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DIRECTOR OF PLANNING & ZONING
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(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

Sussex County Comprehensive Plan Amendment Request Form

Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947

☎ 302-855-7878

✉ pandz@sussexcountyde.gov

Type of Amendment Requested (e.g Future Land Use Map, Existing Land Use Map, or Text Revision)

Future Land Use Map

Year that Comprehensive Plan was Adopted:

2019

If Applicable, the Date(s) of any PLUS Review by the State of Delaware

N/A

Tax Map #: 135-11.00-65.00

Total Acreage: +/- 9.6269 Acres

Applicant Information

Applicant Name: Charles E. Turner, Jr.

Applicant Address: 29762 Oliver Wolcott Drive

City: Millsboro

State: DE

ZipCode: 19966

Phone #: (302)632-2711

E-mail: cetelt@msn.com

Developer Information

Developer Name: Charles E. Turner, Jr. and/or assigns

Attorney Information (If Applicable)

Attorney Name: Baird Mandalas Brockstedt Federico & Cardea LLC (c/o Mackenzie M. Peet, Esquire)

Attorney Address: 1413 Savannah Road, Suite 1

City: Lewes

State: DE

ZipCode: 19958

Phone #: (302)645-2262

E-mail: mackenzie@bmbde.com



Sussex County, DE - Comprehensive Plan Amendment Request

Description of Request: (Please provide a written description of the request, along with details of the Tax Parcel ID(s) of the relevant parcels to which the amendment request relates. If you are requesting a text amendment to the Comprehensive Plan, please also clearly explain which Chapters of the Comprehensive Plan your request relates)

SEE ATTACHED.

Check List for Comprehensive Plan Amendment Request Applications

The following shall be submitted with any request

- Completed Application (including relevant Application Fee)

- A scaled survey drawing is appended to this Application that clearly shows the location of all parcels to which the amendment request relates.

- The Applicant understands that Sussex County Council may submit a copy of this application, along with copies of all documents received, to the State of Delaware Office of Management and Budget for the purposes of any enabling the State of Delaware to review the requested revision.

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

Signature of Applicant/Attorney



For office use only:

Date Submitted: _____

Application & Case # : _____

Staff member receiving Application: _____

Fee: \$1,000.00, Check #: _____

Location of property: _____

Date of Commission Hearing: _____

Recommendation: _____

Date of Council Hearing: _____

Sussex County, DE Comprehensive Plan Amendment Request

Property: Silver Oaks Trailer Park, Lewes-Georgetown Highway, Georgetown, Delaware 19947

Tax Map Parcel No.: 135-11.00-65.00

Current Future Land Use Designation: Low Density

Proposed Future Land Use Designation: Existing Development Area

Property Description:

The existing property is the present location of the Silver Oaks Trailer Park located on Lewes-Georgetown Highway (Rt. 9), Georgetown, Delaware 19947. See attached Exhibit A. Silver Oaks Trailer Park was established on April 6, 1966 and consisted of 38 mobile home lots. See attached Exhibit B.

The Property consists of 9.6269 Acres, more or less.

Intended Use of the Property:

Rezoning from AR-1 to MR to develop 42 condominium units.

Surrounding Land Use Districts and Future Land Use Designations:

Adjacent properties are zoned AR-1 and are designated as Low Density. Properties in the vicinity of the site are zoned AR-1, AR-2, C-1, C-2, B-1, HI-I, MR and CR1. Properties in the vicinity of the site have varying Future Land Use Designations including Low Density, Commercial, Industrial, Existing Development, and Developing Area. See Exhibit C.

Surrounding Land Uses:

See attached Exhibit D.

Chapter 4 of the Sussex County Comprehensive Plan details the Existing Development Area and states as follows:

Existing Development Areas consists of primarily of existing residential development under the current General Residential and Medium Density Residential zoning districts, as well as some commercial uses. These areas are scattered throughout the County. These areas are surrounded by Low Density Areas, and this particular classification is simply being used to identify these Sussex County Comprehensive Plan 4-17 existing scattered zoning areas that have no direct relation to their surrounding zoning and/or the Future Land Use Map.

The establishment of the existing mobile home park predated the Zoning Ordinance. Arguably, this Property should have been designated as an Existing Development Area.

The following guidelines apply to future growth in Existing Development Areas:

- Permitted Uses – The full range of housing types allowed in the existing underlying zoning districts are appropriate in these residential areas, including single-family homes, townhouses, and multi-family units. Non-residential development consists of uses found in the neighborhood business districts and commercial districts. There is no intention to expand this land use classification.

The existing and proposed uses are consistent with permitted uses in the Existing Development Area, as residential developments.

- Densities – The current densities are whatever is permitted in the existing underlying zoning district of the property.

The proposed density for development of the 42 Condominium Units is 4.36 D.U./Acre less than the permitted 12 D.U./Acre.

- Infrastructure – Central water and sewer facilities are strongly encouraged. If central utilities are not possible, densities should be limited to two units per acre provided a septic permit can be approved.

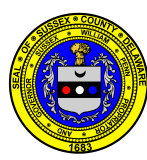
Central water and wastewater services are anticipated to be served by Artesian Water Company, Inc. and Artesian Wastewater Management Inc., respectively.

See Future Land Use Map attached as Exhibit E.

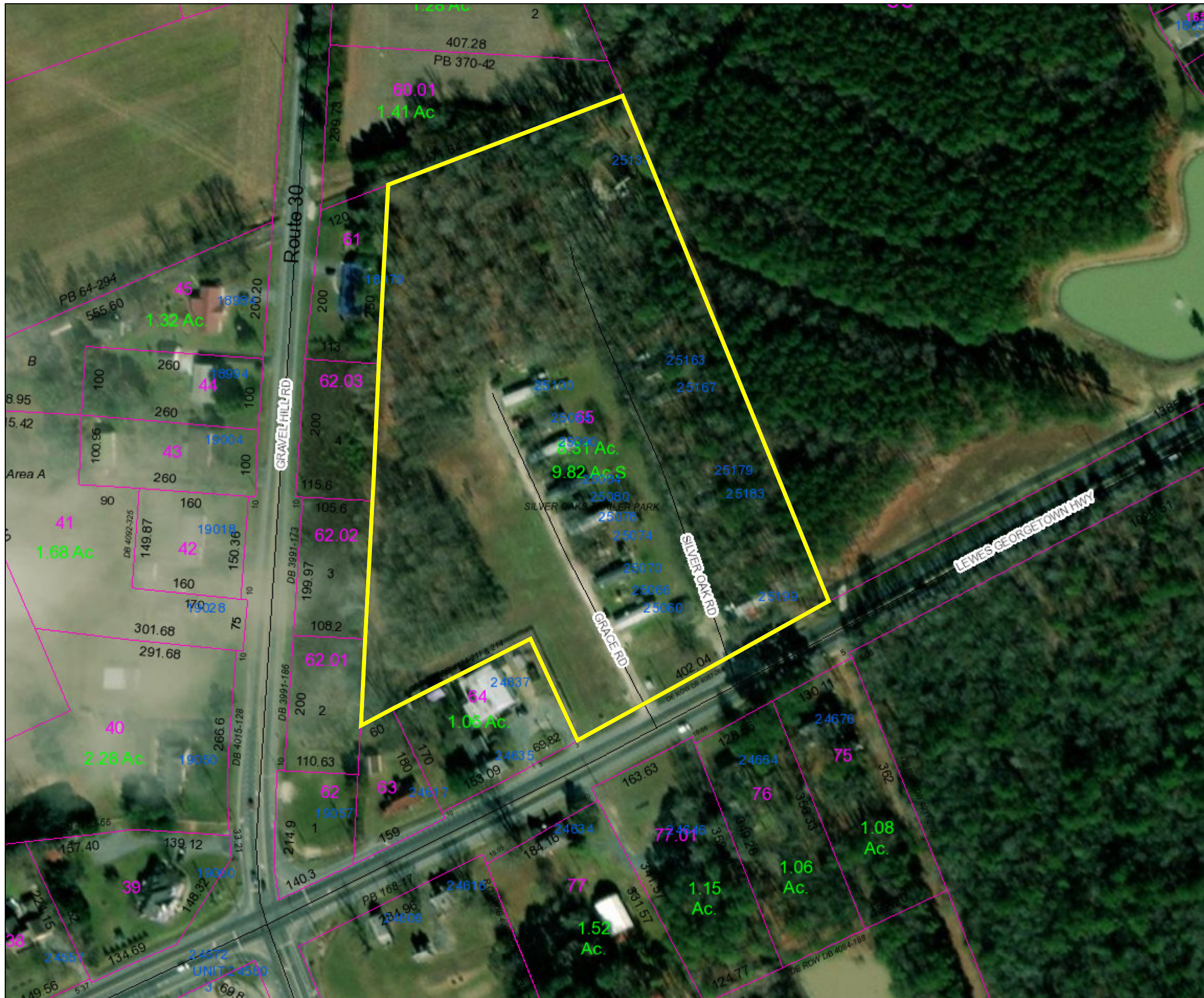
Applicable Zoning Districts in the Existing Development Area:

Medium Density Residential District (MR)

General Residential District (GR)



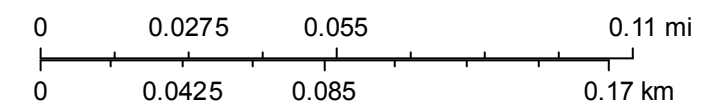
Sussex County

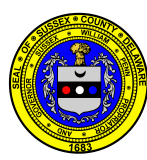


PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

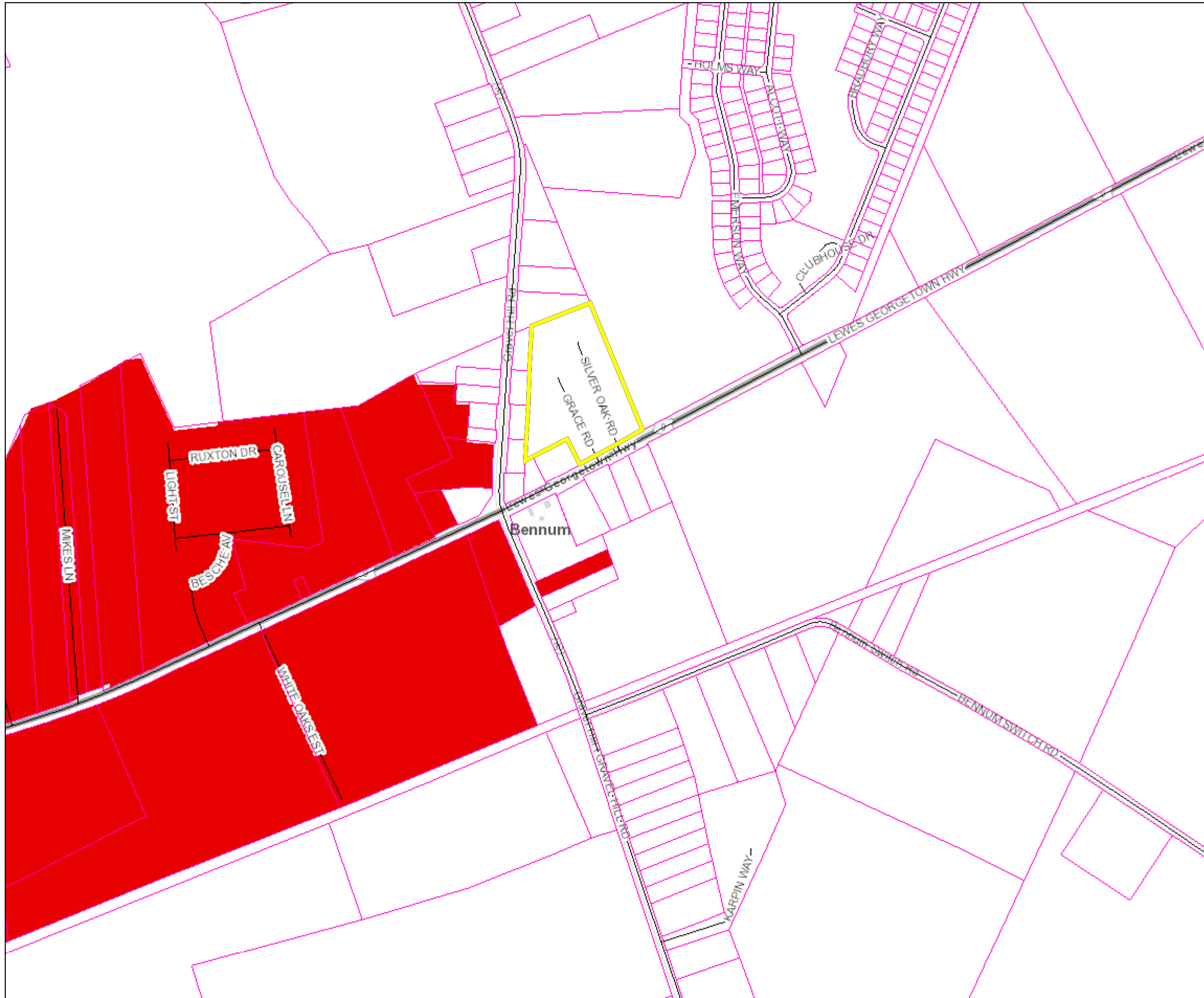
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 - Override 1
- polygonLayer**
 - Override 1
 - Tax Parcels
 - 911 Address
 - Streets
 - County Boundaries
- Flood Zones 2018**
 - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - A
 - AE
 - AO
 - OPEN WATER
 - VE
 - Well Head Protection Areas

1:2,257





Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
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City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	N/A
Land Code	

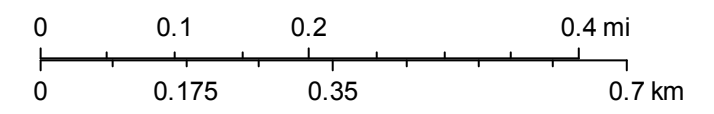
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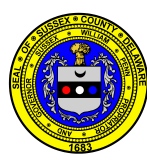
 - Override 1
- polygonLayer**

 - Override 1
 - Tax Parcels
 - Streets
 - County Boundaries
- 2019 Future Land Use**

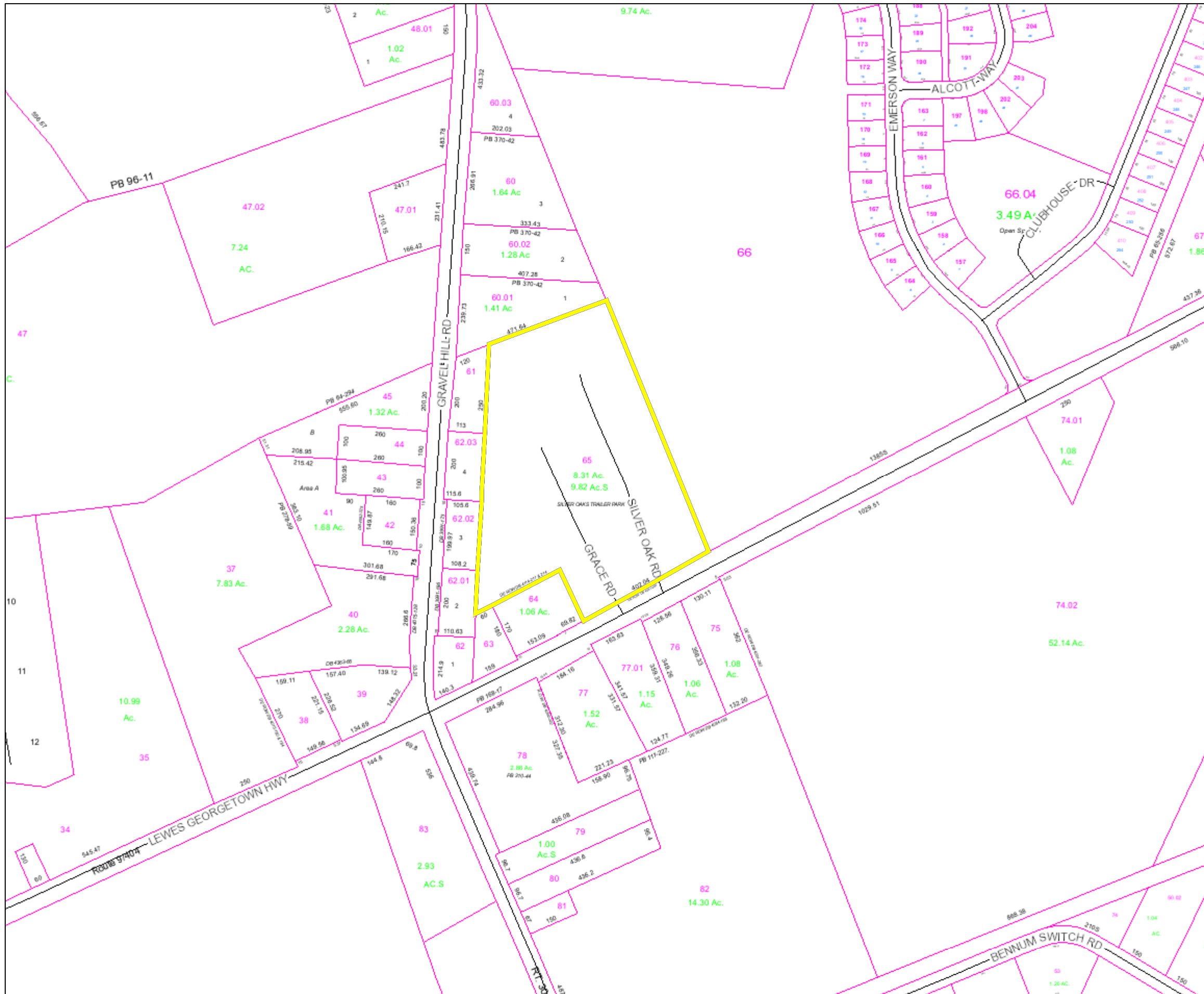
 - Low Density
 - Coastal Area
 - Commercial
 - Developing Area
 - Existing Development Area
 - Industrial
 - Municipalities
 - Town Center

1:9,028





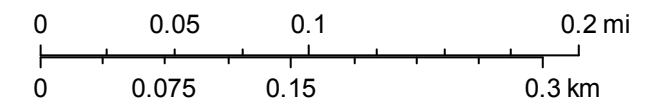
Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
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City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

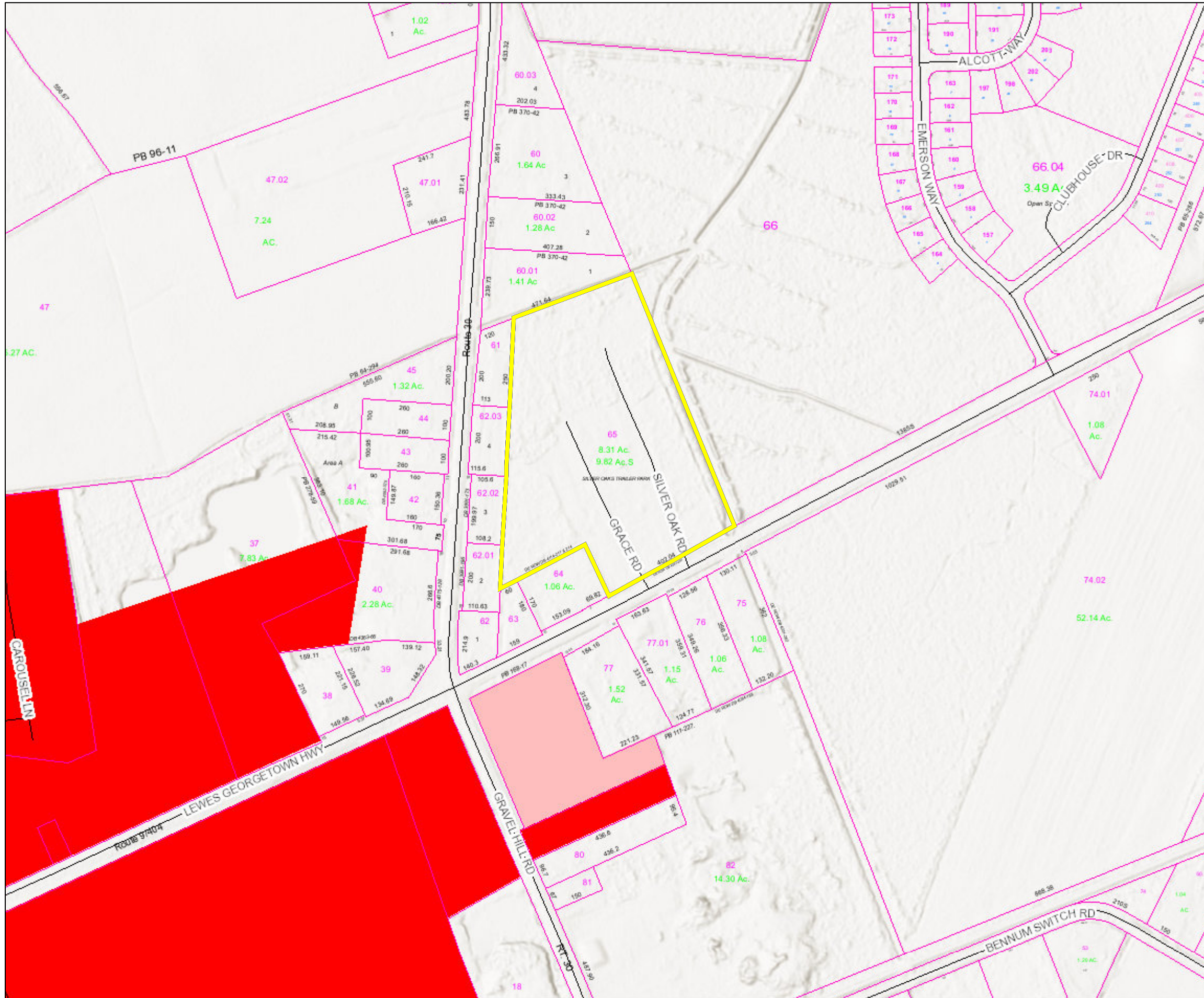
- polygonLayer**
 - Override 1
- polygonLayer**
 - Override 1
- Tax Parcels
- Streets
- County Boundaries
- Flood Zones 2018**
 - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - A
 - AE
 - AO
 - OPEN WATER
 - VE
 - Well Head Protection Areas

1:4,514





Sussex County



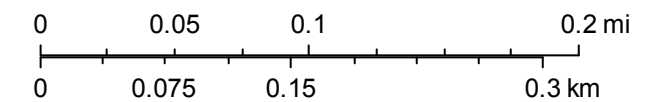
PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

- polygonLayer**

Override 1
- polygonLayer**

Override 1
- Tax Parcels
- Streets

1:4,514



GENERAL NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE OF DELAWARE STATE HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS, DATED AUGUST 2020 AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, DATED FEBRUARY 2019, AND ALL AMENDMENTS THERETO.
- EXISTING UTILITIES, UNLESS OTHERWISE NOTED ON THE PLANS, ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT "MISS UTILITY" 1-800-282-8555 (3) THREE DAYS PRIOR TO CONSTRUCTION IN ORDER TO VERIFY AND ALLOW FOR THEIR LOCATION AND DEPTH IN THE FIELD.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO EXISTING UTILITIES DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPETENTLY REPAIRED AT HIS/HER EXPENSE.
- THE CONTRACTOR SHALL PRESERVE ALL TREES ON THE SITE EXCEPT WHERE NECESSARY TO CONSTRUCT PROPOSED BUILDINGS, UTILITIES, DRIVEWAYS, OR PARKING AREAS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSING AND INSURANCE REQUIRED FOR CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY AND ADEQUATELY CONTROL WATER PRESENT IN THE EXCAVATION. THE CONTRACTOR SHALL PROVIDE FOR THE DISPOSAL OF WATER REMOVED FROM EXCAVATIONS, IN SUCH A MANNER AS SHALL NOT CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY OR TO ANY PORTION OF THE WORK COMPLETED OR IN PROGRESS, OR CAUSE ANY IMPEDIMENT TO THE USE OF ANY AREA BY THE PUBLIC, IF APPLICABLE. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN THE NECESSARY DEWATERING WELL PERMITS FROM THE STATE OF DELAWARE, DNREC PRIOR TO EXCAVATION.
- NO DEBRIS WILL BE BURIED ON THIS SITE.
- PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- THE STREETS WITHIN THIS SITE ARE TO REMAIN PRIVATE AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH SUSSEX COUNTY MINIMUM STANDARDS.
- MAINTENANCE OF THE STREETS WITHIN THIS SITE WILL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH. WHEN ALL LOTS ARE PURCHASED, THE PROPERTY OWNERS WILL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE INTERIOR STREETS. THE STATE ASSUMES NO RESPONSIBILITY FOR FUTURE MAINTENANCE OF THE STREETS.
- WHEN LAND BEING SUBDIVIDED CONTAINS WETLANDS, EITHER STATE OR FEDERAL, THE DEEDS FOR THOSE LOTS SHALL CONTAIN A DISCLOSURE STATEMENT THAT READS "THIS SITE CONTAINS REGULATED WETLANDS. ACTIVITIES WITHIN THESE WETLANDS MAY REQUIRE A PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF DELAWARE."
- THIS PROPERTY MAY BE 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 OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
- THIS SITE IS LOCATED ENTIRELY IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAPS NUMBER 10005032SL LAST REVISED JUNE 20, 2018.
- NO SITE PREPARATION, SITE DISTURBANCE, EXCAVATION OR OTHER CONSTRUCTION ACTIVITY SHALL TAKE PLACE UNTIL ALL PERMITS HAVE BEEN ACQUIRED BY THE DEVELOPER AND THE SITE PLAN HAS BEEN APPROVED AND RECORDED, IF APPLICABLE.
- THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPLICABLE.
- THIS PARCEL IS NOT LOCATED WITHIN A GROUNDWATER RECHARGE PROTECTION AREA OR WELLHEAD PROTECTION AREA AS DEFINED WITHIN CHAPTER 88 SOURCE WATER PROTECTION OF THE SUSSEX COUNTY CODE.
- A WETLANDS DELINEATION WAS PERFORMED BY COASTAL ESTUARINE RESEARCH, INC. ON SEPTEMBER 7, 2021.
- A TAX DITCH CHANGE REQUEST HAS BEEN SUBMITTED TO DNREC TO REDUCE THE TAX DITCH RIGHTS-OF-WAY ALONG THE KOEPEL-ROBINSON TAX DITCH MAIN BRANCH AND PRONGS 3 FROM 80 FEET AND 60 FEET, RESPECTIVELY TO 25 FEET.
- COPYRIGHT © 2021 MERESTONE CONSULTANTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF MERESTONE CONSULTANTS, INC. COPIES OF THIS PLAN WITHOUT COLORED INK SIGNATURE AND A RAISED IMPRESSION SEAL ARE NOT VALID.

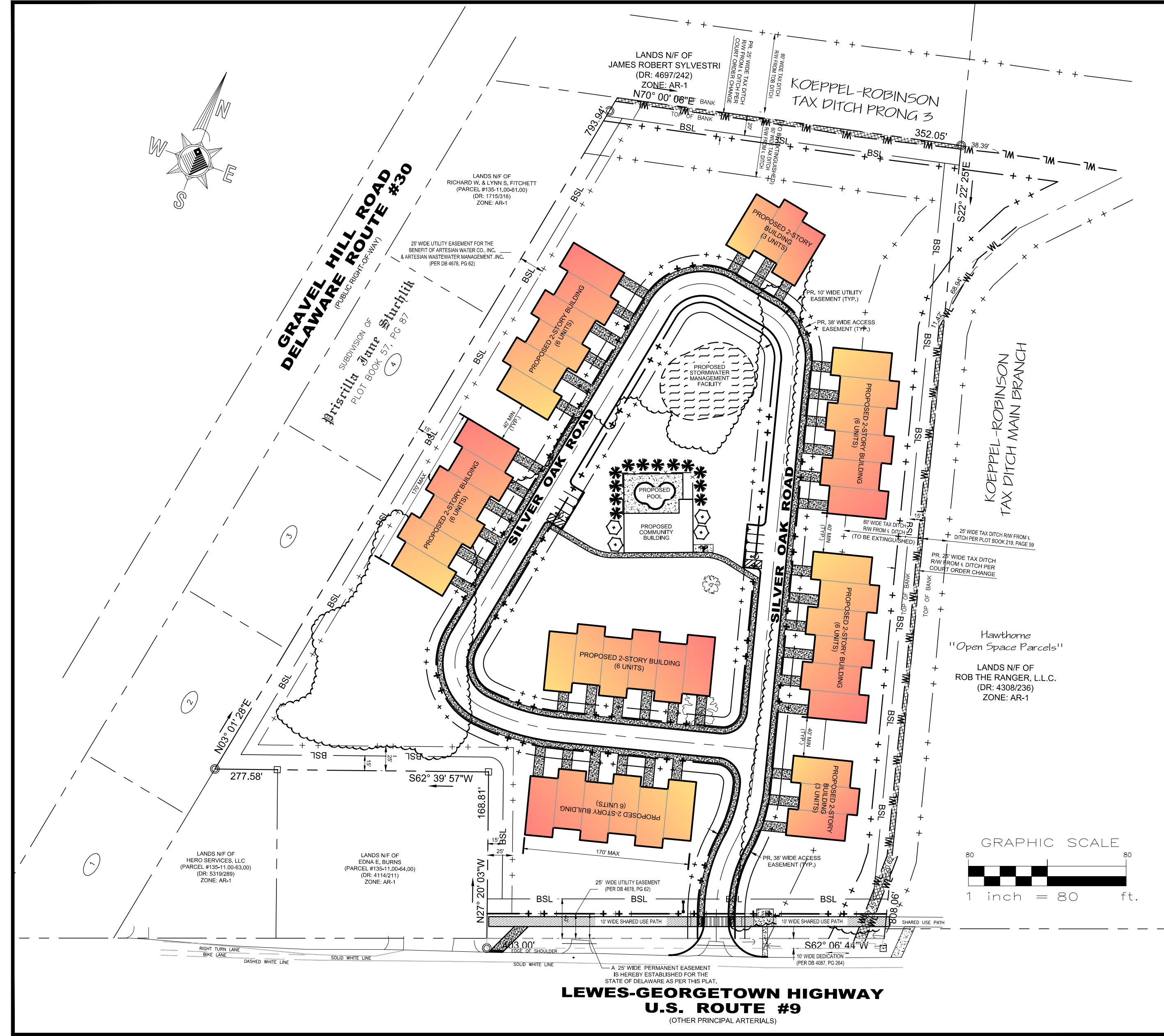
GENERAL NOTES: Record Plan (Last revised March 21, 2019)

- 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.
- Shrubby, 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.
- 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.
- 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.

PRELIMINARY SITE PLAN

FOR PROPERTY KNOWN AS:

"VILLAS AT SILVER OAKS"



PLAN DATA:

PARCEL I.D. NO.	135-11.00-65.00
DEED REFERENCE	DB 4003, PG 149
EXISTING ZONING	AR-1 (AGRICULTURAL RESIDENTIAL DISTRICT)
PROPOSED ZONING	MR (MEDIUM DENSITY RESIDENTIAL DISTRICT) WITH CONDITIONAL USE FOR MULTI-FAMILY DWELLING STRUCTURES
SEWAGE DISPOSAL	ARTESIAN WASTEWATER MANAGEMENT, INC. SEWERAGE IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
WATER SUPPLY	ARTESIAN WATER COMPANY, INC. WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.
OWNER/DEVELOPER	CHARLES E. TURNER JR 29762 OLIVER WOLCOTT DR MILLSBORO, DE 19966
LOT AREA	GROSS AREA = 9.6269 ACRES (100.00%) WETLAND AREAS = 0.11 ACRES (1.2%)
RATIONALE	TOTAL IMPERVIOUS AREAS = 3.09 ACRES (32.1%) - BUILDING FOOTPRINT AREAS = 1.61 ACRES (16.7%) - STREET AREAS = 0.93 ACRES (9.7%) - SIDEWALKS & DRIVEWAYS = 0.55 ACRES (5.7%) OPEN SPACE AREA = 6.43 ACRES (66.7%) (INCLUDES STORMWATER MANAGEMENT PRACTICES)
PROJECT DENSITY	NO. OF CONDOMINIUM UNITS = 42 GROSS AREA = 9.6269 ACRES PROPOSED DENSITY = 4.36 D.U./ACRE PERMITTED DENSITY = 12.00 D.U./ACRE
HEIGHT, AREA & BULK TABLE	MAX. BUILDING HEIGHT (FT.) = 42 (3 STORIES) MINIMUM LOT SIZE (S.F.) = 3,630 MINIMUM LOT WIDTH (FT.) = N/A MINIMUM LOT DEPTH (FT.) = N/A MINIMUM FRONT YARD (FT.) = 40 MINIMUM SIDE YARD (FT.) = 10 MINIMUM REAR YARD (FT.) = 10
PARKING RATIONALE	MULTI-FAMILY 42 DWELLINGS @ 2 SPACES PER D.U. = 84 SPACES PARKING REQUIRED = 84 SPACES (INCLUDES 42 GARAGE SPACES) COMMUNITY BUILDING PROPOSED PARKING = 8 SPACES TOTAL PARKING REQUIRED = 84 SPACES TOTAL PARKING PROVIDED = 92 SPACES
INVESTMENT LEVEL AREA	INVESTMENT LEVEL 4
HIGHWAY MAINTENANCE NO.	LEWES - GEORGETOWN HIGHWAY, U.S. ROUTE NO. 9 (SC-18)
POSTED SPEED LIMIT	50 MPH ON LEWES - GEORGETOWN HIGHWAY
FIRE MARSHALL NOTES	N.F.P.A BUILDING TYPE = TYPE-V (WOOD FRAME) FIRE SUPPRESSION = NO AUTOMATIC SPRINKLERS ARE PROPOSED MAX. BUILDING HEIGHT = H-42' (3 STORIES)

SITE LOCATION PLAN
(SCALE: 1"=80')
TAX PARCEL NO. 135-11.00-65.00
SITUATE IN
GEORGETOWN HUNDRED
SUSSEX COUNTY * STATE OF DELAWARE

TRAFFIC GENERATION		ROAD TRAFFIC DATA:	
DIAGRAM		FUNCTIONAL CLASSIFICATION: SC - 18 - LEWES-GEORGETOWN HIGHWAY (Other Principal Arterial)	
Lewes-Georgetown Highway ONE ENTRANCE - FULL MOVEMENT		POSTED SPEED LIMIT 50	
50.0% to-from west = 122		AADT= 12,822 TRIPS (FROM 2020 DELDOT TRAFFIC SUMMARY)	
50.0% to-from east = 122		10 YEAR PROJECTED AADT: 1.16 X 12,822 TRIPS = 14,874 TRIPS	
61.0 (7.5) [3.9]		10 YEAR PROJECTED AADT + SITE ADT = 15,118 TRIPS	
61.0 (1.8) [7.0]		TRAFFIC PATTERN GROUP 8 (FROM 2020 DELDOT TRAFFIC SUMMARY)	
61.0 (1.8) [7.0]		DESIGN HOURLY VOLUME = 12.68 % X 15,118 = 1,917 TRIPS	
61.0 (7.5) [3.9]		SITE TRAFFIC DATA:	
Lewes-Georgetown Highway		SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION.	
SR 18		230-Res. Condominium @ 42 units = 244.0	
TRAFFIC GENERATION DIAGRAM		TOTAL SITE ADT= 244.0 (61.0 ENTER/ 61.0 EXIT)	
ADT (AM PEAK HOUR) [PM PEAK HOUR]		ONE ENTRANCE - FULL MOVEMENT	
		DESIGN VEHICLE: SU-30, WB-40	
		DIRECTION DISTRIBUTION:	
		50.0% to and from the east ADT= 122.0 (61.0 ENTER/ 61.0 EXIT)	
		50.0% to and from the east AMPK= 9.2 (1.8 ENTER/ 7.5 EXIT)	
		50.0% to and from the east PMPK= 10.9 (7.0 ENTER/ 3.9 EXIT)	
		50.0% to and from the west ADT= 122.0 (61.0 ENTER/ 61.0 EXIT)	
		50.0% to and from the west AMPK= 9.2 (1.7556 ENTER/ 7.5 EXIT)	
		50.0% to and from the west PMPK= 10.9 (6.9888 ENTER/ 3.9 EXIT)	
		11% Trucks and Buses x 244.0 = 25.7 at PR. Entrance	

OWNER'S CERTIFICATION
I, CHARLES E. TURNER JR HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE PROPERTY 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 RECORDED IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

ENGINEER'S CERTIFICATION
I, ROGER A. GROSS, P.E. HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, AND THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

CHARLES E. TURNER JR.
29762 OLIVER WOLCOTT DR
MILLSBORO, DE 19966

ROGER A. GROSS, P.E.
MERESTONE CONSULTANTS, INC.
33516 CROSSING AVENUE, UNIT 1
FIVE POINTS SQUARE
LEWES, DELAWARE 19958
(302) 226-5880

SHEET INDEX:

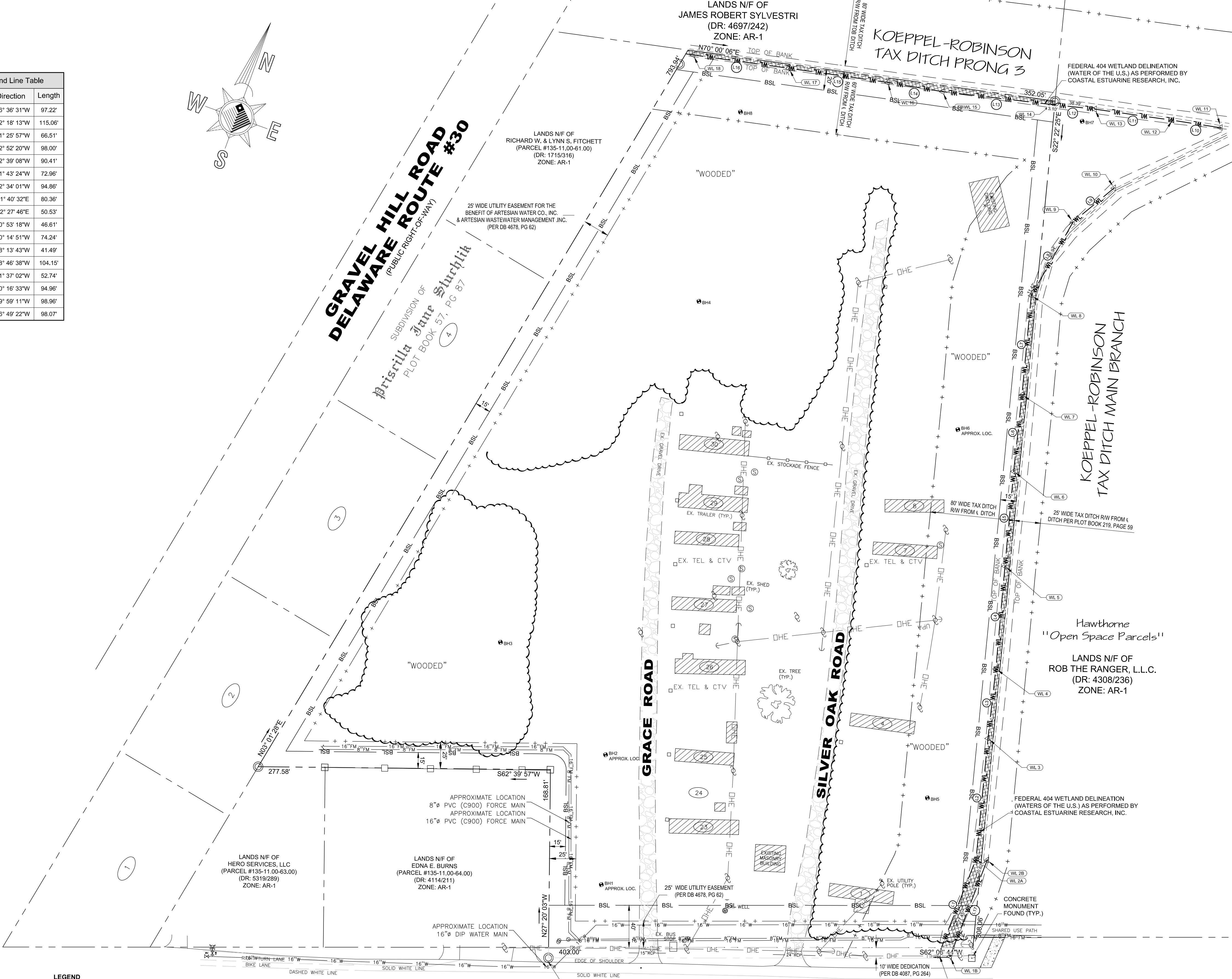
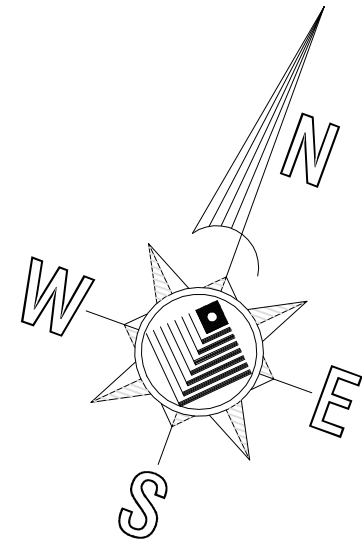
PRELIMINARY SITE PLAN COVER PAGE	SHEET NO. SP-1
WETLAND DELINEATION & EXISTING CONDITIONS PLAN	SHEET NO. SU-1
PRELIMINARY SITE PLAN	SHEET NO. SP-2

MERESTONE CONSULTANTS, INC.
ENGINEERS - PLANNERS - SURVEYORS

5215 WEST WOODMILL DRIVE 35516 CROSSING AVENUE, UNIT 1
WILMINGTON, DE 19808 FIVE POINTS SQUARE
LEWES, DE 19958
PH: 302-992-7900 PH: 302-226-5880

DATE	REVISION	CHKD	DRAWN BY: RAG	DATE: 19 OCTOBER 2021	SHEET#: SP-1
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Line #	Direction	Length
L1	N06° 36' 31"W	97.22'
L2	N22° 18' 13"W	115.06'
L3	N21° 25' 57"W	66.51'
L4	N22° 52' 20"W	98.00'
L5	N22° 39' 08"W	90.41'
L6	N21° 43' 24"W	72.96'
L7	N22° 34' 01"W	94.86'
L8	N01° 40' 32"E	80.36'
L9	N22° 27' 46"E	50.53'
L10	S70° 53' 18"W	46.61'
L11	S70° 14' 51"W	74.24'
L12	S68° 13' 43"W	41.49'
L13	S68° 46' 38"W	104.15'
L14	S71° 37' 02"W	52.74'
L15	S70° 16' 33"W	94.96'
L16	S69° 59' 11"W	98.96'
L17	N06° 49' 22"W	98.07'



PLAN DATA:

PARCEL I.D. NO.	*	135-11.00-65.00
DEED REFERENCE	*	DB 4003, PG 149
ZONING DISTRICT	*	AR-1 (AGRICULTURAL/RESIDENTIAL)
WATERSHED	*	ROUND POLE BRANCH-BROADKILL RIVER
OWNER	*	CHARLES E. TURNER, JR. 29762 OLIVER WOLCOTT DRIVE MILLSBORO, DE 19966
HORIZONTAL DATUM	*	NAD '83 (NA 2011, EPOCH 2010)
VERTICAL DATUM	*	NAVD 1988
EXISTING USE	*	TRAILER PARK
NO. OF PARCELS	*	1
PARCEL AREA	*	9.6269 ACRES

- GENERAL NOTES:**
- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY MERESTONE CONSULTANTS, INC. ON SEPTEMBER 10, 2021 AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY FOR A SUBURBAN CLASSIFICATION SURVEY.
 - BASIS OF BEARING: NAD '83 (NA 2011, EPOCH 2010).
 - THE SITE IS LOCATED WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 10005C0325L LAST REVISED MARCH 20th, 2018.
 - A WETLAND DELINEATION WAS PERFORMED BY COASTAL & ESTUARINE RESEARCH, INC. ON SEPTEMBER __, 2021.
 - THE 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.
 - COPYRIGHT © 2021 MERESTONE CONSULTANTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPIING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF MERESTONE CONSULTANTS, INC. COPIES OF THIS PLAN WITHOUT COLORED INK SIGNATURE AND A RAISED IMPRESSION SEAL ARE NOT VALID.

SHEET INDEX:

PRELIMINARY SITE PLAN COVER PAGE	SHEET NO. SP-1
WETLAND DELINEATION & EXISTING CONDITIONS PLAN	SHEET NO. SU-1
PRELIMINARY SITE PLAN	SHEET NO. SU-2

WETLANDS DELINEATION & EXISTING CONDITIONS PLAN
 FOR PROPERTY KNOWN AS:
 "THE VILLAS AT SILVER OAKS"
 ALSO KNOWN AS:
SILVER OAKS TRAILER PARK
 PREPARED FOR:
 CHARLES E. TURNER, JR.
 SITUATE IN:
 INDIAN RIVER HUNDRED * SUSSEX COUNTY
 STATE OF DELAWARE
 TAX PARCEL #: 135-11.00-65.00
 SCALE: 1"=50'

GRAPHIC SCALE
 1 inch = 50 ft.

LEGEND

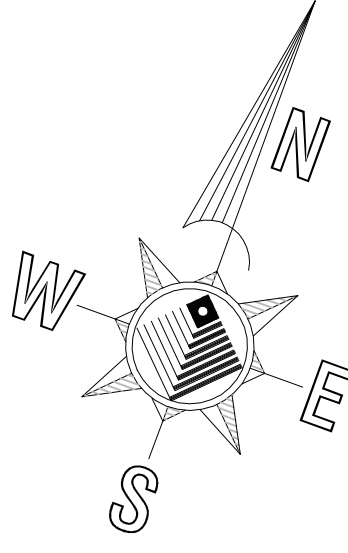
PROPERTY LINE	---
BUILDING SETBACK LINE	BSL
EASEMENT LINE	+
CENTERLINE	---
TREELINE	~
STORM SEWER	--- C.B. ---
FORCE MAIN	--- 16" FM ---
WATER MAIN	--- 16" WM ---
ELECTRIC	--- OHE ---
WETLANDS DELINEATION LINE	WL
WETLANDS AREA WITHIN PROPERTY	▨
REBAR FOUND	○
IRON PIPE FOUND	○
CONCRETE MONUMENT FOUND	□
WETLAND DATA POINT	⊕

**LEWES-GEORGETOWN HIGHWAY
 U.S. ROUTE #9**
 (OTHER PRINCIPAL ARTERIALS)

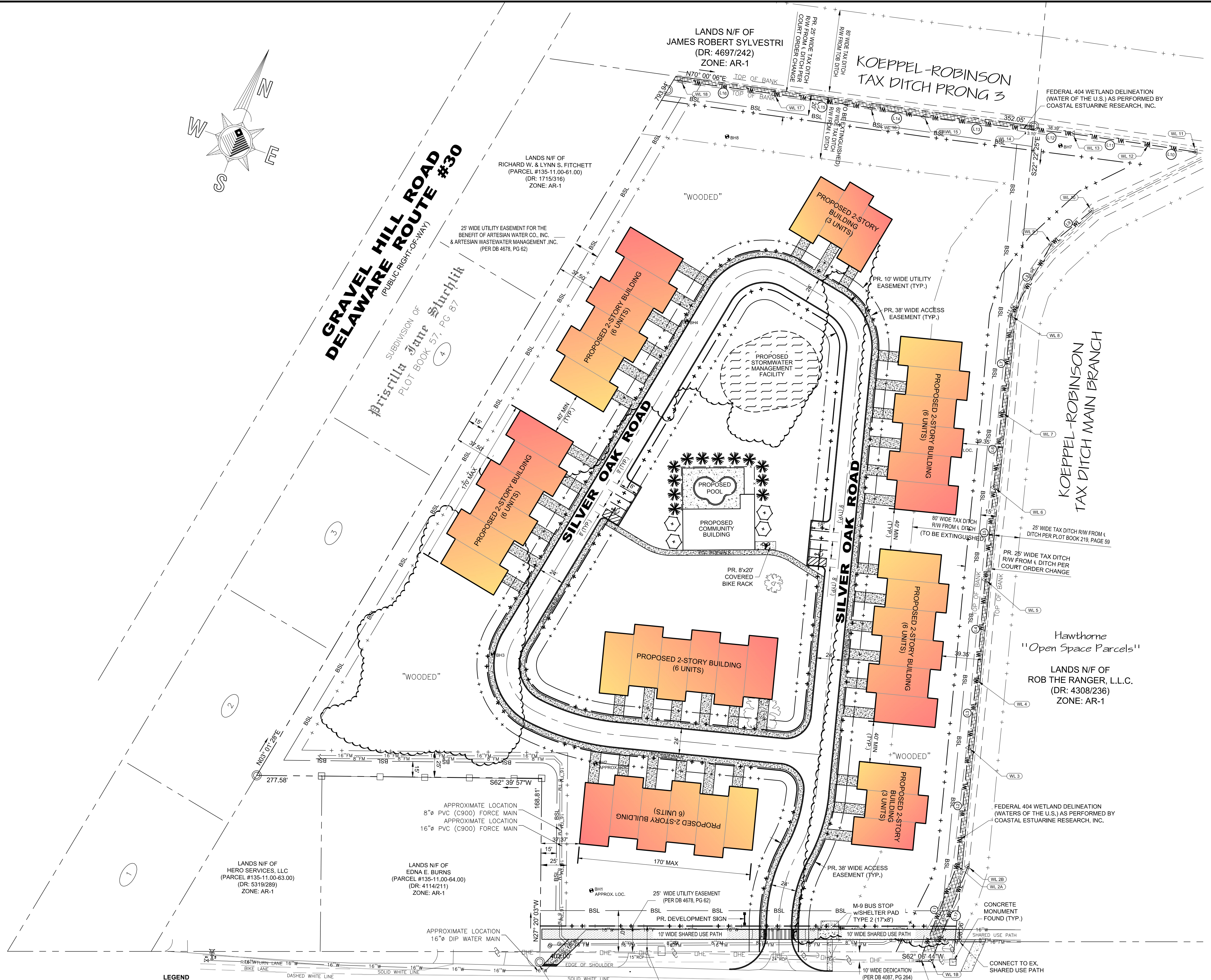
WETLAND'S CERTIFICATION
 THIS FEDERAL 404 WETLAND/WATERS OF THE U.S. WAS CONDUCTED BY EVELYN MAURMEYER, PH. D., CER, INC., FOLLOWING PROCEDURES OUTLINED IN THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: ATLANTIC AND GULF COASTAL PLAIN REGION (VERSION 2.0), NOVEMBER, 2010.

EVELYN MAURMEYER
 COASTAL & ESTUARINE RESEARCH, INC.
 email: maurmeye@udel.edu

APPROVED: _____ DATE: _____
 PROFESSIONAL ENGINEER



**GRAVEL HILL ROAD
DELAWARE ROUTE #30**
(PUBLIC RIGHT-OF-WAY)
SUBDIVISION OF
Prisilla Jamp Stuchlik
PLOT BOOK 57, PG 87



**LEWES-GEORGETOWN HIGHWAY
U.S. ROUTE #9**
(OTHER PRINCIPAL ARTERIALS)

LEGEND

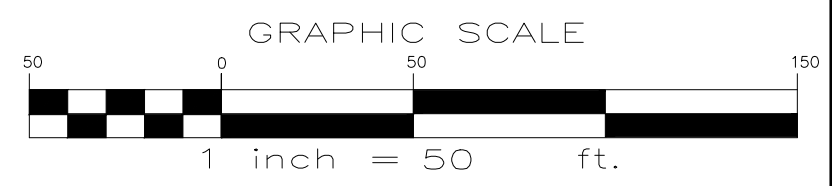
PROPERTY LINE	BSL	BSL
BUILDING SETBACK LINE	BSL	BSL
EASEMENT LINE	+	+
CENTERLINE	---	---
TREELINE	~	~
STORM SEWER	C.B. 15" CMP	15" CMP
FORCE MAIN	16" FM	16" FM
WATER MAIN	---	---
ELECTRIC	OHE	OHE
WETLANDS DELINEATION LINE	WL	WL
WETLANDS WITHIN PARCEL	▨	▨
REBAR FOUND	○	○
IRON PIPE FOUND	○	○
CONCRETE MONUMENT FOUND	□	□

SHEET INDEX:

PRELIMINARY SITE PLAN COVER PAGE	SHEET NO. SP-1
WETLAND DELINEATION & EXISTING CONDITIONS PLAN	SHEET NO. SU-1
PRELIMINARY SITE PLAN	SHEET NO. SP-2

**PRELIMINARY SITE PLAN
MEDIUM DENSITY RESIDENTIAL DEVELOPMENT**

FOR PROPERTY KNOWN AS:
"THE VILLAS AT SILVER OAKS"
ALSO KNOWN AS:
SILVER OAKS TRAILER PARK
PREPARED FOR:
CHARLES E. TURNER, JR.
SITUATE IN:
**GEORGETOWN HUNDRED * SUSSEX COUNTY
STATE OF DELAWARE**
SCALE: 1" = 50'



ENGINEER'S CERTIFICATION
I, ROGER A. GROSS, P.E. HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, AND THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

ROGER A. GROSS, P.E.
MERESTONE CONSULTANTS, INC.
33516 CROSSING AVENUE, UNIT 1
FIVE POINTS SQUARE
LEWES, DELAWARE 19958
(302) 226-5880

DATE: _____

DATE	REVISION	CHKD.	DRAWN BY: RAG	DATE: 19 OCTOBER 2021	SHEET#: SP-2

EXHIBIT A:

Potential Comprehensive Plan
Amendment Parcels

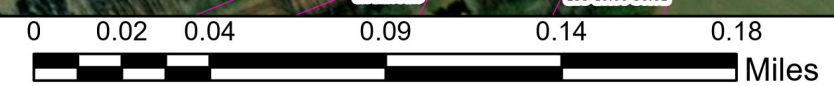


Sussex County



Legend

- Parcels to be Amended
- Tax Parcels
- Low Density
- Coastal Area
- Commercial
- Developing Area
- Existing Development Area
- Industrial
- Municipalities
- Town Center



Maxar, Microsoft, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc., Sussex County Government

EXHIBIT A

Property and Deed Information

Property Information

Property Location:

Unit:
 City:
 State:
 Zip:

Class: COM-Commercial
 Use Code (LUC): PK-MH PARK
 Town: 00-None
 Tax District: 135 - GEORGETOWN
 School District: 1 - INDIAN RIVER
 Fire District: 77-Georgetown
 Deeded Acres: 9.8900
 Frontage: 0
 Depth: .000
 Irr Lot:
 Plot Book Page: /PB
 100% Land Value: \$38,000
 100% Improvement Value: \$34,000
 100% Total Value: \$72,000

Legal

Legal Description: SILVER OAK

Owners

Owner	Co-owner	Address	City	State	Zip
TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966

Sales

Sale Date	Book/Page	Sale Price	Stamp Value	Parcels Sold	Grantee/Buyer
06/10/2003	4003/149	\$175,000.00	\$2,625.00	2	

Owner History

Tax Year:	Owner:	Co-owner	Address:	City:	State:	Zip:	Deed Book/Page:
2022	TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966	4003/149
2021	TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966	4003/149
2020	TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966	4003/149
2019	TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966	4003/149
2018	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2017	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2016	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2013	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2012	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2004	SILVER OAKS TRAILER PARK LLC		34822 BOATHOUSE LN	LEWES	DE	19958	2963/146
2003	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	2846/180
2002	MCCABE MILTON R		30593 BEAVER DAM BRANCH	LAUREL	DE	19956	377/140
1900	MCCABE MILTON A					0	0/0

Land

Line	Class	Land Use Code	Act Front	Depth	Calculated Acres	Ag
1	COM	PK	0	0	9.8900	

Land Summary

Line	1
100% Land Value	\$38,000

100% Values

100% Land Value	100% Improv Value	100% Total Value
\$38,000	\$34,000	\$72,000

50% Values

50% Land Value	50% Improv Value	50% Total Value
\$19,000	\$17,000	\$36,000

Permit Details

Permit Date:	Permit #:	Amount:	Note 1
11-JUL-1996	26745-1	\$2,400	SIGN/SCH.BUS SHELTER-SILVER OAK T.P.
27-NOV-1984	26745-2	\$5,000	RMV-REMOVED FROM PARK

18268

BK: 4003 PG: 149

PARCEL NO. 1-35 11.00 65.00
PREPARED BY: RICHARD F. RAGO, ESQUIRE
RETURN TO: 1401 PENNSYLVANIA AVENUE
SUITE 101, WILM, DE 19806

THIS DEED, MADE THIS 21st of May, in the year of our Lord two thousand twelve.

BETWEEN, SILVER OAKS TRAILER PARK, LLC., a Delaware Limited Liability Company, of 34822 Boathouse Lane, Lewes, Delaware 19958, party of the first part,

-AND-

CHARLES E. TURNER, JR., of 34822 Boathouse Lane, Lewes, Delaware 19958, party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND 00/100-----(\$10.00)----lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said party of the second part,

ALL that certain tract, piece or parcel of land situate in Georgetown Hundred, Sussex County, Delaware, by and on the State Highway leading from Georgetown to Lewes, adjoining lands of now or formerly of Charles Bell, lands now or formerly of Gustay H. Koeppel, Frank Holson and Julian Townsend and more particularly described as follows, to wit:

NO TITLE SEARCH REQUESTED OR PERFORMED

mw

BEGINNING at an iron stob on the North side of said road, corner for lands now or formerly of Charles Bell; thence North 11 degrees East 1008 feet to a pipe in the center of a ditch; thence with the same North 76 ½ degrees East 339 feet to Townsend's line; thence with the same 10 ½ feet to said road; thence with the same South 75 degrees West to the place of beginning, containing ten (10) acres, with all improvements thereon.

EXCEPTING that portion of said tract, piece or parcel of land which was conveyed by deed dated the 28th day of June, 1956 to Ruth A. Harris and Floyd W. Harris and recorded in the Office of the Recorder of Deeds, in and for Sussex County, on the 29th day of June 1956 in Deed Record Vol. 462, Page 104; and;

EXCEPTING that part of said tract, piece or parcel of land which was conveyed by deed dated the 14th day of September, 1954 to Samuel H. Burns and Melvina B. Burns his wife, and recorded in the Office for the Recording of Deeds, in and for Sussex County, on the 14th day of September, 1954 in Deed Record Vol. 437, Page 398.

AND BEING MORE PARTICULARLY DESCRIBED BY A MORE RECENT LEGAL DESCRIPTION PREPARED BY COAST SURVEY, INC., LAND SURVEYING AND PLANNING, AS FOLLOWS TO-WIT:

BEGINNING at a concrete monument found on the northerly right-of-way line of Route #9 (60' wide) a corner for this parcel and lands now or formerly of "Townsend, Inc." and being located 935'+/- easterly from the right-of-way of Route #30; thence with Route #9, S 70 degrees, 05 minutes, 16 seconds W, 402.13' to an iron pipe set, a corner for this parcel and lands now or formerly of Edna E. Burns; thence leaving Route #9 and with said Burns, N 19 degrees, 21 minutes, 31 seconds W, 178.81' to a concrete monument found; thence turning and with said Burns and lands now or formerly of Betty Harris, S 70 degrees, 38 minutes, 29 seconds W, 277.58' (passing over a concrete monument found at 214.28') to an iron pipe set, a corner for this parcel, said Harris and along the line of Lot #2 of the "Priscilla Jane Stuchlik" Subdivision; thence turning and with Lot #2, in part, and Lots #3 & #4 and lands now or

formerly of Richard and Lynn Fitchett, N 11 degrees, 00 minutes, 00 seconds E, 793.94' (passing over iron pipes found at 143.97', 343.99' a concrete monument found at 543.74' and an iron pipe found at 778.19') to a point in a 15' wide ditch, a corner for this parcel, said Fitchett and along lands now or formerly of James Sylvestri; thence turning and with said ditch and said Sylvestri, N 77 degrees, 58 minutes 38 seconds E, 352.05' to a 3" galvanized pipe 3' tall with iron pin in center found, a corner for this parcel, said Sylvestri and along lands of said "Townsend's"; thence turning and with said "Townsend's" and with another 15' wide ditch, in part, S 14 degrees, 23 minutes, 52 seconds E, 818.11' to the point of beginning containing 9.7216 acres.

SUBJECT to Tax Ditch maintenance easements along said ditches.

BEING a part of the lands and premises granted and conveyed unto Silver Oaks Trailer Park, LLC., by Deed of Charles E. Turner, Jr., dated April 3, 2004 and of record in the Office of the Recorder of Deeds in and for Sussex County, in Georgetown, Delaware in Deed Book 02963, Page 146. The said Silver Oaks Trailer Park, LLC a Limited Liability Company has dissolved, liquidated and been terminated and pursuant to the Limited Liability Company Agreement dated October 16, 2003 the interest in this company revert to the sole member of the company he being Charles E. Turner, Jr., party of the first part hereto.

PARCEL NO. 1-35 11.00 65.00

GRANTEE'S ADDRESS:

34822 Boathouse Lane
Lewes, DE 19958

RECEIVED

MAY 29 2012

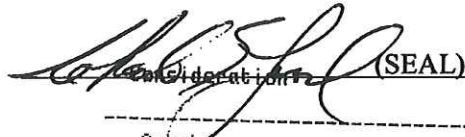
**ASSESSMENT DIVISION
OF SUSSEX COUNTY**

IN WITNESS WHEREOF, Declarant, by its managing member has caused this Declaration to be duly executed under seal as of the day and year first above written.

