMINARY WETLANDS EVALUATION WAS PERFORMED IN JULY 2018 BY GEO-TECHNOLOGY ASSOCIATES, INC. (GTA). NO JURISDICTIONAL "WATERS OF THE U.S." OR WETLANDS WERE DETERMINED TO BE PRESENT ON SITE.
- THIS SITE LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA MAPS 10005C0477K EFFECTIVE MARCH 16, 2015.
- ALL DROP MANHOLES TO BE 5' OR LARGER IN DIAMETER.
- ALL FACILITIES TO MEET SUSSEX COUNTY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS.
- CLEANOUTS TO BE AT EDGE OF ROAD PAVEMENT OR EDGE OF RIGHT-OF-WAY; 6-INCH LATERAL FOR ALL SINGLE FAMILY HOUSES.
- NO CHURCHES, SCHOOLS, OR COMMERCIAL USE AREAS PROPOSED ON THIS SITE.
- PROJECT SITE IS NOT LOCATED WITHIN THE HENLOPEN TRANSPORTATION IMPROVEMENT DISTRICT (TID).
- PORTIONS OF THE SUBJECT PROJECT AREA ARE LOCATED WITHIN THE LIMITS OF A DESIGNATED WELLHEAD PROTECTION AREA.
- THE PROJECT AREA IS LOCATED WITHIN AREAS OF "GOOD", "FAIR", AND "POOR" GROUNDWATER RECHARGE POTENTIAL.



**PLAT**

**MORRIS & RITCHIE ASSOCIATES, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 18 BOULDEN CIRCLE, SUITE 36  
 NEW CASTLE, DELAWARE 19720  
 (302) 326-2200

WWW.MRAGTA.COM

**FINAL SITE PLAN NOTES & DETAILS**  
 FOR  
**PATRIOTS GLEN**  
 PHASE 1

ENGINEER'S SEAL: INDIAN RIVER HUNDRED SUSSEX COUNTY, DELAWARE

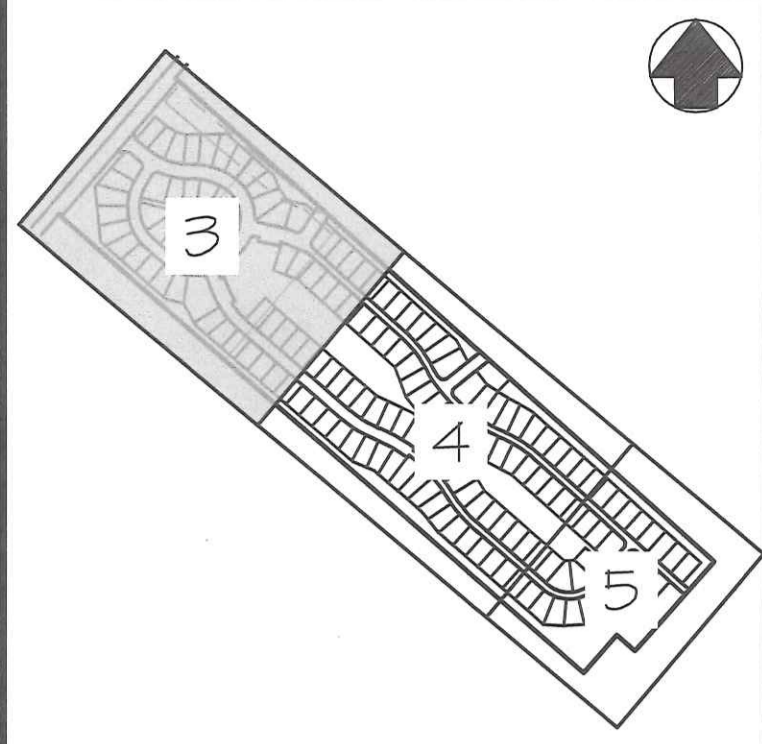
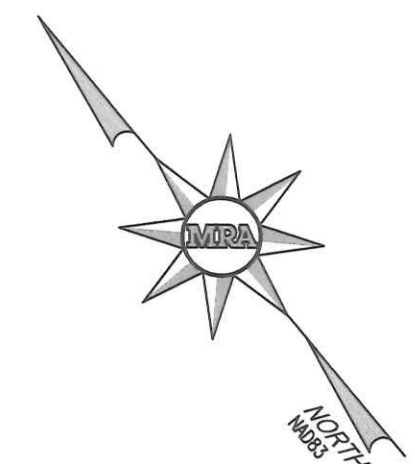
DATE	REVISIONS	JOB NO.:
6/30/21	PER DELDOT COMMENTS	20296
9/7/21	PAVING SECTIONS REMOVED	SCALE: AS NOTED
11/11/21	PER DELDOT COMMENTS	DATE: 4/19/2021
11/29/21	PER DELDOT COMMENTS	DRAWN BY: JPH/RDG
12/2/21	PER DELDOT COMMENTS	DESIGN BY: JPH/RDG
		REVIEW BY: CJF/PLT
		SHEET: 2 OF 5

G:\20296-Patriots Glen\02\PLAT\0296\_PLAT\_TITLE\_SHEET-pl1.dwg, 12/9/2021 8:36:53 PM, Copyright 2021, Morris & Ritchie Associates, Inc.

**LEGEND**

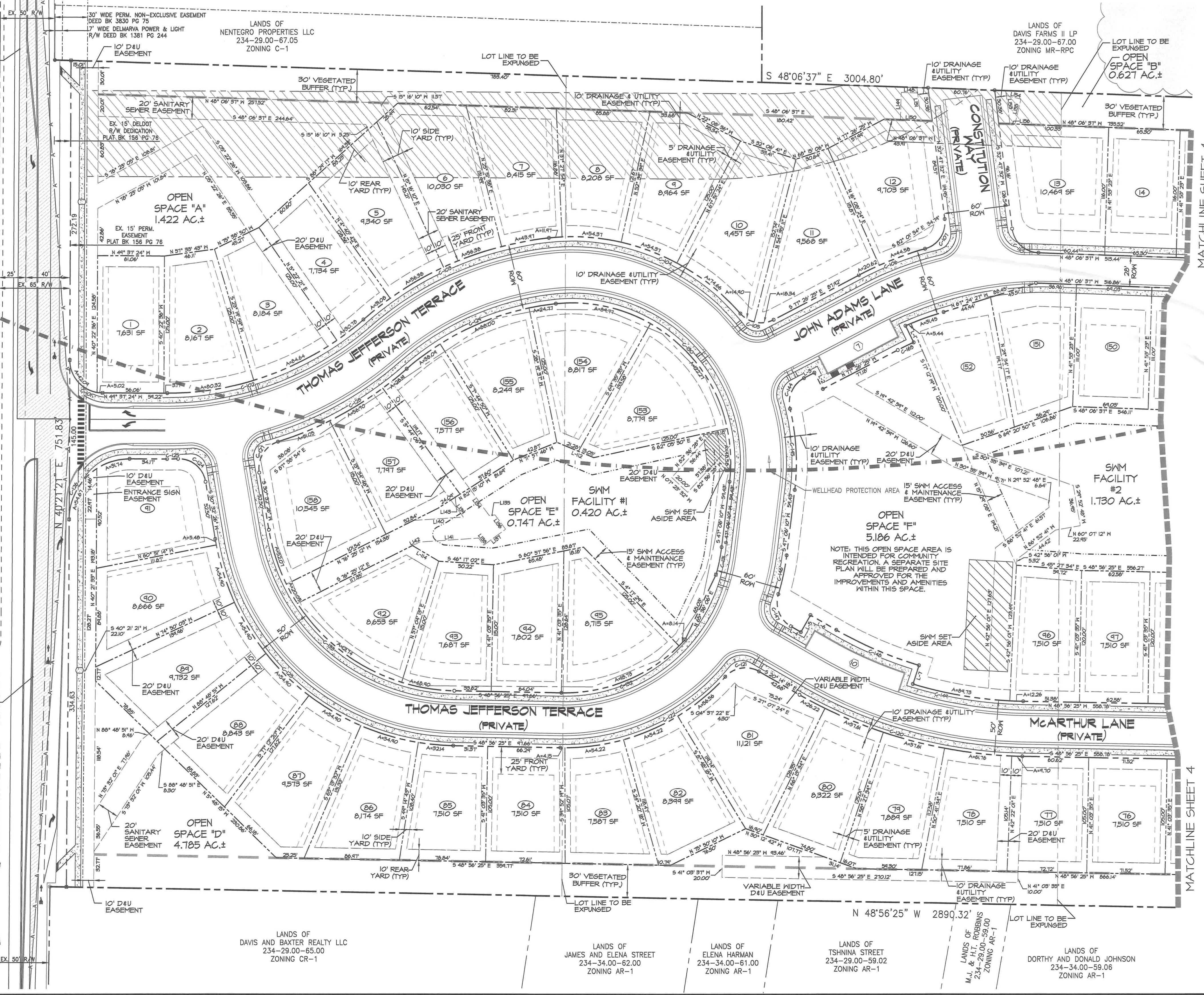
- EXISTING PROPERTY LINE
- LANDSCAPE BUFFER
- ADJACENT PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED STORMWATER MANAGEMENT AREA
- LINE OF SIGHT
- PROPOSED SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- WELLHEAD PROTECTION AREA
- UNDISTURBED FORESTED AREA
- PROPOSED CONCRETE SIDEWALK
- LOT LINE TO BE EXPUNGED \*
- EASEMENT PER PLAT BK 156 PG 76 TO BE EXPUNGED / RELEASED / ABANDONED \*

\* LOT LINES AND EASEMENT (SEE PB 156 PG 76) TO BE EXPUNGED PER THIS PLAT



**KEY MAP**  
SCALE: 1"=800'

**JOHN J WILLIAMS HIGHWAY - SR 24**  
MAJOR COLLECTOR (S024)

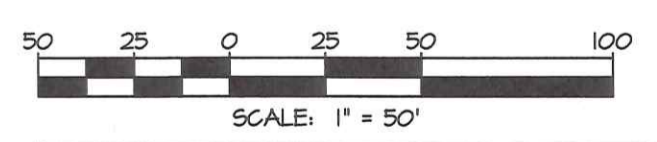


**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C-101	30.00'	47.11'	S 04° 38' 01" E	42.42'
C-102	210.00'	145.74'	S 10° 29' 30" E	141.48'
C-103	905.00'	187.81'	S 73° 31' 11" E	184.85'
C-104	205.00'	145.37'	S 28° 34' 34" E	146.06'
C-105	25.00'	33.23'	S 34° 21' 24" E	30.84'
C-106	930.00'	65.20'	N 71° 46' 44" M	65.09'
C-107	25.00'	35.38'	N 73° 20' 04" E	32.50'
C-110	25.00'	35.30'	N 07° 31' 33" M	32.44'
C-120	425.00'	212.90'	S 34° 35' 21" E	210.68'
C-121	25.00'	33.67'	S 58° 44' 07" E	31.18'
C-122	200.00'	164.15'	S 73° 10' 10" E	164.16'
C-123	225.00'	312.12'	S 04° 12' 00" E	287.64'
C-124	25.00'	35.74'	S 10° 24' 40" E	32.71'
C-125	930.00'	10.02'	S 50° 24' 33" E	10.02'
C-126	35.00'	34.67'	S 68° 50' 01" M	32.45'
C-127	25.00'	35.74'	S 71° 24' 32" M	32.71'
C-128	930.00'	135.95'	N 74° 21' 24" M	134.94'
C-129	245.00'	150.86'	N 73° 31' 11" M	148.44'
C-130	145.00'	260.62'	S 04° 23' 18" E	226.93'
C-131	145.00'	25.57'	S 52° 04' 15" M	25.53'
C-132	150.00'	126.86'	S 73° 10' 10" E	123.12'
C-133	175.00'	242.76'	S 04° 12' 00" E	223.76'
C-144	25.00'	33.74'	S 64° 28' 38" M	30.84'
C-145	205.00'	74.09'	S 36° 44' 56" M	73.64'
C-146	205.00'	36.15'	S 52° 04' 15" M	36.10'
C-147	25.00'	33.74'	S 18° 24' 01" M	31.28'
C-148	357.25'	82.31'	S 26° 50' 14" E	82.12'
C-149	375.00'	101.94'	N 41° 08' 55" M	101.68'
C-155	253.25'	16.10'	N 75° 37' 04" M	16.10'

