



Memorandum

To: Sussex County Planning Commission Members

From: Jamie Whitehouse, Director, Department of Planning & Zoning; Jenny Norwood, Planning and Zoning Manager, Lauren DeVore, Planner III, Christin Headley, Planner I, Nicholas Torrance, Planner I, and Chase Phillips, Planner I

CC: Vince Robertson, Assistant County Attorney

Date: January 14th, 2021

RE: Other Business for the January 21st, 2021 Planning Commission Meeting

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 21, 2021 Planning Commission meeting.

Captain's Way RPC

KS

Amenities Plan

This is an Amenities Plan for Captain's Way for a proposed 3,478 square foot clubhouse, 450 square foot pavilion, 1,500 square foot in-ground pool, community garden, greenhouse, tot lot, potting shed, dog park and associated parking located within the existing Captain's Way Residential Planned Community (RPC). The property is located on the west side of Captain's Boulevard at the intersection of Captain's Boulevard and Starboard Drive. At their meeting of Thursday, March 28, 2019, the Planning and Zoning Commission approved the Revised Site Plan for the development. The Amenities Plan complies with the Sussex County Zoning and Subdivision Code and all Conditions of Approval. Tax Parcel: 235-13.00-2.00. Zoning: GR-RPC (General Residential, Residential Planned Community District.) Staff are in receipt of all agency approvals.

Reddenwood II (2016-12)

KS

Amenities Plan

This is an Amenities Plan for Reddenwood II for a proposed 1,120 square foot pavilion, corn hole area, playground area and associated parking located within the existing Reddenwood II Subdivision. The property is located on the east side of Black Willow Dr. At their meeting of Thursday, October 12, 2017, the Planning and Zoning Commission approved the Final Subdivision Plan for the development. The Amenities Plan complies with the Sussex County Zoning and Subdivision Code and all Conditions of Approval. Tax Parcel: 135-7.00-12.00. Zoning: AR-1 (Agricultural District.) Staff are awaiting agency approvals.

S-20-33 Johnston Street Storage

BM

Preliminary Site Plan

This is a Preliminary Site Plan for a proposed 2-story storage building that is 3,200 square foot in area. The Site Plan includes two parking spaces, and the applicant has requested to be waived from the single full-sized loading space requirement. The property is located off Johnston Street which is currently unimproved and has an 18-foot right of way. The Preliminary Site Plan complies with the Sussex County Zoning Code. 911 Address: None. Tax Parcel: 334-13.20-26.00. Zoning: C-1 (General Commercial Zoning District). Staff are awaiting agency approvals.



S-20-35 Carillo's Towing, LLC

KH

Preliminary Site Plan

This is a Preliminary Site Plan for a proposed 11,792 square foot indoor soccer facility and two outdoor soccer fields that are each approximately 39,816 square feet in area. The Site Plan also includes 25 parking spaces. The subject site is located off Marshall Street (S.C.R. 225) in Lincoln. Additionally, the site includes an existing 50-ft wide easement located over a 24-ft wide driveway. The property is approximately 9.670 acres +/- . This Site Plan is associated with Conditional Use No. 2146, which was approved by the Sussex County Council on November 13, 2018 and adopted through Ordinance No. 2614. The Preliminary Site Plan complies with the Sussex County Code and all Conditions of Approval. 911 Address: 19008 Marshall Street, Lincoln. Tax Parcel: 330-15.00-10.00. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are awaiting agency approvals.

Lands of Rex 1, Inc.

KS

Minor Subdivision Plan

This is a Conceptual Minor Subdivision Plan for the creation of two lots off a proposed 50-foot wide access easement. Lot 1 shall measure 1.452 acres +/- , and Lot 2 shall measure 1.450 acres +/- . The property is located on the northern side of Stockley Road (S.C.R. 280), and it does not exist within any County Transportation Improvement District. The Conceptual Plan complies with the Sussex County Zoning and Subdivision Code. 911 Address: 30125 Stockley Road, Milton. Tax Parcel: 234-5.00-43.00. Zoning: AR-1 (Agricultural Residential). Staff are awaiting agency approvals.

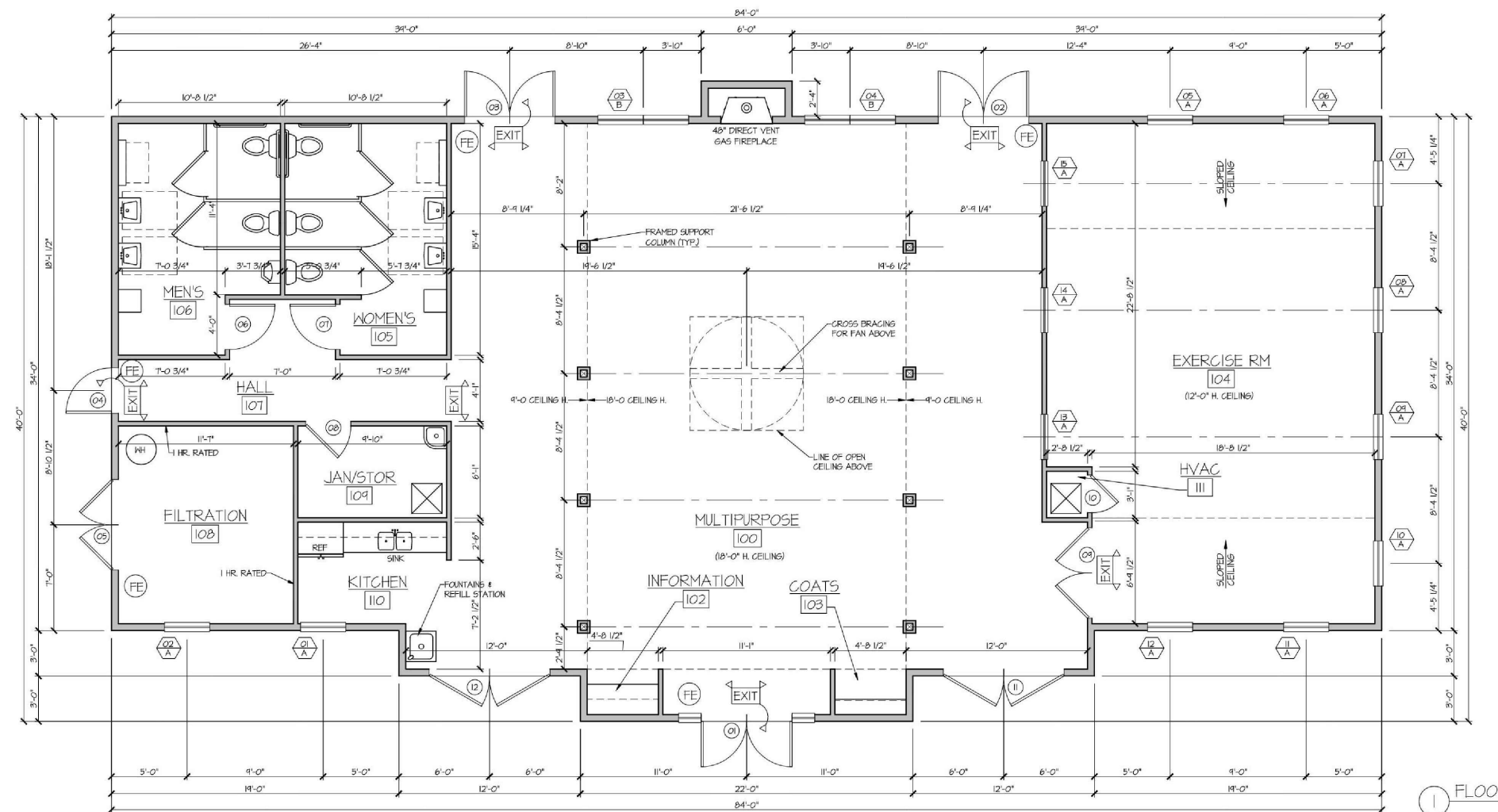
Lands of Wilson

KH

Minor Subdivision Plan

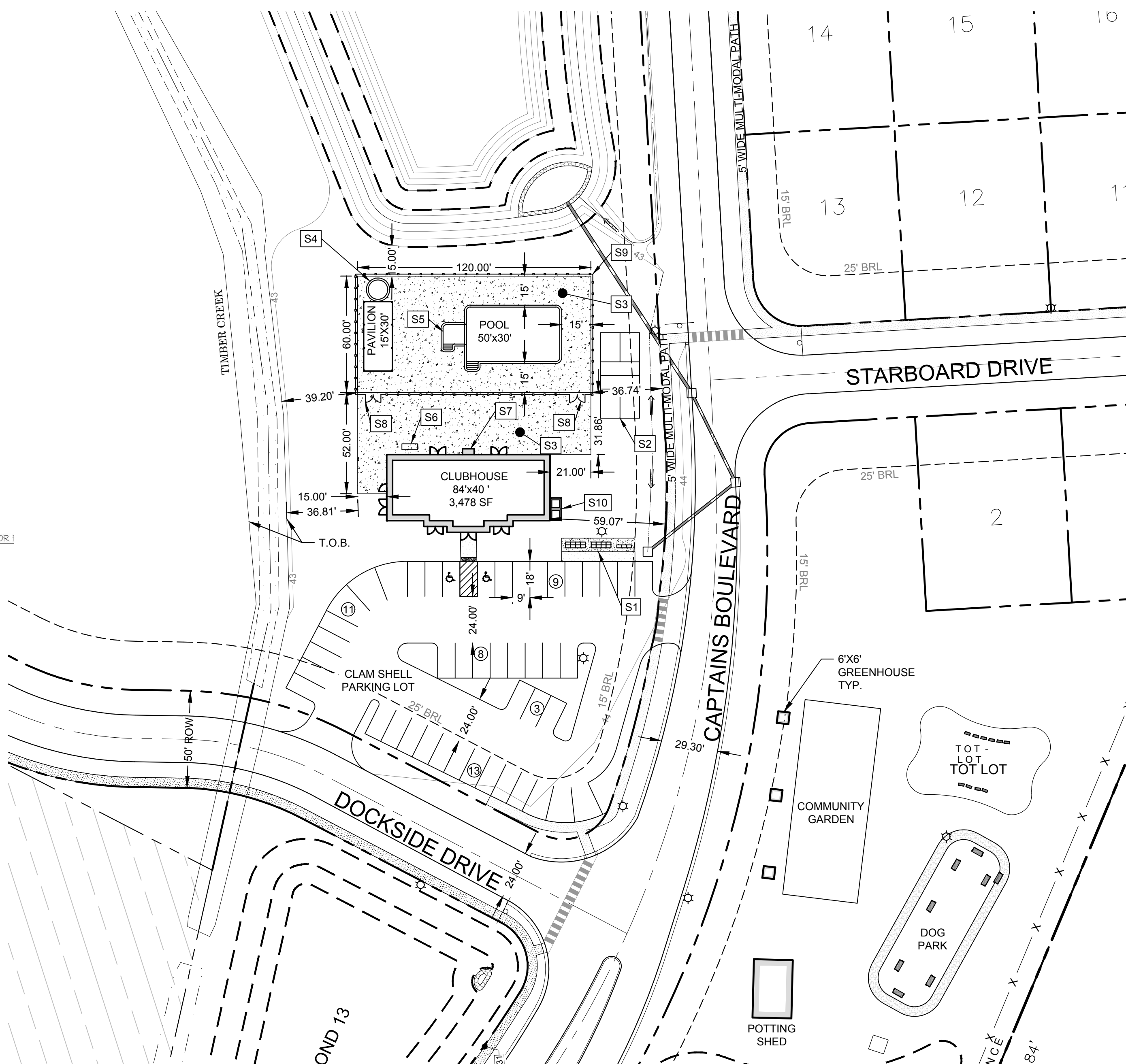
This is a Minor Subdivision Plan for the creation of one (1) lot off a proposed 50-foot wide access easement. Lot 1 shall measure 6.930 acres +/- , and the residual lands shall measure 32.73 acres +/- . The property is located on the northern side of Bethel Concord Road (S.C.R. 485), and it does not exist within any County Transportation Improvement District. This Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. 911 Address: 26826 Bethel Concord Rd., Seaford. Tax Parcel: 132-7.00-54.00. Zoning: AR-1 (Agricultural Residential) & C-1 (General Commercial). Staff are awaiting agency approvals.