WITNESS:

DECLARANT:

SILVER OAKS TRAILER PARK, LLC.
a Delaware Limited Liability Company

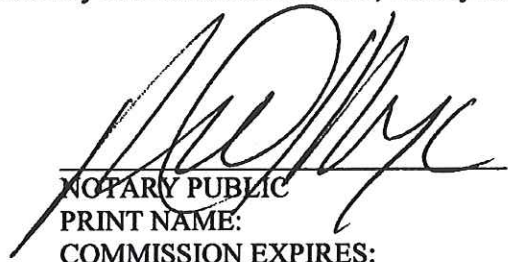
 (SEAL)

County	.00
State	.00
Town	Total .00
Received: Sue D May 29, 2012	

STATE OF DELAWARE :
: ss.
SUSSEX COUNTY :

BE IT REMEMBERED, that on this *29th* day of May in the year of our Lord two thousand twelve personally appeared before me, *Charles Forester* Managing Member of SILVER OAKS TRAILER PARK, LLC., a Delaware Limited Liability Company known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said limited liability company.

GIVEN under my Hand and Seal of office, the day and year aforesaid.



NOTARY PUBLIC
PRINT NAME:

COMMISSION EXPIRES:
RICHARD F. RAGO
ATTORNEY AT LAW
29 DEL. C. § 4323
NOTARIAL OFFICER

Recorder of Deeds
Scott Dailey
May 29, 2012 09:32A
Sussex County
Doc. Surcharge Paid

EXHIBIT B
Land Use History

TAX map 135-11.00-65.00 PARK

To All Mobile Home Parks or Courts:

It is necessary that the Planning and Zoning Commission have the following information prior to the adoption of the Comprehensive Zoning Ordinance for Sussex County:

NAME OF TRAILER COURT OR PARK Silver Oak Trailer Park
 LOCATION N/S 18 1000' E of 30' Gravel Hill
 ELECTION HUNDRED George town
 NAME IN WHICH DEED IS RECORDED Milton McCabe
 MAILING ADDRESS George town Del.
 NUMBER OF ACRES 8.4 acres
 NUMBER OF LOTS ~~38~~ 38
 NUMBER OF LOTS NOW OCCUPIED 21
 SIZE OF LOTS 9 lots 40' x 67.2' 14 lots 32' x 70'
 PLOT OF PARK (Acres or Square Feet) ~~Set as is~~
 PLOT OF ADJACENT PROPERTY UNDER SAME OWNERSHIP FOR FUTURE EXPANSION
 DATE PARK WAS ESTABLISHED ~~1966~~ April 6, 1966

Zoning Inspector Robert DeVincentis
1/7/70

Application for Extension of Park:
Board of Adjustment # 116 - approved 1-12-70
Extend Park adding 8 additional spaces 40' x 70'



EXHIBIT C
Sussex County Aerial Maps

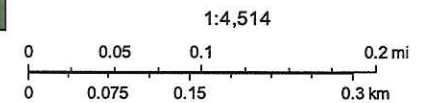


Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	N/A
Land Code	

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



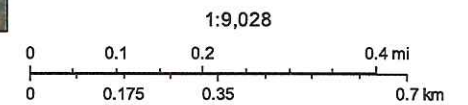


Sussex County



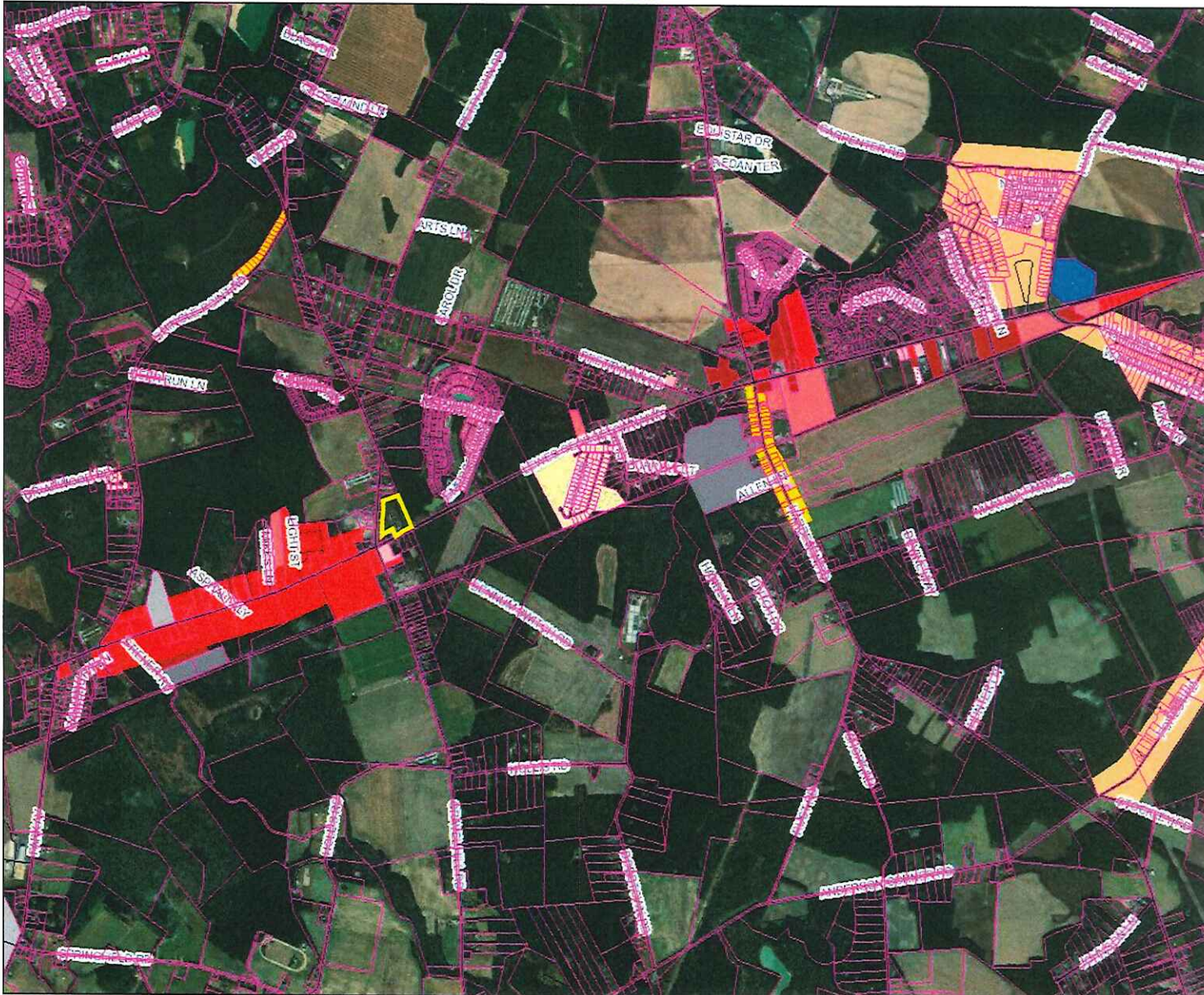
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Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

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





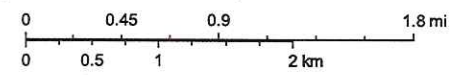
Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

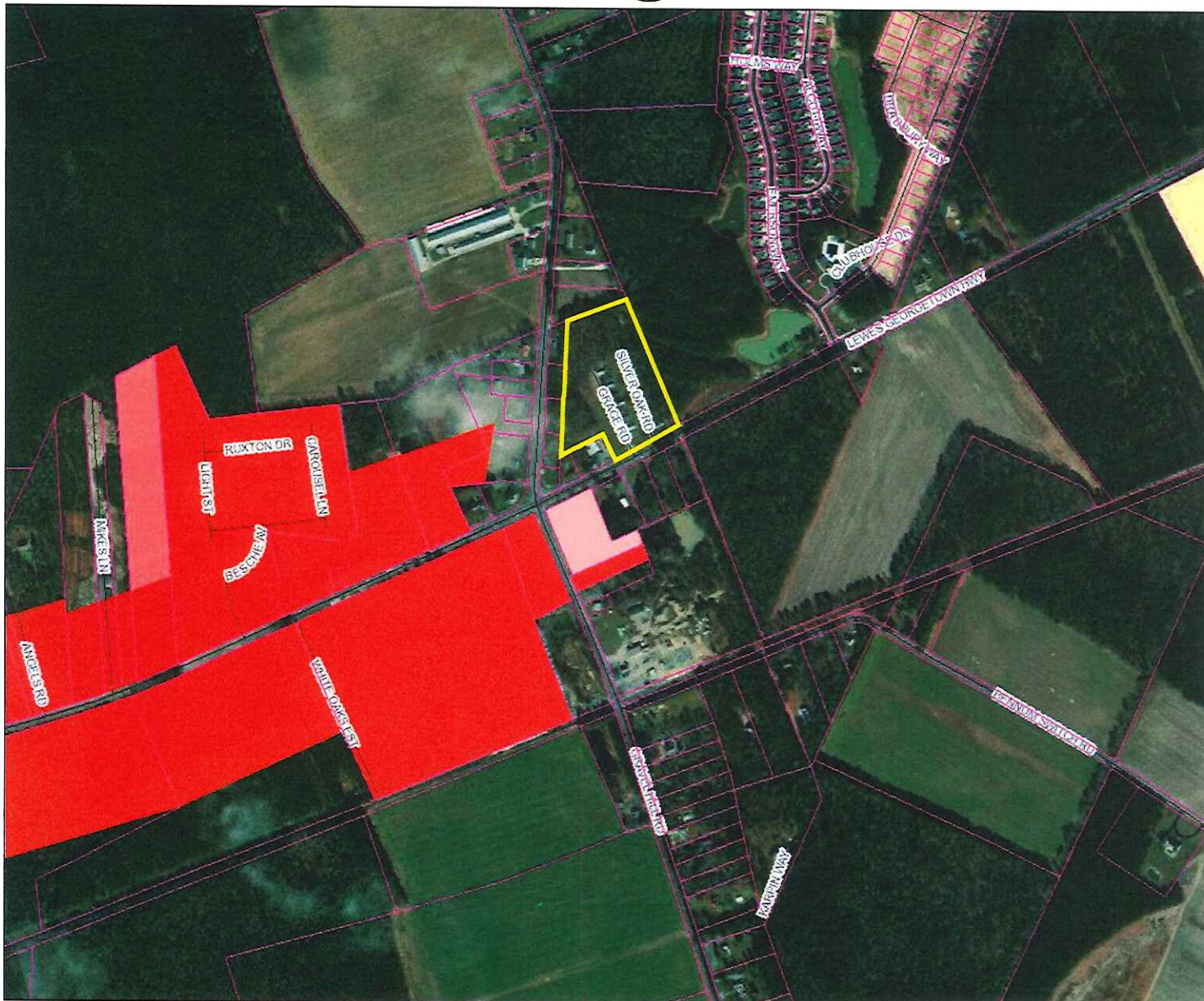
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 Override 1
polygonLayer
 Override 1
 Tax Parcels
 Streets

1:36,112



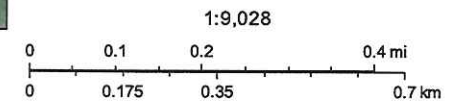


Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

- polygonLayer**
Override 1
- polygonLayer**
Override 1
- Tax Parcels
- Streets



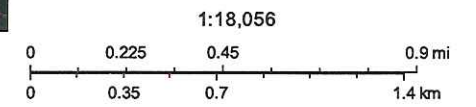


Sussex County



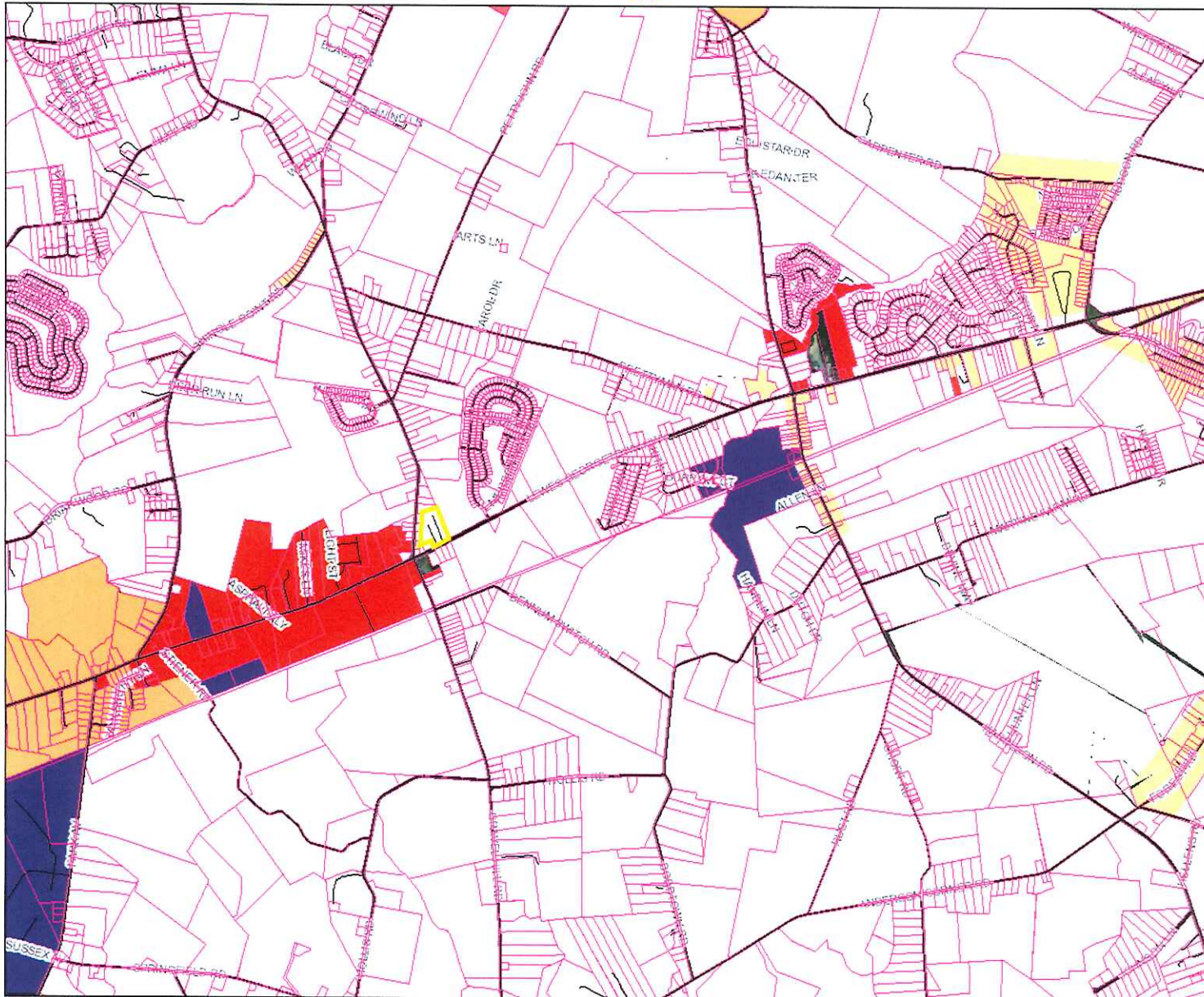
PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- Streets
- County Boundaries
- Conditional Use





Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- Streets
- County Boundaries
- 2019 Future Land Use**
- Low Density
- Coastal Area
- Commercial
- Developing Area
- Existing Development Area
- Industrial
- Municipalities
- Town Center

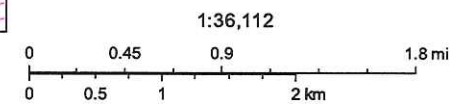


EXHIBIT D

Surrounding Land Use Aerial
Map

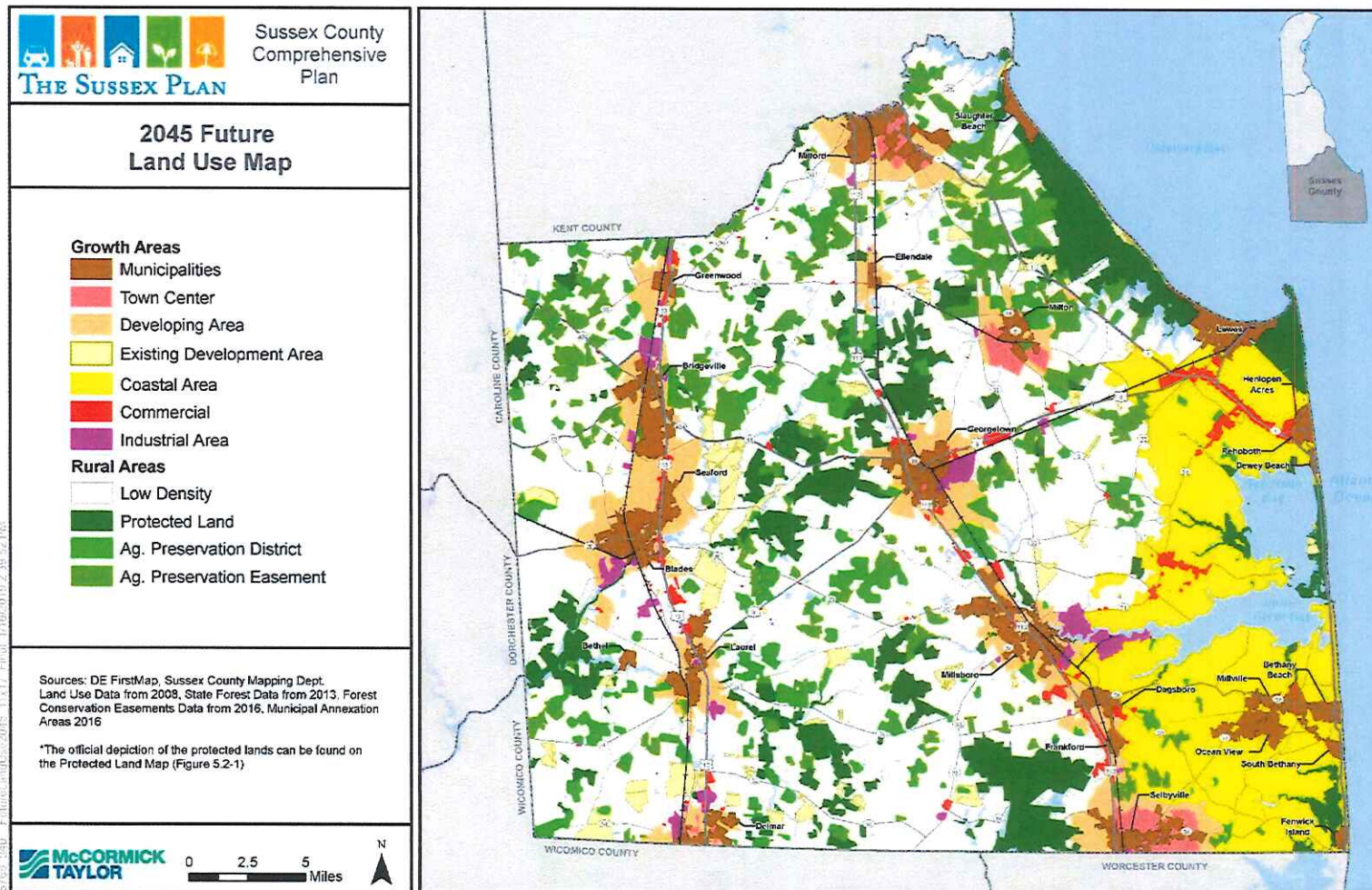
Surrounding Land Uses

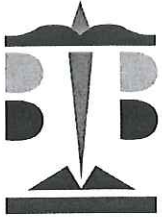
Legend
📍 Silver Oak Rd



EXHIBIT E
Sussex County
Future Land Use Map

Figure 4.5-1 Sussex County 2045 Future Land Use





BAIRD
MANDALAS
BROCKSTEDT
FEDERICO & CARDEA LLC

Mackenzie M. Peet, Esquire
(302) 645-2262
mackenzie@bmbfclaw.com

September 12, 2022

VIA EMAIL AND REGULAR MAIL

Planning & Zoning Department
Attn: Jamie Whitehouse, Director
2 The Circle
PO Box 417
Georgetown, DE 19947
Email: pandz@sussexcountyde.gov

RE: Comprehensive Plan Amendment Request for Tax Map Parcel No. 135-11.00-65.00

Dear Director Whitehouse,

We represent Charles E. Turner, Jr., the Applicant of the proposed Comprehensive Plan Amendment Request of Future Land Use for property identified as Tax Map Parcel No. 135-11.00-65.00, currently existing as the Silver Oaks Trailer Park located on Lewes-Georgetown Highway (Rt. 9), Georgetown, Delaware 19947.

Enclosed please find Applicant's Comprehensive Plan Amendment Request.

Please contact me directly at mackenzie@bmbde.com, or my paralegal, Meagan Garey, at meagan@bmbde.com should the Department need any additional information.

Sincerely,

/s/Mackenzie M. Peet, Esq.

Enclosure

RECEIVED
SEP 13 2022
SUSSEX COUNTY
PLANNING & ZONING



Mackenzie M. Peet, Esquire
(302) 645-2262
mackenzie@bmbde.com

November 28, 2022

VIA EMAIL & HAND DELIVERY

Planning & Zoning Office
2 The Circle, PO Box 417
Georgetown, DE 19947
pandz@sussexcountyde.gov

RE: C/Z 1959; CU 2320; Ordinance 22-08
TMP: 135-11.00-65.00

Dear Director Whitehouse:

We represent Charles Turner, Jr., property owner of TMP No. 135-11.00-65.00. Please accept the attached documents as the Applicant's supplemental exhibit packet to be included in the record for C/Z 1959, C/U 2320, and Ordinance 22-08.

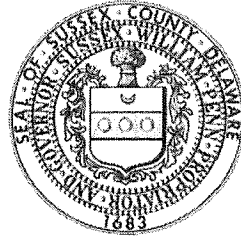
Please contact me directly by phone at 302-645-2262 or by email at mackenzie@bmbde.com should you need any additional information.

Sincerely,

/s/ Mackenzie M. Peet

Mackenzie M. Peet, Esquire

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



Sussex County

DELAWARE
sussexcountyde.gov

November 3, 2022

Roger A. Gross, P.E.
Merestone Consultants, Inc.
33516 Crossing Avenue, Unit 1
Lewes, DE 19958

Email: roger.gross@merestoneconsultants.com

Dear Roger A. Gross, P.E.:

C/Z 1959 Charles E. Turner Jr.

AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A MR MEDIUM RESIDENTIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN GEORGETOWN HUNDRED, SUSSEX COUNTY, CONTAINING 9.72 ACRES, MORE OR LESS. The property is located on the north side of Lewes Georgetown Highway (Rt. 9), approximately 620 feet northeast of Gravel Hill Road (Rt. 30). 911 Address: N/A Tax Parcel: 135-11.00-65.00.

C/U 2320 Charles E. Turner Jr.

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR MULTI-FAMILY DWELLINGS (42 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN GEORGETOWN HUNDRED, SUSSEX COUNTY, CONTAINING 9.72 ACRES, MORE OR LESS. The property is located on the north side of Lewes Georgetown Highway (Rt. 9), approximately 620 feet northeast of Gravel Hill Road (Rt. 30). 911 Address: N/A Tax Parcel: 135-11.00-65.00.

ORD 22-08

AN ORDINANCE TO AMEND THE FUTURE LANDS USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL 135-11.00-65.00. The property is located on the north side of Lewes Georgetown Highway (Rt. 9), approximately 620 feet northeast of Gravel Hill Road (Rt. 30). 911 Address: N/A Tax Parcel: 135-11.00-65.00.

The **Planning and Zoning Commission** will hold a Public Hearing on **Thursday, December 8, 2022, at 5:00 pm** in the Sussex County Council Chambers located in the County Administrative Office at 2 The Circle Georgetown, DE, 19947.

The **Sussex County Council** will hold a Public Hearing on **Tuesday, February 7, 2023, at 1:30 pm** in the Sussex County Council Chambers located in the County Administrative Office at 2 The Circle Georgetown, DE, 19947.

It will be necessary for you the applicant to participate at the hearings before both the Commission and County Council. If you do not participate or are not represented, the Commission and/or County Council reserve the right to refuse to act on your application and may require that a new application be filed, and fees paid at your expense.



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

If an attorney, or agent, will be representing you, the applicant, it is your duty to notify them as to the dates and times of the hearings as herein set forth, as the Commission and County Council will not notify your counsel.

Further instructions describing the method of public participation and the manner of viewing the hearings will be contained within the Agendas for both of these meetings that will be posted at least 7 days in advance of each meeting at sussexcountyde.gov.

Sincerely,
Planning and Zoning Department

Planning & Zoning Commission Application Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Type of Application: (please check applicable)

Conditional Use
Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment

Lewes Georgetown Highway, Sussex County

Type of Conditional Use Requested:

Multi-Family Residential in a MR Zoning District.

Tax Map #: 135-11.00-65.00 **Size of Parcel(s):** 9.6 acres

Current Zoning: AR-1 **Proposed Zoning:** MR **Size of Building:** N/A

Land Use Classification: Low Density Residential

Water Provider: Artesian Water Company **Sewer Provider:** Artesian Wastewater Management Ir

Applicant Information

Applicant Name: Charles E. Turner, Jr.
Applicant Address: 29762 Oliver Wolcott Drive
City: Millsboro State: DE ZipCode: 19966
Phone #: (302) 632-2771 E-mail: cetelt@msn.com

Owner Information

Owner Name: Charles E. Turner, Jr.
Owner Address: 29762 Oliver Wolcott Drive
City: Millsboro State: DE Zip Code: 19966
Phone #: (302) 632-2771 E-mail: cetelt@msn.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Merestone Consultants, Inc c/o Roger A. Gross, PE
Agent/Attorney/Engineer Address: 33516 Crossing Avenue, Unit 1
City: Lewes State: DE Zip Code: 19958
Phone #: (302) 226-5880 E-mail: roger.gross@merestoneconsultants.com



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

- Completed Application**
- Provide eight (8) copies of the Site Plan or Survey of the property**
 - Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
 - Provide a PDF of Plans (may be e-mailed to a staff member)
 - Deed or Legal description
- Provide Fee \$500.00**
- Optional - Additional information for the Commission/Council to consider** (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.**
- DeIDOT Service Level Evaluation Request Response**
- PLUS Response Letter** (if required)

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney

Merestone Consultants Digitally signed by Merestone Consultants
Date: 2021.10.19 09:57:18 -04'00'

Date: 10/19/21

Signature of Owner

Charles E. Turner, Jr. Digitally signed by Charles E. Turner, Jr.
Date: 2021.10.19 09:57:47 -04'00'

Date: 10/19/21

For office use only:

Date Submitted: _____ Fee: \$500.00 Check #: _____
Staff accepting application: _____ Application & Case #: _____
Location of property: _____

Subdivision: _____
Date of PC Hearing: _____ Recommendation of PC Commission: _____
Date of CC Hearing: _____ Decision of CC: _____

Planning & Zoning Commission Application Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Type of Application: (please check applicable)

Conditional Use

Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment

LewesGeorgetownHighwaySussexCounty-

Type of Conditional Use Requested:

Tax Map #: 135-11.00-65.00 **Size of Parcel(s):** 9.6 acres

Current Zoning: AR-1 **Proposed Zoning:** MR **Size of Building:** N/A

Land Use Classification: LowDensityResidential

Water Provider: ArtesianWater Company **Sewer Provider:** ArtesianWastewaterManagementInc

Applicant Information

Applicant Name: CharlesETurnerJr. , .

Applicant Address: 29762 OliverWolcottDrive

City: Millsboro State: DE ZipCode: _____

Phone #: _____ E-mail: _____

Owner Information

Owner Name: _____

Owner Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ E-mail: _____

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: _____

Agent/Attorney/Engineer Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ E-mail: _____



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

Completed Application

Provide eight (8) copies of the Site Plan or Survey of the property

- Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- Provide a PDF of Plans (may be e-mailed to a staff member)
- Deed or Legal description

Provide Fee \$500.00

Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.

DeIDOT Service Level Evaluation Request Response

PLUS Response Letter (if required)

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney

_____ Date: _____

Signature of Owner

_____ Date: _____

For office use only:

Date Submitted: _____ Fee: \$500.00 Check #: _____
Staff accepting application: _____ Application & Case #: _____
Location of property: _____

Subdivision: _____
Date of PC Hearing: _____ Recommendation of PC Commission: _____
Date of CC Hearing: _____ Decision of CC: _____

Sussex County Comprehensive Plan Amendment Request Form

Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947

☎ 302-855-7878

✉ pandz@sussexcountyde.gov

Type of Amendment Requested (e.g Future Land Use Map, Existing Land Use Map, or Text Revision)

Future Land Use Map

Year that Comprehensive Plan was Adopted:

2019

If Applicable, the Date(s) of any PLUS Review by the State of Delaware

N/A

Tax Map #: 135-11.00-65.00 Total Acreage: +/- 9.6269 Acres

Applicant Information

Applicant Name: Charles E. Turner, Jr.
Applicant Address: 29762 Oliver Wolcott Drive
City: Millsboro State: DE ZipCode: 19966
Phone #: (302)632-2711 E-mail: cetelt@msn.com

Developer Information

Developer Name: Charles E. Turner, Jr. and/or assigns

Attorney Information (If Applicable)

Attorney Name: Baird Mandalas Brockstedt Federico & Cardea LLC (c/o Mackenzie M. Peet, Esquire)
Attorney Address: 1413 Savannah Road, Suite 1
City: Lewes State: DE ZipCode: 19958
Phone #: (302)645-2262 E-mail: mackenzie@bmbde.com



Sussex County, DE - Comprehensive Plan Amendment Request

Description of Request: (Please provide a written description of the request, along with details of the Tax Parcel ID(s) of the relevant parcels to which the amendment request relates. If you are requesting a text amendment to the Comprehensive Plan, please also clearly explain which Chapters of the Comprehensive Plan your request relates)

SEE ATTACHED.

Check List for Comprehensive Plan Amendment Request Applications

The following shall be submitted with any request

- Completed Application (including relevant Application Fee)

- A scaled survey drawing is appended to this Application that clearly shows the location of all parcels to which the amendment request relates.

- The Applicant understands that Sussex County Council may submit a copy of this application, along with copies of all documents received, to the State of Delaware Office of Management and Budget for the purposes of any enabling the State of Delaware to review the requested revision.

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

Signature of Applicant/Attorney



For office use only:

Date Submitted: _____
Staff member receiving Application: _____

Application & Case # : _____
Fee: \$1,000.00, Check #: _____

Location of property: _____

Date of Commission Hearing: _____ Recommendation: _____

Date of Council Hearing: _____

Sussex County, DE Comprehensive Plan Amendment Request

Property: Silver Oaks Trailer Park, Lewes-Georgetown Highway, Georgetown, Delaware 19947

Tax Map Parcel No.: 135-11.00-65.00

Current Future Land Use Designation: Low Density

Proposed Future Land Use Designation: Existing Development Area

Property Description:

The existing property is the present location of the Silver Oaks Trailer Park located on Lewes-Georgetown Highway (Rt. 9), Georgetown, Delaware 19947. See attached Exhibit A. Silver Oaks Trailer Park was established on April 6, 1966 and consisted of 38 mobile home lots. See attached Exhibit B.

The Property consists of 9.6269 Acres, more or less.

Intended Use of the Property:

Rezoning from AR-1 to MR to develop 42 condominium units.

Surrounding Land Use Districts and Future Land Use Designations:

Adjacent properties are zoned AR-1 and are designated as Low Density. Properties in the vicinity of the site are zoned AR-1, AR-2, C-1, C-2, B-1, HI-I, MR and CR1. Properties in the vicinity of the site have varying Future Land Use Designations including Low Density, Commercial, Industrial, Existing Development, and Developing Area. See Exhibit C.

Surrounding Land Uses:

See attached Exhibit D.

Chapter 4 of the Sussex County Comprehensive Plan details the Existing Development Area and states as follows:

Existing Development Areas consists of primarily of existing residential development under the current General Residential and Medium Density Residential zoning districts, as well as some commercial uses. These areas are scattered throughout the County. These areas are surrounded by Low Density Areas, and this particular classification is simply being used to identify these Sussex County Comprehensive Plan 4-17 existing scattered zoning areas that have no direct relation to their surrounding zoning and/or the Future Land Use Map.

The establishment of the existing mobile home park predated the Zoning Ordinance. Arguably, this Property should have been designated as an Existing Development Area.

The following guidelines apply to future growth in Existing Development Areas:

- Permitted Uses – The full range of housing types allowed in the existing underlying zoning districts are appropriate in these residential areas, including single-family homes, townhouses, and multi-family units. Non-residential development consists of uses found in the neighborhood business districts and commercial districts. There is no intention to expand this land use classification.

The existing and proposed uses are consistent with permitted uses in the Existing Development Area, as residential developments.

- Densities – The current densities are whatever is permitted in the existing underlying zoning district of the property.

The proposed density for development of the 42 Condominium Units is 4.36 D.U./Acre less than the permitted 12 D.U./Acre.

- Infrastructure – Central water and sewer facilities are strongly encouraged. If central utilities are not possible, densities should be limited to two units per acre provided a septic permit can be approved.

Central water and wastewater services are anticipated to be served by Artesian Water Company, Inc. and Artesian Wastewater Management Inc., respectively.

See Future Land Use Map attached as Exhibit E.

Applicable Zoning Districts in the Existing Development Area:

Medium Density Residential District (MR)

General Residential District (GR)

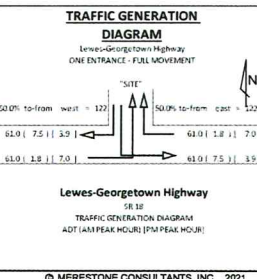
C/U 2320 Charles Turner, Jr.
Proposed Conditions of Approval

- A. There shall be no more than 42 units.
- B. The Applicant shall form a homeowner or condominium association responsible for perpetual maintenance of streets, roads, and buffers, stormwater management facilities, and other common areas.
- C. The stormwater management system shall meet or exceed the requirements of the State and County. It shall be constructed and maintained using Best Management Practices.
- D. All entrances shall comply with all of DelDOT's requirements, and an area for a school bus stop shall be established. The location of the school bus stop shall be coordinated with the local school district.
- E. Interior street design shall comply with or exceed Sussex County standards and shall include sidewalks or multi-modal pathways on one side of all streets with street lighting.
- F. Road naming and addressing shall be subject to the review and approval of the Sussex County Mapping and Addressing Department.
- G. The Final Site Plan shall contain the approval of the Sussex Conservation District for the design and location of all stormwater management areas.
- H. Recreational amenities shall be completed within the project upon issuance of the 30th building permit.
- I. The development shall be served by a publicly regulated wastewater service to provide sanitary sewer.
- J. The development shall be served by a publicly regulated central water system providing drinking water and fire protection.
- K. The preliminary approval is contingent upon the Applicant submitting a revised preliminary site plan either depicting or noting the conditions of this approval on it. Staff shall approve the revised plan upon confirmation that the conditions of approval have been depicted or noted on it.
- L. The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.

PRELIMINARY SITE PLAN FOR PROPERTY KNOWN AS: "VILLAS AT SILVER OAKS"

- GENERAL NOTES:**
- ALL CONSTRUCTION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE OF DELAWARE STATE HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS, DATED AUGUST 2008 AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, DATED FEBRUARY 2016, AND ALL AMENDMENTS THERE TO.
 - EXISTING UTILITIES, UNLESS OTHERWISE NOTED ON THE PLAN, ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT "SIS UTILITY" (LAD65563) D 15 DAYS PRIOR TO CONSTRUCTION IN ORDER TO VERIFY AND ALLOW FOR THEIR LOCATION AND DEPTH IN THE FIELD.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO EXISTING UTILITIES DUE TO HIS/her NEGLIGENCE SHALL BE IMMEDIATELY AND COMPETENTLY REPAIRED AT HIS/HER EXPENSE.
 - THE CONTRACTOR SHALL PRESERVE ALL TREES ON THE SITE EXCEPT WHERE NECESSARY TO CONSTRUCT PROPOSED BUILDINGS, UTILITIES, DRIVEWAYS, OR PARKING AREAS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSING AND INSURANCE REQUIRED FOR CONSTRUCTION.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY AND ADEQUATELY CONTROL WATER PRESENT ON THE SITE. THE CONTRACTOR SHALL PROVIDE FOR THE DISPOSAL OF WATER REACHED FROM EXCAVATIONS IN SUCH A MANNER AS SHALL NOT CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY OR TO ANY PORTION OF THE WORK COMPLETED OR IN PROGRESS, OR CAUSE ANY IMPEDIMENT TO THE USE OF ANY AREA BY THE PUBLIC, IF APPLICABLE. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN THE NECESSARY DRAINAGE PERMITS FROM THE STATE OF DELAWARE, PRIOR TO EXCAVATION.
 - NO DEBRIS WILL BE BURIED ON THIS SITE.
 - PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
 - ALL FIRE LINES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
 - THE STREETS WITHIN THIS SITE ARE TO REMAIN PRIVATE AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH SUSSEX COUNTY MINIMUM STANDARDS.
 - MAINTENANCE OF THE STREETS WITHIN THIS SITE WILL BE THE RESPONSIBILITY OF THE DEVELOPER. THE PROPERTY OWNERS WHOSE THIS SUBDIVISION OR BOTH INDIVIDUAL OWNERS. THE PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS.
 - WETLANDS HAVE BEEN Delineated ON THIS SITE. THE OWNER SHALL OBTAIN A DISCUSSURE STATEMENT THAT SHOWS THIS SITE CONTAINS ISOLATED WETLANDS. ACTIVITIES WITHIN THESE AREAS WILL REQUIRE A PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS UNDER SECTION 404 OF THE CLEAN WATER ACT.
 - THIS SITE IS LOCATED IN THE VICINITY OF LANDS USED PRIMARILY FOR AGRICULTURAL PURPOSES WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN APPROVED BY THE DELAWARE PROPERTY USE STATE. IF ON AN UNZONED TRACT, AGRICULTURAL USES AND ACTIVITIES MAY NOT BE IN THE FUTURE PROVED. DATE, TIME, AND DURATION OF THIS PROPERTY IS SPECIFICALLY DETERMINED IN ACCORDANCE WITH ANY APPLICABLE REGULATIONS. THIS PROPERTY IS SPECIFICALLY DEDICATED TO AGRICULTURAL USES AND ACTIVITIES.
 - THIS SITE IS LOCATED ENTIRELY IN ZONE "C", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (10-YEAR FLOOD) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 100020022C, LAST REVISED APRIL 2014.
 - NO SITE PREPARATION, SITE DISTURBANCE, EXCAVATION OR OTHER CONSTRUCTION ACTIVITY SHALL TAKE PLACE UNTIL ALL PERMITS HAVE BEEN OBTAINED BY THE DEVELOPER AND THE SITE PLAN HAS BEEN APPROVED AND RECORDED, IF APPLICABLE.
 - THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AND ALL RULES AND REGULATIONS THERE TO APPURTAIN.
 - THIS PLAN IS NOT LOCATED WITHIN A DISCONTINUED ZONING AREA OR RELEASED PROTECTION AREA AS SHOWN WITHIN "COUNTY IN SOURCE WATER PROTECTION" OF THE SUSSEX COUNTY ZONE.
 - A WETLAND Delineation WAS PERFORMED BY CONATI, ESTUARINE RESEARCH, INC. ON SEPTEMBER 1, 2021.
 - A TREE STUDY WAS REQUESTED TO BE SUBMITTED TO DOWD TO REDUCE THE TREE MORTALITY ALONG THE KOPPEL-ROBINSON TAX DITCH MAIN BRANCH AND BRANCH 2 FROM WEST TO EAST, RESPECTIVELY TO 2 FEET.
 - COPYRIGHT © 2021 MERESTONE CONSULTANTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOGRAPHING, RECORDING OR IN ANY OTHER MANNER, OR STORED, REPRODUCED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEM WITHOUT THE PRIOR WRITTEN PERMISSION OF MERESTONE CONSULTANTS, INC. COPIES OF THIS PLAN WITHOUT COPIES OF THE DRAWING AND ASSOCIATED INSTRUMENTS SHALL BE VOID.

- GENERAL NOTES: Record Plan** (Last revised March 21, 2021)
- All annotations shall conform to the Delaware Department of Transportation (DelDOT) current Development Coordination Manual and shall be subject to the same.
 - No landscaping shall be allowed within the right-of-way unless the plans are compliant with Section 3.7 of the Development Coordination Manual.
 - Stripes, plaques, signs and other visual barriers that could obscure the sight distance of a driver preparing to enter the roadway are prohibited within the established clearance sight triangle area established on the plan. If the established clearance sight triangle area is outside the right-of-way or overlaps onto an adjacent property owner's land, a sight easement shall be established and recorded with all affected property owners to maintain the required sight clearance.
 - Upon completion of the construction of the sidewalk or shared-use path across the project's frontage and gradual connection to adjacent existing facilities, the Developer, the property owners of both residential with the project, shall be responsible to remove any existing overhead connections located along adjacent properties, and remove the area to grass. Such actions shall be completed at DelDOT's discretion and in accordance with DelDOT's Development Coordination Manual.
 - Private areas constructed within the subdivision shall be maintained by the Developer, the property owners within the subdivision or both (Title 17 § 131). DelDOT assumes no responsibility for the future maintenance of these areas.
 - 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.
 - 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 roadway 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.



ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION: SC 18 - LEWES-GEORGETOWN HIGHWAY (Other Principal Arterial)

POSTED SPEED LIMIT: 50

ADT = 12,827 TRIPS (FROM 2020 DELDOT TRAFFIC SURVEY)

10-YEAR PROJECTED ADT: 11,9 x 12,827 TRIPS = 14,974 TRIPS

10-YEAR PROJECTED ADT - SITE ADT = 15,118 TRIPS

TRAFFIC PATTERN GROUP: B (FROM 2020 DELDOT TRAFFIC SURVEY)

DESIGN NO. BUS VOLUME = 12.68 x 15,118 = 1,917 TRIPS

SITE TRAFFIC DATA:

SOURCE, ITE TRIP GENERATION MANUAL 10TH EDITION

230 Res. Condominium @ 2 units = 240.0

TOTAL SITE ADT: 240.0

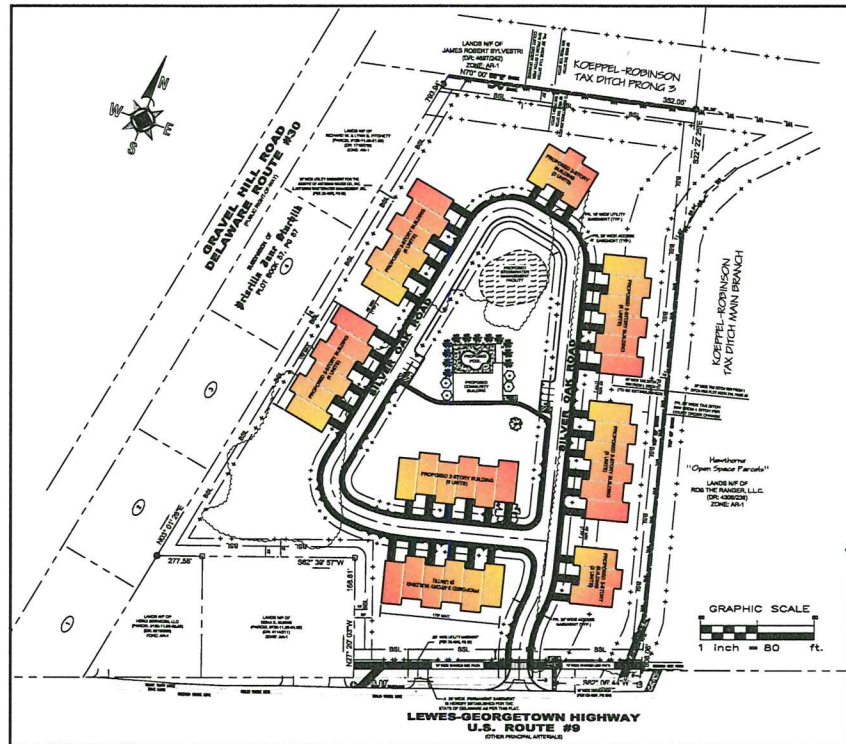
ONE ENTRANCE - FULL MOVEMENT: 61.0 ENTER, 61.0 EXIT

DESIGN VEHICLE: SU-30, WB-40

DIRECTION DISTRIBUTION:

SU-30	to and from the east	ADT =	122.0 (1)	61.0 ENTER,	61.0 EXIT
WB-40	to and from the east	ADT =	118.0 (1)	1.8 ENTER,	7.5 EXIT
WB-40	to and from the west	ADT =	10.9 (1)	7.0 ENTER,	3.9 EXIT
SU-30	to and from the west	ADT =	122.0 (1)	61.0 ENTER,	61.0 EXIT
WB-40	to and from the west	ADT =	9.2 (1)	1.755 ENTER,	7.5 EXIT
WB-40	to and from the west	ADT =	10.9 (1)	6.968 ENTER,	3.9 EXIT
11%	Trucks and Buses	244.0	=	25.7 at PR Entrance	

SITE LOCATION PLAN
(SCALE: 1"=80')
TAX PARCEL NO. 135-11.00-65.00
SITUATE IN
GEORGETOWN HUNDRED
SUSSEX COUNTY * STATE OF DELAWARE



OWNER'S CERTIFICATION

I, CHARLES E. TURNER JR. HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I KNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE RECORDED IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

CHARLES E. TURNER JR.
29762 OLIVER WOLCOTT DR
MILLSBORO, DE 19966

DATE: _____

ENGINEER'S CERTIFICATION

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

ROGER A. GROSS, P.E.
MERESTONE CONSULTANTS, INC.
3516 CROSSING AVENUE, UNIT 1
FIVE POINTS SQUARE
LEWES, DELAWARE 19956
(302) 326-8860

DATE: _____



PLAN DATA:

LOCATION MAP SCALE: 1"=200'

PARCEL ID. NO.	135-11.00-65.00
DEED REFERENCE	DB 4003, PG 148
EXISTING ZONING	ARV (AGRICULTURAL RESIDENTIAL DISTRICT)
PROPOSED ZONING	MR (MEDIUM DENSITY RESIDENTIAL DISTRICT) WITH CONDITIONAL USE FOR MULTI-FAMILY DWELLING STRUCTURES
SEWAGE DISPOSAL	ARTESIAN WASTEWATER MANAGEMENT, INC. SEWERAGE IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
WATER SUPPLY	ARTESIAN WATER COMPANY, INC. WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.
OWNER/DEVELOPER	CHARLES E. TURNER JR. 29762 OLIVER WOLCOTT DR MILLSBORO, DE 19966
LOT AREA	8,808 ACRES (100.00%) 0.11 ACRES (1.2%)
RATIONALE	TOTAL IMPERVIOUS AREAS = 3.09 ACRES (0.34%) BUILDING FOOTPRINT AREAS = 1.81 ACRES (0.21%) STREET AREAS = 0.89 ACRES (0.10%) SIDEWALKS & DRIVEWAYS = 0.58 ACRES (0.07%) OPEN SPACE AREA = 6.43 ACRES (0.73%) (INCLUDES STORMWATER MANAGEMENT PRACTICES)
PROJECT DENSITY	NO. OF CONDOMINIUM UNITS = 42 GROSS AREA = 5,828 ACRES PROPOSED DENSITY = 4.36 D.U./ACRE PERMITTED DENSITY = 12.00 D.U./ACRE
HEIGHT, AREA & BULK TABLE	MAX. BUILDING HEIGHT (FT.) = 42 (3 STORES) MINIMUM LOT SIZE (S.F.) = 3,300 MINIMUM LOT WIDTH (FT.) = N/A MINIMUM LOT DEPTH (FT.) = 40 MINIMUM FRONT YARD (FT.) = 10 MINIMUM SIDE YARD (FT.) = 10 MINIMUM REAR YARD (FT.) = 10
PARKING RATIONALE	MULTIFAMILY 42 DWELLINGS @ 2 SPACES PER D.U. = 84 SPACES PARKING REQUIRED (INCLUDES 42 GARAGE SPACES) = 84 SPACES COMMUNITY BUILDING PROPOSED PARKING = 8 SPACES TOTAL PARKING PROVIDED = 92 SPACES
INVESTMENT LEVEL AREA	INVESTMENT LEVEL 4
HIGHWAY MAINTENANCE NO.	LEWES - GEORGETOWN HIGHWAY, U.S. ROUTE NO. 9 (SC-18)
POSTED SPEED LIMIT	30 MPH ON LEWES - GEORGETOWN HIGHWAY
FIRE MARSHAL'S NOTES	N.F.P.A. BUILDING TYPE - TYPE-V (WOOD FRAME) FIRE SUPPRESSION - NO AUTOMATIC SPRINKLERS ARE PROPOSED MAX. BUILDING HEIGHT = 144'2" (3 STORIES)

SHEET INDEX:

PRELIMINARY SITE PLAN COVER PAGE SHEET NO. SP-1
WETLAND Delineation & EXISTING CONDITIONS PLAN SHEET NO. S4-1
PRELIMINARY SITE PLAN SHEET NO. SP-2

MERESTONE CONSULTANTS, INC.
ENGINEERS - PLANNERS - SURVEYORS

3215 WEST WOODMILL DRIVE 3516 CROSSING AVENUE, UNIT 1
UNIT 38 FIVE POINTS SQUARE
WILMINGTON, DE 19808 LEWES, DE 19956
PH 302-992-7800 PH 302-326-8860

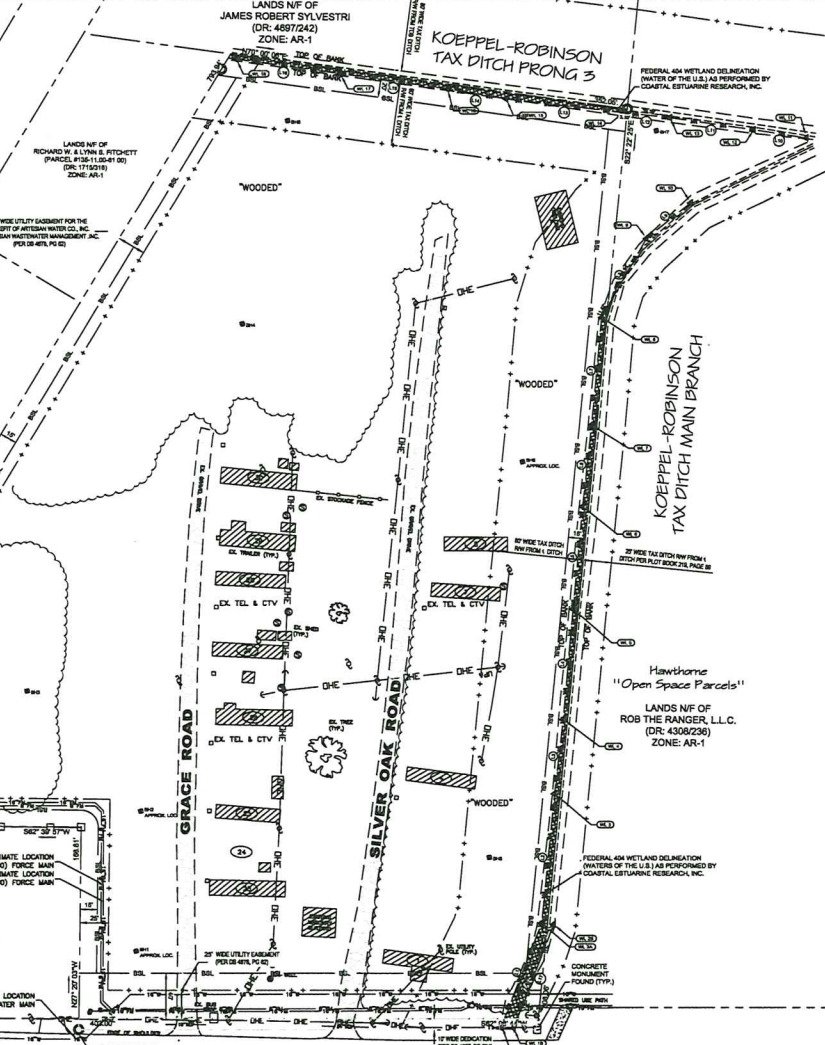
DATE	REVISION	DRN	DRAWN BY: RAG	DATE: 19 OCTOBER 2021	SHEET: SP-1
PLAN #: 1900R-210619					

Line #	Direction	Length
L1	N08°30'31"W	87.22
L2	N22°18'12"W	116.09
L3	N21°22'57"W	88.57
L4	N22°52'20"W	88.27
L5	N22°32'00"W	80.47
L6	N21°42'24"W	72.89
L7	N22°34'01"W	94.89
L8	N61°49'32"E	60.39
L9	N22°27'48"E	30.57
L10	S70°52'19"W	48.87
L11	S70°14'41"W	74.28
L12	S88°13'42"W	41.48
L13	S48°48'30"W	104.18
L14	S71°27'02"W	82.74
L15	S70°18'32"W	94.89
L16	S89°39'11"W	88.89
L17	N08°48'22"W	88.07



**GRAVEL HILL ROAD
DELAWARE ROUTE #30**
(PUBLIC RIGHT-OF-WAY)

SUBDIVISION OF
Starline Drive
PLOT BOOK D, PG. 87



**LEWES-GEORGETOWN HIGHWAY
U.S. ROUTE #9**
(OTHER PRINCIPAL ARTERIALS)

WETLAND'S CERTIFICATION
THIS FEDERAL 40A WETLAND WATERS OF THE U.S. WAS CONDUCTED BY EVELYN MAUMMEYER, PH.D., GEN. INC. FOLLOWING PROCEDURES OUTLINED IN THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: ATLANTIC AND GULF COASTAL PLAIN REGION (VERSION 2.0), NOVEMBER, 2010.

EVELYN MAUMMEYER
COASTAL & ESTUARINE RESEARCH, INC.
email: maumme@coastalres.com

DATE

APPROVED: _____
PROFESSIONAL ENGINEER

DATE



PLAN DATA:

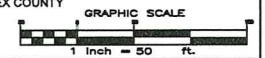
PARCEL I.D. NO.	-	130-11.00-65-00
DEED REFERENCE	-	DB 4003, PG 148
ZONING DISTRICT	-	AR-1 (AGRICULTURAL/RESIDENTIAL)
WATERSHED	-	ROUND POLE BRANCH-BROADKILL RIVER
OWNER	-	CHARLES E. TURNER, JR. 29162 OLIVER WOLCOTT DRIVE MILLSBORO, DE 19966
HORIZONTAL DATUM	-	NAD '83 (NA 2011, EPOCH 2010)
VERTICAL DATUM	-	NAVD 1988
EXISTING USE	-	TRAILER PARK
NO. OF PARCELS	-	1
PARCEL AREA	-	9.8268 ACRES

- GENERAL NOTES:**
1. THE SURVEY FOR THIS PROJECT WAS PERFORMED BY MERESTONE CONSULTANTS, INC ON SEPTEMBER 10, 2021 AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY FOR A SUBURBAN CLASSIFICATION SURVEY.
 2. BASIS OF BEARING: NAD '83 (NA 2011, EPOCH 2010).
 3. THE SITE IS LOCATED WITHIN ZONE "X". AREAS OF MINIMAL FLOOD HAZARD AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 1005C0325L LAST REVISED MARCH 2018.
 4. A WETLAND DELINEATION WAS PERFORMED BY COASTAL & ESTUARINE RESEARCH, INC ON SEPTEMBER 10, 2021.
 5. THE 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.
 6. COPYRIGHT © 2021 MERESTONE CONSULTANTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPIING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF MERESTONE CONSULTANTS, INC. COPIES OF THIS PLAN WITHOUT COLORED INK SIGNATURE AND A RAISED IMPRESSION SEAL ARE NOT VALID.

SHEET INDEX:

PRELIMINARY SITE PLAN COVER PAGE	SHEET NO. SP-1
WETLAND DELINEATION & EXISTING CONDITIONS PLAN	SHEET NO. SU-1
PRELIMINARY SITE PLAN	SHEET NO. SP-2

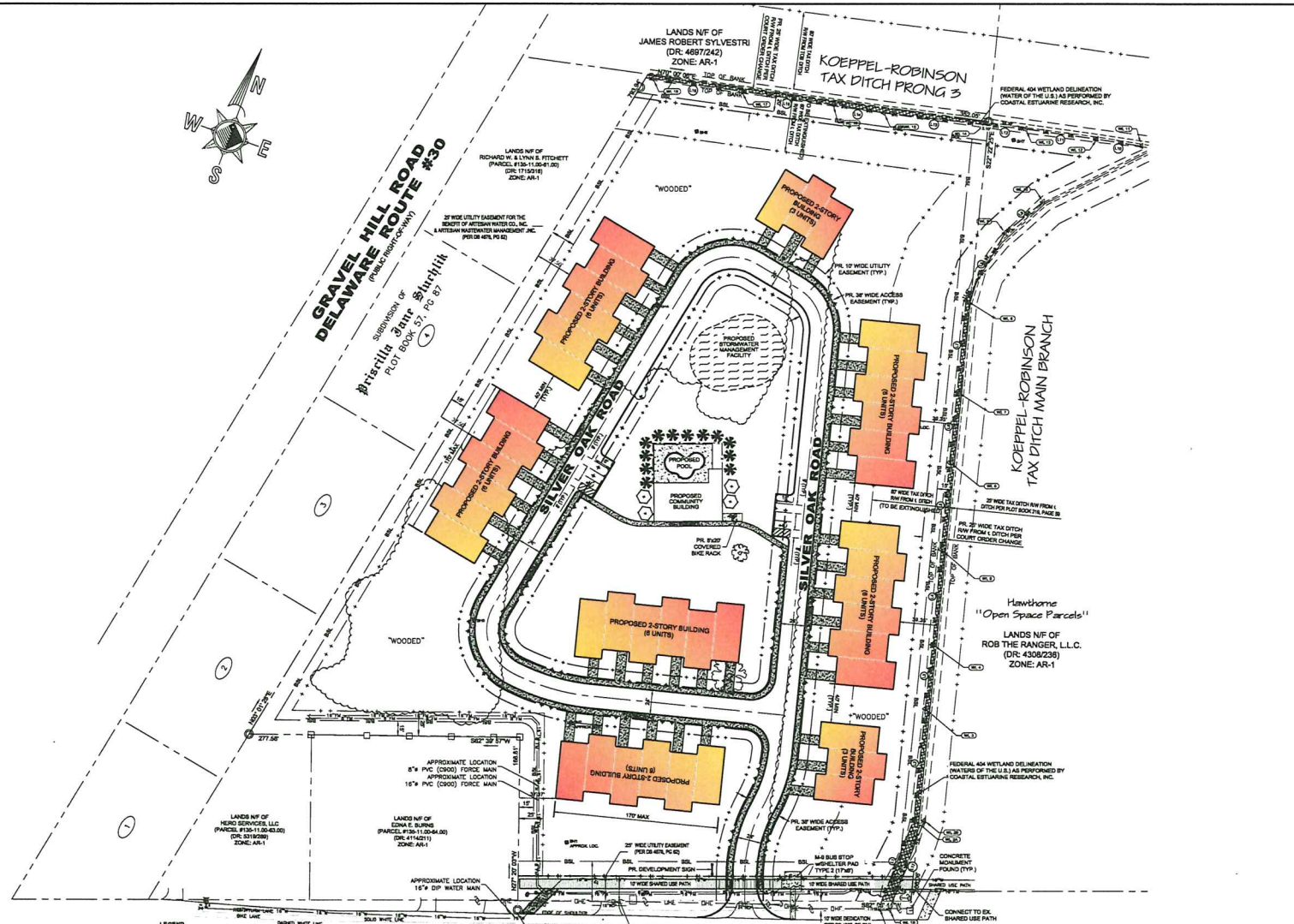
WETLANDS DELINEATION & EXISTING CONDITIONS PLAN
FOR PROPERTY KNOWN AS:
"THE VILLAS AT SILVER OAKS"
ALSO KNOWN AS:
SILVER OAKS TRAILER PARK
PREPARED FOR:
CHARLES E. TURNER, JR.
SITUATE IN:
INDIAN RIVER HUNDRED * SUSSEX COUNTY
STATE OF DELAWARE
TAX PARCEL # 135-11.00-65.00
SCALE 1"=50'



		<p>MERESTONE CONSULTANTS, INC. ENGINEERS - PLANNERS - SURVEYORS</p>	
		3275 WEST WOODMILL DRIVE 350TH CROSSING AVENUE, UNIT 1 UNIT 38 FIVE POINTS SQUARE WILMINGTON, DE 19808 LEWES, DE 19860 PH 302-952-7900 PH 302-226-6800	
DATE	REVISION	CHG. DRAWN BY: RAG	DATE: 13 SEPTEMBER 2021 SHEET#: SU-1



**GRAVEL HILL ROAD
DELAWARE ROUTE #30**
SUBDIVISION OF
Pittsburgh Centre Structures
PLOT BOOK D, PG 87



LEGEND

PROPERTY LINE	---	BSL	BSL
BUILDING TRACK LINE	---	BSL	BSL
EASEMENT LINE	---	BSL	BSL
CENTERLINE	---	BSL	BSL
TRISLINE	---	BSL	BSL
UTILITY EASEMENT	---	BSL	BSL
FORCE MAIN	---	BSL	BSL
WATER MAIN	---	BSL	BSL
ELECTRIC	---	BSL	BSL
WETLAND DELINEATION LINE	---	BSL	BSL
WETLAND WITHIN PARCEL	---	BSL	BSL
IRON PIPE FOUND	○	BSL	BSL
CONCRETE MONUMENT FOUND	□	BSL	BSL

**LEWES-GEORGETOWN HIGHWAY
U.S. ROUTE #9**
(OTHER PRINCIPAL ARTERIALS)

ENGINEER'S CERTIFICATION
I, ROGER A. GROSS, P.E. HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, AND THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

ROGER A. GROSS, P.E.
MERESTONE CONSULTANTS, INC.
33516 CROSSING AVENUE, UNIT 1
FIVE POINTS SQUARE
LEWES, DELAWARE 19958
(302) 226-5880

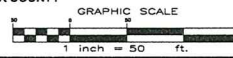
DATE:

SHEET INDEX:

PRELIMINARY SITE PLAN COVER PAGE	SHEET NO. SP-1
WETLAND DELINEATION & EXISTING CONDITIONS PLAN	SHEET NO. SU-1
PRELIMINARY SITE PLAN	SHEET NO. SP-2

**PRELIMINARY SITE PLAN
MEDIUM DENSITY RESIDENTIAL DEVELOPMENT**

FOR PROPERTY KNOWN AS:
"THE VILLAS AT SILVER OAKS"
ALSO KNOWN AS:
SILVER OAKS TRAILER PARK
PREPARED FOR:
CHARLES E. TURNER, JR.
SITUATE IN:
**GEORGETOWN HUNDRED * SUSSEX COUNTY
STATE OF DELAWARE**
SCALE: 1" = 50'



<p>MERESTONE CONSULTANTS, INC. ENGINEERS - PLANNERS - SURVEYORS</p>		5215 WEST WOODMILL DRIVE UNIT 38 35516 CROSSING AVENUE, UNIT 1 WILMINGTON, DE 19808 LEWES, DE 19958 PH: 302-662-7900 PH: 302-226-5880		
		DATE	REVISION	CHKD. DRAWN BY: RAG

EXHIBIT A

Property and Deed Information

Property Information

Property Location:

Unit:
 City:
 State:
 Zip:

Class: COM-Commercial
 Use Code (LUC): PK-MH PARK
 Town: 00-None
 Tax District: 135 - GEORGETOWN
 School District: 1 - INDIAN RIVER
 Fire District: 77-Georgetown
 Deeded Acres: 9.8900
 Frontage: 0
 Depth: .000
 Irr Lot:
 Plot Book Page: /PB

100% Land Value: \$38,000
 100% Improvement Value: \$34,000
 100% Total Value: \$72,000

Legal

Legal Description: SILVER OAK

Owners

Owner	Co-owner	Address	City	State	Zip
TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966

Sales

Sale Date	Book/Page	Sale Price	Stamp Value	Parcels Sold	Grantee/Buyer
06/10/2003	4003/149	\$175,000.00	\$2,625.00	2	

Owner History

Tax Year:	Owner:	Co-owner	Address:	City:	State:	Zip:	Deed Book/Page:
2022	TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966	4003/149
2021	TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966	4003/149
2020	TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966	4003/149
2019	TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966	4003/149
2018	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2017	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2016	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2013	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2012	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2004	SILVER OAKS TRAILER PARK LLC		34822 BOATHOUSE LN	LEWES	DE	19958	2963/146
2003	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	2846/180
2002	MCCABE MILTON R		30593 BEAVER DAM BRANCH	LAUREL	DE	19956	377/140
1900	MCCABE MILTON A					0	0/0

Land

Line	Class	Land Use Code	Act Front	Depth	Calculated Acres	Ag
1	COM	PK	0	0	9.8900	

Land Summary

Line	1
100% Land Value	38,000

100% Values

100% Land Value	100% Improv Value	100% Total Value
\$38,000	\$34,000	\$72,000

50% Values

50% Land Value	50% Improv Value	50% Total Value
\$19,000	\$17,000	\$36,000

Permit Details

Permit Date:	Permit #:	Amount:	Note 1
11-JUL-1996	26745-1	\$2,400	SIGN/SCH.BUS SHELTER-SILVER OAK T.P.
27-NOV-1984	26745-2	\$5,000	RMV-REMOVED FROM PARK

18268

BK: 4003 PG: 149

PARCEL NO. 1-35 11.00 65.00
PREPARED BY: RICHARD F. RAGO, ESQUIRE
RETURN TO: 1401 PENNSYLVANIA AVENUE
SUITE 101, WILM, DE 19806

THIS DEED, MADE THIS 21st 2012 May, in the year of our Lord two thousand twelve.