**LINE TABLE**

LINE	BEARING	DISTANCE
L-1	S 13° 46' 04" M	16.76'
L-2	N 12° 33' 35" E	16.75'
L-3	N 77° 26' 25" M	10.75'
L-4	S 20° 14' 18" E	10.51'
L-5	N 64° 45' 42" E	17.75'
L-6	S 20° 14' 18" E	27.04'
L-7	S 58° 17' 08" M	17.76'
L-112	N 27° 35' 12" M	36.34'
L-114	S 14° 52' 44" E	27.18'
L134	N 03° 44' 06" E	30.51'
L135	N 55° 42' 04" M	5.41'
L136	N 03° 44' 06" E	16.21'
L137	S 06° 15' 54" E	24.65'
L138	S 03° 44' 06" M	8.00'
L139	S 03° 44' 06" M	14.15'
L140	N 53° 42' 46" M	45.18'
L141	S 53° 42' 46" E	53.85'
L142	S 76° 10' 41" E	7.50'
L143	S 82° 15' 10" E	20.05'
L149	N 48° 06' 37" M	15.02'
L144	S 41° 53' 23" M	25.00'
L150	S 48° 06' 37" E	14.01'
L151	N 52° 41' 20" E	25.32'
L153	N 32° 47' 32" E	25.84'
L154	S 36° 34' 51" E	13.61'
L155	S 53° 20' 04" M	23.28'
L156	N 48° 06' 37" M	4.64'



**PLAT**

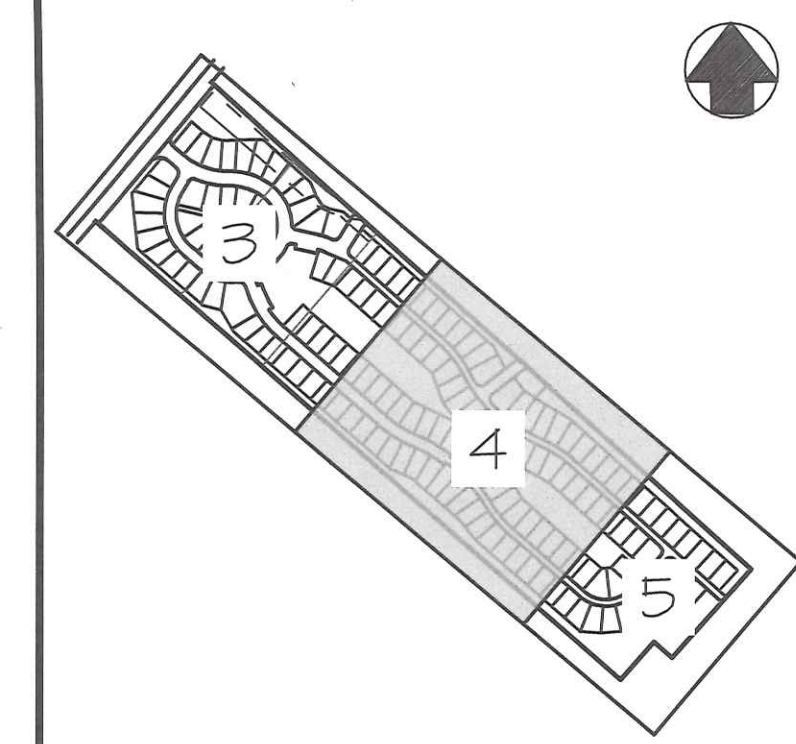
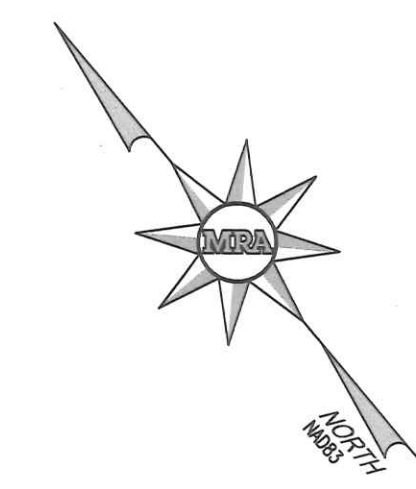
**MORRIS & RITCHIE ASSOCIATES, INC.**  
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NEW CASTLE, DELAWARE 19720  
(302) 326-2200  
WWW.MRAGTA.COM

**FINAL SITE PLAN FOR PATRIOTS GLEN PHASE 1**

ENGINEER'S SEAL: INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

DATE	REVISIONS	JOB NO.:
6/30/21	PER DELDOT COMMENTS	20296
8/7/21	PER SCED & DELDOT COMMENTS	SCALE: 1"= 50'
11/11/21	PER DELDOT COMMENTS	DATE: 4/19/2021
11/24/21	PER TIDEWATER COMMENTS	DRAWN BY: RDG/JPH
		DESIGN BY: RDG/JPH
		REVIEW BY: CJF/PLT
		SHEET: 3 OF 5

LANDS OF  
DAVIS FARMS II LP  
234-29.00-67.00  
ZONING MR-RPC

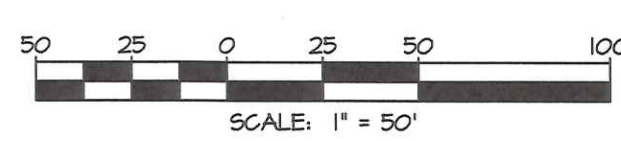


**LINE TABLE**

LINE	BEARING	DISTANCE
L-8	S 38° 21' 30" E	41.50'
L120	N 40° 26' 11" E	20.00'
L121	S 44° 33' 44" E	130.76'
L122	N 44° 33' 44" N	111.76'
L123	S 38° 21' 30" E	13.54'
L124	N 64° 23' 32" W	9.04'
L125	S 04° 51' 33" W	13.57'
L126	S 57° 04' 56" W	1.58'
L127	S 38° 21' 30" E	10.03'
L128	S 25° 16' 17" E	10.04'
L129	N 57° 04' 56" E	10.71'
L130	N 04° 51' 33" E	10.50'
L132	S 04° 51' 33" W	10.15'
L133	S 26° 24' 21" W	3.77'
L134	S 64° 21' 57" E	20.00'
L135	N 26° 24' 21" E	6.36'
L136	N 04° 51' 33" E	1.25'
L137	N 44° 33' 44" N	23.23'
L137	N 78° 51' 40" W	18.62'
L158	S 11° 08' 20" W	21.60'
L159	N 51° 54' 41" E	28.52'

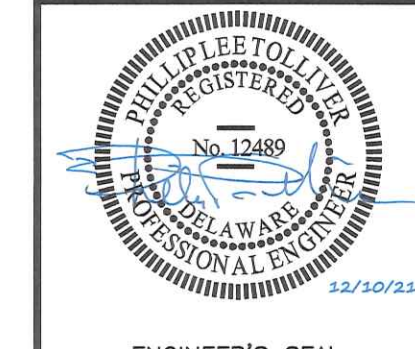
**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C-109	514.00'	178.45'	S 38° 04' 52" E	177.56'
C-110	24.98'	41.93'	S 80° 44' 30" E	36.77'
C-111	25.00'	41.32'	N 04° 33' 52" E	36.77'
C-112	636.00'	263.07'	N 54° 37' 56" N	261.20'
C-113	514.00'	164.81'	N 57° 17' 46" N	164.11'
C-116	514.00'	158.31'	S 40° 07' 01" E	157.68'
C-117	636.00'	244.06'	S 42° 17' 13" E	242.56'
C-118	625.00'	153.92'	S 60° 20' 08" E	153.53'
C-119	525.00'	164.06'	S 58° 04' 56" E	160.33'
C-136	486.00'	168.73'	N 38° 04' 52" W	167.88'
C-137	664.00'	443.44'	N 41° 21' 01" W	435.24'
C-139	486.00'	155.83'	N 57° 17' 46" N	155.17'
C-142	486.00'	144.68'	N 40° 07' 01" W	144.04'
C-153	475.00'	152.96'	N 58° 04' 56" W	152.30'
C-154	675.00'	167.78'	N 60° 16' 12" W	167.33'
C-156	664.00'	56.77'	N 34° 37' 44" W	56.75'
C-196	646.77'	57.46'	S 30° 48' 24" E	57.44'