FINAL AMENITIES PLAN WITHIN THE EXISTING CAPTAINS WAY RESIDENTIAL PLANNED COMMUNITY (RPC)



PLAN VIEW: CLUBHOUSE BUILDING DIMENSIONS

2
SP1

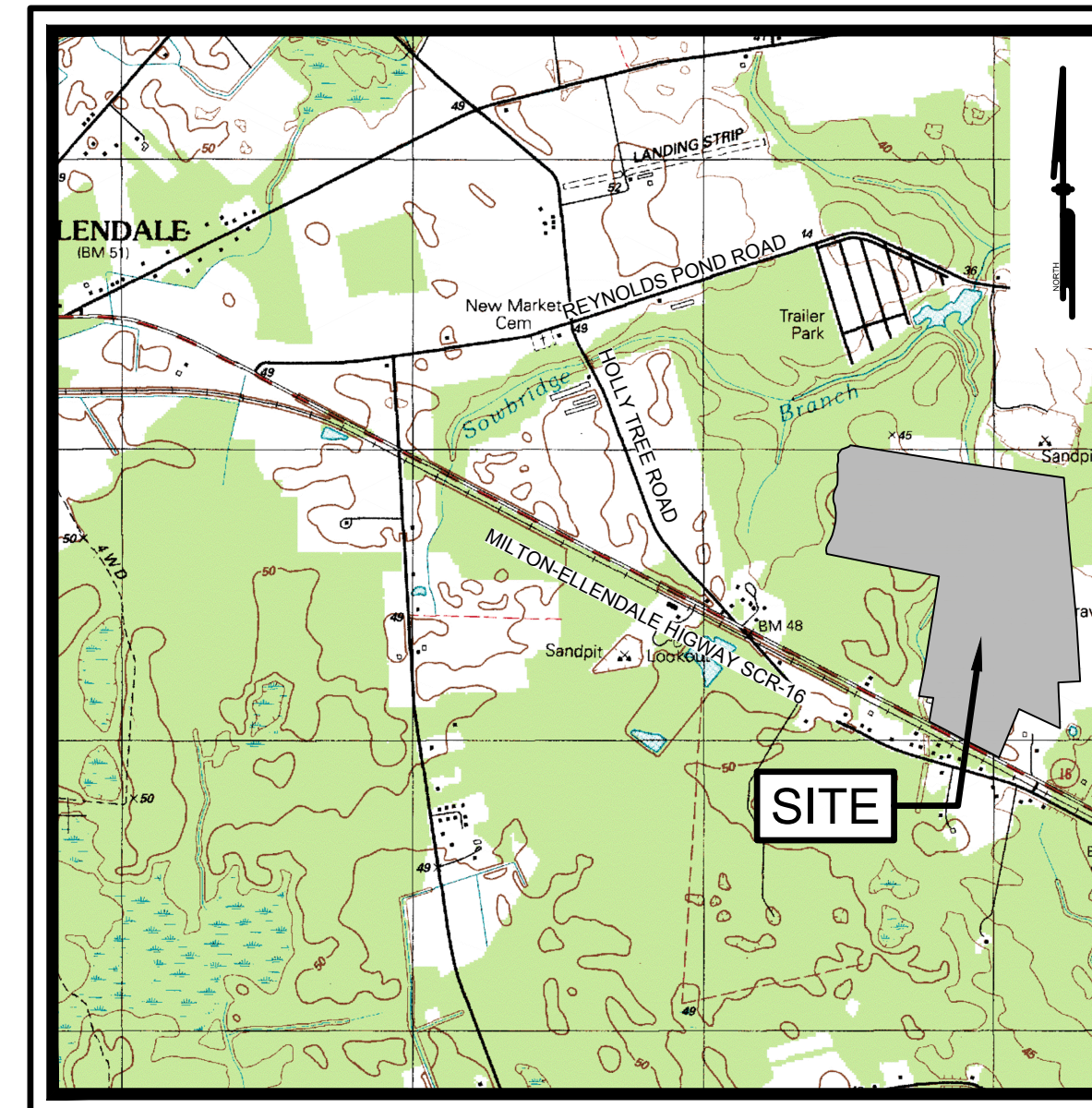
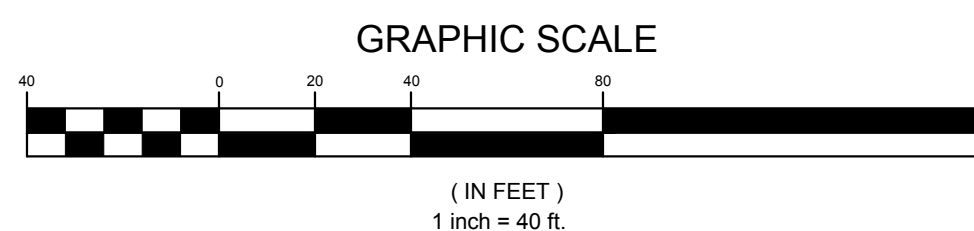


PLAN VIEW: BLOWUP OF POOL AND CLUBHOUSE AREA

1
SP1

KEYED NOTES

- S1 PROPOSED CLUSTER MAILBOX.
- S2 PROPOSED PICKLE BALL COURT.
- S3 CONCRETE PATIO AND DECKING
- S4 12' ROUND SPLASH ZONE
- S5 12X12' KIDS POOL
- S6 OUTDOOR BAR-B-QUE
- S7 FIRE PIT
- S8 4' HIGH POOL GATE TO HAVE PANIC GATE DEVICE.
- S9 4' HIGH PERIMETER BLACK ALUMINUM FENCE.
- S10 TRASH CANS WITH 4' HIGH PRIVACY SCREENED ENCLOSURE



LOCATION MAP
Scale: 1" = 2000'

LEGEND

- PROPOSED CLUB HOUSE
- PROPOSED CONCRETE PATIO AND DECKING
- PROPOSED POOL FENCING
- R.O.W. LINE
- CENTERLINE OF ROAD
- BUILDING RESTRICTION LINE
- PROPOSED EDGE OF PAVEMENT

SITE DATA:

- TAX MAP NUMBER: 235-13.00-2.00
- OWNER/DEVELOPER NAME: CAPTAINS WAY DEVELOPMENT, LLC, HAMLET SHOPPING CENTER ASSOCIATES, LLC, 204 STOCKLEY STREET, LLC, STOCKLEY STREET, LLC, BAYSHORE PLAZA II, LLC
- DEVELOPERS ADDRESS: P.O. BOX 212 LEWES DE, 19958
- PARKING REQUIREMENTS: NO CODE REQUIREMENT, 44 SPACES WITH 2 HANDICAPPED SPACES INCLUDED
- ZONING: GENERAL RESIDENTIAL, RESIDENTIAL PLANNED COMMUNITY (GR-RPC)
- REQUIRED SETBACKS (B.R.L.): GR (WITH RPC OVERLAY)
DEPTH OF FRONT YARD (FEET) 25'
DEPTH OF CORNER SIDE YARD 15' (115-182 B.)
WIDTH OF SIDE YARD (FEET) 5'
DEPTH OF REAR YARD (FEET) 10'
- WATER SUPPLIER: CENTRAL SUBDIVISION SYSTEM
- SANITARY SEWER PROVIDER: PRIVATE - CAPTAINS WAY DEVELOPERS, LLC
- SECTION 89 - SOURCE WATER PROPERTY: A. SUBJECT PROPERTY IS WITHIN AN AREA OF "EXCELLENT" GROUND WATER RECHARGE. B. SUBJECT PROPERTY IS NOT LOCATED IN WELLHEAD PROTECTION AREA.
- SITE AREA AND ACREAGE:
STORMWATER MANAGEMENT AREA 5.08 AC
IMPERVIOUS: 0.80 AC
GRASS 4.74 AC
EX FORESTED ACREAGE 2.34 AC
TOTAL 12.96 AC
- NET DEVELOPMENT AREA: 1.12 AC (AMENITIES AREA ONLY)
- WETLANDS AREA: 0.00 AC
- FLOOD ZONE: BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) 10005C 0142 J, EFFECTIVE DATE JANUARY 6, 2005. THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE X (UNSHADED), WHICH IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

GENERAL NOTES:

- PROPOSED BUILDING CONSTRUCTION TYPE: (NEFA TYPE V (600) WOOD FRAME).
- AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.
- LOCK BOX REQUIRED. CONTACT LOCAL FIRE CHIEF FOR ORDERING INFORMATION AND LOCATION OF BOX ON THE BUILDING.
- WATER SUPPLY: PRIVATE ON SITE WELL DISTRIBUTION SYSTEM.
- POOL HOUSE DETAILS:
5.1. BUILDING SQUARE FOOTAGE = 3,478.00'
5.2. TOTAL STORIES = 1 LEVEL BUILDING
5.3. TOTAL HEIGHT = 42 FEET
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
- ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT FROM THE COUNTY.