BETWEEN, SILVER OAKS TRAILER PARK, LLC., a Delaware Limited Liability Company, of 34822 Boathouse Lane, Lewes, Delaware 19958, party of the first part,

-AND-

CHARLES E. TURNER, JR., of 34822 Boathouse Lane, Lewes, Delaware 19958, party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND 00/100-----(\$10.00)----lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said party of the second part,

ALL that certain tract, piece or parcel of land situate in Georgetown Hundred, Sussex County, Delaware, by and on the State Highway leading from Georgetown to Lewes, adjoining lands of now or formerly of Charles Bell, lands now or formerly of Gustay H. Koeppel, Frank Holson and Julian Townsend and more particularly described as follows, to wit:

NO TITLE SEARCH REQUESTED OR PERFORMED

mw

5

BEGINNING at an iron stob on the North side of said road, corner for lands now or formerly of Charles Bell; thence North 11 degrees East 1008 feet to a pipe in the center of a ditch; thence with the same North 76 ½ degrees East 339 feet to Townsend's line; thence with the same 10 ½ feet to said road; thence with the same South 75 degrees West to the place of beginning, containing ten (10) acres, with all improvements thereon.

EXCEPTING that portion of said tract, piece or parcel of land which was conveyed by deed dated the 28th day of June, 1956 to Ruth A. Harris and Floyd W. Harris and recorded in the Office of the Recorder of Deeds, in and for Sussex County, on the 29th day of June 1956 in Deed Record Vol. 462, Page 104; and;

EXCEPTING that part of said tract, piece or parcel of land which was conveyed by deed dated the 14th day of September, 1954 to Samuel H. Burns and Melvina B. Burns his wife, and recorded in the Office for the Recording of Deeds, in and for Sussex County, on the 14th day of September, 1954 in Deed Record Vol. 437, Page 398.

AND BEING MORE PARTICULARLY DESCRIBED BY A MORE RECENT LEGAL DESCRIPTION PREPARED BY COAST SURVEY, INC., LAND SURVEYING AND PLANNING, AS FOLLOWS TO-WIT:

BEGINNING at a concrete monument found on the northerly right-of-way line of Route #9 (60' wide) a corner for this parcel and lands now or formerly of "Townsend, Inc." and being located 935' +/- easterly from the right-of-way of Route #30; thence with Route #9, S 70 degrees, 05 minutes, 16 seconds W, 402.13' to an iron pipe set, a corner for this parcel and lands now or formerly of Edna E. Burns; thence leaving Route #9 and with said Burns, N 19 degrees, 21 minutes, 31 seconds W, 178.81' to a concrete monument found; thence turning and with said Burns and lands now or formerly of Betty Harris, S 70 degrees, 38 minutes, 29 seconds W, 277.58' (passing over a concrete monument found at 214.28') to an iron pipe set, a corner for this parcel, said Harris and along the line of Lot #2 of the "Priscilla Jane Stuchlik" Subdivision; thence turning and with Lot #2, in part, and Lots #3 & #4 and lands now or

formerly of Richard and Lynn Fitchett, N 11 degrees, 00 minutes, 00 seconds E, 793.94' (passing over iron pipes found at 143.97', 343.99' a concrete monument found at 543.74' and an iron pipe found at 778.19') to a point in a 15' wide ditch, a corner for this parcel, said Fitchett and along lands now or formerly of James Sylvestri; thence turning and with said ditch and said Sylvestri, N 77 degrees, 58 minutes 38 seconds E, 352.05' to a 3" galvanized pipe 3' tall with iron pin in center found, a corner for this parcel, said Sylvestri and along lands of said "Townsend's"; thence turning and with said "Townsend's" and with another 15' wide ditch, in part, S 14 degrees, 23 minutes, 52 seconds E, 818.11' to the point of beginning containing 9.7216 acres.

SUBJECT to Tax Ditch maintenance easements along said ditches.

BEING a part of the lands and premises granted and conveyed unto Silver Oaks Trailer Park, LLC., by Deed of Charles E. Turner, Jr., dated April 3, 2004 and of record in the Office of the Recorder of Deeds in and for Sussex County, in Georgetown, Delaware in Deed Book 02963, Page 146. The said Silver Oaks Trailer Park, LLC a Limited Liability Company has dissolved, liquidated and been terminated and pursuant to the Limited Liability Company Agreement dated October 16, 2003 the interest in this company revert to the sole member of the company he being Charles E. Turner, Jr., party of the first part hereto.

PARCEL NO. 1-35 11.00 65.00

GRANTEE'S ADDRESS:

34822 Boathouse Lane
Lewes, DE 19958

RECEIVED

MAY 29 2012

**ASSESSMENT DIVISION
OF SUSSEX COUNTY**

IN WITNESS WHEREOF, Declarant, by its managing member has caused this Declaration to be duly executed under seal as of the day and year first above written.

WITNESS:

DECLARANT:

SILVER OAKS TRAILER PARK, LLC.
a Delaware Limited Liability Company

County		.00
State		.00
Town	Total	.00
Received: Sue D May 29, 2012		

STATE OF DELAWARE :
: ss.
SUSSEX COUNTY :

BE IT REMEMBERED, that on this *29th* day of May in the year of our Lord two thousand twelve personally appeared before me, *Charles Turner Jr* Managing Member of SILVER OAKS TRAILER PARK, LLC., a Delaware Limited Liability Company known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said limited liability company.

GIVEN under my Hand and Seal of office, the day and year aforesaid.

NOTARY PUBLIC
PRINT NAME:
COMMISSION EXPIRES:
RICHARD F. RAGO
ATTORNEY AT LAW
29 DEL. C. § 4323
NOTARIAL OFFICER

Recorder of Deeds
Scott Dailey
May 29, 2012 09:32A
Sussex County
Doc. Surcharge Paid

EXHIBIT B
Land Use History

TAX Map 135-11.00-65.00 PARK

To All Mobile Home Parks or Courts:

It is necessary that the Planning and Zoning Commission have the following information prior to the adoption of the Comprehensive Zoning Ordinance for Sussex County:

NAME OF TRAILER COURT OR PARK Silver Oak Trailer Park
 LOCATION N/S 18 1000' E of 30. Gravel Hill
 ELECTION HUNDRED Georgetown
 NAME IN WHICH DEED IS RECORDED Milton McCabe
 MAILING ADDRESS Georgetown Del.
 NUMBER OF ACRES 2.4 acres
 NUMBER OF LOTS 38
 NUMBER OF LOTS NOW OCCUPIED 21
 SIZE OF LOTS 9 lots 40' x 67.2' 14 lots 32' x 70'
 PLOT OF PARK (Acres or Square Feet) ~~1.4 acres~~
 PLOT OF ADJACENT PROPERTY UNDER SAME OWNERSHIP FOR FUTURE EXPANSION
 DATE PARK WAS ESTABLISHED ~~1966~~ April 6, 1966

Zoning Inspector Roland Desrosiers
1/7/70

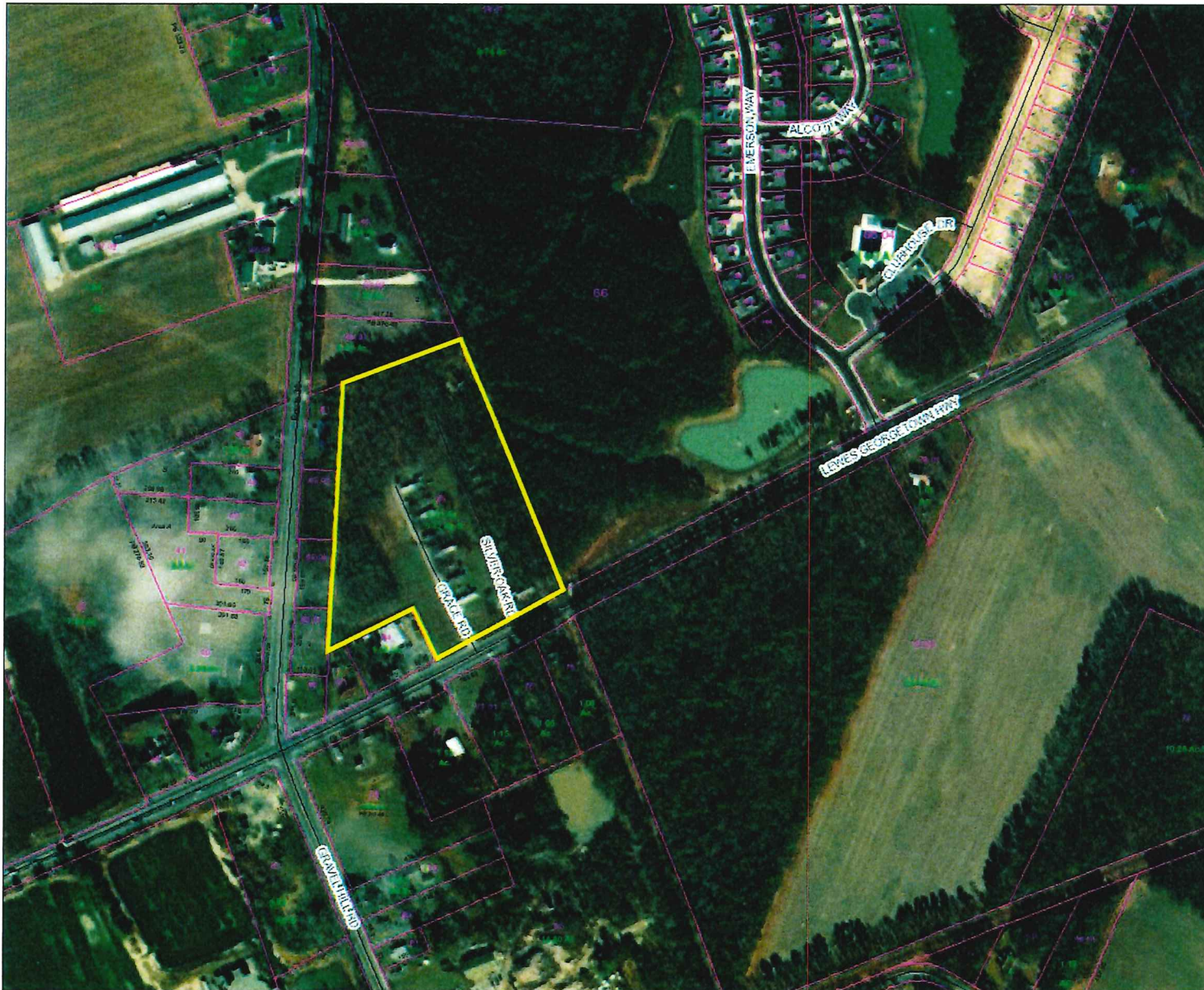
Application For Extension of P Parks
 Board of Adjustment # 116 - approved 1-12-70
 Extend Park adding 8 additional spaces 40' x 70'

EXHIBIT C

Sussex County Aerial Maps



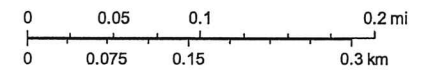
Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	N/A
Land Code	

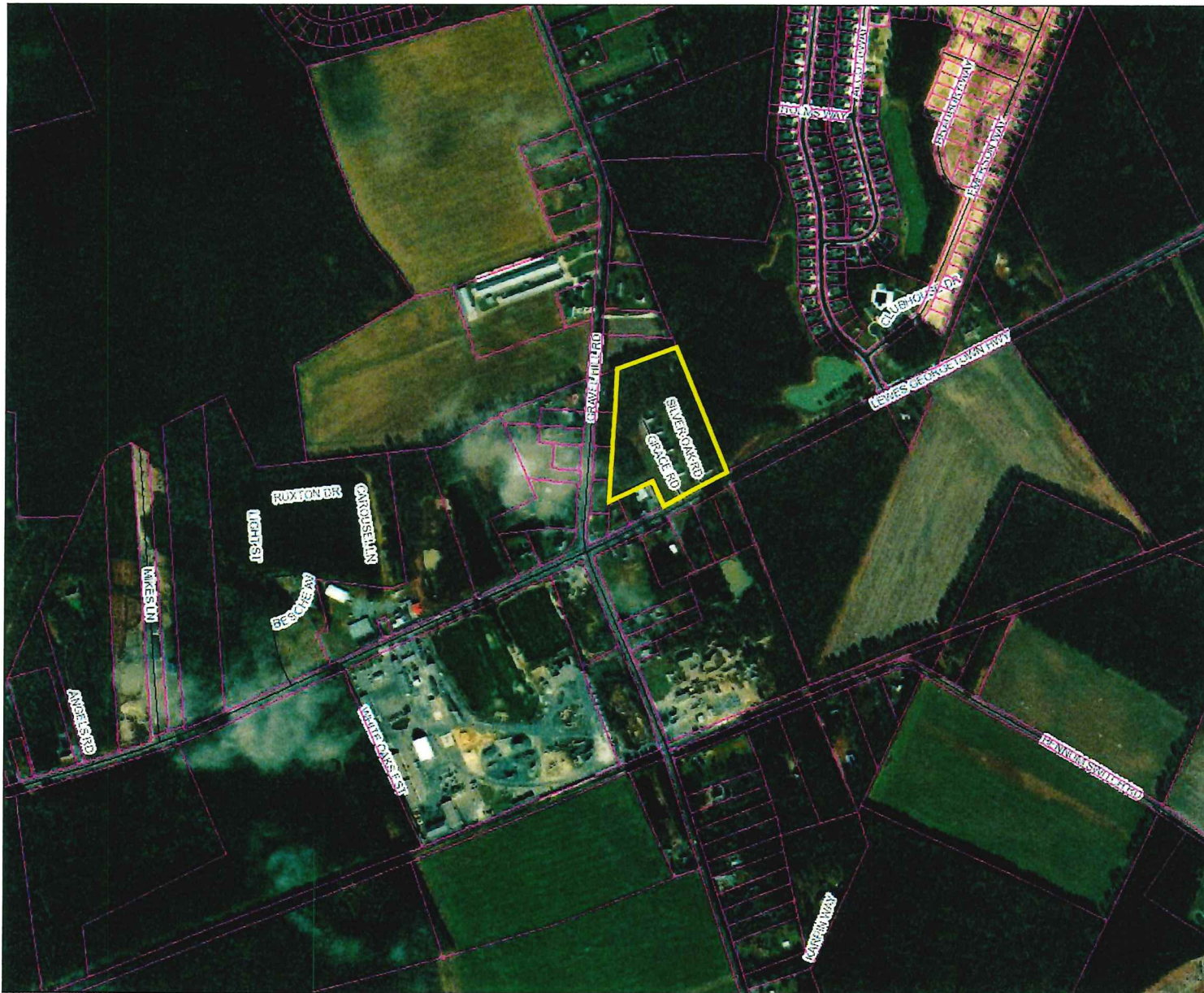
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- polygonLayer**
 - Override 1
- Tax Parcels
- Streets
- County Boundaries

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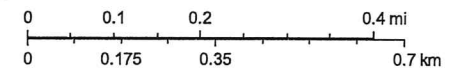
Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

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

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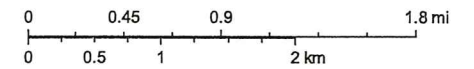
Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

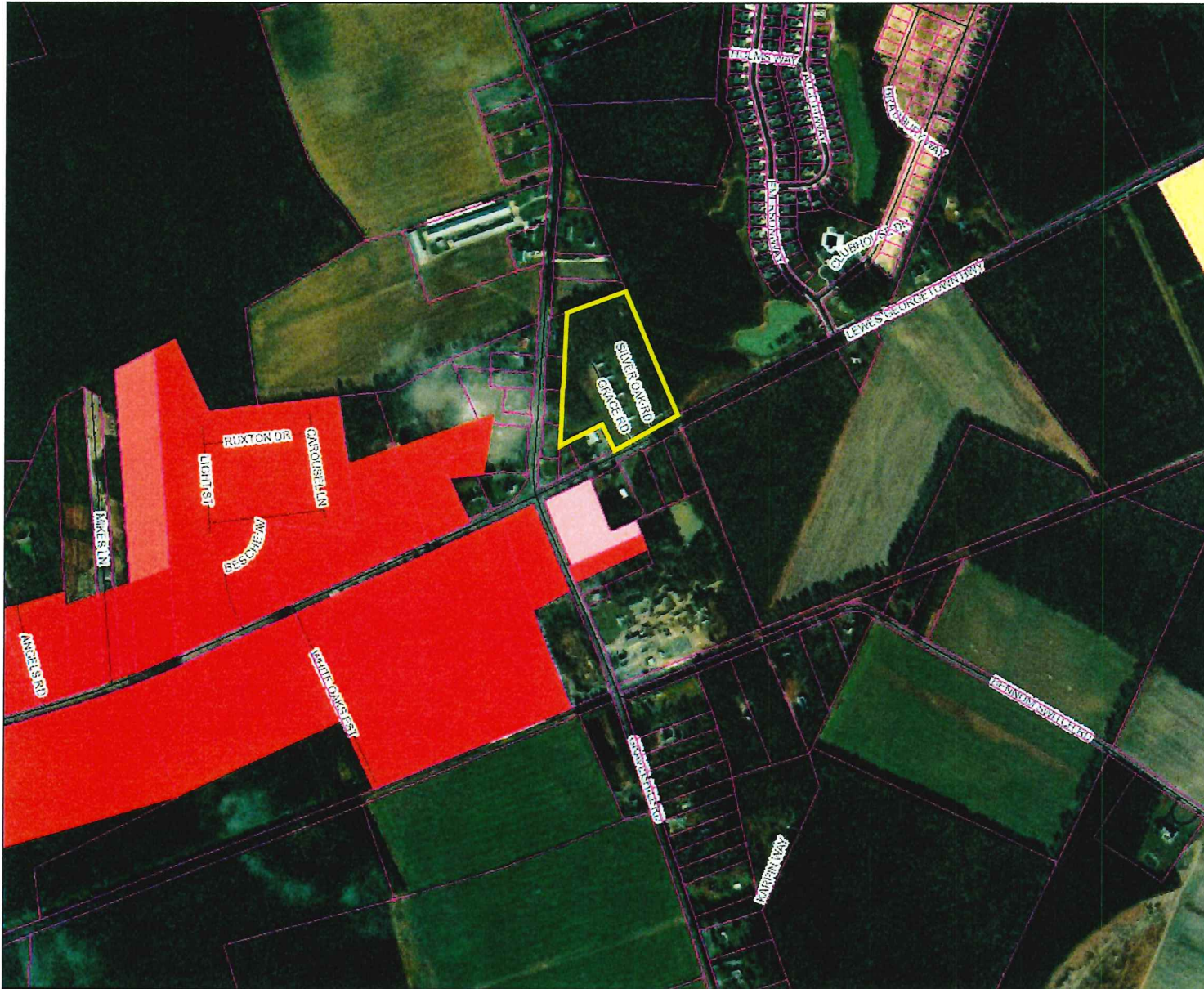
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- Tax Parcels
- Streets

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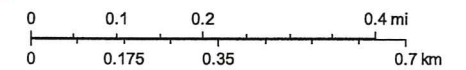
Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- Streets

1:9,028



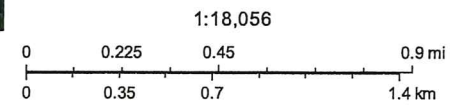


Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

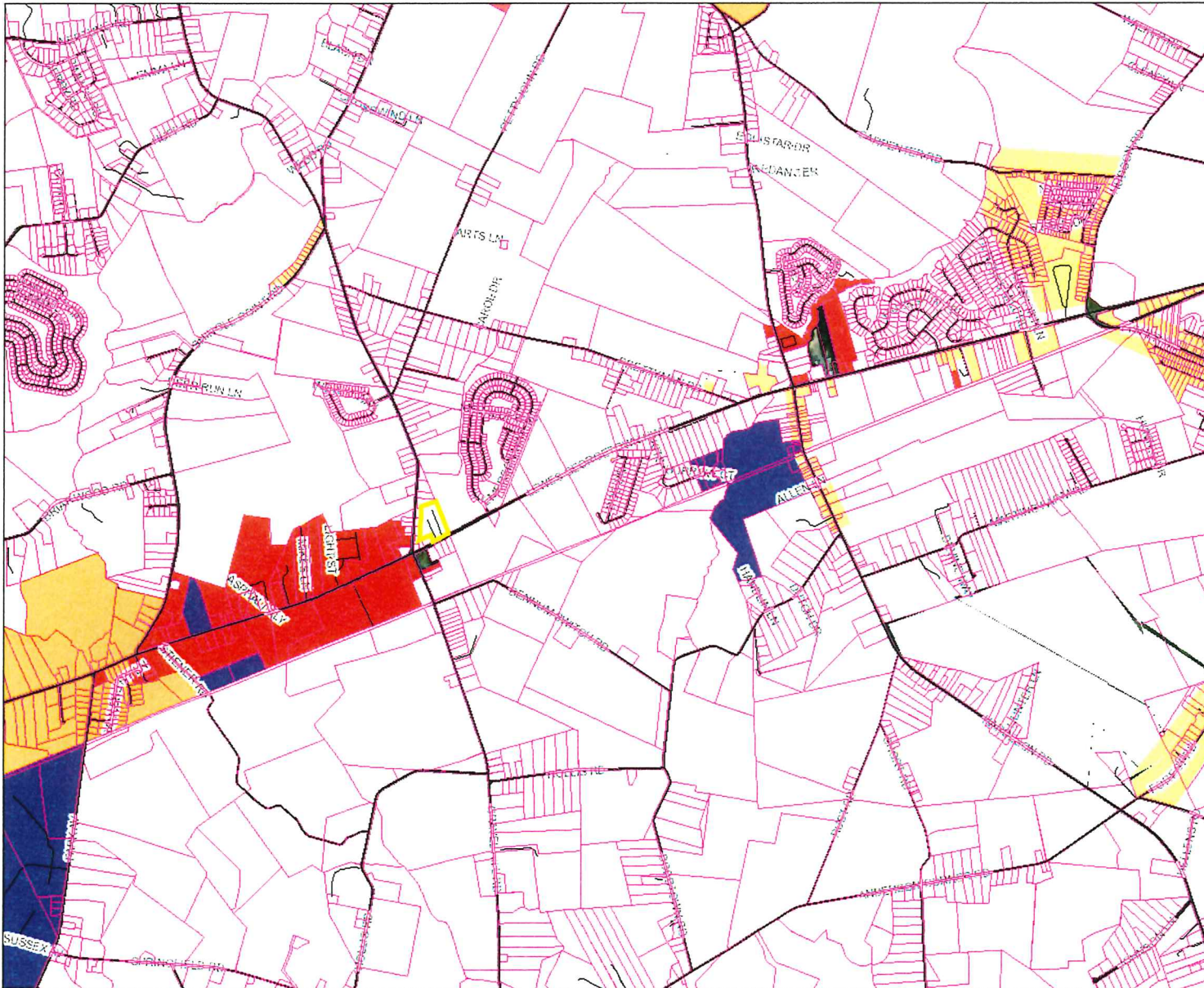
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- Override 1
 - polygonLayer**
 - Override 1
 - Tax Parcels
 - Streets
 - County Boundaries
 - Conditional Use



September 9, 2022



Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- Streets
- County Boundaries
- 2019 Future Land Use**
- Low Density
- Coastal Area
- Commercial
- Developing Area
- Existing Development Area
- Industrial
- Municipalities
- Town Center

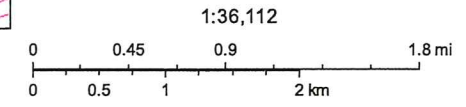


EXHIBIT D

Surrounding Land Use Aerial Map

Surrounding Land Uses

Legend

 Silver Oak Rd

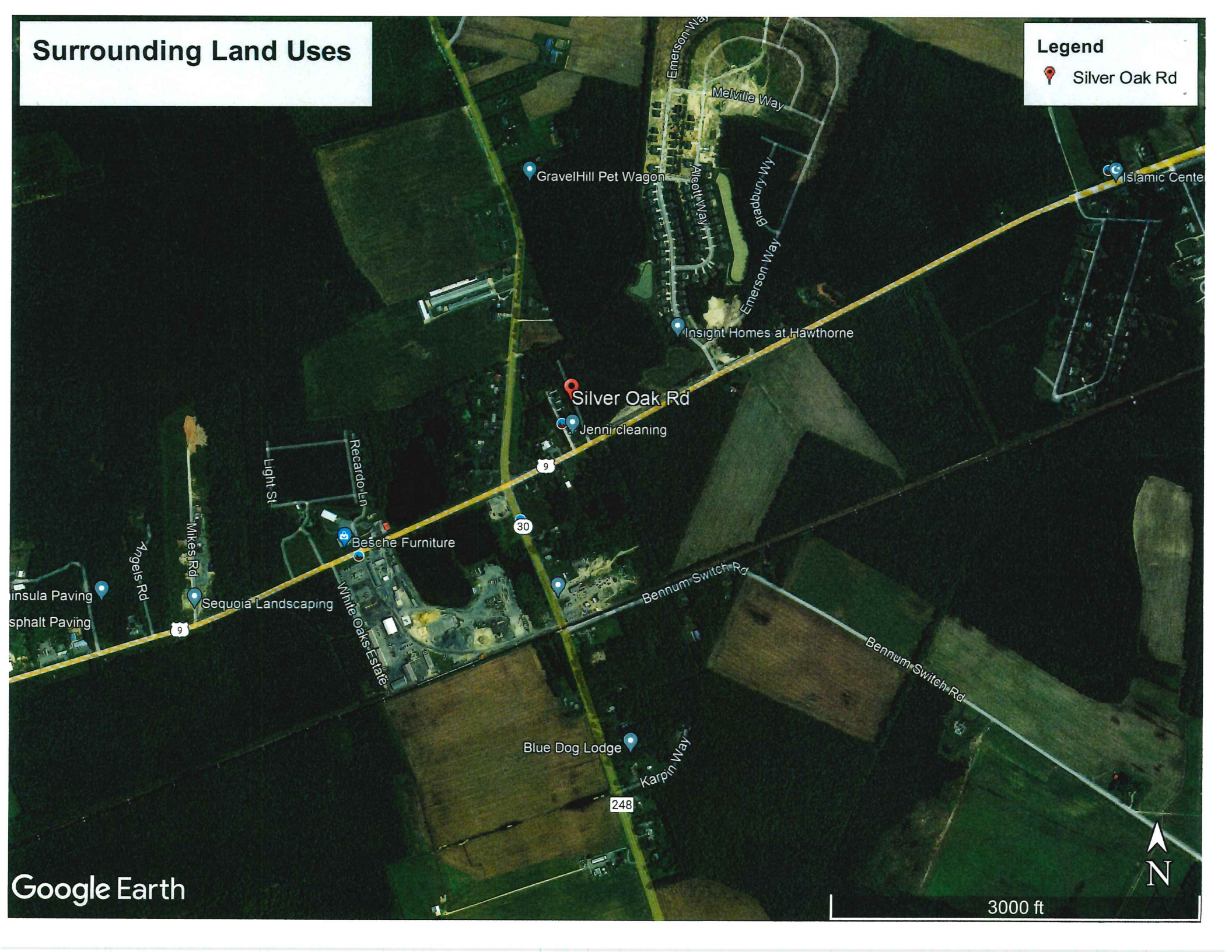


EXHIBIT E
Sussex County
Future Land Use Map

Figure 4.5-1 Sussex County 2045 Future Land Use

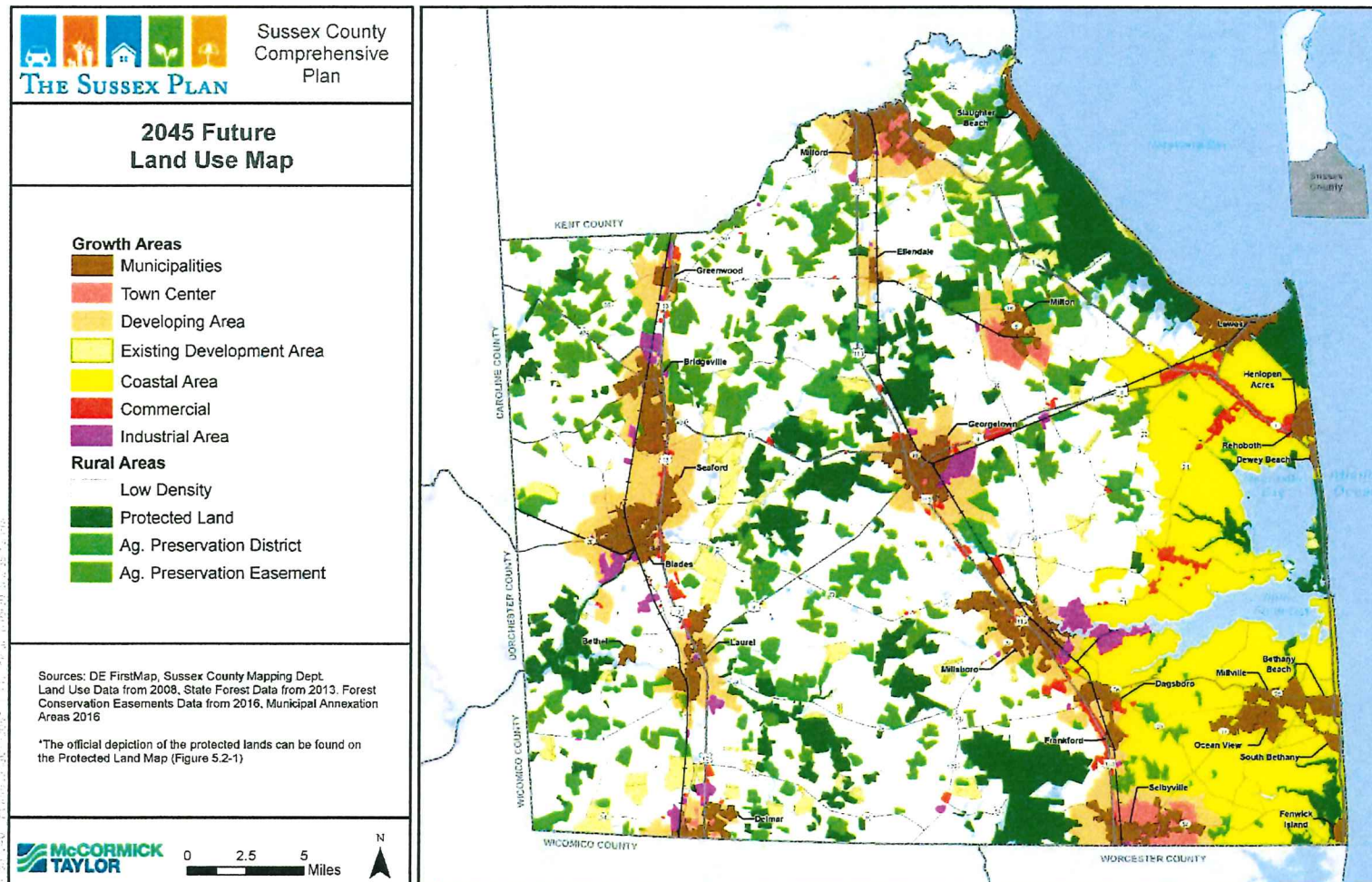


EXHIBIT F
Agency Correspondence



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

NICOLE MAJESKI
SECRETARY

February 22, 2021

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Charles E Turner Jr.** proposed land use application, which we received on February 19, 2021. This application is for an approximately 8.31- acre parcel (Tax Parcel: 135-11.00-65.00). The subject land is located north of Lewes-Georgetown Highway (US Route 9), about 0.13 mi to the east from the intersection with Gravel Hill Road (SR 30). The subject land is currently zoned AR-1 (Agriculture Residential) with a proposed zoning of MR (Medium-Density Residential District) and the applicant seeks a conditional use approval to build 40 multifamily units.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Lewes-Georgetown Highway (US Route 9), from Steiner Road (Sussex Road 320) to Harbeson Road (SR 5), is 16,128 vehicles per day.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be **negligible** in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as negligible with regard to warranting a TIS does not mean that it is negligible in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.




Mr. Jamie Whitehouse

Page 2 of 2

February 22, 2021

Please contact Ms. Annamaria Furmato, at (302) 760-2710, if you have questions concerning this correspondence.

Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:afm

Enclosure

cc: Charles E Turner Jr, Applicant
Russell Warrington, Sussex County Planning & Zoning
Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Todd Sammons, Assistant Director, Development Coordination
Scott Rust, South District Public Works Manager, Maintenance & Operations
Steve McCabe, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination
Annamaria Furmato, Project Engineer, Development Coordination



STATE OF DELAWARE
**DEPARTMENT OF NATURAL RESOURCES AND
ENVIRONMENTAL CONTROL**
DIVISION OF WATERSHED STEWARDSHIP
21309 BERLIN RD
UNIT #6
GEORGETOWN, DE 19947

DRAINAGE PROGRAM

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

November 3, 2021

Roger A. Gross, P.E.
Merestone Consultants, Inc.
33516 Crossing Avenue, Unit 1
Lewes, DE 19958

RE: Parcel # 135-11.00-65.00, Silver Oaks Trailer Park

The Delaware Department of Natural Resources and Environmental Control (DNREC), Drainage Program has reviewed the plans submitted by Merestone Consultants, Inc. for the above noted property within the Koeppel-Robinson Tax Ditch Watershed.

The Drainage Program has performed a preliminary review and requests additional information or has concerns regarding the above noted project as follows:

- Please correct the depiction and labeling of Koeppel-Robinson Tax Ditch Main and Prong rights-of-way, including on adjacent properties. According to Court Order Change #6, the 25' wide rights-of-way are measured from the top of constructed ditch bank (TOB), not the ditch centerline.
- Show Prong 2 and any associated rights-of-way on the plan.
- A Court Order Change (COC) will be required for this project. A COC will not be processed until DNREC Drainage Program has received the final approved sediment and stormwater plan set from Sussex Conservation District. After the COC is complete a Letter of No Objection (LONO) will be issued for the project. The following are the requested changes we have noted:
 - Reduce the right-of-way to 25 ft top of bank (TOB) on the Main on the noted parcel. Please note, 25' measured from TOB is the minimum permissible right-of-way width.
 - Based on your current plans we do not see the need to reduce the right-of-way on Prong 3.

- We encourage any tax ditch channels and/or rights-of-way located on the parcel(s) to be considered for community and/or open space to minimize risk of tax ditch damages and obstructions.
- A stipulation of the COC will be that existing Tax Ditches on the property are to be surveyed and compared to Tax Ditch design drawings for effective function. The channels should be cleared or excavated prior to the construction of the project if needed. Please contact the DNREC Drainage Program for tax ditch asbuilt information.
- The integrity of the tax ditch channel, bank, and right-of-way (ROW) access cannot be compromised by any proposed activities, and the right-of-way must remain traversable for large maintenance equipment and/or disposal of soil or debris.

If you are a consultant working on behalf of a landowner, it is your responsibility to pass on this information to the landowner.

This letter does NOT constitute approval on behalf of the tax ditch. A response is needed to this letter that addresses these questions/concerns in order to proceed with a Letter of No Objection or a Court Order Change. Additionally, the Drainage Program will need confirmation from the Sussex Conservation District (SCD) that they have also received the revised plans before we can proceed with our approval.

Sincerely,

Bob Schwade

Robert Schwade PE
Drainage Program Engineering Program Manager

cc: Brittany Haywood, DNREC Drainage Program



OVER 100 YEARS OF SUPERIOR SERVICE

Artesian Water Company ▲ Artesian Wastewater Management ▲ Artesian Utility Development ▲ Artesian Water Pennsylvania
Artesian Water Maryland ▲ Artesian Wastewater Maryland ▲ Artesian Consulting Engineers

January 27, 2016

Mr. Charles Turner, Jr.

34822 Boat House Lane

Lewes, DE 19958

RE: Silver Oak Trailer Park (Tax Map & parcel #135-11.00-65.00)

Mr. Turner:

With reference to your request concerning water and wastewater service to the Silver Oak Trailer Park Property, located on State Route 9, Broadkill Hundred, Sussex County, DE, please be advised as follows:

The proposed project consisting of 9.7 acres accommodating forty-six (46) mobile homes or a multi-family/townhouse community of one-hundred sixteen (116) units. This project is located in an Artesian Wastewater Management, Inc.'s existing wastewater service area and an Artesian Water existing water district. Both CPCNs for this property have been recorded with the Public Service Commission (PSC).

You will be responsible for the cost of a water main extension from the neighboring Hawthorne Project along Route 9 to your project. Other projects in the area, if any, may share in the cost of this water main. You may be required to fund fire protection improvements for the multi-family/townhouse community concept. Artesian Water will do an improvements study based on project requirements for fire protection.

Capacity in the planned regional wastewater transmission facilities and existing treatment and disposal facilities will be reserved for this project for a period of one (1) year from the date of this letter unless you request an extension.

Based on current conditions and projections of growth within the Company's service area, Artesian is **willing and able** to provide the required water and wastewater service to this project pending receipt of all required permits. The water and wastewater service will meet all applicable State of Delaware, DNREC and Sussex County standards.

If you have any questions, please do not hesitate to contact us.

Yours very truly,

Rodney L. Wyatt

Director of Operational Compliance

ARTESIAN RESOURCES CORPORATION

664 Churchmans Road, Newark, Delaware 19702, P.O. Box 15004 Wilmington, Delaware 19850 Phone: (302) 453-6900 Fax: (302) 453-6957
P.O. Box 177 Harbeson, Delaware 19951 Phone: (302) 684-2527 Fax: (302) 684-5164
28522 Lewes-Georgetown Highway, Unit 4, Milton, Delaware 19963
email: artesian@artesianwater.com Website: artesianwater.com



Division of Watershed Stewardship
Drainage Program
21309 Berlin Rd., Unit 6
Georgetown, DE 19947

Tax Ditch Land Development Project Review Request Form

Project Name: Silver Oaks Trailer Park

Attach Site Plan of proposed request(s) and include all structures, easements, setbacks, etc. that make your proposal as requested necessary. Include and label existing tax ditch channel and rights-of-way for comparison.

Check out de.gov/taxditchmap to view tax ditch channels and rights-of-way from any web browser. To download the tax ditch GIS Feature Service layer to your own application, visit Delaware FirstMap. Don't forget to label all tax ditch features in all your plans!

Project Representative/Consultant Information:

Name(s): Roger A. Gross, P.E.
Company: Merestone Consultants, Inc.
Title(s): Professional Engineer
Phone Number(s): 302-226-5880
Email(s): roger.gross@merestoneconsultants.com

Owner(s) Contact Information:

Name: Charles E. Turner, Jr.
Phone Number: 302-632-2771
Email: cetelt@msn.com

Authorized Signer(s) Contact Information (when applicable):

Name: Charles E. Turner, Jr.
Title: Owner
Phone Number: 302-632-2771
Email: cetelt@msn.com

For Internal Use Only

Date Received: _____
Tracking #: _____



Division of Watershed Stewardship
 Drainage Program
 21309 Berlin Rd., Unit 6
 Georgetown, DE 19947

Property Information:

Tax Parcel(s) Affected: 135-11.00-65.00
 Tax Ditch Organization(s) Affected: Koeppel-Robinson

Request(s) of / Proposed Impact(s) to Tax Ditch System (Check all that apply):

<input checked="" type="checkbox"/>	Outfall/Discharge into Tax Ditch Channel(s)
<input type="checkbox"/>	Pipe Crossing/Entrances in Tax Ditch Channel(s)
<input type="checkbox"/>	Relocate/Eliminate Tax Ditch Channel(s)
<input checked="" type="checkbox"/>	Reduce/Increase Tax Ditch Rights-of-Way
<input type="checkbox"/>	Change Tax Ditch Watershed Boundary
<input type="checkbox"/>	Alteration of Existing Tax Ditch Channel(s)
<input type="checkbox"/>	Utility Crossing in Tax Ditch Channel
<input type="checkbox"/>	Other Explain:

Based on the options selected above, additional information may be requested.

Please specify Tax Ditch Channel(s) affected, existing and requested tax ditch rights-of-way extents whenever applicable, using the space below. (REQUIRED)

The Koeppel-Robinson main Branch and Prong #3 will be affected by this request. The proposal is to reduce the rights-of-way from 80 feet to 25 feet for the main branch and from 60 feet to 25 feet for prong #3 t from centerline of the ditch.

Submit all forms to the DNREC Drainage Program
 Via email: DNREC_drainage@delaware.gov
 Subject Line: Tax Ditch- Land Development Request

For questions about this form please call the Tax Ditch Program at 302-855-1930.

For Internal Use Only

Date Received: _____
 Tracking #: _____



Tax Ditch Change Request Form

Please visit de.gov/taxditchmap to view current tax ditch right-of-ways or de.gov/taxditchrow to receive a formal letter containing ROW information. Tax ditch change requests are processed on a first-come, first-serve basis and require approval of tax ditch officers, signatures of all current landowners affected and the DNREC Division of Watershed Stewardship Director. This process takes time.

Tax Ditch ROWs are used to access the ditch for maintenance and for the deposition and spread of sediments or debris from the channel, as such they should remain free of any permanent structures. **Request form should be submitted to Heather.Hitchens@delaware.gov.**

Tax Ditch Organization Name: Koeppel-Robinson

County New Castle Kent Sussex

Parcel #(s), Ex:000-00.00-00.00: 135-11.00-65.00

If ROW request is under 50ft top of ditch bank (TOB), site plans are required. Are they attached? Yes N/A

What is the reason for this tax ditch change request?

The Owner wishes to develop his land in accordance with applicable Sussex County requirements. A reduction in the rights-of-way will allow flexibility in the land development process while still maintaining enough room for maintenance purposes.

Current Landowner Name(s): Charles E. Turner, Jr.

Email Address: cetelt@msn.com Phone Number: 302-632-2771

Mailing Address: 29762 Oliver Wolcott Drive

City, State: Millsboro Zip Code: 19966

Are you making this request on behalf of the landowner? Choose One (Yes / No)
 If so, please fill out the below information

Engineering/Consulting Firm: Merestone Consultants, Inc.

Eng./Consult. Contact Name(s): Roger A Gross, P.E.

Eng./Consult. Email(s): roger.gross@merestoneconsultants.com

Eng./Consult. Phone Number: 302-226-5880

For Office Use Only:

Minimum existing ROW in area, please include whether 1-sided ROW or 2:

Any existing structures in ROW? Yes No Are they grandfathered in (constructed pre-2008?) Yes No

DNREC Drainage Program



Application Form
Submitted Time:
November 8, 2022 9:17 AM

Preliminary Land Use Service

PLUS ID: 2022-12-01 (DRAFT)

State Strategy Level:

PLUS Application Type - Rezoning and Site Plan Review

Title: Silver Oak Villas

County: Sussex County

Municipality: Unincorporated

Description of PLUS project/plan:

Proposed 42 multi-family dwellings

Section I: Project Location

How many parcels are involved in this project?

One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 135-11.00-65.00

Project Location: Lewes-Georgetown Highway, East of Gravel Hill Road

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

Charles E. Turner, Jr.
29762 Oliver Wolcott Drive
Millsboro, DE 19966
Phone: (302) 632-2771
Email: cetelt@msn.com
Fax:

Equitable Owner/Developer Contact Information

Is there an Equitable Owner/Developer for this project? No

Phone: () -

Email:
Fax: () -

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? **Yes**
Merestone Consultants, Inc.
Roger A. Gross
Phone: (302) 226-5880
Email: roger.gross@merestoneconsultants.com
Fax: (302) 992-7911

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **9.6269**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **AR-1**
Proposed Zoning for this project: **MR (with Conditional Use)**

Land Use Information

Present Use for this project area: **Trailer Park**
Proposed Use for this project: **Multi-family Dwelling Units**

Residential Development Information

Type of Residential: **Multi-Family *5+ units/bldg**
If mixed residential, what types of residential?

Residential Target Market: **Ownership**

Type of Homeownership: **Entry-level, Market rate**
Total number of Homeownership units: **42**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
		42	

Commercial Development Information

Type of Commercial:
 Type of Industrial:
 Institution Type:
 Total Square footage:

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? **Yes**

If yes, please provide a brief description of the conditional use justification:

MR zoning requires a Conditional Use for multi-family dwelling

Are there any Federal permits, licensing, or funding anticipated for this project?

Yes

If yes, please describe/elaborate

A potential wetlands permit for a stormwater discharge into federal wetlands may be required

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:

Roger A. Gross 302-222-2985

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**

Who is the Water Service Provider: **Other Artesian Water Company, Inc.**

Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**
 Who is the Wastewater Service Provider: **Other Artesian Wastewater Management, Inc.**
 Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
No			

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
Yes

Tidal Wetlands

Are there Tidal Wetlands? **No**
 If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**
 If yes, estimated Acres of Non-Tidal Wetlands: **0.11**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
Yes
 If yes, estimated acres of wetlands impacted: **0.01**

Wetland Delineation

Have the wetlands been delineated? **Yes**
 If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?
No

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
Yes

Stormwater Management Details

List the proposed stormwater management practices for this site:

Extended Detention Basin

Open Space Details

Is there Open Space proposed for this project? **Yes**

Estimated acres of Open Space proposed: **6.4**

What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management**

Please list the "other" type of Open Space:

Will any land from this project be dedicated for community use (e.g. police, fire, school)?

No

Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**

Please provide estimated vehicle trips this project will generate on an average weekday.
244

What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.

Subdivision of Hawthorne

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?

Yes

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?

No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?

Yes

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	Yes
Type existing			Within Right-of-Way
Proposed to add?	Yes	Yes	
Type proposed	Internal, Within Right-of-Way	Within Right-of-Way	

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?

No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.

Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?

No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.

Acknowledge

If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **No**

If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner

Roger Gross

As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge

From: Bulkilvish, Samantha (OMB) <Samantha.Bulkilvish@delaware.gov>
Sent: Wednesday, November 9, 2022 10:11 AM
To: Roger Gross
Subject: PLUS Application 2022-12-01 Silver Oak Villas
Attachments: Owner Signature Page.pdf

The Office of State Planning is in receipt of a PLUS application for your **Rezoning and Site Plan Review**. You have been assigned PLUS number **2022-12-01**.

Your application requires that the following information be submitted through our dropbox.

- a. The results of both the Pre-check (Geoprocessing) and Screening tools from the online application site
- b. Site Plan
- c. Owner Signature Document (Attached)

The link to the drop box is:

<https://www.dropbox.com/request/F2i0D3JNKb8fVhq4ESyO>

The following instructions should be considered when preparing the information to send:

- **ALL** associated **documents** should be saved into **ONE Zip file** (site plan, additional descriptions, Historic and Cultural Review documents that they may already have, Comp Plan documents, Ordinances, or Master Plan documents, etc.)
- Site plans will need to be saved as either .dwg, .dxf, or .pdf
- Use the **PLUS ID as your Zip File name** (ie: 2021-01-01.zip)

Your space on the **December 21** agenda is reserved provided that we receive your supporting documentation via our dropbox by close of business on **December 1**. Please contact us at 302-739-3090 or Plus@delaware.gov if you need assistance with any of the requested documents.



Samantha Bulkilvish, AICP

Planner V

Office of State Planning Coordination

Office: (302) 672-5137 **Email:** Samantha.Bulkilvish@delaware.gov

stateplanning.delaware.gov 122 Martin Luther King Jr. Blvd. South, Dover, DE 19901



Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: Villas at Silver Oak

Project ID (to be completed by OSPC): _____

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

[Handwritten Signature]
Signature of Property Owner

11-14-22
Date

Charles E Turner Jr
Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)



FULLNAME	Second_Owner_Name	MAILINGADD	CITY	STATE
BURNS JAMES ALLAN SR	JANET MITCHELL DIANE SPONAUGLE	24635 LEWES GEORGETOWN HWY	GEORGETOWN	DE
CASTILLODARIO DOMINGO		25163 SILVER OAK RD	GEORGETOWN	DE
CHILEL YURI MARISELA SEBASTIAN		25084 GRACE RD	GEORGETOWN	DE
FITCHETT RICHARD W & LYNN S		18979 GRAVEL HILL RD	GEORGETOWN	DE
HERO SERVICES LLC		PO BOX 643	GEORGETOWN	DE
KOPPLE WALLACE EDWARD TRUSTEE	KAY MARIE KOPPLE TRUSTEE	20492 DODDTOWN RD	HARBESON	DE
LEON BELSIL ABDELY MEJIA DE	SARAHILDA MORALES MORALES	24676 LEWES GEORGETOWN HWY	GEORGETOWN	DE
LITTLETON DONNA & HARRISON		25167 SILVER OAK RD	GEORGETOWN	DE
LOEFFLER JOSEPH W		24664 LEWES GEORGETOWN HWY	GEORGETOWN	DE
LOPEZMIRIAM M RIOS		25100 GRACE RD	GEORGETOWN	DE
LORAH PETE C	DANIELLE N LORAH	1433 WANDERING WILLOW WAY	LOXAHATCHEE	FL
MITCHELL JAMES L	JANET L MITCHELL	24634 LEWES GEORGETOWN HWY	GEORGETOWN	DE
PEREZ JUAN		25078 GRACE RD	GEORGETOWN	DE
RAMIREZ SANTOS VITALINO VELASQUEZ		25070 GRACE ROAD	GEORGETOWN	DE
RIOS-LOPEZ MIRIAM MARISOL		25090 GRACE RD	GEORGETOWN	DE
ROB THE RANGER LLC		16255 SUSSEX HWY	BRIDGEVILLE	DE
RODRIGUEZ ISABEL BAUTISTA		25199 SILVER OAK RD	GEORGETOWN	DE
ROSENDO JANET		25094 GRACE RD	GEORGETOWN	DE
SILVESTRI JAMES ROBERT		18917 GRAVEL HILL RD	GEORGETOWN	DE
STATE OF DELAWARE DEPARTMENT OF	TRANSPORTATION	250 BEAR-CHRISTIANA RD	BEAR	DE
STUCHLIK CHRISTOPHER L		4430 PINWOOD COURT	BROWNSBURG	IN
STUCHLIK DAVID W		620 SLAB RIDGE RD	FRUITLAND	MD
STUCHLIK JONATHAN TODD		208 WELLINGTON RD	WILMINGTON	DE
TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE
VELASQUEZ VICTORIANO ISABEL	MAGDALENA WILSA PEREZ	25060 GRACE RD	GEORGETOWN	DE

ZIPCODE

19947

19947

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19947

19947

19947

19947

33470

19947

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19947

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19701

46112

21826

19803

19966

19947

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

PLANNING & ZONING COMMISSION

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



Sussex County

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

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date: December 8th, 2022

Application: CZ 1959 Charles E. Turner, Jr.

Applicant: Charles E. Turner, Jr.
29762 Oliver Wolcott Drive
Millsboro, DE 19966

Owner: Charles E. Turner, Jr.
29762 Oliver Wolcott Drive
Millsboro, DE 19966

Site Location: Located on the north side of Lewes Georgetown Highway (Route 9), approximately 600-feet northeast of the intersection of Lewes Georgetown Highway and Gravel Hill Road (Route 30).

