

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



2 THE CIRCLE | PO BOX 417
GEORGETOWN, DE 19947
(302) 855-7878 T
(302) 854-5079 F
sussexcountyde.gov

Sussex County Planning & Zoning Commission

AGENDA

February 14, 2019

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – October 11, 2018 (revised), January 10, 2019, and January 24, 2019

Old Business

C/U 2162 Yellow Metal, LLC

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District and C-1 General Commercial District for a paving construction business with an office and equipment storage to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 39.630 acres, more or less. The property is lying on the north side of Lewes-Georgetown Hwy. (Rt. 9), approximately 0.64 mile west of Gravel Hill Rd. 911 Address: 20288 Broadogs Pl., Georgetown. Tax Parcel: 135-11.00-31.00.

2018-24 Good Will Farm – Joseph M. and Karen M. Zduriencik and Joel Daniel Gusky

HW

A cluster subdivision to divide 56.41 acres +/- into 104 single family lots to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County. The properties are lying on the west side of Bayard Rd, approximately 1,200 ft. north of Double Bridges Rd. Tax Parcels: 134-18.00-55.00, 134-19.00-5.00 and 6.00. Zoning District. AR-1 (Agricultural Residential District).

C/U 2155 Stockley Materials, LLC

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a borrow pit to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 158.74 acres, more or less. The property is lying on the southwest side of Seashore Hwy. (Rt. 18), approximately 0.72 mile southeast of Gravelly Branch Rd. 911 Address: N/A. Tax Parcels: 231-6.00-21.00 and 22.01.



C/U 2157 Country Lawn Care & Maintenance, LLC (C/O Herald and Stephania Dougherty)

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a landscaping business to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 4.26 acres, more or less. The property is lying on the north side of Hollymount Rd., approximately 0.42 mile east of Beaver Dam Rd. 911 Address: 30435 Hollymount Rd., Harbeson. Tax Parcel: 234-11.00-78.07.

C/Z 1870 Coroc/Rehoboth III, LLC

KH

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-3 Heavy Commercial District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 10.001 acres, more or less. The property is lying on the north side of Holland Glade Rd., approximately 575 ft. east of Coastal Hwy. (Rt. 1). 911 Address: N/A. Tax Parcel: 334-13.00-325.36.

Public Hearings

2018-26 Sweetbay – Gary C. and Anna. G Meiklejohn

HW

A cluster/ESDDOZ subdivision to divide 43.81 acres +/- into 65 single family lots to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County. The properties are lying on the north side of Zion Church Rd, approximately 1,750 ft. west of Bayard Rd. Tax Parcels: 533-11.00-81.00 and 533-11.00-82.01. Zoning District. AR-1 (Agricultural Residential District).

C/U 2158 Millsboro Solar, LLC

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a solar array facility to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 91.304 acres, more or less. The property is lying on the north side of Nine Foot Rd., approximately 0.27 mile west of Gum Tree Rd., and on the south side of Nine Foot Rd., approximately 0.2 mile west of Gum Tree Rd. 911 Address: N/A. Tax Parcels: 233-15.00-57.01 & 57.02

C/Z 1871 Masten Realty, LLC

KH

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a B-2 Business Community District for a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 3.0 acres, more or less. The property is lying on the east side of South Rehoboth Blvd., approximately 0.51 mile south of Southeast 2nd St. 911 Address: 6103 South Rehoboth Blvd., Milford. Tax Parcel: 330-11.00-46.01

C/Z 1873 Captain's Way Development, LLC

KH

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a GR-RPC General Residential District – Residential Planned Community to a GR-RPC General Residential District – Residential Planned Community to allow for amendments to conditions of approval for CZ 1721 (ordinance no. 2295) for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 154.72 acres, more or less. The property is lying on the northeast side of Milton Ellendale Hwy. (Rt. 16),

approximately 0.34 mile east of Hollytree Rd. 911 Address: N/A. Tax Parcels: 235-13.00-2.00, 2.06, 2.07, 2.08 and 235-13.00-32.00 through 332.00

Other Business

2018-29 Westwood KH
Final Subdivision Plan

Osprey Point MR-RPC KS
Revised Preliminary Site Plan

S-17-43 Residences at Rehoboth Bay KS
Revised Site Plan

Coastal Tide (FKA The Arbors at Cottagedale) (C/U 1845) KS
Revised Site Plan

S-18-49 Millsboro Self Storage HW
Preliminary Site Plan

S-19-02 Sussex Square KS
Preliminary Site Plan

S-18-96 Orchard Plaza KS
Preliminary Site Plan

S-18-95 Lewes Crest KS
Preliminary Site Plan

S-18-93 Seaside Jewish Community HW
Preliminary Site Plan

Lands of Chalabala KS
Minor Subdivision off a 50' easement

Lands of Lowe KH
Minor Subdivision off a 50' easement

Lands of Fitzgerald KS
Minor Subdivision off a 50' easement

2007-36 – Ferris Courtyard Subdivision HW
Request to Revise Conditions of Approval

2018-22 – Citations Meadow Subdivision HW
Request to Revise Conditions of Approval

**Planning and Zoning Commission meetings can be monitored on the internet at
www.sussexcountype.gov.**

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on February 7, 2019, at 4:45 p.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

####

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE CHAIRMAN
R. KELLER HOPKINS
HOLLY WINGATE



2 THE CIRCLE | PO BOX 417
GEORGETOWN, DE 19947
(302) 855-7878 T
(302) 854-5079 F
sussexcountyde.gov

Sussex County

Planning & Zoning Commission

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET Planning Commission Public Hearing Date February 14, 2019

Application: 2018-26 Sweetbay

Applicant: Natelli Communities (Attn: Tom Natelli, Jr.)
506 Main Street
Gairthersbury, MD, 20878

Owner: Gary C. & Anna G. Meiklejohn
36135 Zion Church Road
Frankford, DE 19945

Site Location: On the north side of Zion Church Road, approximately 1,750 feet west of Bayard Road

Zoning: AR-1 (Agricultural Residential Zoning District)

Current Use: 2 Single family lots

Proposed Use: 65 Single family lots

Comprehensive Land Use Plan Reference: Environmentally Sensitive Developing Area

Councilmatic District: Mr. Arlett

School District: Indian River School District

Fire District: Roxana Fire District

Sewer: Sussex County

Water: Artesian

Site Area: 43.81 acres

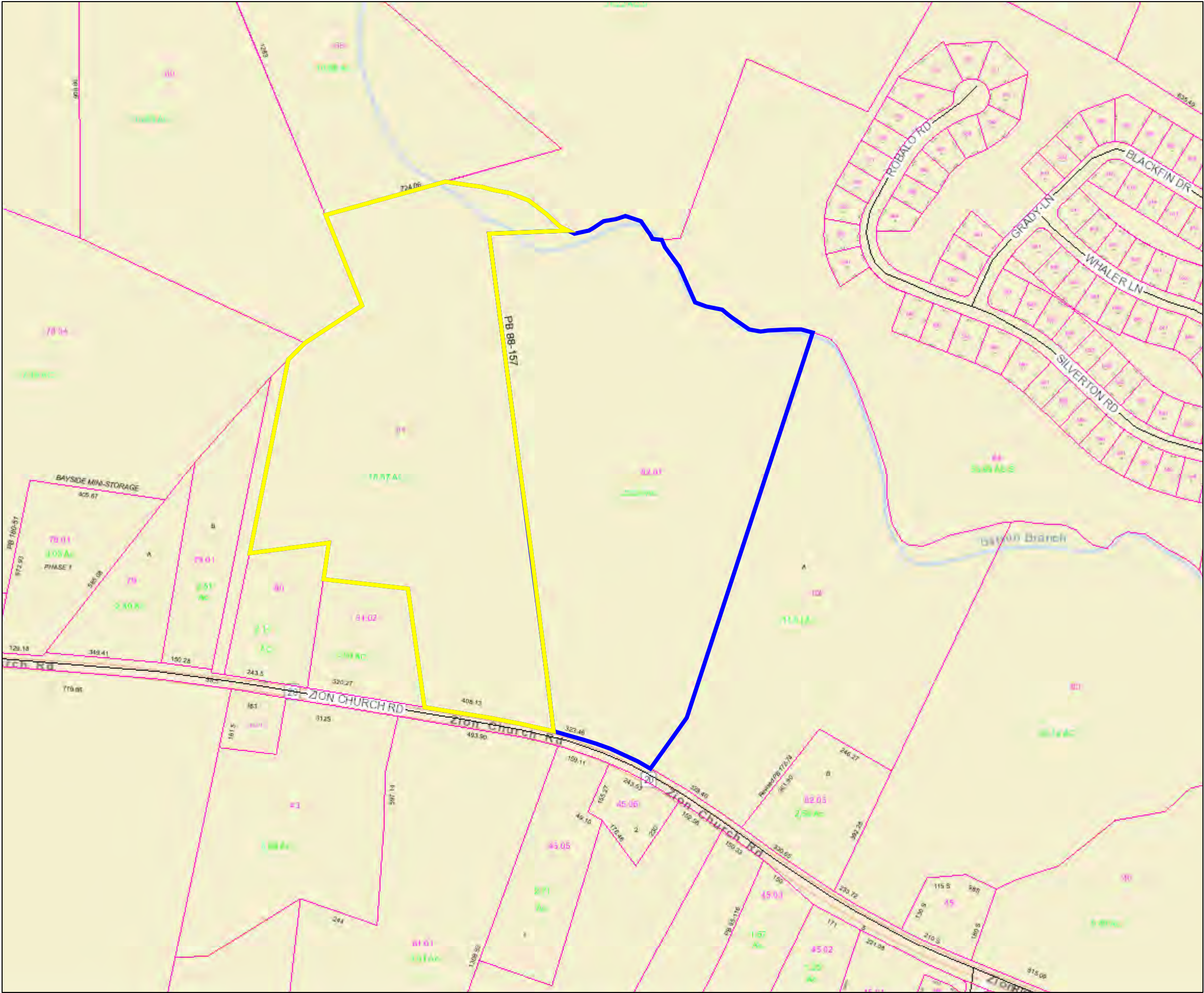
Tax Map ID: 533-11.00-81.00 and 533-11.00-82.01



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



Sussex County



PIN:	533-11.00-81.00
Owner Name	MEIKLEJOHN GARY C & ANNA G ETL
Book	4341
Mailing Address	36135 ZION CHURCH ROAD
City	FRANKFORD
State	DE
Description	N. SIDE OF RT. 382
Description 2	18.87 AC. VAC.
Description 3	
Land Code	

polygonLayer

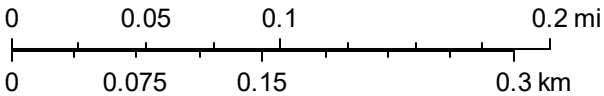
Override 1

polygonLayer

Override 1

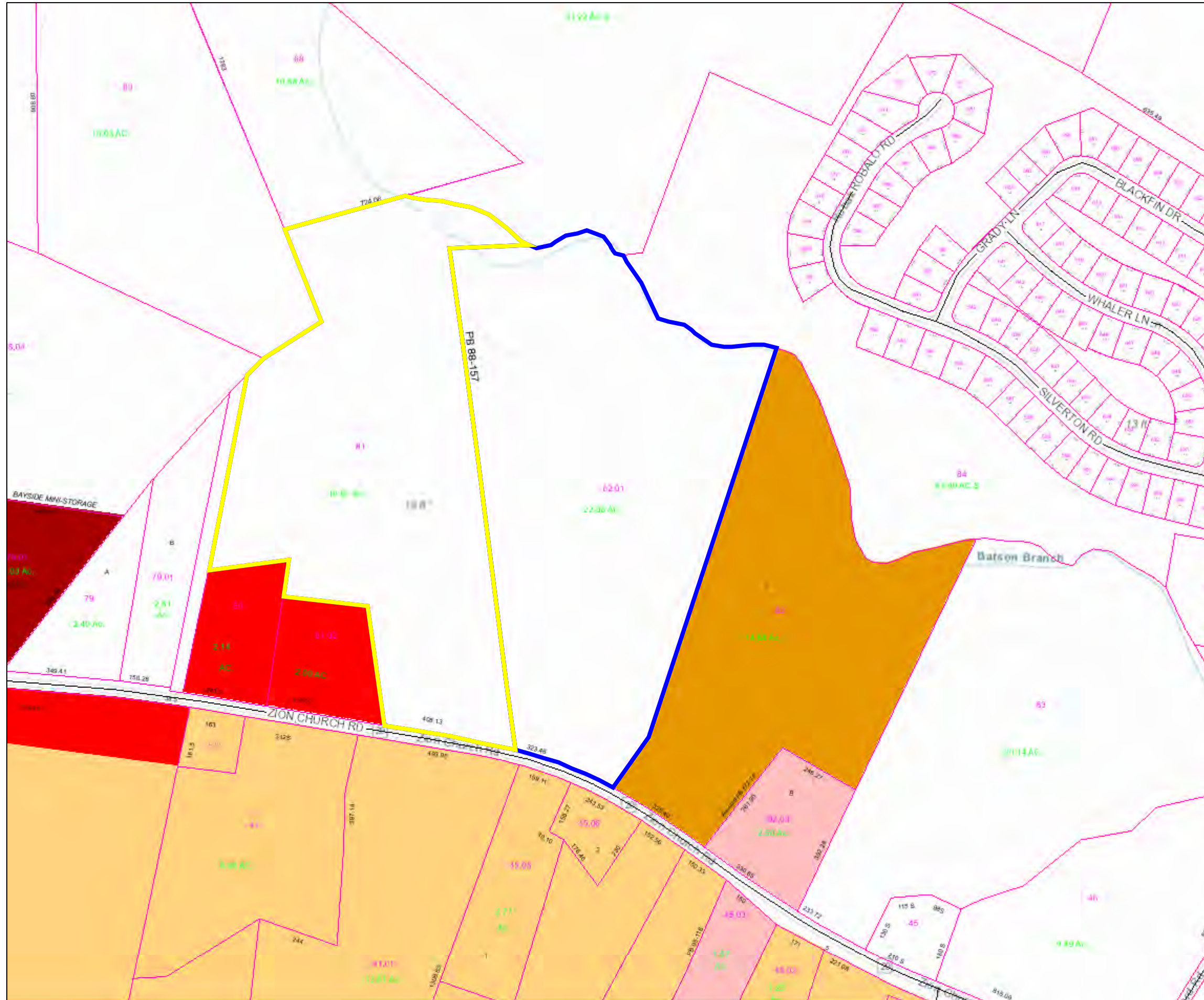
- Tax Parcels
- Streets
- County Boundaries
- Major Rivers
- Lakes, Ponds, Bays
- Municipalities
- Communities