OWNER CERTIFICATION:

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

CAPTAINS WAY DEVELOPMENT, LLC, DATE
HAMLET SHOPPING CENTER ASSOCIATES, LLC,
204 STOCKLEY STREET, LLC,
206 STOCKLEY STREET, LLC,
BAYSHORE PLAZA II, LLC
P.O. BOX 212
LEWES, DE 19958
PHONE: (302) 684-1400

ENGINEER CERTIFICATION:

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

SIGNATURE DATE
ALAN DECKTOR, PE (DE PE#17771)
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968
OFFICE (302) 684-8030 - FAX (302) 684-8054

REVISIONS

01-12-2021 - REVISED PER P&Z COMMENTS

POOL HOUSE & AMENITIES SITE PLAN

CAPTAINS WAY
BROADKILL HUNDRED, SUSSEX COUNTY, DELAWARE

Pennonni
PENNONI ASSOCIATES, INC.
18072 Davidson Dr. (302) 684-8030 Fax: (302) 684-8054
Milton, DE 19968
www.pennonni.com
CONSULTING ENGINEERS

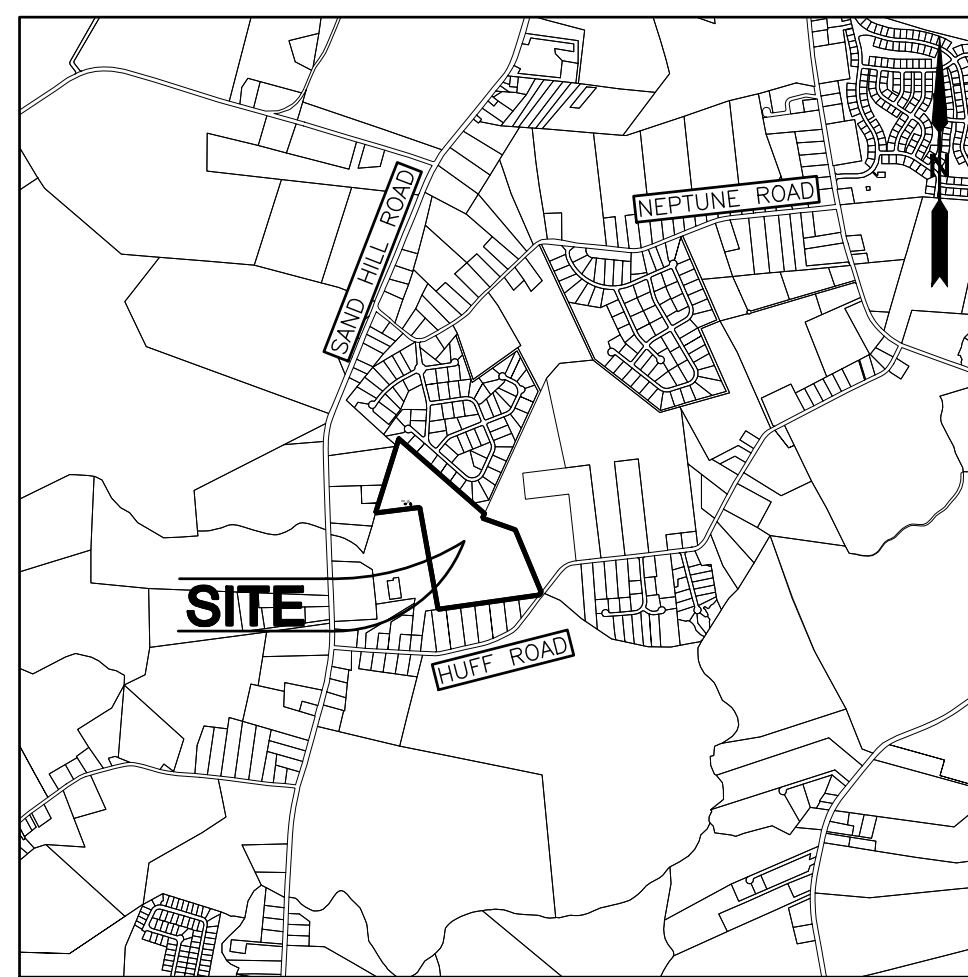
DESIGNED BY: PENNONI
SURVEYED BY: PENNONI
DRAWN BY: TFM
CHECKED BY: AMD
JOB #: 030604 / CADE 1101
SCALE: 1" = 40'
DATE: OCTOBER 8, 2020
TAX MAP: 235-13.00-2.00

SHEET NO: SP1

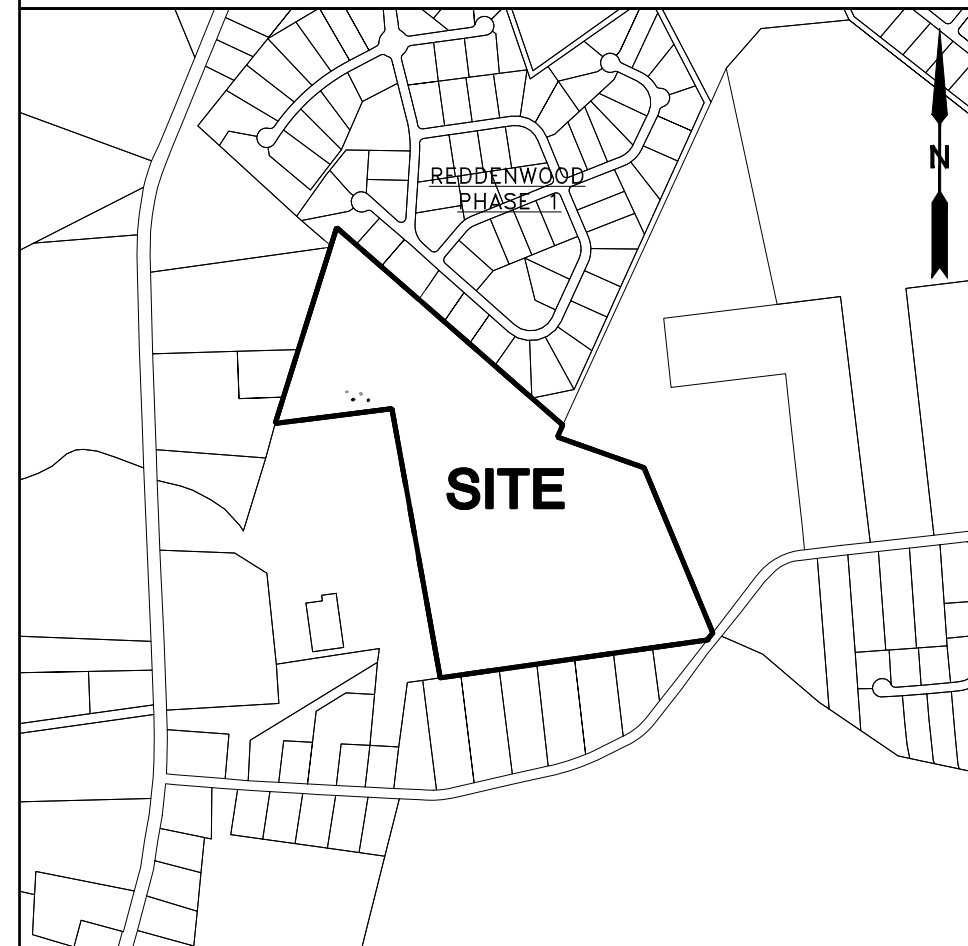
REDDENWOOD PHASE II

GEORGETOWN AND BROADKILL HUNDRED, SUSSEX COUNTY, DELAWARE

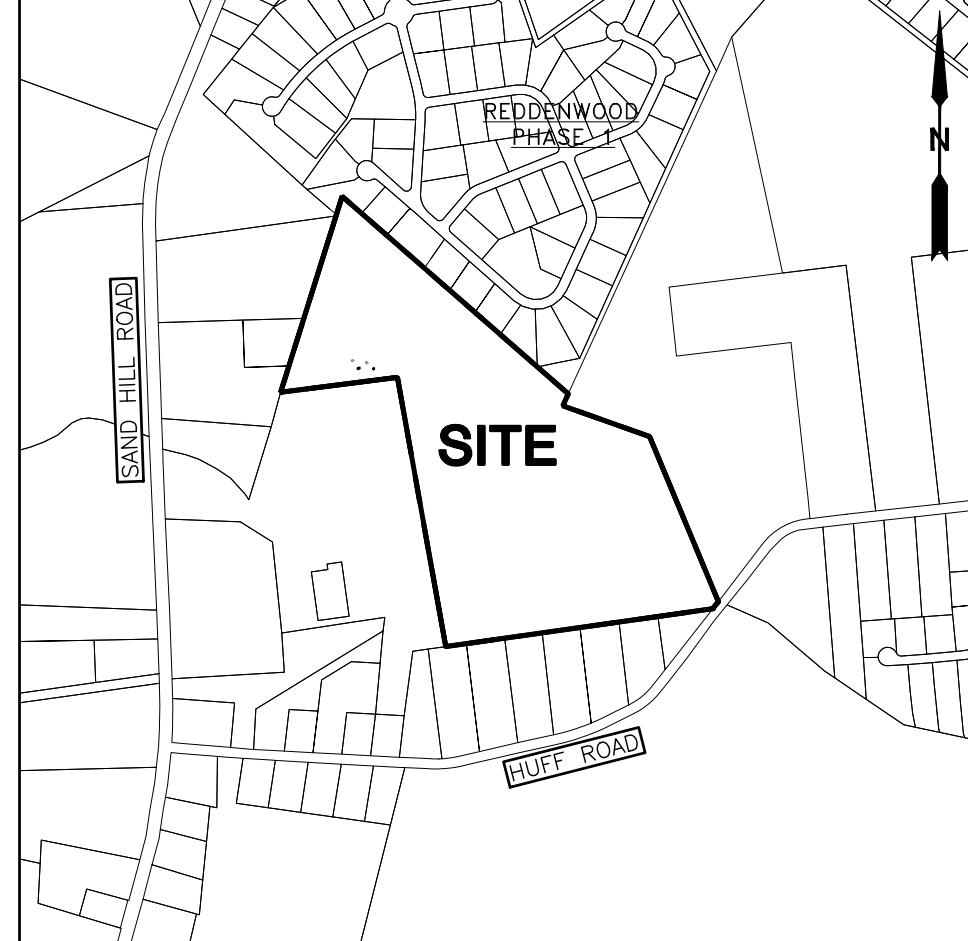
DBF # 1319A032
AMENITY CONSTRUCTION DOCUMENTS
SUBDIVISION #2016-12
DECEMBER, 2020