Current Zoning: Agricultural Residential (AR-1) Zoning District

Proposed Use: Multi-family Dwellings

Comprehensive Land Use Plan Reference: Low Density (Pending change to Existing Development Area)

Councilmanic District: Mr. Schaeffer

School District: Sussex Central School District

Fire District: Georgetown Fire Department

Sewer: Artesian Wastewater Management

Water: Artesian Water

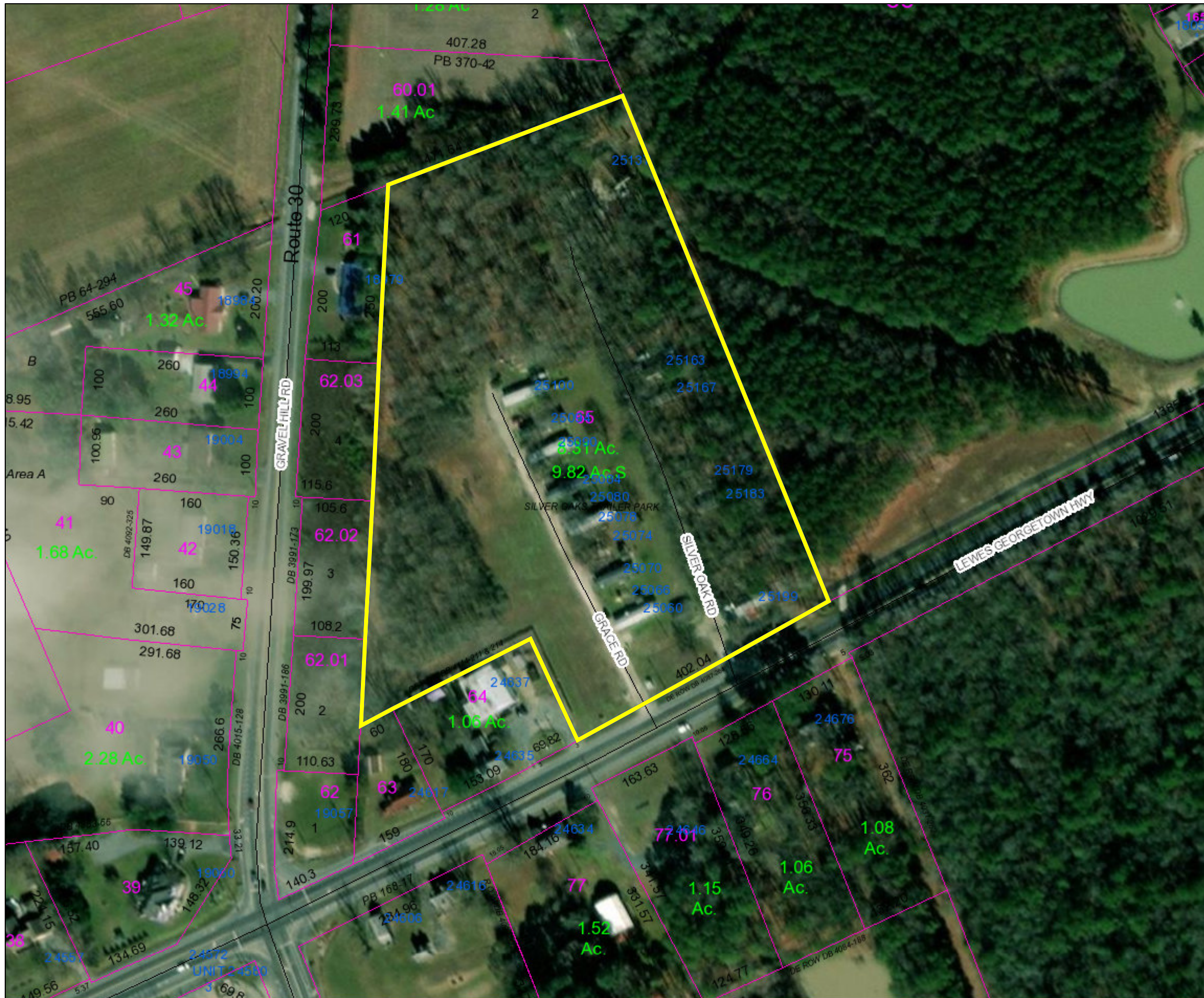
Site Area: 9.72 ac. +/-

Tax Map ID.: 135-11.00-65.00





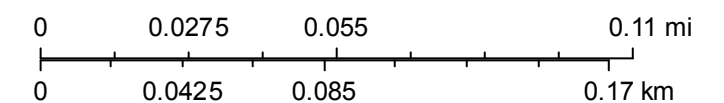
Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

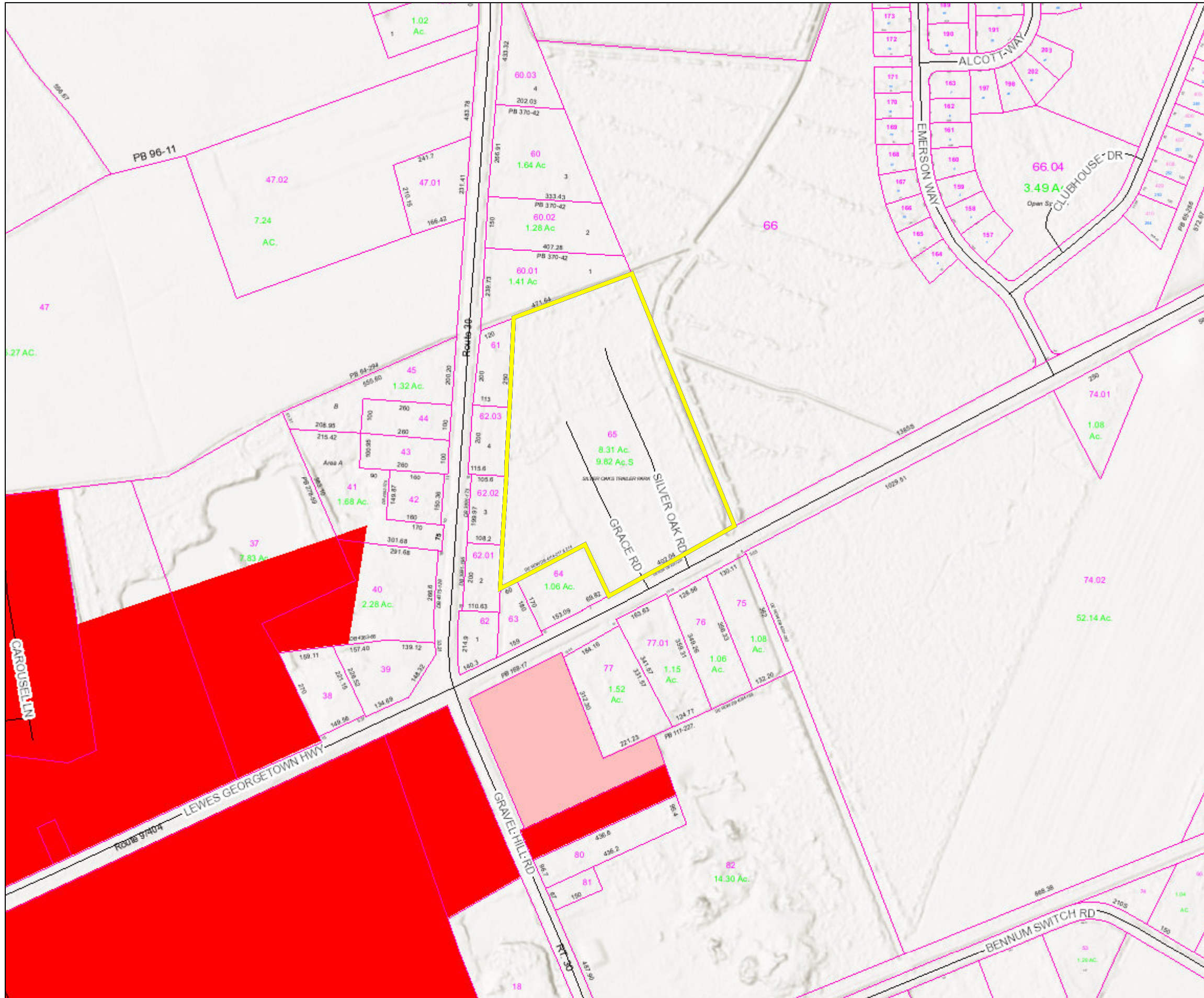
- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- ⋯ Tax Parcels
- 911 Address
- Streets
- County Boundaries
- Flood Zones 2018**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- AO
- OPEN WATER
- VE
- Well Head Protection Areas

1:2,257





Sussex County



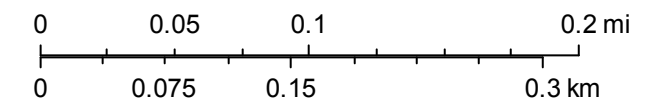
PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
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State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
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Land Code	

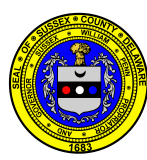
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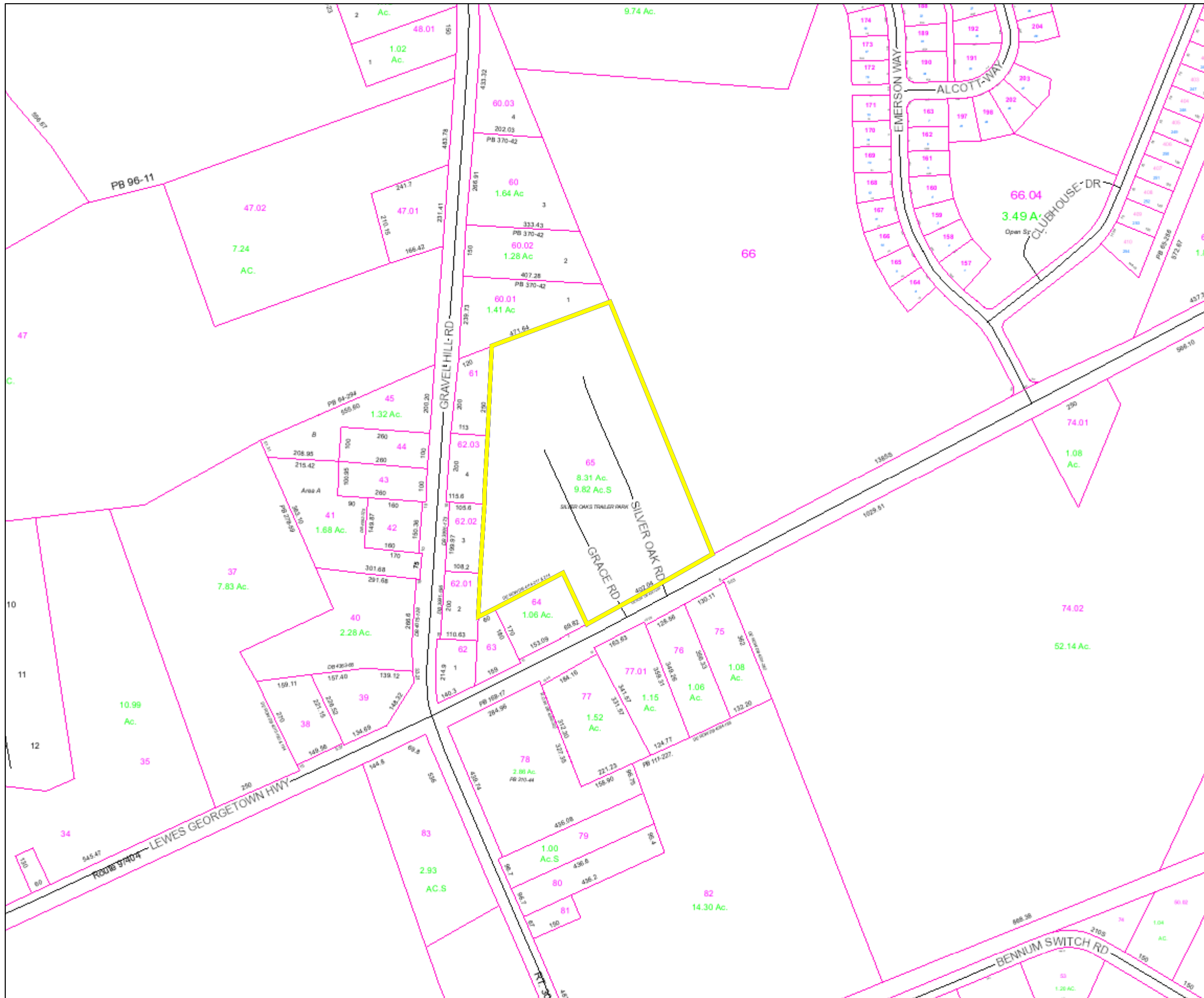
Override 1
- ⋯ Tax Parcels
- Streets

1:4,514





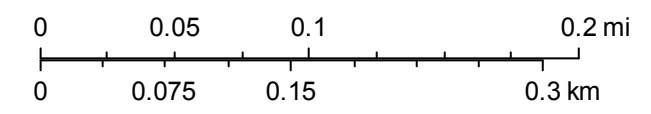
Sussex County



PIN:	135-11.00-65.00
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Description 3	
Land Code	

- polygonLayer**
 - Override 1
- polygonLayer**
 - Override 1
- Tax Parcels
- Streets
- County Boundaries
- Flood Zones 2018**
 - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - A
 - AE
 - AO
 - OPEN WATER
 - VE
 - Well Head Protection Areas

1:4,514



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



Sussex County

DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Planning Commission Members
From: Elliott Young, Planner I
CC: Vince Robertson, Assistant County Attorney, and applicant
Date: November 28, 2022
RE: Staff Analysis for CZ 1959 Charles E. Turner

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CZ 1959 Charles E. Turner to be reviewed during the December 8, 2022, Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Change of Zone for Tax Parcel 135-11.00-65.00 to allow for a change of zone from an Agricultural Residential (AR-1) District to a Medium Density Residential (MR) District. The property is lying on the north side of Lewes Georgetown Highway (Rt. 9) approximately 600-feet northeast of the intersection of Lewes Georgetown Highway and Gravel Hill Road (Rt. 30). The parcel to be rezoned contains 9.72 acres +/-.

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the subject property has a land use designation of "Existing Developing Area". The properties to the north, east and west have the land use designation of "Low Density Area". The properties to the south across Lewes Georgetown Highway (Rt. 9) have the land use designations of "Low Density Area".

As outlined in the 2018 Sussex County Comprehensive Plan, Existing Development Area consists of primarily of existing residential development under the current General Residential and Medium Density Residential zoning districts, as well as some commercial uses. These areas are scattered throughout the County. These areas are surrounded by Low Density Areas, and this classification is simply being used to identify these existing scattered zoning areas that have no direct relation to their surrounding zoning and/or the Future Land Use Map. The full range of housing types allowed in the existing underlying zoning districts are appropriate in these residential areas, including single-family homes, townhouses, and multi-family units. Non-residential development consists of uses found in the neighborhood business districts and commercial districts.

The property is zoned Agricultural Residential (AR-1) Zoning District. Adjacent parcels to the north, east, and west are zoned Agricultural Residential (AR-1) Zoning District. The properties to the south across Lewes Georgetown Highway are zoned Agricultural Residential (AR-1) Zoning District and Neighborhood Business (B-1) Zoning District.

The 2018 Sussex County Comprehensive Plan Outlines Zoning Districts by their applicability to each Future Land Use category. Under Table 4.5-2 "Zoning Districts Applicable to Future Land



Use Categories,” the Medium Residential Zoning District (MR) is listed as an applicable zoning district in the “Existing Development Area.” This is contingent upon the approval of FLUM Ord. 22-08.

Since 2011, there has been three (3) Change of Zone applications within a 1-mile radius of the application site. The First application being, Change of Zone No. 1838 for a change of zone from AR-1 (Agricultural Residential) to B-1 (Neighborhood Business). This application was approved by the County Council at their meeting of January 1st, 2018, and was adopted through ordinance 2539. The Second Application was Change of Zone No. 1902 for a change of zone from CR-1 (Commercial Residential) to HI-1 (Heavy Industrial). This application was approved by the County Council at their meeting of February 18th, 2020, and was adopted through ordinance 2708. The third and last application was Change of Zone No. 1944 for a change of zone from AR-1 (Agricultural Residential) to C-2 (Medium Commercial).

Based on the analysis of the land use, surrounding zoning and uses, a Change of Zone from an Agricultural Residential Zoning District (AR-1) to a Medium Density Residential (MR) Zoning District could be considered as being consistent with the land use, based on size and scale, with area zoning and surrounding uses.

File #: _____

~~XXXXXXXXXXXX~~

202115514

Planning & Zoning Commission Application Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Type of Application: (please check applicable)

Conditional Use

Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment

Lewes Georgetown Highway, Sussex County

Type of Conditional Use Requested:

AR-1 to MR

Tax Map #: 135-11.00-65.00

Size of Parcel(s): 9.6 acres


Current Zoning: AR-1

Proposed Zoning: MR

Size of Building: N/A

Land Use Classification: Low Density Residential

Water Provider: Artesian Water Company

Sewer Provider: Artesian Wastewater Management 

Applicant Information

Applicant Name: Charles E. Turner, Jr.

Applicant Address: 29762 Oliver Wolcott Drive

City: Millsboro

State: DE

Zip Code: 19966

Phone #: (302) 632-2771

E-mail: cetelt@msn.com

Owner Information

Owner Name: Charles E. Turner, Jr.

Owner Address: 29762 Oliver Wolcott Drive

City: Millsboro

State: DE

Zip Code: 19966

Phone #: (302) 632-2771

E-mail: cetelt@msn.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Merestone Consultants, Inc c/o Roger A. Gross, PE

Agent/Attorney/Engineer Address: 33516 Crossing Avenue, Unit 1

City: Lewes

State: DE

Zip Code: 19958

Phone #: (302) 226-5880

E-mail: roger.gross@merestoneconsultants.com



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

Completed Application

Provide eight (8) copies of the Site Plan or Survey of the property

- Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- Provide a PDF of Plans (may be e-mailed to a staff member)
- Deed or Legal description

Provide Fee \$500.00

Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.

DeIDOT Service Level Evaluation Request Response

PLUS Response Letter (if required)

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney

Merestone Consultants Digitally signed by Merestone Consultants
Date: 2021.10.19 09:57:18 -04'00'

Date: 10/19/21

Signature of Owner

Charles E. Turner, Jr. Digitally signed by Charles E. Turner, Jr.
Date: 2021.10.19 09:57:47 -04'00'

Date: 10/19/21

For office use only:

Date Submitted: _____ Fee: \$500.00 Check #: _____

Staff accepting application: _____ Application & Case #: _____

Location of property: _____

Subdivision: _____

Date of PC Hearing: _____ Recommendation of PC Commission: _____

Date of CC Hearing: _____ Decision of CC: _____

Sussex County, DE
Treasury
P.O. Box 601
Georgetown, DE 19947
Welcome

33020829-0045 Megan D. 10/21/2021 02:55PM

PERMITS / INSPECTIONS

CONDITIONAL USE - FEE

2021 Item: 202115513|Z010 500.00

500.00

PERMITS / INSPECTIONS

CHANGE OF ZONE - FEE

2021 Item: 202115514|Z015 500.00

500.00

Subtotal 1,000.00

Total 1,000.00

CHECK 1,000.00

Check Number 5493

Change due 0.00

Paid by: CHARLES E TURNER

33020829-0045 CHARLES E TURNER JR. 10/21/21 5493
202115514 EMILY TURNER
SUSSEX COUNTY DE 19947
PAY TO THE ORDER OF *Sussex County* \$ 1000.00
Charles E. Turner 10/21/21
M&T Bank

Thank you for your payment

Sussex County, DE COPY
DUPLICATE RECEIPT



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
500 HAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

NICOLE MAJESKI
SECRETARY

February 22, 2021

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Charles E Turner Jr.** proposed land use application, which we received on February 19, 2021. This application is for an approximately 8.31- acre parcel (Tax Parcel: 135-11.00-65.00). The subject land is located north of Lewes-Georgetown Highway (US Route 9), about 0.13 mi to the east from the intersection with Gravel Hill Road (SR 30). The subject land is currently zoned AR-1 (Agriculture Residential) with a proposed zoning of MR (Medium-Density Residential District) and the applicant seeks a conditional use approval to build 40 multifamily units.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Lewes-Georgetown Highway (US Route 9), from Steiner Road (Sussex Road 320) to Harbeson Road (SR 5), is 16,128 vehicles per day.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be **negligible** in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as negligible with regard to warranting a TIS does not mean that it is negligible in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.

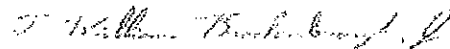
If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.



Mr. Jamie Whitehouse
Page 2 of 2
February 22, 2021

Please contact Ms. Annamaria Fumato, at (302) 760-2710, if you have questions concerning this correspondence.

Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:afm
Enclosure

cc: Charles E Turner Jr, Applicant
Russell Warrington, Sussex County Planning & Zoning
Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Todd Sammons, Assistant Director, Development Coordination
Scott Rust, South District Public Works Manager, Maintenance & Operations
Steve McCabe, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination
Annamaria Fumato, Project Engineer, Development Coordination

**SUSSEX COUNTY ENGINEERING DEPARTMENT
UTILITY PLANNING & DESIGN REVIEW DIVISION
C/U & C/Z COMMENTS**

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **11/14/2022**

APPLICATION: **CZ 1959 Charles E. Turner, Jr.**

APPLICANT: **Charles E. Turner, Jr.**

FILE NO: **NCPA-5.03**

TAX MAP &
PARCEL(S): **135-11.00-65.00**

LOCATION: **Lying on the north side of Lewes-Georgetown Highway (Rt. 9),
approximately 600 feet northeast of Gravel Hill Road (Rt. 30)**

NO. OF UNITS: **42**

GROSS
ACREAGE: **9.72**

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **2**

SEWER:

(1). Is the project in a County operated and maintained sanitary sewer and/or water district?

Yes

No

a. If yes, see question (2).

b. If no, see question (7).

(2). Which County Tier Area is project in? **Tier 3**

(3). Is wastewater capacity available for the project? **N/A** If not, what capacity is available? **N/A**.

(4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.

(5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **N/A** If yes, the current System Connection Charge Rate is **Unified \$6,600.00** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**
- Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **No**
- (8). Comments: **Click or tap here to enter text.**
- (9). Is a Sewer System Concept Evaluation required? **Not at this time**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Not at this time**
- (11). **All residential roads must meet or exceed Sussex County minimum design standards.**

UTILITY PLANNING & DESIGN REVIEW APPROVAL:



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

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

GENERAL NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE OF DELAWARE STATE HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS, DATED AUGUST 2020 AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, DATED FEBRUARY 2019, AND ALL AMENDMENTS THERETO.
- EXISTING UTILITIES, UNLESS OTHERWISE NOTED ON THE PLANS, ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT "MISS UTILITY" 1-800-285-8555 (3) THREE DAYS PRIOR TO CONSTRUCTION IN ORDER TO VERIFY AND ALLOW FOR THEIR LOCATION AND DEPTH IN THE FIELD.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO EXISTING UTILITIES DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPETENTLY REPAIRED AT HIS/HER EXPENSE.
- THE CONTRACTOR SHALL PRESERVE ALL TREES ON THE SITE EXCEPT WHERE NECESSARY TO CONSTRUCT PROPOSED BUILDINGS, UTILITIES, DRIVEWAYS, OR PARKING AREAS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSING AND INSURANCE REQUIRED FOR CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY AND ADEQUATELY CONTROL WATER PRESENT IN THE EXCAVATION. THE CONTRACTOR SHALL PROVIDE FOR THE DISPOSAL OF WATER REMOVED FROM EXCAVATIONS, IN SUCH A MANNER AS SHALL NOT CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY OR TO ANY PORTION OF THE WORK COMPLETED OR IN PROGRESS OR CAUSE ANY IMPEDIMENT TO THE USE OF ANY AREA BY THE PUBLIC. IF APPLICABLE, THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN THE NECESSARY DEWATERING WELL PERMITS FROM THE STATE OF DELAWARE, DNREC PRIOR TO EXCAVATION.
- NO DEBRIS WILL BE BURIED ON THIS SITE.
- PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- THE STREETS WITHIN THIS SITE ARE TO REMAIN PRIVATE AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH SUSSEX COUNTY MINIMUM STANDARDS.
- MAINTENANCE OF THE STREETS WITHIN THIS SITE WILL BE THE RESPONSIBILITY OF THE DEVELOPER. THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH WHEN ALL LOTS ARE PURCHASED, THE PROPERTY OWNERS WILL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE INTERIOR STREETS. THE STATE ASSUMES NO RESPONSIBILITY FOR FUTURE MAINTENANCE OF THE STREETS.
- WHEN LAND BEING SUBDIVIDED CONTAINS WETLANDS, EITHER STATE OR FEDERAL, THE DEEDS FOR THOSE LOTS SHALL CONTAIN A DISCLOSURE STATEMENT THAT READS "THIS SITE CONTAINS REGULATED WETLANDS. ACTIVITIES WITHIN THESE WETLANDS MAY REQUIRE A PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF DELAWARE."
- THIS PROPERTY MAY BE 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 OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
- THIS SITE IS LOCATED ENTIRELY IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAPS NUMBER 10050C0325L LAST REVISED JUNE 20, 2018.
- NO SITE PREPARATION, SITE DISTURBANCE, EXCAVATION OR OTHER CONSTRUCTION ACTIVITY SHALL TAKE PLACE UNTIL ALL PERMITS HAVE BEEN ACQUIRED BY THE DEVELOPER AND THE SITE PLAN HAS BEEN APPROVED AND RECORDED, IF APPLICABLE.
- THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- THIS PARCEL IS NOT LOCATED WITHIN A GROUNDWATER RECHARGE PROTECTION AREA OR WELLHEAD PROTECTION AREA AS DEFINED WITHIN CHAPTER 89 SOURCE WATER PROTECTION OF THE SUSSEX COUNTY CODE.
- A WETLANDS DELINEATION WAS PERFORMED BY COASTAL ESTUARINE RESEARCH, INC. ON SEPTEMBER 7, 2021.
- A TAX DITCH CHANGE REQUEST HAS BEEN SUBMITTED TO DNREC TO REDUCE THE TAX DITCH RIGHTS-OF-WAY ALONG THE KOEPEL-ROBINSON TAX DITCH MAIN BRANCH AND PRONG 3 FROM 80 FEET AND 60 FEET, RESPECTIVELY TO 25 FEET.
- COPYRIGHT © 2021 MERESTONE CONSULTANTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF MERESTONE CONSULTANTS, INC. COPIES OF THIS PLAN WITHOUT COLORED INK SIGNATURE AND A RAISED IMPRESSION SEAL ARE NOT VALID.

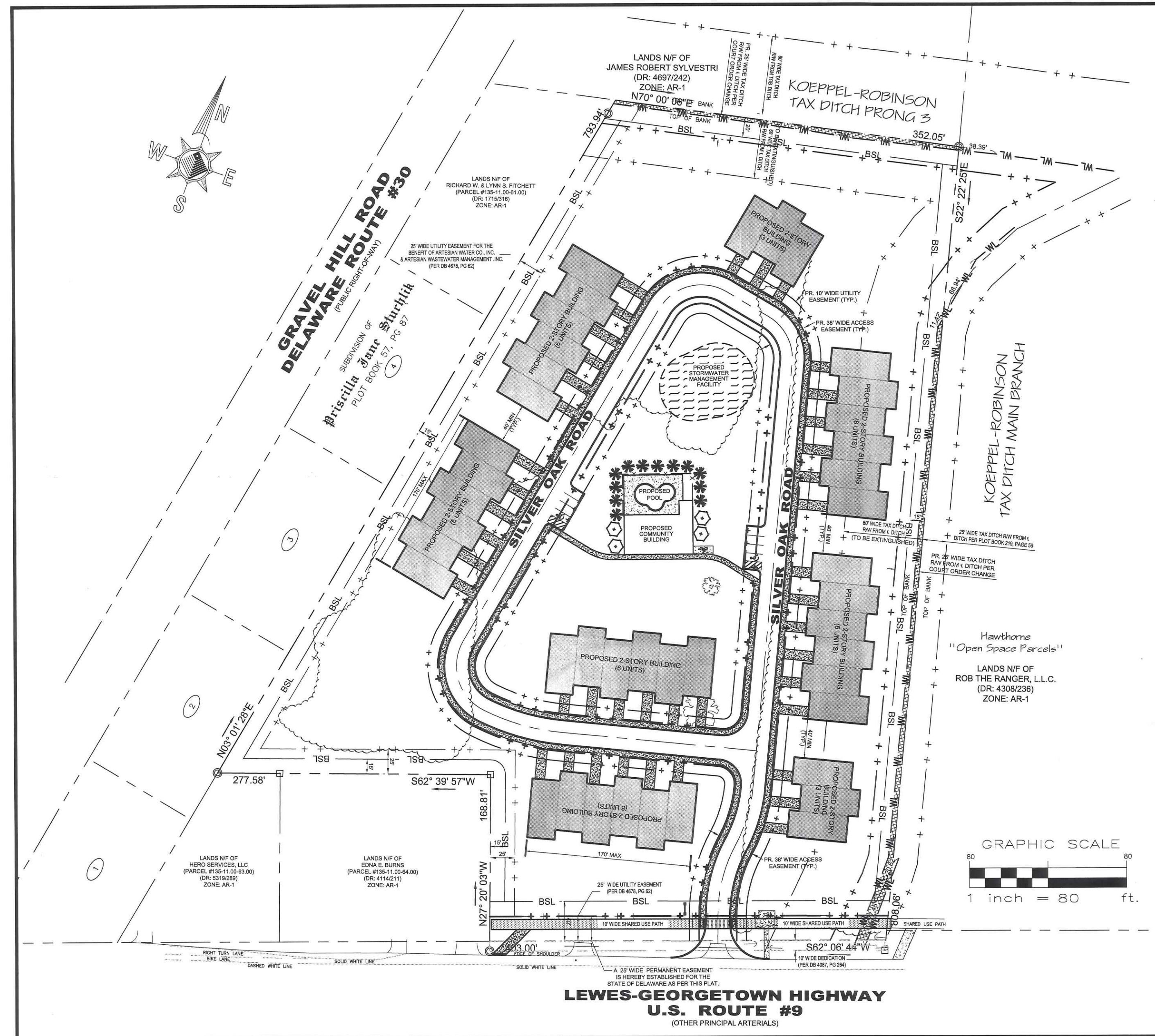
GENERAL NOTES: Record Plan (Last revised March 21, 2019)

- 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.
- 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.
- 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.

PRELIMINARY SITE PLAN

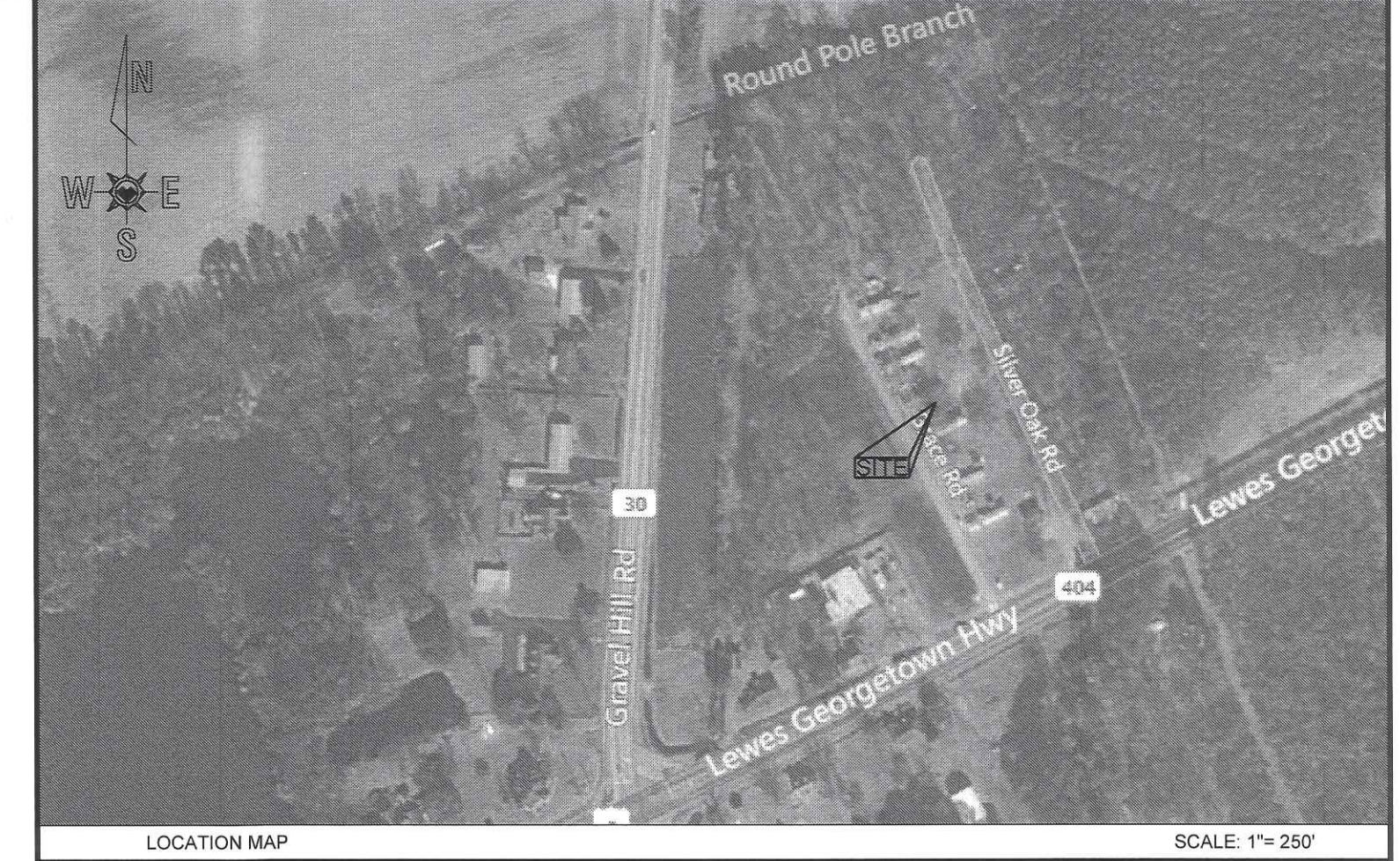
FOR PROPERTY KNOWN AS:

"VILLAS AT SILVER OAKS"



SITE LOCATION PLAN

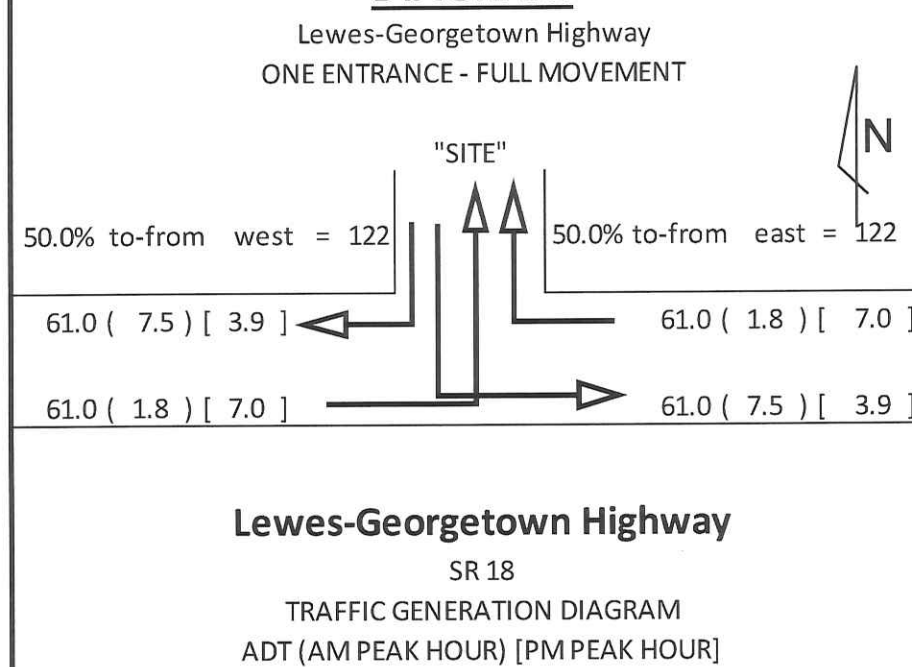
(SCALE: 1"=80')
TAX PARCEL NO. 135-11.00-65.00
 SITUATE IN
GEORGETOWN HUNDRED
SUSSEX COUNTY * STATE OF DELAWARE



PLAN DATA:

PARCEL I.D. NO.	135-11.00-65.00
DEED REFERENCE	DB 4003, PG 149
EXISTING ZONING	AR-1 (AGRICULTURAL RESIDENTIAL DISTRICT)
PROPOSED ZONING	MR (MEDIUM DENSITY RESIDENTIAL DISTRICT) WITH CONDITIONAL USE FOR MULTI-FAMILY DWELLING STRUCTURES
SEWAGE DISPOSAL	ARTESIAN WASTEWATER MANAGEMENT, INC. SEWERAGE IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
WATER SUPPLY	ARTESIAN WATER COMPANY, INC. WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.
OWNER/DEVELOPER	CHARLES E. TURNER JR 29762 OLIVER WOLCOTT DR MILLSBORO, DE 19966
LOT AREA	GROSS AREA = 9.6269 ACRES (100.00%) WETLAND AREAS = 0.11 ACRES (1.2%) TOTAL IMPERVIOUS AREAS = 3.09 ACRES (32.1%)
RAZIONALE	- BUILDING FOOTPRINT AREAS = 1.61 ACRES (16.7%) - STREET AREAS = 0.93 ACRES (9.7%) - SIDEWALKS & DRIVEWAYS = 0.55 ACRES (5.7%) OPEN SPACE AREA = 6.43 ACRES (66.7%) (INCLUDES STORMWATER MANAGEMENT PRACTICES)
PROJECT DENSITY	NO. OF CONDOMINIUM UNITS = 42 GROSS AREA = 9.6269 ACRES PROPOSED DENSITY = 4.36 D.U./ACRE PERMITTED DENSITY = 12.00 D.U./ACRE
HEIGHT, AREA & BULK TABLE	MAX. BUILDING HEIGHT (FT.) = 42 (3 STORIES) MINIMUM LOT SIZE (S.F.) = 3,630 MINIMUM LOT WIDTH (FT.) = N/A MINIMUM LOT DEPTH (FT.) = N/A MINIMUM FRONT YARD (FT.) = 40 MINIMUM SIDE YARD (FT.) = 10 MINIMUM REAR YARD (FT.) = 10
PARKING RATIONALE	MULTI-FAMILY 42 DWELLINGS @ 2 SPACES PER D.U. = 84 SPACES PARKING REQUIRED (INCLUDING 42 GARAGE SPACES) = 84 SPACES COMMUNITY BUILDING PROPOSED PARKING = 8 SPACES TOTAL PARKING REQUIRED = 84 SPACES TOTAL PARKING PROVIDED = 92 SPACES
INVESTMENT LEVEL AREA	INVESTMENT LEVEL 4
HIGHWAY MAINTENANCE NO.	LEWES - GEORGETOWN HIGHWAY, U.S. ROUTE NO. 9 (SC-18)
POSTED SPEED LIMIT	50 MPH ON LEWES - GEORGETOWN HIGHWAY
FIRE MARSHALL NOTES	N.F.P. BUILDING TYPE = TYPE-V (WOOD FRAME) FIRE SUPPRESSION = NO AUTOMATIC SPRINKLERS ARE PROPOSED MAX. BUILDING HEIGHT = H=42' (3 STORIES)

TRAFFIC GENERATION DIAGRAM



ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION: SC - 18 - LEWES-GEORGETOWN HIGHWAY (Other Principal Arterial)
 POSTED SPEED LIMIT 50
 AADT= 12,822 TRIPS (FROM 2020 DELDOT TRAFFIC SUMMARY)
 10 YEAR PROJECTED AADT: 1.16 X 12,822 TRIPS = 14,874 TRIPS
 10 YEAR PROJECTED AADT + SITE ADT = 15,118 TRIPS
 TRAFFIC PATTERN GROUP 8 (FROM 2020 DELDOT TRAFFIC SUMMARY)
 DESIGN HOURLY VOLUME = 12.68 % X 15,118 = 1,917 TRIPS

SITE TRAFFIC DATA:

SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION.

230-Res. Condominium @ 42 units	=	244.0
TOTAL SITE ADT=	244.0 (61.0 ENTER/ 61.0 EXIT)

ONE ENTRANCE - FULL MOVEMENT
 DESIGN VEHICLE: SU-30, WB-40

DIRECTION DISTRIBUTION:

50.0% to and from the east	ADT=	122.0 (61.0 ENTER/ 61.0 EXIT)
50.0% to and from the east	AMPK=	9.2 (1.8 ENTER/ 7.5 EXIT)
50.0% to and from the east	PM PK=	10.9 (7.0 ENTER/ 3.9 EXIT)
50.0% to and from the west	ADT=	122.0 (61.0 ENTER/ 61.0 EXIT)
50.0% to and from the west	AMPK=	9.2 (1.7556 ENTER/ 7.5 EXIT)
50.0% to and from the west	PM PK=	10.9 (6.9888 ENTER/ 3.9 EXIT)

11% Trucks and Buses x 244.0 = 25.7 at PR. Entrance

OWNER'S CERTIFICATION

I, CHARLES E. TURNER JR HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE PROPERTY 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 RECORDED IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

Charles E. Turner Jr
 CHARLES E. TURNER JR
 29762 OLIVER WOLCOTT DR
 MILLSBORO, DE 19966
 DATE: 10/20/21

ENGINEER'S CERTIFICATION

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

Roger A. Gross
 ROGER A. GROSS, P.E.
 MERESTONE CONSULTANTS, INC.
 33516 CROSSING AVENUE, UNIT 1
 FIVE POINTS SQUARE
 LEWES, DELAWARE 19958
 (302) 226-5880
 DATE: 10/20/21

SHEET INDEX:

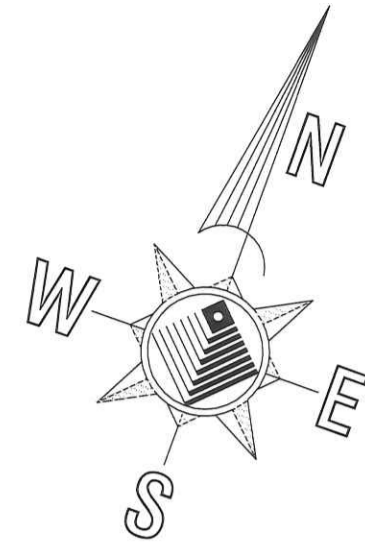
PRELIMINARY SITE PLAN COVER PAGE	SHEET NO. SP-1
PRELIMINARY DELINEATION & EXISTING CONDITIONS PLAN	SHEET NO. SU-1
PRELIMINARY SITE PLAN	SHEET NO. SP-2

DATE	REVISION	CHKD	DRAWN BY: RAG	DATE: 19 OCTOBER 2021	SHEET#: SP-1
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MERESTONE CONSULTANTS, INC.
 ENGINEERS - PLANNERS - SURVEYORS

5215 WEST WOODMILL DRIVE 35516 CROSSING AVENUE, UNIT 1
 UNIT 38 FIVE POINTS SQUARE
 WILMINGTON, DE 19808 LEWES, DE 19958
 PH: 302-992-7900 PH: 302-226-5880

Line #	Direction	Length
L1	N06° 36' 31"W	97.22'
L2	N22° 18' 13"W	115.06'
L3	N21° 25' 57"W	66.51'
L4	N22° 52' 20"W	98.00'
L5	N22° 39' 08"W	90.41'
L6	N21° 43' 24"W	72.96'
L7	N22° 34' 01"W	94.86'
L8	N01° 40' 32"E	80.36'
L9	N22° 27' 46"E	50.53'
L10	S70° 53' 18"W	46.61'
L11	S70° 14' 51"W	74.24'
L12	S68° 13' 43"W	41.49'
L13	S68° 46' 38"W	104.15'
L14	S71° 37' 02"W	52.74'
L15	S70° 16' 33"W	94.96'
L16	S69° 59' 11"W	98.96'
L17	N06° 49' 22"W	98.07'



PLAN DATA:

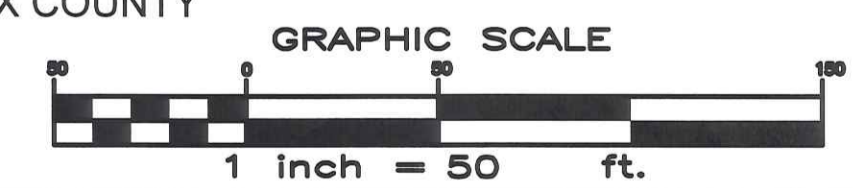
PARCEL I.D. NO.	135-11.00-65.00
DEED REFERENCE	DB 4003, PG 149
ZONING DISTRICT	AR-1 (AGRICULTURAL/RESIDENTIAL)
WATERSHED	ROUND POLE BRANCH-BROADKILL RIVER
OWNER	CHARLES E. TURNER, JR. 29762 OLIVER WOLCOTT DRIVE MILLSBORO, DE 19966
HORIZONTAL DATUM	NAD '83 (NA 2011, EPOCH 2010)
VERTICAL DATUM	NAVD 1988
EXISTING USE	TRAILER PARK
NO. OF PARCELS	1
PARCEL AREA	9.6269 ACRES

- GENERAL NOTES:**
1. THE SURVEY FOR THIS PROJECT WAS PERFORMED BY MERESTONE CONSULTANTS, INC. ON SEPTEMBER 10, 2021 AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY FOR A SUBURBAN CLASSIFICATION SURVEY.
 2. BASIS OF BEARING: NAD '83 (NA 2011, EPOCH 2010).
 3. THE SITE IS LOCATED WITHIN ZONE "X". AREAS OF MINIMAL FLOOD HAZARD AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 10005C0325L LAST REVISED MARCH 20th, 2018.
 4. A WETLAND DELINEATION WAS PERFORMED BY COASTAL & ESTUARINE RESEARCH, INC. ON SEPTEMBER __, 2021.
 5. THE 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.
 6. COPYRIGHT © 2021 MERESTONE CONSULTANTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF MERESTONE CONSULTANTS, INC. COPIES OF THIS PLAN WITHOUT COLORED INK SIGNATURE AND A RAISED IMPRESSION SEAL ARE NOT VALID.

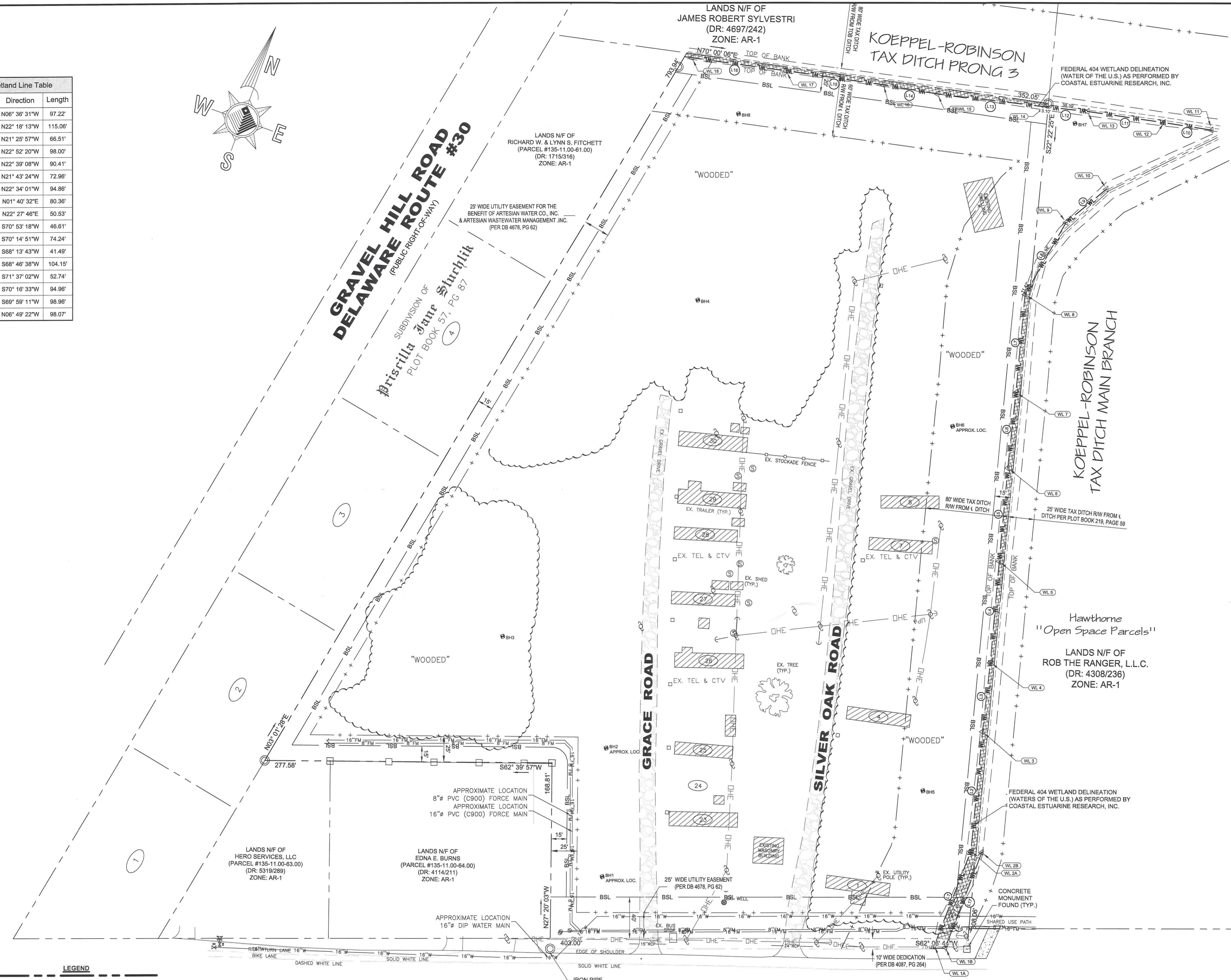
SHEET INDEX:

PRELIMINARY SITE PLAN COVER PAGE	SHEET NO. SP-1
WETLAND DELINEATION & EXISTING CONDITIONS PLAN	SHEET NO. SU-1
PRELIMINARY SITE PLAN	SHEET NO. SP-2

WETLANDS DELINEATION & EXISTING CONDITIONS PLAN
 FOR PROPERTY KNOWN AS:
 "THE VILLAS AT SILVER OAKS"
 ALSO KNOWN AS:
 SILVER OAKS TRAILER PARK
 PREPARED FOR:
 CHARLES E. TURNER, JR.
 SITUATE IN:
 INDIAN RIVER HUNDRED * SUSSEX COUNTY
 STATE OF DELAWARE
 TAX PARCEL #: 135-11.00-65.00
 SCALE: 1"=50'



DATE	REVISION	CHKD	DRAWN BY: RAG	DATE: 13 SEPTEMBER 2021	SHEET# SU-1
 MERESTONE CONSULTANTS, INC. ENGINEERS - PLANNERS - SURVEYORS 5215 WEST WOODMILL DRIVE 35516 CROSSING AVENUE, UNIT 1 UNIT 38 FIVE POINTS SQUARE WILMINGTON, DE 19808 LEWES, DE 19958 PH: 302-992-7900 PH: 302-226-5880					



LEGEND

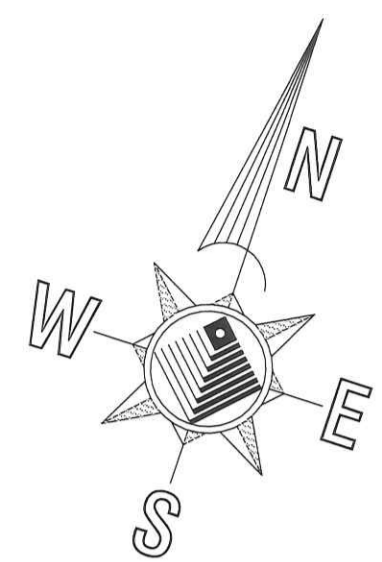
PROPERTY LINE	---
BUILDING SETBACK LINE	BSL
EASEMENT LINE	+
CENTERLINE	---
TREELINE	~
STORM SEWER	C.B. 15" CMP
FORCE MAIN	16" FM
WATER MAIN	16" W
ELECTRIC	OHE
WETLANDS DELINEATION LINE	WL
WETLANDS AREA WITHIN PROPERTY	▨
REBAR FOUND	○
IRON PIPE FOUND	○
CONCRETE MONUMENT FOUND	□
WETLAND DATA POINT	⊕

**LEWES-GEORGETOWN HIGHWAY
 U.S. ROUTE #9
 (OTHER PRINCIPAL ARTERIALS)**

WETLAND'S CERTIFICATION
 THIS FEDERAL 404 WETLANDS/WATERS OF THE U.S. WAS CONDUCTED BY EVELYN MAURMEYER, PH. D., CER, INC., FOLLOWING PROCEDURES OUTLINED IN THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: ATLANTIC AND GULF COASTAL PLAIN REGION (VERSION 2.0), NOVEMBER, 2010.

EVELYN MAURMEYER
 COASTAL & ESTUARINE RESEARCH, INC.
 email: maurmeye@udel.edu

APPROVED:
 PROFESSIONAL ENGINEER DATE: 10/20/21



GRAVEL HILL ROAD
DELAWARE ROUTE #30
 (PUBLIC RIGHT-OF-WAY)
 SUBDIVISION OF
Pristilla Jane Stuchlik
 PLOT BOOK 57, PG 87

LANDS N/F OF
 JAMES ROBERT SYLVESTR
 (DR: 4697/242)
 ZONE: AR-1

**KOEPEL-ROBINSON
 TAX DITCH PRONG 3**

FEDERAL 404 WETLAND DELINEATION
 (WATERS OF THE U.S.) AS PERFORMED BY
 COASTAL ESTUARINE RESEARCH, INC.

LANDS N/F OF
 RICHARD W. & LYNN S. FITCHETT
 (PARCEL #135-11.00-61.00)
 (DR: 17153/16)
 ZONE: AR-1

25' WIDE UTILITY EASEMENT FOR THE
 BENEFIT OF ARTESIAN WATER CO., INC.
 & ARTESIAN WASTEWATER MANAGEMENT, INC.
 (PER DB 4678, PG 62)

WOODED

WOODED

SILVER OAK ROAD

**KOEPEL-ROBINSON
 TAX DITCH MAIN BRANCH**

Hawthorne
 "Open Space Parcels"
 LANDS N/F OF
 ROB THE RANGER, L.L.C.
 (DR: 4308/236)
 ZONE: AR-1

FEDERAL 404 WETLAND DELINEATION
 (WATERS OF THE U.S.) AS PERFORMED BY
 COASTAL ESTUARINE RESEARCH, INC.

LANDS N/F OF
 HERO SERVICES, LLC
 (PARCEL #135-11.00-63.00)
 (DR: 5319/289)
 ZONE: AR-1

LANDS N/F OF
 EDNA E. BURNS
 (PARCEL #135-11.00-64.00)
 (DR: 4114/211)
 ZONE: AR-1

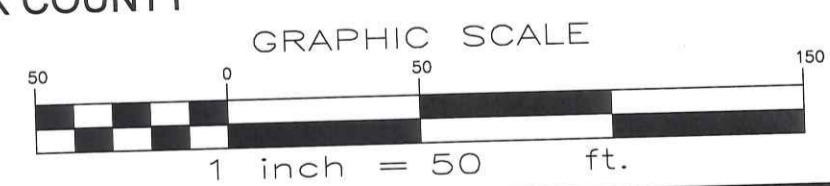
LEWES-GEORGETOWN HIGHWAY
U.S. ROUTE #9
 (OTHER PRINCIPAL ARTERIALS)

SHEET INDEX:
 PRELIMINARY SITE PLAN COVER PAGE
 WETLAND DELINEATION & EXISTING CONDITIONS PLAN
 PRELIMINARY SITE PLAN

SHEET NO. SP-1
 SHEET NO. SU-1
 SHEET NO. SP-2

**PRELIMINARY SITE PLAN
 MEDIUM DENSITY RESIDENTIAL DEVELOPMENT**

FOR PROPERTY KNOWN AS:
 "THE VILLAS AT SILVER OAKS"
 ALSO KNOWN AS:
SILVER OAKS TRAILER PARK
 PREPARED FOR:
CHARLES E. TURNER, JR.
 SITUATE IN:
 GEORGETOWN HUNDRED * SUSSEX COUNTY
 STATE OF DELAWARE
 SCALE: 1" = 50'



LEGEND

PROPERTY LINE	---
BUILDING SETBACK LINE	BSL BSL
EASEMENT LINE	---+---+---
CENTERLINE	-----
TREELINE	~~~~~
STORM SEWER	---C.B.--- 15" CMP --- 15" CMP ---
FORCE MAIN	---16" FM--- 16" FM ---
WATER MAIN	---
ELECTRIC	---O.H.E.--- O.H.E. --- O.H.E. ---
WETLANDS DELINEATION LINE	---W.L.--- W.L. --- W.L. --- W.L. ---
WETLANDS WITHIN PARCEL	▨
REBAR FOUND	○
IRON PIPE FOUND	◐
CONCRETE MONUMENT FOUND	◑

ENGINEER'S CERTIFICATION
 I, ROGER A. GROSS, P.E. HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, AND THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

Roger A. Gross 10/20/21
 DATE: 10/20/21

ROGER A. GROSS, P.E.
 MERESTONE CONSULTANTS, INC.
 3516 CROSSING AVENUE, UNIT 1
 FIVE POINTS SQUARE
 LEWES, DELAWARE 19958
 (302) 226-5880

DATE	REVISION	CHKD.	DRAWN BY: RAG	DATE: 19 OCTOBER 2021	SHEET#: SP-2

PLAN #: 19604R-330619



Mackenzie M. Peet, Esquire
(302) 645-2262
mackenzie@bmbde.com

November 28, 2022

VIA EMAIL & HAND DELIVERY

Planning & Zoning Office
2 The Circle, PO Box 417
Georgetown, DE 19947
pandz@sussexcountyde.gov

RE: C/Z 1959; CU 2320; Ordinance 22-08
TMP: 135-11.00-65.00

Dear Director Whitehouse:

We represent Charles Turner, Jr., property owner of TMP No. 135-11.00-65.00. Please accept the attached documents as the Applicant's supplemental exhibit packet to be included in the record for C/Z 1959, C/U 2320, and Ordinance 22-08.

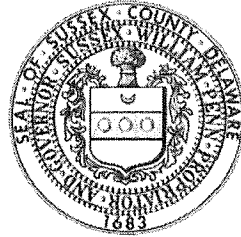
Please contact me directly by phone at 302-645-2262 or by email at mackenzie@bmbde.com should you need any additional information.

Sincerely,

/s/ Mackenzie M. Peet

Mackenzie M. Peet, Esquire

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



Sussex County

DELAWARE
sussexcountyde.gov

November 3, 2022

Roger A. Gross, P.E.
Merestone Consultants, Inc.
33516 Crossing Avenue, Unit 1
Lewes, DE 19958

Email: roger.gross@merestoneconsultants.com

Dear Roger A. Gross, P.E.:

C/Z 1959 Charles E. Turner Jr.

AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A MR MEDIUM RESIDENTIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN GEORGETOWN HUNDRED, SUSSEX COUNTY, CONTAINING 9.72 ACRES, MORE OR LESS. The property is located on the north side of Lewes Georgetown Highway (Rt. 9), approximately 620 feet northeast of Gravel Hill Road (Rt. 30). 911 Address: N/A Tax Parcel: 135-11.00-65.00.

C/U 2320 Charles E. Turner Jr.

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR MULTI-FAMILY DWELLINGS (42 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN GEORGETOWN HUNDRED, SUSSEX COUNTY, CONTAINING 9.72 ACRES, MORE OR LESS. The property is located on the north side of Lewes Georgetown Highway (Rt. 9), approximately 620 feet northeast of Gravel Hill Road (Rt. 30). 911 Address: N/A Tax Parcel: 135-11.00-65.00.

ORD 22-08

AN ORDINANCE TO AMEND THE FUTURE LANDS USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL 135-11.00-65.00. The property is located on the north side of Lewes Georgetown Highway (Rt. 9), approximately 620 feet northeast of Gravel Hill Road (Rt. 30). 911 Address: N/A Tax Parcel: 135-11.00-65.00.

The **Planning and Zoning Commission** will hold a Public Hearing on **Thursday, December 8, 2022, at 5:00 pm** in the Sussex County Council Chambers located in the County Administrative Office at 2 The Circle Georgetown, DE, 19947.

The **Sussex County Council** will hold a Public Hearing on **Tuesday, February 7, 2023, at 1:30 pm** in the Sussex County Council Chambers located in the County Administrative Office at 2 The Circle Georgetown, DE, 19947.

It will be necessary for you the applicant to participate at the hearings before both the Commission and County Council. If you do not participate or are not represented, the Commission and/or County Council reserve the right to refuse to act on your application and may require that a new application be filed, and fees paid at your expense.



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

If an attorney, or agent, will be representing you, the applicant, it is your duty to notify them as to the dates and times of the hearings as herein set forth, as the Commission and County Council will not notify your counsel.

Further instructions describing the method of public participation and the manner of viewing the hearings will be contained within the Agendas for both of these meetings that will be posted at least 7 days in advance of each meeting at sussexcountyde.gov.

Sincerely,
Planning and Zoning Department

Planning & Zoning Commission Application Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Type of Application: (please check applicable)

Conditional Use
Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment

Lewes Georgetown Highway, Sussex County

Type of Conditional Use Requested:

Multi-Family Residential in a MR Zoning District.

Tax Map #: 135-11.00-65.00 **Size of Parcel(s):** 9.6 acres

Current Zoning: AR-1 **Proposed Zoning:** MR **Size of Building:** N/A

Land Use Classification: Low Density Residential

Water Provider: Artesian Water Company **Sewer Provider:** Artesian Wastewater Management Ir

Applicant Information

Applicant Name: Charles E. Turner, Jr.
Applicant Address: 29762 Oliver Wolcott Drive
City: Millsboro State: DE ZipCode: 19966
Phone #: (302) 632-2771 E-mail: cetelt@msn.com

Owner Information

Owner Name: Charles E. Turner, Jr.
Owner Address: 29762 Oliver Wolcott Drive
City: Millsboro State: DE Zip Code: 19966
Phone #: (302) 632-2771 E-mail: cetelt@msn.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Merestone Consultants, Inc c/o Roger A. Gross, PE
Agent/Attorney/Engineer Address: 33516 Crossing Avenue, Unit 1
City: Lewes State: DE Zip Code: 19958
Phone #: (302) 226-5880 E-mail: roger.gross@merestoneconsultants.com



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

- Completed Application**
- Provide eight (8) copies of the Site Plan or Survey of the property**
 - Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
 - Provide a PDF of Plans (may be e-mailed to a staff member)
 - Deed or Legal description
- Provide Fee \$500.00**
- Optional - Additional information for the Commission/Council to consider** (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.**
- DeIDOT Service Level Evaluation Request Response**
- PLUS Response Letter** (if required)

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney

Merestone Consultants Digitally signed by Merestone Consultants
Date: 2021.10.19 09:57:18 -04'00'

Date: 10/19/21

Signature of Owner

Charles E. Turner, Jr. Digitally signed by Charles E. Turner, Jr.
Date: 2021.10.19 09:57:47 -04'00'

Date: 10/19/21

For office use only:

Date Submitted: _____ Fee: \$500.00 Check #: _____
Staff accepting application: _____ Application & Case #: _____
Location of property: _____

Subdivision: _____
Date of PC Hearing: _____ Recommendation of PC Commission: _____
Date of CC Hearing: _____ Decision of CC: _____

Planning & Zoning Commission Application Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Type of Application: (please check applicable)

Conditional Use

Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment

LewesGeorgetownHighwaySussexCounty-

Type of Conditional Use Requested:

Tax Map #: 135-11.00-65.00 **Size of Parcel(s):** 9.6 acres

Current Zoning: AR-1 **Proposed Zoning:** MR **Size of Building:** N/A

Land Use Classification: LowDensityResidential

Water Provider: ArtesianWater Company **Sewer Provider:** ArtesianWastewaterManagementInc

Applicant Information

Applicant Name: CharlesETurnerJr. , .

Applicant Address: 29762 OliverWolcottDrive

City: Millsboro State: DE ZipCode: _____

Phone #: _____ E-mail: _____

Owner Information

Owner Name: _____

Owner Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ E-mail: _____

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: _____

Agent/Attorney/Engineer Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ E-mail: _____



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

Completed Application

Provide eight (8) copies of the Site Plan or Survey of the property

- Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- Provide a PDF of Plans (may be e-mailed to a staff member)
- Deed or Legal description

Provide Fee \$500.00

Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.

DeIDOT Service Level Evaluation Request Response

PLUS Response Letter (if required)

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney

_____ Date: _____

Signature of Owner

_____ Date: _____

For office use only:

Date Submitted: _____ Fee: \$500.00 Check #: _____
Staff accepting application: _____ Application & Case #: _____
Location of property: _____

Subdivision: _____
Date of PC Hearing: _____ Recommendation of PC Commission: _____
Date of CC Hearing: _____ Decision of CC: _____

Sussex County Comprehensive Plan Amendment Request Form

Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947

☎ 302-855-7878

✉ pandz@sussexcountyde.gov

Type of Amendment Requested (e.g Future Land Use Map, Existing Land Use Map, or Text Revision)

Future Land Use Map

Year that Comprehensive Plan was Adopted:

2019

If Applicable, the Date(s) of any PLUS Review by the State of Delaware

N/A

Tax Map #: 135-11.00-65.00 Total Acreage: +/- 9.6269 Acres

Applicant Information

Applicant Name: Charles E. Turner, Jr.
Applicant Address: 29762 Oliver Wolcott Drive
City: Millsboro State: DE ZipCode: 19966
Phone #: (302)632-2711 E-mail: cetelt@msn.com

Developer Information

Developer Name: Charles E. Turner, Jr. and/or assigns

Attorney Information (If Applicable)

Attorney Name: Baird Mandalas Brockstedt Federico & Cardea LLC (c/o Mackenzie M. Peet, Esquire)
Attorney Address: 1413 Savannah Road, Suite 1
City: Lewes State: DE ZipCode: 19958
Phone #: (302)645-2262 E-mail: mackenzie@bmbde.com



Sussex County, DE - Comprehensive Plan Amendment Request

Description of Request: (Please provide a written description of the request, along with details of the Tax Parcel ID(s) of the relevant parcels to which the amendment request relates. If you are requesting a text amendment to the Comprehensive Plan, please also clearly explain which Chapters of the Comprehensive Plan your request relates)

SEE ATTACHED.

Check List for Comprehensive Plan Amendment Request Applications

The following shall be submitted with any request

- Completed Application (including relevant Application Fee)

- A scaled survey drawing is appended to this Application that clearly shows the location of all parcels to which the amendment request relates.

- The Applicant understands that Sussex County Council may submit a copy of this application, along with copies of all documents received, to the State of Delaware Office of Management and Budget for the purposes of any enabling the State of Delaware to review the requested revision.

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

Signature of Applicant/Attorney



For office use only:

Date Submitted: _____
Staff member receiving Application: _____

Application & Case # : _____
Fee: \$1,000.00, Check #: _____

Location of property: _____

Date of Commission Hearing: _____ Recommendation: _____

Date of Council Hearing: _____

Sussex County, DE Comprehensive Plan Amendment Request

Property: Silver Oaks Trailer Park, Lewes-Georgetown Highway, Georgetown, Delaware 19947

Tax Map Parcel No.: 135-11.00-65.00

Current Future Land Use Designation: Low Density

Proposed Future Land Use Designation: Existing Development Area

Property Description:

The existing property is the present location of the Silver Oaks Trailer Park located on Lewes-Georgetown Highway (Rt. 9), Georgetown, Delaware 19947. See attached Exhibit A. Silver Oaks Trailer Park was established on April 6, 1966 and consisted of 38 mobile home lots. See attached Exhibit B.