1:4,514





Sussex County



PIN:	533-11.00-81.00
Owner Name	MEIKLEJOHN GARY C & ANNA G ETL
Book	4341
Mailing Address	36135 ZION CHURCH ROAD
City	FRANKFORD
State	DE
Description	N. SIDE OF RT. 382
Description 2	18.87 AC. VAC.
Description 3	
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

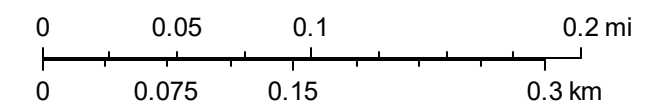
Tax Parcels

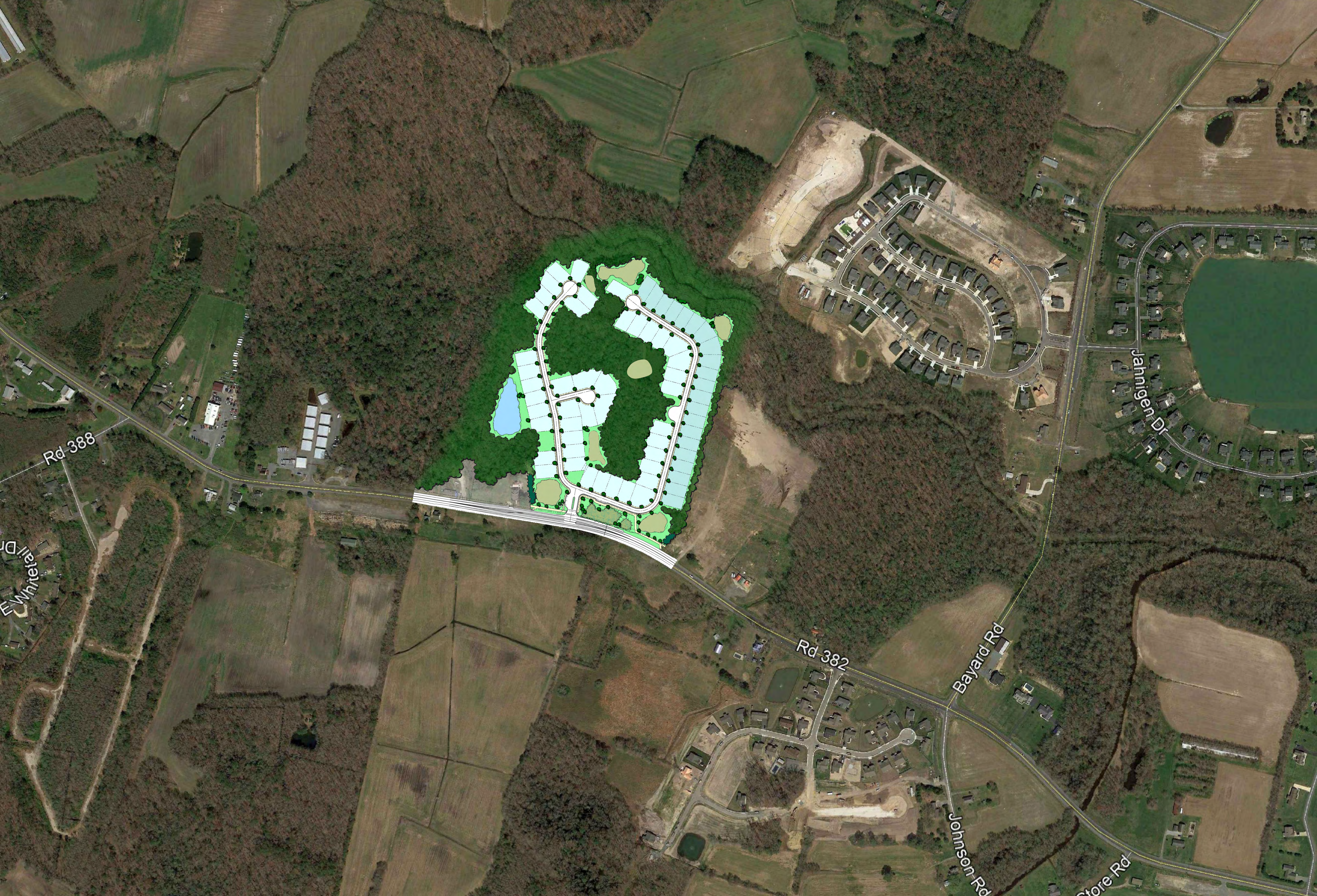
Streets

Zoning

- Agricultural Residential - AR-1
- Agricultural Residential - AR-2
- Medium Residential - MR
- General Residential - GR
- High Density Residential - HR-1
- High Density Residential - HR-2
- Vacation, Retire, Resident - VRP
- Neighborhood Business - B-1
- General Commercial - C-1
- Commercial Residential - CR-1
- Marine - M
- Limited Industrial - LI-1
- Limited Industrial - LI-2
- Heavy Industrial - HI-1

1:4,514





Rd 388

Whitetail Dr

Rd 382

Bayard Rd

Johnson Rd

Store Rd

Jahngren Dr

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

TO: **Janelle Cornwell**

RECEIVED

REVIEWER: **Chris Calio**

JAN 25 2019

DATE: **1/22/2019**

SUSSEX COUNTY
PLANNING & ZONING

APPLICATION: **2018-26 Sweetbay**

APPLICANT: **Natelli Communities (Attn: Tom Natelli, Jr.)**

FILE NO: **OM-24.04**

TAX MAP &
PARCEL(S): **533-11.00-81.00 & 82.01**

LOCATION: **North side of Zion Church Road (Rt. 20) approximately 1,750 feet west of Bayard Road (SCR 384).**

NO. OF UNITS: **65 Single-Family-Lots**

GROSS
ACREAGE: **43.81 acres**

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **4**

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 1**

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

- (4). Is a Construction Agreement required? **Yes** 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? **Yes** If yes, the current System Connection Charge Rate is **\$6,360.00** per EDU. Please contact **Noell Warren** 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? **N/A**
- (8). Comments: **N/A.**
- (9). Is a Sewer System Concept Evaluation required? **No**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Yes**

UTILITY PLANNING APPROVAL:



John J. Ashman
Director of Utility Planning

Xc: Hans M. Medlarz, P.E.
Jayne Dickerson
Noell Warren

PLANNING & ZONING

JANELLE M. CORNWELL, AICP
DIRECTOR

(302) 855-7878 T
(302) 854-5079 F



Sussex County

DELAWARE
sussexcountye.gov

RECEIVED
NOV 13 2018
SUSSEX COUNTY
PLANNING & ZONING

Memorandum

To: Sussex County Technical Advisory Committee
From: Christin Headley, Planning Technician
Date: October 2, 2018
RE: Major Subdivision

The Sussex County Planning and Zoning Office has received one (1) application for a major subdivision that requires review by the Sussex County Technical Advisory Committee. Please review the application and provide comments back to the Planning and Zoning Office on or before **Friday, November 16, 2018**.

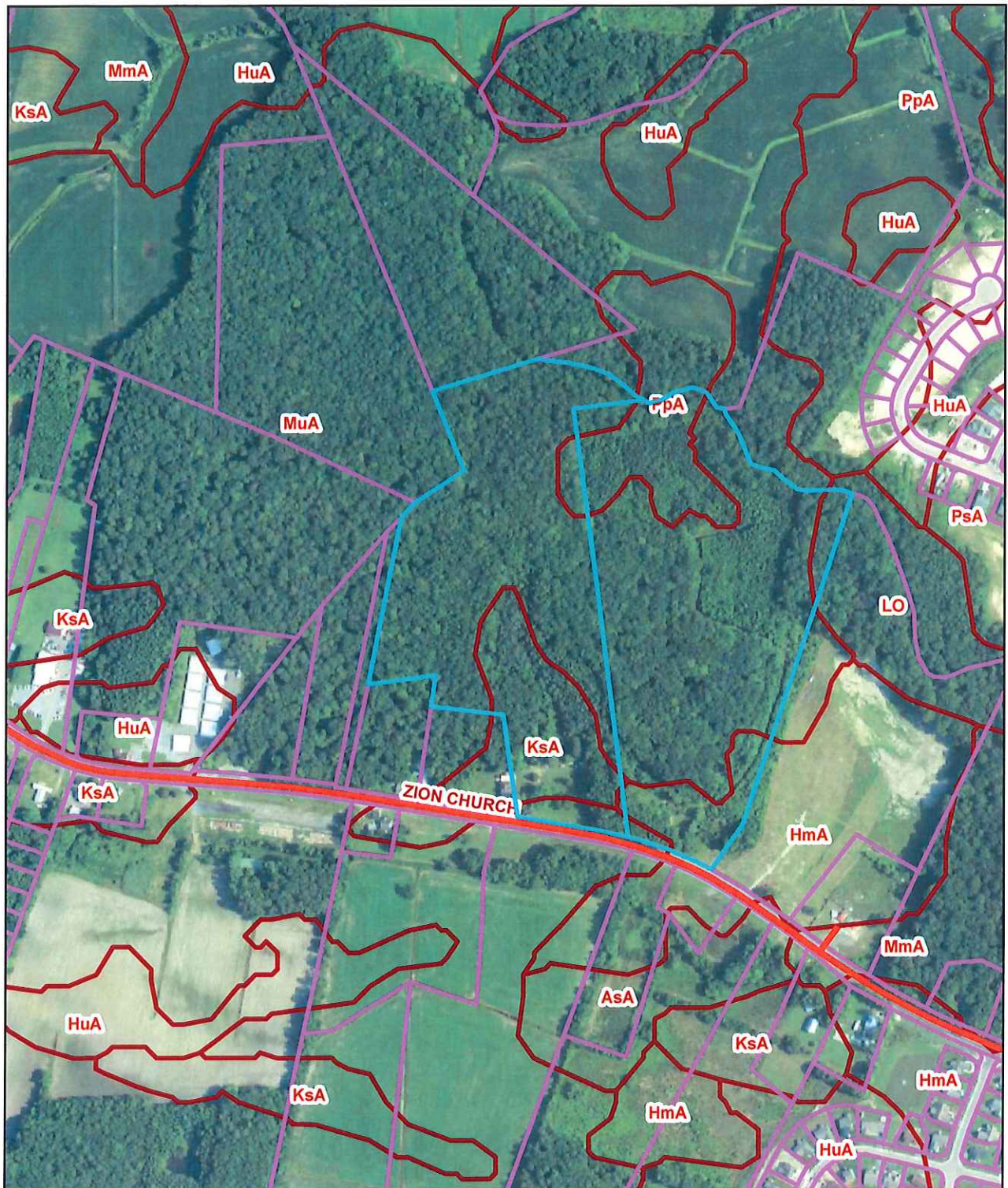
- 1.) **2018-26 – Sweetbay**- This is a Cluster subdivision. The Cluster subdivision is for the creation of sixty-five (65) single family lots. The property is located on the north side of Zion Church Rd., west of Bayard Rd. Tax Parcels: 533-11.00-81.00 (part of) & 533-11.00-82.01. Zoning: AR-1 (Agricultural Residential District). Owner: Gary C. & Anna G. Meiklejohn.

Please feel free to send your comments via e-mail. Please feel free to contact me with any questions at (302) 855-7878 during normal business hours 8:30am-4:30pm Monday through Friday or e-mail me at christin.headley@sussexcountye.gov.





2018-26
TM #533-11.00-81.00 (part of) & 533-11.00-82.01
Sweetbay



2018-26
TM #533-11.00-81.00 (part of) & 533-11.00-82.01
Sweetbay



United States Department of Agriculture

Natural Resources
Conservation Service

Georgetown
Service Center

21315 Berlin Road
Unit 3
Georgetown, DE
19947

Voice 302.856.3990
Fax 855.306.8272

November 13, 2018

Janelle M. Cornwell, Director
Sussex County Planning & Zoning
Sussex County Courthouse
Georgetown, DE 19947

**RE: Sweetbay
Baltimore Hundred
65 single family lots**

Dear Ms. Cornwell:

Soils within the delineated area on the enclosed map are:

HmA	Hammonton loamy sand, 0 to 2 percent slopes
KsA	Klej loamy sand, 0 to 2 percent slopes
LO	Longmarsh and Indiantown soils, frequently flooded
MuA	Mullica-Berryland complex, 0 to 2 percent slopes
PpA	Pepperbox loamy sand, 0 to 2 percent slopes

Soil Interpretation Guide

Soil Limitation Class

Buildings

Map Symbol	Urbanizing Subclass	With Basement	Without Basement	Septic Filter Fields
HmA	Y2	Very limited	Somewhat limited	Very limited
KsA	R2	Very limited	Very limited	Very limited
LO	R3	Very limited	Very limited	Very limited
MuA	R2	Very limited	Very limited	Very limited
PpA	Y2	Very limited	Somewhat limited	Very limited

Definition of soil limitation ratings classes:

Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect building site development.

"**Not limited**" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected.

"**Somewhat limited**" indicates that the soil has features that are moderately favorable for the

specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected.

"Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

R2:

The soils in this classification are nearly or gently sloping, very poorly, poorly, and somewhat poorly drained. Seasonal high water tables, local ponding, and high potential frost action severely limit these soils for residential developments. The principal soil limitations are: 1) soil is highly susceptible to frost action, 2) excavations are likely to fill with water in late winter or early spring, 3) wet foundations or basements probable, and 4) hazard of temporary ponding of water in areas lacking outlets. Loose running sand commonly encountered in deep excavations.

R3:

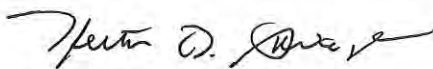
These soils are alluvial soils that have a history of flooding. The hazard of potential flood damage and seasonal or fluctuating high water tables severely limits these soils for building use. The soil limitations are 1) soil is highly susceptible to frost action, 2) excavations are likely to fill with water in late winter or early spring, 3) delayed construction in spring - slow to dry out, 4) wet foundations or basements probable, and 5) potential flood damage.

Y2:

The soils in this classification are nearly level or gently sloping, moderately well drained or well drained with ground water between four to six feet from the surface, and are subject to seasonal high water tables. Seasonal wetness and seepage around foundations moderately limits these soils for residential use. The principal soil limitations are: 1) lateral seepage in subsoil causes concentration of water around foundations, 2) soil is highly susceptible to frost action, 3) excavations are likely to fill with water in late winter or early spring, and 4) wet basements or foundations are probable.

The soil interpretations above do not eliminate the need for detailed investigations at each proposed construction site. However, the interpretations can serve as a guide to planning more detailed investigations. No consideration was given in these interpretations regarding the size and shape of the soil area; nor to the pattern they form with other soils in the landscape. Also, because of the scale of the maps used, small areas of other kinds of soils may be included within some delineations of the soil map. Thus, an individual lot or building site could occupy a small area that would not fit the interpretations given for the soils symbol representing the entire delineation of the map. Interpretations apply to the soils in their natural state and not for areas that may have been altered through grading, compacting, and the like.

Sincerely,

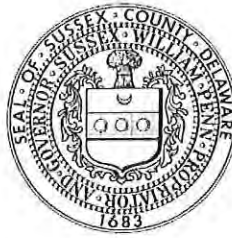


Thelton D. Savage
District Conservationist
USDA, Natural Resources Conservation Service

TDS/bh

ENGINEERING DEPARTMENT

ADMINISTRATION	(302) 855-7718
AIRPORT & INDUSTRIAL PARK	(302) 855-7774
ENVIRONMENTAL SERVICES	(302) 855-7730
PUBLIC WORKS	(302) 855-7703
RECORDS MANAGEMENT	(302) 854-5033
UTILITY ENGINEERING	(302) 855-7717
UTILITY PERMITS	(302) 855-7719
UTILITY PLANNING	(302) 855-1299
FAX	(302) 855-7799



Sussex County

DELAWARE
sussexcountype.gov

HANS M. MEDLARZ, P.E.
COUNTY ENGINEER

MICHAEL E. BRADY
DIRECTOR OF PUBLIC WORKS

November 14, 2018

REF: **T. A. C. COMMENTS**
SWEETBAY
JOHNSON'S CORNER SANITARY SEWER DISTRICT
SUSSEX COUNTY ENGINEERING DEPARTMENT
SUSSEX COUNTY TAX MAP NUMBER
533-11.00 PARCELS 81.00 & 82.01
PROJECT CLASS-1
AGREEMENT NO. 1103

The following comments are the result of the Sussex County Engineering Department's review of the preliminary site plan for the above referenced project:

PUBLIC WORKS DIVISION COMMENTS

1. Proposed developments with private roads or projects required by the County to conform to or exceed the County street design requirements shall be regulated by and conform to Sussex County Code and the comments here listed.
2. This project is not located within the limits of a Ground Water Management Zone (GMZ). Projects located within a GMZ will be forwarded to the County Engineer for review and comment.
3. Project Construction Drawings shall show, in detail, the proposed improvements. The work required includes preparation and delivery of an AutoCAD 2012 digitized plan showing existing and proposed lines, grades, topography and features in a given area, which was utilized in preparing plans for construction. The individual sheet types will be in a separate design to show plan views on sheets separate from profile views. In addition, each sheet of the plans shall be submitted in a PDF format.
4. All work shall be geo-referenced to the Delaware State Grid System NAD-83 (HARN) and provided in an AutoCAD 2012 format. North will always be shown in an up direction on all plans.
5. Topographic contours at one-foot intervals shall be shown and referenced to United States Geological Survey Mean Sea Level Datum NAVD 1988 Datum.
6. The plans shall be provided on 24" x 36" drawing sheets at a scale of 1" = 50'.

The plans shall show and address the following items at minimum:



COUNTY ADMINISTRATIVE OFFICES WEST COMPLEX
22215 DUPONT BOULEVARD | PO BOX 589
GEORGETOWN, DELAWARE 19947

7. The project requires professional land surveying services to accurately delineate, and show the following items but is not limited to the following: all property and right-of-way lines, established at a minimum, two (2) horizontal and vertical control concrete project benchmarks, survey monuments, easements, existing and proposed topographic contours at 1-foot vertical intervals and spot elevations as necessary to establish grades, the locations of all existing structures, highway and roadway pavements, shoulders, curbs, driveways, sidewalks, lighting structures, traffic control signs, and all public and private utilities, including, but not limited to, electric power and telephone lines, poles and boxes, underground electric, telephone, and communication lines, potable water lines, fire hydrants and valve boxes, gas lines, wells, sanitary sewers including septic systems, rim and invert elevations of manholes and cleanouts, and the rims and invert elevations and type of storm water structures, drainage ditches, ponds, streams and waterways, flood zones and flood zone boundaries and elevations, and State and Federal wetlands, trees, cemeteries and historic features, and the finished floor elevations of buildings.
8. Plans shall show the seal and signature of a registered Delaware land surveyor or registered Delaware professional engineer.
9. The plan requires a Certification Signature and/or a Certification Block for the Delaware Professional Engineer or Delaware Land Surveyor.
10. The plan requires a Certification Signature and/or a Certification Block for the Owner or Representative of the Owner.
11. The plan requires a Certification Signature and/or a Certification Block for the Professional Wetlands Delineator.
12. The name, address, phone number and contact person's name of the Owner of Record, the Developer and the Engineer or Surveyor preparing the plan.
13. Indicate the location of all wetlands, both state and federal, to facilitate compliance with County, State and Federal requirements.
14. Define the courses and distances of the property perimeter and the approximate acreage contained therein. Establish and set in the field two (2) CONCRETE MONUMENT project bench marks, preferably at property perimeter corners, geo-referenced to the Delaware State Plane Coordinate system NAD 83 and show the location including the North and East coordinates of the marks on the plans.
15. Indicate the development construction phases proposed showing the boundaries of each phase. Phasing boundaries shall include buildings, residential units, amenities, roads, storm water management facilities, wastewater systems and all other improvements and utilities required to service each phase.
16. Show the layout, width and names of all streets, alleys, crosswalks and easements proposed to be dedicated for private or public use. Street names shall not duplicate nor closely resemble existing street names in the same hundred or postal district, except for extensions of existing streets.
17. Provide the limits and elevations of the one-hundred (100) year flood. This may require the design engineer to complete an analysis and provide a report including the depiction of the subject watershed(s), calculations and other technical data necessary

to determine the limits and elevations base flood. The design engineer must resolve discrepancies, if any, between surveyed topography and the FEMA Flood Insurance Rate Maps.

18. For parking lots and drives, provide spot elevations at the edge of pavement, right-of-way or travel way centerline, at changes in grade, and high points and low points, to the nearest drainage facilities. Show the limits of the various surface materials and provide construction sections.
19. The proposed street cross section shall be revised to show the right-of-way placed one (1) foot behind the back of curb and one (1) foot behind back of sidewalk per SSC 99-18 (8) (b).
20. Provide and show the locations and details of all ADA compliant accessible walks and ramp features.
21. Provide a typical driveway cross section and profile to show that the sidewalks remain ADA compliant at their intersection with the driveways
22. If the site has a cemetery located on it the Developer shall contact the Delaware State Historic Preservation Office and satisfy the requirements of that Office prior to beginning any construction activity. This area shall not be disturbed by this project. Adequate access to the site and buffers to protect the site, shall be provided.
23. Private rights-of-way adjacent to and abutting parcels not part of the project shall be located and designed to provide adequate buffer so that construction activities do not encroach onto adjacent properties.
24. Provide statements explaining how and when the developer proposes to provide and install the required water supply, sewers or other means of sewage disposal, street pavement, drainage structures and any other required improvements.
25. Provide statements concerning any proposed deed restrictions to be imposed by the owner.
26. Where special physical conditions exist, which may act as constraints on normal development or may preclude development, the developer may be required to submit special technical data, studies or investigations. This information must be prepared by individuals technically qualified to perform such work. Additional information may include but is not limited to the following: on-site sanitary sewage disposal feasibility, water supply surveys, such as test well drilling, storm water runoff computations and identification of areas subject to periodic flooding.
27. If special conditions are found to exist, the Engineering Department may elect to withhold approval of a construction plan until it is determined that it is technically feasible to overcome such conditions. The Engineering Department may then require the developer to incorporate specific improvement design criteria into the plat as a condition to its approval.
28. When special studies or investigations pertain to a regulatory program of another public agency, the developer shall submit the results of these studies or investigations to said public agencies for technical review and approval. Approvals and/or written comments from these agencies shall be supplied to Sussex County by the developer.

UTILITY PLANNING DIVISION COMMENTS

REVIEWER: **Rob Davis**
DATE: 11/14/2018
APPLICATION: **2018-26 - Sweetbay**
APPLICANT: Gary C. and Anna G. Meiklejohn
TAC DATE: 11/15/2018
FILE NO: JCS-5.06
TAX MAP &
PARCEL(S): **533-11.00 Parcels 81 and 82.01**
LOCATION: **North side of Zion Church Road (Rout2 20)**
NO. OF UNITS: 65
GROSS
ACREAGE: 43.81

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: 4

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 1
- (3). Is wastewater capacity available for the project? Yes If not, what capacity is available? NA.
- (4). Is a Construction Agreement required? Yes 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? NA. Is it likely that additional SCCs will be required? **Yes** If yes, the current System Connection Charge Rate is **\$6,360.00** per EDU. Please contact **Noell Warren** 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? **N/A**
- (8). Comments: **The proposed project is within the boundaries of the Johnson's Corner Sanitary Sewer District and connection to the system is mandatory. Sussex County requires design and construction of the collection and transmission system to meet Sussex County Engineering Department's sewer standards and specifications. The Sussex County Engineer must approve the connection point. An extension of gravity sewer and installation of sewer laterals at the developer's expense will be required. An approved Use of Existing Infrastructure Agreement will be required. Capacity is not guaranteed or reserved until System Connection Fees have been paid for the project.**
- (9). Is a Sewer System Concept Evaluation required? Yes, Contact Utility Planning at 302-855-1299 to apply
- (10). Is a Use of Existing Infrastructure Agreement Required? Yes

If the above items, as applicable, are incorporated into the development plans, then preliminary approval is recommended. However, final plan approval should be withheld pending the approval of the construction plans by the Sussex County Engineering Department.



DELAWARE HEALTH AND SOCIAL SERVICES

Division of Public Health

Office of Engineering
Phone: (302) 741-8640
Fax: (302) 741-8641

October 4, 2018

Ms. Christin Headley
Sussex County Planning & Zoning Commission
PO Box 417
Georgetown, DE 19947

Re: Sussex County Technical Advisory Committee

Dear Ms. Headley:

The Division of Public Health Office of Engineering is in receipt of the following application:

1. Application: **2018-26 Sweetbay**

This application indicates central water will be supplied by Artesian Water Company, Inc. *This project requires an Approval to Construct and an Approval to Operate from the Office of Engineering when constructing a new water system or altering an existing water system.* In order to obtain an Approval to Construct, plans and specifications must be prepared by a registered Delaware professional engineer. Plans for the system, including water mains or extensions thereto, storage facilities, treatment works, and all related appurtenances, must be approved by the Office of Engineering prior to construction. It is the owner's responsibility to ensure as-built drawings are maintained throughout all phases of construction.

Prior to receiving an Approval to Operate for this project, the Office of Engineering requires one set of as-built drawings, including profile markups, for all plans approved for construction. An Approval to Operate will be issued after all applicable requirements are met.

Please do not hesitate to contact me at 302-741-8646 with questions or comments.

Sincerely,

A handwritten signature in cursive script that reads "William J. Milliken, Jr.".

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



DELAWARE HEALTH AND SOCIAL SERVICES
Division of Public Health

Office of Engineering
Phone: (302) 741-8640
Fax: (302) 741-8641

October 4, 2018

Ms. Christin Headley
Sussex County Planning & Zoning Commission
PO Box 417
Georgetown, DE 19947

Re: Sussex County Technical Advisory Committee

Dear Ms. Headley:

The Division of Public Health Office of Engineering is in receipt of the following application:

1. Application: **2018-26 Sweetbay**

This application indicates central water will be supplied by Artesian Water Company, Inc. *This project requires an Approval to Construct and an Approval to Operate from the Office of Engineering when constructing a new water system or altering an existing water system.* In order to obtain an Approval to Construct, plans and specifications must be prepared by a registered Delaware professional engineer. Plans for the system, including water mains or extensions thereto, storage facilities, treatment works, and all related appurtenances, must be approved by the Office of Engineering prior to construction. It is the owner's responsibility to ensure as-built drawings are maintained throughout all phases of construction.

Prior to receiving an Approval to Operate for this project, the Office of Engineering requires one set of as-built drawings, including profile markups, for all plans approved for construction. An Approval to Operate will be issued after all applicable requirements are met.

Please do not hesitate to contact me at 302-741-8646 with questions or comments.