LOCATION MAP SCALE: 1" = 1/2-MILE

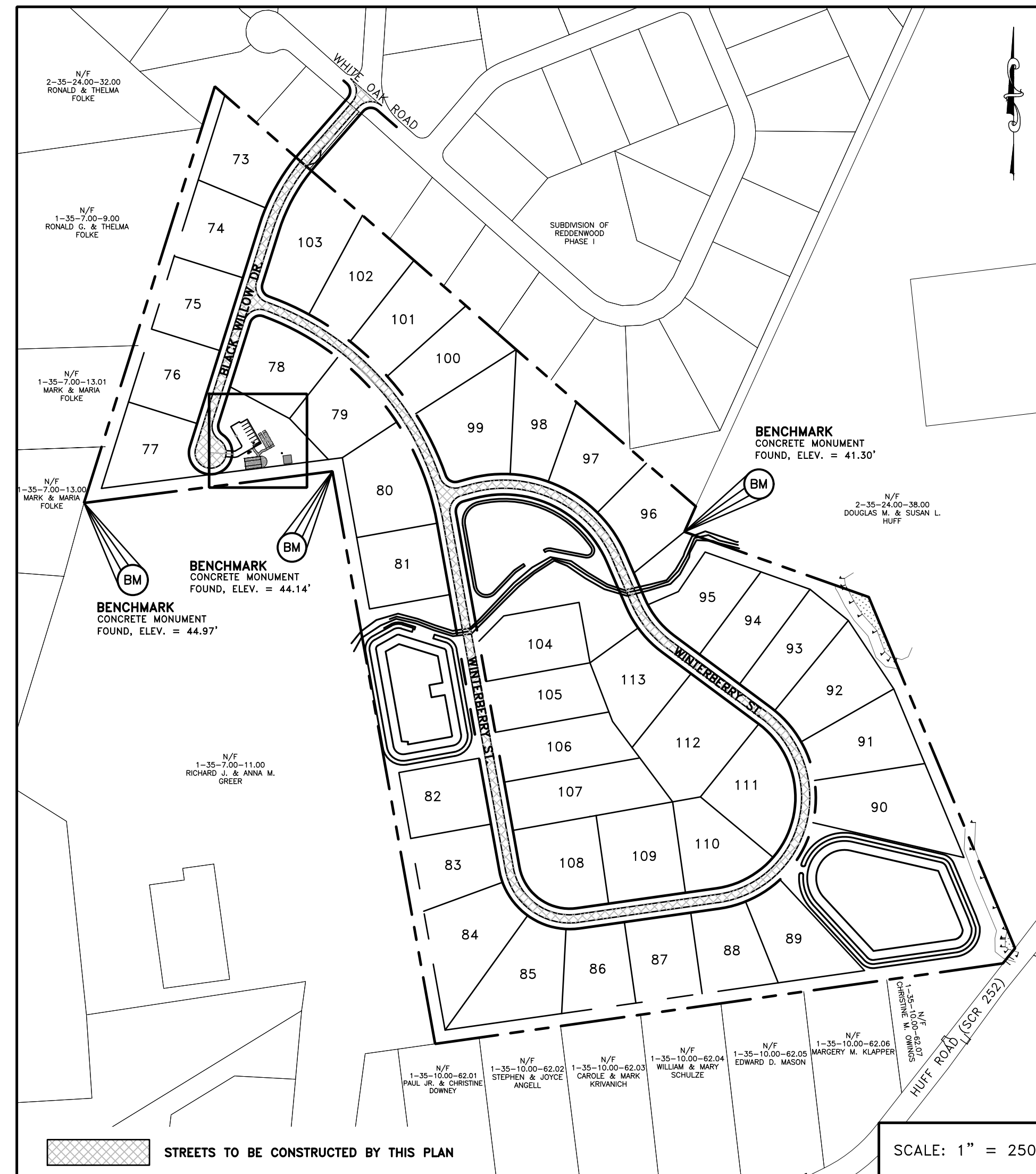


FLOODPLAIN MAP SCALE: 1" = 1000'
FEMA PANEL #10005C0325K DATE: MARCH 16, 2015



SOILS MAP SCALE: 1" = 1000'
CdB - CEDARTOWN LOAMY SAND, 0-5% SLOPES, HSG A
Fhb - FORT MOTT HENLOPEN COMPLEX, 2-5% SLOPES, HSG A
Ksa - KLEIJ LOAMY SAND, 0-2% SLOPES, HSG C
Lo - LONGMARSH & INDIANTOWN SOILS, FREQUENTLY FLOODED, HSG D
Psa - PEPPERBOX-ROSEDAL COMPLEX, 0-2% SLOPES, HSG A/C

TAX MAP ID: 1-35-7.00-12.00
 DATUM: NAVD 88
 VERTICAL: NAD 83 (DE STATE PLANE)
 HORIZONTAL:
 LAND USE: VACANT (WOODED)
 EXISTING: AMENITY AREA
 PROPOSED:
 ZONING: AR-1 (AGRICULTURAL/RESIDENTIAL)
 MINIMUM REQUIREMENTS
 FRONT SETBACK: 30 FT.
 SIDE SETBACK: 15 FT.
 REAR SETBACK: 10 FT.
 MIN. LOT WIDTH: 100 FT.
 MIN. LOT S.F.: 32,670 SF
 MAXIMUM REQUIREMENTS
 BUILDING HEIGHT: 42 FT. (3-1/2 STORIES)
 PROPOSED HEIGHT: 20 FT.
 PROPOSED PARKING: 7 SPACES (INCLUDING 1 HANDICAP SPACE)
 UTILITIES
 SEWER PROVIDER: ON-SITE SEPTIC
 WATER PROVIDER: ON-SITE WELL
 PROPOSED BUILDING CONSTRUCTION: WOOD/CONCRETE BLOCK
 FLOODPLAIN - THE PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10005C0325K DATED MARCH 16, 2015.
 WETLANDS - THERE ARE NO EXISTING WETLANDS ON THE PROPOSED AMENITY AREA SITE.
 DEVELOPER:
 SCHELL BROTHERS
 DUSTIN BERLINGER
 20184 PHILLIPS STREET
 REHOBOTH, DE 19971
 PHONE: 302-227-3573
 OWNER:
 REDDENWOOD II LLC.
 20184 PHILLIPS STREET
 REHOBOTH, DE 19971
 ENGINEER:
 DAVIS, BOWEN, & FRIEDEL, INC.
 RING W. LARDNER, P.E.
 1 PARK AVE.
 MILFORD, DE 19963
 PHONE: 302-424-1441
 FAX: 302-424-0430



LEGEND

---	PROPERTY BOUNDARY LINE
- - - -	PROPOSED PROPERTY LINE
- + + - + + -	PROPOSED EASEMENT
---	WETLANDS BUFFER
---	FORESTED BUFFER
---	STREAM BUFFER
---	EXISTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING WOODSLINE
---	PROPOSED WOODSLINE
---	WETLANDS AREA
●	IRON ROD WITH CAP SET
■	CONCRETE MONUMENT SET

GENERAL NOTES:

1. THE DESIGNATED HOMEOWNERS ASSOCIATION ASSUMES RESPONSIBILITY FOR THE AMENITIES AT REDDENWOOD PHASE II.
2. RECREATIONAL AMENITIES TO SERVE THE RESIDENTS OF REDDENWOOD PHASE II AND THE RESIDENTS OF THE ORIGINAL REDDENWOOD SUBDIVISION.
3. HANDICAP CURB RAMPS SHALL CONFORM TO THE ADA STANDARDS AND SPECIFICATIONS.
4. CONDITIONS OF APPROVAL FOR REDDENWOOD PHASE II (SN 2016-12) THAT RELATE TO THE AMENITY PLAN: AS REPRESENTED BY THE APPLICANT, THE SUBDIVISION SHALL INCLUDE A RECREATIONAL COMMON AREA WITH A TOT LOT AND BENCHES FOR USE BY RESIDENTS OF BOTH THIS SUBDIVISION AND THE RESIDENTS OF THE ORIGINAL REDDENWOOD SUBDIVISION.

FIRE PROTECTION NOTES:

1. ALL FIRE LANES, HYDRANTS, EXITS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS (DSFPR 705, CHAPTER 5).
2. WATER PROVIDER: ON-SITE WELL
3. PROPOSED BUILDING CONSTRUCTION: WOOD/CONCRETE BLOCK, TYPE V
4. INTENDED USE: PAVILION AND PLAYGROUND - ASSEMBLY
5. SITE MAY BE SERVED BY AN UNDERGROUND CLOSED PIPE NATURAL GAS OR PROPANE SYSTEM.
6. AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.

INDEX OF SHEETS

C-01	AMENITY PLAN - TITLE SHEET
C-02	AMENITY PLAN - SITE PLAN
C-03	AMENITY PLAN - DETAILS
C-04	AMENITY PLAN - GRADING PLAN

ENGINEER'S STATEMENT

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

DAVIS, BOWEN & FRIEDEL, INC. DATE
by RING W. LARDNER, P.E.