The Property consists of 9.6269 Acres, more or less.

Intended Use of the Property:

Rezoning from AR-1 to MR to develop 42 condominium units.

Surrounding Land Use Districts and Future Land Use Designations:

Adjacent properties are zoned AR-1 and are designated as Low Density. Properties in the vicinity of the site are zoned AR-1, AR-2, C-1, C-2, B-1, HI-I, MR and CR1. Properties in the vicinity of the site have varying Future Land Use Designations including Low Density, Commercial, Industrial, Existing Development, and Developing Area. See Exhibit C.

Surrounding Land Uses:

See attached Exhibit D.

Chapter 4 of the Sussex County Comprehensive Plan details the Existing Development Area and states as follows:

Existing Development Areas consists of primarily of existing residential development under the current General Residential and Medium Density Residential zoning districts, as well as some commercial uses. These areas are scattered throughout the County. These areas are surrounded by Low Density Areas, and this particular classification is simply being used to identify these Sussex County Comprehensive Plan 4-17 existing scattered zoning areas that have no direct relation to their surrounding zoning and/or the Future Land Use Map.

The establishment of the existing mobile home park predated the Zoning Ordinance. Arguably, this Property should have been designated as an Existing Development Area.

The following guidelines apply to future growth in Existing Development Areas:

- Permitted Uses – The full range of housing types allowed in the existing underlying zoning districts are appropriate in these residential areas, including single-family homes, townhouses, and multi-family units. Non-residential development consists of uses found in the neighborhood business districts and commercial districts. There is no intention to expand this land use classification.

The existing and proposed uses are consistent with permitted uses in the Existing Development Area, as residential developments.

- Densities – The current densities are whatever is permitted in the existing underlying zoning district of the property.

The proposed density for development of the 42 Condominium Units is 4.36 D.U./Acre less than the permitted 12 D.U./Acre.

- Infrastructure – Central water and sewer facilities are strongly encouraged. If central utilities are not possible, densities should be limited to two units per acre provided a septic permit can be approved.

Central water and wastewater services are anticipated to be served by Artesian Water Company, Inc. and Artesian Wastewater Management Inc., respectively.

See Future Land Use Map attached as Exhibit E.

Applicable Zoning Districts in the Existing Development Area:

Medium Density Residential District (MR)

General Residential District (GR)

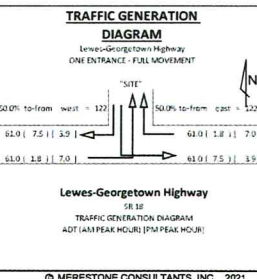
C/U 2320 Charles Turner, Jr.
Proposed Conditions of Approval

- A. There shall be no more than 42 units.
- B. The Applicant shall form a homeowner or condominium association responsible for perpetual maintenance of streets, roads, and buffers, stormwater management facilities, and other common areas.
- C. The stormwater management system shall meet or exceed the requirements of the State and County. It shall be constructed and maintained using Best Management Practices.
- D. All entrances shall comply with all of DelDOT's requirements, and an area for a school bus stop shall be established. The location of the school bus stop shall be coordinated with the local school district.
- E. Interior street design shall comply with or exceed Sussex County standards and shall include sidewalks or multi-modal pathways on one side of all streets with street lighting.
- F. Road naming and addressing shall be subject to the review and approval of the Sussex County Mapping and Addressing Department.
- G. The Final Site Plan shall contain the approval of the Sussex Conservation District for the design and location of all stormwater management areas.
- H. Recreational amenities shall be completed within the project upon issuance of the 30th building permit.
- I. The development shall be served by a publicly regulated wastewater service to provide sanitary sewer.
- J. The development shall be served by a publicly regulated central water system providing drinking water and fire protection.
- K. The preliminary approval is contingent upon the Applicant submitting a revised preliminary site plan either depicting or noting the conditions of this approval on it. Staff shall approve the revised plan upon confirmation that the conditions of approval have been depicted or noted on it.
- L. The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.

PRELIMINARY SITE PLAN FOR PROPERTY KNOWN AS: "VILLAS AT SILVER OAKS"

- GENERAL NOTES:**
- ALL CONSTRUCTION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE OF DELAWARE STATE HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS, DATED AUGUST 2008 AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, DATED FEBRUARY 2016, AND ALL AMENDMENTS THERE TO.
 - EXISTING UTILITIES, UNLESS OTHERWISE NOTED ON THE PLAN, ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT "SIS UTILITY" (LAD65563) D 15 DAYS PRIOR TO CONSTRUCTION IN ORDER TO VERIFY AND ALLOW FOR THEIR LOCATION AND DEPTH IN THE FIELD.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO EXISTING UTILITIES DUE TO HIS/her NEGLIGENCE SHALL BE IMMEDIATELY AND COMPETENTLY REPAIRED AT HIS/HER EXPENSE.
 - THE CONTRACTOR SHALL PRESERVE ALL TREES ON THE SITE EXCEPT WHERE NECESSARY TO CONSTRUCT PROPOSED BUILDINGS, UTILITIES, DRIVEWAYS, OR PARKING AREAS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSING AND INSURANCE REQUIRED FOR CONSTRUCTION.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY AND ADEQUATELY CONTROL WATER PRESENT ON THE SITE. THE CONTRACTOR SHALL PROVIDE FOR THE DISPOSAL OF WATER RESULTING FROM EXCAVATIONS IN SUCH A MANNER AS SHALL NOT CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY OR TO ANY PORTION OF THE WORK COMPLETED OR IN PROGRESS, OR CAUSE ANY IMPEDIMENT TO THE USE OF ANY AREA BY THE PUBLIC, IF APPLICABLE. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN THE NECESSARY DRAINAGE PERMITS FROM THE STATE OF DELAWARE, PRIOR TO EXCAVATION.
 - NO OBSCURE WILL BE BURIED ON THIS SITE.
 - PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
 - ALL FIRE LINES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
 - THE STREETS WITHIN THIS SITE ARE TO REMAIN PRIVATE AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH SUSSEX COUNTY ANIMAL STANDARDS.
 - MAINTENANCE OF THE STREETS WITHIN THIS SITE WILL BE THE RESPONSIBILITY OF THE DEVELOPER. THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH INDIVIDUAL OWNERS SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS.
 - WETLANDS HAVE BEEN IDENTIFIED ON THIS SITE. THE OWNER SHALL OBTAIN A WETLANDS Delineation REPORT FROM THE U.S. ARMY CORPS OF ENGINEERS. ACTIVITIES WITHIN THESE WETLANDS WILL REQUIRE A PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS.
 - THIS PROPERTY MAY BE LOCATED IN THE VICINITY OF LANDS USED PRIMARILY FOR AGRICULTURAL PURPOSES WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN APPROVED BY THE HOBBES PROPERTY USE STATE. IF ON AN UNZONED TRACT, AGRICULTURAL USES AND ACTIVITIES MAY NOT BE IN THE FUTURE PROVED HOBBES DATE. ANY AND ALL AGRICULTURAL USES AND ACTIVITIES MAY NOT BE IN THE FUTURE PROVED HOBBES DATE. ANY AND ALL AGRICULTURAL USES AND ACTIVITIES MAY NOT BE IN THE FUTURE PROVED HOBBES DATE. ANY AND ALL AGRICULTURAL USES AND ACTIVITIES MAY NOT BE IN THE FUTURE PROVED HOBBES DATE.
 - THIS SITE IS LOCATED ENTIRELY IN ZONE "C", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (10-YEAR FLOOD) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 100020022C, LAST REVISED APRIL 2014.
 - NO SITE PREPARATION, SITE DISTURBANCE, EXCAVATION OR OTHER CONSTRUCTION ACTIVITY SHALL TAKE PLACE UNTIL ALL PERMITS HAVE BEEN OBTAINED BY THE DEVELOPER AND THE SITE PLAN HAS BEEN APPROVED AND RECORDED, IF APPLICABLE.
 - THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AND ALL RULES AND REGULATIONS THERE TO APPURTINANT.
 - THIS PLAN IS NOT LOCATED WITHIN A DISCONTINUED ZONING AREA OR RELEASED PROTECTION AREA AS SHOWN WITHIN "COUNTY IN SOURCE WATER PROTECTION" OF THE SUSSEX COUNTY ZONE.
 - A WETLAND DELINEATION WAS PERFORMED BY CONATI, ESTUARINE RESEARCH, INC. ON SEPTEMBER 1, 2021.
 - A TREE STUDY WAS REQUESTED TO BE SUBMITTED TO DOWD TO REDUCE THE TREE MORTALITY ALONG THE KOPPEL-ROBINSON TAX DITCH MAIN BRANCH AND BRANCH 2 FROM 100 FEET TO 50 FEET, RESPECTIVELY TO 5 FEET.
 - COPYRIGHT © 2021 MERESTONE CONSULTANTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTO COPYING, RECORDING OR IN ANY OTHER MANNER, OR STORED, REPRODUCED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF MERESTONE CONSULTANTS, INC. COPIES OF THIS PLAN WITHOUT COPIES OF THE DRAWING AND ASSOCIATED INSTRUMENTS SHALL BE VOID.

- GENERAL NOTES: Record Plan** (Last revised March 21, 2021)
- All annotations shall conform to the Delaware Department of Transportation (DelDOT) current Development Coordination Manual and shall be subject to review.
 - No landscaping shall be allowed within the right-of-way unless the plans are compliant with Section 3.7 of the Development Coordination Manual.
 - Shutters, slatting, signs and other visual barriers that could obscure the sight distance of a driver preparing to enter the roadway are prohibited within the established clearance sight triangle area established on this plan. If the established clearance sight triangle area is outside the right-of-way or overlaps onto an adjacent property owner's land, a sight easement shall be established and recorded with all affected property owners to maintain the required sight clearance.
 - Upon completion of the construction of the sidewalk or shared-use path across the property's frontage and physical connection to adjacent existing facilities, the Developer, the property owner or both associated with the project, shall be responsible to remove any existing overhead connections located along adjacent property, and remove the area to grass. Such actions shall be completed at DelDOT's discretion and in accordance with DelDOT's Development Coordination Manual.
 - Private areas constructed within the subdivision shall be maintained by the Developer, the property owner within the subdivision or both (Title 17 § 131). DelDOT assumes no responsibility for the future maintenance of these areas.
 - Sidewalk and shared-use path shall be the responsibility of the developer, the property owner or both within this subdivision, the State of Delaware assumes no responsibility for the future maintenance of the sidewalk and/or shared-use path.
 - 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 roadway, 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.



ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION: SC 18 - LEWES-GEORGETOWN HIGHWAY (Other Principal Arterial)

POSTED SPEED LIMIT: 50

ADT: 12,827 TRIPS (FROM 2020 DELDOT TRAFFIC SURVEY)

10-YEAR PROJECTED ADT: 11,9 x 12,827 TRIPS = 14,974 TRIPS

10-YEAR PROJECTED ADT - SITE ADT: 15,118 TRIPS

TRAFFIC PATTERN GROUP: B (FROM 2020 DELDOT TRAFFIC SURVEY)

DESIGN NO. BUS VOLUME: 12,688 x 1.15 = 14,591 TRIPS

SITE TRAFFIC DATA:

SOURCE, ITE TRIP GENERATION MANUAL 10TH EDITION

230 Res. Condominium @ 42 units = 240.0

TOTAL SITE ADT: 240.0

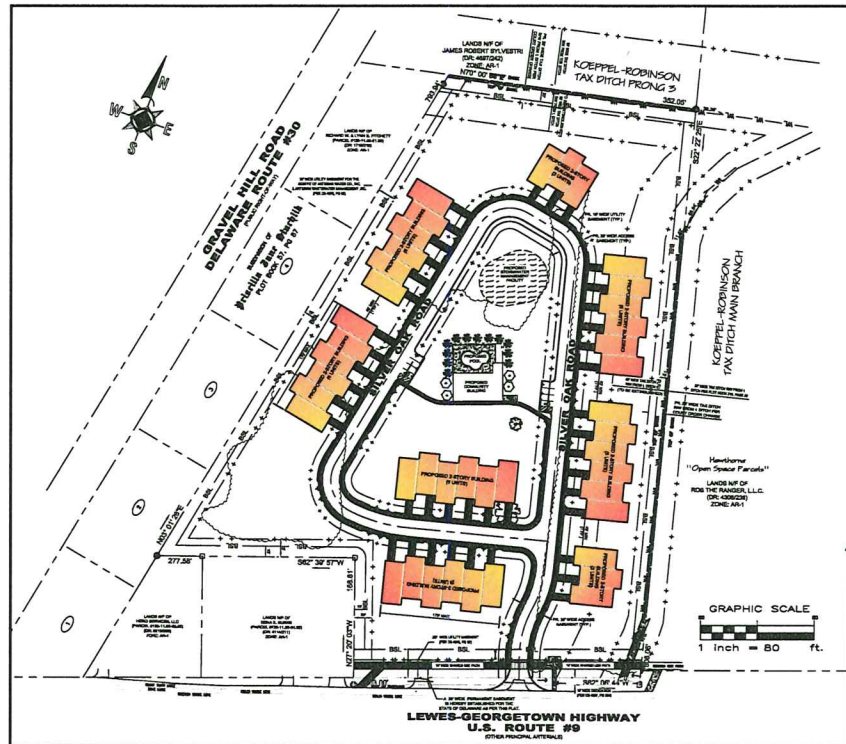
ONE ENTRANCE - FULL MOVEMENT

DESIGN VEHICLE: SU-30, WB-40

DIRECTION DISTRIBUTION:

SU-30	to and from the east	ADT:	122.0	(61.0 ENTER) / (61.0 EXIT)
WB-40	to and from the east	AM/PM:	9.2	(1.8 ENTER) / (7.5 EXIT)
WB-40	to and from the west	AM/PM:	10.9	(7.0 ENTER) / (3.9 EXIT)
SU-30	to and from the west	ADT:	122.0	(61.0 ENTER) / (61.0 EXIT)
WB-40	to and from the west	AM/PM:	9.2	(1.755 ENTER) / (7.5 EXIT)
WB-40	to and from the west	PM/PM:	10.9	(6.968 ENTER) / (3.9 EXIT)
11%	Trucks and Buses	ADT:	24.0	= 25.7 at PR Entrance

SITE LOCATION PLAN
(SCALE: 1"=80')
TAX PARCEL NO. 135-11.00-65.00
SITUATE IN
GEORGETOWN HUNDRED
SUSSEX COUNTY * STATE OF DELAWARE



OWNER'S CERTIFICATION

I, CHARLES E. TURNER JR. HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I KNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE RECORDED IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

CHARLES E. TURNER JR.
29762 OLIVER WOLCOTT DR
MILLSBORO, DE 19966

DATE: _____

ENGINEER'S CERTIFICATION

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

ROGER A. GROSS, P.E.
MERESTONE CONSULTANTS, INC.
3516 CROSSING AVENUE, UNIT 1
FIVE POINTS SQUARE
LEWES, DELAWARE 19958
(302) 326-8860

DATE: _____



PLAN DATA:

PARCEL ID. NO.	135-11.00-65.00
DEED REFERENCE	DB 4003, PG 148
EXISTING ZONING	ARV (AGRICULTURAL RESIDENTIAL DISTRICT)
PROPOSED ZONING	MR (MEDIUM DENSITY RESIDENTIAL DISTRICT) WITH CONDITIONAL USE FOR MULTI-FAMILY DWELLING STRUCTURES
SEWER DISPOSAL	ARTESIAN WASTEWATER MANAGEMENT, INC. SEWERAGE IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
WATER SUPPLY	ARTESIAN WATER COMPANY, INC. WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.
OWNER/DEVELOPER	CHARLES E. TURNER JR. 29762 OLIVER WOLCOTT DR MILLSBORO, DE 19966
LOT AREA	8,808 ACRES (100.00%) WETLAND AREAS = 0.11 ACRES (1.2%)
RATIONALE	TOTAL IMPERVIOUS AREAS = 3.09 ACRES (0.34%) BUILDING FOOTPRINT AREAS = 1.81 ACRES (0.21%) STREET AREAS = 0.89 ACRES (0.1%) SIDEWALKS & DRIVEWAYS = 0.38 ACRES (0.43%) OPEN SPACE AREA = 6.43 ACRES (0.73%) (INCLUDES STORMWATER MANAGEMENT PRACTICES)
PROJECT DENSITY	NO. OF CONDOMINIUM UNITS = 42 GROSS AREA = 5,828 ACRES PROPOSED DENSITY = 4.36 D.U./ACRE PERMITTED DENSITY = 12.00 D.U./ACRE
HEIGHT, AREA & BULK TABLE	MAX. BUILDING HEIGHT (FT.) = 42 (3 STORES) MINIMUM LOT SIZE (S.F.) = 3,300 MINIMUM LOT WIDTH (FT.) = N/A MINIMUM LOT DEPTH (FT.) = 40 MINIMUM FRONT YARD (FT.) = 10 MINIMUM SIDE YARD (FT.) = 10 MINIMUM REAR YARD (FT.) = 10
PARKING RATIONALE	MULTIFAMILY 42 DWELLINGS @ 2 SPACES PER D.U. = 84 SPACES PARKING REQUIRED (INCLUDES 42 GARAGE SPACES) = 84 SPACES COMMUNITY BUILDING PROPOSED PARKING = 8 SPACES TOTAL PARKING PROVIDED = 92 SPACES
INVESTMENT LEVEL AREA	INVESTMENT LEVEL 4
HIGHWAY MAINTENANCE NO.	LEWES - GEORGETOWN HIGHWAY, U.S. ROUTE NO. 8 (SC-18)
POSTED SPEED LIMIT	30 MPH ON LEWES - GEORGETOWN HIGHWAY
FIRE MARSHAL NOTES	N.F.P.A. BUILDING TYPE - TYPE-V (WOOD FRAME) FIRE SUPPRESSION - NO AUTOMATIC SPRINKLERS ARE PROPOSED MAX. BUILDING HEIGHT = 42 FT (3 STORIES)

SHEET INDEX:

PRELIMINARY SITE PLAN COVER PAGE	SHEET NO. SP-1
WETLAND DELINEATION & EXISTING CONDITIONS PLAN	SHEET NO. S4-1
PRELIMINARY SITE PLAN	SHEET NO. SP-2

MERESTONE CONSULTANTS, INC.
ENGINEERS - PLANNERS - SURVEYORS

3215 WEST WOODMILL DRIVE
WILMINGTON, DE 19808
PH 302-992-7800

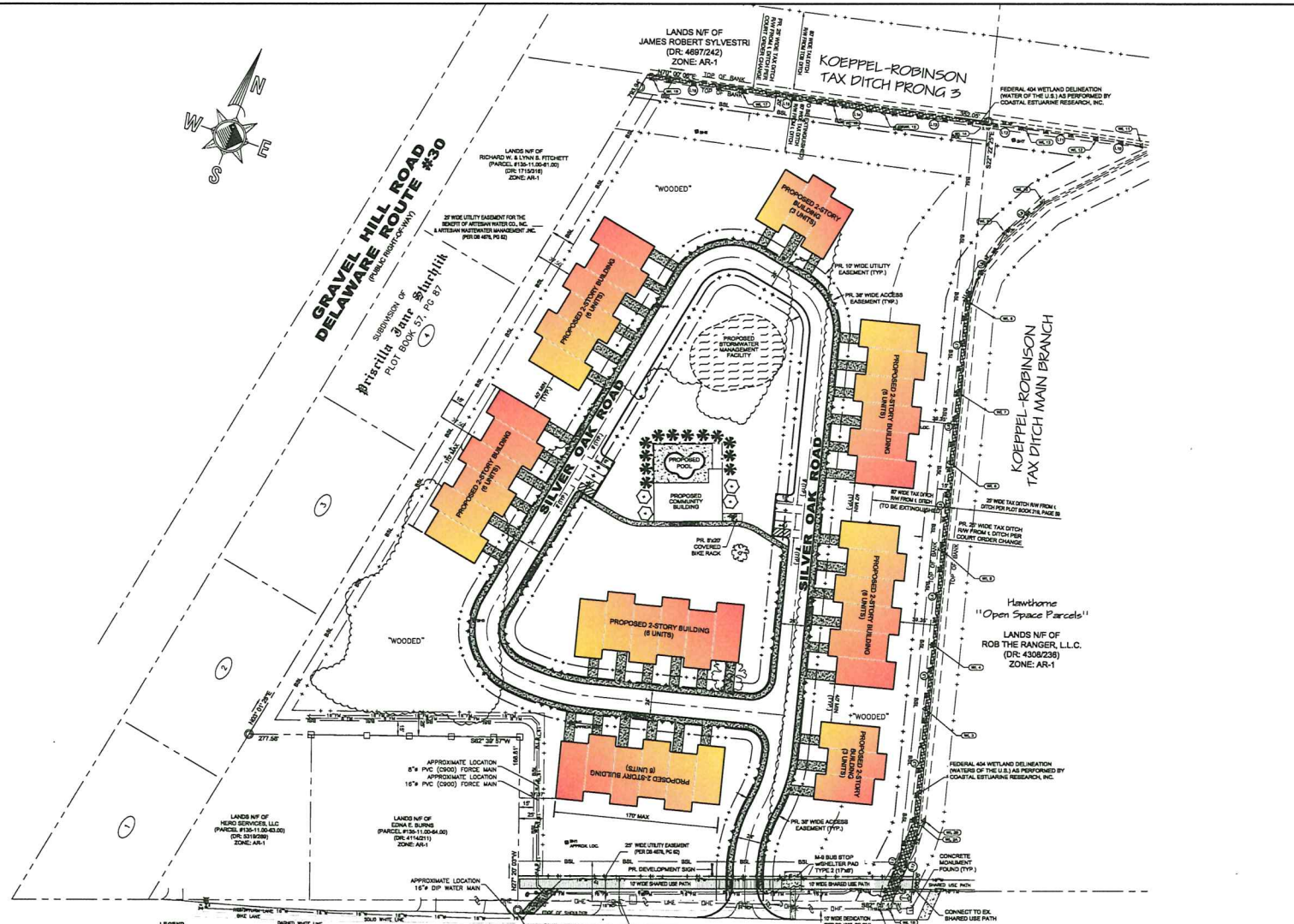
3516 CROSSING AVENUE, UNIT 1
LEWES, DE 19958
PH 302-326-8860

DATE	REVISION	DRN	DRAWN BY: RAG	DATE: 19 OCTOBER 2021	SHEET: SP-1
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PLAN #: 1900R-230619



**GRAVEL HILL ROAD
DELAWARE ROUTE #30**
SUBDIVISION OF
Pittsburgh Centre Structures
PLOT BOOK D, PG 87



LEGEND

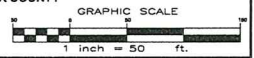
PROPERTY LINE	---	BSL	BSL
BUILDING TRACK LINE	---	BSL	BSL
EASEMENT LINE	---	BSL	BSL
CENTERLINE	---	BSL	BSL
TRISLINE	---	BSL	BSL
WETLAND BOUNDARY	---	BSL	BSL
POWER MAIN	---	BSL	BSL
WATER MAIN	---	BSL	BSL
ELECTRIC	---	BSL	BSL
WETLAND DELINEATION LINE	---	BSL	BSL
WETLAND WITHIN PARCEL	---	BSL	BSL
IRON PIPE FOUND	○	BSL	BSL
CONCRETE MONUMENT FOUND	□	BSL	BSL

**LEWES-GEORGETOWN HIGHWAY
U.S. ROUTE #9**
(OTHER PRINCIPAL ARTERIALS)

ENGINEER'S CERTIFICATION
I, ROGER A. GROSS, P.E. HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, AND THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

ROGER A. GROSS, P.E.
MERESTONE CONSULTANTS, INC.
33516 CROSSING AVENUE, UNIT 1
FIVE POINTS SQUARE
LEWES, DELAWARE 19958
(302) 226-5880

DATE:



SHEET INDEX:

PRELIMINARY SITE PLAN COVER PAGE	SHEET NO. SP-1
WETLAND DELINEATION & EXISTING CONDITIONS PLAN	SHEET NO. SU-1
PRELIMINARY SITE PLAN	SHEET NO. SP-2

**PRELIMINARY SITE PLAN
MEDIUM DENSITY RESIDENTIAL DEVELOPMENT**
FOR PROPERTY KNOWN AS:
"THE VILLAS AT SILVER OAKS"
ALSO KNOWN AS:
SILVER OAKS TRAILER PARK
PREPARED FOR:
CHARLES E. TURNER, JR.
SITUATE IN:
GEORGETOWN HUNDRED * SUSSEX COUNTY
STATE OF DELAWARE
SCALE: 1" = 50'

<p>MERESTONE CONSULTANTS, INC. ENGINEERS - PLANNERS - SURVEYORS</p>		5215 WEST WOODMILL DRIVE UNIT 38 35516 CROSSING AVENUE, UNIT 1 WILMINGTON, DE 19808 LEWES, DE 19958 PH: 302-662-7900 PH: 302-226-5880		
		DATE	REVISION	CHKD. DRAWN BY: RAG

EXHIBIT A

Property and Deed Information

Property Information

Property Location:

Unit:
 City:
 State:
 Zip:

Class: COM-Commercial
 Use Code (LUC): PK-MH PARK
 Town: 00-None
 Tax District: 135 - GEORGETOWN
 School District: 1 - INDIAN RIVER
 Fire District: 77-Georgetown
 Deeded Acres: 9.8900
 Frontage: 0
 Depth: .000
 Irr Lot:
 Plot Book Page: /PB

100% Land Value: \$38,000
 100% Improvement Value: \$34,000
 100% Total Value: \$72,000

Legal

Legal Description: SILVER OAK

Owners

Owner	Co-owner	Address	City	State	Zip
TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966

Sales

Sale Date	Book/Page	Sale Price	Stamp Value	Parcels Sold	Grantee/Buyer
06/10/2003	4003/149	\$175,000.00	\$2,625.00	2	

Owner History

Tax Year:	Owner:	Co-owner	Address:	City:	State:	Zip:	Deed Book/Page:
2022	TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966	4003/149
2021	TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966	4003/149
2020	TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966	4003/149
2019	TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966	4003/149
2018	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2017	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2016	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2013	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2012	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2004	SILVER OAKS TRAILER PARK LLC		34822 BOATHOUSE LN	LEWES	DE	19958	2963/146
2003	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	2846/180
2002	MCCABE MILTON R		30593 BEAVER DAM BRANCH	LAUREL	DE	19956	377/140
1900	MCCABE MILTON A					0	0/0

Land

Line	Class	Land Use Code	Act Front	Depth	Calculated Acres	Ag
1	COM	PK	0	0	9.8900	

Land Summary

Line	1
100% Land Value	38,000

100% Values

100% Land Value	100% Improv Value	100% Total Value
\$38,000	\$34,000	\$72,000

50% Values

50% Land Value	50% Improv Value	50% Total Value
\$19,000	\$17,000	\$36,000

Permit Details

Permit Date:	Permit #:	Amount:	Note 1
11-JUL-1996	26745-1	\$2,400	SIGN/SCH.BUS SHELTER-SILVER OAK T.P.
27-NOV-1984	26745-2	\$5,000	RMV-REMOVED FROM PARK

18268

BK: 4003 PG: 149

PARCEL NO. 1-35 11.00 65.00
PREPARED BY: RICHARD F. RAGO, ESQUIRE
RETURN TO: 1401 PENNSYLVANIA AVENUE
SUITE 101, WILM, DE 19806

THIS DEED, MADE THIS 21st 2012 May, in the year of our Lord two thousand twelve.

BETWEEN, SILVER OAKS TRAILER PARK, LLC., a Delaware Limited Liability Company, of 34822 Boathouse Lane, Lewes, Delaware 19958, party of the first part,

-AND-

CHARLES E. TURNER, JR., of 34822 Boathouse Lane, Lewes, Delaware 19958, party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND 00/100-----(\$10.00)----lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said party of the second part,

ALL that certain tract, piece or parcel of land situate in Georgetown Hundred, Sussex County, Delaware, by and on the State Highway leading from Georgetown to Lewes, adjoining lands of now or formerly of Charles Bell, lands now or formerly of Gustay H. Koeppel, Frank Holson and Julian Townsend and more particularly described as follows, to wit:

NO TITLE SEARCH REQUESTED OR PERFORMED

mw

BEGINNING at an iron stob on the North side of said road, corner for lands now or formerly of Charles Bell; thence North 11 degrees East 1008 feet to a pipe in the center of a ditch; thence with the same North 76 ½ degrees East 339 feet to Townsend's line; thence with the same 10 ½ feet to said road; thence with the same South 75 degrees West to the place of beginning, containing ten (10) acres, with all improvements thereon.

EXCEPTING that portion of said tract, piece or parcel of land which was conveyed by deed dated the 28th day of June, 1956 to Ruth A. Harris and Floyd W. Harris and recorded in the Office of the Recorder of Deeds, in and for Sussex County, on the 29th day of June 1956 in Deed Record Vol. 462, Page 104; and;

EXCEPTING that part of said tract, piece or parcel of land which was conveyed by deed dated the 14th day of September, 1954 to Samuel H. Burns and Melvina B. Burns his wife, and recorded in the Office for the Recording of Deeds, in and for Sussex County, on the 14th day of September, 1954 in Deed Record Vol. 437, Page 398.

AND BEING MORE PARTICULARLY DESCRIBED BY A MORE RECENT LEGAL DESCRIPTION PREPARED BY COAST SURVEY, INC., LAND SURVEYING AND PLANNING, AS FOLLOWS TO-WIT:

BEGINNING at a concrete monument found on the northerly right-of-way line of Route #9 (60' wide) a corner for this parcel and lands now or formerly of "Townsend, Inc." and being located 935' +/- easterly from the right-of-way of Route #30; thence with Route #9, S 70 degrees, 05 minutes, 16 seconds W, 402.13' to an iron pipe set, a corner for this parcel and lands now or formerly of Edna E. Burns; thence leaving Route #9 and with said Burns, N 19 degrees, 21 minutes, 31 seconds W, 178.81' to a concrete monument found; thence turning and with said Burns and lands now or formerly of Betty Harris, S 70 degrees, 38 minutes, 29 seconds W, 277.58' (passing over a concrete monument found at 214.28') to an iron pipe set, a corner for this parcel, said Harris and along the line of Lot #2 of the "Priscilla Jane Stuchlik" Subdivision; thence turning and with Lot #2, in part, and Lots #3 & #4 and lands now or

formerly of Richard and Lynn Fitchett, N 11 degrees, 00 minutes, 00 seconds E, 793.94' (passing over iron pipes found at 143.97', 343.99' a concrete monument found at 543.74' and an iron pipe found at 778.19') to a point in a 15' wide ditch, a corner for this parcel, said Fitchett and along lands now or formerly of James Sylvestri; thence turning and with said ditch and said Sylvestri, N 77 degrees, 58 minutes 38 seconds E, 352.05' to a 3" galvanized pipe 3' tall with iron pin in center found, a corner for this parcel, said Sylvestri and along lands of said "Townsend's"; thence turning and with said "Townsend's" and with another 15' wide ditch, in part, S 14 degrees, 23 minutes, 52 seconds E, 818.11' to the point of beginning containing 9.7216 acres.

SUBJECT to Tax Ditch maintenance easements along said ditches.

BEING a part of the lands and premises granted and conveyed unto Silver Oaks Trailer Park, LLC., by Deed of Charles E. Turner, Jr., dated April 3, 2004 and of record in the Office of the Recorder of Deeds in and for Sussex County, in Georgetown, Delaware in Deed Book 02963, Page 146. The said Silver Oaks Trailer Park, LLC a Limited Liability Company has dissolved, liquidated and been terminated and pursuant to the Limited Liability Company Agreement dated October 16, 2003 the interest in this company revert to the sole member of the company he being Charles E. Turner, Jr., party of the first part hereto.

PARCEL NO. 1-35 11.00 65.00

GRANTEE'S ADDRESS:

34822 Boathouse Lane
Lewes, DE 19958

RECEIVED

MAY 29 2012

**ASSESSMENT DIVISION
OF SUSSEX COUNTY**

IN WITNESS WHEREOF, Declarant, by its managing member has caused this Declaration to be duly executed under seal as of the day and year first above written.

WITNESS:

DECLARANT:

SILVER OAKS TRAILER PARK, LLC.
a Delaware Limited Liability Company

County		.00
State		.00
Town	Total	.00
Received: Sue D May 29, 2012		

STATE OF DELAWARE :
: ss.
SUSSEX COUNTY :

BE IT REMEMBERED, that on this *29th* day of May in the year of our Lord two thousand twelve personally appeared before me, *Charles Turner Jr* Managing Member of SILVER OAKS TRAILER PARK, LLC., a Delaware Limited Liability Company known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said limited liability company.

GIVEN under my Hand and Seal of office, the day and year aforesaid.

NOTARY PUBLIC
PRINT NAME:
COMMISSION EXPIRES:
RICHARD F. RAGO
ATTORNEY AT LAW
29 DEL. C. § 4323
NOTARIAL OFFICER

Recorder of Deeds
Scott Dailey
May 29, 2012 09:32A
Sussex County
Doc. Surcharge Paid

EXHIBIT B
Land Use History

TAX Map 135-11.00-65.00 PARK

To All Mobile Home Parks or Courts:

It is necessary that the Planning and Zoning Commission have the following information prior to the adoption of the Comprehensive Zoning Ordinance for Sussex County:

NAME OF TRAILER COURT OR PARK Silver Oak Trailer Park
 LOCATION N/S 18 1000' E of 30. Gravel Hill
 ELECTION HUNDRED Georgetown
 NAME IN WHICH DEED IS RECORDED Milton McCabe
 MAILING ADDRESS Georgetown Del.
 NUMBER OF ACRES 2.4 acres
 NUMBER OF LOTS 38
 NUMBER OF LOTS NOW OCCUPIED 21
 SIZE OF LOTS 9 lots 40' x 67.2' 14 lots 32' x 70'
 PLOT OF PARK (Acres or Square Feet) ~~2.4 acres~~
 PLOT OF ADJACENT PROPERTY UNDER SAME OWNERSHIP FOR FUTURE EXPANSION
 DATE PARK WAS ESTABLISHED ~~1966~~ April 6, 1966

Zoning Inspector Roland Desrosiers
1/7/70

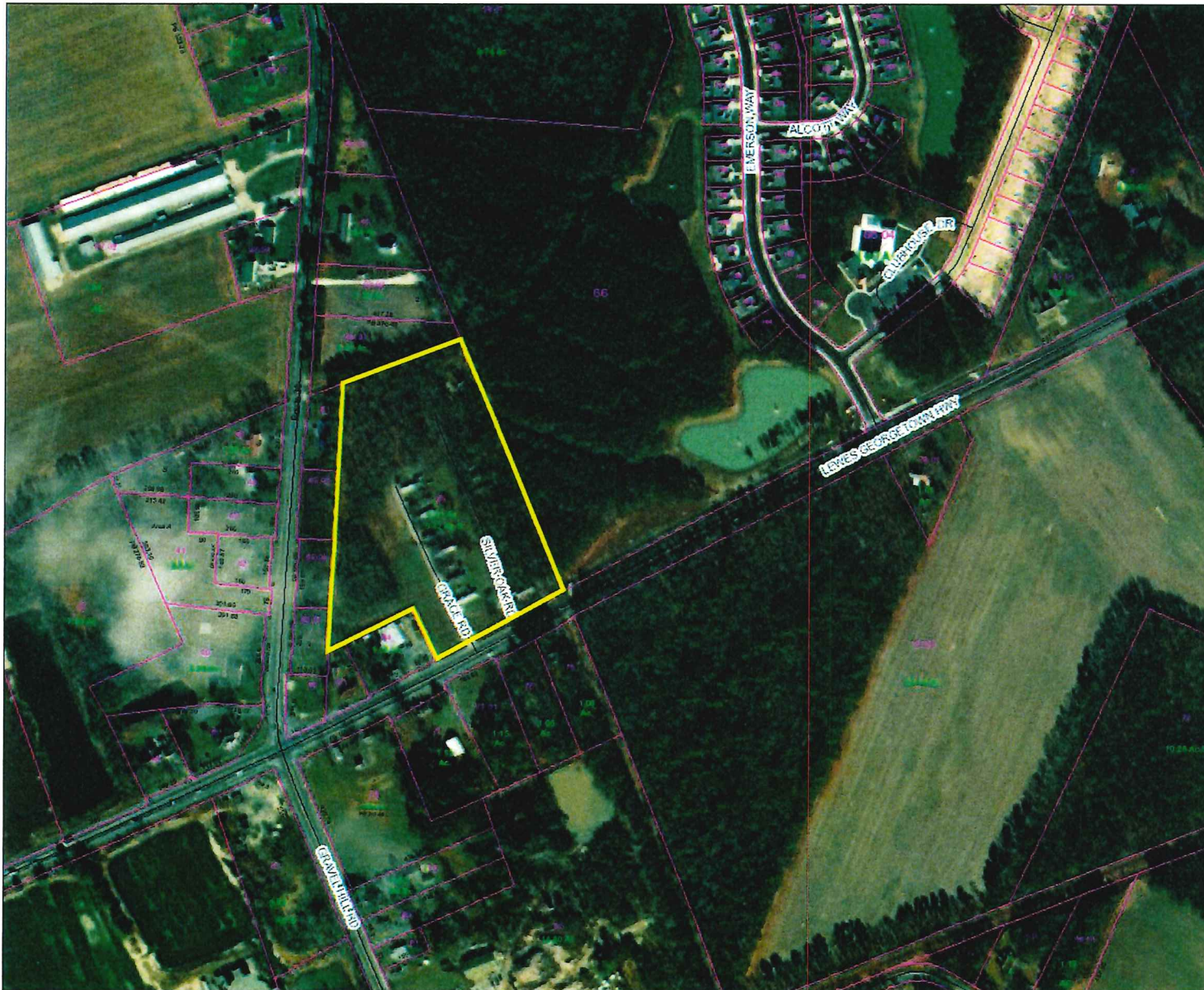
Application For Extension of P Parks
 Board of P Adjustment # 116 - approved 1-12-70
 Extend Park adding 8 additional spaces 40' x 70'

EXHIBIT C

Sussex County Aerial Maps



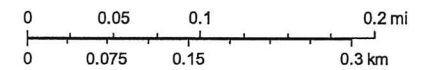
Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	N/A
Land Code	

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

1:4,514





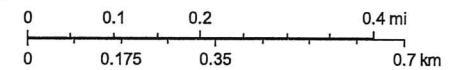
Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

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

1:9,028





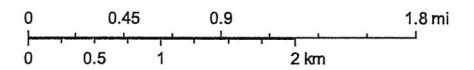
Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

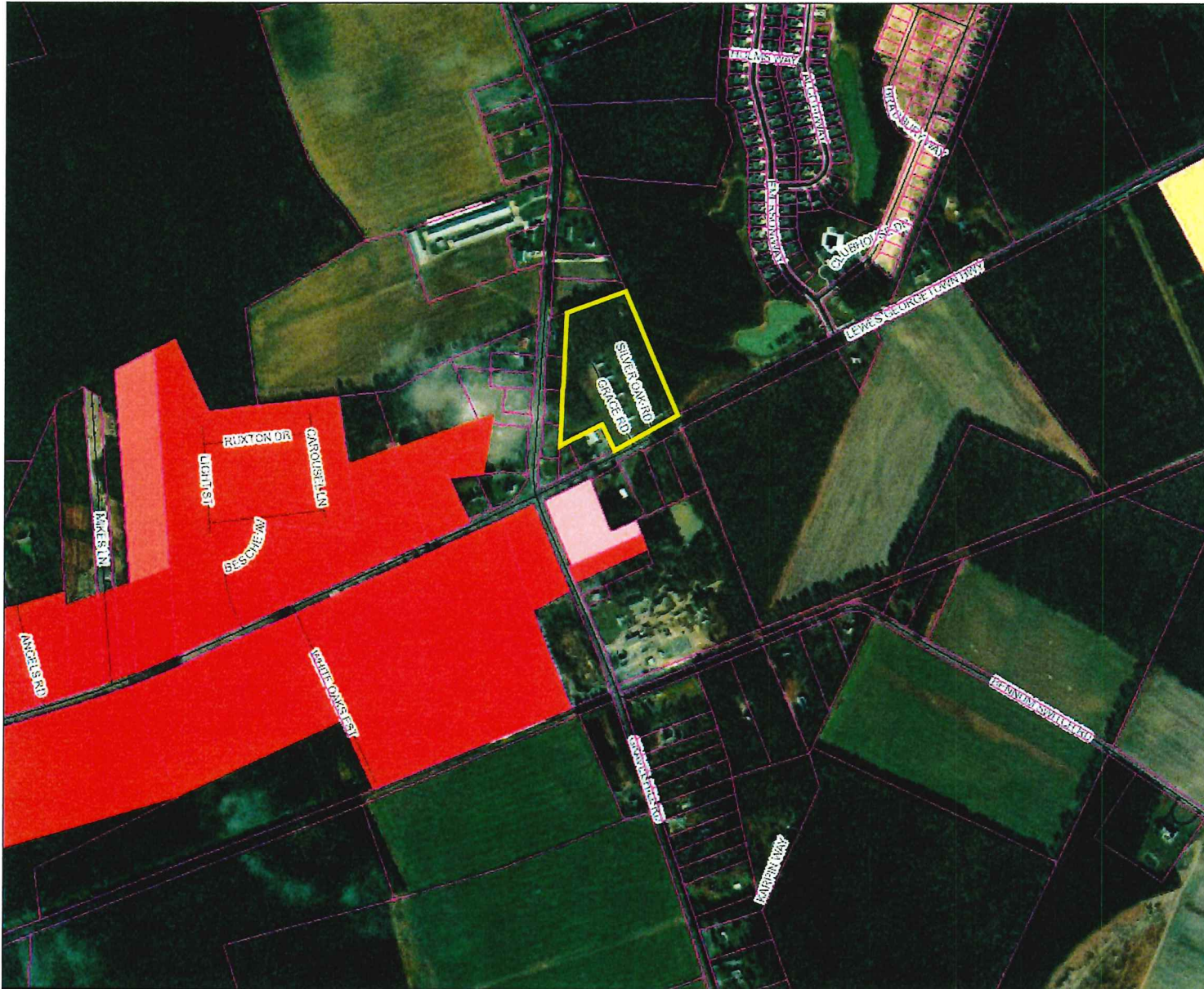
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- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- Streets

1:36,112





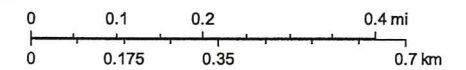
Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

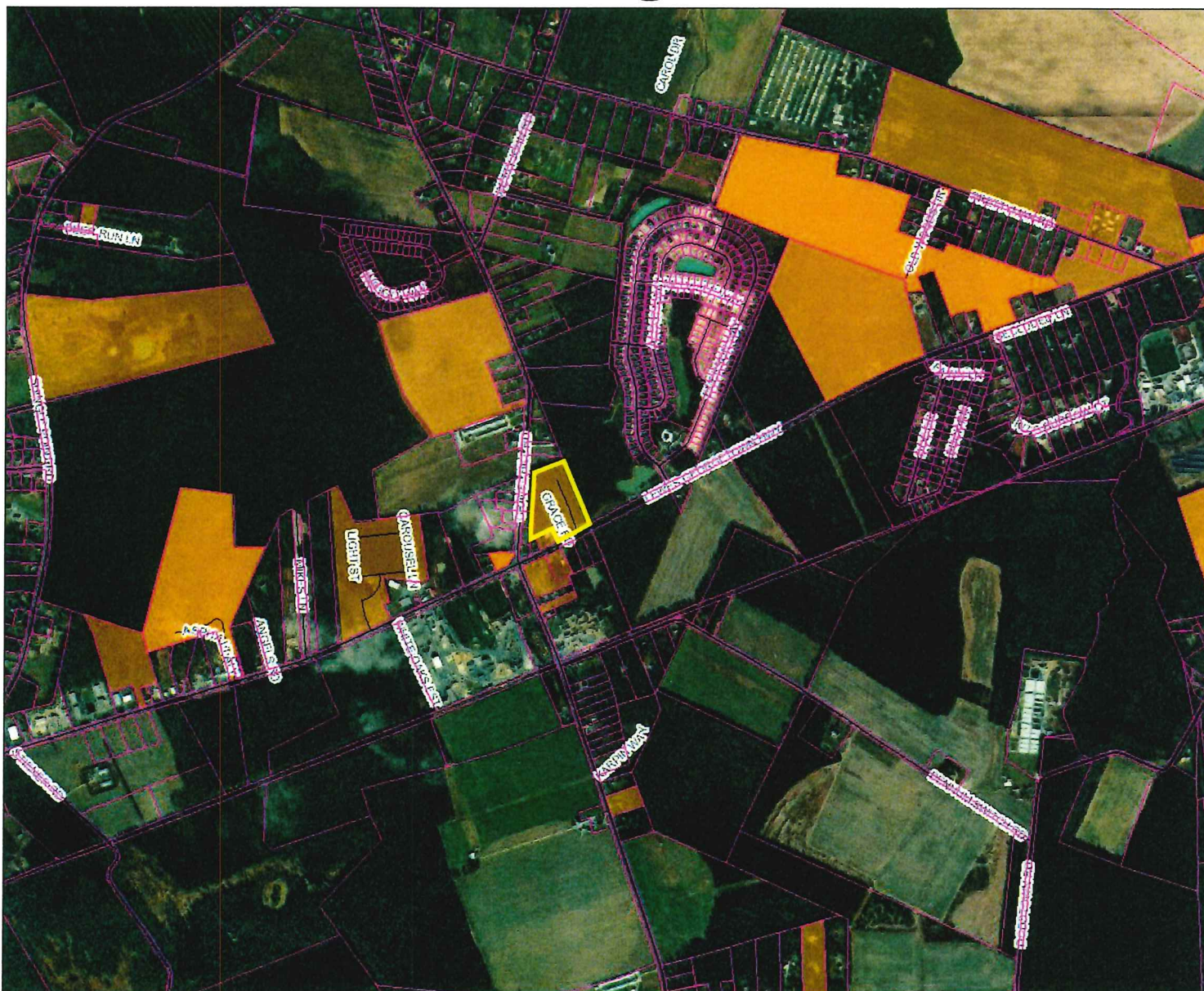
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- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- Streets

1:9,028





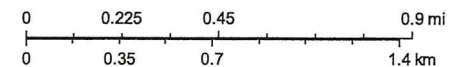
Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

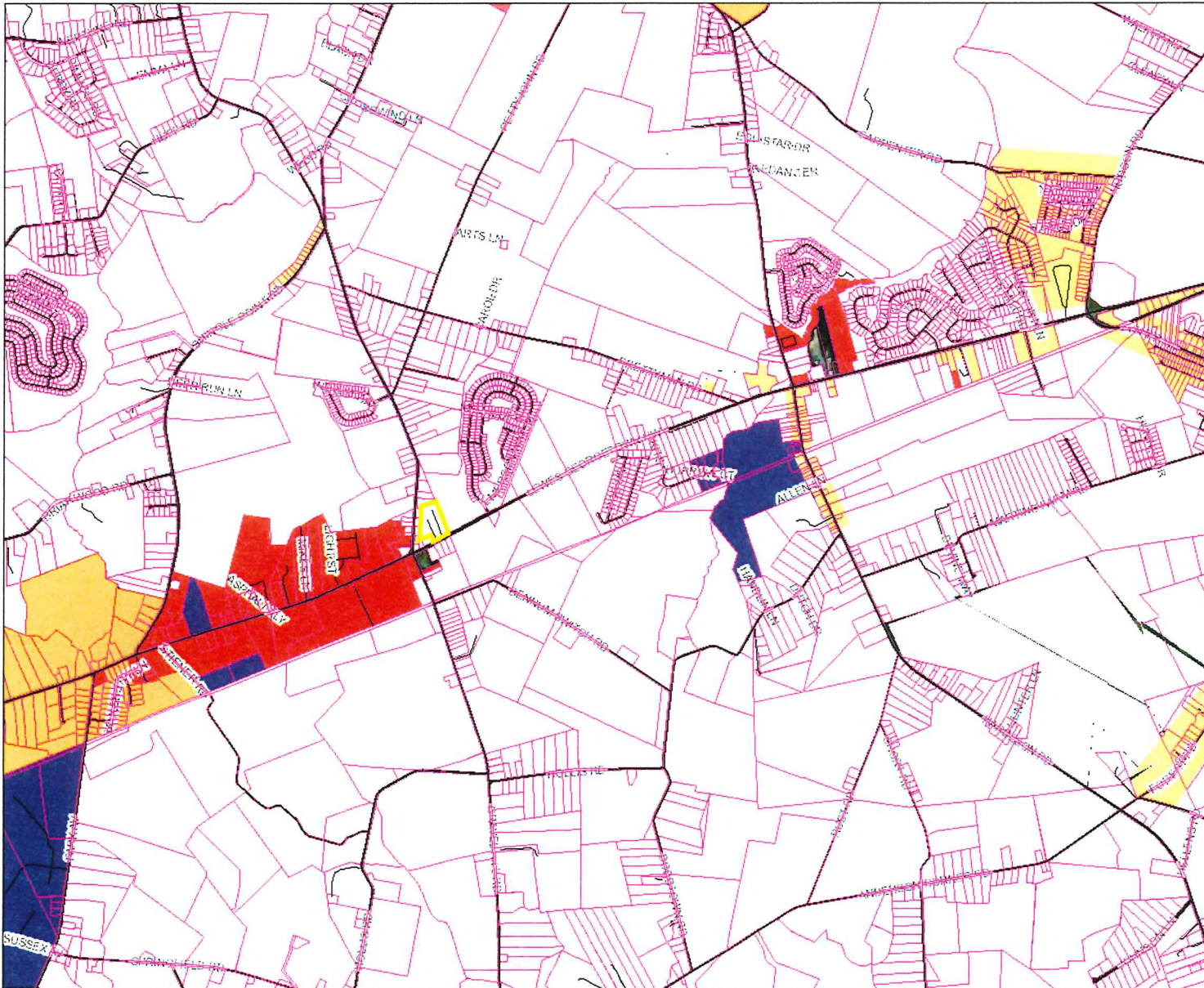
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Override 1
- polygonLayer**
Override 1
- Tax Parcels
 - Streets
 - County Boundaries
 - Conditional Use

1:18,056





Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- Streets
- County Boundaries
- 2019 Future Land Use**
- Low Density
- Coastal Area
- Commercial
- Developing Area
- Existing Development Area
- Industrial
- Municipalities
- Town Center

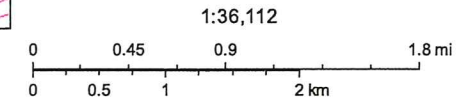


EXHIBIT D

Surrounding Land Use Aerial Map

Surrounding Land Uses

Legend

 Silver Oak Rd



EXHIBIT E
Sussex County
Future Land Use Map

Figure 4.5-1 Sussex County 2045 Future Land Use

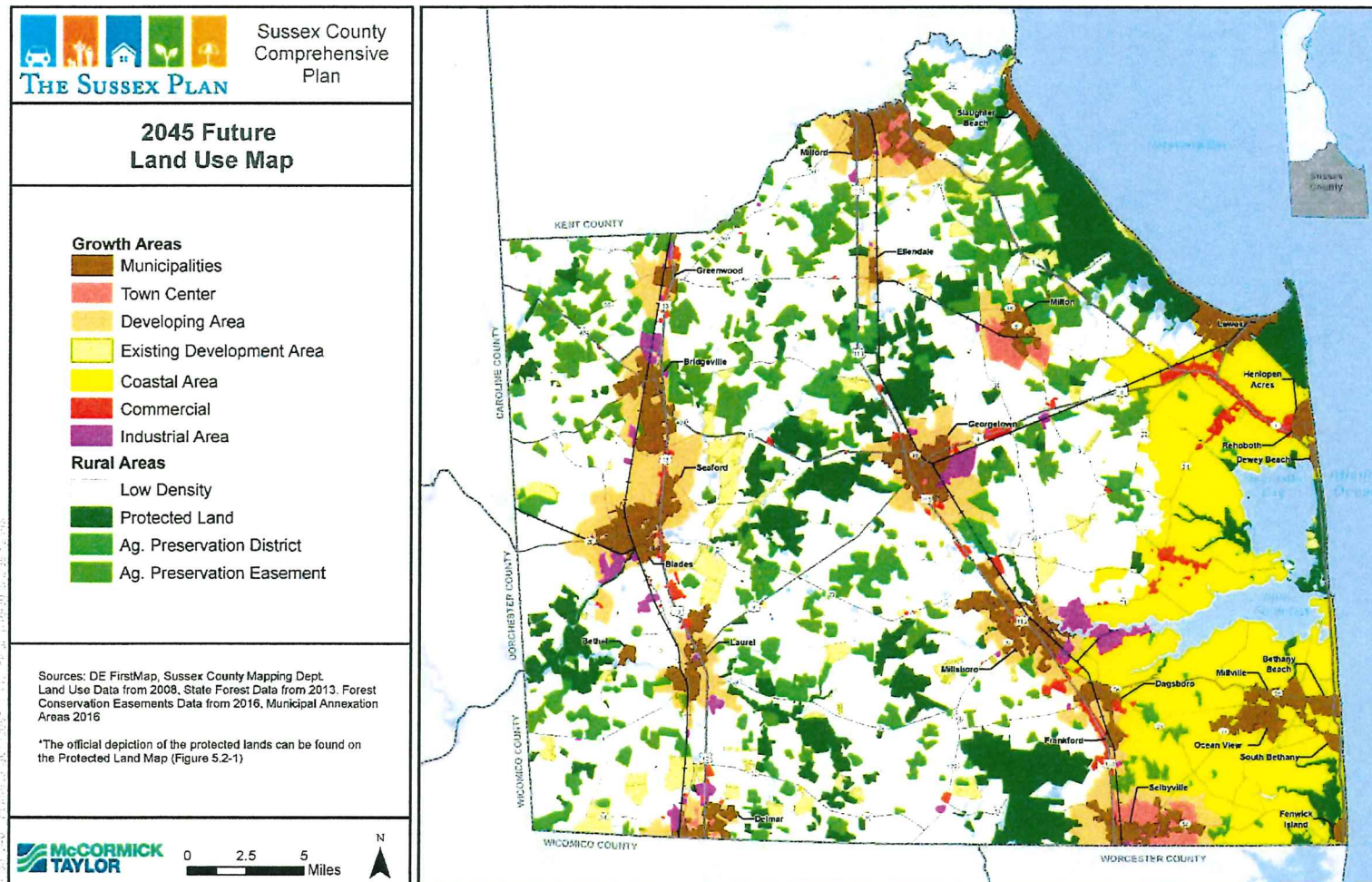


EXHIBIT F
Agency Correspondence



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

NICOLE MAJESKI
SECRETARY

February 22, 2021

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Charles E Turner Jr.** proposed land use application, which we received on February 19, 2021. This application is for an approximately 8.31- acre parcel (Tax Parcel: 135-11.00-65.00). The subject land is located north of Lewes-Georgetown Highway (US Route 9), about 0.13 mi to the east from the intersection with Gravel Hill Road (SR 30). The subject land is currently zoned AR-1 (Agriculture Residential) with a proposed zoning of MR (Medium-Density Residential District) and the applicant seeks a conditional use approval to build 40 multifamily units.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Lewes-Georgetown Highway (US Route 9), from Steiner Road (Sussex Road 320) to Harbeson Road (SR 5), is 16,128 vehicles per day.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be **negligible** in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as negligible with regard to warranting a TIS does not mean that it is negligible in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.



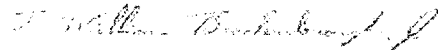
Mr. Jamie Whitehouse

Page 2 of 2

February 22, 2021

Please contact Ms. Annamaria Furmato, at (302) 760-2710, if you have questions concerning this correspondence.

Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:afm

Enclosure

cc: Charles E Turner Jr, Applicant
Russell Warrington, Sussex County Planning & Zoning
Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Todd Sammons, Assistant Director, Development Coordination
Scott Rust, South District Public Works Manager, Maintenance & Operations
Steve McCabe, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination
Annamaria Furmato, Project Engineer, Development Coordination



STATE OF DELAWARE
**DEPARTMENT OF NATURAL RESOURCES AND
ENVIRONMENTAL CONTROL**
DIVISION OF WATERSHED STEWARDSHIP
21309 BERLIN RD
UNIT #6
GEORGETOWN, DE 19947

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

DRAINAGE PROGRAM

November 3, 2021

Roger A. Gross, P.E.
Merestone Consultants, Inc.
33516 Crossing Avenue, Unit 1
Lewes, DE 19958

RE: Parcel # 135-11.00-65.00, Silver Oaks Trailer Park

The Delaware Department of Natural Resources and Environmental Control (DNREC), Drainage Program has reviewed the plans submitted by Merestone Consultants, Inc. for the above noted property within the Koeppel-Robinson Tax Ditch Watershed.

The Drainage Program has performed a preliminary review and requests additional information or has concerns regarding the above noted project as follows:

- Please correct the depiction and labeling of Koeppel-Robinson Tax Ditch Main and Prong rights-of-way, including on adjacent properties. According to Court Order Change #6, the 25' wide rights-of-way are measured from the top of constructed ditch bank (TOB), not the ditch centerline.
- Show Prong 2 and any associated rights-of-way on the plan.
- A Court Order Change (COC) will be required for this project. A COC will not be processed until DNREC Drainage Program has received the final approved sediment and stormwater plan set from Sussex Conservation District. After the COC is complete a Letter of No Objection (LONO) will be issued for the project. The following are the requested changes we have noted:
 - Reduce the right-of-way to 25 ft top of bank (TOB) on the Main on the noted parcel. Please note, 25' measured from TOB is the minimum permissible right-of-way width.
 - Based on your current plans we do not see the need to reduce the right-of-way on Prong 3.

- We encourage any tax ditch channels and/or rights-of-way located on the parcel(s) to be considered for community and/or open space to minimize risk of tax ditch damages and obstructions.
- A stipulation of the COC will be that existing Tax Ditches on the property are to be surveyed and compared to Tax Ditch design drawings for effective function. The channels should be cleared or excavated prior to the construction of the project if needed. Please contact the DNREC Drainage Program for tax ditch asbuilt information.
- The integrity of the tax ditch channel, bank, and right-of-way (ROW) access cannot be compromised by any proposed activities, and the right-of-way must remain traversable for large maintenance equipment and/or disposal of soil or debris.

If you are a consultant working on behalf of a landowner, it is your responsibility to pass on this information to the landowner.

This letter does NOT constitute approval on behalf of the tax ditch. A response is needed to this letter that addresses these questions/concerns in order to proceed with a Letter of No Objection or a Court Order Change. Additionally, the Drainage Program will need confirmation from the Sussex Conservation District (SCD) that they have also received the revised plans before we can proceed with our approval.

Sincerely,

Bob Schwade

Robert Schwade PE
Drainage Program Engineering Program Manager

cc: Brittany Haywood, DNREC Drainage Program



OVER 100 YEARS OF SUPERIOR SERVICE

Artesian Water Company ▲ Artesian Wastewater Management ▲ Artesian Utility Development ▲ Artesian Water Pennsylvania
Artesian Water Maryland ▲ Artesian Wastewater Maryland ▲ Artesian Consulting Engineers

January 27, 2016

Mr. Charles Turner, Jr.

34822 Boat House Lane

Lewes, DE 19958

RE: Silver Oak Trailer Park (Tax Map & parcel #135-11.00-65.00)

Mr. Turner:

With reference to your request concerning water and wastewater service to the Silver Oak Trailer Park Property, located on State Route 9, Broadkill Hundred, Sussex County, DE, please be advised as follows:

The proposed project consisting of 9.7 acres accommodating forty-six (46) mobile homes or a multi-family/townhouse community of one-hundred sixteen (116) units. This project is located in an Artesian Wastewater Management, Inc.'s existing wastewater service area and an Artesian Water existing water district. Both CPCNs for this property have been recorded with the Public Service Commission (PSC).

You will be responsible for the cost of a water main extension from the neighboring Hawthorne Project along Route 9 to your project. Other projects in the area, if any, may share in the cost of this water main. You may be required to fund fire protection improvements for the multi-family/townhouse community concept. Artesian Water will do an improvements study based on project requirements for fire protection.

Capacity in the planned regional wastewater transmission facilities and existing treatment and disposal facilities will be reserved for this project for a period of one (1) year from the date of this letter unless you request an extension.

Based on current conditions and projections of growth within the Company's service area, Artesian is **willing and able** to provide the required water and wastewater service to this project pending receipt of all required permits. The water and wastewater service will meet all applicable State of Delaware, DNREC and Sussex County standards.

If you have any questions, please do not hesitate to contact us.

Yours very truly,

Rodney L. Wyatt

Director of Operational Compliance

ARTESIAN RESOURCES CORPORATION

664 Churchmans Road, Newark, Delaware 19702, P.O. Box 15004 Wilmington, Delaware 19850 Phone: (302) 453-6900 Fax: (302) 453-6957
P.O. Box 177 Harbeson, Delaware 19951 Phone: (302) 684-2527 Fax: (302) 684-5164
28522 Lewes-Georgetown Highway, Unit 4, Milton, Delaware 19963
email: artesian@artesianwater.com Website: artesianwater.com



Division of Watershed Stewardship
Drainage Program
21309 Berlin Rd., Unit 6
Georgetown, DE 19947

Tax Ditch Land Development Project Review Request Form

Project Name: Silver Oaks Trailer Park

Attach Site Plan of proposed request(s) and include all structures, easements, setbacks, etc. that make your proposal as requested necessary. Include and label existing tax ditch channel and rights-of-way for comparison.