Sincerely,

A handwritten signature in cursive script that reads "William J. Milliken, Jr.".

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



MICHAEL T. SCUSE
SECRETARY
E. AUSTIN SHORT
DEPUTY SECRETARY
KENNETH M. BOUNDS
DEPUTY SECRETARY

STATE OF DELAWARE
DEPARTMENT OF AGRICULTURE
2320 SOUTH DUPONT HIGHWAY
DOVER, DELAWARE 19901
ODA.DELAWARE.GOV

TELEPHONE (302) 698-4500
TOLL FREE (800) 282-8685
FAX (302) 697-6287

October 8, 2018

Christin Headley
Planning and Zoning Manager
Planning and Zoning Commission
2 The Circle PO Box 417
Georgetown, Delaware 19947

Subject: **2018-26-Sweetbay**

Dear Mr. Headley,

Thank you for submitting the site plan for Sweetbay subdivision submitted by Solutions Integrated Planning, Engineering and Management LLC. The Sussex County Planning and Zoning Forested Buffer Ordinance Number 1984 Section 99-5 requires 30 feet buffer for agricultural land, Sweetbay meets the requirements for this buffer as required by the ordinance..

Sussex County Planning and Zoning Forested Buffer Ordinance Number 1984 Section 99-5 also requires a planting list which is to follow 70% deciduous and 30% evergreens to be planted in the buffer strip which was not provided in the plans. A comprehensive display of plantings in the buffers should be included with species being used for review. We recommend a planting list to be provided for review as well as planting specifications.

If you have any more questions please feel free to contact me 302.659.6704 or email me at Michael.Martini@state.de.us

Sincerely,

A handwritten signature in cursive script that reads 'Michael Martini'.

Michael Martini
Urban Forestry Program
Delaware Forest Service

Sussex County, Delaware
Technical Advisory Committee

Comment Sheet



DATE OF REVIEW: October 22, 2018

REVIEWING AGENCY: **Delaware State Fire Marshal's Office, Sussex Office**

INDIVIDUAL REVIEWERS: **Duane T. Fox, CFPS, CFPE, CFI, Asst. Chief Technical Services**
Dennett E. Pridgeon, CFPS, CFPE, CFI, Sr. Fire Protection Specialist
Jefferson L. Cerri, CFI, Sr. Fire Protection Specialist
Joseph Moran, CFI, Sr. Fire Protection Specialist
Desiree B. McCall, CFI, Fire Protection Specialist

AGENCY PHONE NUMBERS: **302-856-5298, Fax: 302-856-5800**

RE: SWEETBAY (2018-26)

The reasons and conditions applied to this project and their sources are itemized below:

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 (DSFPR):

a. **Fire Protection Water Requirements:**

- Where a water distribution system is proposed for single-family dwellings it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 1000 feet spacing on centers are required. (One & Two- Family Dwelling)
- Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

b. **Fire Protection Features:**

c. **Accessibility**

- All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from Zion Church Rd must be constructed so fire department apparatus may negotiate it.

- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.
 - Any dead end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.
 - The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
 - The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.
- d. **Gas Piping and System Information:**
- Provide type of fuel proposed, and show locations of bulk containers on plan.
- e. **Required Notes:**
- Provide a note on the final plans submitted for review to read “ All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”
 - Proposed Use
 - Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units
 - National Fire Protection Association (NFPA) Construction Type
 - Maximum Height of Buildings (including number of stories)
 - Note indicating if building is to be sprinklered
 - Name of Water Provider
 - Letter from Water Provider approving the system layout
 - Provide Road Names, even for County Roads

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.

THIS DOCUMENT IS INFORMATIONAL ONLY, AND DOES NOT CONSTITUTE ANY TYPE OF APPROVAL FROM THE DELAWARE STATE FIRE MARSHAL'S OFFICE

Agency Name: DNREC

Project Name: 2018-26 Sweetbay

Date: 11/13/2018

Division: Waste and Hazardous Substances/ SIRS
Meghan.Crystall@state.de.us (302)-395-2600

Contact Person: Meghan Crystall

Regulations/Code Requirements

DNREC's Site Investigation and Restoration Section (SIRS) has reviewed the proposed project.

- If it is determined by the Department that there was a release of a hazardous substance on the property in question and the Department requires remediation pursuant to the Hazardous Substance Cleanup Act, the provisions of 7 Del.C. Chapter 91, Delaware Hazardous Substance Cleanup Act and the Delaware Regulations Governing Hazardous Substance Cleanup shall be followed.”
- Only one Site Investigation & Restoration Section (SIRS) site was found within a half mile radius of the proposed development. The proposed property, 2018-15 Sweetbay, is located **within a ½ mile radius of** a SIRS Site known as Hitchens Pit (DE-0240). A Preliminary Assessment (PA) was conducted on the property on November 21, 1989. Construction and demolition debris was noted in the pit, and the PA recommended that the site be referred to the DNREC Solid Waste Branch for further investigation. Because hazardous substances were not documented, no further action was taken by DNREC-SIRS.

Suggestions

- SIRS strongly recommends that the land owner performs appropriate environmental due diligence as necessary of the property.
- Additional remediation may be required if the project property or site is re-zoned by the county or state.
- Should a release or imminent threat of a release of hazardous substances be discovered during the course of development (e.g., contaminated water or soil), construction activities should be discontinued immediately and DNREC should be notified at the 24-hour emergency number (800-662-8802). SIRS should also be contacted as soon as possible at 302-395-2600 for further instructions.

TO: Christin Headley
Sussex County Planning and Zoning
Sussex County Courthouse
P. O. Box 417
Georgetown, DE 19947

FROM: John Martin

DATE: November 9, 2018

SUBJECT: TAC Review Comments

Watershed: Inland Bays (Low Reduction zone)
Subdivision/Applicant: Sweetbay (2018-26)
Tax Map#(s): 533.00-11.00-81.00 & 82.01
Proposed waste disposal type: Central Sewer

Regulatory Requirements

- The project is located in the *low nutrient reduction* zone of the greater Inland Bays watershed. In this watershed, Total Maximum Daily Load (TMDL) pollutant reduction targets have been developed by the State of Delaware (under the auspices of Section 303(d) of the 1972 Federal Clean Water Act) for nutrients (e.g., nitrogen, phosphorus), and bacteria. A TMDL is the maximum level of pollution allowed for a given pollutant below which a "water quality limited waterbody" can assimilate and still meet State water quality standards (e.g., dissolved oxygen, nutrients, and bacteria; *State of Delaware Surface Water Quality Standards, as amended July 11, 2004*) to the extent necessary to support use goals such as, swimming, fishing, drinking water and shell fish harvesting. The TMDL for the *low reduction* zone of the Inland Bays watershed calls for 40 percent reduction in nitrogen and phosphorus from baseline conditions. The TMDL also calls for a 40 percent reduction (17 percent for marine waters) in bacteria from baseline conditions. Please view the following web link for further information on the regulatory requirements and technical analysis involved in the development of the specific TMDLs: <http://www.dnrec.delaware.gov/swc/wa/Pages/WatershedAssessmentTMDLs.aspx>
- The Inland Bays Pollution Control Strategy (PCS) and the accompanying regulations were finalized by order of the DNREC Secretary on October 2008. Following adoption of the PCS regulations, a legal challenge and appeal was mounted against DNREC on February 25, 2011 by Sussex County through the Delaware Superior Court; this appeal resulted in a court order declaring buffer components in the PCS as void and unenforceable (Section 4 and portions of Section 5). A subsequent appeal to the Delaware Supreme Court on December 2011 affirmed the Superior Court decision; however, the court decision did not invalidate or negate the remaining regulatory components, or the numerous voluntary components which still remain in effect. The PCS regulations can be reviewed at <http://regulations.delaware.gov/documents/November2008c.pdf>. Background information about the PCS with guidance documents and mapping tools can be retrieved from http://www.dnrec.state.de.us/water2000/Sections/Watershed/ws/ib_pcs.htm

- A nutrient management plan is required under the *Delaware Nutrient Management law (3 Del. Chapter 22)* for all persons or entities who apply nutrients to lands or areas of open space in excess of 10 acres. This project's open space may exceed this 10-acre threshold. Please contact the Delaware Nutrient Management Program at 739-4811 for further information concerning compliance requirements – or, view the following web link for additional information: <http://dda.delaware.gov/nutrients/index.shtml>

Recommendations

Soils

- Based on soils survey mapping update (Figure 1), the primary soil mapping units of concern mapped in subject parcel are Klej (KsA), Mullica (MuA), and Longmarsh (LO). These soil mapping units consist of somewhat poorly to very poorly-drained-wetland-associated hydric soils. Hydric soils have severe limitations for (considered unsuitable) for development due to the presence of a seasonal-high water table; therefore, avoidance of hydric soils is strongly suggested. Hydric soils comprise most the project area proposed for development.
- We strongly discourage building on hydric soils because they are functionally important source of water storage (functions as a “natural sponge”); the loss of water storage through excavation, filling, or grading of intact native hydric soils increases the probability for more frequent and destructive flooding events (further compounded by sea-level rise due to climate change). The probability for flooding is further compounded by increases in surface imperviousness as building density in the area increases over time (and sea-level rise). Moreover, destruction of hydric soils increases the amount pollutant runoff (i.e., hydric soils sequester and detoxify pollutants) which contributes to lower observed water quality in regional waterbodies and wetlands. We strongly recommend the applicant contact a licensed (Delaware Class D) soil scientist to make a site specific assessment (i.e., soil survey mapping) of the soils on this site. A list of licensed Class D soil scientists can be obtained at the following web link: <http://www.dnrec.delaware.gov/wr/Information/GWDInfo/Pages/GroundWaterDischargesLicensesandLicensees.aspx>
- Given the project's mostly poorly-drained soils and the project's proximity to open water (further compounded by likely sea-level rise impacts in the not-too-distant future), the Division of Watershed Stewardship believes that most of the proposed project area is unsuitable for development and recommend that this project be tabled.

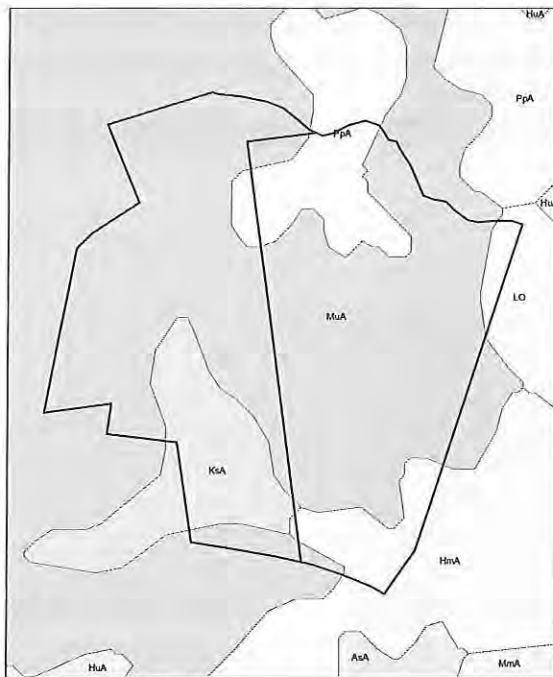
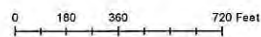


Figure 1: NRCS soil survey mapping update



Compliance with TMDLs through the Pollution Control Strategy (PCS)

Compliance with the TMDL nutrient and bacterial reduction requirements specified for the Inland Bays watershed can be facilitated by adherence to the strategies and requirements described in the Inland Bays PCS, and the implementation of the following recommended BMPs, which would:

- Preserve and/or maintain as much of the existing forested area as possible. Given the environmental sensitivity (e.g., water quality and wildlife habitat) of the greater Inland Bays watershed, the Division of Watershed Stewardship strongly opposes the applicant's apparent plan to remove most (if not all) of the existing forestland to accommodate this development. We believe that most of the existing forest land in this parcel should remain intact or undeveloped. We further suggest additional native tree, shrub and/or native herbaceous vegetation plantings in remaining areas of open space, wherever possible. Moreover, removing forest cover to accommodate an open-water-stormwater-management-structure(s) is not considered an environmentally acceptable practice by the Division of Watershed Stewardship.
- Conduct a United Army Corps of Engineers approved wetlands delineation (USACE) by a qualified soil scientist (Delaware licensed Class-D soil scientist) before commencing any construction activities. Statewide wetland mapping project (SWMP) and NRCS soil survey mapping suggests that wetlands (mostly non-tidal) and hydric soils are present in much of subject parcel (Figures 1 & 2). A field based site-specific wetlands delineation by a licensed

soil scientist is recommended to more precisely assess the presence of wetlands and hydric soils in this parcel (prior to obtaining the recommended approval from the USACE). Based on the project submittal, there is not evidence provided by the applicant that USACE approved wetlands delineation has been conducted to date. A list of licensed Class D soil scientists can be obtained at the following web link:

<http://www.dnrec.delaware.gov/wr/Information/GWDInfo/Pages/GroundWaterDischargesLicensesandLicensees.aspx>