OWNER'S CERTIFICATION

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

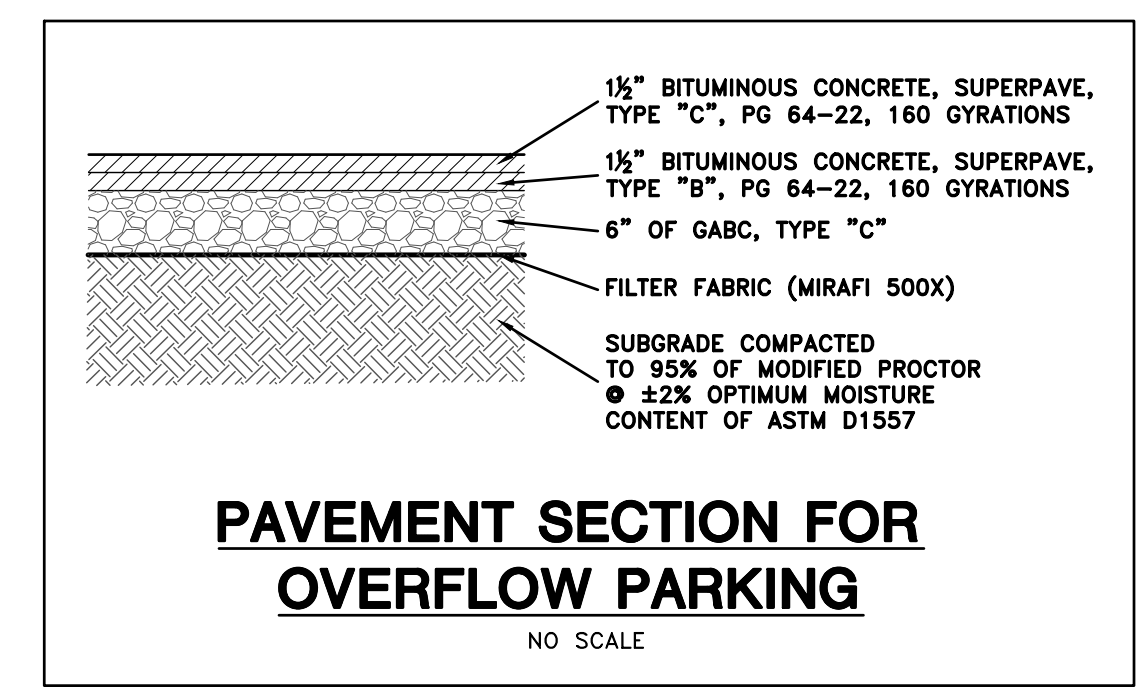
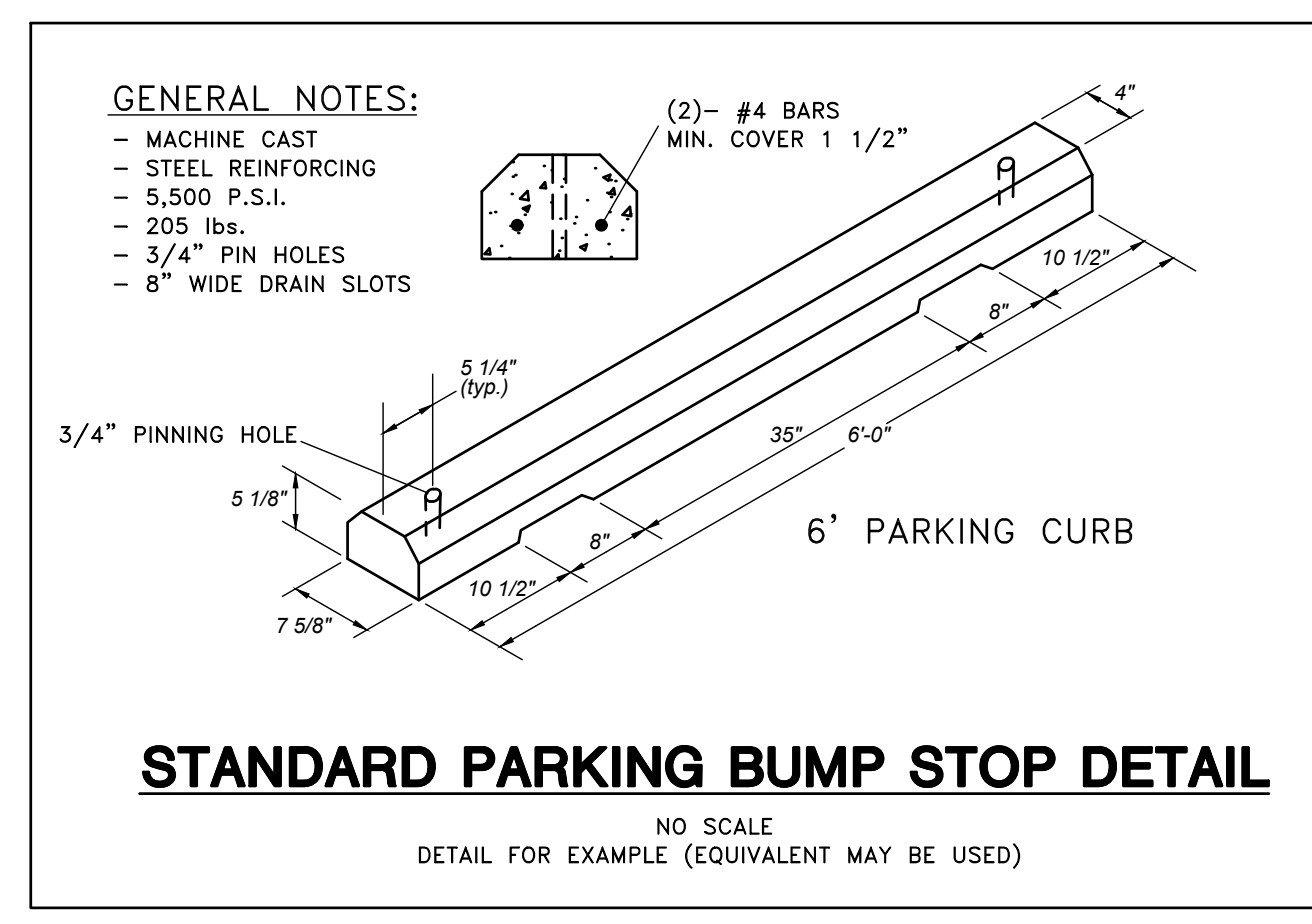
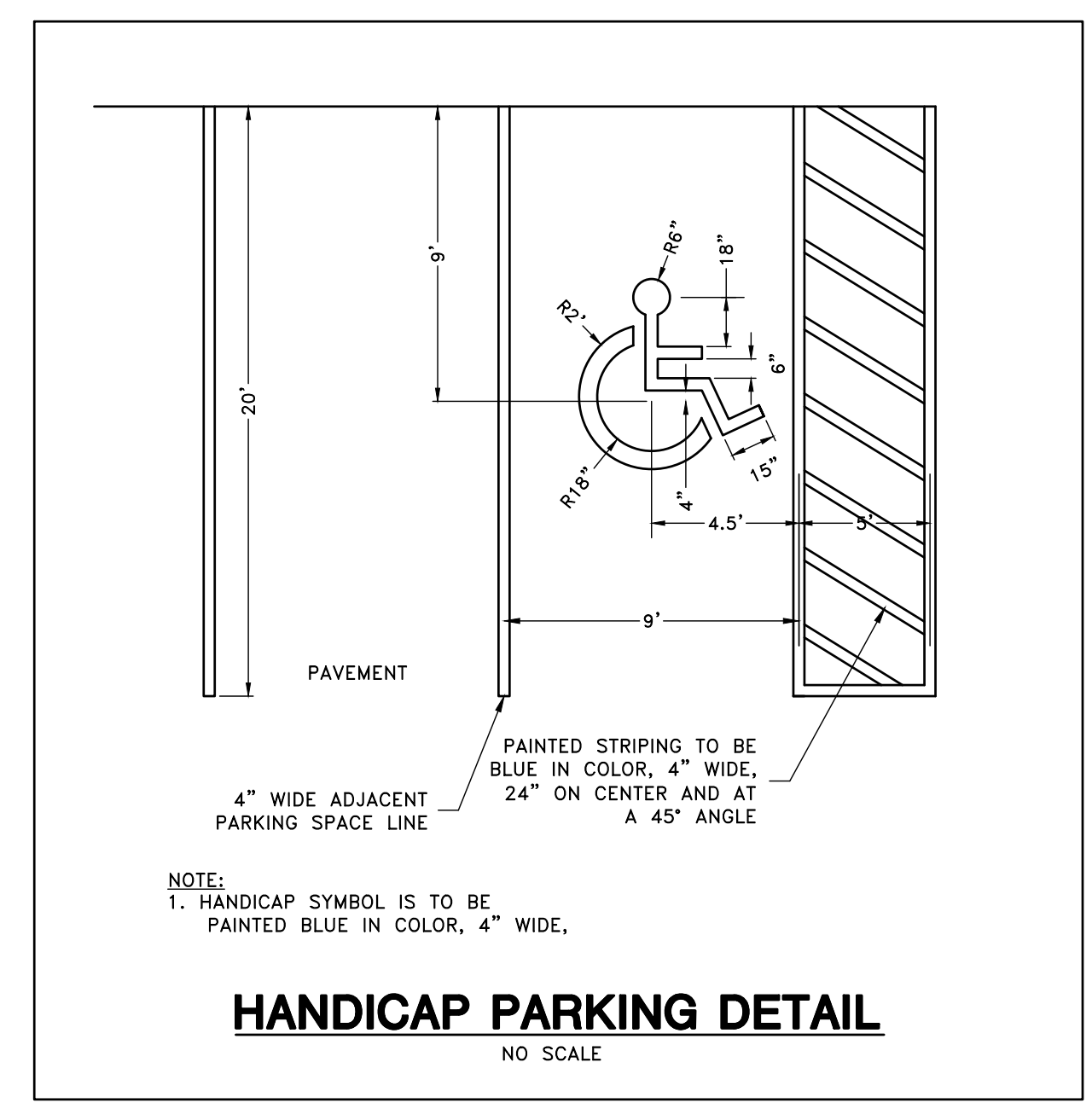
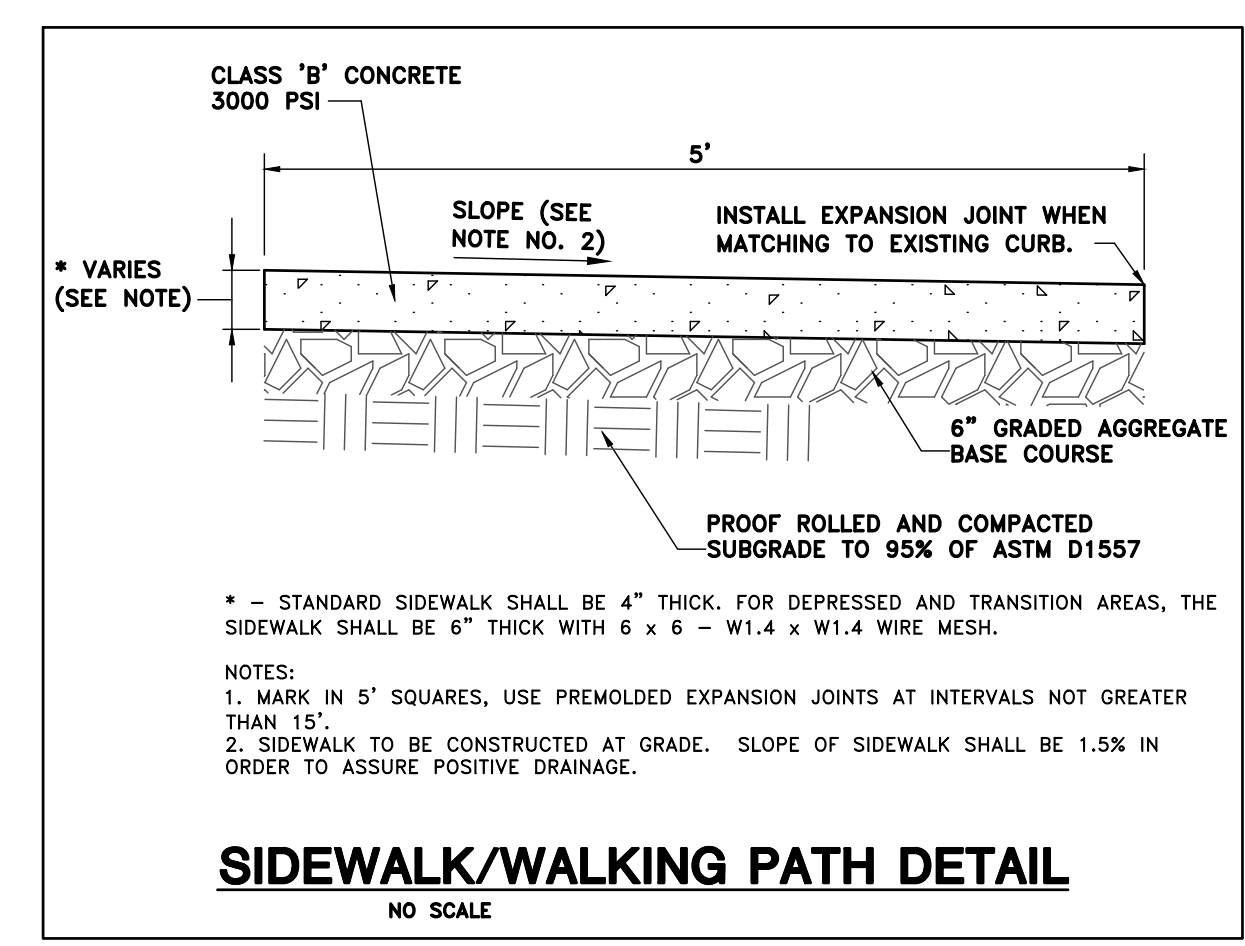
REDDENWOOD II LLC. DATE
20184 PHILLIPS STREET
REHOBOTH, DE 19971