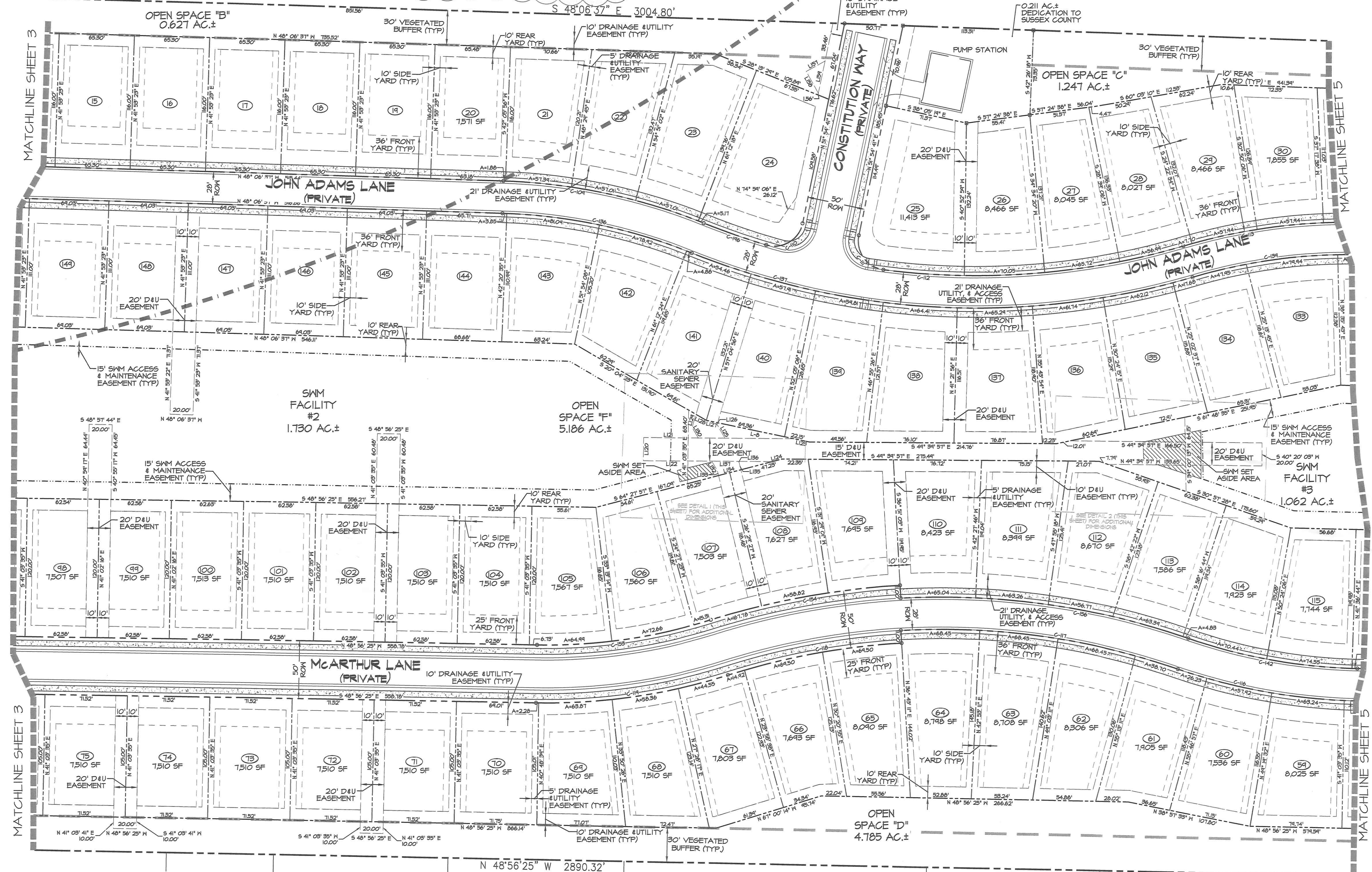
**PLAT**

**MORRIS & RITCHIE ASSOCIATES, INC.**  
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18 BOULDER CIRCLE, SUITE 36  
NEW CASTLE, DELAWARE 19720  
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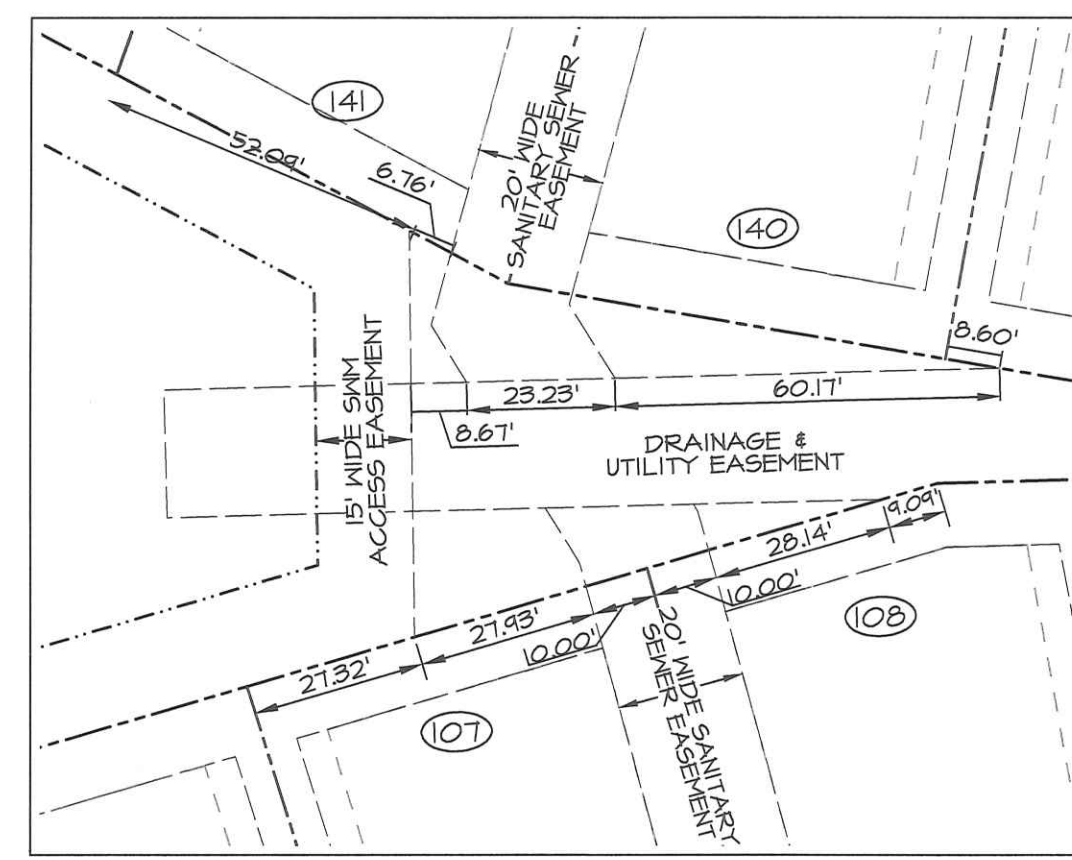


**FINAL SITE PLAN**  
FOR  
**PATRIOTS GLEN**  
PHASE 1

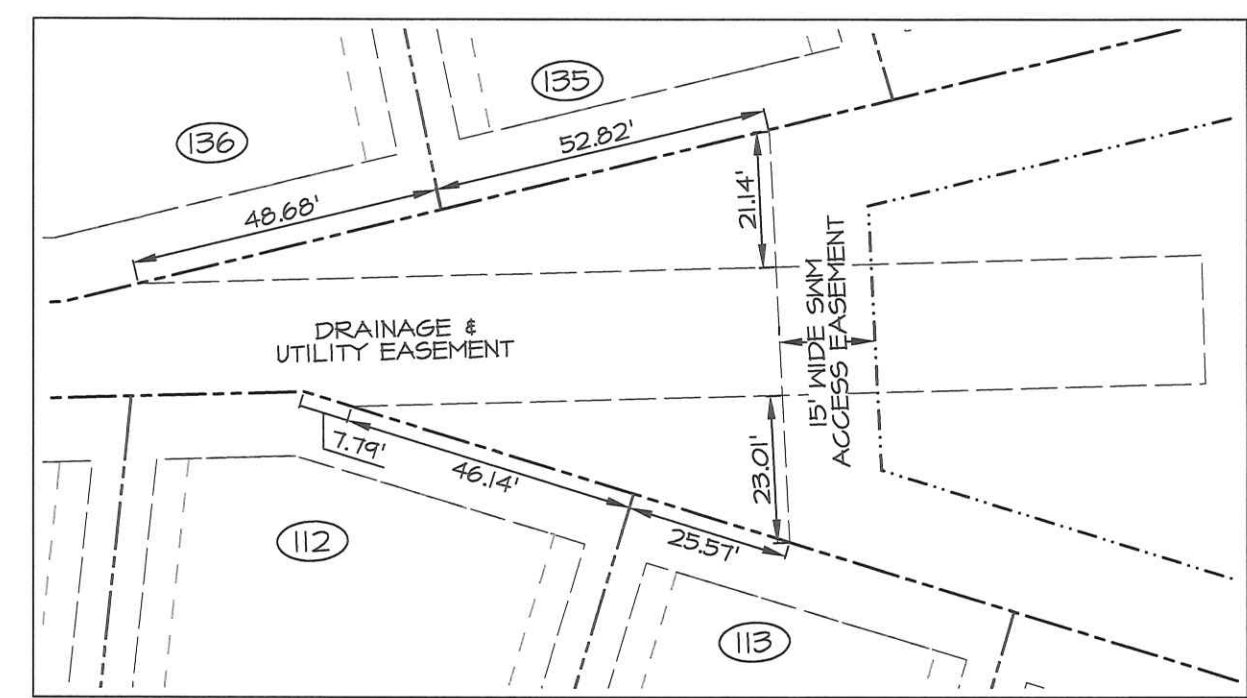
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		20296
		SCALE: 1" = 50'
		DATE: 9/7/2021
		DRAWN BY: RDG/JPH
		DESIGN BY: RDG/JPH
		REVIEW BY: CJF/PLT
		SHEET: 4 OF 5



LANDS OF DORTHY AND DONALD JOHNSON TRUSTEE 234-34.00-59.06 ZONING AR-1  
 LANDS OF TERESA B. MORRIS-DEMBY, TRUSTEE 234-29.00-58.00 ZONING AR-1  
 LANDS OF VANDER AND MARY MORRIS 234-29.00-57.00 ZONING GR  
 LANDS OF MARY WALKER 234-29.00-57.01 ZONING GR  
 LANDS OF DAVID AND KATHY RITTER 234-29.00-57.00 ZONING GR  
 LANDS OF PEOTA LONEWOLF ET. AL 234-29.00-56.03 ZONING GR  
 LANDS OF MARK P. REINITZ & CHRISTINE STOUDT-REINITZ 234-29.00-55.00 ZONING GR



**DETAIL 1**  
SCALE: 1"=30'



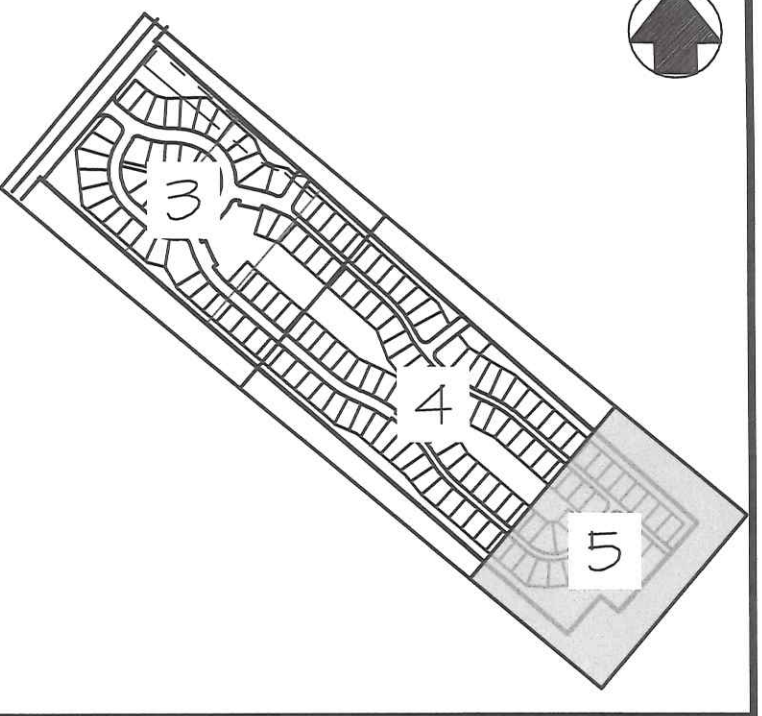
**DETAIL 2**  
SCALE: 1"=30'