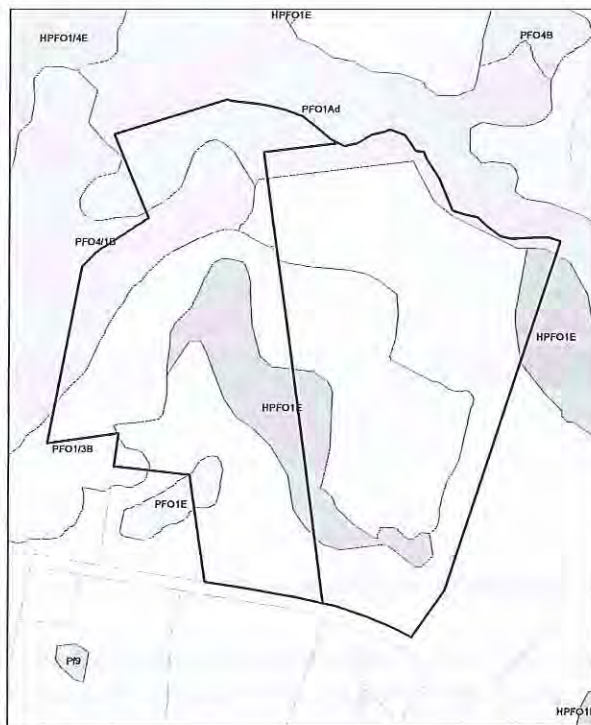


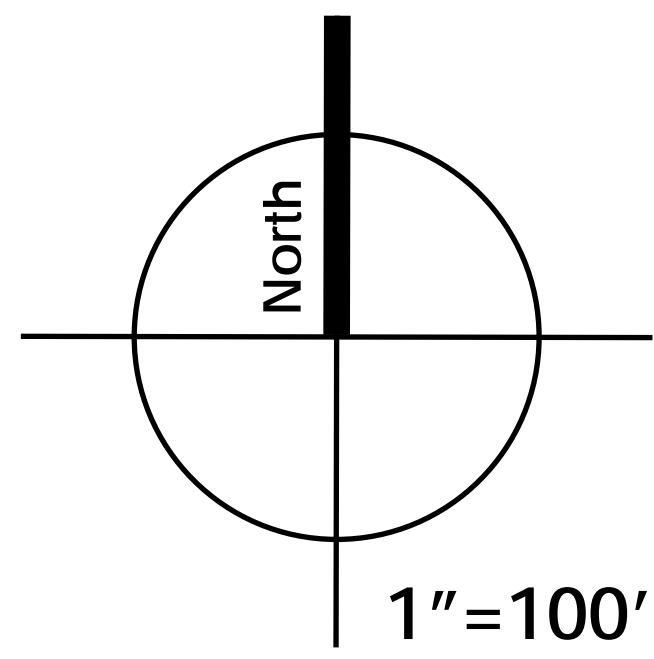
Figure 2: SWMP mapping

0 180 360 720 Feet

- Establish a vegetated buffer of at least 100 feet from the adjoining wetlands and waterbodies. Based on a review of existing buffer research by Castelle et al. (Castelle, A. J., A. W. Johnson and C. Conolly. 1994. Wetland and Stream Buffer Requirements – A Review. J. Environ. Qual. 23: 878-882.), an adequately-sized buffer that effectively protects wetlands and streams, in most circumstances, is about 100 feet in width. In recognition of this research and the need to protect water quality, the Watershed Assessment Section recommends that the applicant maintain/establish said 100-foot vegetated buffer (planted in native vegetation) from all waterbodies (including all ditches and ponds) and all non-tidal (USACE approved wetlands delineation) and tidal wetlands (State-approved wetlands delineation for State-regulated tidal wetlands, if and where applicable). It is apparent from

the conceptual lot layout that the applicant intends to maintain/establish a buffer width considerably narrower than the 100-foot buffer width that we recommend.

- Calculate post-construction surface imperviousness with all forms of created (or constructed) surface imperviousness (e.g., rooftops, driveways, parking lots, sidewalks, open-water storm water management structures, ponds, and roads) included in the calculation for surface imperviousness. Omission of any of the above-stated forms of surface imperviousness will result in an underestimate of the actual post-development surface imperviousness and the environmental impacts associated with this imperviousness.
- Employ green-technology storm water management and a rain garden(s) (in lieu of open-water management structures) as BMPs to mitigate or reduce nutrient and bacterial pollutant runoff. If open-water stormwater management is selected for use, they should be employed for their intended function - that is, the management of stormwater - not for the creation of additional pond acreage to enhance property/aesthetic values. It should also be noted that open-water stormwater ponds attract nuisance geese and nuisance algae that can contribute to the degradation of water quality of waters in the greater Inland Bays watershed. In the end, we strongly recommend that the applicant use green-technology stormwater management and refrain from use of open-water stormwater management ponds and/or open-water ponds of any kind or purpose for this project.
- Make use of pervious paving materials (when compatible with concerns for the protection of excellent recharge areas and/or well-head protection areas via assessment by a DNREC hydrogeologist(s)) instead of conventional paving materials (e.g., asphalt or concrete) to help reduce the amount of water and pollutant runoff draining to adjoining streams and wetlands. Pervious pavers are especially recommended for areas designated for parking.
- Assess nutrient and bacterial pollutant loading at the preliminary project design phase. To this end, the Watershed Assessment Section has developed a methodology known as the "Nutrient Load Assessment protocol." The protocol is a tool used to assess changes in nutrient loading (e.g., nitrogen and phosphorus) resulting from the conversion of individual or combined land parcels to a changed land use(s); thus providing applicants and governmental entities with quantitative information about the project's impact(s) on baseline water quality. We strongly encourage the applicant/developer use this protocol to help them design and implement the most effective BMPs. Please contact John Martin at (Division of Watershed Stewardship) 302-739-9939 for more information on the protocol.



Sweetbay

Natelli Communities

SITE DATA:

APPLICANT: NATELLI COMMUNITIES
506 MAIN STREET
GAITHERSBURG, MD 20878
CONTACT: TOM NATELLI

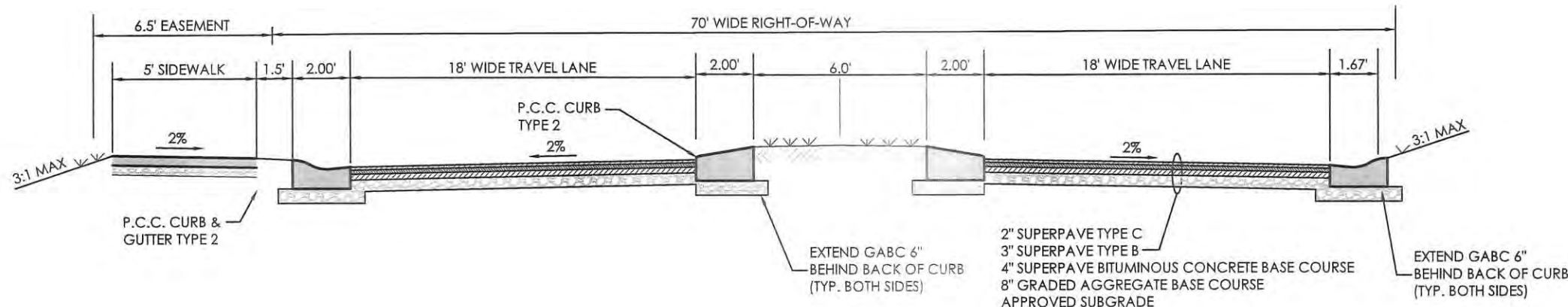
ENGINEER/
LAND PLANNER: SOLUTIONS IPEM, LLC
303 NORTH BEDFORD STREET
GEORGETOWN, DE 19947
PHONE: 302.297.9215
CONTACT: JASON PALKIEWICZ, PE

OWNERS: GARY C AND ANNA G MEIKLEJOHN
36135 ZION CHURCH ROAD
FRANKFORD, DE 19945

- TAX MAP:
533-11, PARCELS 81 & 82.01
- EXISTING ZONING:
AR-1/ES-1
- PROPOSED USE: ES-1 CLUSTER
- SINGLE FAMILY LOTS = 65 LOTS
MIN. LOT AREA = 7,500 S.F.
MIN. LOT WIDTH = 60'
- MAXIMUM BUILDING HEIGHT: 42'
- FRONT YARD = 25' (15' ON CORNER)
SIDE YARD = 10'
REAR YARD = 10'
RIGHT-OF-WAY = 29' (SEE ROADWAY SECTION)
- FLOOD ZONE:
THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X (UNSHADED), (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN); ZONE AE (SPECIAL FLOOD HAZARD AREA SUBJECT TO THE FLOODING BY THE 1% ANNUAL CHANCE FLOOD - BASE FLOOD ELEVATIONS DETERMINED) PER FRM MAP NUMBER 10005C0 PANEL 0635K, REVISED MARCH 16, 2015.
- WATER SUPPLY:
ARTESIAN
- SANITARY SEWER:
SUSSEX COUNTY
- GROSS AREA:
TOTAL = 43.81 AC ±
ALLOWABLE UNITS = (43,560 SF / 20,000 SF) x 43.81 AC = 95 UNITS
PROPOSED UNITS = 65
(1.48 UNITS/ACRE GROSS)
- WOODLANDS:
EXISTING = 42.169 AC ± (96.2%)
TO REMAIN = 23.357 AC ± (53.3%)
- AREAS:
LOT AREA = 12.97 AC ±
RIGHT-OF-WAY AREA = 2.61 AC ±
OPEN SPACE AREA = 28.09 AC ± (64.3%)
EXISTING WOODED AREA = 42.169 AC ± (96.2%)
WOODED AREA TO REMAIN = 22.67 AC ± (51.9%)
-SUBJECT TO STORMWATER REQUIREMENTS
- LOTS SIZES
MIN. ALLOWED = 7,500 S.F.
MIN. PROPOSED = 7,500 S.F.
MAX. PROPOSED = 12,535 S.F.
AVERAGE = 8,651 S.F.
- BOUNDARY AND TOPOGRAPHY SHOWN HEREON IS PREPARED BY SOLUTIONS, IPEM, LLC, MARCH 2018.
- WETLANDS SHOWN HEREON AS DELINEATED BY ENVIRONMENTAL RESOURCES, INC., FEBRUARY 2018.
- POTABLE WATER, SANITARY SEWER, STORM DRAINAGE AND STREET PAVEMENT SHALL BE CONSTRUCTED BY THE DEVELOPER. PHASING OF IMPROVEMENTS SHALL BE PER COUNTY AND CONSERVATION DISTRICT REQUIREMENTS.

NOTES:

- ALL ON-SITE STREETS (INCLUDING PAVEMENT, CURBING AND SIDEWALK) ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNER'S ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE STREETS SHALL BE BY THE HOMEOWNER'S ASSOCIATION.
- STORMWATER MANAGEMENT AND STORM DRAINAGE SHALL BE IN ACCORDANCE WITH THE SUSSEX COUNTY CONSERVATION DISTRICT AND SUSSEX COUNTY ENGINEERING REQUIREMENTS. MAINTENANCE OF THE ON-SITE STORMWATER MANAGEMENT FACILITIES AND STORM DRAINAGE SYSTEM SHALL BE BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNER'S ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE ABOVE PROACTIVE SHALL BE BY THE HOMEOWNER'S ASSOCIATION.
- ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ALL SUBDIVISION LOTS SHALL HAVE FIVE FOOT WIDE EASEMENTS ALONG ALL LOT LINES FOR A TOTAL EASEMENT WIDTH OF 10 FEET ALONG A LOT LINE COMMON TO TWO LOTS. EASEMENTS ALONG PERIMETER (RIGHT-OF-WAY AND OPEN SPACE) SHALL BE 10 FEET IN WIDTH.
- STREETLIGHTS SHALL BE PROVIDED.
- FOR ANY NEW DEVELOPMENT LOCATED IN WHOLE OR IN PART WITH 50 FEET OF THE BOUNDARY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES, NO IMPROVEMENT REQUIRING AN OCCUPANCY APPROVAL FOR A RESIDENTIAL TYPE USE SHALL BE CONSTRUCTED WITHIN 50 FEET OF THE BOUNDARY OF THE LANDS USED PRIMARILY FOR AGRICULTURAL PURPOSES.



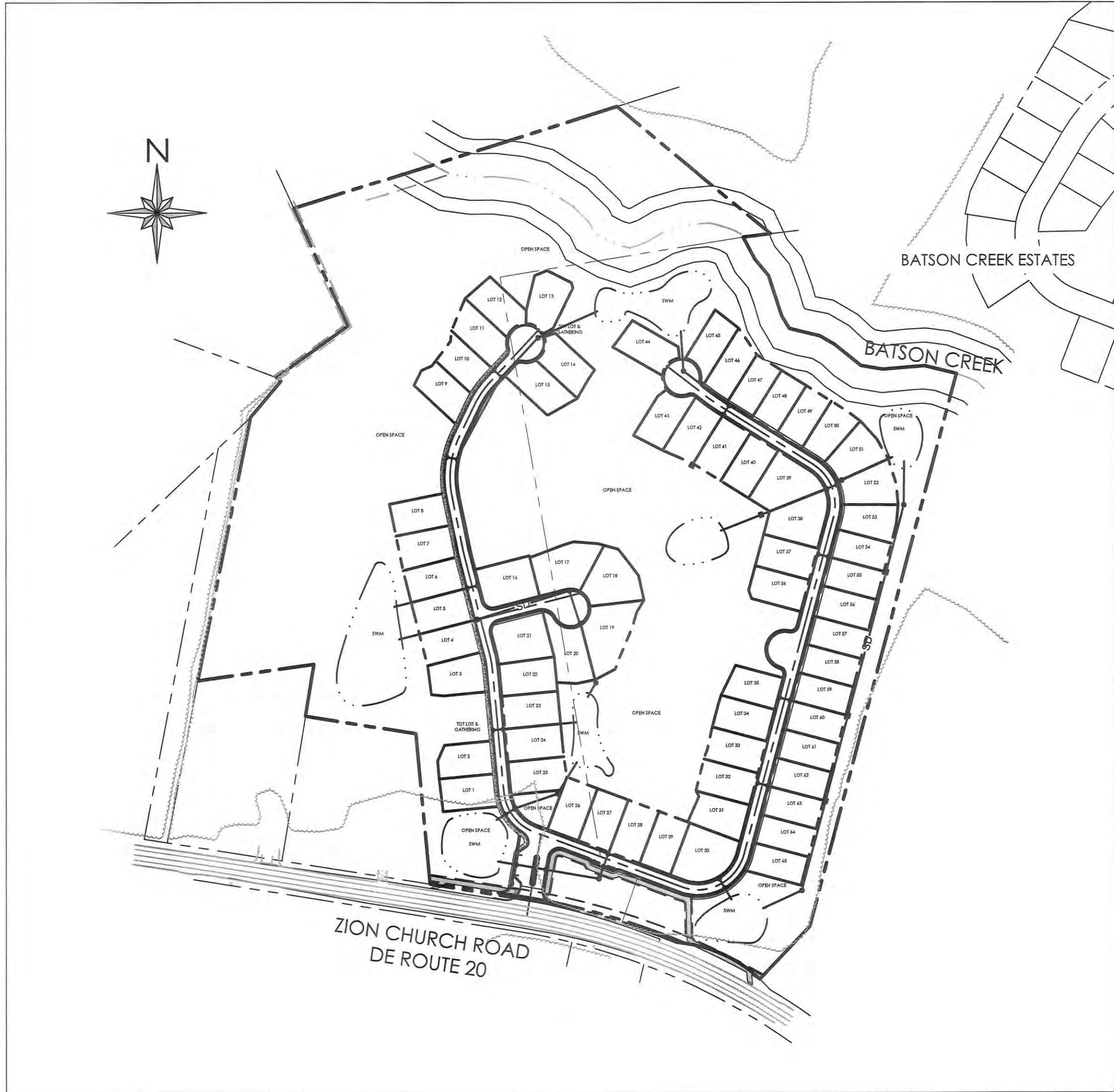
- NOTES:
- PROVIDE 4" OF TOPSOIL COVERED WITH SEED AND MULCH ON PROPOSED GRASS AREAS.
 - SUBBASE AND SUBGRADE SHALL BE COMPACTED TO 95% OF ASTM D1557, MODIFIED PROCTOR METHOD.