Check out de.gov/taxditchmap to view tax ditch channels and rights-of-way from any web browser. To download the tax ditch GIS Feature Service layer to your own application, visit Delaware FirstMap. Don't forget to label all tax ditch features in all your plans!

Project Representative/Consultant Information:

Name(s): Roger A. Gross, P.E.
Company: Merestone Consultants, Inc.
Title(s): Professional Engineer
Phone Number(s): 302-226-5880
Email(s): roger.gross@merestoneconsultants.com

Owner(s) Contact Information:

Name: Charles E. Turner, Jr.
Phone Number: 302-632-2771
Email: cetelt@msn.com

Authorized Signer(s) Contact Information (when applicable):

Name: Charles E. Turner, Jr.
Title: Owner
Phone Number: 302-632-2771
Email: cetelt@msn.com

For Internal Use Only

Date Received: _____
Tracking #: _____



Division of Watershed Stewardship
 Drainage Program
 21309 Berlin Rd., Unit 6
 Georgetown, DE 19947

Property Information:

Tax Parcel(s) Affected: 135-11.00-65.00
 Tax Ditch Organization(s) Affected: Koeppel-Robinson

Request(s) of / Proposed Impact(s) to Tax Ditch System (Check all that apply):

<input checked="" type="checkbox"/>	Outfall/Discharge into Tax Ditch Channel(s)
<input type="checkbox"/>	Pipe Crossing/Entrances in Tax Ditch Channel(s)
<input type="checkbox"/>	Relocate/Eliminate Tax Ditch Channel(s)
<input checked="" type="checkbox"/>	Reduce/Increase Tax Ditch Rights-of-Way
<input type="checkbox"/>	Change Tax Ditch Watershed Boundary
<input type="checkbox"/>	Alteration of Existing Tax Ditch Channel(s)
<input type="checkbox"/>	Utility Crossing in Tax Ditch Channel
<input type="checkbox"/>	Other Explain:

Based on the options selected above, additional information may be requested.

Please specify Tax Ditch Channel(s) affected, existing and requested tax ditch rights-of-way extents whenever applicable, using the space below. (REQUIRED)

The Koeppel-Robinson main Branch and Prong #3 will be affected by this request. The proposal is to reduce the rights-of-way from 80 feet to 25 feet for the main branch and from 60 feet to 25 feet for prong #3 t from centerline of the ditch.

Submit all forms to the DNREC Drainage Program
 Via email: DNREC_drainage@delaware.gov
 Subject Line: Tax Ditch- Land Development Request

For questions about this form please call the Tax Ditch Program at 302-855-1930.

For Internal Use Only

Date Received: _____
 Tracking #: _____



Tax Ditch Change Request Form

Please visit de.gov/taxditchmap to view current tax ditch right-of-ways or de.gov/taxditchrow to receive a formal letter containing ROW information. Tax ditch change requests are processed on a first-come, first-serve basis and require approval of tax ditch officers, signatures of all current landowners affected and the DNREC Division of Watershed Stewardship Director. This process takes time.

Tax Ditch ROWs are used to access the ditch for maintenance and for the deposition and spread of sediments or debris from the channel, as such they should remain free of any permanent structures. **Request form should be submitted to Heather.Hitchens@delaware.gov.**

Tax Ditch Organization Name: Koeppel-Robinson

County New Castle Kent Sussex

Parcel #(s), Ex:000-00.00-00.00: 135-11.00-65.00

If ROW request is under 50ft top of ditch bank (TOB), site plans are required. Are they attached? Yes N/A

What is the reason for this tax ditch change request?

The Owner wishes to develop his land in accordance with applicable Sussex County requirements. A reduction in the rights-of-way will allow flexibility in the land development process while still maintaining enough room for maintenance purposes.

Current Landowner Name(s): Charles E. Turner, Jr.

Email Address: cetelt@msn.com Phone Number: 302-632-2771

Mailing Address: 29762 Oliver Wolcott Drive

City, State: Millsboro Zip Code: 19966

Are you making this request on behalf of the landowner? Choose One (Yes / No)
 If so, please fill out the below information

Engineering/Consulting Firm: Merestone Consultants, Inc.

Eng./Consult. Contact Name(s): Roger A Gross, P.E.

Eng./Consult. Email(s): roger.gross@merestoneconsultants.com

Eng./Consult. Phone Number: 302-226-5880

For Office Use Only:

Minimum existing ROW in area, please include whether 1-sided ROW or 2:

Any existing structures in ROW? Yes No Are they grandfathered in (constructed pre-2008?) Yes No

DNREC Drainage Program



Preliminary Land Use Service

Application Form
Submitted Time:
November 8, 2022 9:17 AM

PLUS ID: 2022-12-01 (DRAFT)

State Strategy Level:

PLUS Application Type - Rezoning and Site Plan Review

Title: Silver Oak Villas

County: Sussex County

Municipality: Unincorporated

Description of PLUS project/plan:

Proposed 42 multi-family dwellings

Section I: Project Location

How many parcels are involved in this project?

One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 135-11.00-65.00

Project Location: Lewes-Georgetown Highway, East of Gravel Hill Road

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

Charles E. Turner, Jr.
29762 Oliver Wolcott Drive
Millsboro, DE 19966
Phone: (302) 632-2771
Email: cetelt@msn.com
Fax:

Equitable Owner/Developer Contact Information

Is there an Equitable Owner/Developer for this project? No

Phone: () -

Email:
Fax: () -

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? **Yes**
Merestone Consultants, Inc.
Roger A. Gross
Phone: (302) 226-5880
Email: roger.gross@merestoneconsultants.com
Fax: (302) 992-7911

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **9.6269**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **AR-1**
Proposed Zoning for this project: **MR (with Conditional Use)**

Land Use Information

Present Use for this project area: **Trailer Park**
Proposed Use for this project: **Multi-family Dwelling Units**

Residential Development Information

Type of Residential: **Multi-Family *5+ units/bldg**
If mixed residential, what types of residential?

Residential Target Market: **Ownership**

Type of Homeownership: **Entry-level, Market rate**
Total number of Homeownership units: **42**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
		42	

Commercial Development Information

Type of Commercial:
 Type of Industrial:
 Institution Type:
 Total Square footage:

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? **Yes**

If yes, please provide a brief description of the conditional use justification:

MR zoning requires a Conditional Use for multi-family dwelling

Are there any Federal permits, licensing, or funding anticipated for this project?

Yes

If yes, please describe/elaborate

A potential wetlands permit for a stormwater discharge into federal wetlands may be required

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:

Roger A. Gross 302-222-2985

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**

Who is the Water Service Provider: **Other Artesian Water Company, Inc.**

Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**
 Who is the Wastewater Service Provider: **Other Artesian Wastewater Management, Inc.**
 Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
No			

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
Yes

Tidal Wetlands

Are there Tidal Wetlands? **No**
 If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**
 If yes, estimated Acres of Non-Tidal Wetlands: **0.11**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
Yes
 If yes, estimated acres of wetlands impacted: **0.01**

Wetland Delineation

Have the wetlands been delineated? **Yes**
 If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?
No

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
Yes

Stormwater Management Details

List the proposed stormwater management practices for this site:

Extended Detention Basin

Open Space Details

Is there Open Space proposed for this project? **Yes**

Estimated acres of Open Space proposed: **6.4**

What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management**

Please list the "other" type of Open Space:

Will any land from this project be dedicated for community use (e.g. police, fire, school)?

No

Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**

Please provide estimated vehicle trips this project will generate on an average weekday.
244

What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.

Subdivision of Hawthorne

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?

Yes

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?

No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?

Yes

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	Yes
Type existing			Within Right-of-Way
Proposed to add?	Yes	Yes	
Type proposed	Internal, Within Right-of-Way	Within Right-of-Way	

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?

No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.

Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?

No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.

Acknowledge

If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **No**

If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner

Roger Gross

As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge

From: Bulkilvish, Samantha (OMB) <Samantha.Bulkilvish@delaware.gov>
Sent: Wednesday, November 9, 2022 10:11 AM
To: Roger Gross
Subject: PLUS Application 2022-12-01 Silver Oak Villas
Attachments: Owner Signature Page.pdf

The Office of State Planning is in receipt of a PLUS application for your **Rezoning and Site Plan Review**. You have been assigned PLUS number **2022-12-01**.

Your application requires that the following information be submitted through our dropbox.

- a. The results of both the Pre-check (Geoprocessing) and Screening tools from the online application site
- b. Site Plan
- c. Owner Signature Document (Attached)

The link to the drop box is:

<https://www.dropbox.com/request/F2i0D3JNKb8fVhq4ESyO>

The following instructions should be considered when preparing the information to send:

- **ALL** associated **documents** should be saved into **ONE Zip file** (site plan, additional descriptions, Historic and Cultural Review documents that they may already have, Comp Plan documents, Ordinances, or Master Plan documents, etc.)
- Site plans will need to be saved as either .dwg, .dxf, or .pdf
- Use the **PLUS ID as your Zip File name** (ie: 2021-01-01.zip)

Your space on the **December 21** agenda is reserved provided that we receive your supporting documentation via our dropbox by close of business on **December 1**. Please contact us at 302-739-3090 or Plus@delaware.gov if you need assistance with any of the requested documents.



Samantha Bulkilvish, AICP

Planner V

Office of State Planning Coordination

Office: (302) 672-5137 **Email:** Samantha.Bulkilvish@delaware.gov

stateplanning.delaware.gov 122 Martin Luther King Jr. Blvd. South, Dover, DE 19901



Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: Villas at Silver Oak

Project ID (to be completed by OSPC): _____

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

[Signature]
Signature of Property Owner

11-14-22
Date

Charles E. Turner Jr
Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)



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

PLANNING & ZONING COMMISSION

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



Sussex County

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

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date: December 8th, 2022

Application: CU 2320 Charles E. Turner, Jr.

Applicant: Charles E. Turner, Jr.
29762 Oliver Wolcott Drive
Millsboro, DE 19966

Owner: Charles E. Turner, Jr.
29762 Oliver Wolcott Drive
Millsboro, DE 19966

Site Location: Located on the north side of Lewes Georgetown Highway (Route 9), approximately 600-feet northeast of the intersection of Lewes Georgetown Highway and Gravel Hill Road (Route 30).

Current Zoning: Agricultural Residential (AR-1) Zoning District

Proposed Use: Multi-family Dwellings

Comprehensive Land Use Plan Reference: Existing Development Area (Pending FLUM Ord. 22-08)

Councilmanic District: Mr. Schaeffer

School District: Sussex Central School District

Fire District: Georgetown Fire Department

Sewer: Artesian Wastewater Magement

Water: Artesian Water

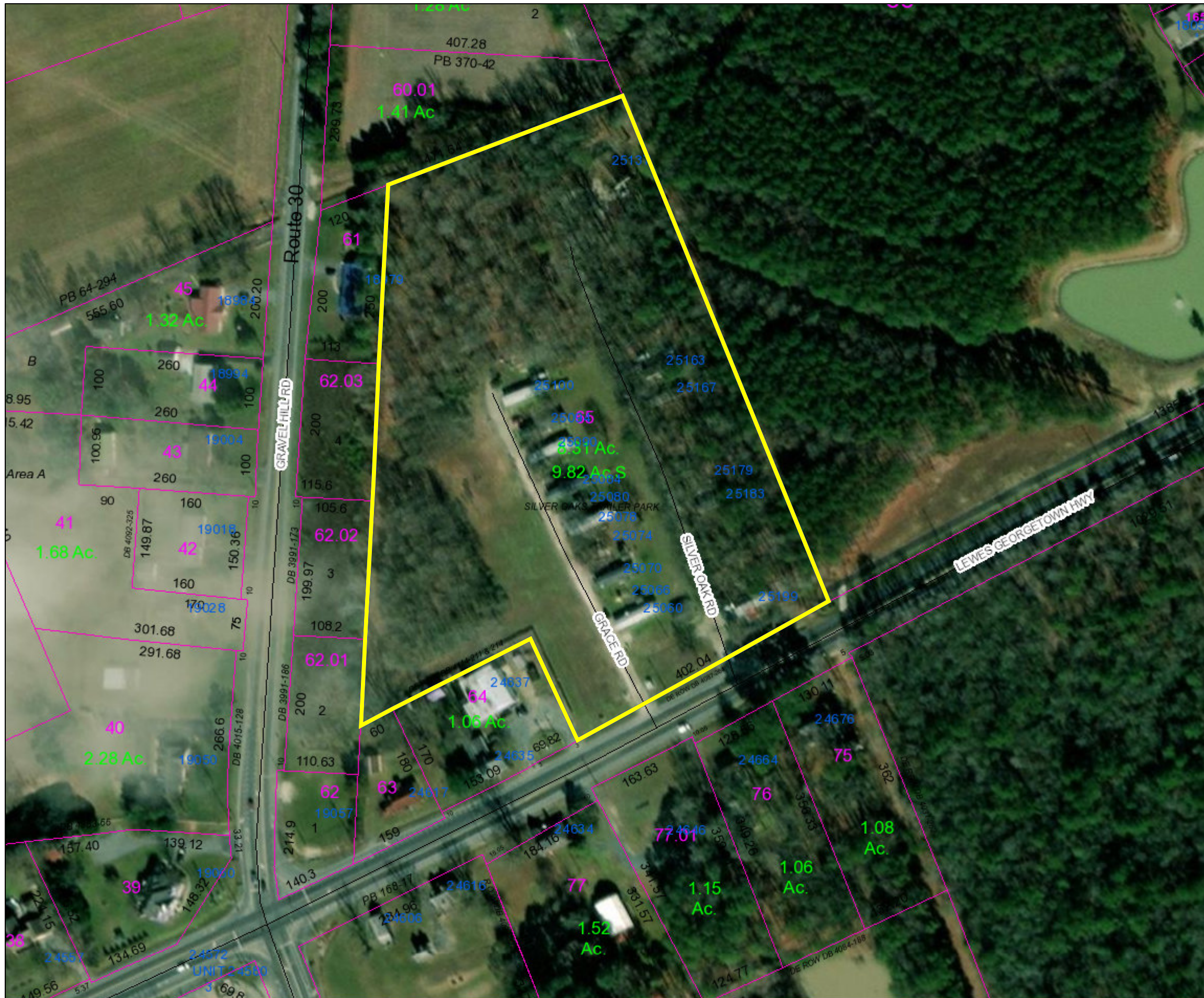
Site Area: 9.72 ac. +/-

Tax Map ID.: 135-11.00-65.00





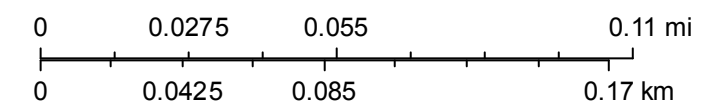
Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

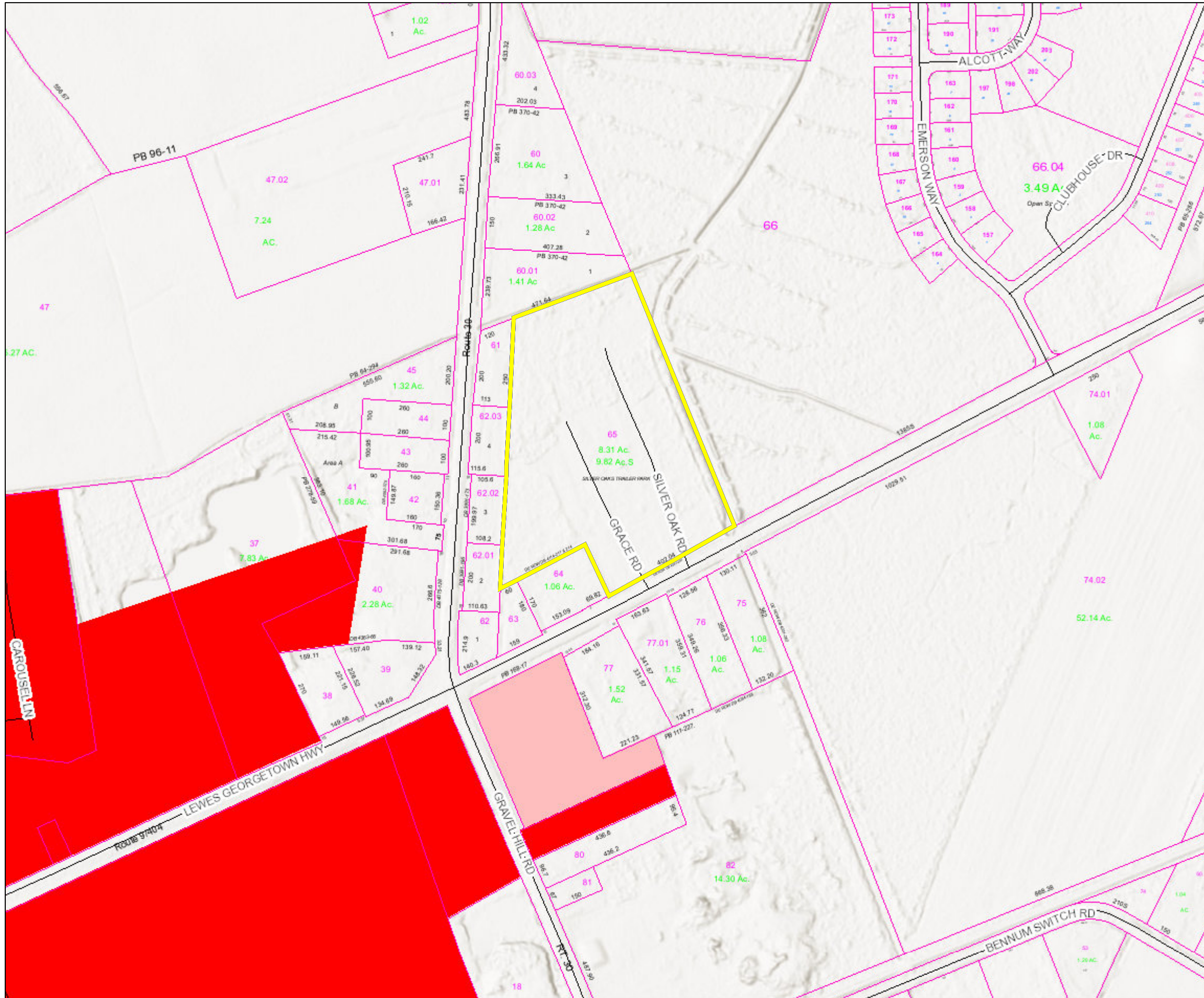
- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- ⋯ Tax Parcels
- 911 Address
- Streets
- County Boundaries
- Flood Zones 2018**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- AO
- OPEN WATER
- VE
- Well Head Protection Areas

1:2,257





Sussex County



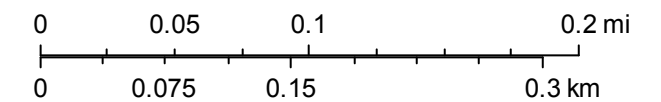
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State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

- polygonLayer**

Override 1
- polygonLayer**

Override 1
- Tax Parcels
- Streets

1:4,514



File #: _____

202115513

Planning & Zoning Commission Application Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Type of Application: (please check applicable)

Conditional Use

Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment

Lewes Georgetown Highway, Sussex County

Type of Conditional Use Requested:

Multi-Family Residential in a MR Zoning District.

Tax Map #: 135-11.00-65.00 **Size of Parcel(s):** 9.6 acres

Current Zoning: AR-1 **Proposed Zoning:** MR **Size of Building:** N/A

Land Use Classification: Low Density Residential

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

Applicant Information

Applicant Name: Charles E. Turner, Jr.

Applicant Address: 29762 Oliver Wolcott Drive

City: Millsboro State: DE Zip Code: 19966

Phone #: (302) 632-2771 E-mail: cetelt@msn.com

Owner Information

Owner Name: Charles E. Turner, Jr.

Owner Address: 29762 Oliver Wolcott Drive

City: Millsboro State: DE Zip Code: 19966

Phone #: (302) 632-2771 E-mail: cetelt@msn.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Merestone Consultants, Inc c/o Roger A. Gross, PE

Agent/Attorney/Engineer Address: 33516 Crossing Avenue, Unit 1

City: Lewes State: DE Zip Code: 19958

Phone #: (302) 226-5880 E-mail: roger.gross@merestoneconsultants.com



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

Completed Application

Provide eight (8) copies of the Site Plan or Survey of the property

- Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- Provide a PDF of Plans (may be e-mailed to a staff member)
- Deed or Legal description

Provide Fee \$500.00

Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.

DelDOT Service Level Evaluation Request Response

PLUS Response Letter (if required)

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney

Merestone Consultants Digitally signed by Merestone Consultants
Date: 2021.10.19 09:57:18 -04'00'

Date: 10/19/21

Signature of Owner

Charles E. Turner, Jr. Digitally signed by Charles E. Turner, Jr.
Date: 2021.10.19 09:57:47 -04'00'

Date: 10/19/21

For office use only:

Date Submitted: _____ Fee: \$500.00 Check #: _____
Staff accepting application: _____ Application & Case #: _____
Location of property: _____

Subdivision: _____
Date of PC Hearing: _____ Recommendation of PC Commission: _____
Date of CC Hearing: _____ Decision of CC: _____

Sussex County, DE
Treasury
P.O. Box 601
Georgetown, DE 19947
Welcome

33020829-0045 Megan D. 10/21/2021 02:55PM

PERMITS / INSPECTIONS
CONDITIONAL USE - FEE
2021 Item: 202115513|Z010 500.00

500.00

PERMITS / INSPECTIONS
CHANGE OF ZONE - FEE
2021 Item: 202115514|Z015 500.00

500.00

Subtotal 1,000.00
Total 1,000.00

CHECK 1,000.00
Check Number 5493

Change due 0.00

Paid by: CHARLES E TURNER

10/21/2021 CHARLES E TURNER, JR. 5493
TREASURER
EMILY TURNER
M&T BANK
Sussex County, DE
\$1,000.00
One Thousand and 00/100
EMILY TURNER

Thank you for your payment

Sussex County, DE COPY
DUPLICATE RECEIPT

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



Sussex County

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sussexcountyde.gov

Memorandum

To: Sussex County Planning Commission Members
From: Elliott Young, Planner I
CC: Vince Robertson, Assistant County Attorney and applicant
Date: November 28th, 2022
RE: Staff Analysis for CU 2320 Charles E. Turner

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 23320 Charles E. Turner to be reviewed during the December 8, 2022, Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for Tax Parcel: 135-11.00-65.00, to allow for forty-two (42) multi-family units to be located off the north side of Lewes Georgetown Highway (Rt. 9). The property is lying on the north side of Lewes Georgetown Highway, approximately 600-feet northeast of the intersection of Lewes Georgetown Highway and Gravel Road (Rt. 30).

Comprehensive Plan Analysis

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the subject property has a land use designation of "Existing Developing Area". The properties to the north, east and west have the land use designation of "Low Density Area". The properties to the south across Lewes Georgetown Highway (Rt. 9) have the land use designations of "Low Density Area".

As outlined in the 2018 Sussex County Comprehensive Plan, Existing Development Area consists of primarily of existing residential development under the current General Residential and Medium Density Residential zoning districts, as well as some commercial uses. These areas are scattered throughout the County. These areas are surrounded by Low Density Areas, and this classification is simply being used to identify these existing scattered zoning areas that have no direct relation to their surrounding zoning and/or the Future Land Use Map. The full range of housing types allowed in the existing underlying zoning districts are appropriate in these residential areas, including single-family homes, townhouses, and multi-family units. Non-residential development consists of uses found in the neighborhood business districts and commercial districts.

The property is zoned Medium Density Residential (MR) contingent on a change of zone application from Agricultural Residential (AR-1) to Medium Density Residential (MR) (CZ 1959).

Since 2011, there has been three (3) Conditional Use application within a 1-mile radius of the application site. The first application was for Conditional Use No. 2162 to allow for a paving construction business with an office and equipment storage. The application was recommended approval by the Planning and Zoning Commission at their meeting of Thursday, February 14, 2019.



The application was approved by the Sussex County Council at their meeting of Tuesday, March 26, 2019, and the use was adopted through Ordinance No. 2641. The second application was for Conditional Use No. 2343 to allow for a solar farm to be located on the parcel. This application has an upcoming Commission hearing date for December 15, 2022. The third and last application is for Conditional Use No. 2371 to allow for a business plaza to include warehouses and office buildings. This application is schedule to be heard by the Commission on February 23, 2022.

Based on the analysis provided, the Conditional Use to allow for a campground, could be considered as being consistent with the surrounding land use, zoning, and uses, subject to considerations of scale and impact.



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

NICOLE MAJESKI
SECRETARY

February 22, 2021

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Charles E Turner Jr.** proposed land use application, which we received on February 19, 2021. This application is for an approximately 8.31- acre parcel (Tax Parcel: 135-11.00-65.00). The subject land is located north of Lewes-Georgetown Highway (US Route 9), about 0.13 mi to the east from the intersection with Gravel Hill Road (SR 30). The subject land is currently zoned AR-1 (Agriculture Residential) with a proposed zoning of MR (Medium-Density Residential District) and the applicant seeks a conditional use approval to build 40 multifamily units.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Lewes-Georgetown Highway (US Route 9), from Steiner Road (Sussex Road 320) to Harbeson Road (SR 5), is 16,128 vehicles per day.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be **negligible** in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as negligible with regard to warranting a TIS does not mean that it is negligible in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.



Mr. Jamie Whitehouse

Page 2 of 2

February 22, 2021

Please contact Ms. Annamaria Furmato, at (302) 760-2710, if you have questions concerning this correspondence.

Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:afm

Enclosure

cc: Charles E Turner Jr, Applicant
Russell Warrington, Sussex County Planning & Zoning
Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Todd Sammons, Assistant Director, Development Coordination
Scott Rust, South District Public Works Manager, Maintenance & Operations
Steve McCabe, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination
Annamaria Furmato, Project Engineer, Development Coordination

SUSSEX COUNTY ENGINEERING DEPARTMENT
UTILITY PLANNING & DESIGN REVIEW DIVISION
C/U & C/Z COMMENTS

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **11/14/2022**

APPLICATION: **CU 2320 Charles E. Turner, Jr.**

APPLICANT: **Charles E. Turner, Jr.**

FILE NO: **NCPA-5.03**

TAX MAP &
PARCEL(S): **135-11.00-65.00**

LOCATION: **Lying on the north side of Lewes-Georgetown Highway (Rt. 9),
approximately 600 feet northeast of Gravel Hill Road (Rt. 30)**

NO. OF UNITS: **42**

GROSS
ACREAGE: **9.72**

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **2**

SEWER:

(1). Is the project in a County operated and maintained sanitary sewer and/or water district?

Yes

No

a. If yes, see question (2).

b. If no, see question (7).

(2). Which County Tier Area is project in? **Tier 3**

(3). Is wastewater capacity available for the project? **N/A** If not, what capacity is available? **N/A**.

(4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.

(5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **N/A** If yes, the current System Connection Charge Rate is **Unified \$6,600.00** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.

(6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**

Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.

(7). Is project adjacent to the Unified Sewer District? **No**

(8). Comments: **Click or tap here to enter text.**

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

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

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

UTILITY PLANNING & DESIGN REVIEW APPROVAL:



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

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

GENERAL NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE OF DELAWARE STATE HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS, DATED AUGUST 2020 AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, DATED FEBRUARY 2019, AND ALL AMENDMENTS THERETO.
- EXISTING UTILITIES, UNLESS OTHERWISE NOTED ON THE PLANS, ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT "MISS UTILITY" 1-800-285-8555 (3) THREE DAYS PRIOR TO CONSTRUCTION IN ORDER TO VERIFY AND ALLOW FOR THEIR LOCATION AND DEPTH IN THE FIELD.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO EXISTING UTILITIES DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPETENTLY REPAIRED AT HIS/HER EXPENSE.
- THE CONTRACTOR SHALL PRESERVE ALL TREES ON THE SITE EXCEPT WHERE NECESSARY TO CONSTRUCT PROPOSED BUILDINGS, UTILITIES, DRIVEWAYS, OR PARKING AREAS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSING AND INSURANCE REQUIRED FOR CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY AND ADEQUATELY CONTROL WATER PRESENT IN THE EXCAVATION. THE CONTRACTOR SHALL PROVIDE FOR THE DISPOSAL OF WATER REMOVED FROM EXCAVATIONS, IN SUCH A MANNER AS SHALL NOT CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY OR TO ANY PORTION OF THE WORK COMPLETED OR IN PROGRESS OR CAUSE ANY IMPEDIMENT TO THE USE OF ANY AREA BY THE PUBLIC. IF APPLICABLE, THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN THE NECESSARY DEWATERING WELL PERMITS FROM THE STATE OF DELAWARE, DNREC PRIOR TO EXCAVATION.
- NO DEBRIS WILL BE BURIED ON THIS SITE.
- PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- THE STREETS WITHIN THIS SITE ARE TO REMAIN PRIVATE AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH SUSSEX COUNTY MINIMUM STANDARDS.
- MAINTENANCE OF THE STREETS WITHIN THIS SITE WILL BE THE RESPONSIBILITY OF THE DEVELOPER. THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH WHEN ALL LOTS ARE PURCHASED, THE PROPERTY OWNERS WILL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE INTERIOR STREETS. THE STATE ASSUMES NO RESPONSIBILITY FOR FUTURE MAINTENANCE OF THE STREETS.
- WHEN LAND BEING SUBDIVIDED CONTAINS WETLANDS, EITHER STATE OR FEDERAL, THE DEEDS FOR THOSE LOTS SHALL CONTAIN A DISCLOSURE STATEMENT THAT READS "THIS SITE CONTAINS REGULATED WETLANDS. ACTIVITIES WITHIN THESE WETLANDS MAY REQUIRE A PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF DELAWARE."
- THIS PROPERTY MAY BE 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 OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
- THIS SITE IS LOCATED ENTIRELY IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAPS NUMBER 10005C0325L LAST REVISED JUNE 20, 2018.
- NO SITE PREPARATION, SITE DISTURBANCE, EXCAVATION OR OTHER CONSTRUCTION ACTIVITY SHALL TAKE PLACE UNTIL ALL PERMITS HAVE BEEN ACQUIRED BY THE DEVELOPER AND THE SITE PLAN HAS BEEN APPROVED AND RECORDED, IF APPLICABLE.
- THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- THIS PARCEL IS NOT LOCATED WITHIN A GROUNDWATER RECHARGE PROTECTION AREA OR WELLHEAD PROTECTION AREA AS DEFINED WITHIN CHAPTER 89 SOURCE WATER PROTECTION OF THE SUSSEX COUNTY CODE.
- A WETLANDS DELINEATION WAS PERFORMED BY COASTAL ESTUARINE RESEARCH, INC. ON SEPTEMBER 7, 2021.
- A TAX DITCH CHANGE REQUEST HAS BEEN SUBMITTED TO DNREC TO REDUCE THE TAX DITCH RIGHTS-OF-WAY ALONG THE KOEPEL-ROBINSON TAX DITCH MAIN BRANCH AND PRONG 3 FROM 80 FEET AND 60 FEET, RESPECTIVELY TO 25 FEET.
- COPYRIGHT © 2021 MERESTONE CONSULTANTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF MERESTONE CONSULTANTS, INC. COPIES OF THIS PLAN WITHOUT COLORED INK SIGNATURE AND A RAISED IMPRESSION SEAL ARE NOT VALID.

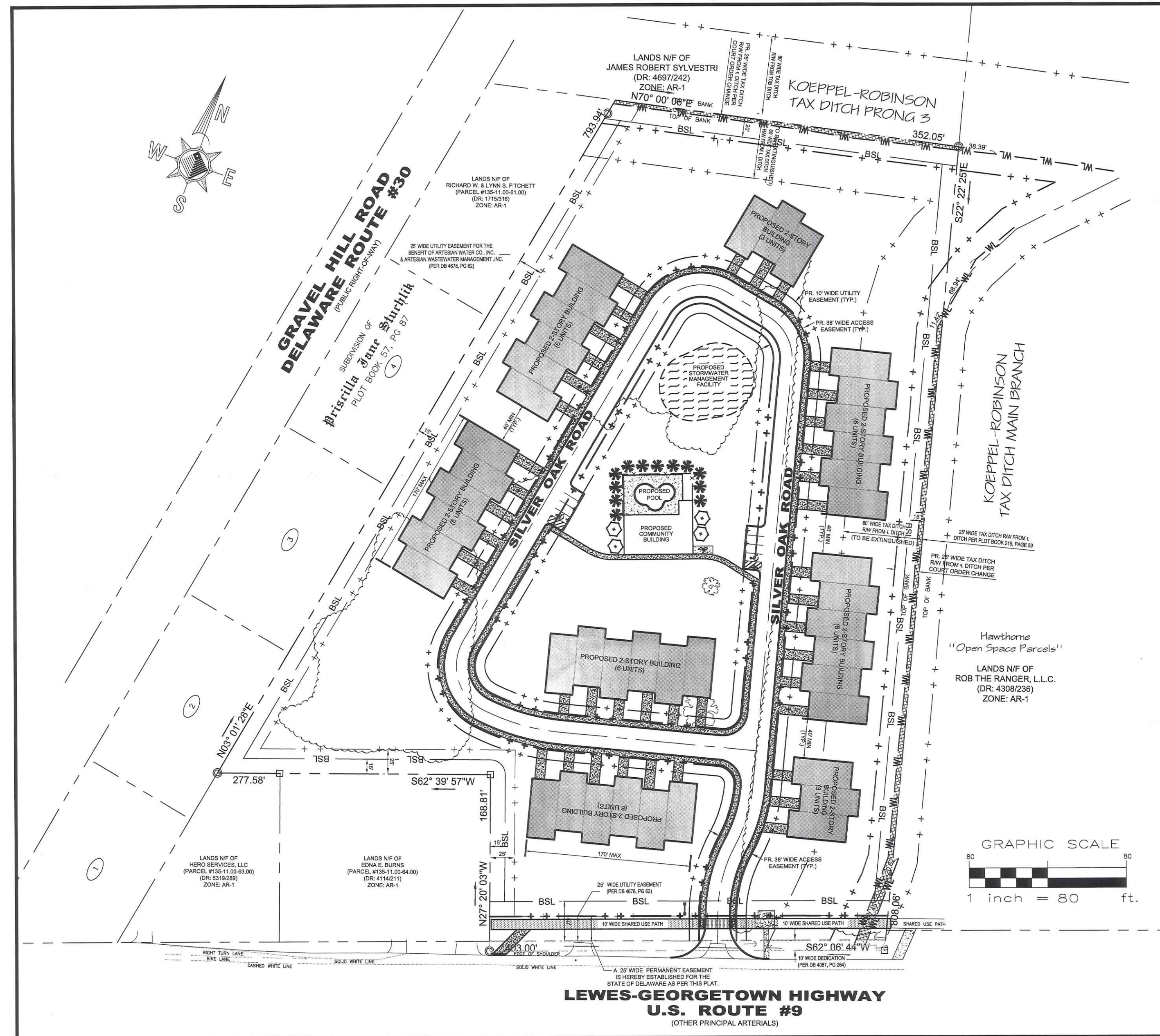
GENERAL NOTES: Record Plan (Last revised March 21, 2019)

- 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.
- 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.
- 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.

PRELIMINARY SITE PLAN

FOR PROPERTY KNOWN AS:

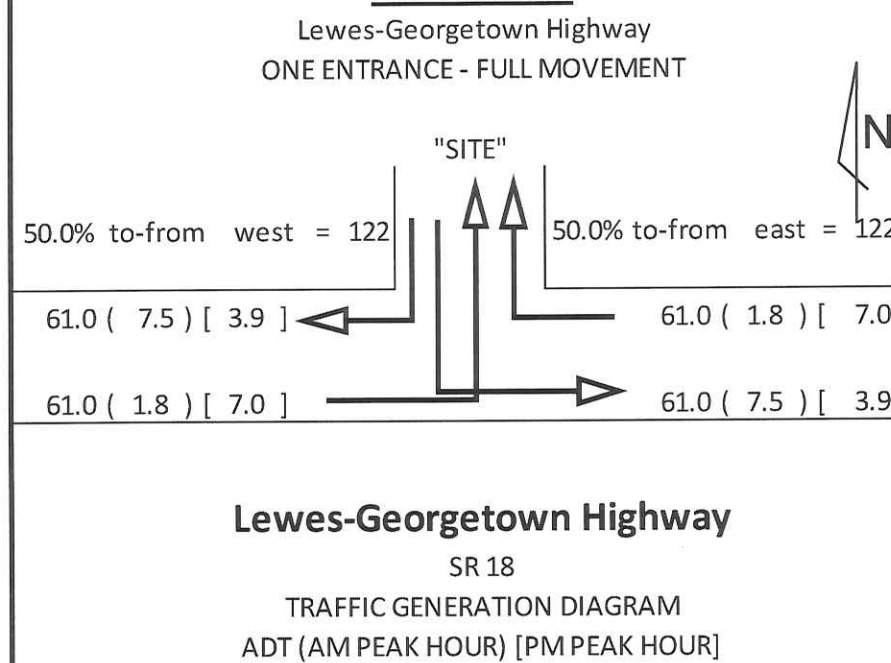
"VILLAS AT SILVER OAKS"



SITE LOCATION PLAN

(SCALE: 1"=80')
TAX PARCEL NO. 135-11.00-65.00
 SITUATE IN
GEORGETOWN HUNDRED
SUSSEX COUNTY * STATE OF DELAWARE

TRAFFIC GENERATION DIAGRAM



ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION: SC - 18 - LEWES-GEORGETOWN HIGHWAY (Other Principal Arterial)
 POSTED SPEED LIMIT 50
 AADT= 12,822 TRIPS (FROM 2020 DELDOT TRAFFIC SUMMARY)
 10 YEAR PROJECTED AADT: 1.16 X 12,822 TRIPS = 14,874 TRIPS
 10 YEAR PROJECTED AADT + SITE ADT = 15,118 TRIPS
 TRAFFIC PATTERN GROUP 8 (FROM 2020 DELDOT TRAFFIC SUMMARY)
 DESIGN HOURLY VOLUME = 12.68 % X 15,118 = 1,917 TRIPS

SITE TRAFFIC DATA:
 SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION.
 230-Res. Condominium @ 42 units = 244.0
 TOTAL SITE ADT= 244.0 (61.0 ENTER/ 61.0 EXIT)

ONE ENTRANCE - FULL MOVEMENT
 DESIGN VEHICLE: SU-30, WB-40

DIRECTION DISTRIBUTION:

50.0% to and from the east	ADT=	122.0 (61.0 ENTER/ 61.0 EXIT)
50.0% to and from the east	AM PK=	9.2 (1.8 ENTER/ 7.5 EXIT)
50.0% to and from the east	PM PK=	10.9 (7.0 ENTER/ 3.9 EXIT)
50.0% to and from the west	ADT=	122.0 (61.0 ENTER/ 61.0 EXIT)
50.0% to and from the west	AM PK=	9.2 (1.7556 ENTER/ 7.5 EXIT)
50.0% to and from the west	PM PK=	10.9 (6.9888 ENTER/ 3.9 EXIT)
11% Trucks and Buses x	244.0 =	25.7 at PR. Entrance

OWNER'S CERTIFICATION

I, CHARLES E. TURNER JR HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE PROPERTY 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 RECORDED IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

Charles E. Turner Jr
 CHARLES E. TURNER JR
 29762 OLIVER WOLCOTT DR
 MILLSBORO, DE 19966
 DATE: 10/20/21

ENGINEER'S CERTIFICATION

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

Roger A. Gross
 ROGER A. GROSS, P.E
 MERESTONE CONSULTANTS, INC.
 33516 CROSSING AVENUE, UNIT 1
 FIVE POINTS SQUARE
 LEWES, DELAWARE 19958
 (302) 226-5880
 DATE: 10/20/21



PLAN DATA:

PARCEL I.D. NO.	135-11.00-65.00
DEED REFERENCE	DB 4003, PG 149
EXISTING ZONING	AR-1 (AGRICULTURAL RESIDENTIAL DISTRICT)
PROPOSED ZONING	MR (MEDIUM DENSITY RESIDENTIAL DISTRICT) WITH CONDITIONAL USE FOR MULTI-FAMILY DWELLING STRUCTURES
SEWAGE DISPOSAL	ARTESIAN WASTEWATER MANAGEMENT, INC. SEWERAGE IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
WATER SUPPLY	ARTESIAN WATER COMPANY, INC. WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.
OWNER/DEVELOPER	CHARLES E. TURNER JR 29762 OLIVER WOLCOTT DR MILLSBORO, DE 19966
LOT AREA	GROSS AREA = 9.6269 ACRES (100.00%) WETLAND AREAS = 0.11 ACRES (1.2%) TOTAL IMPERVIOUS AREAS = 3.09 ACRES (32.1%)
RAISONALE	- BUILDING FOOTPRINT AREAS = 1.61 ACRES (16.7%) - STREET AREAS = 0.93 ACRES (9.7%) - SIDEWALKS & DRIVEWAYS = 0.55 ACRES (5.7%) OPEN SPACE AREA = 6.43 ACRES (66.7%) (INCLUDES STORMWATER MANAGEMENT PRACTICES)
PROJECT DENSITY	NO. OF CONDOMINIUM UNITS = 42 GROSS AREA = 9.6269 ACRES PROPOSED DENSITY = 4.36 D.U./ACRE PERMITTED DENSITY = 12.00 D.U./ACRE
HEIGHT, AREA & BULK TABLE	MAX. BUILDING HEIGHT (FT.) = 42 (3 STORIES) MINIMUM LOT SIZE (S.F.) = 3,630 MINIMUM LOT WIDTH (FT.) = N/A MINIMUM LOT DEPTH (FT.) = N/A MINIMUM FRONT YARD (FT.) = 40 MINIMUM SIDE YARD (FT.) = 10 MINIMUM REAR YARD (FT.) = 10
PARKING RATIONALE	MULTI-FAMILY 42 DWELLINGS @ 2 SPACES PER D.U. = 84 SPACES PARKING REQUIRED = 84 SPACES (INCLUDING 42 GARAGE SPACES) COMMUNITY BUILDING PROPOSED PARKING = 8 SPACES TOTAL PARKING REQUIRED = 84 SPACES TOTAL PARKING PROVIDED = 92 SPACES
INVESTMENT LEVEL AREA	INVESTMENT LEVEL 4
HIGHWAY MAINTENANCE NO.	LEWES - GEORGETOWN HIGHWAY, U.S. ROUTE NO. 9 (SC-18)
POSTED SPEED LIMIT	50 MPH ON LEWES - GEORGETOWN HIGHWAY
FIRE MARSHALL NOTES	N.F.P. BUILDING TYPE = TYPE-V (WOOD FRAME) FIRE SUPPRESSION = NO AUTOMATIC SPRINKLERS ARE PROPOSED MAX. BUILDING HEIGHT = H-42' (3 STORIES)

SHEET INDEX:

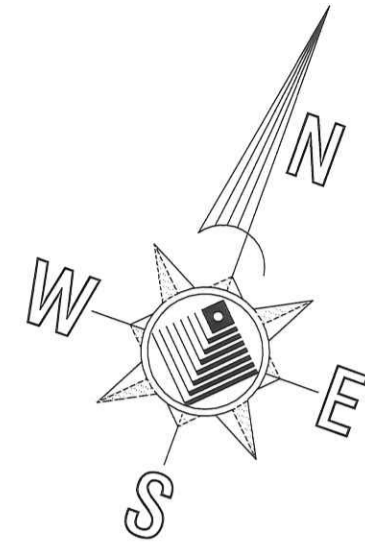
PRELIMINARY SITE PLAN COVER PAGE	SHEET NO. SP-1
PRELIMINARY DELINEATION & EXISTING CONDITIONS PLAN	SHEET NO. SU-1
PRELIMINARY SITE PLAN	SHEET NO. SP-2

MERESTONE CONSULTANTS, INC.
 ENGINEERS - PLANNERS - SURVEYORS

5215 WEST WOODMILL DRIVE 35516 CROSSING AVENUE, UNIT 1
 UNIT 38 FIVE POINTS SQUARE
 WILMINGTON, DE 19808 LEWES, DE 19958
 PH: 302-992-7900 PH: 302-226-5880

DATE	REVISION	CHKD	DRAWN BY: RAG	DATE: 19 OCTOBER 2021	SHEET#: SP-1
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Line #	Direction	Length
L1	N06° 36' 31"W	97.22'
L2	N22° 18' 13"W	115.06'
L3	N21° 25' 57"W	66.51'
L4	N22° 52' 20"W	98.00'
L5	N22° 39' 08"W	90.41'
L6	N21° 43' 24"W	72.96'
L7	N22° 34' 01"W	94.86'
L8	N01° 40' 32"E	80.36'
L9	N22° 27' 46"E	50.53'
L10	S70° 53' 18"W	46.61'
L11	S70° 14' 51"W	74.24'
L12	S68° 13' 43"W	41.49'
L13	S68° 46' 38"W	104.15'
L14	S71° 37' 02"W	52.74'
L15	S70° 16' 33"W	94.96'
L16	S69° 59' 11"W	98.96'
L17	N06° 49' 22"W	98.07'



PLAN DATA:

PARCEL I.D. NO.	* 135-11.00-65.00
DEED REFERENCE	* DB 4003, PG 149
ZONING DISTRICT	* AR-1 (AGRICULTURAL/RESIDENTIAL)
WATERSHED	* ROUND POLE BRANCH-BROADKILL RIVER
OWNER	* CHARLES E. TURNER, JR. 29762 OLIVER WOLCOTT DRIVE MILLSBORO, DE 19966
HORIZONTAL DATUM	* NAD '83 (NA 2011, EPOCH 2010)
VERTICAL DATUM	* NAVD 1988
EXISTING USE	* TRAILER PARK
NO. OF PARCELS	* 1
PARCEL AREA	* 9.6269 ACRES

GENERAL NOTES:

1. THE SURVEY FOR THIS PROJECT WAS PERFORMED BY MERESTONE CONSULTANTS, INC. ON SEPTEMBER 10, 2021 AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY FOR A SUBURBAN CLASSIFICATION SURVEY.
2. BASIS OF BEARING: NAD '83 (NA 2011, EPOCH 2010).
3. THE SITE IS LOCATED WITHIN ZONE "X". AREAS OF MINIMAL FLOOD HAZARD AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 10005C0325L LAST REVISED MARCH 20th, 2018.
4. A WETLAND DELINEATION WAS PERFORMED BY COASTAL & ESTUARINE RESEARCH, INC. ON SEPTEMBER __, 2021.
5. THE 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.
6. COPYRIGHT © 2021 MERESTONE CONSULTANTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPIING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF MERESTONE CONSULTANTS, INC. COPIES OF THIS PLAN WITHOUT COLORED INK SIGNATURE AND A RAISED IMPRESSION SEAL ARE NOT VALID.

SHEET INDEX:

PRELIMINARY SITE PLAN COVER PAGE	SHEET NO. SP-1
WETLAND DELINEATION & EXISTING CONDITIONS PLAN	SHEET NO. SU-1
PRELIMINARY SITE PLAN	SHEET NO. SP-2

WETLANDS DELINEATION & EXISTING CONDITIONS PLAN

FOR PROPERTY KNOWN AS:
"THE VILLAS AT SILVER OAKS"

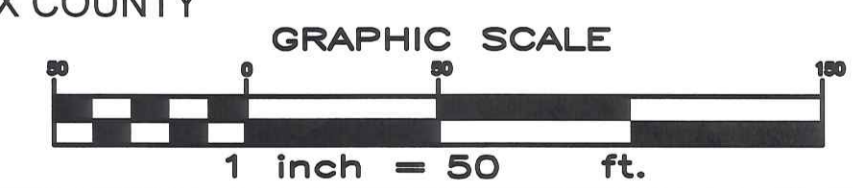
ALSO KNOWN AS:
SILVER OAKS TRAILER PARK

PREPARED FOR:
CHARLES E. TURNER, JR.

SITUATE IN:
INDIAN RIVER HUNDRED * SUSSEX COUNTY

STATE OF DELAWARE
TAX PARCEL #: 135-11.00-65.00

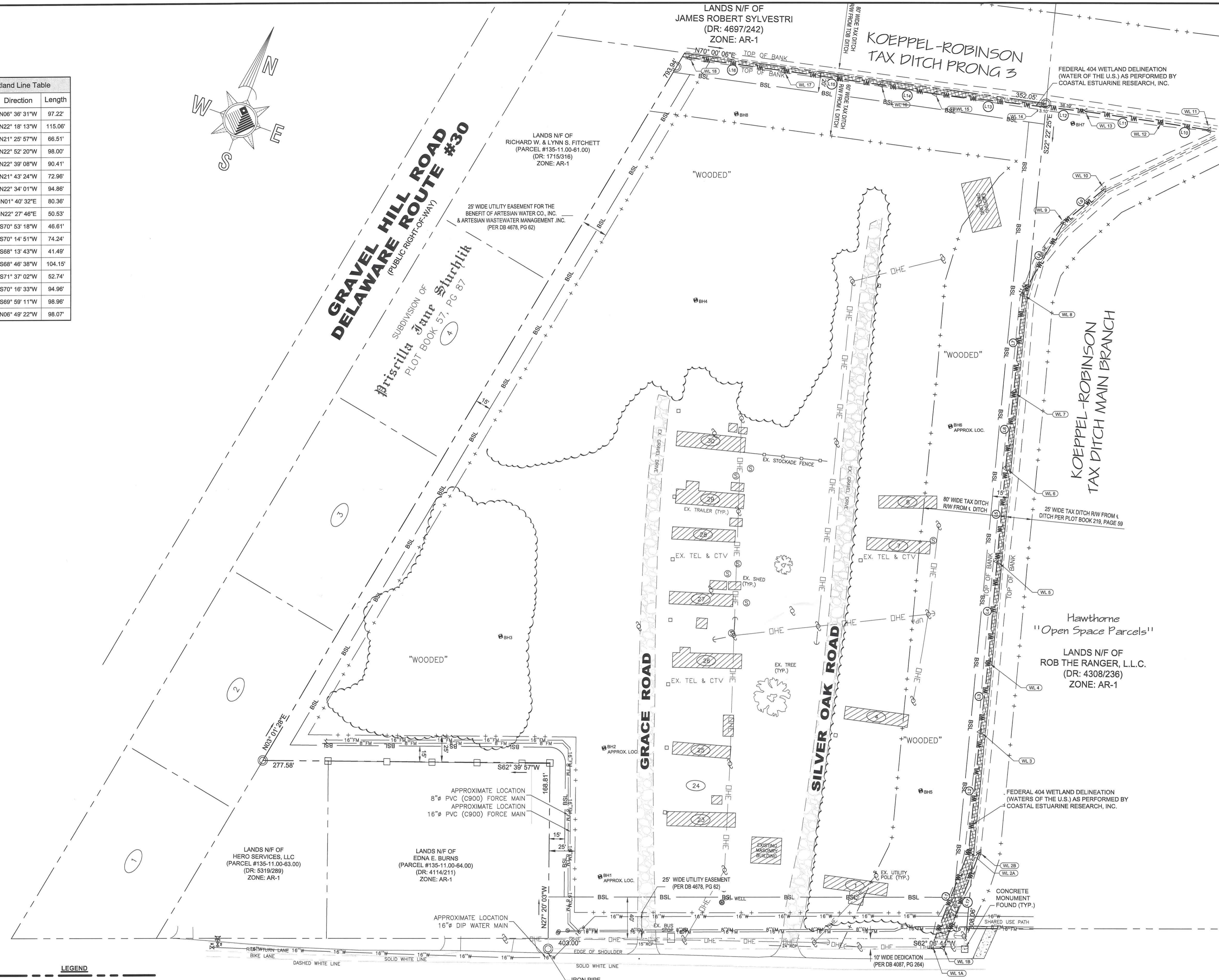
SCALE: 1"=50'



DATE		REVISION	CHKD	DRAWN BY: RAG	DATE: 13 SEPTEMBER 2021	SHEET# SU-1
DATE		REVISION	CHKD	DRAWN BY: RAG	DATE: 13 SEPTEMBER 2021	SHEET# SU-1

MERESTONE CONSULTANTS, INC.
ENGINEERS - PLANNERS - SURVEYORS

5215 WEST WOODMILL DRIVE 35516 CROSSING AVENUE, UNIT 1
UNIT 38 FIVE POINTS SQUARE
WILMINGTON, DE 19808 LEWES, DE 19958
PH: 302-992-7900 PH: 302-226-5880



LEWES-GEORGETOWN HIGHWAY U.S. ROUTE #9
(OTHER PRINCIPAL ARTERIALS)

WETLAND'S CERTIFICATION

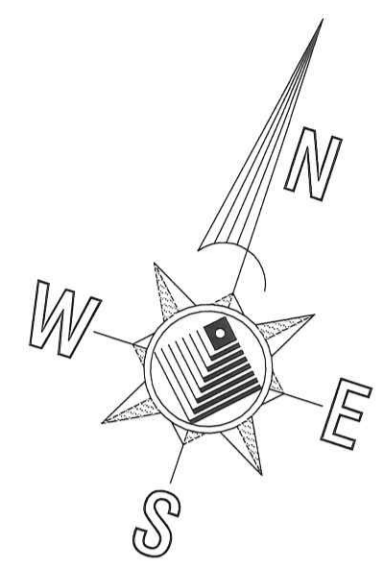
THIS FEDERAL 404 WETLANDS/WATERS OF THE U.S. WAS CONDUCTED BY EVELYN MAURMEYER, PH. D., CER, INC., FOLLOWING PROCEDURES OUTLINED IN THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: ATLANTIC AND GULF COASTAL PLAIN REGION (VERSION 2.0), NOVEMBER, 2010.

EVELYN MAURMEYER
COASTAL & ESTUARINE RESEARCH, INC.
email: maurmeye@udel.edu

APPROVED: *[Signature]* 10/20/21
PROFESSIONAL ENGINEER DATE:

LEGEND

PROPERTY LINE	---
BUILDING SETBACK LINE	--- BSL --- BSL
EASEMENT LINE	+ + + + +
CENTERLINE	---
TREELINE	~~~~~
STORM SEWER	--- C.B. 15" CMP --- 15" CMP ---
FORCE MAIN	--- 16" FM --- 16" FM ---
WATER MAIN	--- 16" W --- 16" W ---
ELECTRIC	--- OHE --- OHE --- OHE ---
WETLANDS DELINEATION LINE	--- WL --- WL --- WL --- WL --- WL --- WL ---
WETLANDS AREA WITHIN PROPERTY	▨
REBAR FOUND	○
IRON PIPE FOUND	○
CONCRETE MONUMENT FOUND	□
WETLAND DATA POINT	⊕ BH4



GRAVEL HILL ROAD
DELAWARE ROUTE #30
 (PUBLIC RIGHT-OF-WAY)
 SUBDIVISION OF
Pristilla Jane Stuchlik
 PLOT BOOK 57, PG 87

LANDS N/F OF
 JAMES ROBERT SYLVESTR
 (DR: 4697/242)
 ZONE: AR-1

**KOEPEL-ROBINSON
 TAX DITCH PRONG 3**

FEDERAL 404 WETLAND DELINEATION
 (WATERS OF THE U.S.) AS PERFORMED BY
 COASTAL ESTUARINE RESEARCH, INC.

LANDS N/F OF
 RICHARD W. & LYNN S. FITCHETT
 (PARCEL #135-11.00-61.00)
 (DR: 17153/16)
 ZONE: AR-1

25' WIDE UTILITY EASEMENT FOR THE
 BENEFIT OF ARTESIAN WATER CO., INC.
 & ARTESIAN WASTEWATER MANAGEMENT, INC.
 (PER DB 4678, PG 62)

PROPOSED 2-STORY BUILDING
 (6 UNITS)

PROPOSED 2-STORY BUILDING
 (6 UNITS)

PROPOSED 2-STORY BUILDING
 (6 UNITS)

PROPOSED 2-STORY BUILDING
 (3 UNITS)

PR. 10' WIDE UTILITY
 EASEMENT (TYP.)

PR. 38' WIDE ACCESS
 EASEMENT (TYP.)

PROPOSED
 STORMWATER
 MANAGEMENT
 FACILITY

PROPOSED
 COMMUNITY
 BUILDING

PR. 8'x20'
 COVERED
 BIKE RACK

PROPOSED 2-STORY BUILDING
 (6 UNITS)

PROPOSED 2-STORY BUILDING
 (6 UNITS)

PROPOSED 2-STORY BUILDING
 (3 UNITS)

Hawthorne
 "Open Space Parcels"
 LANDS N/F OF
 ROB THE RANGER, L.L.C.
 (DR: 4308/236)
 ZONE: AR-1

FEDERAL 404 WETLAND DELINEATION
 (WATERS OF THE U.S.) AS PERFORMED BY
 COASTAL ESTUARINE RESEARCH, INC.

LANDS N/F OF
 HERO SERVICES, LLC
 (PARCEL #135-11.00-63.00)
 (DR: 5319/289)
 ZONE: AR-1

LANDS N/F OF
 EDNA E. BURNS
 (PARCEL #135-11.00-64.00)
 (DR: 4114/211)
 ZONE: AR-1

APPROXIMATE LOCATION
 8" PVC (C900) FORCE MAIN
 APPROXIMATE LOCATION
 16" PVC (C900) FORCE MAIN

APPROXIMATE LOCATION
 16" DIP WATER MAIN

25' WIDE UTILITY EASEMENT
 (PER DB 4678, PG 62)

PR. DEVELOPMENT SIGN

10' WIDE SHARED USE PATH

10' WIDE DEDICATION
 (PER DB 4087, PG 264)

PR. 38' WIDE ACCESS
 EASEMENT (TYP.)

M-9 BUS STOP
 W/SHelter PAD
 TYPE 2 (17'x8')

CONCRETE
 MONUMENT
 FOUND (TYP.)

CONNECT TO EX.
 SHARED USE PATH

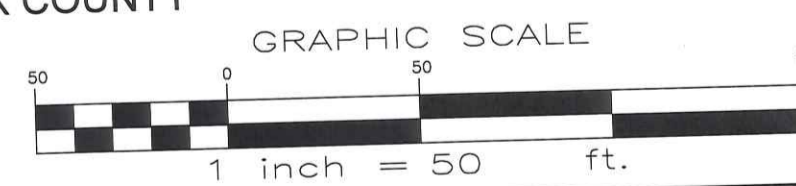
LEWES-GEORGETOWN HIGHWAY
U.S. ROUTE #9
 (OTHER PRINCIPAL ARTERIALS)

SHEET INDEX:
 PRELIMINARY SITE PLAN COVER PAGE
 WETLAND DELINEATION & EXISTING CONDITIONS PLAN
 PRELIMINARY SITE PLAN

SHEET NO. SP-1
 SHEET NO. SU-1
 SHEET NO. SP-2

**PRELIMINARY SITE PLAN
 MEDIUM DENSITY RESIDENTIAL DEVELOPMENT**

FOR PROPERTY KNOWN AS:
 "THE VILLAS AT SILVER OAKS"
 ALSO KNOWN AS:
SILVER OAKS TRAILER PARK
 PREPARED FOR:
CHARLES E. TURNER, JR.
 SITUATE IN:
 GEORGETOWN HUNDRED * SUSSEX COUNTY
 STATE OF DELAWARE
 SCALE: 1" = 50'



LEGEND

PROPERTY LINE	---
BUILDING SETBACK LINE	BSL --- BSL
EASEMENT LINE	--- + + ---
CENTERLINE	--- + + + + ---
TREELINE	~~~~~
STORM SEWER	--- C.B. --- 15" C.M.P. --- 15" C.M.P. ---
FORCE MAIN	--- 16" F.M. --- 16" F.M. ---
WATER MAIN	---
ELECTRIC	--- O.H.E. --- O.H.E. --- O.H.E. ---
WETLANDS DELINEATION LINE	--- W.L. --- W.L. --- W.L. --- W.L. --- W.L. ---
WETLANDS WITHIN PARCEL	▨
REBAR FOUND	○
IRON PIPE FOUND	◐
CONCRETE MONUMENT FOUND	◑

ENGINEER'S CERTIFICATION
 I, ROGER A. GROSS, P.E. HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, AND THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

Roger A. Gross 10/20/21
 DATE: 10/20/21

ROGER A. GROSS, P.E.
 MERESTONE CONSULTANTS, INC.
 3516 CROSSING AVENUE, UNIT 1
 FIVE POINTS SQUARE
 LEWES, DELAWARE 19958
 (302) 226-5880

DATE	REVISION	CHKD.	DRAWN BY: RAG	DATE: 19 OCTOBER 2021	SHEET#: SP-2

PLAN #: 19604R-330619



Mackenzie M. Peet, Esquire
(302) 645-2262
mackenzie@bmbde.com

November 28, 2022

VIA EMAIL & HAND DELIVERY

Planning & Zoning Office
2 The Circle, PO Box 417
Georgetown, DE 19947
pandz@sussexcountyde.gov

RE: C/Z 1959; CU 2320; Ordinance 22-08
TMP: 135-11.00-65.00

Dear Director Whitehouse:

We represent Charles Turner, Jr., property owner of TMP No. 135-11.00-65.00. Please accept the attached documents as the Applicant's supplemental exhibit packet to be included in the record for C/Z 1959, C/U 2320, and Ordinance 22-08.

