

SITE DATA:

- OWNER/ DEVELOPER: AZALEA WOODS, LLC
506 MAIN STREET
GAITHERSBURG, MD 20878
PHONE: 301-470-4020
CONTACT: TOM NATELLI
- ENGINEER SURVEYOR: SOLUTIONS IPEM
303 NORTH BEDFORD STREET
GEORGETOWN, DE 19947
PHONE: 302-297-9215
CONTACT: JASON PALKEWICZ, PE
- TAX MAPS: 135-11.00-32.04, 49.00 & 56.00, P/O TAX MAP 135-11.00-48.00
DEED REFERENCE: 5432/258
PLAT REFERENCE: 335/70
GROSS ACREAGE = 316.02 ± ACRES
- EXISTING ZONING: AR-1
C-1
- PROPOSED BUILDING SETBACKS:
FRONT: 25' (15' CORNER)
SIDE: 10'
REAR: 10'

- MINIMUM LOT DIMENSIONS:
WIDTH: 60'
DEPTH: 100'
AREA: 7500 S.F.
- PRESENT USE: AGRICULTURAL
- PROPOSED USE: RESIDENTIAL CLUSTER SUBDIVISION
- SITE INFORMATION:
SITE AREA = 316.02 AC.±
LOTS PROPOSED = 610 LOTS
(1.93± LOTS/ACRE)
MINIMUM OPEN SPACE 51% = 161.17 AC.±
NON-TIDAL WETLANDS = 19.925 AC.±

OVERALL SECTION PLAN

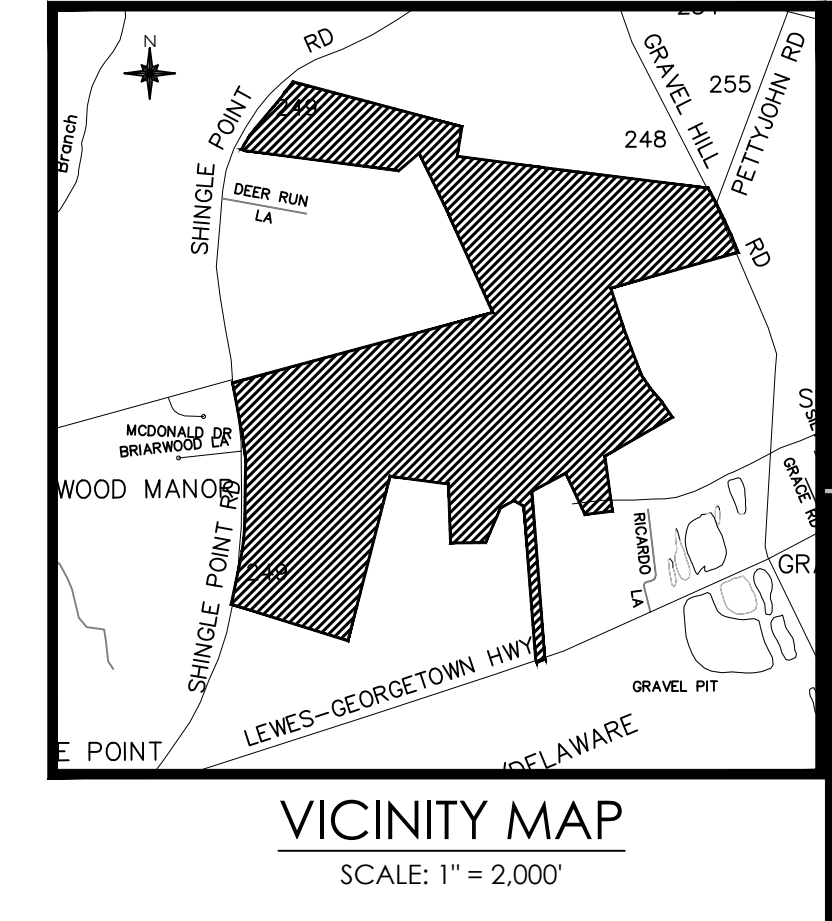
FOR

AZALEA WOODS

COUNTY PROJECT REFERENCE NO. 2019-8

SUSSEX COUNTY, DELAWARE
FOR
NATELLI COMMUNITIES

SECTION	LOTS	NUMBER OF LOTS
1	1-66	66
2	67-157	91
3	324-381, 443-448	37
4	436, 449-474	54
5	475-496, 523-548, 577-611	82
6	497-522, 549-576	54
7	382-435, 437-442	60
8	210-323	114
9	158-209	52
		TOTAL = 610