ENTRANCE BOULEVARD STREET

NOT TO SCALE

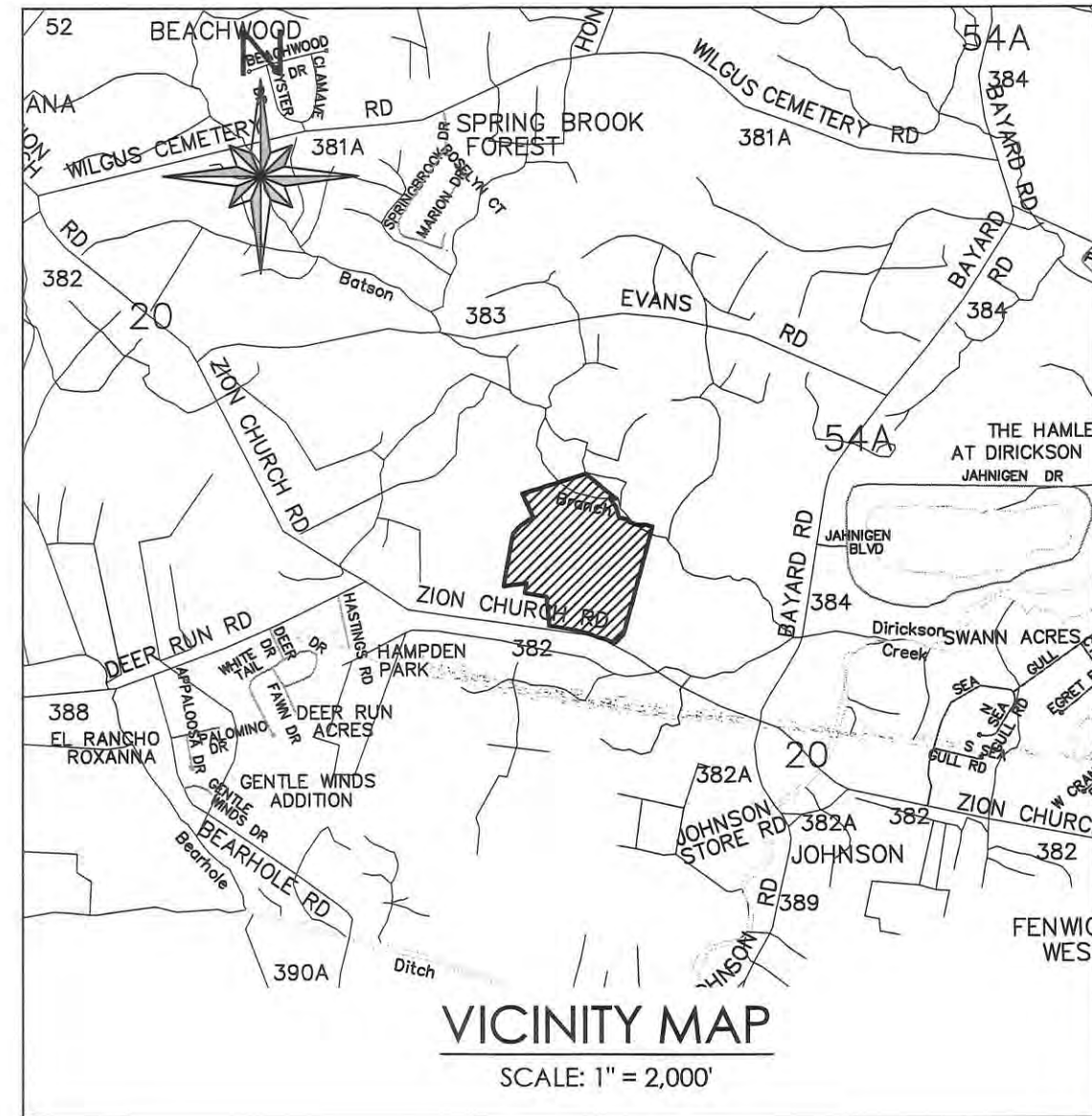
PRELIMINARY SUBDIVISION PLAT FOR SWEETBAY

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE



SITE MAP

SCALE: 1" = 200'

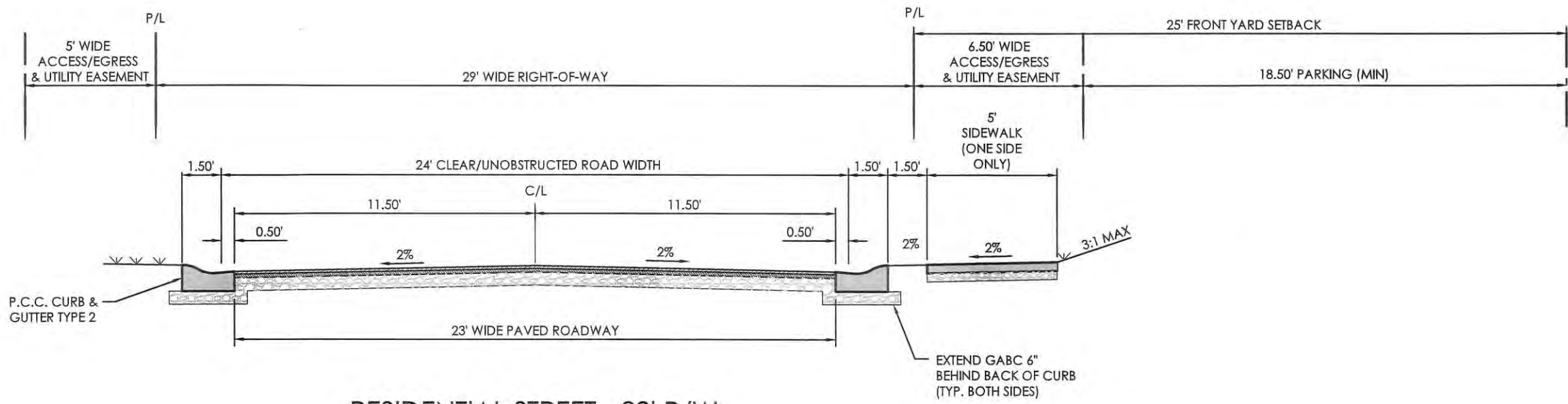


LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT/BUFFER LINE	---	---
SETBACK LINE	---	---
R.O.W. LINE	---	---
CONCRETE MONUMENT FOUND	CMF □	CMS □
IRON PIPE FOUND	IPF ●	N/A
SPOT ELEV. LABEL	x 19.25	19.25
MAJOR CONTOUR	---	N/A
MINOR CONTOUR	---	N/A
ROAD CENTERLINE	---	---
EDGE OF CONCRETE	---	---
EDGE OF PAVEMENT	---	---
CURB AND GUTTER	---	---
SIDEWALK	---	---
CONCRETE HATCH	---	---
GRAVEL HATCH	---	---
EDGE OF POND	---	---
STORM MANHOLE	⊙	⊙
CURB INLET	⊙	⊙
SANITARY MANHOLE	⊙	⊙
SANITARY PIPE	SS	SS
WATER PIPE	W	W
NON-TIDAL WETLANDS	---	N/A
FLOOD PLAIN	---	N/A
WOOD LINE	---	---

SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS PLAN
- PLAN A
- PLAN B



- NOTES:
- PROVIDE 4" OF TOPSOIL COVERED WITH SEED AND MULCH ON PROPOSED GRASS AREAS.
 - SUBBASE AND SUBGRADE SHALL BE COMPACTED TO 95% OF ASTM D1557, MODIFIED PROCTOR METHOD.

RESIDENTIAL STREET - 29' R/W

NOT TO SCALE

solutions
Integrated Planning
Engineering & Management, LLC

303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215
3003 Merritt Mill Road
Salisbury, MD 21804
T. 410.572.8833
www.solutionsipem.com Copyright © 2017



REVISIONS		DESCRIPTION	
NO.	DATE	DESCRIPTION	ES-1 NOTES
1	09/24/18		

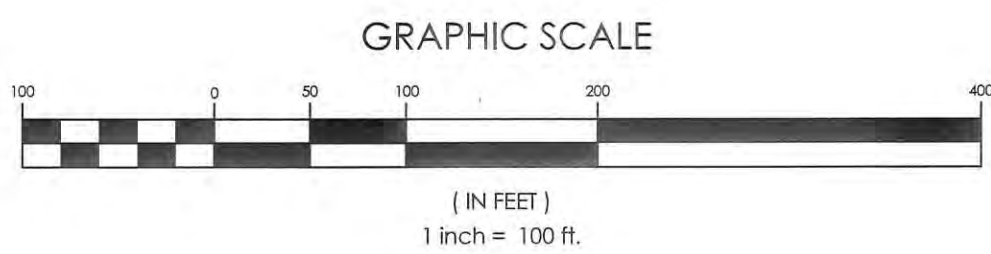
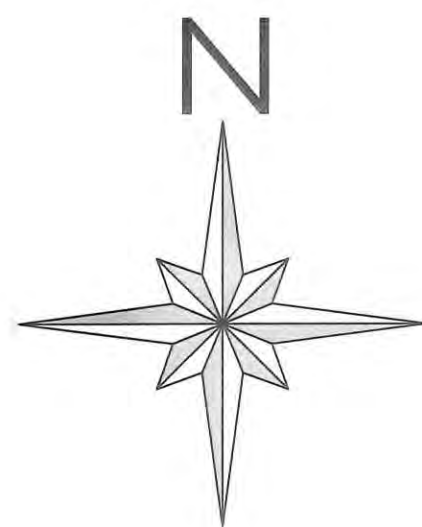
PRELIMINARY SUBDIVISION PLAT
for
SWEETBAY
SUSSEX COUNTY, DELAWARE
Prepared for: Natelli Communities

Dates:	6/16/18
Job Number:	G17042
Scale:	AS NOTED
Drawn By:	ML
Designed By:	HHB
Approved By:	JP

Sheet No.:

1 of 4

File Name:
G17042-prelim-plat



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	180.58'	286.48'	36°06'56"	S 64°28'13" E	177.60'
C2	340.19'	1467.40'	13°18'59"	S 74°10'11" E	339.43'

solutions
Integrated Planning
Engineering & Management, LLC

303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215
3003 Merritt Mill Road
Salisbury, MD 21804
T. 410.572.8833
www.solutionsipm.com Copyright © 2017