- LEGEND**
- EXISTING PROPERTY LINE
  - - - LANDSCAPE BUFFER
  - - - ADJACENT PROPERTY LINE
  - - - PROPOSED LOT LINE
  - - - PROPOSED RIGHT OF WAY LINE
  - - - PROPOSED STORMWATER MANAGEMENT AREA
  - - - LINE OF SIGHT
  - - - PROPOSED SETBACK LINE
  - - - EXISTING EASEMENT LINE
  - - - PROPOSED EASEMENT LINE
  - - - WELLHEAD PROTECTION AREA
  - - - UNDISTURBED FORESTED AREA
  - - - PROPOSED CONCRETE SIDEWALK
  - - - LOT LINE TO BE EXPANDED \*
  - - - EASEMENT PER PLAT BK 156 PG 76 TO BE EXPANDED / RELEASED / ABANDONED \*
- \* LOT LINES AND EASEMENT (SEE PB 156 PG 76) TO BE EXPANDED PER THIS PLAT

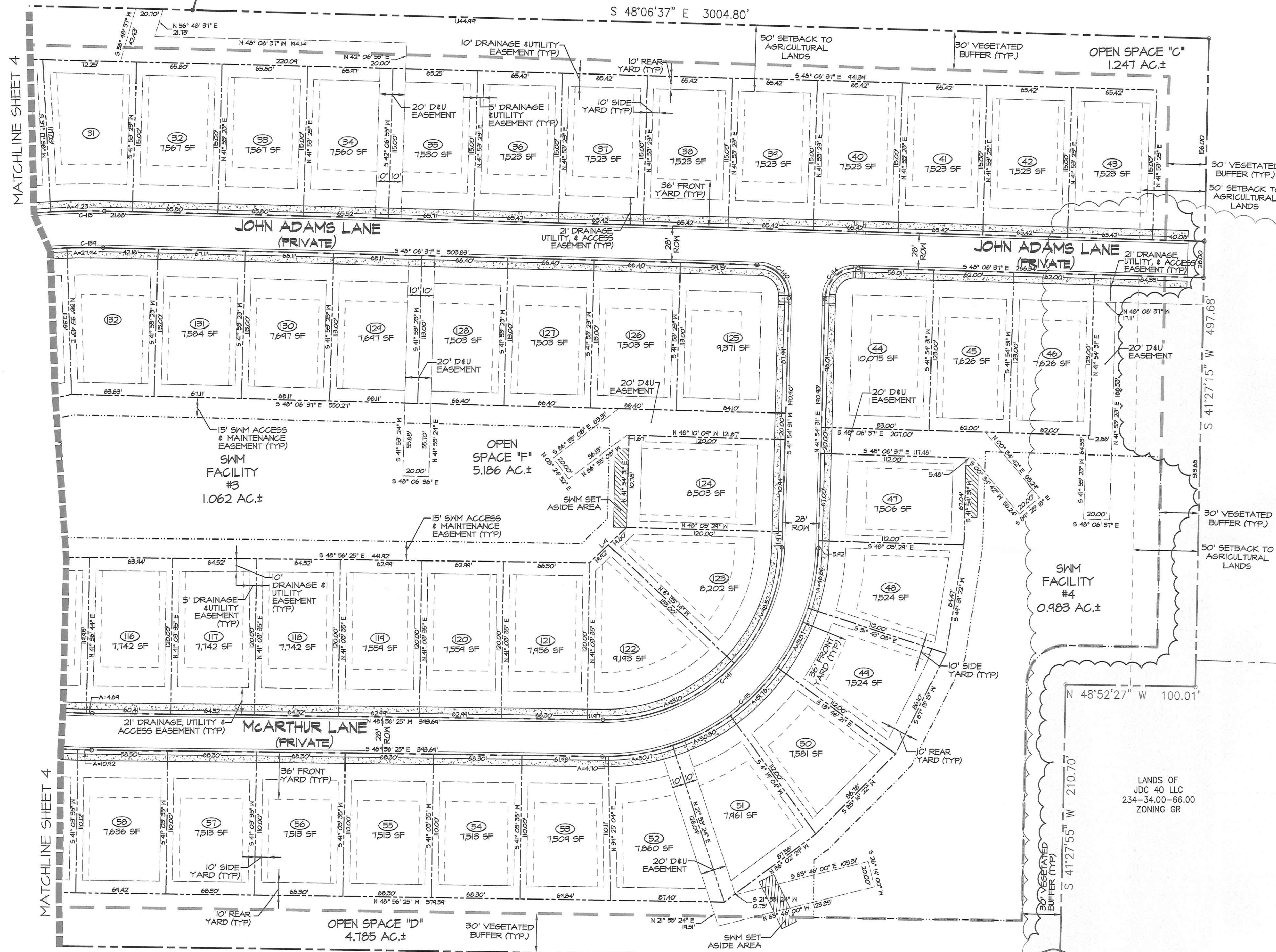
6/2/2025 10:28:26 AM - Patriots Glen - PLAT - jph.dwg, 12/18/2021 3:31:22 PM, Copyright 2021 Morris & Ritchie Associates, Inc.

LANDS OF  
DAVIS FARMS II LP  
234-29.00-67.00  
ZONING MR-RPC

LANDS OF  
ELDRIDGE JOHNSON  
234-29.00-220.00 \*\*  
ZONING GR

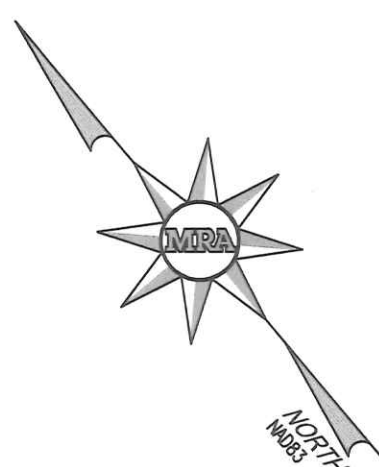


**KEY MAP**  
SCALE: 1"=800'



MATCHLINE SHEET 4

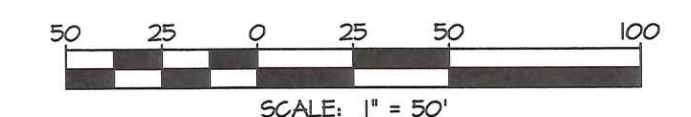
MATCHLINE SHEET 4



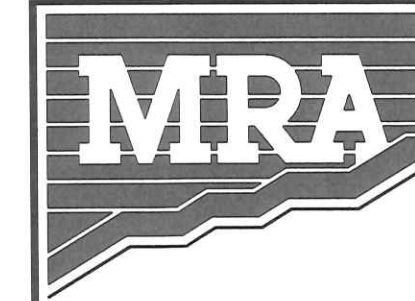
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C-13	514.00'	164.81'	N 51° 17' 46" W	164.11'
C-14	25.00'	34.26'	N 86° 53' 51" E	35.35'
C-15	164.00'	250.48'	N 85° 34' 41" E	226.84'
C-16	514.00'	158.91'	S 40° 07' 01" E	157.68'
C-134	486.00'	155.83'	N 51° 17' 46" W	155.17'
C-140	25.00'	34.26'	S 03° 06' 03" E	35.36'
C-141	136.00'	211.61'	S 86° 24' 03" W	140.90'
C-142	486.00'	144.68'	N 40° 07' 01" W	144.09'

LEGEND	
	EXISTING PROPERTY LINE
	LANDSCAPE BUFFER
	ADJACENT PROPERTY LINE
	PROPOSED LOT LINE
	PROPOSED RIGHT OF WAY LINE
	PROPOSED STORMWATER MANAGEMENT AREA
	LINE OF SIGHT
	PROPOSED SETBACK LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	WELLHEAD PROTECTION AREA
	UNDISTURBED FORESTED AREA
	PROPOSED CONCRETE SIDEWALK
	LOT LINE TO BE EXPUNGED *
	EASEMENT PER PLAT BK 156 PG 76 TO BE EXPUNGED / RELEASED / ABANDONED *
* LOT LINES AND EASEMENT (SEE PB 156 PG 76) TO BE EXPUNGED PER THIS PLAT	

\*\* NOTE:  
TAX PARCEL 234-29.00-220.00 IS CURRENTLY  
ACTIVELY FARMED. SEE SHEET 2, GENERAL NOTE #6.



**PLAT**



**MORRIS & RITCHIE ASSOCIATES, INC.**  
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(302) 326-2200

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**FINAL SITE PLAN**  
FOR  
**PATRIOTS GLEN**  
PHASE 1

DATE	REVISIONS	JOB NO.:
		20296
		SCALE: 1"= 50'
		DATE: 9/7/2021
		DRAWN BY: RDG/JPH
		DESIGN BY: RDG/JPH
		REVIEW BY: CJF/PLT
		SHEET: 5 OF 5

LANDS OF  
MARK P. REIMNITZ &  
CHRISTINE STOUT-REIMNITZ  
234-29.00-55.00  
ZONING GR

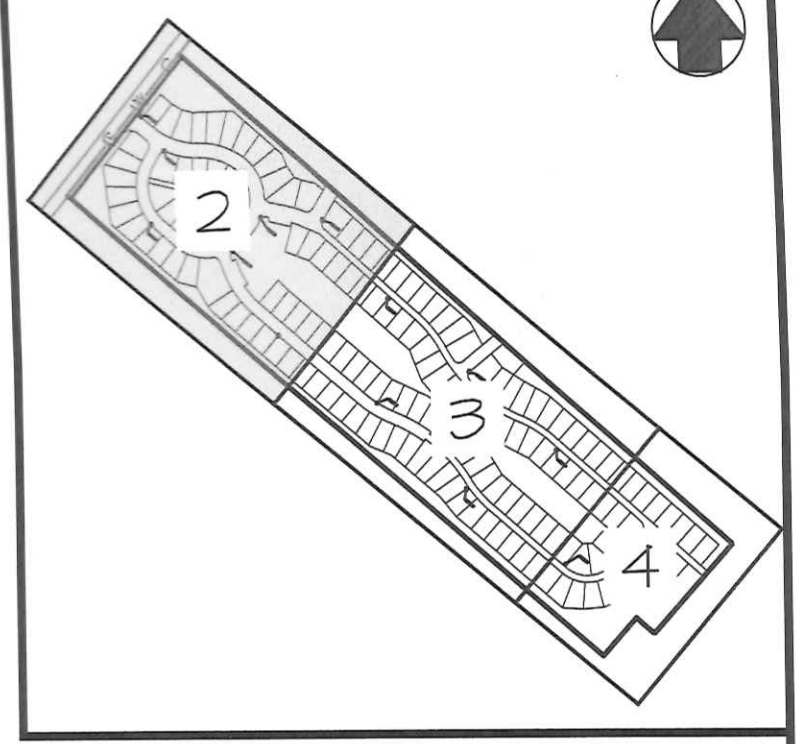
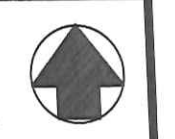
LANDS OF  
JDC 40 LLC  
234-29.00-65.00  
ZONING GR