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

SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

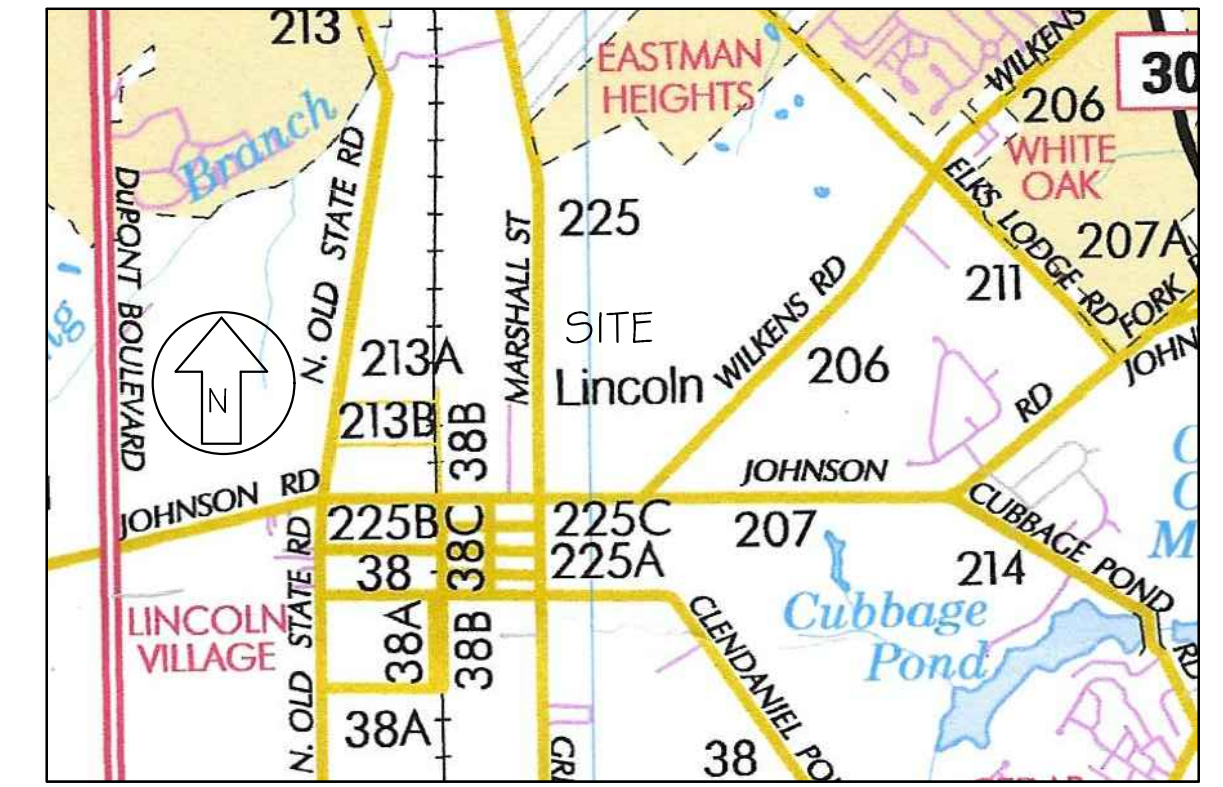
CHAIRMAN/SECRETARY OF PLANNING AND ZONING COMMISSION

NAME _____ DATE _____

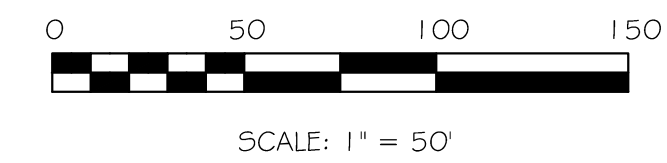
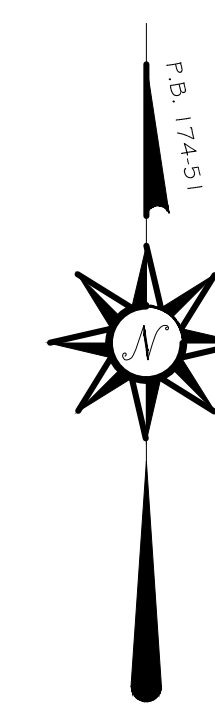


**REDDENWOOD PHASE II
 GEORGETOWN AND BROADKILL HUNDRED
 MILTON, SUSSEX COUNTY, DELAWARE**

Date:	DECEMBER, 2020
Scale:	N.T.S.
Drawn By:	SHF
Proj. No.:	1319A032
Dwg. No.:	C-03



VICINITY MAP
SCALE 1" = 1 MILE



 CYPRESS TREE

MARSHALL STREET - SCR 225

- Conditional Use No. 2146
- The use shall be limited to an indoor and outdoor soccer facility. The indoor soccer shall utilize the existing building. As stated by the applicant, there will be up to two outdoor fields.
 - The Final Site Plan shall clearly show the location of the outdoor fields and a vegetative buffer along the adjacent residential parcels.
 - All parking areas shall be clearly marked on site.
 - The applicant shall comply with all DELDOT entrance and roadway improvement requirements.
 - One unlighted sign shall be permitted. It shall not exceed 16 square feet in size. The location of the sign shall take into account how it may affect neighboring properties along Marshall Street. The location of the sign shall be shown on the Final Site Plan.
 - The hours of operation shall be limited to 10:00 AM through 10:00 PM, 7 days a week.
 - The outdoor field shall not be lighted for nighttime use.
 - Any security lights on the property shall be downward screened so that they do not shine on neighboring properties or roadways.
 - Any violation of these conditions shall be grounds for termination of the conditional use.
 - The Final Site Plan shall be subject to review and approval of Sussex County Planning and Zoning Commission.
- DATA COLUMN:
T.M.#3-30-15.00-10.00
ZONING: AR-1
SITE ADDRESS: 1900B MARSHALL STREET, LINCOLN DE. 19960
TRACT AREA: 9.67 ACRES±
ACCESS: S.C.R. 225 (MARSHALL STREET)
EXISTING BUILDING AREA: 11,792 SQ. FT. ±
WATER AND SEWER: INDIVIDUAL ON-SITE
BOUNDARY BASED ON DAVIS, BOWEN & FRIEDEL, INC. MINOR SUBDIVISION PLAN FOR CHAD E. & AMY L. REED DATED APRIL 2012 AND RECORDED IN P.B. 174-51.
- FIRE MARSHAL NOTES:
MAX HEIGHT: 3 STORIES, 42 FEET
CONSTRUCTION TYPE: NFPA TYPE _____
ALL FIRE LANDS, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PROTECTION REGULATIONS.
PROPOSED USE: INDOOR SOCCER FIELD
EXISTING BUILDING AREA: 11,792 SQ. FT. ±
LOCATION OF FIRE LANES, THEIR WIDTHS, AND THEIR MARKINGS, FIRE LANE SIGNS, WORDING AND 4' LINES OF DEMARCATION, AND YELLOW PAINTED CURBING ARE TO BE SHOWN ON THE PLAN WHERE APPLICABLE.
THE BUILDING WILL BE ACCESSIBLE TO EMERGENCY APPARATUS
A MINIMUM OF 50% OF THE BUILDING WILL BE ACCESSIBLE BY EMERGENCY SERVICES PERSONNEL

SITE PLAN FOR
CARRILLO'S TOWING, LLC.