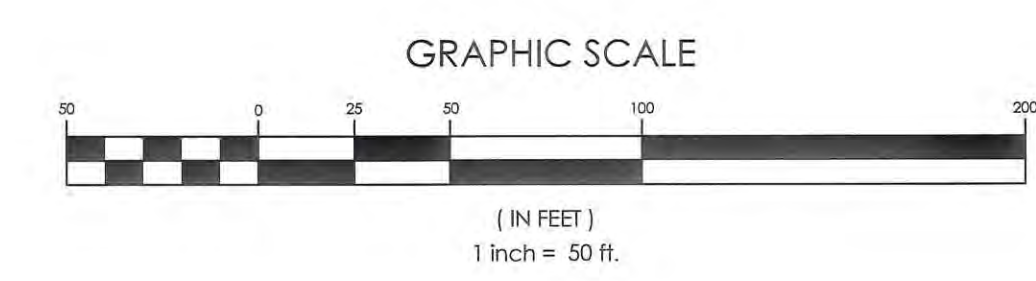
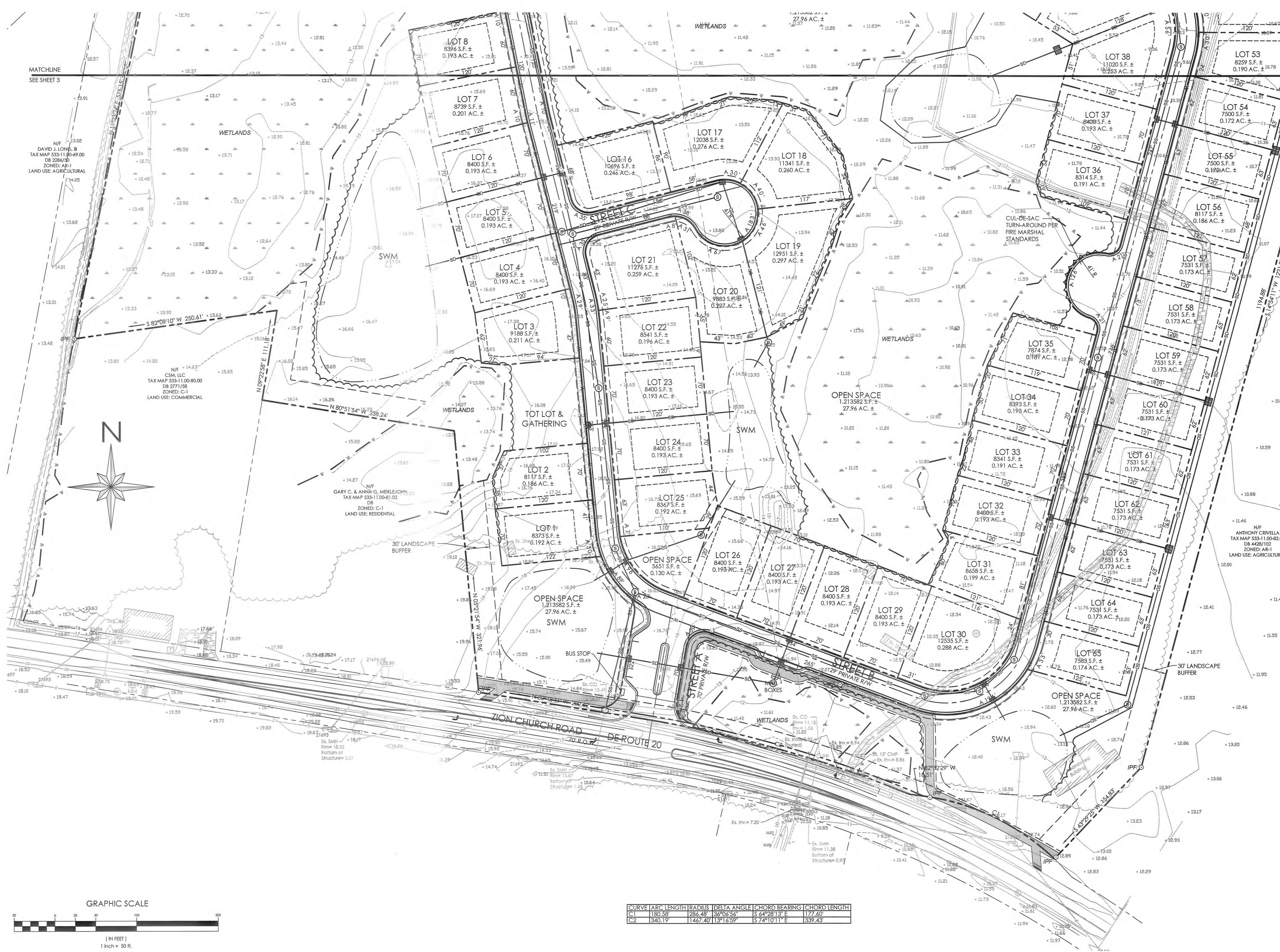


REVISIONS		EXISTING CONDITIONS	
NO.	DATE	DATE	DESCRIPTION
1	07/24/18		ES-1 NOTES

PRELIMINARY SUBDIVISION PLAT - EXISTING CONDITIONS
for
SWEETBAY
SUSSEX COUNTY, DELAWARE
Prepared for: Natelli Communities

Date:	6/16/18	Scale:	1"=100'	Drawn By:	ML	Designed By:	HHB	Approved By:	JP
Job Number:	G17042								

Sheet No.:
2 of 4
File Name:
G17042-prelim-ex-cond



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	180.58'	286.48'	36°06'56"	S 64°28'13" E	177.60'
C2	340.19'	1467.40'	13°16'59"	S 74°10'11" E	339.43'

solutions
Integrated Planning
Engineering & Management, LLC

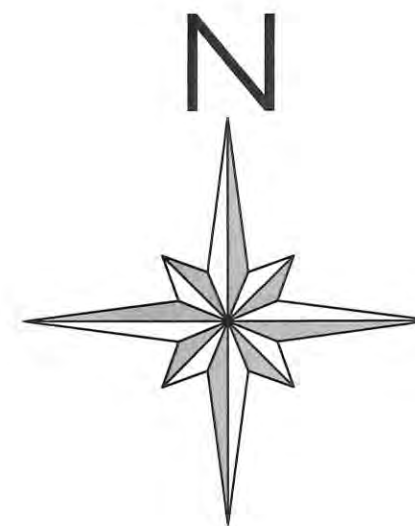
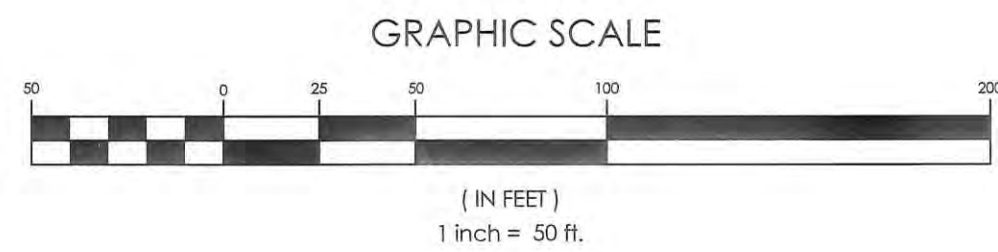
303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215
3003 Merritt Mill Road
Solisbury, MD 21804
T. 410.572.8883
www.solutionsipem.com Copyright © 2017



REVISIONS		DESCRIPTION	
NO.	DATE	DATE	ES-1 NOTES
1	07/24/18		

PRELIMINARY SUBDIVISION PLAT
for
SWEETBAY
SUSSEX COUNTY, DELAWARE
Prepared for: Natelli Communities

Date: 6/16/18
Job Number: G17042
Scale: 1"=50'
Drawn By: ML
Designed By: HJB
Approved By: JP
Sheet No.: 3 of 4
File Name: G17042-prelim-plat



solutions
Integrated Planning
Engineering & Management, LLC

303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215
3003 Merritt Mill Road
Salisbury, MD 21804
T. 410.572.8853
www.solutionsipem.com Copyright © 2017



REVISIONS		DESCRIPTION
NO.	DATE	ES-1 NOTES
1	07/24/18	

PRELIMINARY SUBDIVISION PLAT
for
SWEETBAY
SUSSEX COUNTY, DELAWARE
Prepared for: Natelli Communities

Date: 6/16/18
Job Number: G17042
Scale: 1"=50'
Drawn By: ML
Designed By: HJB
Approved By: JF
Sheet No.: 4 of 4
File Name: G17042-prelim-plat

PLANNING & ZONING COMMISSION

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



Sussex County

DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JANELLE CORNWELL, AICP
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date February 14, 2019

Application: CU 2158 Millsboro Solar, LLC

Applicant: Millsboro Solar, LLC
192 Raceway Drive
 Mooresville, NC 28117

Owner: Carla Rickards
26470 Nine Foot Road
Dagsboro, DE 19939

Site Location: North side of Nine Foot Road, approximately 0.27 mile west of Gum Tree Road, and on the south side of Nine Foot Road, approximately 0.2 mile west of Gum Tree Road.

Current Zoning: AR-1 (Agricultural Residential District)