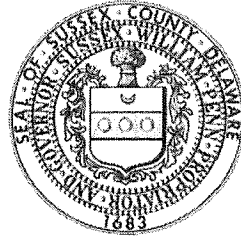
Please contact me directly by phone at 302-645-2262 or by email at mackenzie@bmbde.com should you need any additional information.

Sincerely,

/s/ Mackenzie M. Peet

Mackenzie M. Peet, Esquire

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



Sussex County

DELAWARE
sussexcountyde.gov

November 3, 2022

Roger A. Gross, P.E.
Merestone Consultants, Inc.
33516 Crossing Avenue, Unit 1
Lewes, DE 19958

Email: roger.gross@merestoneconsultants.com

Dear Roger A. Gross, P.E.:

C/Z 1959 Charles E. Turner Jr.

AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A MR MEDIUM RESIDENTIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN GEORGETOWN HUNDRED, SUSSEX COUNTY, CONTAINING 9.72 ACRES, MORE OR LESS. The property is located on the north side of Lewes Georgetown Highway (Rt. 9), approximately 620 feet northeast of Gravel Hill Road (Rt. 30). 911 Address: N/A Tax Parcel: 135-11.00-65.00.

C/U 2320 Charles E. Turner Jr.

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR MULTI-FAMILY DWELLINGS (42 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN GEORGETOWN HUNDRED, SUSSEX COUNTY, CONTAINING 9.72 ACRES, MORE OR LESS. The property is located on the north side of Lewes Georgetown Highway (Rt. 9), approximately 620 feet northeast of Gravel Hill Road (Rt. 30). 911 Address: N/A Tax Parcel: 135-11.00-65.00.

ORD 22-08

AN ORDINANCE TO AMEND THE FUTURE LANDS USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL 135-11.00-65.00. The property is located on the north side of Lewes Georgetown Highway (Rt. 9), approximately 620 feet northeast of Gravel Hill Road (Rt. 30). 911 Address: N/A Tax Parcel: 135-11.00-65.00.

The **Planning and Zoning Commission** will hold a Public Hearing on **Thursday, December 8, 2022, at 5:00 pm** in the Sussex County Council Chambers located in the County Administrative Office at 2 The Circle Georgetown, DE, 19947.

The **Sussex County Council** will hold a Public Hearing on **Tuesday, February 7, 2023, at 1:30 pm** in the Sussex County Council Chambers located in the County Administrative Office at 2 The Circle Georgetown, DE, 19947.

It will be necessary for you the applicant to participate at the hearings before both the Commission and County Council. If you do not participate or are not represented, the Commission and/or County Council reserve the right to refuse to act on your application and may require that a new application be filed, and fees paid at your expense.



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

If an attorney, or agent, will be representing you, the applicant, it is your duty to notify them as to the dates and times of the hearings as herein set forth, as the Commission and County Council will not notify your counsel.

Further instructions describing the method of public participation and the manner of viewing the hearings will be contained within the Agendas for both of these meetings that will be posted at least 7 days in advance of each meeting at sussexcountyde.gov.

Sincerely,
Planning and Zoning Department

Planning & Zoning Commission Application Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Type of Application: (please check applicable)

Conditional Use
Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment

Lewes Georgetown Highway, Sussex County

Type of Conditional Use Requested:

Multi-Family Residential in a MR Zoning District.

Tax Map #: 135-11.00-65.00 Size of Parcel(s): 9.6 acres

Current Zoning: AR-1 Proposed Zoning: MR Size of Building: N/A

Land Use Classification: Low Density Residential

Water Provider: Artesian Water Company Sewer Provider: Artesian Wastewater Management Ir

Applicant Information

Applicant Name: Charles E. Turner, Jr.
Applicant Address: 29762 Oliver Wolcott Drive
City: Millsboro State: DE Zip Code: 19966
Phone #: (302) 632-2771 E-mail: cetelt@msn.com

Owner Information

Owner Name: Charles E. Turner, Jr.
Owner Address: 29762 Oliver Wolcott Drive
City: Millsboro State: DE Zip Code: 19966
Phone #: (302) 632-2771 E-mail: cetelt@msn.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Merestone Consultants, Inc c/o Roger A. Gross, PE
Agent/Attorney/Engineer Address: 33516 Crossing Avenue, Unit 1
City: Lewes State: DE Zip Code: 19958
Phone #: (302) 226-5880 E-mail: roger.gross@merestoneconsultants.com



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

- Completed Application**
- Provide eight (8) copies of the Site Plan or Survey of the property**
 - Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
 - Provide a PDF of Plans (may be e-mailed to a staff member)
 - Deed or Legal description
- Provide Fee \$500.00**
- Optional - Additional information for the Commission/Council to consider** (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.**
- DeIDOT Service Level Evaluation Request Response**
- PLUS Response Letter** (if required)

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney

Merestone Consultants Digitally signed by Merestone Consultants
Date: 2021.10.19 09:57:18 -04'00'

Date: 10/19/21

Signature of Owner

Charles E. Turner, Jr. Digitally signed by Charles E. Turner, Jr.
Date: 2021.10.19 09:57:47 -04'00'

Date: 10/19/21

For office use only:

Date Submitted: _____ Fee: \$500.00 Check #: _____
Staff accepting application: _____ Application & Case #: _____
Location of property: _____

Subdivision: _____
Date of PC Hearing: _____ Recommendation of PC Commission: _____
Date of CC Hearing: _____ Decision of CC: _____

Planning & Zoning Commission Application Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Type of Application: (please check applicable)

Conditional Use

Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment

LewesGeorgetownHighwaySussexCounty-

Type of Conditional Use Requested:

Tax Map #: 135-11.00-65.00 **Size of Parcel(s):** 9.6 acres

Current Zoning: AR-1 **Proposed Zoning:** MR **Size of Building:** N/A

Land Use Classification: LowDensityResidential

Water Provider: ArtesianWater Company **Sewer Provider:** ArtesianWastewaterManagementInc

Applicant Information

Applicant Name: CharlesETurnerJr. , .

Applicant Address: 29762 OliverWolcottDrive

City: Millsboro State: DE ZipCode: _____

Phone #: _____ E-mail: _____

Owner Information

Owner Name: _____

Owner Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ E-mail: _____

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: _____

Agent/Attorney/Engineer Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ E-mail: _____



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

Completed Application

Provide eight (8) copies of the Site Plan or Survey of the property

- Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- Provide a PDF of Plans (may be e-mailed to a staff member)
- Deed or Legal description

Provide Fee \$500.00

Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.

DeIDOT Service Level Evaluation Request Response

PLUS Response Letter (if required)

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney

_____ Date: _____

Signature of Owner

_____ Date: _____

For office use only:

Date Submitted: _____ Fee: \$500.00 Check #: _____
Staff accepting application: _____ Application & Case #: _____
Location of property: _____

Subdivision: _____
Date of PC Hearing: _____ Recommendation of PC Commission: _____
Date of CC Hearing: _____ Decision of CC: _____

Sussex County Comprehensive Plan Amendment Request Form

Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947

☎ 302-855-7878

✉ pandz@sussexcountyde.gov

Type of Amendment Requested (e.g Future Land Use Map, Existing Land Use Map, or Text Revision)

Future Land Use Map

Year that Comprehensive Plan was Adopted:

2019

If Applicable, the Date(s) of any PLUS Review by the State of Delaware

N/A

Tax Map #: 135-11.00-65.00 Total Acreage: +/- 9.6269 Acres

Applicant Information

Applicant Name: Charles E. Turner, Jr.
Applicant Address: 29762 Oliver Wolcott Drive
City: Millsboro State: DE ZipCode: 19966
Phone #: (302)632-2711 E-mail: cetelt@msn.com

Developer Information

Developer Name: Charles E. Turner, Jr. and/or assigns

Attorney Information (If Applicable)

Attorney Name: Baird Mandalas Brockstedt Federico & Cardea LLC (c/o Mackenzie M. Peet, Esquire)
Attorney Address: 1413 Savannah Road, Suite 1
City: Lewes State: DE ZipCode: 19958
Phone #: (302)645-2262 E-mail: mackenzie@bmbde.com



Sussex County, DE - Comprehensive Plan Amendment Request

Description of Request: (Please provide a written description of the request, along with details of the Tax Parcel ID(s) of the relevant parcels to which the amendment request relates. If you are requesting a text amendment to the Comprehensive Plan, please also clearly explain which Chapters of the Comprehensive Plan your request relates)

SEE ATTACHED.

Check List for Comprehensive Plan Amendment Request Applications

The following shall be submitted with any request

- Completed Application (including relevant Application Fee)

- A scaled survey drawing is appended to this Application that clearly shows the location of all parcels to which the amendment request relates.

- The Applicant understands that Sussex County Council may submit a copy of this application, along with copies of all documents received, to the State of Delaware Office of Management and Budget for the purposes of any enabling the State of Delaware to review the requested revision.

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

Signature of Applicant/Attorney



For office use only:

Date Submitted: _____
Staff member receiving Application: _____

Application & Case # : _____
Fee: \$1,000.00, Check #: _____

Location of property: _____

Date of Commission Hearing: _____ Recommendation: _____

Date of Council Hearing: _____

Sussex County, DE Comprehensive Plan Amendment Request

Property: Silver Oaks Trailer Park, Lewes-Georgetown Highway, Georgetown, Delaware 19947

Tax Map Parcel No.: 135-11.00-65.00

Current Future Land Use Designation: Low Density

Proposed Future Land Use Designation: Existing Development Area

Property Description:

The existing property is the present location of the Silver Oaks Trailer Park located on Lewes-Georgetown Highway (Rt. 9), Georgetown, Delaware 19947. See attached Exhibit A. Silver Oaks Trailer Park was established on April 6, 1966 and consisted of 38 mobile home lots. See attached Exhibit B.

The Property consists of 9.6269 Acres, more or less.

Intended Use of the Property:

Rezoning from AR-1 to MR to develop 42 condominium units.

Surrounding Land Use Districts and Future Land Use Designations:

Adjacent properties are zoned AR-1 and are designated as Low Density. Properties in the vicinity of the site are zoned AR-1, AR-2, C-1, C-2, B-1, HI-I, MR and CR1. Properties in the vicinity of the site have varying Future Land Use Designations including Low Density, Commercial, Industrial, Existing Development, and Developing Area. See Exhibit C.

Surrounding Land Uses:

See attached Exhibit D.

Chapter 4 of the Sussex County Comprehensive Plan details the Existing Development Area and states as follows:

Existing Development Areas consists of primarily of existing residential development under the current General Residential and Medium Density Residential zoning districts, as well as some commercial uses. These areas are scattered throughout the County. These areas are surrounded by Low Density Areas, and this particular classification is simply being used to identify these Sussex County Comprehensive Plan 4-17 existing scattered zoning areas that have no direct relation to their surrounding zoning and/or the Future Land Use Map.

The establishment of the existing mobile home park predated the Zoning Ordinance. Arguably, this Property should have been designated as an Existing Development Area.

The following guidelines apply to future growth in Existing Development Areas:

- Permitted Uses – The full range of housing types allowed in the existing underlying zoning districts are appropriate in these residential areas, including single-family homes, townhouses, and multi-family units. Non-residential development consists of uses found in the neighborhood business districts and commercial districts. There is no intention to expand this land use classification.

The existing and proposed uses are consistent with permitted uses in the Existing Development Area, as residential developments.

- Densities – The current densities are whatever is permitted in the existing underlying zoning district of the property.

The proposed density for development of the 42 Condominium Units is 4.36 D.U./Acre less than the permitted 12 D.U./Acre.

- Infrastructure – Central water and sewer facilities are strongly encouraged. If central utilities are not possible, densities should be limited to two units per acre provided a septic permit can be approved.

Central water and wastewater services are anticipated to be served by Artesian Water Company, Inc. and Artesian Wastewater Management Inc., respectively.

See Future Land Use Map attached as Exhibit E.

Applicable Zoning Districts in the Existing Development Area:

Medium Density Residential District (MR)

General Residential District (GR)

C/U 2320 Charles Turner, Jr.
Proposed Conditions of Approval

- A. There shall be no more than 42 units.
- B. The Applicant shall form a homeowner or condominium association responsible for perpetual maintenance of streets, roads, and buffers, stormwater management facilities, and other common areas.
- C. The stormwater management system shall meet or exceed the requirements of the State and County. It shall be constructed and maintained using Best Management Practices.
- D. All entrances shall comply with all of DelDOT's requirements, and an area for a school bus stop shall be established. The location of the school bus stop shall be coordinated with the local school district.
- E. Interior street design shall comply with or exceed Sussex County standards and shall include sidewalks or multi-modal pathways on one side of all streets with street lighting.
- F. Road naming and addressing shall be subject to the review and approval of the Sussex County Mapping and Addressing Department.
- G. The Final Site Plan shall contain the approval of the Sussex Conservation District for the design and location of all stormwater management areas.
- H. Recreational amenities shall be completed within the project upon issuance of the 30th building permit.
- I. The development shall be served by a publicly regulated wastewater service to provide sanitary sewer.
- J. The development shall be served by a publicly regulated central water system providing drinking water and fire protection.
- K. The preliminary approval is contingent upon the Applicant submitting a revised preliminary site plan either depicting or noting the conditions of this approval on it. Staff shall approve the revised plan upon confirmation that the conditions of approval have been depicted or noted on it.
- L. The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.

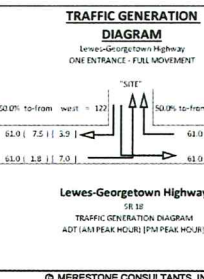
PRELIMINARY SITE PLAN

FOR PROPERTY KNOWN AS:

"VILLAS AT SILVER OAKS"

- GENERAL NOTES:**
- ALL CONSTRUCTION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE OF DELAWARE STATE HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS, DATED AUGUST 2008 AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, DATED FEBRUARY 2016, AND ALL AMENDMENTS THERE TO.
 - EXISTING UTILITIES, UNLESS OTHERWISE NOTED ON THE PLAN, ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT "SIS UTILITY" (LADSS055) D) THREE DAYS PRIOR TO CONSTRUCTION IN ORDER TO VERIFY AND ALLOW FOR THEIR LOCATION AND DEPTH IN THE FIELD.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO EXISTING UTILITIES DUE TO HIS/her NEGLIGENCE SHALL BE IMMEDIATELY AND COMPETENTLY REPAIRED AT HIS/HER EXPENSE.
 - THE CONTRACTOR SHALL PRESERVE ALL TREES ON THE SITE EXCEPT WHERE NECESSARY TO CONSTRUCT PROPOSED BUILDINGS, UTILITIES, DRIVEWAYS, OR PARKING AREAS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSING AND INSURANCE REQUIRED FOR CONSTRUCTION.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY AND ADEQUATELY CONTROL WATER PRESENT ON THE SITE. THE CONTRACTOR SHALL PROVIDE FOR THE DISPOSAL OF WATER RESULTING FROM EXCAVATIONS IN SUCH A MANNER AS SHALL NOT CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY OR TO ANY PORTION OF THE WORK COMPLETED OR IN PROGRESS, OR CAUSE ANY IMPEDIMENT TO THE USE OF ANY AREA BY THE PUBLIC, IF APPLICABLE. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN THE NECESSARY DRAINAGE PERMITS FROM THE STATE OF DELAWARE, PRIOR TO EXCAVATION.
 - NO OBSCURE WILL BE BURIED ON THIS SITE.
 - PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
 - ALL FIRE LINES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
 - THE STREETS WITHIN THIS SITE ARE TO REMAIN PRIVATE AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH SUSSEX COUNTY MINIMUM STANDARDS.
 - MAINTENANCE OF THE STREETS WITHIN THIS SITE WILL BE THE RESPONSIBILITY OF THE DEVELOPER. THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH, INDIVIDUALLY OR JOINTLY, SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS.
 - WETLANDS HAVE BEEN IDENTIFIED ON THIS SITE. THE OWNER SHALL OBTAIN A WETLANDS Delineation REPORT FROM THE U.S. ARMY CORPS OF ENGINEERS. ACTIVITIES WITHIN THESE WETLANDS WILL REQUIRE A PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS PRIOR TO CONSTRUCTION.
 - THIS SITE IS LOCATED ENTIRELY IN ZONE "C", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (10-YEAR FLOOD) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 1000200025, LAST REVISED APRIL 2014.
 - NO SITE PREPARATION, SITE DISTURBANCE, EXCAVATION OR OTHER CONSTRUCTION ACTIVITY SHALL TAKE PLACE UNTIL ALL PERMITS HAVE BEEN OBTAINED BY THE DEVELOPER AND THE SITE PLAN HAS BEEN APPROVED AND RECORDED, IF APPLICABLE.
 - THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AND ALL RULES AND REGULATIONS THERE TO APPURTINANT.
 - THIS PLAN IS NOT LOCATED WITHIN A DISCONTINUED ZONING AREA OR RELEASED PROTECTION AREA AS SHOWN WITHIN "COUNTY WETLAND PROTECTION" OF THE SUSSEX COUNTY ZONE.
 - A WETLAND DELINEATION WAS PERFORMED BY CONATI, ESTUARINE RESEARCH, INC. ON SEPTEMBER 1, 2021.
 - A SITE STUDY WAS REQUESTED TO BE SUBMITTED TO DNR TO REDUCE THE SITE STUDY BURDEN ALONG THE KOPPEL-ROBINSON TAX DITCH MAIN BRANCH AND BRANCH 2 FROM 170 FEET TO 100 FEET, RESPECTIVELY TO 10 FEET.
 - COPYRIGHT © 2021 MERESTONE CONSULTANTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTO COPYING, RECORDING OR IN ANY OTHER MANNER, OR STORED, REPRODUCED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF MERESTONE CONSULTANTS, INC. COPIES OF THIS PLAN WITHOUT COPIES OF THE DRAWING AND ASSOCIATED INSTRUMENTS SHALL BE VOID.

- GENERAL NOTES: Record Plan** (Last revised March 21, 2021)
- All annotations shall conform to the Delaware Department of Transportation (DelDOT) current Development Coordination Manual and shall be subject to review.
 - No landscaping shall be allowed within the right-of-way unless the plans are compliant with Section 3.7 of the Development Coordination Manual.
 - Shutters, slatting, signs and/or other visual barriers that could obscure the sight distance of a driver preparing to enter the roadway are prohibited within the established clearance sight triangle area established on this plan. If the established clearance sight triangle area is outside the right-of-way or overlaps onto an adjacent property owner's land, a sight easement shall be established and recorded with all affected property owners to maintain the required sight clearance.
 - Upon completion of the construction of the sidewalk or shared-use path across the property's frontage and physical connection to adjacent owners' facilities, the Developer, the property owners of both residential with the project, shall be responsible to remove any existing overhead connections located along adjacent properties, and remove the area to grass. Such actions shall be completed at DelDOT's discretion and in accordance with DelDOT's Development Coordination Manual.
 - Private areas constructed within the subdivision shall be maintained by the Developer, the property owners within the subdivision or both (Title 17 § 131). DelDOT assumes no responsibility for the future maintenance of these areas.
 - 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.
 - 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 roadway, 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.



ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION: SC 18 - LEWES-GEORGETOWN HIGHWAY (Other Principal Arterial)

POSTED SPEED LIMIT: 50

ADDT = 12,827 TRIPS (FROM 2020 DELDOT TRAFFIC SURVEY)

10-YEAR PROJECTED ADGT = 13.9 x 12,822 TRIPS = 14,874 TRIPS

10-YEAR PROJECTED ADGT - SITE ADT = 15,118 TRIPS

TRAFFIC PATTERN GROUP = B (FROM 2020 DELDOT TRAFFIC SURVEY)

DESIGN HOUR VOLUME = 12.68 hr x 15,118 = 1,917 TRIPS

SITE TRAFFIC DATA:

SOURCE, ITE TRIP GENERATION MANUAL 10TH EDITION

230 Res. Condominium @ 42 units = 244.0

TOTAL SITE ADT = 244.0

ONE ENTRANCE - FULL MOVEMENT

DESIGN VEHICLE: SU-30, WB-40

DIRECTION DISTRIBUTION:

SU-30	to and from the east	ADT =	122.0 (1)	61.0 ENTER	61.0 EXIT
WB-40	to and from the east	ADT =	122.0 (1)	1.8 ENTER	7.5 EXIT
WB-40	to and from the west	ADT =	109.1 (1)	7.0 ENTER	3.9 EXIT
SU-30	to and from the west	ADT =	122.0 (1)	61.0 ENTER	61.0 EXIT
WB-40	to and from the west	ADT =	92.1 (1)	7.552 ENTER	7.552 EXIT
WB-40	to and from the west	ADT =	109.1 (1)	6.9668 ENTER	3.9 EXIT
11%	Trucks and Buses	ADT =	24.4	25.7 at PR Entrance	

SITE LOCATION PLAN

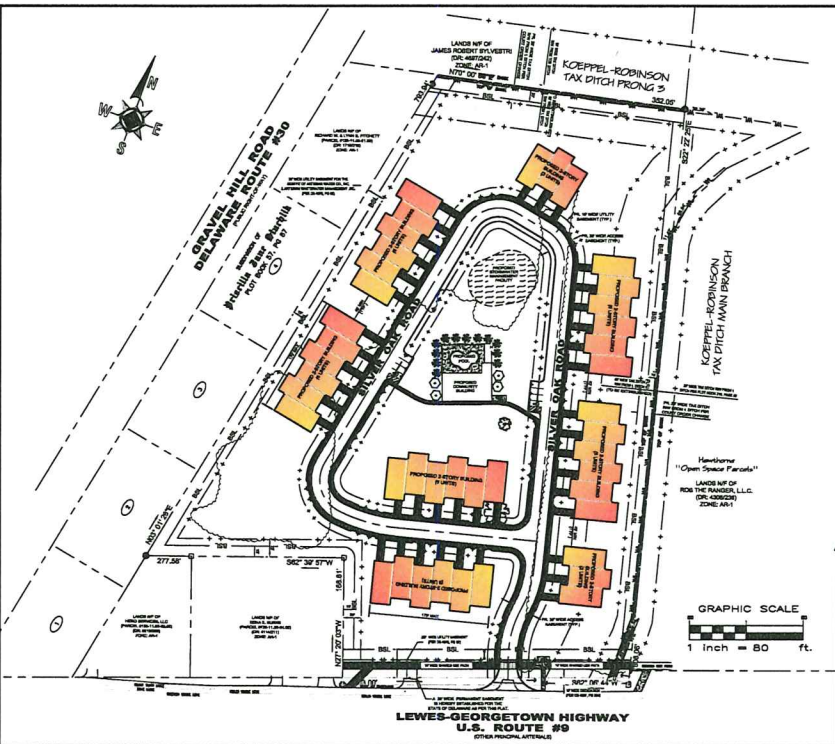
(SCALE: 1"=80')

TAX PARCEL NO. 135-11.00-65.00

SITUATE IN

GEORGETOWN HUNDRED

SUSSEX COUNTY * STATE OF DELAWARE



OWNER'S CERTIFICATION

I, CHARLES E. TURNER JR. HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I KNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE RECORDED IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

CHARLES E. TURNER JR.
29782 OLIVER WOLCOTT DR
MILLSBORO, DE 19966

DATE: _____

ENGINEER'S CERTIFICATION

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

ROGER A. GROSS, P.E.
MERESTONE CONSULTANTS, INC.
3516 CROSSING AVENUE, UNIT 1
FIVE POINTS SQUARE
LEWES, DELAWARE 19958
(302) 326-8860

DATE: _____



PLAN DATA:

LOCATION MAP SCALE: 1"=200'

PARCEL I.D. NO.	135-11.00-65.00
DEED REFERENCE	DB 4003, PG 148
EXISTING ZONING	ARV (AGRICULTURAL RESIDENTIAL DISTRICT)
PROPOSED ZONING	MR (MEDIUM DENSITY RESIDENTIAL DISTRICT) WITH CONDITIONAL USE FOR MULTI-FAMILY DWELLING STRUCTURES
SEWAGE DISPOSAL	ARTESIAN WASTEWATER MANAGEMENT, INC. SEWERAGE IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
WATER SUPPLY	ARTESIAN WATER COMPANY, INC. WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.
OWNER/DEVELOPER	CHARLES E. TURNER JR. 29782 OLIVER WOLCOTT DR MILLSBORO, DE 19966
LOT AREA	8,828 ACRES (100.00%) 0.11 ACRES (1.2%)
RATIONALE	TOTAL IMPERVIOUS AREAS = 3.09 ACRES (0.34%) BUILDING FOOTPRINT AREAS = 1.81 ACRES (0.21%) STREET AREAS = 0.89 ACRES (0.1%) SIDEWALKS & DRIVEWAYS = 0.58 ACRES (0.07%) OPEN SPACE AREA = 6.43 ACRES (0.73%) (INCLUDES STORMWATER MANAGEMENT PRACTICES)
PROJECT DENSITY	NO. OF CONDOMINIUM UNITS = 42 GROSS AREA = 5.8288 ACRES PROPOSED DENSITY = 4.36 D.U./ACRE PERMITTED DENSITY = 12.00 D.U./ACRE
HEIGHT, AREA & BULK TABLE	MAX. BUILDING HEIGHT (FT.) = 42 (3 STORES) MINIMUM LOT SIZE (S.F.) = 3,300 MINIMUM LOT WIDTH (FT.) = N/A MINIMUM LOT DEPTH (FT.) = 40 MINIMUM FRONT YARD (FT.) = 10 MINIMUM SIDE YARD (FT.) = 10 MINIMUM REAR YARD (FT.) = 10
PARKING RATIONALE	MULTIFAMILY 42 DWELLINGS @ 2 SPACES PER D.U. = 84 SPACES PARKING REQUIRED (INCLUDES 42 GARAGE SPACES) = 84 SPACES COMMUNITY BUILDING PROPOSED PARKING = 8 SPACES TOTAL PARKING PROVIDED = 92 SPACES
INVESTMENT LEVEL AREA	INVESTMENT LEVEL 4
HIGHWAY MAINTENANCE NO.	LEWES - GEORGETOWN HIGHWAY, U.S. ROUTE NO. 9 (SC-18)
POSTED SPEED LIMIT	30 MPH ON LEWES - GEORGETOWN HIGHWAY
FIRE MARSHAL'S NOTES	N.F.P.A. BUILDING TYPE - TYPE-V (WOOD FRAME) FIRE SUPPRESSION - NO AUTOMATIC SPRINKLERS ARE PROPOSED MAX. BUILDING HEIGHT = 42' (3 STORES)

SHEET INDEX:

PRELIMINARY SITE PLAN COVER PAGE SHEET NO. SP-1
WETLAND DELINEATION & EXISTING CONDITIONS PLAN SHEET NO. S-1
PRELIMINARY SITE PLAN SHEET NO. SP-2

MERESTONE CONSULTANTS, INC.
ENGINEERS - PLANNERS - SURVEYORS

3215 WEST WOODMILL DRIVE 3516 CROSSING AVENUE, UNIT 1
UNIT 38 FIVE POINTS SQUARE
WILMINGTON, DE 19808 LEWES, DE 19958
PH 302-992-7800 PH 302-326-8860

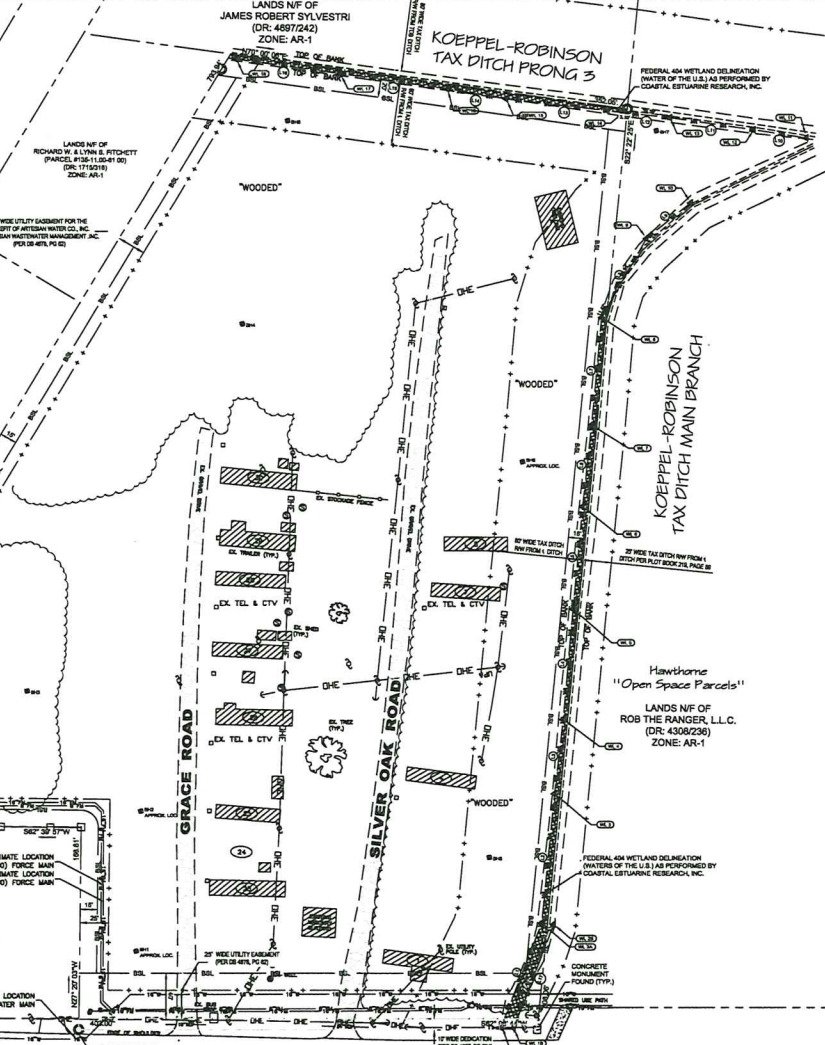
DATE	REVISION	DRN	DRAWN BY: RAG	DATE: 19 OCTOBER 2021	SHEET: SP-1
PLAN #: 1900R-230619					

Line #	Direction	Length
L1	N08°30'31"W	87.22
L2	N22°18'12"W	116.09
L3	N21°22'57"W	88.57
L4	N22°52'20"W	88.27
L5	N22°32'00"W	80.47
L6	N21°42'24"W	72.89
L7	N22°34'01"W	94.89
L8	N61°49'32"E	60.39
L9	N22°27'48"E	30.57
L10	S70°52'19"W	48.87
L11	S70°14'41"W	74.28
L12	S88°13'42"W	41.48
L13	S48°48'30"W	104.18
L14	S71°27'02"W	82.74
L15	S70°18'32"W	94.89
L16	S89°39'11"W	88.89
L17	N08°48'22"W	88.07



**GRAVEL HILL ROAD
DELAWARE ROUTE #30**
(PUBLIC RIGHT-OF-WAY)

SUBDIVISION OF
Blair Hill Drive
PLOT BOOK D, PG. 87



**LEWES-GEORGETOWN HIGHWAY
U.S. ROUTE #9**
(OTHER PRINCIPAL ARTERIALS)

WETLAND'S CERTIFICATION
THIS FEDERAL 40A WETLAND WATERS OF THE U.S. WAS CONDUCTED BY EVELYN MAUMMEYER, PH.D., GEN. INC. FOLLOWING PROCEDURES OUTLINED IN THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: ATLANTIC AND GULF COASTAL PLAIN REGION (VERSION 2.0), NOVEMBER, 2010.

EVELYN MAUMMEYER
COASTAL & ESTUARINE RESEARCH, INC.
em@ceer.com

APPROVED: _____ DATE: _____
PROFESSIONAL ENGINEER



PLAN DATA:

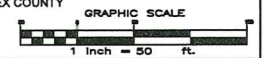
PARCEL I.D. NO.	130-11.00-65-00
DEED REFERENCE	DB 4003, PG 148
ZONING DISTRICT	AR-1 (AGRICULTURAL/RESIDENTIAL)
WATERSHED	ROUND POLE BRANCH-BROOKHILL RIVER
OWNER	CHARLES E. TURNER, JR. 29162 OLIVER WOLCOTT DRIVE MILLSBORO, DE 19966
HORIZONTAL DATUM	NAD '83 (NA 2011, EPOCH 2010)
VERTICAL DATUM	NAVD 1988
EXISTING USE	TRAILER PARK
NO. OF PARCELS	1
PARCEL AREA	9.8268 ACRES

- GENERAL NOTES:**
1. THE SURVEY FOR THIS PROJECT WAS PERFORMED BY MERESTONE CONSULTANTS, INC ON SEPTEMBER 10, 2021 AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY FOR A SUBURBAN CLASSIFICATION SURVEY.
 2. BASIS OF BEARING: NAD '83 (NA 2011, EPOCH 2010).
 3. THE SITE IS LOCATED WITHIN ZONE "X". AREAS OF MINIMAL FLOOD HAZARD AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 1005C0325L LAST REVISED MARCH 2018.
 4. A WETLAND DELINEATION WAS PERFORMED BY COASTAL & ESTUARINE RESEARCH, INC ON SEPTEMBER 10, 2021.
 5. THE 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.
 6. COPYRIGHT © 2021 MERESTONE CONSULTANTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPIING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF MERESTONE CONSULTANTS, INC. COPIES OF THIS PLAN WITHOUT COLORED INK SIGNATURE AND A RAISED IMPRESSION SEAL ARE NOT VALID.

SHEET INDEX:

PRELIMINARY SITE PLAN COVER PAGE	SHEET NO. SP-1
WETLAND DELINEATION & EXISTING CONDITIONS PLAN	SHEET NO. SU-1
PRELIMINARY SITE PLAN	SHEET NO. SP-2

WETLANDS DELINEATION & EXISTING CONDITIONS PLAN
FOR PROPERTY KNOWN AS:
"THE VILLAS AT SILVER OAKS"
ALSO KNOWN AS:
SILVER OAKS TRAILER PARK
PREPARED FOR:
CHARLES E. TURNER, JR.
SITUATE IN:
INDIAN RIVER HUNDRED * SUSSEX COUNTY
STATE OF DELAWARE
TAX PARCEL # 135-11.00-65.00
SCALE: 1"=50'

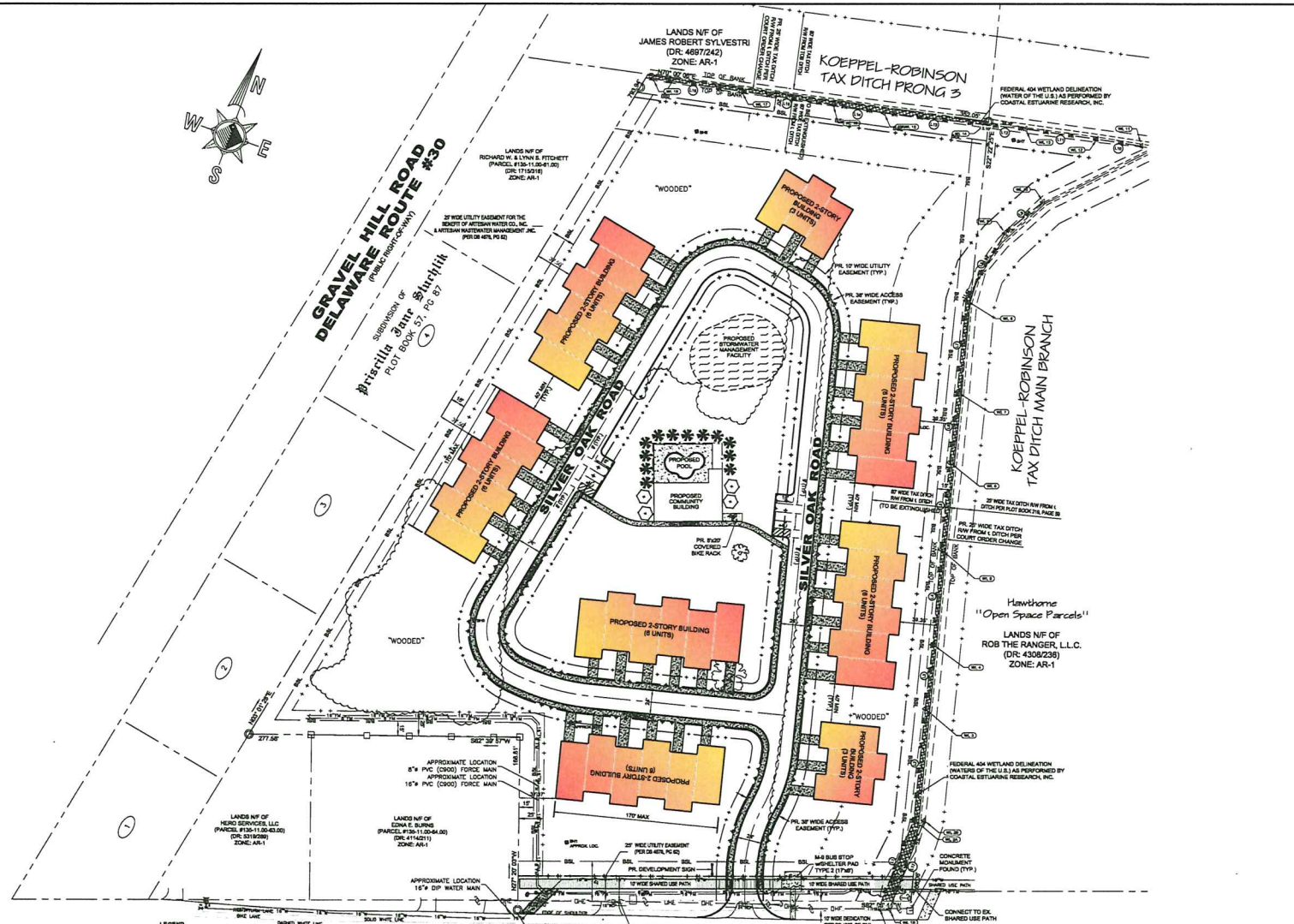


<p>MERESTONE CONSULTANTS, INC. ENGINEERS - PLANNERS - SURVEYORS</p>		3275 WEST WOODMILL DRIVE 350TH CROSSING AVENUE, UNIT 1 UNIT 38 FIVE POINTS SQUARE WILMINGTON, DE 19808 LEWES, DE 19866 PH 302-952-7900 PH 302-226-6800	
		DATE: 13 SEPTEMBER 2021 SHEET#: SU-1 PLAN # 19044R-0307S	

MERESTONE CONSULTANTS, INC. 130-11.00-65-00 (SU-1) 10/11/2021



**GRAVEL HILL ROAD
DELAWARE ROUTE #30**
SUBDIVISION OF
Pittsburgh Centre Structures
PLOT BOOK D, PG. 87



LEGEND

PROPERTY LINE	---	BSL	BSL
BUILDING TRACK LINE	---	BSL	BSL
EASEMENT LINE	---	BSL	BSL
CENTERLINE	---	BSL	BSL
TRISLINE	---	BSL	BSL
WETLAND BOUNDARY	---	BSL	BSL
POWER MAIN	---	BSL	BSL
WATER MAIN	---	BSL	BSL
ELECTRIC	---	BSL	BSL
WETLAND DELINEATION LINE	---	BSL	BSL
WETLAND WITHIN PARCEL	---	BSL	BSL
IRON PIPE FOUND	○	BSL	BSL
CONCRETE MONUMENT FOUND	□	BSL	BSL

**LEWES-GEORGETOWN HIGHWAY
U.S. ROUTE #9**
(OTHER PRINCIPAL ARTERIALS)

ENGINEER'S CERTIFICATION
I, ROGER A. GROSS, P.E. HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, AND THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

ROGER A. GROSS, P.E.
MERESTONE CONSULTANTS, INC.
33518 CROSSING AVENUE, UNIT 1
FIVE POINTS SQUARE
LEWES, DELAWARE 19958
(302) 226-5880

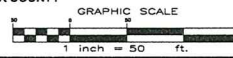
DATE:

SHEET INDEX:

PRELIMINARY SITE PLAN COVER PAGE	SHEET NO. SP-1
WETLAND DELINEATION & EXISTING CONDITIONS PLAN	SHEET NO. SU-1
PRELIMINARY SITE PLAN	SHEET NO. SP-2

**PRELIMINARY SITE PLAN
MEDIUM DENSITY RESIDENTIAL DEVELOPMENT**

FOR PROPERTY KNOWN AS:
"THE VILLAS AT SILVER OAKS"
ALSO KNOWN AS:
SILVER OAKS TRAILER PARK
PREPARED FOR:
CHARLES E. TURNER, JR.
SITUATE IN:
**GEORGETOWN HUNDRED * SUSSEX COUNTY
STATE OF DELAWARE**
SCALE: 1" = 50'



**MERESTONE
CONSULTANTS, INC.**
ENGINEERS - PLANNERS - SURVEYORS

DATE	REVISION	CHKD.	DRAWN BY: RAG	DATE: 19 OCTOBER 2021	SHEET#: SP-2
			5215 WEST WOODMILL DRIVE UNIT 38 WILMINGTON, DE 19808 PH: 302-662-7900	35518 CROSSING AVENUE, UNIT 1 FIVE POINTS SQUARE LEWES, DE 19958 PH: 302-226-5880	

EXHIBIT A

Property and Deed Information

Property Information

Property Location:

Unit:
 City:
 State:
 Zip:

Class: COM-Commercial
 Use Code (LUC): PK-MH PARK
 Town: 00-None
 Tax District: 135 - GEORGETOWN
 School District: 1 - INDIAN RIVER
 Fire District: 77-Georgetown
 Deeded Acres: 9.8900
 Frontage: 0
 Depth: .000
 Irr Lot:
 Plot Book Page: /PB

100% Land Value: \$38,000
 100% Improvement Value: \$34,000
 100% Total Value: \$72,000

Legal

Legal Description: SILVER OAK

Owners

Owner	Co-owner	Address	City	State	Zip
TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966

Sales

Sale Date	Book/Page	Sale Price	Stamp Value	Parcels Sold	Grantee/Buyer
06/10/2003	4003/149	\$175,000.00	\$2,625.00	2	

Owner History

Tax Year:	Owner:	Co-owner	Address:	City:	State:	Zip:	Deed Book/Page:
2022	TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966	4003/149
2021	TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966	4003/149
2020	TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966	4003/149
2019	TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966	4003/149
2018	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2017	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2016	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2013	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2012	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2004	SILVER OAKS TRAILER PARK LLC		34822 BOATHOUSE LN	LEWES	DE	19958	2963/146
2003	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	2846/180
2002	MCCABE MILTON R		30593 BEAVER DAM BRANCH	LAUREL	DE	19956	377/140
1900	MCCABE MILTON A					0	0/0

Land

Line	Class	Land Use Code	Act Front	Depth	Calculated Acres	Ag
1	COM	PK	0	0	9.8900	

Land Summary

Line	1
100% Land Value	38,000

100% Values

100% Land Value	100% Improv Value	100% Total Value
\$38,000	\$34,000	\$72,000

50% Values

50% Land Value	50% Improv Value	50% Total Value
\$19,000	\$17,000	\$36,000

Permit Details

Permit Date:	Permit #:	Amount:	Note 1
11-JUL-1996	26745-1	\$2,400	SIGN/SCH.BUS SHELTER-SILVER OAK T.P.
27-NOV-1984	26745-2	\$5,000	RMV-REMOVED FROM PARK

18268

BK: 4003 PG: 149

PARCEL NO. 1-35 11.00 65.00
PREPARED BY: RICHARD F. RAGO, ESQUIRE
RETURN TO: 1401 PENNSYLVANIA AVENUE
SUITE 101, WILM, DE 19806

THIS DEED, MADE THIS 21st 2012 May, in the year of our Lord two thousand twelve.

BETWEEN, SILVER OAKS TRAILER PARK, LLC., a Delaware Limited Liability Company, of 34822 Boathouse Lane, Lewes, Delaware 19958, party of the first part,

-AND-

CHARLES E. TURNER, JR., of 34822 Boathouse Lane, Lewes, Delaware 19958, party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND 00/100-----(\$10.00)----lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said party of the second part,

ALL that certain tract, piece or parcel of land situate in Georgetown Hundred, Sussex County, Delaware, by and on the State Highway leading from Georgetown to Lewes, adjoining lands of now or formerly of Charles Bell, lands now or formerly of Gustay H. Koeppel, Frank Holson and Julian Townsend and more particularly described as follows, to wit:

NO TITLE SEARCH REQUESTED OR PERFORMED

5

mw

BEGINNING at an iron stob on the North side of said road, corner for lands now or formerly of Charles Bell; thence North 11 degrees East 1008 feet to a pipe in the center of a ditch; thence with the same North 76 ½ degrees East 339 feet to Townsend's line; thence with the same 10 ½ feet to said road; thence with the same South 75 degrees West to the place of beginning, containing ten (10) acres, with all improvements thereon.

EXCEPTING that portion of said tract, piece or parcel of land which was conveyed by deed dated the 28th day of June, 1956 to Ruth A. Harris and Floyd W. Harris and recorded in the Office of the Recorder of Deeds, in and for Sussex County, on the 29th day of June 1956 in Deed Record Vol. 462, Page 104; and;

EXCEPTING that part of said tract, piece or parcel of land which was conveyed by deed dated the 14th day of September, 1954 to Samuel H. Burns and Melvina B. Burns his wife, and recorded in the Office for the Recording of Deeds, in and for Sussex County, on the 14th day of September, 1954 in Deed Record Vol. 437, Page 398.

AND BEING MORE PARTICULARLY DESCRIBED BY A MORE RECENT LEGAL DESCRIPTION PREPARED BY COAST SURVEY, INC., LAND SURVEYING AND PLANNING, AS FOLLOWS TO-WIT:

BEGINNING at a concrete monument found on the northerly right-of-way line of Route #9 (60' wide) a corner for this parcel and lands now or formerly of "Townsend, Inc." and being located 935' +/- easterly from the right-of-way of Route #30; thence with Route #9, S 70 degrees, 05 minutes, 16 seconds W, 402.13' to an iron pipe set, a corner for this parcel and lands now or formerly of Edna E. Burns; thence leaving Route #9 and with said Burns, N 19 degrees, 21 minutes, 31 seconds W, 178.81' to a concrete monument found; thence turning and with said Burns and lands now or formerly of Betty Harris, S 70 degrees, 38 minutes, 29 seconds W, 277.58' (passing over a concrete monument found at 214.28') to an iron pipe set, a corner for this parcel, said Harris and along the line of Lot #2 of the "Priscilla Jane Stuchlik" Subdivision; thence turning and with Lot #2, in part, and Lots #3 & #4 and lands now or

formerly of Richard and Lynn Fitchett, N 11 degrees, 00 minutes, 00 seconds E, 793.94' (passing over iron pipes found at 143.97', 343.99' a concrete monument found at 543.74' and an iron pipe found at 778.19') to a point in a 15' wide ditch, a corner for this parcel, said Fitchett and along lands now or formerly of James Sylvestri; thence turning and with said ditch and said Sylvestri, N 77 degrees, 58 minutes 38 seconds E, 352.05' to a 3" galvanized pipe 3' tall with iron pin in center found, a corner for this parcel, said Sylvestri and along lands of said "Townsend's"; thence turning and with said "Townsend's" and with another 15' wide ditch, in part, S 14 degrees, 23 minutes, 52 seconds E, 818.11' to the point of beginning containing 9.7216 acres.

SUBJECT to Tax Ditch maintenance easements along said ditches.

BEING a part of the lands and premises granted and conveyed unto Silver Oaks Trailer Park, LLC., by Deed of Charles E. Turner, Jr., dated April 3, 2004 and of record in the Office of the Recorder of Deeds in and for Sussex County, in Georgetown, Delaware in Deed Book 02963, Page 146. The said Silver Oaks Trailer Park, LLC a Limited Liability Company has dissolved, liquidated and been terminated and pursuant to the Limited Liability Company Agreement dated October 16, 2003 the interest in this company revert to the sole member of the company he being Charles E. Turner, Jr., party of the first part hereto.

PARCEL NO. 1-35 11.00 65.00

GRANTEE'S ADDRESS:

34822 Boathouse Lane
Lewes, DE 19958

RECEIVED

MAY 29 2012

**ASSESSMENT DIVISION
OF SUSSEX COUNTY**

IN WITNESS WHEREOF, Declarant, by its managing member has caused this Declaration to be duly executed under seal as of the day and year first above written.

WITNESS:

DECLARANT:

SILVER OAKS TRAILER PARK, LLC.
a Delaware Limited Liability Company

County		.00
State		.00
Town	Total	.00
Received: Sue D May 29, 2012		

STATE OF DELAWARE :
: ss.
SUSSEX COUNTY :

BE IT REMEMBERED, that on this *29th* day of May in the year of our Lord two thousand twelve personally appeared before me, *Charles Turner Jr* Managing Member of SILVER OAKS TRAILER PARK, LLC., a Delaware Limited Liability Company known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said limited liability company.

GIVEN under my Hand and Seal of office, the day and year aforesaid.

NOTARY PUBLIC
PRINT NAME:
COMMISSION EXPIRES:
RICHARD F. RAGO
ATTORNEY AT LAW
29 DEL. C. § 4323
NOTARIAL OFFICER

Recorder of Deeds
Scott Dailey
May 29, 2012 09:32A
Sussex County
Doc. Surcharge Paid

EXHIBIT B
Land Use History

TAX Map 135-11.00-65.00 PARK

To All Mobile Home Parks or Courts:

It is necessary that the Planning and Zoning Commission have the following information prior to the adoption of the Comprehensive Zoning Ordinance for Sussex County:

NAME OF TRAILER COURT OR PARK Silver Oak Trailer Park
 LOCATION N/S 18 1000' E of 30. Gravel Hill
 ELECTION HUNDRED Georgetown
 NAME IN WHICH DEED IS RECORDED Milton McCabe
 MAILING ADDRESS Georgetown Del.
 NUMBER OF ACRES 2.4 acres
 NUMBER OF LOTS 38
 NUMBER OF LOTS NOW OCCUPIED 21
 SIZE OF LOTS 9 lots 40' x 67.2' 14 lots 32' x 70'
 PLOT OF PARK (Acres or Square Feet) ~~2.4 acres~~
 PLOT OF ADJACENT PROPERTY UNDER SAME OWNERSHIP FOR FUTURE EXPANSION
 DATE PARK WAS ESTABLISHED ~~1966~~ April 6, 1966

Zoning Inspector Roland Desrosiers
1/7/70

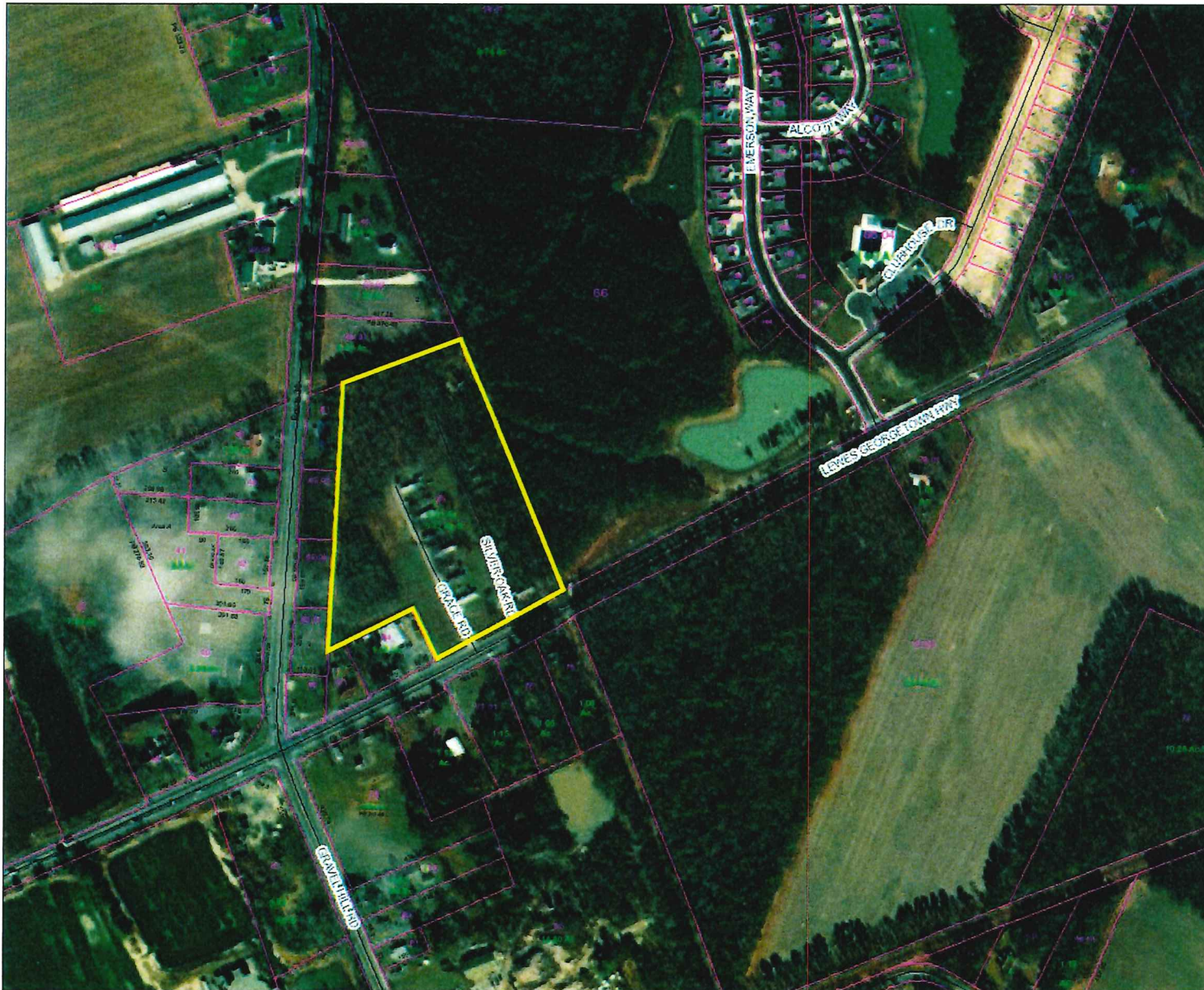
Application For Extension of P Parks
Board of Adjustment # 116 - approved 1-12-70
Extend Park adding 8 additional spaces 40' x 70'

EXHIBIT C

Sussex County Aerial Maps



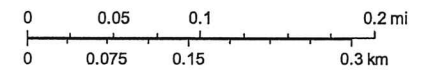
Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	N/A
Land Code	

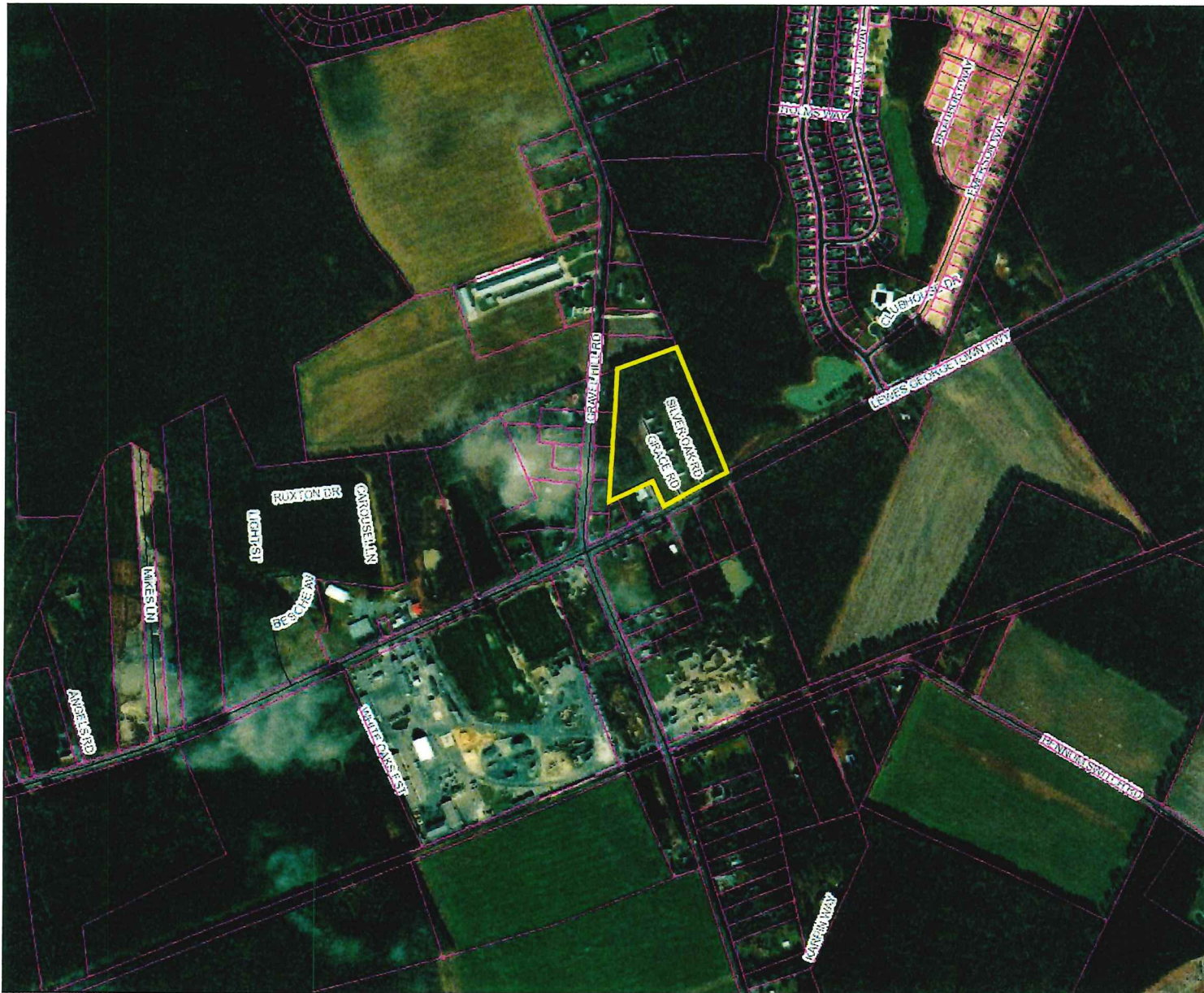
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 - Override 1
- Tax Parcels
- Streets
- County Boundaries

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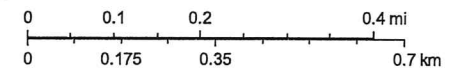
Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

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

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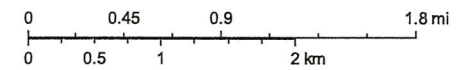
Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

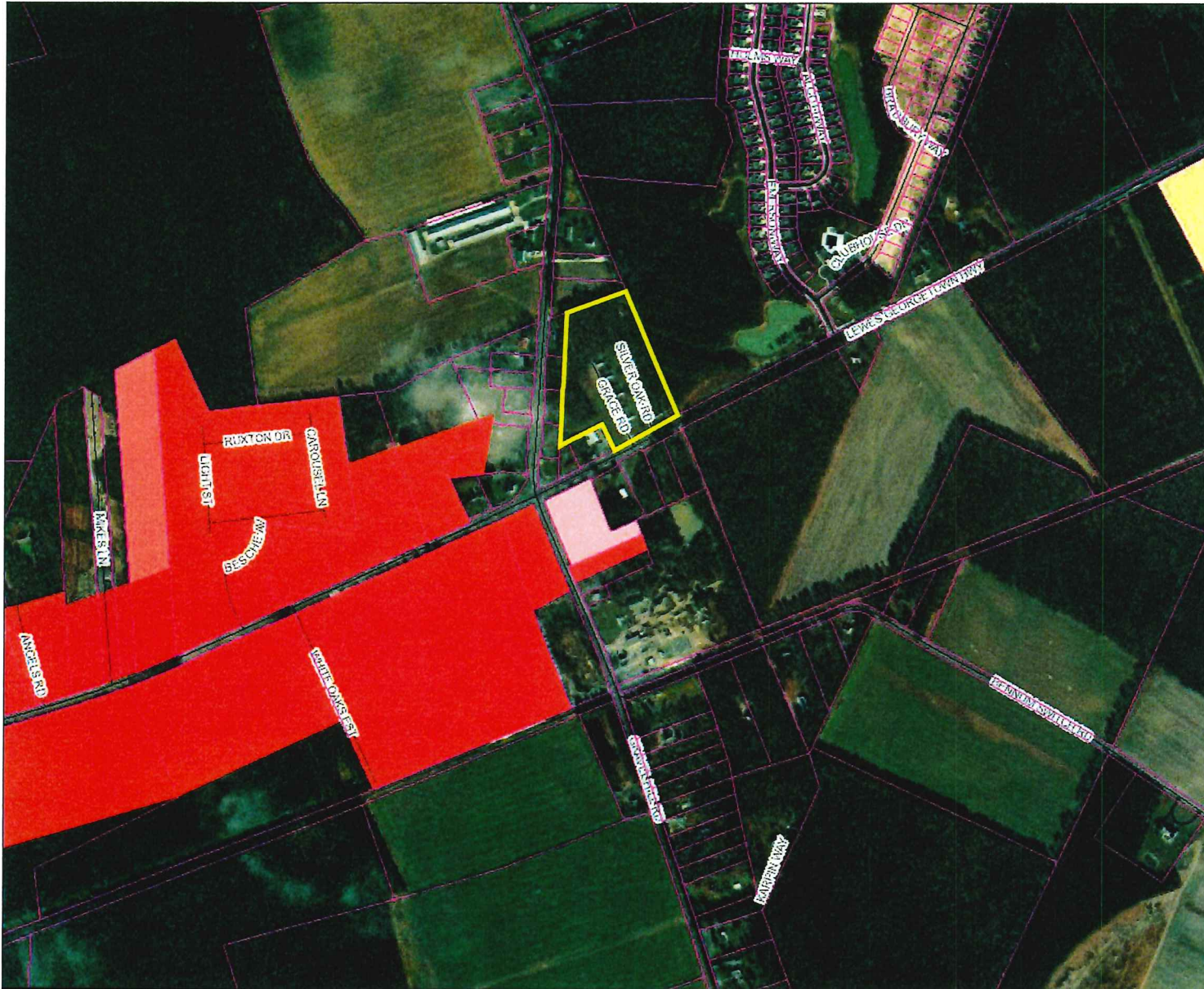
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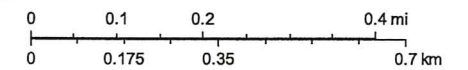
Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