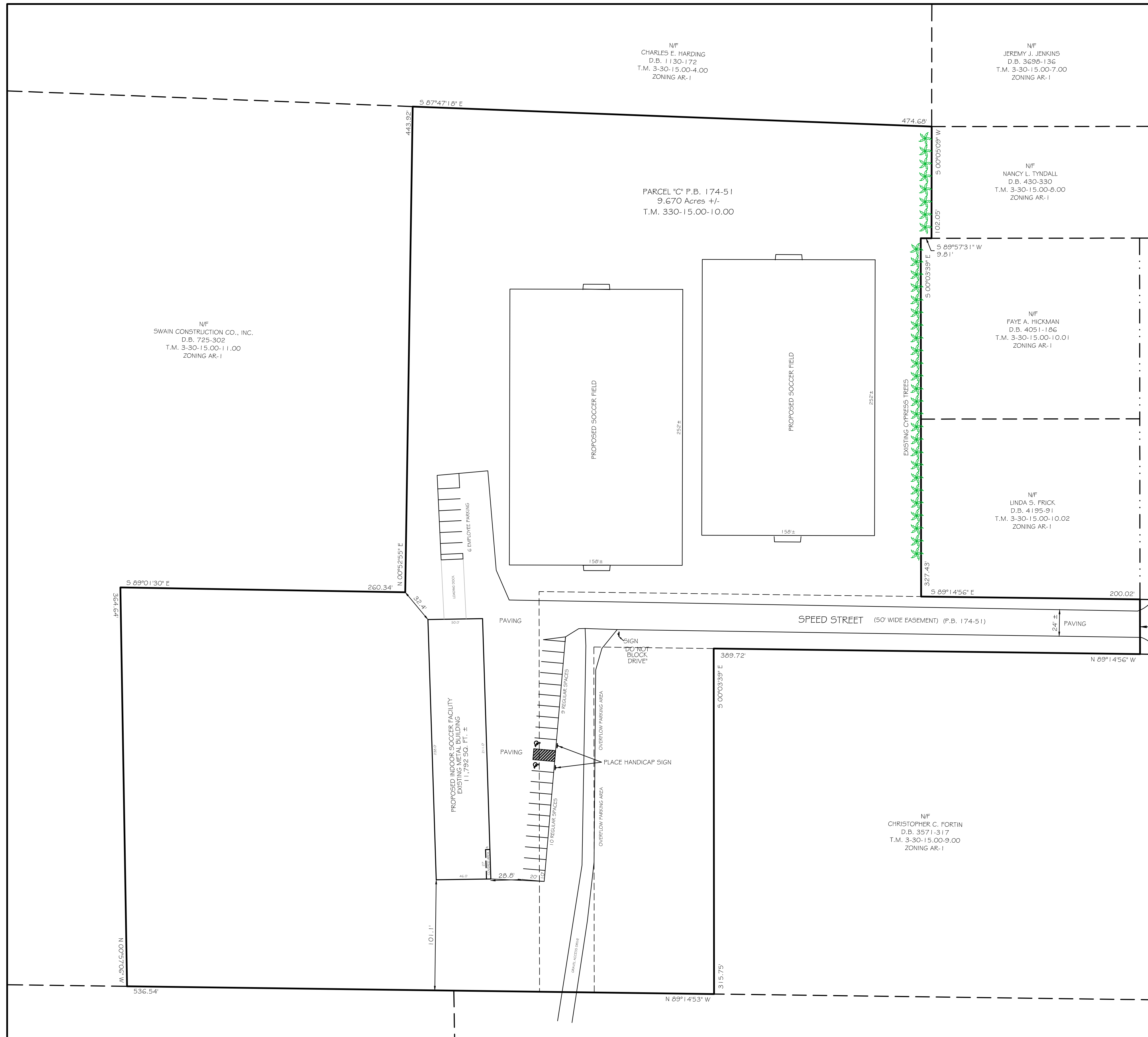
OWNER: CARRILLO'S TOWING, LLC.
317 SOUTH REHOBOTH BLVD.
MILFORD, DE. 19963

DATE	REVISION
7-16-2020	ADDED SOCCER FIELDS
8-26-2020	ADDED CYPRESS TREES
12-31-2020	COUNTY COMMENTS

MILLER LEWIS, INC.
LAND SURVEYING
1560 MIDDLEFORD RD.
SEAFORD, DELAWARE 19973
PH: 302-629-8895 FAX: 302-629-2391

HUNDRED	COUNTY
CEDAR CREEK	SUSSEX
STATE	DRAWN BY
DELAWARE	SMS
REF.	DWG. NO.
P.B. 174-51	CARRILLO 3-30-15-10

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



N/F
SWAIN CONSTRUCTION CO., INC.
D.B. 725-302
T.M. 3-30-15.00-11.00
ZONING AR-1

N/F
CHARLES E. HARDING
D.B. 1130-172
T.M. 3-30-15.00-4.00
ZONING AR-1

N/F
JEREMY J. JENKINS
D.B. 3698-136
T.M. 3-30-15.00-7.00
ZONING AR-1

PARCEL "C" P.B. 174-51
9.670 Acres +/-
T.M. 330-15.00-10.00

N/F
NANCY L. TYNDALL
D.B. 430-330
T.M. 3-30-15.00-8.00
ZONING AR-1

N/F
FAYE A. HICKMAN
D.B. 4051-186
T.M. 3-30-15.00-10.01
ZONING AR-1

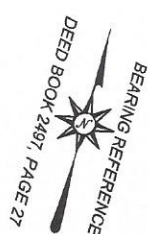
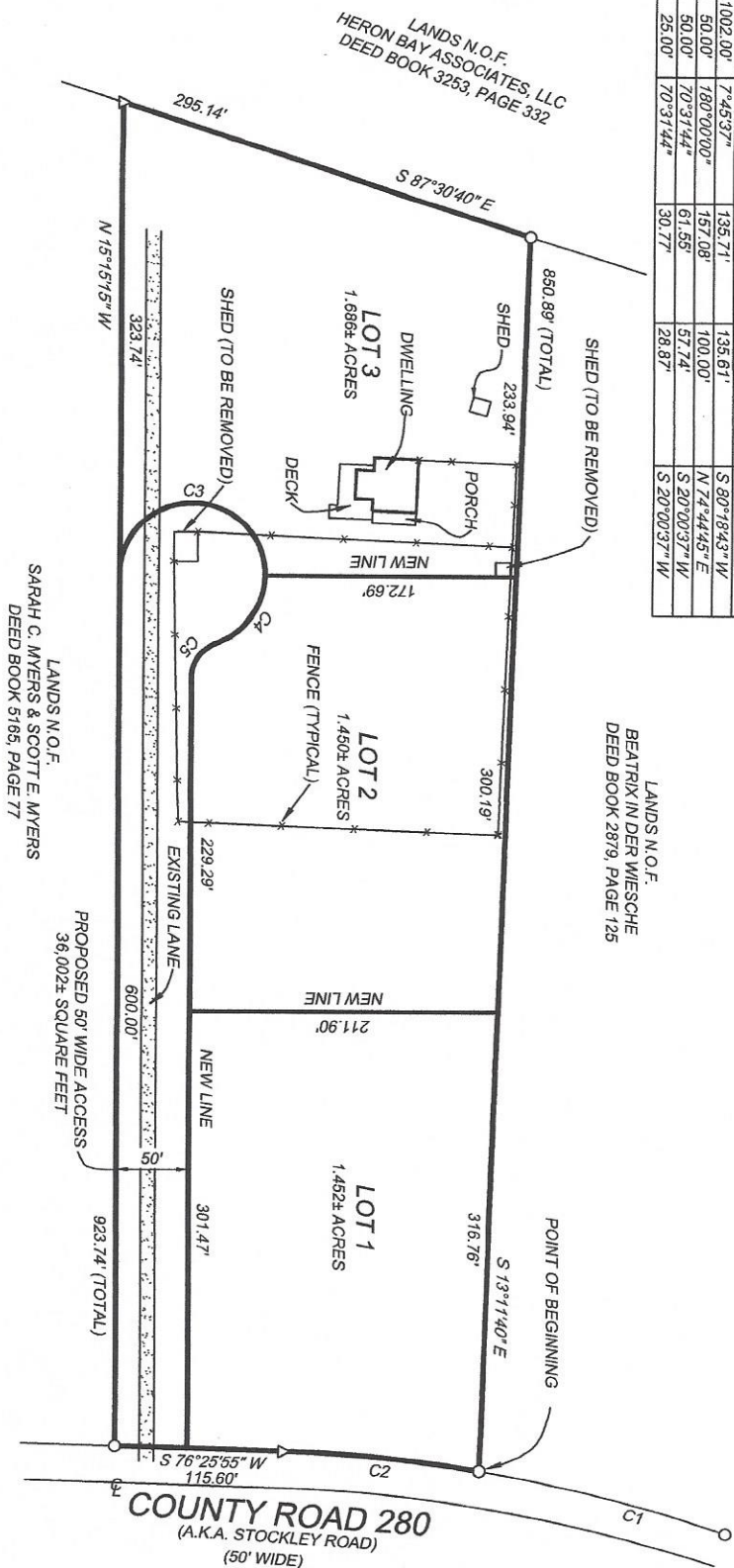
N/F
LINDA S. FRICK
D.B. 4195-91
T.M. 3-30-15.00-10.02
ZONING AR-1

N/F
CHRISTOPHER C. FORTIN
D.B. 3571-317
T.M. 3-30-15.00-9.00
ZONING AR-1


N/F
CHAD E. & AMY L. REED
D.B. 3632-200
T.M. 3-30-15.13-44.00
ZONING MR

N/F
CAROL A. RAMSEY, TRUSTEE
D.B. 3702-268
T.M. 3-30-15.13-10.00
ZONING AR-1

CURVE RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	10°00'36"	175.06'	174.83'	S 89°11'42" W
C2	1002.00'	7°45'37"	135.71'	S 80°18'43" W
C3	50.00'	180°00'00"	157.08'	N 74°44'45" E
C4	50.00'	70°31'44"	61.55'	S 20°00'37" W
C5	25.00'	70°31'44"	30.77'	S 20°00'37" W



TAX MAP NO.2-34-5.00, PARCEL 43.00



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NEWARK, DELAWARE 19711
PHONE: (302) 369-2900

128 WEST MARKET STREET
GEORGETOWN, DELAWARE 19947
PHONE: (302) 856-6899

DATE: 11-18-2020 SCALE: 1" = 100' DRAWN: RBK CHECKED: RBK

CONCEPT SKETCH PLAN
FOR
REX 1 INC.
30125 STOCKLEY ROAD
SITUATE IN
INDIAN RIVER HUNDRED
SUSSEX COUNTY, STATE OF DELAWARE

DRAWING # G1219-A

AGRICULTURAL USE PROTECTIONS:

- 1) THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
- 2) NO IMPROVEMENT REQUIRING AN OCCUPANCY APPROVAL FOR A RESIDENTIAL TYPE USE SHALL BE CONSTRUCTED WITHIN 50 FEET OF THE BOUNDARY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES.

GENERAL NOTES:

- 1) CLASS "B", SUBURBAN SURVEY
- 2) SOURCE OF TITLE: DEED BOOK 2623, PAGE 164
- 3) THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH
- 4) ALL SETBACKS MUST BE VERIFIED BY THE HOME OWNER AND/OR CONTRACTOR WITH THE APPROPRIATE REGULATORY AUTHORITY
- 5) THIS PROPERTY FALLS WITHIN THE LIMITS OF ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP 10005C0420K, EFFECTIVE DATE MARCH 16, 2015
- 6) AS PER THE NATIONAL WETLANDS INVENTORY MAPS AVAILABLE ONLINE, THIS PROPERTY IS IMPACTED BY WETLANDS
- 7) COUNTY SETBACKS:
 FRONT: 40'
 SIDE: 15'
 REAR: 20'