LANDS OF  
JDC 40 LLC  
234-34.00-66.00  
ZONING GR

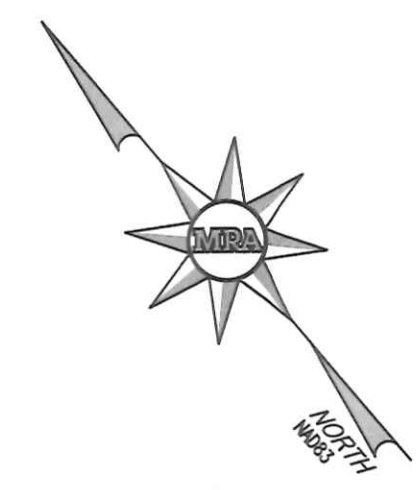
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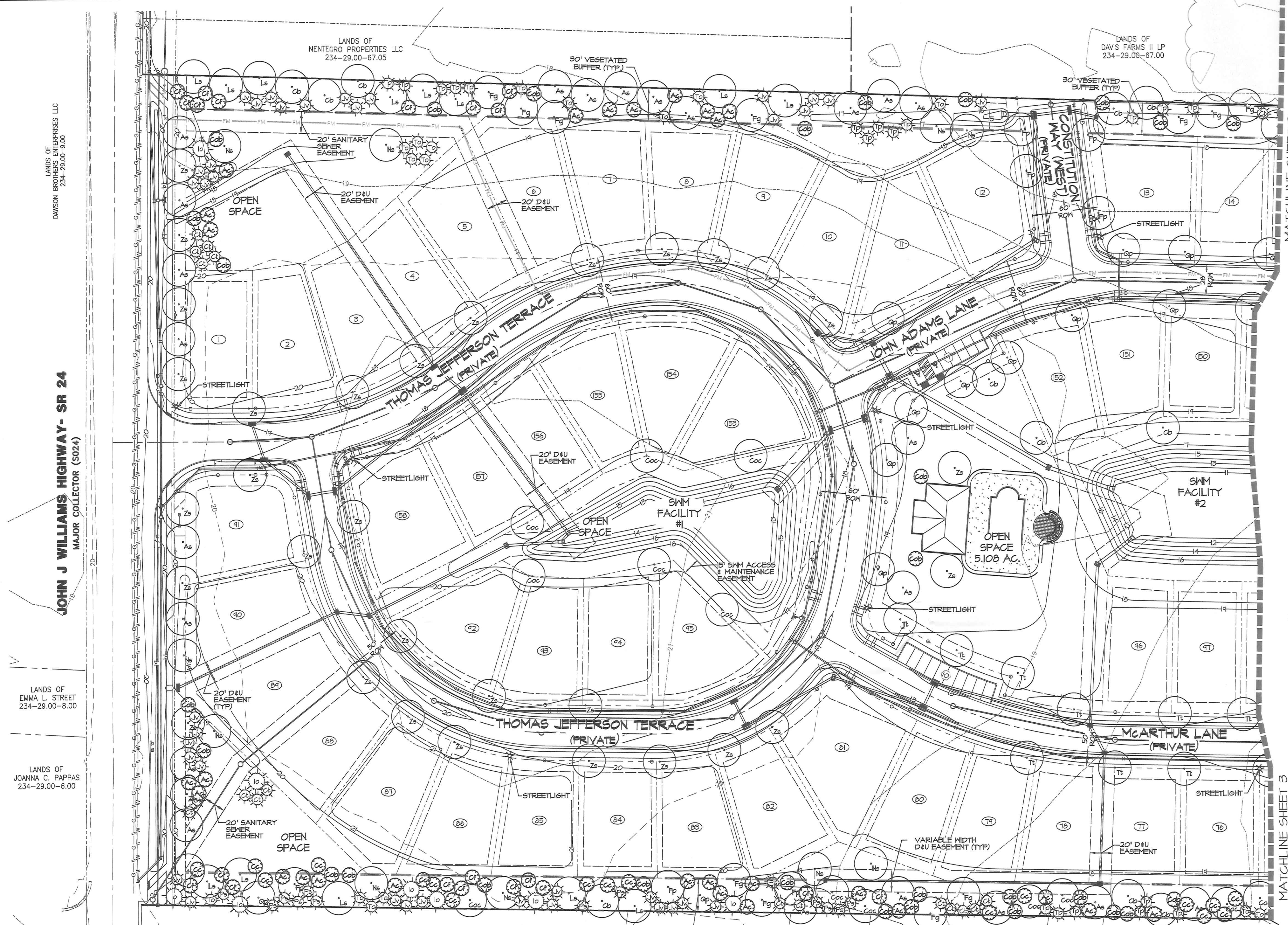
KEY MAP  
SCALE: 1"=800'



**LEGEND**

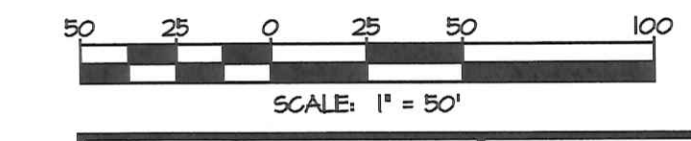
- EXISTING TREE LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING ROAD CENTER LINE
- EXISTING RIGHT OF WAY
- TRACT BOUNDARY LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED TREE LINE
- PROPOSED CURB & GUTTER
- PROPOSED EASEMENT
- PROPOSED CANOPY TREE
- PROPOSED EVERGREEN
- PROPOSED FLOWERING TREE
- PROPOSED STREETLIGHT

NOTE: A SITE PLAN FOR THE CLUBHOUSE AND POOL IS TO BE SUBMITTED AS A SEPARATE APPLICATION. UNDER THIS APPLICATION, THE EXACT LOCATION AND SPECIES OF PLANT MATERIAL MAY BE MODIFIED, HOWEVER, THE UNIT TYPE (SHADE TREE, SHRUB, ETC) AND QUANTITIES PROPOSED UNDER THE FUTURE APPLICATION SHALL REMAIN THE SAME AS THOSE PROPOSED BY THIS PLAN.

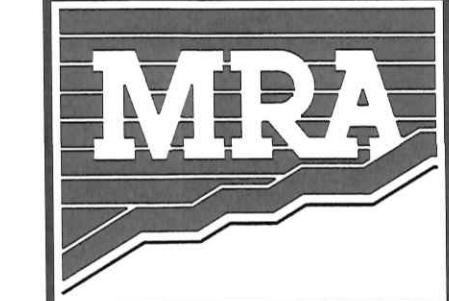


MATCHLINE SHEET 3

MATCHLINE SHEET 3

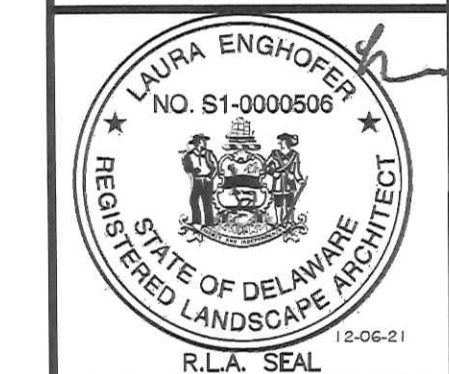


LAND



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NEW CASTLE, DELAWARE 19720  
(302) 326-2200

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LANDSCAPE PLAN  
FOR  
**PATRIOTS GLEN**  
PHASE 1

R.L.A. SEAL INDIAN RIVER HUNDRED SUSSEX COUNTY, DELAWARE

DATE	REVISIONS	JOB NO.:
9/7/21	SHIFT TREE POSITIONS AS NEEDED	20296
		SCALE: 1"= 50'
		DATE: 4/19/2021
		DRAWN BY: RDG/JPH
		DESIGN BY: RDG/JPH
		REVIEW BY: CJF/PLT
		SHEET: 2 OF 4

JOHN J WILLIAMS HIGHWAY - SR 24  
MAJOR COLLECTOR (S024)