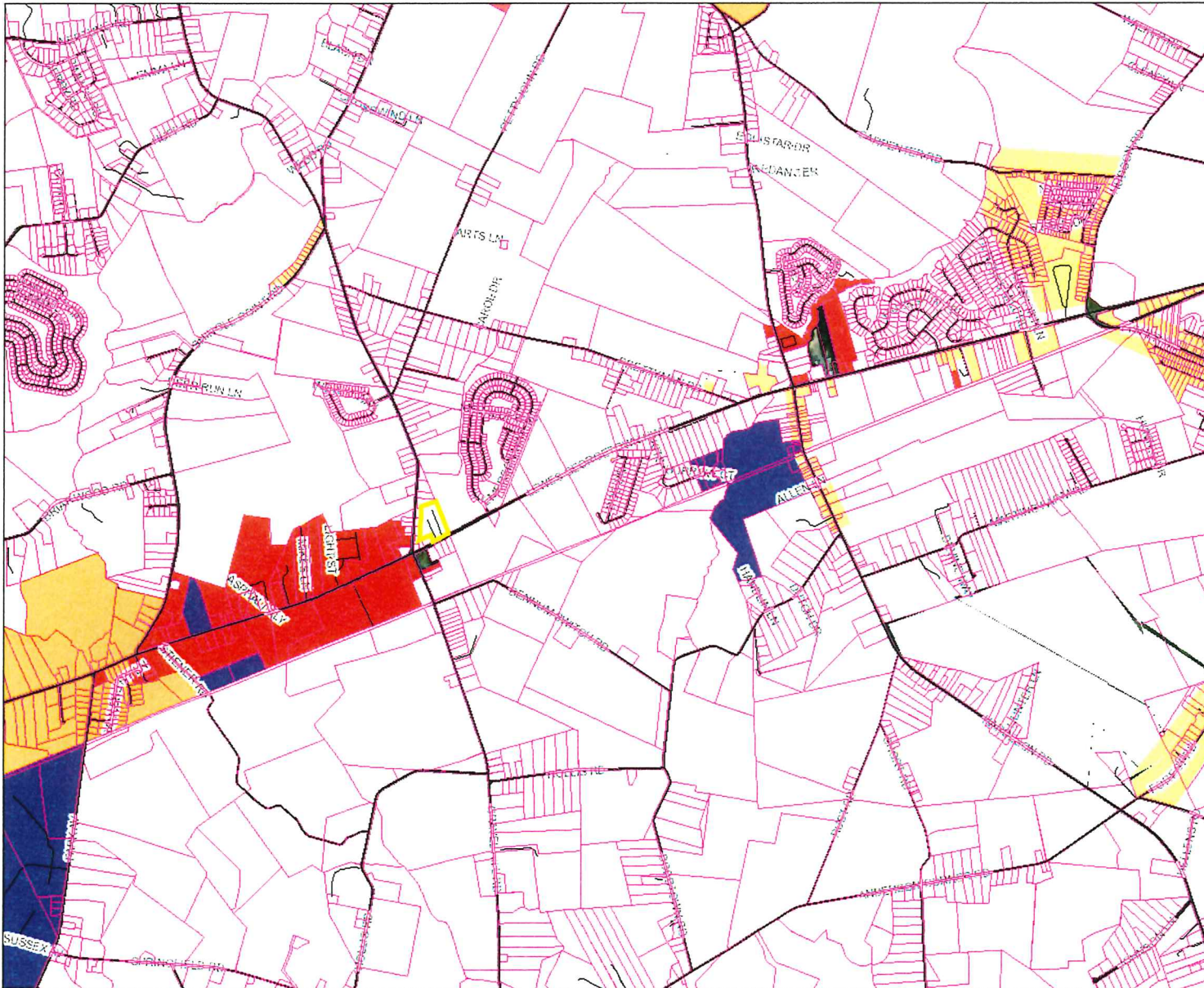
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- Override 1
- Tax Parcels
- Streets

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Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
 - Tax Parcels
 - Streets
 - County Boundaries
- 2019 Future Land Use**
- Low Density
 - Coastal Area
 - Commercial
 - Developing Area
 - Existing Development Area
 - Industrial
 - Municipalities
 - Town Center

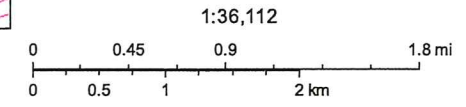


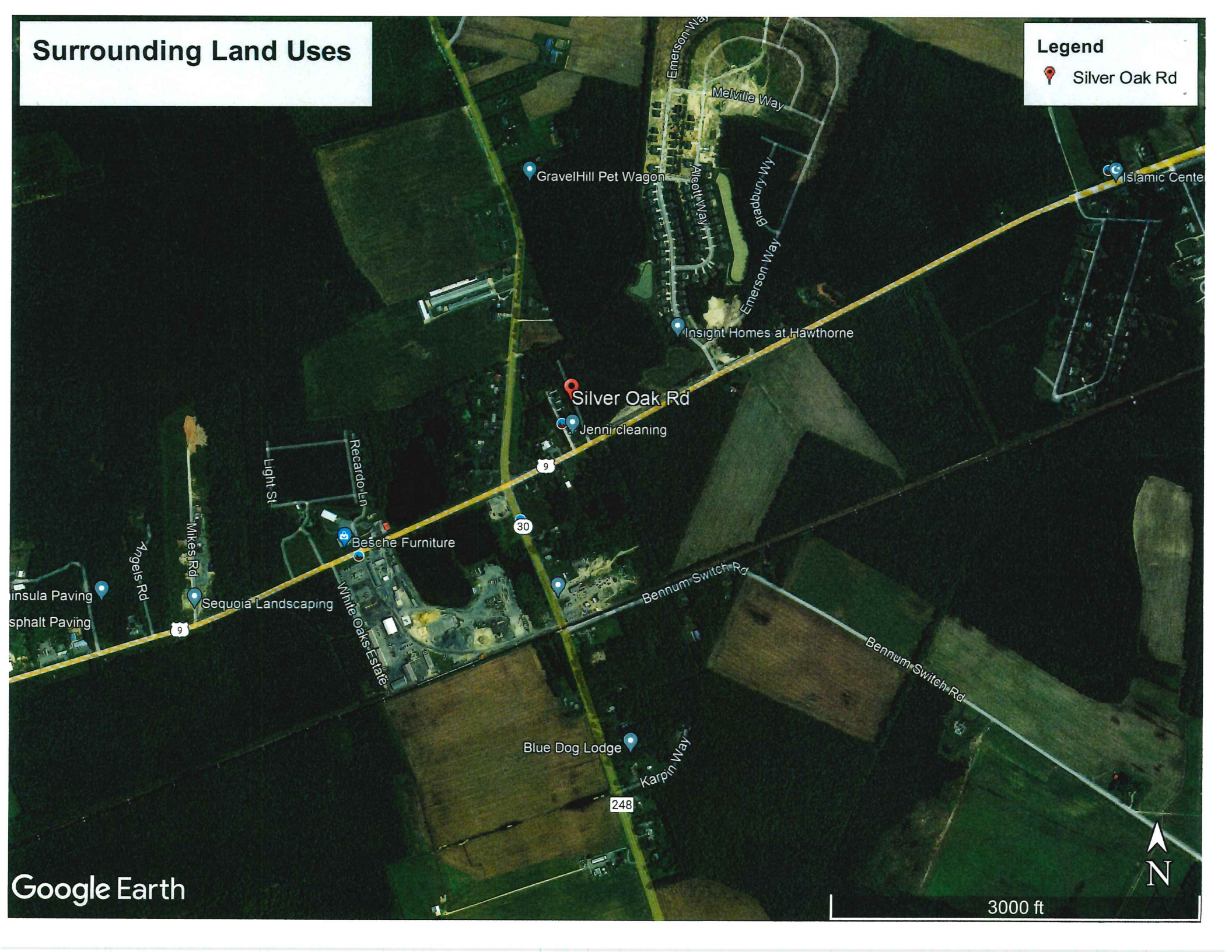
EXHIBIT D

Surrounding Land Use Aerial Map

Surrounding Land Uses

Legend

 Silver Oak Rd



GravelHill Pet Wagon

Insight Homes at Hawthorne

Silver Oak Rd

Jenni cleaning

Besche Furniture

Blue Dog Lodge



EXHIBIT E
Sussex County
Future Land Use Map

Figure 4.5-1 Sussex County 2045 Future Land Use

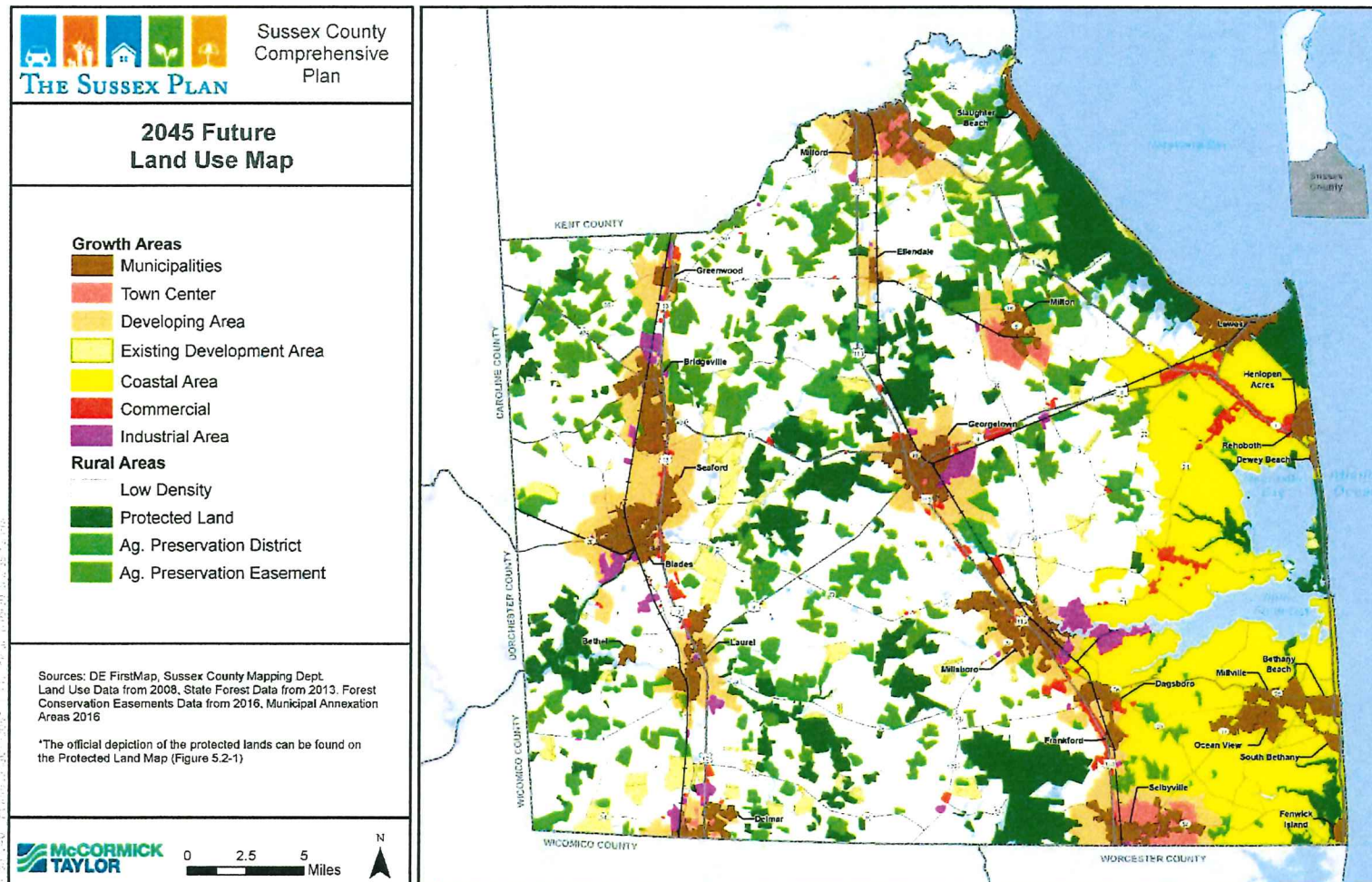


EXHIBIT F
Agency Correspondence



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

NICOLE MAJESKI
SECRETARY

February 22, 2021

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Charles E Turner Jr.** proposed land use application, which we received on February 19, 2021. This application is for an approximately 8.31- acre parcel (Tax Parcel: 135-11.00-65.00). The subject land is located north of Lewes-Georgetown Highway (US Route 9), about 0.13 mi to the east from the intersection with Gravel Hill Road (SR 30). The subject land is currently zoned AR-1 (Agriculture Residential) with a proposed zoning of MR (Medium-Density Residential District) and the applicant seeks a conditional use approval to build 40 multifamily units.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Lewes-Georgetown Highway (US Route 9), from Steiner Road (Sussex Road 320) to Harbeson Road (SR 5), is 16,128 vehicles per day.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be **negligible** in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as negligible with regard to warranting a TIS does not mean that it is negligible in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.




Mr. Jamie Whitehouse

Page 2 of 2

February 22, 2021

Please contact Ms. Annamaria Furmato, at (302) 760-2710, if you have questions concerning this correspondence.

Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:afm

Enclosure

cc: Charles E Turner Jr, Applicant
Russell Warrington, Sussex County Planning & Zoning
Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Todd Sammons, Assistant Director, Development Coordination
Scott Rust, South District Public Works Manager, Maintenance & Operations
Steve McCabe, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination
Annamaria Furmato, Project Engineer, Development Coordination



STATE OF DELAWARE
**DEPARTMENT OF NATURAL RESOURCES AND
ENVIRONMENTAL CONTROL**
DIVISION OF WATERSHED STEWARDSHIP
21309 BERLIN RD
UNIT #6
GEORGETOWN, DE 19947

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

DRAINAGE PROGRAM

November 3, 2021

Roger A. Gross, P.E.
Merestone Consultants, Inc.
33516 Crossing Avenue, Unit 1
Lewes, DE 19958

RE: Parcel # 135-11.00-65.00, Silver Oaks Trailer Park

The Delaware Department of Natural Resources and Environmental Control (DNREC), Drainage Program has reviewed the plans submitted by Merestone Consultants, Inc. for the above noted property within the Koeppel-Robinson Tax Ditch Watershed.

The Drainage Program has performed a preliminary review and requests additional information or has concerns regarding the above noted project as follows:

- Please correct the depiction and labeling of Koeppel-Robinson Tax Ditch Main and Prong rights-of-way, including on adjacent properties. According to Court Order Change #6, the 25' wide rights-of-way are measured from the top of constructed ditch bank (TOB), not the ditch centerline.
- Show Prong 2 and any associated rights-of-way on the plan.
- A Court Order Change (COC) will be required for this project. A COC will not be processed until DNREC Drainage Program has received the final approved sediment and stormwater plan set from Sussex Conservation District. After the COC is complete a Letter of No Objection (LONO) will be issued for the project. The following are the requested changes we have noted:
 - Reduce the right-of-way to 25 ft top of bank (TOB) on the Main on the noted parcel. Please note, 25' measured from TOB is the minimum permissible right-of-way width.
 - Based on your current plans we do not see the need to reduce the right-of-way on Prong 3.

- We encourage any tax ditch channels and/or rights-of-way located on the parcel(s) to be considered for community and/or open space to minimize risk of tax ditch damages and obstructions.
- A stipulation of the COC will be that existing Tax Ditches on the property are to be surveyed and compared to Tax Ditch design drawings for effective function. The channels should be cleared or excavated prior to the construction of the project if needed. Please contact the DNREC Drainage Program for tax ditch asbuilt information.
- The integrity of the tax ditch channel, bank, and right-of-way (ROW) access cannot be compromised by any proposed activities, and the right-of-way must remain traversable for large maintenance equipment and/or disposal of soil or debris.

If you are a consultant working on behalf of a landowner, it is your responsibility to pass on this information to the landowner.

This letter does NOT constitute approval on behalf of the tax ditch. A response is needed to this letter that addresses these questions/concerns in order to proceed with a Letter of No Objection or a Court Order Change. Additionally, the Drainage Program will need confirmation from the Sussex Conservation District (SCD) that they have also received the revised plans before we can proceed with our approval.

Sincerely,

Bob Schwade

Robert Schwade PE
Drainage Program Engineering Program Manager

cc: Brittany Haywood, DNREC Drainage Program



OVER 100 YEARS OF SUPERIOR SERVICE

Artesian Water Company ▲ Artesian Wastewater Management ▲ Artesian Utility Development ▲ Artesian Water Pennsylvania
Artesian Water Maryland ▲ Artesian Wastewater Maryland ▲ Artesian Consulting Engineers

January 27, 2016

Mr. Charles Turner, Jr.

34822 Boat House Lane

Lewes, DE 19958

RE: Silver Oak Trailer Park (Tax Map & parcel #135-11.00-65.00)

Mr. Turner:

With reference to your request concerning water and wastewater service to the Silver Oak Trailer Park Property, located on State Route 9, Broadkill Hundred, Sussex County, DE, please be advised as follows:

The proposed project consisting of 9.7 acres accommodating forty-six (46) mobile homes or a multi-family/townhouse community of one-hundred sixteen (116) units. This project is located in an Artesian Wastewater Management, Inc.'s existing wastewater service area and an Artesian Water existing water district. Both CPCNs for this property have been recorded with the Public Service Commission (PSC).

You will be responsible for the cost of a water main extension from the neighboring Hawthorne Project along Route 9 to your project. Other projects in the area, if any, may share in the cost of this water main. You may be required to fund fire protection improvements for the multi-family/townhouse community concept. Artesian Water will do an improvements study based on project requirements for fire protection.

Capacity in the planned regional wastewater transmission facilities and existing treatment and disposal facilities will be reserved for this project for a period of one (1) year from the date of this letter unless you request an extension.

Based on current conditions and projections of growth within the Company's service area, Artesian is **willing and able** to provide the required water and wastewater service to this project pending receipt of all required permits. The water and wastewater service will meet all applicable State of Delaware, DNREC and Sussex County standards.

If you have any questions, please do not hesitate to contact us.

Yours very truly,

Rodney L. Wyatt

Director of Operational Compliance

ARTESIAN RESOURCES CORPORATION

664 Churchmans Road, Newark, Delaware 19702, P.O. Box 15004 Wilmington, Delaware 19850 Phone: (302) 453-6900 Fax: (302) 453-6957
P.O. Box 177 Harbeson, Delaware 19951 Phone: (302) 684-2527 Fax: (302) 684-5164
28522 Lewes-Georgetown Highway, Unit 4, Milton, Delaware 19963
email: artesian@artesianwater.com Website: artesianwater.com



Division of Watershed Stewardship
Drainage Program
21309 Berlin Rd., Unit 6
Georgetown, DE 19947

Tax Ditch Land Development Project Review Request Form

Project Name: Silver Oaks Trailer Park

Attach Site Plan of proposed request(s) and include all structures, easements, setbacks, etc. that make your proposal as requested necessary. Include and label existing tax ditch channel and rights-of-way for comparison.

Check out de.gov/taxditchmap to view tax ditch channels and rights-of-way from any web browser. To download the tax ditch GIS Feature Service layer to your own application, visit Delaware FirstMap. Don't forget to label all tax ditch features in all your plans!

Project Representative/Consultant Information:

Name(s): Roger A. Gross, P.E.
Company: Merestone Consultants, Inc.
Title(s): Professional Engineer
Phone Number(s): 302-226-5880
Email(s): roger.gross@merestoneconsultants.com

Owner(s) Contact Information:

Name: Charles E. Turner, Jr.
Phone Number: 302-632-2771
Email: cetelt@msn.com

Authorized Signer(s) Contact Information (when applicable):

Name: Charles E. Turner, Jr.
Title: Owner
Phone Number: 302-632-2771
Email: cetelt@msn.com

For Internal Use Only

Date Received: _____
Tracking #: _____



Division of Watershed Stewardship
 Drainage Program
 21309 Berlin Rd., Unit 6
 Georgetown, DE 19947

Property Information:

Tax Parcel(s) Affected: 135-11.00-65.00
 Tax Ditch Organization(s) Affected: Koeppel-Robinson

Request(s) of / Proposed Impact(s) to Tax Ditch System (Check all that apply):

<input checked="" type="checkbox"/>	Outfall/Discharge into Tax Ditch Channel(s)
<input type="checkbox"/>	Pipe Crossing/Entrances in Tax Ditch Channel(s)
<input type="checkbox"/>	Relocate/Eliminate Tax Ditch Channel(s)
<input checked="" type="checkbox"/>	Reduce/Increase Tax Ditch Rights-of-Way
<input type="checkbox"/>	Change Tax Ditch Watershed Boundary
<input type="checkbox"/>	Alteration of Existing Tax Ditch Channel(s)
<input type="checkbox"/>	Utility Crossing in Tax Ditch Channel
<input type="checkbox"/>	Other Explain:

Based on the options selected above, additional information may be requested.

Please specify Tax Ditch Channel(s) affected, existing and requested tax ditch rights-of-way extents whenever applicable, using the space below. (REQUIRED)

The Koeppel-Robinson main Branch and Prong #3 will be affected by this request. The proposal is to reduce the rights-of-way from 80 feet to 25 feet for the main branch and from 60 feet to 25 feet for prong #3 t from centerline of the ditch.

Submit all forms to the DNREC Drainage Program
 Via email: DNREC_drainage@delaware.gov
 Subject Line: Tax Ditch- Land Development Request

For questions about this form please call the Tax Ditch Program at 302-855-1930.

For Internal Use Only

Date Received: _____
 Tracking #: _____



Tax Ditch Change Request Form

Please visit de.gov/taxditchmap to view current tax ditch right-of-ways or de.gov/taxditchrow to receive a formal letter containing ROW information. Tax ditch change requests are processed on a first-come, first-serve basis and require approval of tax ditch officers, signatures of all current landowners affected and the DNREC Division of Watershed Stewardship Director. This process takes time.

Tax Ditch ROWs are used to access the ditch for maintenance and for the deposition and spread of sediments or debris from the channel, as such they should remain free of any permanent structures. **Request form should be submitted to Heather.Hitchens@delaware.gov.**

Tax Ditch Organization Name: Koeppel-Robinson

County New Castle Kent Sussex

Parcel #(s), Ex:000-00.00-00.00: 135-11.00-65.00

If ROW request is under 50ft top of ditch bank (TOB), site plans are required. Are they attached? Yes N/A

What is the reason for this tax ditch change request?

The Owner wishes to develop his land in accordance with applicable Sussex County requirements. A reduction in the rights-of-way will allow flexibility in the land development process while still maintaining enough room for maintenance purposes.

Current Landowner Name(s): Charles E. Turner, Jr.

Email Address: cetelt@msn.com Phone Number: 302-632-2771

Mailing Address: 29762 Oliver Wolcott Drive

City, State: Millsboro Zip Code: 19966

Are you making this request on behalf of the landowner? Choose One (Yes / No)
 If so, please fill out the below information

Engineering/Consulting Firm: Merestone Consultants, Inc.

Eng./Consult. Contact Name(s): Roger A Gross, P.E.

Eng./Consult. Email(s): roger.gross@merestoneconsultants.com

Eng./Consult. Phone Number: 302-226-5880

For Office Use Only:

Minimum existing ROW in area, please include whether 1-sided ROW or 2:

Any existing structures in ROW? Yes No Are they grandfathered in (constructed pre-2008?) Yes No

DNREC Drainage Program



Preliminary Land Use Service

Application Form
Submitted Time:
November 8, 2022 9:17 AM

PLUS ID: 2022-12-01 (DRAFT)

State Strategy Level:

PLUS Application Type - Rezoning and Site Plan Review

Title: Silver Oak Villas

County: Sussex County

Municipality: Unincorporated

Description of PLUS project/plan:

Proposed 42 multi-family dwellings

Section I: Project Location

How many parcels are involved in this project?

One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 135-11.00-65.00

Project Location: Lewes-Georgetown Highway, East of Gravel Hill Road

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

Charles E. Turner, Jr.
29762 Oliver Wolcott Drive
Millsboro, DE 19966
Phone: (302) 632-2771
Email: cetelt@msn.com
Fax:

Equitable Owner/Developer Contact Information

Is there an Equitable Owner/Developer for this project? No

Phone: () -

Email:
Fax: () -

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? **Yes**
Merestone Consultants, Inc.
Roger A. Gross
Phone: (302) 226-5880
Email: roger.gross@merestoneconsultants.com
Fax: (302) 992-7911

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **9.6269**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **AR-1**
Proposed Zoning for this project: **MR (with Conditional Use)**

Land Use Information

Present Use for this project area: **Trailer Park**
Proposed Use for this project: **Multi-family Dwelling Units**

Residential Development Information

Type of Residential: **Multi-Family *5+ units/bldg**
If mixed residential, what types of residential?

Residential Target Market: **Ownership**

Type of Homeownership: **Entry-level, Market rate**
Total number of Homeownership units: **42**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
		42	

Commercial Development Information

Type of Commercial:
 Type of Industrial:
 Institution Type:
 Total Square footage:

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? **Yes**

If yes, please provide a brief description of the conditional use justification:

MR zoning requires a Conditional Use for multi-family dwelling

Are there any Federal permits, licensing, or funding anticipated for this project?

Yes

If yes, please describe/elaborate

A potential wetlands permit for a stormwater discharge into federal wetlands may be required

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:

Roger A. Gross 302-222-2985

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**

Who is the Water Service Provider: **Other Artesian Water Company, Inc.**

Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**
 Who is the Wastewater Service Provider: **Other Artesian Wastewater Management, Inc.**
 Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
No			

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
Yes

Tidal Wetlands

Are there Tidal Wetlands? **No**
 If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**
 If yes, estimated Acres of Non-Tidal Wetlands: **0.11**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
Yes
 If yes, estimated acres of wetlands impacted: **0.01**

Wetland Delineation

Have the wetlands been delineated? **Yes**
 If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?
No

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
Yes

Stormwater Management Details

List the proposed stormwater management practices for this site:

Extended Detention Basin

Open Space Details

Is there Open Space proposed for this project? **Yes**

Estimated acres of Open Space proposed: **6.4**

What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management**

Please list the "other" type of Open Space:

Will any land from this project be dedicated for community use (e.g. police, fire, school)?

No

Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**

Please provide estimated vehicle trips this project will generate on an average weekday.
244

What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.

Subdivision of Hawthorne

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?

Yes

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?

No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?

Yes

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	Yes
Type existing			Within Right-of-Way
Proposed to add?	Yes	Yes	
Type proposed	Internal, Within Right-of-Way	Within Right-of-Way	

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?

No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.

Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?

No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.

Acknowledge

If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **No**

If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner

Roger Gross

As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge

From: Bulkilvish, Samantha (OMB) <Samantha.Bulkilvish@delaware.gov>
Sent: Wednesday, November 9, 2022 10:11 AM
To: Roger Gross
Subject: PLUS Application 2022-12-01 Silver Oak Villas
Attachments: Owner Signature Page.pdf

The Office of State Planning is in receipt of a PLUS application for your **Rezoning and Site Plan Review**. You have been assigned PLUS number **2022-12-01**.

Your application requires that the following information be submitted through our dropbox.

- a. The results of both the Pre-check (Geoprocessing) and Screening tools from the online application site
- b. Site Plan
- c. Owner Signature Document (Attached)

The link to the drop box is:

<https://www.dropbox.com/request/F2i0D3JNKb8fVhq4ESyO>

The following instructions should be considered when preparing the information to send:

- **ALL** associated **documents** should be saved into **ONE Zip file** (site plan, additional descriptions, Historic and Cultural Review documents that they may already have, Comp Plan documents, Ordinances, or Master Plan documents, etc.)
- Site plans will need to be saved as either .dwg, .dxf, or .pdf
- Use the **PLUS ID as your Zip File name** (ie: 2021-01-01.zip)

Your space on the **December 21** agenda is reserved provided that we receive your supporting documentation via our dropbox by close of business on **December 1**. Please contact us at 302-739-3090 or Plus@delaware.gov if you need assistance with any of the requested documents.



Samantha Bulkilvish, AICP

Planner V

Office of State Planning Coordination

Office: (302) 672-5137 **Email:** Samantha.Bulkilvish@delaware.gov

stateplanning.delaware.gov 122 Martin Luther King Jr. Blvd. South, Dover, DE 19901



Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: Villas at Silver Oak

Project ID (to be completed by OSPC): _____

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

[Handwritten Signature]
Signature of Property Owner

11-14-22
Date

Charles E Turner Jr
Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)





STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF STATE PLANNING COORDINATION

January 23, 2023

Roger A. Gross
Merestone Consultants, Inc.
33516 Crossing Avenue, Unit 1
Lewes, DE 19958

RE: PLUS review – 2022-12-01; Silver Oak Villas

Dear Mr. Gross:

Thank you for meeting with State agency planners on December 21, 2022 to discuss the proposed plans for the Silver Oak Villas. According to the information received, you are seeking review of a site plan for 42 multi-family dwelling units on 9.6269 acres located on Lewes-Georgetown Highway east of Gravel Hill Road. This project also proposes a rezoning to MR with a Conditional Use.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. **The developers will also need to comply with any Federal, State, and local regulations regarding this property. We also note that as Sussex County is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the County.**

Strategies for State Policies and Spending

This project represents a rezoning from AR-1 to MR and a major land development that will result in **42 residential units** in an Investment Level 4 area according to the *2020 Strategies for State Policies and Spending*. This project is also located in a Low Density area on the Sussex County Land Use Map.

Investment Level 4 indicates where State investments will support agricultural preservation, natural resource protection, and the continuation of the rural nature of these areas. New development activities and suburban development are not supported in Investment Level 4. These areas are comprised of prime agricultural lands and environmentally sensitive wetlands and wildlife habitats, which should be, and in many cases have been preserved.

The Sussex County Future Land Use map, Figure 4.5-1 in the Sussex County Comprehensive Plan, indicates this parcel as Low Density which is identified as a Rural Area. Chapter 4 of the Sussex County Comprehensive Plan identifies Low Density as “All lands designated in this Plan as Low Density Areas are currently zoned AR-1. Under that zoning designation, single family detached homes are permitted at two homes per acre on lots containing a minimum of half acre if the tract connects to central sewers. Where on-site septic systems are used, single-family detached homes are permitted on minimum 3/4-acre lots. AR-1 zoning regulations also permit an average of two homes per acre where a cluster-style site plan is used, and a portion of the tract is preserved in permanent open space. Using these zoning regulations and additional incentives discussed in the next section of this Future Land Use chapter, Sussex County hopes to retain the rural environment of Low Density Areas and set aside significant open space.”

Based on our review of this plan and the 2018 Sussex Comprehensive Plan, the proposed development is inconsistent with this plan and cannot proceed. For this site plan to be considered the County must propose a comprehensive plan amendment to the Future Land Use Map (Figure 4.5-1) and such amendment must be reviewed through the PLUS process.

Department of Transportation – Contact Stephen Bayer 302-760-4834

In addition to the Office of State Planning’s comments on the rezoning, DelDOT offers the following comments that would apply to the proposed development of the property regarding to the site plan:

- The site access on Lewes Georgetown Highway (US Route 9) must be designed in accordance with DelDOT’s Development Coordination Manual, which is available at <http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes>.
- Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017.
- Each segment of State maintained road is assigned a Functional Classification in accordance with the States Functional Classification Map. Definitions of these classifications are found in Sections 1.6.4 to 1.6.8 of the Manual. The existing design of the road is not required to meet the design standards of the functional classification at the time the classification is assigned. All access designs shall meet the standards set forth in the Manual for the assigned functional class of the frontage road and/or affected segment of road. The developer is responsible for improving the segment of road along their site’s frontage to meet the design standards of the road’s functional class.

- Section 3.5.4.2 of the Manual addresses requirements for Shared Use Paths (SUP) and sidewalks. For projects in Level 3 and 4 Investment Areas, installation of paths or sidewalks along the frontage on State-maintained roads is required where there is an existing path with which to connect. DelDOT anticipates requiring the developer to provide a Shared Use Path along their frontage to connect to the existing path to the east of the site.
- Section 3.5.4.4 of the Manual addresses accessways, paved pathways connecting a sidewalk or path along a road frontage to an internal sidewalk or path.
- Referring to Section 3.5.5 of the Manual, existing and proposed transit stops and associated facilities as required by the Delaware Transit Corporation (DTC) or DelDOT shall be shown on the Record Plan. DTC anticipates requiring a Type 2 shelter pad 17x8, placed at least 50 feet away from the far side of the entrance.
- Because the proposed development is to be constructed in proximity to a road with a functional classification of principal arterial, specifically US Route 9, the developer will be required to perform a noise analysis in accordance with DelDOT's Noise Policy, found in Section 3.6 of the Manual and may be required to provide noise abatement for residents based on that analysis.
- In accordance with Section 3.8 of the Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along US Route 9.
- In accordance with Section 5.2.9 of the Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at <http://www.deldot.gov/Business/subdivisions/index.shtml>.
- In accordance with Section 5.4 of the Manual, sight distance triangles are required and shall be established in accordance with American Association of State Highway and Transportation Officials (AASHTO) standards. A spreadsheet has been developed to assist with this task. It can be found at <http://www.deldot.gov/Business/subdivisions/index.shtml>.
- In accordance with Section 5.14 of the Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be relocated.

Stormwater Management

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

Requirements:

- A Sediment and Stormwater Plan must be developed, then approved by the appropriate plan review agency prior to any land disturbing activity taking place on the site. For this project, the plan review agency is the Sussex Conservation District.
- Additionally, to address federal requirements, construction activities that exceed 1.0 acre of land disturbance require Construction General Permit coverage through submittal of an electronic Notice of Intent for Stormwater Discharges Associated with Construction Activity. This form must be submitted electronically (<https://apps.dnrec.delaware.gov/enoi/>, select Construction Stormwater General Permit) to the DNREC Division of Watershed Stewardship, along with the \$195 fee.
- Schedule a project application meeting with the appropriate plan review agency prior to moving forward with the stormwater and site design. As part of this process, you must submit a Stormwater Assessment Study.

Plan review agency contact: Sussex Conservation District at (302) 856-2105 or (302) 856-7219.

Website: <https://www.sussexconservation.org/>

General stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921.

E-mail: DNREC.Stormwater@delaware.gov.

Website: <https://dnrec.alpha.delaware.gov/watershed-stewardship/sediment-stormwater/>

Tax Ditches

Prong 3 and the Main Prong of the Koeppel-Robinson Tax Ditch lie on the northern and eastern boundaries of the site. Tax ditches are man-made channels created to move normal water flow off agricultural lands. These channels have associated tax ditch Rights-of-Way (ROW) that are utilized for access as well as sediment and debris disposal during maintenance. Tax ditch ROWs vary by channel size and location. The Prong 3 of the Koeppel-Robinson Tax Ditch has a 60-foot to Centerline (CL) ROW extending into the project boundary and the Main Prong has an 80-foot to CL ROW extending into the project boundary.

Requirements:

- Proposed structures or construction lies within the existing tax ditch ROW. To reduce or change existing tax ditch ROWs, a Court Order Change must be submitted by the DNREC Drainage Program. The associated Land Development Project Review Request form is attached.

Requirements:

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

Contact: DNREC Sediment and Stormwater Program at (302) 739-9921.

E-mail: DNREC.Stormwater@delaware.gov.

Website: <https://dnrec.alpha.delaware.gov/watershed-stewardship/sediment-stormwater/>

Delaware Emergency Management Agency – Contact Phillip Cane 302-659-2325

Proposed Project Parcel Flood Concern

- This parcel is located within an area of **Minimal Flood Concern of 1000 years or greater**.

Parcel Status within County Evacuation Zone Location

- The parcel is not located within a Sussex County Evacuation Zone.

Parcel Status within the 10-mile Emergency Planning Zone (EPZ) for the Salem Nuclear Power Plant

- The parcel is **not** located within the 10-mile EPZ for the Salem Nuclear Power Plant.

Delaware Department of Agriculture – Contact Milton Melendez 302-698-4500

- The proposed development is in an area designated as Level 4 under the Strategies for State Policies and Spending. The consideration of an isolated development of this magnitude, is inconsistent with the methodical comprehensive growth of the area. The Department of Agriculture opposes the proposed development which conflicts with the preferred land uses, making it more difficult for agriculture and forestry to succeed, and increases the cost to the public for services and facilities.
- More importantly, the Department of Agriculture opposes this project because it negatively impacts those land uses that are the backbone of Delaware's resource industries - agriculture, forestry, horticulture - and the related industries they support. Often new residents of developments like this one, with little understanding or appreciation for modern agriculture and forestry, find their own lifestyles in direct conflict with the demands of these industries. Often these conflicts result in compromised health and safety; one example being decreased highway safety with farm equipment and cars competing on rural roads. The crucial economic, environmental, and open space benefits of agriculture and forestry are compromised by such development. We oppose the creation of isolated development areas that are inefficient in terms of the full range of public facilities and services funded with public dollars. Public investments in areas such as this are best directed to agricultural and forestry preservation.

State Historic Preservation Office – Contact Carlton Hall 302-736-7400

- The Delaware SHPO does not recommend development in Level 4 areas.
- There are no known archaeological sites or known National Register listed or eligible properties on the parcel.
- Soils in the project area somewhat well drained and the distance to fresh water is optimal, however, the creek running along the northern side of the project area looks channeled and is unlikely to have been a relict source of freshwater. For these reasons, there is a low-medium potential for precontact archaeological resources.
- Furthermore, a structure associated with a “W. Hancock” is indicated on the Beers Atlas on the west side of Gravel Hill Road. While it is likely that historic structures lined the road on the western side associated with W. Hancock, we have no structures indicated on the eastern side of the road on 19th century maps. The project area is situated along the edge of a historic road, where agricultural support buildings are likely to occur.
- Additionally, early to mid-20th century historic aerials do indicate an agricultural dwelling within the project area. Therefore, the potential for historic resources is moderate.
- While the majority of the project area has seen residential development that would have likely disturbed any intact archaeological resources, the remaining wooded portions in the northern and central portion of the project area have seen minimal disturbance and should be archaeologically tested prior to any ground disturbing activity.
- If any project or development proceeds, the developer should be aware of the Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch.54).

Delaware State Fire Marshall’s Office – Contact Duane Fox 302-739-4394

This document is for information purposes only and does not constitute any type of approval from the Delaware State Fire Marshal’s Office.

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

Fire Protection Water Requirements

- Water distribution system capable of delivering at least 1000 gpm for 1-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers.
- Where a water distribution system is proposed for townhouse type dwelling sites, the infrastructure for fire protection water shall be provided, including the size of water

- Maximum Height of Buildings (including number of stories)
- Name of Water Provider
- Letter from Water Provider approving the system layout
- Townhouse 2-hr separation wall details shall be shown on site plans
- Provide Road Names, even for County Roads.

Recommendations/Additional Information

This section includes a list of site-specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. **These suggestions do not represent State code requirements.** They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped (**but in no way required**) that the applicant will open a dialogue with the relevant agencies to discuss how these suggestions can benefit the project.

Department of Transportation – Contact Stephen Bayer 302-760-4834

- The DelDOT Coastal Corridors Study is evaluating “East-West” movements primarily across the northern portion of Sussex County along Delaware Routes 16 and 404 and US Route 9. Impacts to the local road system are also being examined. The study is collecting and evaluating data on how traffic enters and exits Delaware from Route 404 in Maryland and other points west of the state line and travels to and from the eastern portion of Sussex County. The study is evaluating the amount, time of day, and time of year for various components of “through traffic” (with an origin or destination on either side of the Bay Bridge) and “local traffic” (with an origin or destination primarily within the northern Sussex County study area). When completed, the study will present recommendations for a range of improvements including:
 - short term projects able to be completed within DelDOT’s existing programs within 3-4 years,
 - medium term projects able to be designed and constructed within 5-8 years, and
 - longer term projects likely to take 10 years or more to study, design, and initiate.
 - Any entrances along the identified corridors (Delaware Routes 16 and 404 and US Route 9) may be addressed in the study from this point forward to the final recommendations as they are developed, and may include consolidated entrances, alternative entrances on other roads, or in a service road access model arrangement. DelDOT’s initial findings in conducting the study include a future need to widen US Route 9.
- The applicant should expect a requirement that any substation and/or wastewater facilities will be required to have access from an internal driveway with no direct access to US Route 9.

Stormwater Management

- Where the site and soil conditions allow, integrate runoff reduction techniques including infiltration basins, bioretention (rain gardens), filter strips, and pavers to encourage on-site stormwater infiltration and reduce runoff.
- For improved stormwater management, preserve existing trees, wetlands, and passive open space.

Plan review agency contact: Sussex Conservation District at (302) 856-2105 or (302) 856-7219.

Website: <https://www.sussexconservation.org/>

General stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921.

E-mail: DNREC.Stormwater@delaware.gov.

Website: <https://dnrec.alpha.delaware.gov/watershed-stewardship/sediment-stormwater/>

Tax Ditches

- All existing ditches on the property should be evaluated for function and cleaned, if needed, prior to the construction of the project.
- Environmental permits or exemptions may be required by the County Conservation District (Standard Plan), the DNREC Sediment and Stormwater Program (eNOI/NOT), Army Corp of Engineers, and/or DNREC Wetlands and Subaqueous Lands Section prior to clearing and/or excavating ditch channels.

Contact: DNREC Drainage Program at (302) 855-1930.

Website: <https://dnrec.alpha.delaware.gov/drainage-stormwater/>

Tax Ditch Mapper: de.gov/taxditchmap

Tax Ditch guidelines: <https://documents.dnrec.delaware.gov/swc/Drainage/Documents/Tax-Ditch-Land-Development-Guidelines.pdf>

Water Quality (Pollution Control Strategies)

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

- Reduce impervious surfaces on the project site by eliminating areas of impervious pavement and/or using pervious pavement where practicable.
- Reduce stormwater runoff by integrating infiltration basins, bioretention (rain gardens), filter strips, and by preserving existing trees, wetlands, and passive open space.

- Use efficient Energy Star rated products and materials in construction and redevelopment. Energy efficient appliances use less energy over time. This saves consumers and businesses money, while also helping to reduce pollution from power generation.
- Use structural paint coatings that are low in Volatile Organic Compounds to help protect air quality. Air pollution from new construction is generated through the use of maintenance equipment, paints, and consumer products like roof coatings and primers.
- Use recycled materials, such as reclaimed asphalt pavement, to reduce heat island effects on paved surfaces, prevent landfill waste, and lower material costs.

Contact: DNREC Division of Climate, Coastal & Energy at (302) 735-3480.
Website: <https://dnrec.alpha.delaware.gov/climate-coastal-energy/>

Delaware Emergency Management Agency – Contact Phillip Cane 302-659-2325

Population

- The county has a population density of 265.60 per square mile based on the US 2020 Census report: an increase from 2010 at 208.90 persons per square mile.
- The specific census block(s) the project is located on has a total population of 264, though, with development, this will undoubtedly change.
- The adjacent blocks aggregate brings the area to a total population of 606.

FEMA National Risk Index

- The FEMA National Risk Index is an online mapping application that identifies communities most at risk to 18 natural hazards: Avalanche, Coastal Flooding, Cold Wave, Drought, Earthquake, Hail, Heat Wave, Hurricane, Ice Storm, Landslide, Lightning, Riverine Flooding, Strong Wind, Tornado, Tsunami, Volcanic Activity, Wildfire, and Winter Weather. The FEMA National Risk Index is calculated by multiplying the Expected Annual Loss times the Social Vulnerability and dividing that by the Community Resilience.

$$\begin{array}{l} \text{Expected Annual Loss} \\ \times \text{ Social Vulnerability} \\ \div \text{ Community Resilience} \\ \hline = \text{Risk Index} \end{array}$$

- According to FEMA's National Risk Index, the parcel is considered **very low** for overall natural hazards risks.

that they are obligated to comply with requirements of Subchapter III of Chapter 36 of Title 6 of the Delaware Code which can be found at the following website:
<http://delcode.delaware.gov/title6/c036/sc03/index.shtml>

- Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website: www.statefiremarshal.delaware.gov, technical services link, plan review, applications or brochures.

Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason, therefore.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,



David L. Edgell, AICP
Director, Office of State Planning Coordination

Attachments:

DNREC Tax Ditch Project Review Request Form
Sussex County Planning & Zoning Comments
Sussex County Community Development & Housing Comments
Sussex County Engineering Comments



Division of Watershed Stewardship
Drainage Program
21309 Berlin Rd., Unit 6
Georgetown, DE 19947

Tax Ditch Land Development Project Review Request Form

Project Name: _____

Attach Site Plan of proposed request(s) and include all structures, easements, setbacks, etc. that make your proposal as requested necessary. Include and label existing tax ditch channel and rights-of-way for comparison.

Check out de.gov/taxditchmap to view tax ditch channels and rights-of-way from any web browser. To download the tax ditch GIS Feature Service layer to your own application, visit Delaware FirstMap. Don't forget to label all tax ditch features in all your plans!

Project Representative/Consultant Information:

Name(s): _____
Company: _____
Title(s): _____
Phone Number(s): _____
Email(s): _____

Owner(s) Contact Information:

Name: _____
Phone Number: _____
Email: _____

Authorized Signer(s) Contact Information (when applicable):

Name: _____
Title: _____
Phone Number: _____
Email: _____

For Internal Use Only

Date Received: _____
Tracking #: _____



Division of Watershed Stewardship
Drainage Program
21309 Berlin Rd., Unit 6
Georgetown, DE 19947

Property Information:

Tax Parcel(s) Affected: _____
Tax Ditch Organization(s) Affected: _____

Request(s) of / Proposed Impact(s) to Tax Ditch System (Check all that apply):

<input type="checkbox"/>	Outfall/Discharge into Tax Ditch Channel(s)
<input type="checkbox"/>	Pipe Crossing/Entrances in Tax Ditch Channel(s)
<input type="checkbox"/>	Relocate/Eliminate Tax Ditch Channel(s)
<input type="checkbox"/>	Reduce/Increase Tax Ditch Rights-of-Way
<input type="checkbox"/>	Change Tax Ditch Watershed Boundary
<input type="checkbox"/>	Alteration of Existing Tax Ditch Channel(s)
<input type="checkbox"/>	Utility Crossing in Tax Ditch Channel
<input type="checkbox"/>	Other Explain: _____

Based on the options selected above, additional information may be requested.

Please specify Tax Ditch Channel(s) affected, existing and requested tax ditch rights-of-way extents whenever applicable, using the space below. (REQUIRED)

Submit all forms to the DNREC Drainage Program
Via email: DNREC_drainage@delaware.gov
Subject Line: Tax Ditch- Land Development Request

For questions about this form please call the Tax Ditch Program at 302-855-1930.

For Internal Use Only

Date Received: _____
Tracking #: _____

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



Sussex County
DELAWARE
sussexcountyde.gov

Preliminary Land Use Service (PLUS) Meeting
December 21, 2022
December PLUS Comments
Sussex County Department of Planning & Zoning

I. Review and Discussion: Silver Oaks Villas (2022-12-01)

Location: North side of Lewes Georgetown Highway (Route 9), ≈ 500 ft east of Gravel Hill Road (Route 30).

Project: Review of a plan proposing 42 multifamily units.

Sussex County Department of Planning & Zoning Comments

The applicant is required to participate in a pre-application meeting with the County. Please contact the Planning and Zoning Department to schedule a pre-application meeting with staff to discuss the proposed project by calling (302)855-7878 or you may reach out to Michael Lowrey at michael.lowrey@sussexcountyde.gov.

Following submission to the County, staff will review the Preliminary Site Plan, where more detailed comments will be provided to the Applicant. At the PLUS stage of review, staff wish to limit comments to high-level comments only.

Please note that the following are informal staff comments, and do not prejudice any decision that the Sussex County Planning & Zoning Commission may wish to make as part of any application submitted to the Department.

Tax Parcel ID(s): 135-11.00-65.00

Proposed: The project proposes 42 multifamily (townhouse) units on a parcel comprised of 9.629 acres. The Plan proposes a Change of Zone from AR-1 (Agricultural Residential District) to MR (Medium-Density Residential District) and also notes a Conditional Use approval will be required for multifamily improvements in the proposed (MR) Zoning. Additionally, the Applicant has submitted a related application to amend the Future Land Use Map in Sussex County's 2018 Comprehensive Plan Update to accommodate the proposed (MR) Zoning. The proposed improvements include a total of eight structures containing the 42 units, roads, a pool, and a community building with site access via Lewes Georgetown Highway (Route 9).

Zoning: The parcel is zoned Agricultural Residential (AR-1). The Applicant's Plan proposes a Change of Zone from (AR-1) to (MR). Additionally, the Plan proposes multifamily improvements which require approval as a Conditional Use in the (MR) Zoning District. If the Conditional Use were approved, the proposed improvements would largely comply with

Sussex County Code. Please note, the Planning and Zoning Commission may include conditions of approval to ensure screening and access design considerations specific to the site's location or to reflect the code standards for similar uses in other zoning districts.

Density: The proposed density of ≈ 4.4 dwelling units per acre complies with the Code requirements for residential improvement in the Medium-Density Residential (MR) Zoning District which allows (4-12) multifamily dwelling units per acre when serviced by a central sewer system (§115 Attachment 2 – Table 2).

Applicability to Comprehensive Plan: The project lies within the within Rural Area classification of “Low Density Area” (per the 2018 Comprehensive Plan). The Medium-Density Residential District is **not** listed as an Applicable Zoning District within the Low Density Area according to Table 4.5-2 “Zoning Districts Applicable to Future Land Use Categories” as listed within Sussex County’s 2018 Comprehensive Plan Update (2018 Sussex County Comprehensive Plan, 4-25). As noted in the Plan, Rural Areas are envisioned as “predominantly rural landscape where farming co-exists with appropriate residential uses.” (2018 Sussex County Comprehensive Plan, 4-18) As part of their submissions, the Applicant has included a request to amend the Comprehensive Plan’s Future Land Use element from “Low Density Area” to “Existing Development Area”. The Medium-Density Residential District is listed as an Applicable Zoning District within the “Existing Development Area” according to Table 4.5-2 “Zoning Districts Applicable to Future Land Use Categories” as listed within Sussex County’s 2018 Comprehensive Plan Update (2018 Sussex County Comprehensive Plan, 4-25).

The Plan notes that Existing Development Areas consist of “primarily of existing residential development”, “scattered throughout the County”, and are “surrounded by Low Density Areas” (2018 Sussex County Comprehensive Plan, 4-16). The Plan’s guidelines note the permitted uses in Existing Development Areas adding “The full range of housing types allowed in the existing underlying zoning districts are appropriate in these residential areas, including single-family homes, townhouses, and multi-family units” with a density meeting the standards of whatever is permitted in the underlying zoning district (2018 Sussex County Comprehensive Plan, 4-17). In the immediate vicinity, staff note the segment of the Route 9 corridor, adjacent 1000 feet to the west and extending westward to Shingle Point Road, is zoned predominantly (C-1) General Commercial and classified as Commercial Area in the Plan’s Future Land Use Map. Staff also note that multifamily improvements are permitted by-right in the (C-1) Zoning Districts on both sides of this portion of the Route 9 corridor to the west.

Open Space Provisions: The proposed plan includes 6.4 acres +/- (out of a total of 9.6269 acres) of open space which equates to approximately 66% of the project site.

Interconnectivity: The Commission desire to see interconnectivity between proposed developments in order to prevent only one-way-in, one-way-out access in the event that an emergency should occur on the property in the future. While the site is situated adjacent to the Hawthorne subdivision, staff note that there may not be potential for connection to this



community bordering the site immediately to the east due to the configuration of Hawthorne's open space and the Tax Ditch along the common parcel boundary.

Transportation Improvement District (TID): The proposed project **is not located** within the Henlopen TID.

Agricultural Areas: The site is located within the vicinity of parcels which appear to be actively farmed. Please include on any plans submitted the Agricultural Use Protection notice located in (§99-6(G)(1)) of the County Code. This language shall also be included within any subsequent deed restrictions, leases, or agreements of sale for the property.

Forested Areas: The Applicant's PLUS application that there is no existing forest on the site and that none will be removed while aerial imagery and the Applicant's accompanying Plan indicate mature trees across a large portion of the parcel. Staff appreciate efforts to conserve as many mature trees as possible on the project site. Additionally, staff note that the Planning & Zoning Commission may require vegetated buffers and/or the preservation of existing trees on certain areas in a plan as part of a Conditional Use approval for the multifamily dwellings.

Wetlands/Waterways: The Application notes that there are (0.11) acres of non-tidal wetlands present on the site and staff note there a wetland buffer is **not included** in the plan. Any proposed plan for the site will be required to meet all the wetland buffer standards included in (§115-193). Although this section of code was recently updated (November 2022), this Application was submitted prior and is subject to the previous wetland buffer standards. (§115-193(B)) requires a fifty-foot buffer zone landward from the ordinary high water line of perennial streams, excluding tax ditches where the waters are not located "on or within perennial streams" (§115-193(C)). The Applicant may need to provide relevant data from a wetlands scientist or similar qualified professional demonstrating the Tax Ditch on the site is not "on or within" a stream. Any Variances to the provisions of (§115-193) would require approval from the Sussex County Board of Adjustment (§115-193(F)). Any changes to the Tax Ditch right-of-way (ROW) on the parcel require DNREC approval via a request for a Court Order Change (COC).

Site Considerations (Flood Zones, Tax Ditches, Groundwater Recharge Potential etc.): The property is located within Flood Zone X. This is accurate according to current data available to Sussex County Planning & Zoning. The site is located within an area of "fair" Groundwater Recharge according to Sussex County GIS data. Please note this on the plans in order to comply with the provisions of Chapter 89 "Source Water Protection" of the Sussex County Code (§89-7). Staff note that the site is **not** within a Wellhead Protection Area.



BRANDY BENNETT NAUMAN
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Sussex County
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December 12, 2022

Mr. Roger Gross
Merestone Consultants, Inc.
33516 Crossing Avenue, Unit 1
Lewes, DE 19958

RE: PLUS Review (PLUS 2022-12-01) – Silver Oak Villas

Dear Mr. Gross,

Sussex County endeavors to promote non-discrimination and affordable housing whenever possible throughout the County. In this regard, the developer and associated financial institutions are encouraged to provide and finance affordable housing opportunities to Sussex County residents in all new developments, and affirmatively market those affordable housing units to diverse populations.

For questions about opportunities available for affordable housing projects within Sussex County, please consult Sussex County's "Affordable Housing Support Policy". The policy along with other resources are available on the County's Affordable & Fair Housing Resource Center website: www.sussexcountyde.gov/affordable-and-fair-housing-resource-center. The County's Community Development & Housing Department can advise about existing affordable housing opportunities in Sussex County and the appropriate County Department to contact regarding specific development issues concerning future affordable housing projects within Sussex County.

The Community Development & Housing Department can also explain and assist with any financial support or incentives that may be available to a project from federal, state and county sources, as well as private funding sources that also promote affordable housing in Sussex County. **Please visit www.sussexcountyde.gov/housing-trust-fund for information on the County's new Housing Trust Fund, which offers gap funding for developers of affordable housing.**

Further, the County's newly approved Work Force Housing Zoning Ordinance permits up to 12 units per acre, by right, in eligible areas for projects that set-aside 25% of the total units for affordable rentals. For more information on eligibility and design criteria, please review the Ordinance at www.sussexcountyde.gov/affordably-priced-rental-units.

Please understand that all residential projects, including Affordable Housing Projects are subject to the applicable provisions of the Sussex County Subdivision and Zoning Codes, and the approval processes set forth in those Codes.

On behalf of Sussex County, we look forward to cooperating with you and your project as it moves forward.

Thank you,

Brandy B. Nauman
Director





Visit de.gov/plus for updates

**Preliminary Land Use Service (PLUS) Meeting
Meeting will be conducted on-line and in person
Room 133, Haslet Armory**

122 Martin Luther King Jr. Blvd., South

Please see <https://publicmeetings.delaware.gov/> for link to on-line access

December 21, 2022

Applicants should arrive at least 15 minutes before their appointed time. Times are approximate and are subject to change.

Public comment will be heard at the end of each PLUS application after the State Agencies have shared their comments with the applicants. Each person wishing to comment on the application under review will have up to 3 minutes.

- I. 8:30 AM **Pre-Meeting Discussion – PLUS Reviewers**
- II. 9:00 AM **Review and Discussion: City of New Castle Comprehensive Plan Amendment (2022-12-07)**
County: New Castle **Municipality:** New Castle
Location: 7, 9, 11 & 12 Arbutus Ave. and 3, 5, & 7 Buttonwood Ave.
Project: Review of a Comprehensive Plan Amendment to amend the Future Land Use Map for six parcels from Commercial to Residential.
- III. 9:15 AM **Review and Discussion: 702 & 706 Delaware Street (2022-12-03)**
County: New Castle **Municipality:** New Castle
Location: 792 & 706 Delaware Street, New Castle, DE
Project: Review of a site plan for the construction of a three story apartment building totaling 32 dwelling units on 1.0299 acres zoned DG.
- IV. 9:45 AM **Review and Discussion: 9973 & 9985 Canterbury Road (2022-12-06)**
County: Kent **Municipality:** Unincorporated
Location: The properties are bounded by S. DuPont Hwy to the west, Irish Hill Road to the south, and Canterbury Road to the east.
Project: Review of a rezoning application for a total of 5 parcels to be rezoned to BG from a mix of AR and BG.
- V. 10:00 AM **Review and Discussion: School Site Feasibility – KSI Building (2022-12-09)**
County: Kent **Municipality:** Woodside
Location: 941 Walnut Shade Road, Dover, DE
Project: Review of a school site feasibility for the conversion of an existing building to an education facility for Adult Education programs offered by the Polytech School District.

VI. 10:15 AM **Review and Discussion: College Road Apartments (2022-12-08)**
County: Kent **Municipality:** Dover
Location: North of Raymond St. and east of the ROW known as Railroad Ave.
Project: Review of a proposed site plan for the construction of four six-story apartment buildings for a total of 325 dwelling units on 30.9 acres and zoned RG-5.

VII. 10:45 AM **Review and Discussion: Silver Oak Villas (2022-12-01)**
County: Sussex **Municipality:** Unincorporated
Location: Lewes-Georgetown Highway, east of Gravel Hill Road.
Project: Review of a rezoning and site plan for the construction of a multi-family development containing 42 dwelling units on 9.6269 acres zoned AR-1 and being rezoned to Mr. Requires a conditional use for multi-family.

The project is within a Tier 3 area for wastewater planning. Sussex County does not currently have a schedule to provide sanitary sewer to these parcels. The Sussex County Engineering Department recommends the project receive wastewater service from a public utility or municipality.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 854-7370

VIII. 11:15 AM **Review and Discussion: Hoover & Hoover (2022-12-05)**
County: Sussex County **Municipality:** Unincorporated
Location: Just north of the Town of Ellendale and south of Fleatown Road.
Project: Review of a proposed rezoning and site plan for the construction of a 132 unit mixed housing type subdivision on 28.14 acres seeking annexation into Ellendale with proposed zoning of R-3.

The proposed project is located within a Tier 3 and is requesting annexation into the Town of Ellendale. Annexation into the Sussex County Unified Sanitary Sewer District and connection to the sewer system is mandatory.

A “Use of Existing Infrastructure Agreement” is required for new projects. Sussex County Code, Chapter 110, requires that the Engineer and/or Developer request a Sewer System Concept Evaluation (SSCE) from the Utility Planning & Design Review Department for the project by providing the parcel(s) estimated equivalent dwelling units (EDU) for the project, along with payment of a \$1,000.00 fee for the evaluation and must be approved prior to approval of construction plans. The fee is to be payable to Sussex County Council. The Department will review the parcel(s) and EDU, confirm capacity, provide the connection point and define any additional parcels that must be served as part of the project. Should it be determined that a pump station is required for the project, additional information may be requested. This information will be conveyed to the engineer and/or developer. The Department will use this information when reviewing construction drawings to verify that the correct connection point is used, and all required parcels are served.

If the project desires central water then a Certificate of Public Convenience and Necessity (CPCN) will need to be applied for and granted by the Public Service Commission.

The proposed development will require a developer installed collection system in accordance with Sussex County standards and procedures.

One-time system connection charges will apply. Please contact the Utility Permits Division at 302 855-7719 for additional information on charges.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 854-5088

IX. 11:45 AM Review and Discussion: Dolby South (2022-12-04)

County: Sussex

Municipality: Seaford

Location: Southeast corner of Rt. 13 and Rt. 46 (Old Furnace Road).

Project: Review of a subdivision plan for 169 single family lots on 51.32 acres zoned R-1.

The proposed project is located within the City/Town/Growth and Annexation Area of Seaford. The Sussex County Engineering Department does not have comments for this project.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 854-7370

The agenda items times are approximate and subject to change. This agenda is subject to change to include additional items or the deletion of items, which arise at the time of the meeting.