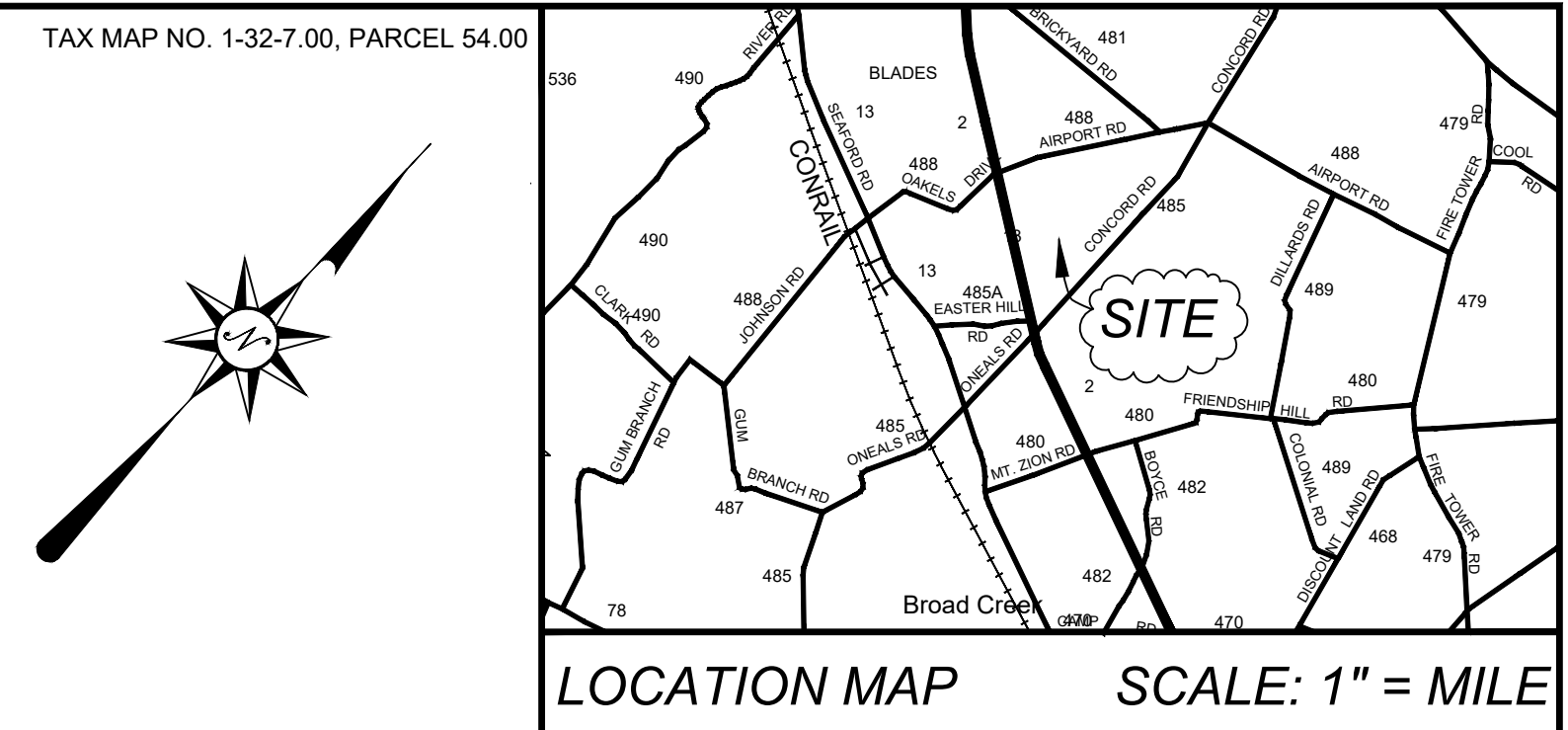
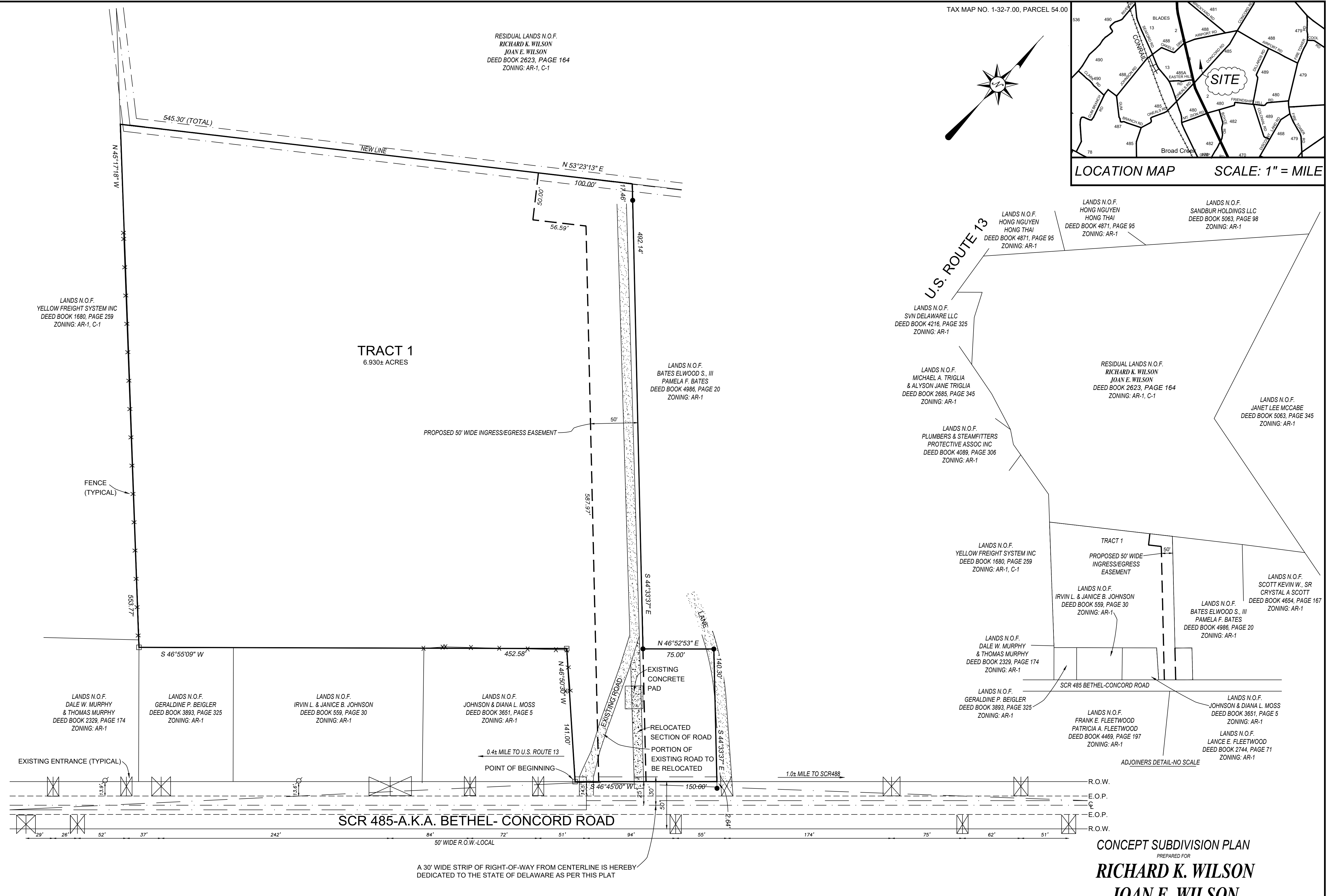
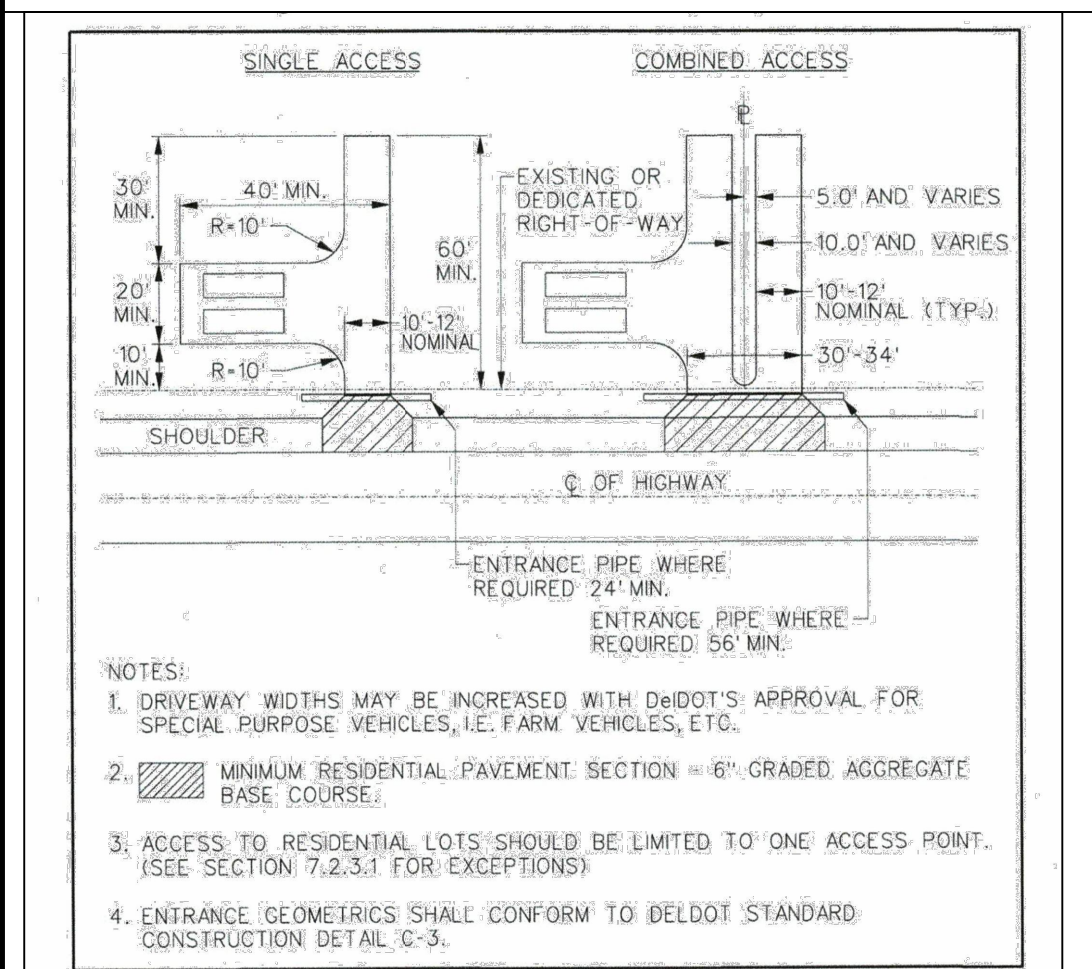
DATA COLUMN:

- 1) OWNER: RICHARD K & JOAN E WILSON
23054 PARK AVENUE
GEORGETOWN, DE 19947
- 2) CLASS "B", SUBURBAN SURVEY
- 3) SOURCE OF TITLE: DEED BOOK 2623, PAGE 164
- 4) OTHER THAN SHOWN HEREON, THIS SURVEY PLOT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS ON THIS PROPERTY. NO TITLE SEARCH WAS REQUESTED OR PERFORMED.
- 5) TOTAL NUMBER OF LOTS: EXISTING: 1, PROPOSED: 2
- 6) TOTAL FRONTAGE: 150.00' ON SCR 485
- 7) GROSS ACREAGE: 39.66± ACRES (PER TAX MAP)
- 8) RESIDUAL AREA: 32.73± ACRES
- 9) ZONING: CR-1 & C-1
- 10) PRESENT USE: AGRICULTURAL
- 11) PROPOSED USE: AGRICULTURAL/RESIDENTIAL
- 12) WATER: ON SITE WELL
- 13) SEPTIC: ON SITE SEPTIC
- 14) POSTED SPEED LIMIT: 50MPH
- 15) THIS PROPERTY DOES NOT FALL WITHIN A TRANSPORTATION IMPROVEMENT DISTRICT

DELDOT NOTES:

- 1) ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
- 2) SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- 3) IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
- 4) TRACT 1 SHALL USE THE EXISTING SINGLE ACCESS FROM SCR 485, AS SHOWN HEREON.

RESIDENTIAL ACCESS DESIGN REQUIREMENT:



CONCEPT SUBDIVISION PLAN
PREPARED FOR
RICHARD K. WILSON
JOAN E. WILSON
SITUATE IN: BROAD CREEK HUNDRED, SUSSEX COUNTY, DELAWARE

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PHONE: (302) 858-4331 FAX: (302) 823-2175

OWNER: RICHARD K. & JOAN E. WILSON 23054 PARK AVENUE GEORGETOWN, DE 19947	APPROVED: PROFESSIONAL LAND SURVEYOR
SURVEY BY: CJA	SCALE: 1" = 50'
DESIGNED BY:	0 50 100
DRAWN BY: MBK	DATE: 12-16-2020 SHEET 1 OF 1
CHECKED BY: RBK	DRAWING NO. G 1118-D.dwg