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
JANELLE CORNWELL, AICP
DIRECTOR

December 31, 2019
By email to: jpalkewicz@solutionsipem.com
Mr. Jason Palkewicz, P.E.
Solutions IPEM, LLC
303 North Bedford Street
Georgetown, DE, 19947

RE: Notice of Decision Letter for the Preliminary Subdivision Plan for Azalea Woods (2019-8) for the creation of a major cluster subdivision to include 610 single-family lots on a total of 316.02 acres of land and located between Shingle Point Road (S.C.R. 249) and Gravel Hill Road (S.C.R. 248) north of Route 9.
Tax Parcels: 135-11.00-32.04, a portion of 48.00, 49.00 & 56.00

Dear Mr. Palkewicz,
At their meeting of **Thursday, December 19, 2019** the Planning & Zoning Commission approved the Preliminary Subdivision Plan for Azalea Woods (2019-8) for the creation of a standard subdivision to include 610 single-family lots on a total of 316.02 acres of land and located between Shingle Point Road (S.C.R. 249) and Gravel Hill Road (S.C.R. 248) north of Route 9. The parcels are zoned Agricultural Residential (AR-1) with a small portion of parcel 32.04 being zoned General Commercial (C-1).

The Preliminary Subdivision Plan is valid for three (3) years from the date of Planning Commission decision. A Final Subdivision Plan shall be approved within three (3) years of the date of approval of the Preliminary Plan or the action of the Planning Commission shall be deemed canceled. Unless an extension is granted, approval shall be rendered null and void if substantial construction is not commenced within five (5) years of the date of recordation of the final plat.

As part of their motion, the Planning Commission acted to approve the development subject to the following conditions (which shall be clearly annotated on the Revised Preliminary and Final Subdivision Plans):

- There shall be no more than 610 lots within the subdivision.
- The Final Site Plan shall confirm that at least 51% of the site remains as open space.
- So that road construction proceeds reasonably on pace with road improvements, there shall be no more than 70 building permits issued in any one calendar year.
- The developers shall establish a homeowner's association responsible for the maintenance of streets, roads, buffers, stormwater management facilities and other common areas.

Notice of Decision Letter
Azalea Woods (2019-8) - Preliminary Subdivision Plan
December 31, 2019
Page 7

- The stormwater management system shall meet or exceed the requirements of the State and County. The Final Site Plan shall contain the approval of the Sussex Conservation District for the design and location of all stormwater management areas and erosion and sedimentation control facilities.
- As stated by the applicant, there shall be a forested or landscaped buffer of at least 30 feet in depth along the entire perimeter of the project. This may include existing forest. The Final Site Plan shall contain a landscape plan for all these areas. In addition to the forested or landscaped buffer all lots shall be at least 50 feet from the perimeter boundary of the development.
- There were concerns expressed during the hearings about marking the common boundaries of this development and adjacent properties, particularly in the wooded areas where the boundary line may not be evident. The developer shall post permanent markers along the boundary within the forested areas that are being maintained in the development so that residents of the development are deterred from trespassing on adjacent properties. The location and type of these markers shall be shown on the Final Site Plan.
- As stated by the applicant, there shall be a buffer of at least 50 feet from all wetlands. The existing forest within these buffer areas shall be maintained and it shall be located on the landscape plan.
- The development shall comply with all DelDOT entrance and roadway improvement requirements.
- All streets by the applicant, sidewalks shall be installed on both sides of all internal streets. A system of fully-shielded and downward-screened street lighting shall also be provided.
- The subdivision shall be served by a central sewer system.
- The subdivision shall be served by a publicly-regulated central water system providing drinking water and fire protection.
- Street design shall meet or exceed Sussex County standards.
- Road naming and addressing shall be subject to the review and approval of the Sussex County Mapping and Addressing Department.
- Construction site work and deliveries shall occur on the site between the hours of 8AM-7PM, Monday through Friday and 8AM-2PM on Saturdays.
- The applicant shall coordinate with the local school district regarding the location of a covered school bus stop within the subdivision. If required by the school district, the location of the bus stop area shall be shown on the Final Site Plan.
- The development shall be served by its own on-site amenities including a pool, clubhouse, pickleball courts, gathering areas and tot lots.
- All amenities shall be completed and open for use prior to the issuance of the 250th residential building permit.
- The Final Site Plan shall depict all forested areas that will be preserved in addition to the forested areas and the buffers.
- A Revised Preliminary Site Plan, either depicting or noting these Conditions must be submitted to the Office of Planning and Zoning.
- The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.