LANDS OF EMMA L. STREET 234-29.00-8.00  
LANDS OF JOANNA C. PAPPAS 234-29.00-6.00

LANDS OF DAVIS AND BAXTER REALTY LLC 234-29.00-65.00

LANDS OF JAMES AND ELENA STREET 234-34.00-62.00

LANDS OF ELENA HARMAN 234-34.00-61.00

LANDS OF TSHINNA STREET 234-29.00-59.02

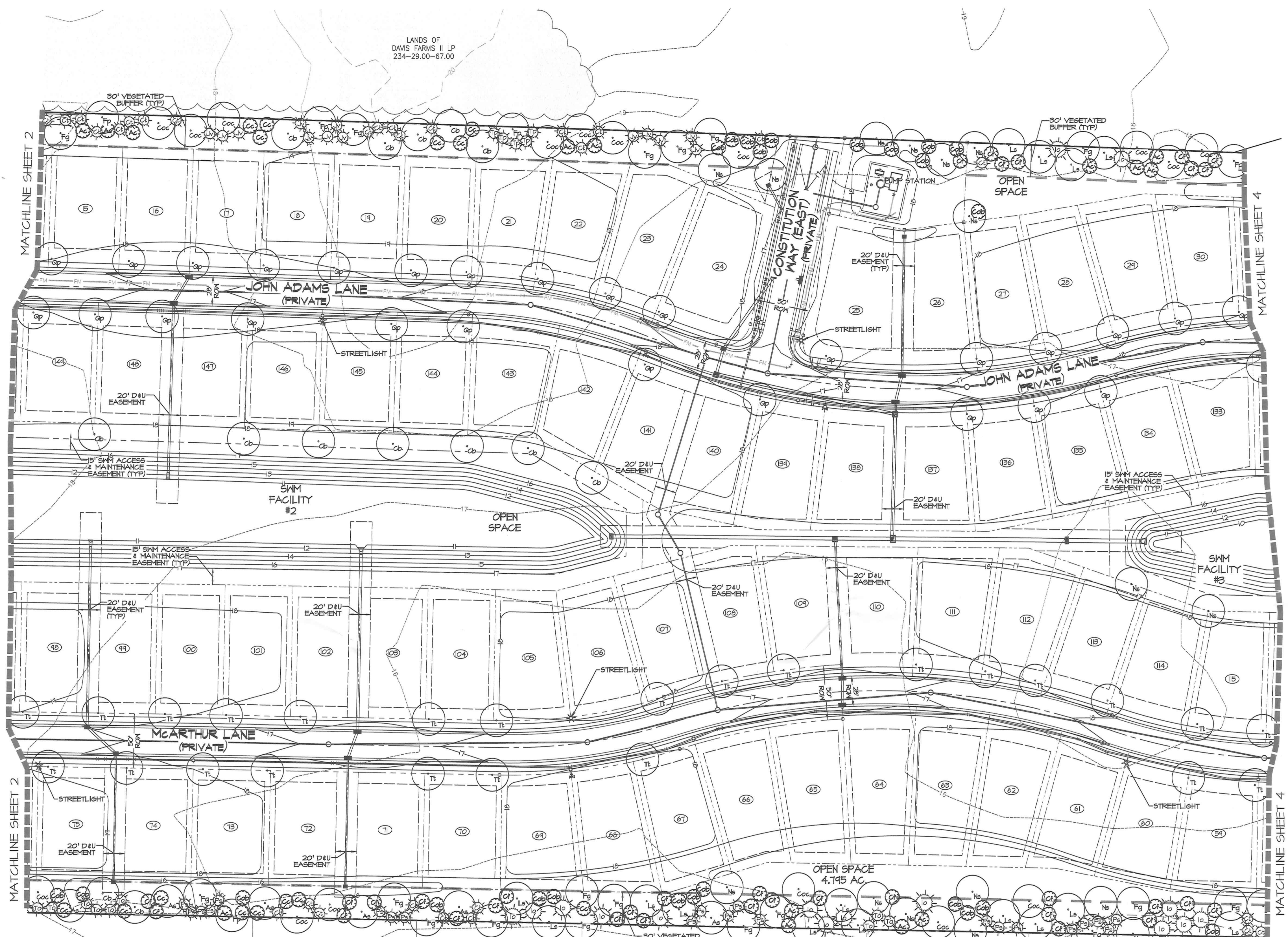
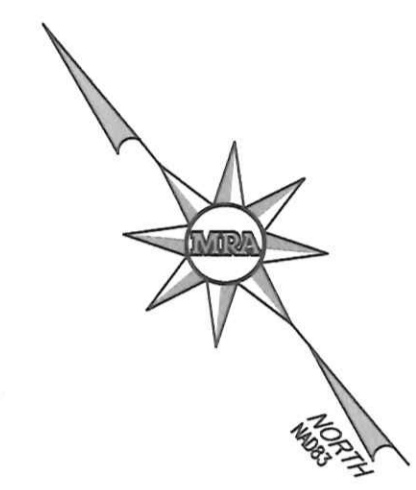
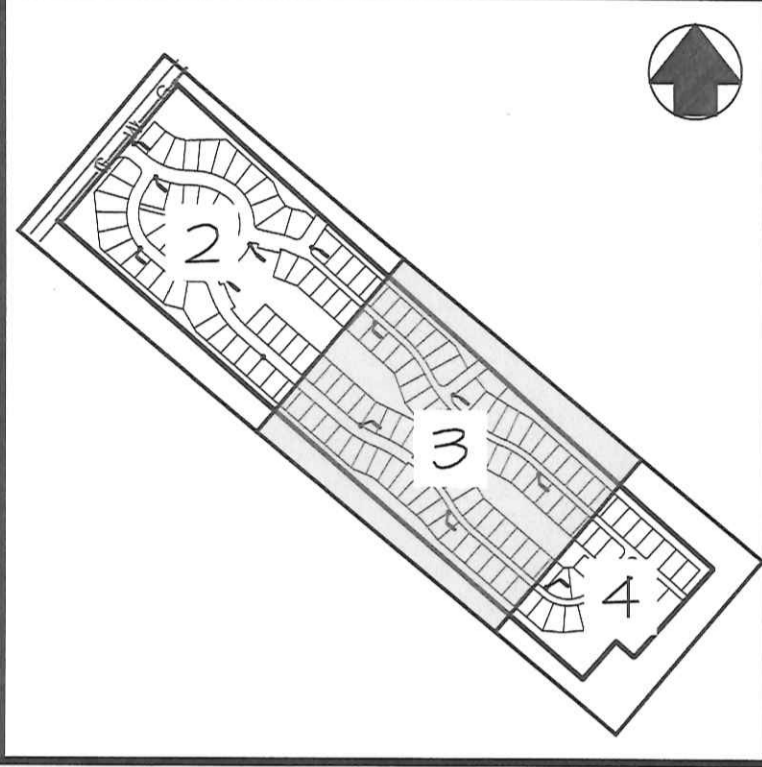
LANDS OF M.J. & H.T. ROBBINS 234-29.00-59.00

LANDS OF DORTHY AND DONALD JOHNSON 234-34.00-59.06

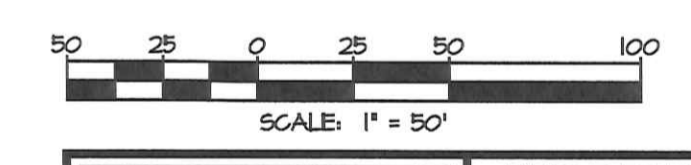
LANDS OF DANSON ENTERPRISES LLC 234-29.00-9.00

LANDS OF NENTERO PROPERTIES LLC 234-29.00-67.05

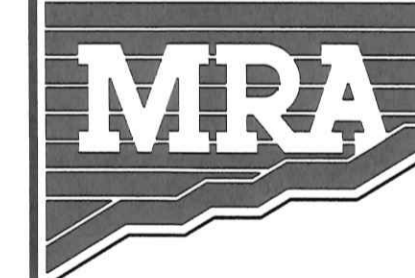
LANDS OF DAVIS FARMS II LP 234-29.06-67.00



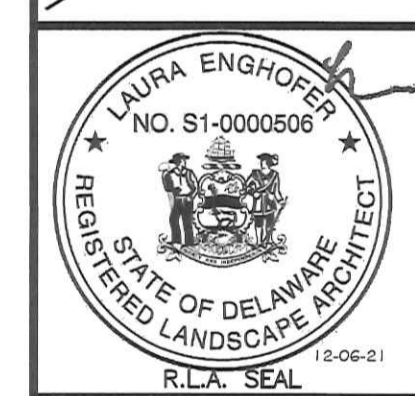
- LEGEND**
- EXISTING TREE LINE
  - EXISTING EDGE OF PAVEMENT
  - EXISTING ROAD CENTER LINE
  - EXISTING RIGHT OF WAY
  - TRACT BOUNDARY LINE
  - PROPOSED ROAD CENTER LINE
  - PROPOSED TREE LINE
  - PROPOSED CURB & GUTTER
  - PROPOSED EASEMENT
  - PROPOSED CANOPY TREE
  - PROPOSED EVERGREEN
  - PROPOSED FLOWERING TREE
  - PROPOSED STREETLIGHT



**LAND**



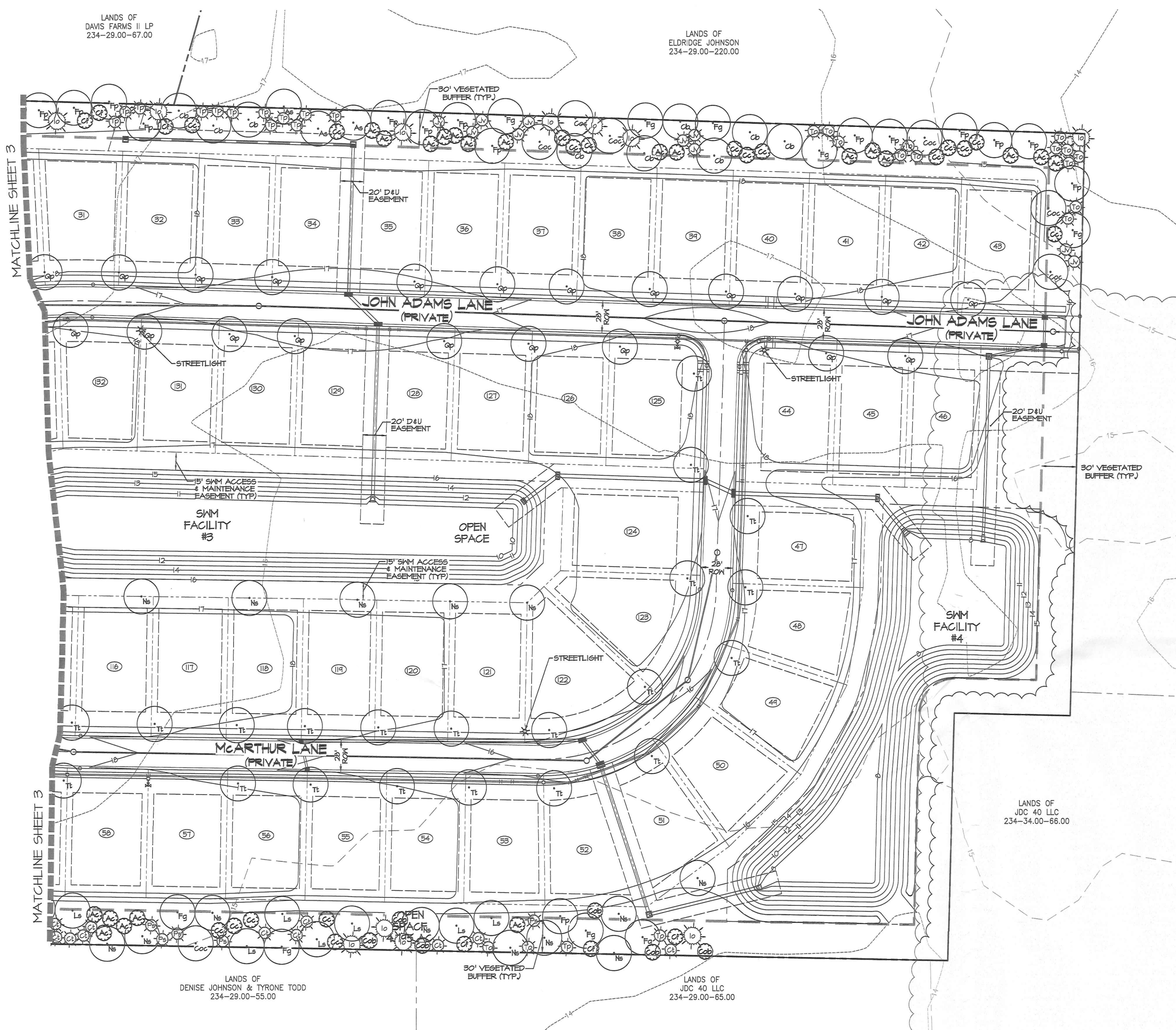
**MORRIS & RITCHIE ASSOCIATES, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
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 NEW CASTLE, DELAWARE 19720  
 (302) 326-2200  
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**LANDSCAPE PLAN**  
 FOR  
**PATRIOTS GLEN**  
 PHASE 1  
 INDIAN RIVER HUNDRED SUSSEX COUNTY, DELAWARE