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

Notice of Decision Letter
Azalea Woods (2019-8) - Preliminary Subdivision Plan
December 31, 2019
Page 3

The Final Subdivision Plan must comply with the County's Subdivision Code, including submission of agency approval letters to the Planning and Zoning Office. The agency approvals required for Final Subdivision Plan approval include but are not limited to: the Sussex Conservation District, Office of the State Fire Marshal, Sussex County Engineering Department, Sussex County Mapping and Addressing Department, Office of Drinking Water (Public Health) and the Delaware Department of Transportation (DelDOT).

Once all agency approvals have been obtained, please submit a minimum of **one (1) full-size (24"x30")** and **one (1) electronic PDF copy** of a Final Site Plan to the Planning and Zoning Office for consideration on the next agenda for Planning Commission. It is recommended that **two (2) copies** of a check print are first submitted to staff for review.

Please note that a \$10.00 per lot fee will be required to be paid prior to the approval of any Final Subdivision Plan. For 610 lots, the fee is \$6,100.00.

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

Sincerely,
Lauren DeVore
Ms. Lauren DeVore
Planner III

PLANNING & ZONING COMMISSION
ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE-CHAIRMAN
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JANELLE CORNWELL, AICP
DIRECTOR

January 23, 2020
Mr. Jason Palkewicz, P.E.
Solutions IPEM, LLC
303 North Bedford Street
Georgetown, DE, 19947

Re: Notice of Decision Letter for the Request to Revise Condition "C" of the Conditions of Approval for Azalea Woods (2019-08)
Tax Parcel: 135-11.00-32.04, a portion of 48.00, 49.00 & 56.00

Dear Mr. Palkewicz,

At their meeting on **Thursday, January 9, 2020** the Planning & Zoning Commission approved the Request to Revise Condition "C" of the Conditions of Approval for Azalea Woods (2019-08).