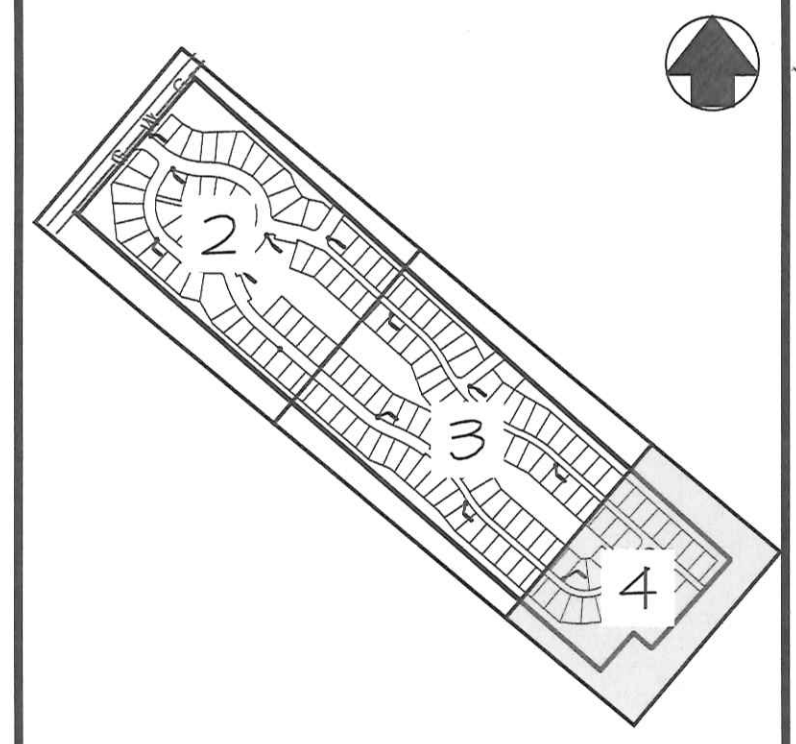
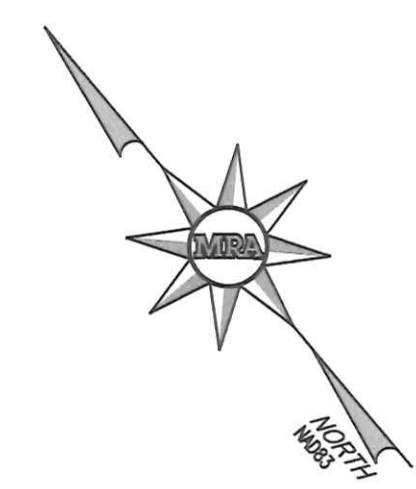
DATE	REVISIONS	JOB NO.:
9/7/21	SHIFT TREE POSITIONS AS NEEDED	20296
		SCALE: 1" = 50'
		DATE: 4/19/2021
		DRAWN BY: RDG/JPH
		DESIGN BY: RDG/JPH
		REVIEW BY: CJF/PLT
		SHEET: 3 OF 4

G:\20296 - Patriots Glen\LIB\DOT\Phase 1\LANDSCAPE\20296\_LAND\_PLAN-rpl.dwg, 12/6/2021 11:17:57 PM, Copyright 2021 Morris & Ritchie Associates, Inc.

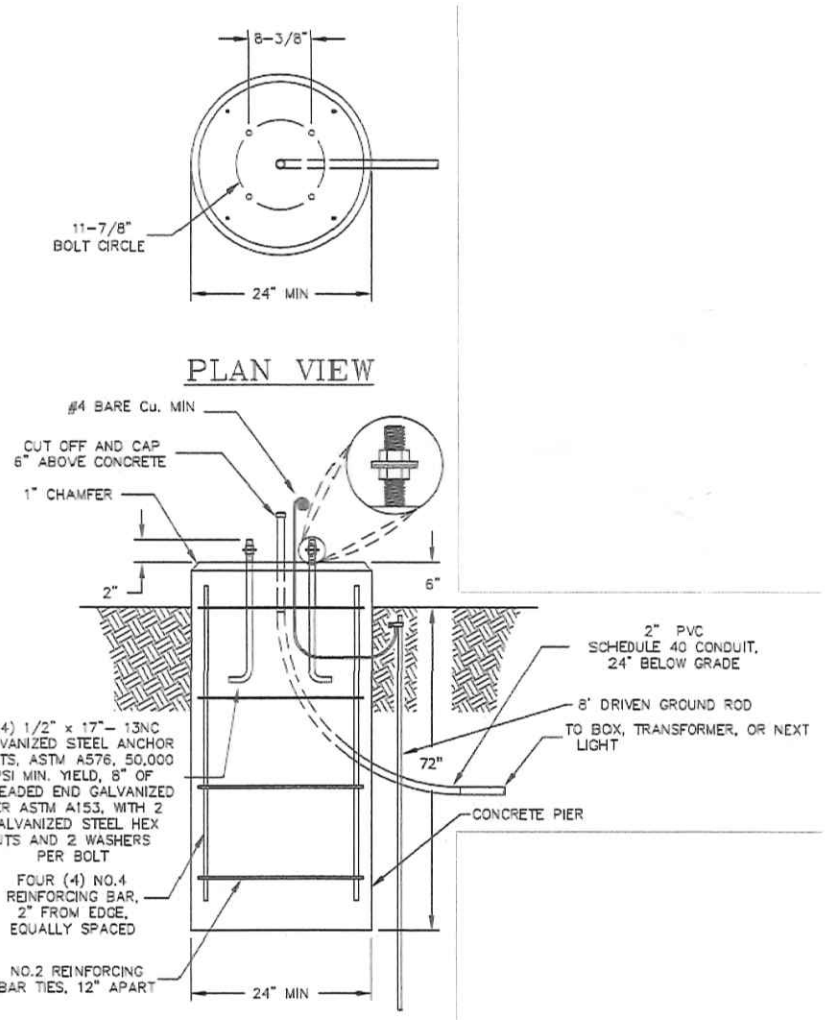


**LEGEND**

- EXISTING TREE LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING ROAD CENTER LINE
- EXISTING RIGHT OF WAY
- TRACT BOUNDARY LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED TREE LINE
- PROPOSED CURB & GUTTER
- PROPOSED EASEMENT
- PROPOSED CANOPY TREE
- PROPOSED EVERGREEN
- PROPOSED FLOWERING TREE
- PROPOSED STREETLIGHT



**KEY MAP**  
SCALE: 1"=800'

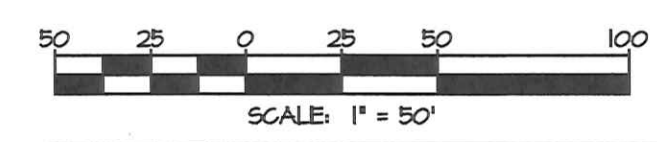


**LIGHT POLE FOOTING DETAIL**  
NOT TO SCALE



Aspen (or Clearwater)  
An appealing design that merges a pleasing, unique appearance with optimal efficiency. It provides soft, controlled, and unobtrusive illumination that enhances visibility and safety in a wide range of environments.  
Applications: Resort areas, neighborhoods, walkways, plazas  
Traffic Service Classification: Decorative Post Top

**14 TOTAL STREETLIGHTS**  
**LIGHT STANDARD DETAIL**  
NOT TO SCALE



**LAND**

**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
18 BOULDEN CIRCLE, SUITE 36  
NEW CASTLE, DELAWARE 19720  
(302) 326-2200  
WWW.MRAGTA.COM



**LANDSCAPE PLAN**  
FOR  
**PATRIOTS GLEN**  
PHASE 1

DATE	REVISIONS	JOB NO.:
9/7/21	SHIFT TREE POSITIONS AS NEEDED	20296
		SCALE: 1"= 50'
		DATE: 4/19/2021
		DRAWN BY: RDG
		DESIGN BY: RDG/JPH
		REVIEW BY: CJF/PLT
		SHEET: 4 OF 4

G:\202096 - Patriots Glen\LD\Phase 1\LANDSCAPE\202096\_LAND\_PLAN-p1.dwg, 12/07/2021 11:53:02 PM, Copyright 2021 Morris & Ritchie Associates, Inc.

**Brasure's**<sup>®</sup>  
PEST CONTROL, INC.  
Established 1971

December 7, 2021

Planning & Zoning Commission  
Sussex County Delaware  
Mr. Elliott Young  
Planner I

By email to: [elliott.young@sussexcountyde.gov](mailto:elliott.young@sussexcountyde.gov)

RE: Staff Review of the Preliminary Site Plan for CU 2271 for the amendment to CU 1920 (Ordinance No. 2240). The parcel is located on the north side of Lighthouse Road (Rt. 54) and is zoned Agricultural Residential (AR-1) Zoning District. Response to Preliminary Site Plan (No. 1).

To whom it may concern:

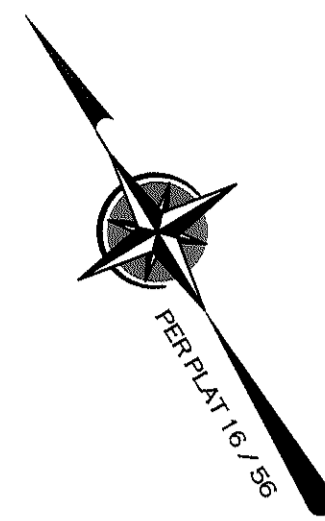
Regarding the existing parking that is located within the front setback, please forgo the standard that is requiring it to be removed/altered. The existing sixteen (16) parking spaces are intended to be used for office staff and customers to park. Building requirements state that twenty-five (25) spaces are necessary, and we wish to use the existing five (5) that are located within the setback towards that total amount.

Please feel free to contact our office with any questions or concerns during business hours: 8:00 AM – 4:00 PM, Monday through Friday at 302-436-8140.