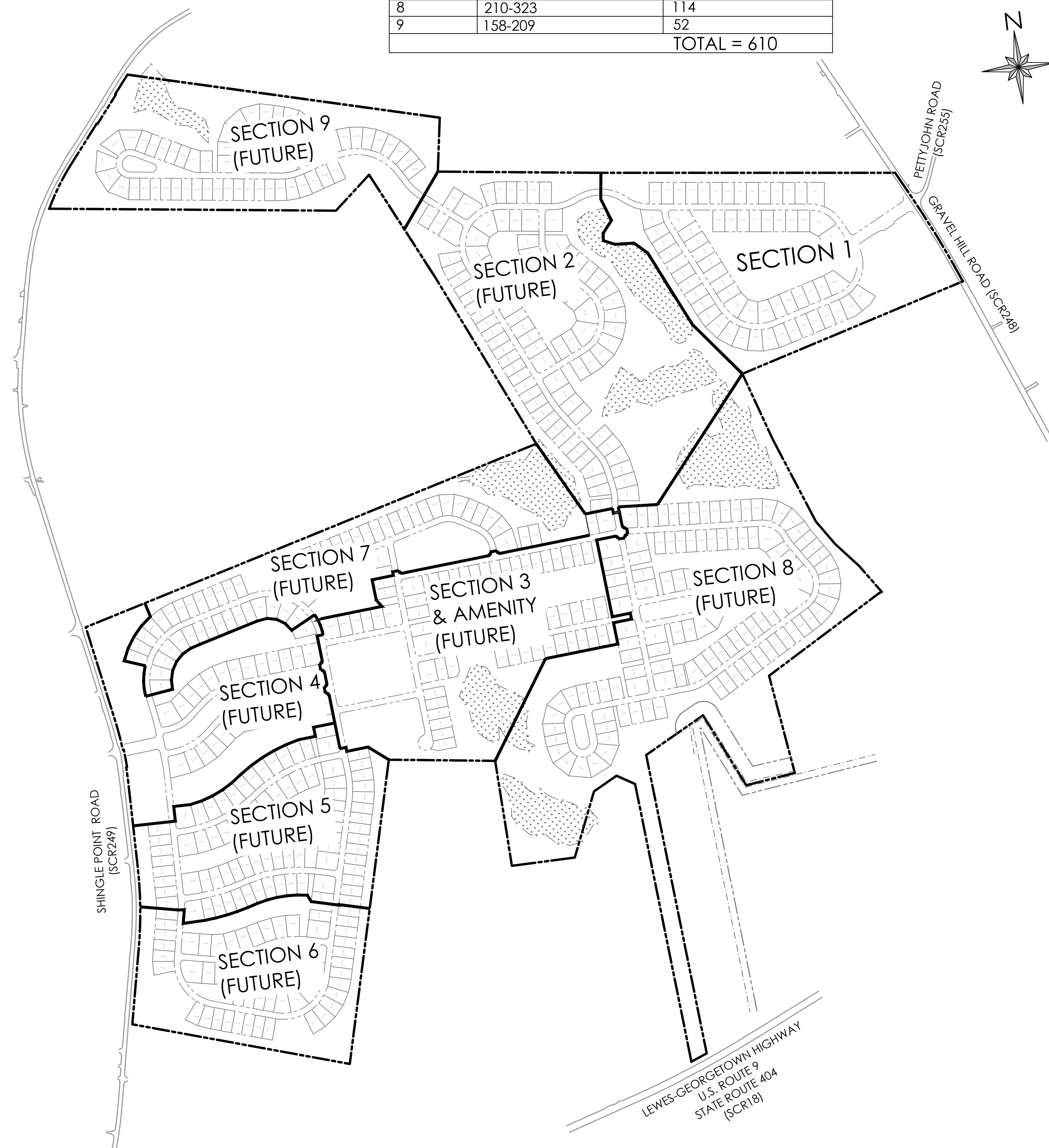
The amended language for Condition "C" shall now read, "So that home construction proceeds reasonably on pace with road improvements, the developer shall comply with the phasing set forth in Conditions #1 and #6 of DelDOT's November 21, 2019 TIS review letter. Any changes to those phasing requirements shall require an amendment to this Condition of approval."

Please feel free to contact me during business hours 8:30am - 4:30pm Monday through Friday at 302-855-7878.

Sincerely,
Lauren DeVore
Ms. Lauren DeVore
Planner III

C.C. Andy Wright, Building Code
Mike Brady, Director of Public Works - Engineering
John Ashman, Director of Utility Planning - Engineering

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



SITE
1" = 400'

solutions
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REVISIONS

NO.	DATE	DESCRIPTION

OVERALL SECTION PLAN
for
AZALEA WOODS
SUSSEX COUNTY, DELAWARE
GEORGETOWN HUNDRED
SCR 248

Date:	1/21/22
Job Number:	18003
Scale:	AS SHOWN
Drawn By:	ML
Designed By:	JP
Approved By:	JP

Sheet No.: 1
File Name: section-overall