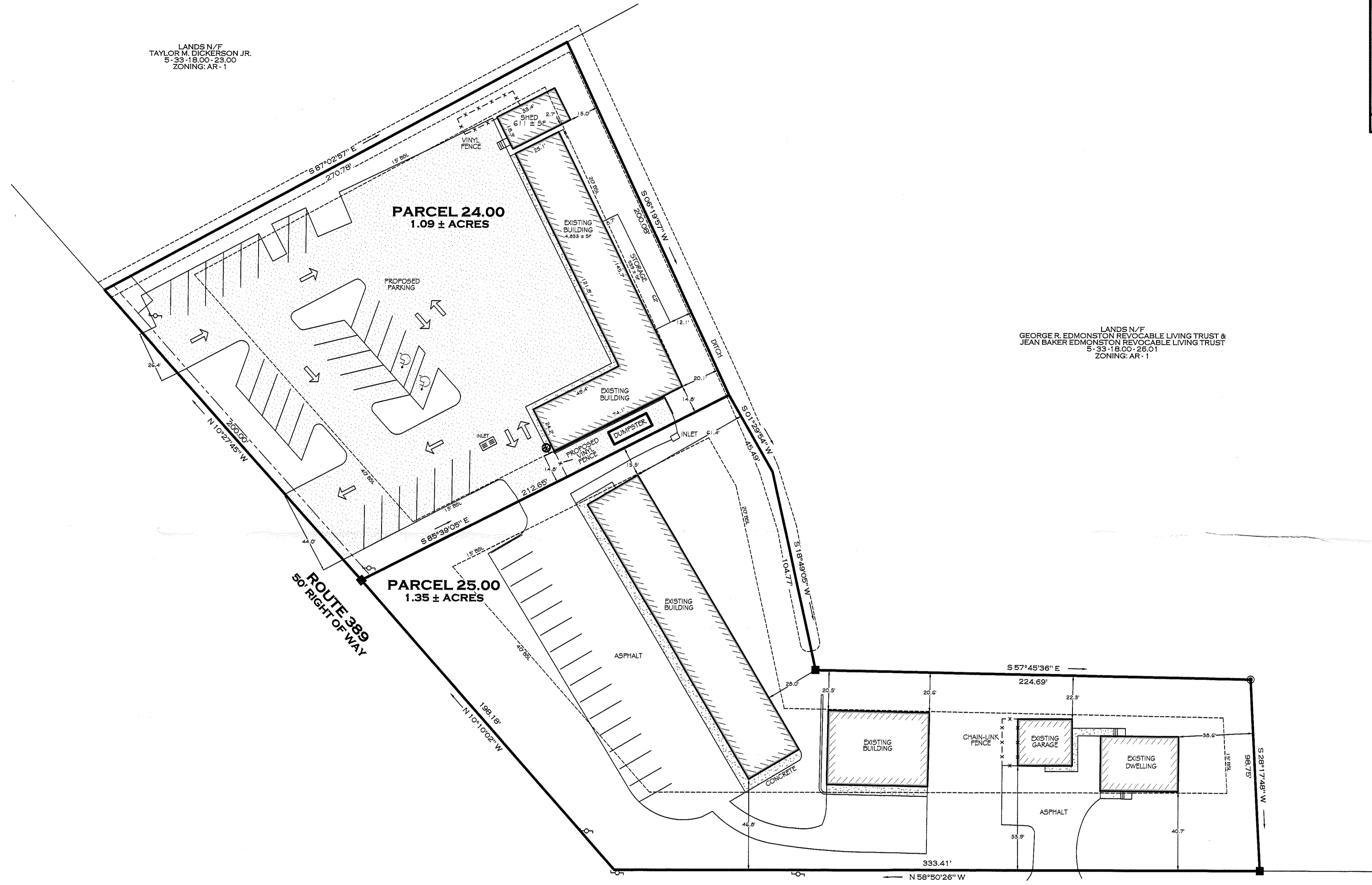
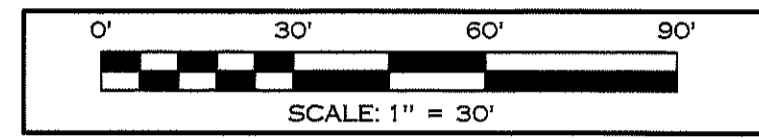
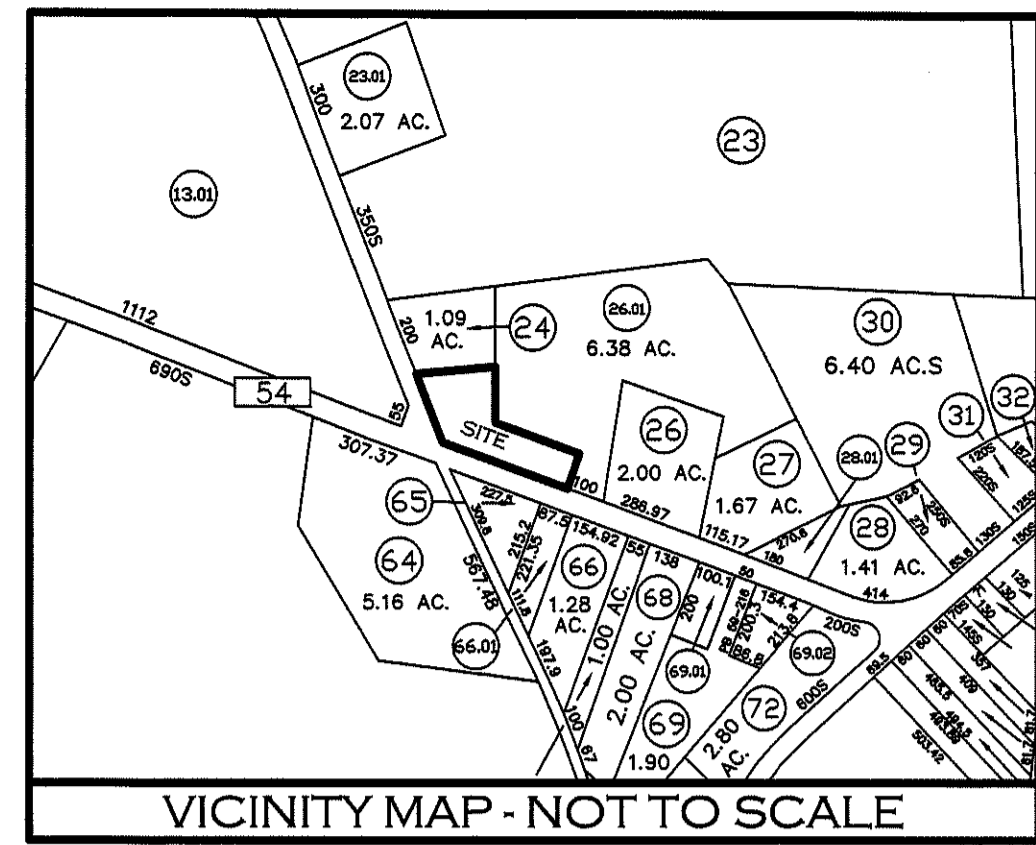
Sincerely,



Christopher Brasure  
Vice President  
Brasure's Pest Control, Inc.  
PO Box 1100  
Selbyville, DE 19975  
800-908-1000  
302-436-8140



LANDS N/F  
TAYLOR M. DICKERSON JR.  
S-33-18.00-23.00  
ZONING: AR-1



LANDS N/F  
GEORGE R. EDMONSTON REVOCABLE LIVING TRUST &  
JEAN BAKER EDMONSTON REVOCABLE LIVING TRUST  
S-33-18.00-26.01  
ZONING: AR-1

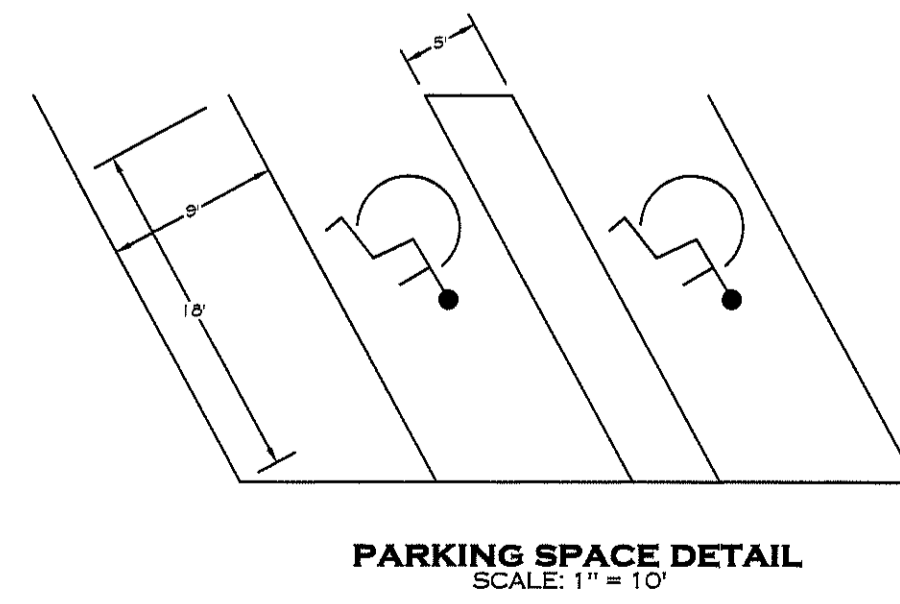
SITE DATA	
1.	THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED BY CARROLL W. & DIANE B. BRASURE
2.	DEED BOOK REF: 2275 / 161; 3876 / 230
3.	PLAT BOOK REF: -
4.	AREA: AS SHOWN
5.	ZONING: AR-1
6.	ZONING: CONDITIONAL USE # 1920 - STORAGE GARAGE FOR TRUCKS & EQUIPMENT AND A PARKING AREA
7.	EXISTING VARIANCE FOR EXISTING SHED/STORAGE AREA: BOA CASE NO. 12414, APPROVED 12/18/2020
8.	THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY THAT MAY BE REVEALED BY A THOROUGH TITLE SEARCH.
9.	CLASSIFICATION OF SURVEY: SUBURBAN
10.	BUILDING SETBACKS: FRONT: 25' SIDE: 15' REAR: 30'
11.	ALL SETBACK INFORMATION IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR THE GENERAL CONTRACTOR.
12.	PARKING SPACE CALCULATIONS 1 SPACE PER 200 SF OF FLOOR AREA: MAIN BUILDING: 4,853 / 200 = 24.3 = 25 SPACES REQUIRED

**CERTIFICATION**

I, BRADLEY A. ABSHER, 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.

*Bradley A. Absher* 12-7-21  
BRADLEY A. ABSHER, DE PLS # 735 DATE

CONDITIONS	
CONDITIONAL USE # 1920	
A.	THE USE SHALL BE FOR VEHICLE AND EQUIPMENT STORAGE INSIDE THE STORAGE BUILDING AND OUTSIDE PARKING OF EMPLOYEE VEHICLES. NO OTHER OUTSIDE STORAGE SHALL BE PERMITTED.
B.	ANY SECURITY LIGHTS SHALL BE SCREENED SO THAT THEY DO NOT SHINE ON NEIGHBORING PROPERTIES.
C.	NO CHEMICALS OR OTHER HAZARDOUS MATERIALS SHALL BE STORED ON THE PREMISES, EXCEPT THOSE CHEMICALS NORMALLY FOUND ON THE VEHICLES.
D.	ONE LIGHTED SIGN, NOT TO EXCEED 32 SQUARE FEET IN SIZE, SHALL BE PERMITTED.
E.	THE FINAL SITE PLAN SHALL INDICATE ALL PARKING SPACES AND DRIVEWAY AREAS.
F.	AS STATED BY THE APPLICANT, ACCESS SHALL BE VIA THE EXISTING ENTRANCE TO BRASURE'S PEST CONTROL FROM ROAD 389 WITH AN INTERNAL DRIVEWAY TO THE SITE.
G.	ANY DUMPSTERS OR TRASH RECEPTACLES UTILIZED ON THE SITE SHALL BE SCREENED FROM NEIGHBORING PROPERTIES OR ROADWAYS.
H.	THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.



**ROUTE 54**  
50' RIGHT OF WAY

TAX MAP	S-33 - 18.00 - 24.00 & 25.00
STATE	DELAWARE
COUNTY	SUSSEX
HUNDRED	BALTIMORE
TOWN	- - -
AREA	AS SHOWN
DEED REF.	2275 / 161 & 3876 / 230
PLAT REF.	- - -
DRAWN BY	BAA / MCS / WTM
DATE	10 / 29 / 2021
REVISED	12 / 07 / 2021
SCALE	1" = 30'
SURVEY #	DE - 00616
SHEET #	1 OF 7

**SITE PLAN**

OF THE LANDS OF  
**CARROLL W. & DIANE B. BRASURE**  
&  
**COLLINS 54, LLC**

33095 LIGHTHOUSE ROAD, SELBYVILLE, DE 19975

**LEGEND**

- WELL
- CONCRETE MONUMENT FOUND
- FENCE POST FOUND
- UTILITY POLE

**TRUE NORTH**

**LAND SURVEYING**  
118 ATLANTIC AVENUE, SUITE 202  
OCEAN VIEW, DE 19970  
DE 302-329-2488  
DE 410-430-2592  
WEB: TRUENORTH.S.COM