Proposed Use: 6MW Solar Facility

Comprehensive Land
Use Plan Reference: Low Density Area

Councilmatic
District: Mr. Rieley

School District: Indian River School District

Fire District: Dagsboro Fire District

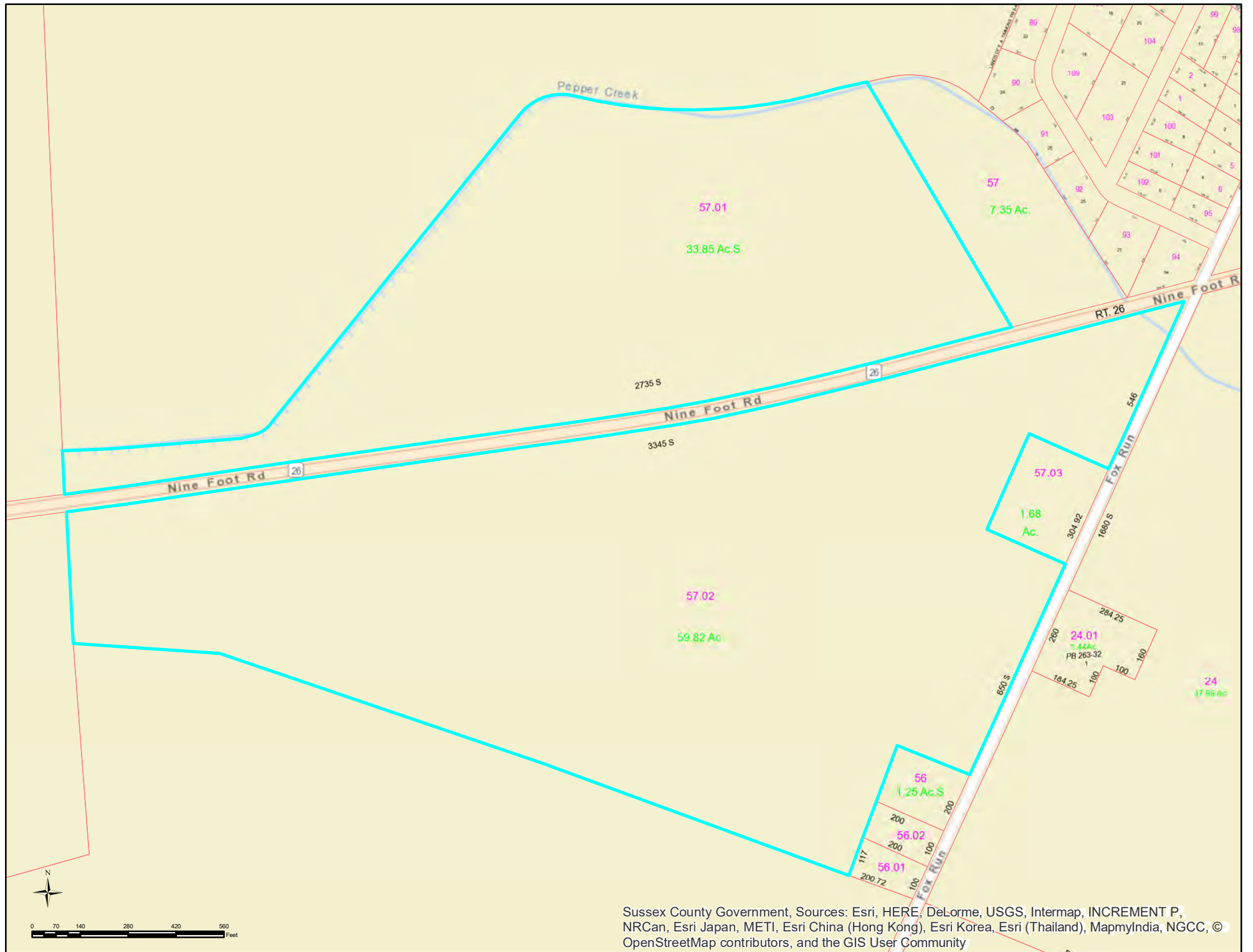
Sewer: N/A

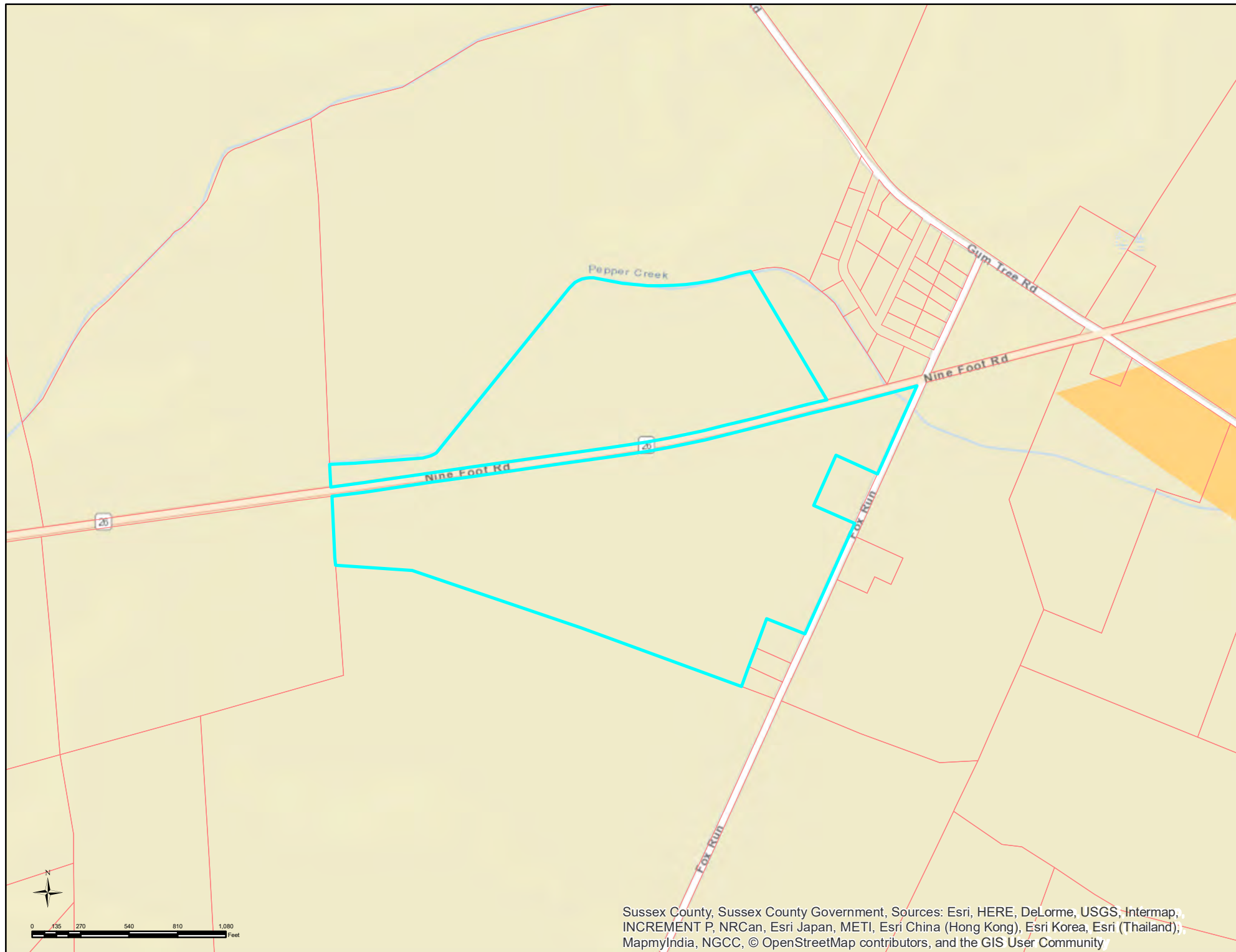
Water: N/A

Site Area: 91.304 ac. +/-

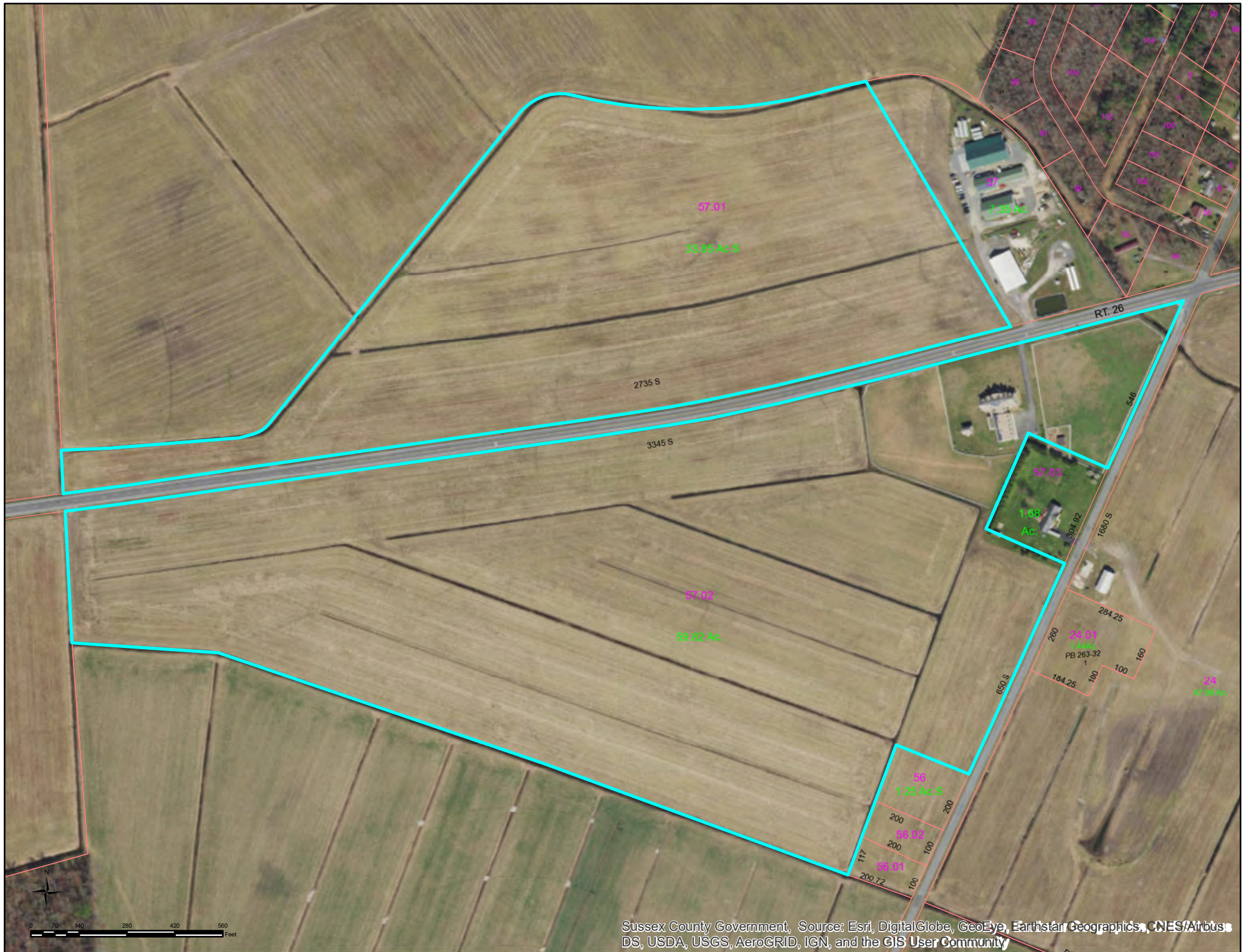
Tax Map ID.: 233-15.00-57.01 & 57.02





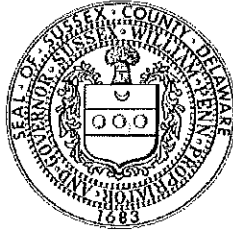


Sussex County, Sussex County Government, Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
IRWIN G. BURTON, III
DOUGLAS B. HUDSON
MICHAEL B. JOHNSON
MARTIN L. ROSS



Sussex County

DELAWARE
sussexcountyde.gov
302-855-7878 T
302-845-5079 F
LAWRENCE B. LANK
DIRECTOR

Service Level Evaluation Request Form

This form **shall** be submitted to the Planning and Zoning Office and a response **shall** be received back from DelDOT prior to the applicant being able to submit an application to the Planning and Zoning Office.

Date: 6/18/18

Site Information:

Site Address/Location: Located approximately North and South of 26487 DE-26 Frankford, DE 19945
GPS 38.533760, -75.285321

Tax Parcel Number: 233-15.00-57.01 & 233-15.00-57.02

Current Zoning: Agricultural Residential - AR-1

Proposed Zoning: N/A

Land Use Classification: _____

Proposed Use(s):

Construction of a solar facility

Square footage of any proposed buildings or number of units: n/a

Applicant Information:

Applicant's Name: Millsboro Solar, LLC

Applicant's Address: 192 Raceway Drive
City: Moorestville State: NC Zip Code: 28117

Applicant's Phone Number: 704-662-0375

Applicant's e-mail address: project.development@sunenergy1.com

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

TO: **Janelle Cornwell**

REVIEWER: **Chris Calio**

DATE: **1/22/2019**

APPLICATION: **CU 2158 Millsboro Solar, LLC**

APPLICANT: **Millsboro Solar, LLC**

FILE NO: **WSPA-5.02**

TAX MAP &
PARCEL(S): **233-15.00-57.01 & 57.02**

LOCATION: **North side of Nine Foot Road, approximately 0.27 mile west of Gum Tree Road, and on the south side of Nine Foot Road, approximately 0.2 mile west of Gum Tree Road.**

NO. OF UNITS: **6 MW Solar Facility**

GROSS
ACREAGE: **91.304**

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 4**

- (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? **N/A** 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 **\$6,360.00** per EDU. Please contact **Choose an item.** 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? **N/A**

(8). Comments: The proposed Conditional Use is not in an area where the Sussex County Engineering Department has a plan or schedule to provide sanitary sewer service.

(9). Is a Sewer System Concept Evaluation required? **No**

(10). Is a Use of Existing Infrastructure Agreement Required? **No**

UTILITY PLANNING APPROVAL:



John J. Ashman
Director of Utility Planning

Xc: Hans M. Medlarz, P.E.
Jayne Dickerson
No Permit Tech Assigned



Millsboro Solar, LLC

Conditional Use Permit - 2158

Planning & Zoning Commissioner's Meeting

February 14, 2019

Presentation Overview:

❖ Introductions

- ❑ Millsboro Solar, LLC & SunEnergy1 Representatives

❖ SunEnergy1, LLC Overview

❖ Millsboro Solar, LLC

- ❑ Project Overview
- ❑ Site Specifics

❖ Sussex County Requirements

❖ Economy Impact & Municipal Advantages

❖ Questions/Answers

Introduction:

❖ Millsboro Solar, LLC & SunEnergy1 Representatives

SunEnergy1 OVERVIEW

SunEnergy1 is an industry leader in utility-scale solar photovoltaic systems. As a vertically integrated developer, we manage all stages of a solar project from land acquisition, permitting, interconnection, environmental, design, engineering, construction, commissioning, operations and maintenance, through to post-commercial operation.

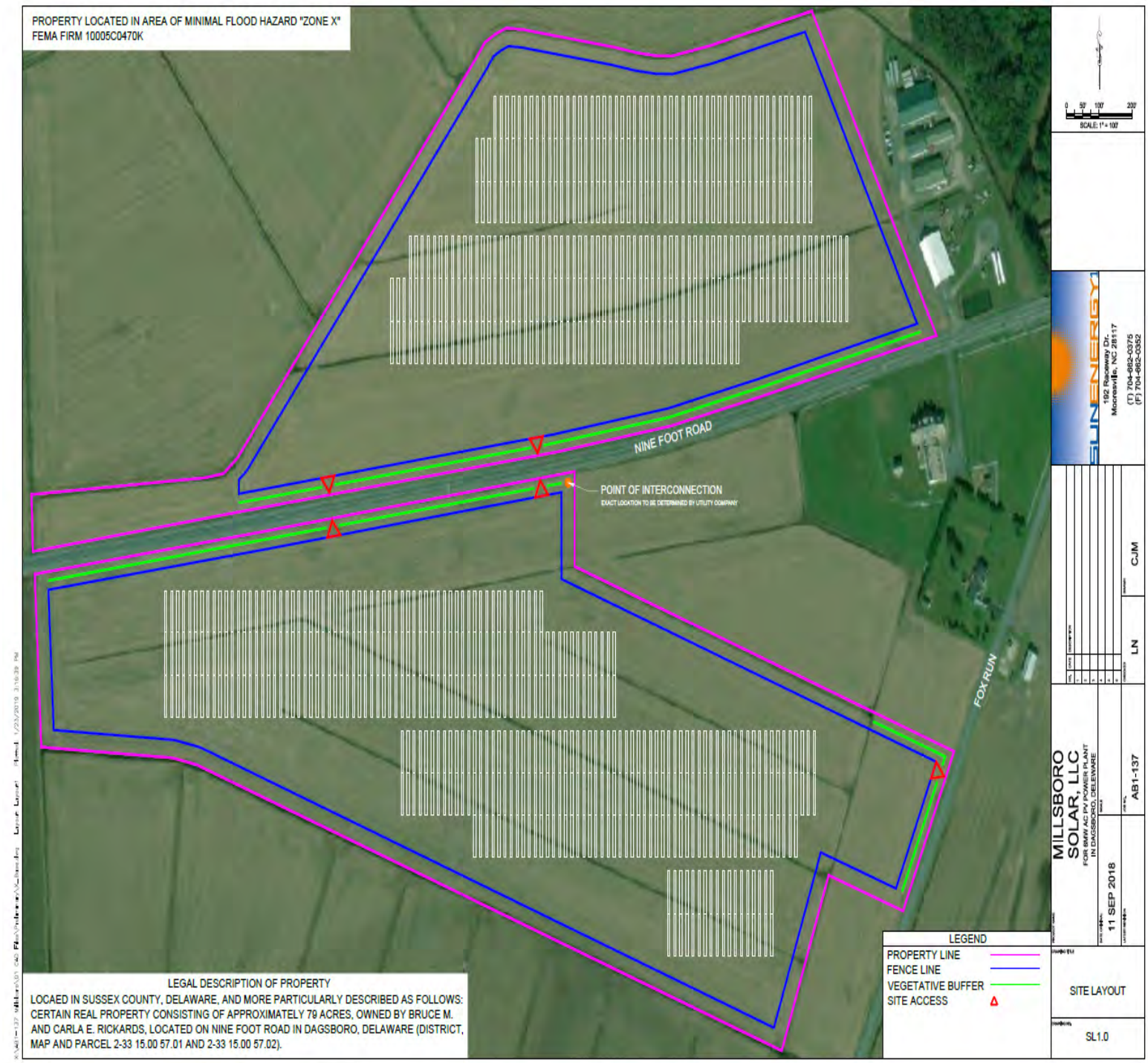
- ▶ Top 5 solar developer in the U.S.
- ▶ Owner and operator of utility scale solar projects
- ▶ ~5GW pipeline of solar ready development sites
- ▶ ~1GW solar facilities installed
- ▶ Over 250MW of owned solar facilities
- ▶ Various offices (Headquartered - North Carolina)



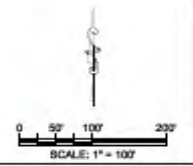
Millsboro Solar Overview

- ▶ Size: 6MW (AC)
- ▶ Zoned - Agricultural Residential District (AR-1)
- ▶ Located on North & South of Nine Foot Rd.
(West of Fox Run Rd.) Dagsboro, DE
- ▶ Approximately 79 acres (OTL)

Owner(s)	Parcel #
The Late Bruce Rickards and Mrs. Carla Rickards	2-33 15.00 57.01 2-33 15.00 57.02



PROPERTY LOCATED IN AREA OF MINIMAL FLOOD HAZARD "ZONE X"
FEMA FIRM 10005C0470K





SUN ENERGY
152 Raceway Dr.
Mooresville, NC 28117
(771) 704-882-0375
(771) 704-882-0352

NO. OF ROWS		ROW DESCRIPTION		ROW NUMBER		ROW NAME	
1	1			1	1		
2	1			2	1		
3	1			3	1		
4	1			4	1		
5	1			5	1		
6	1			6	1		
7	1			7	1		
8	1			8	1		
9	1			9	1		
10	1			10	1		
11	1			11	1		
12	1			12	1		
13	1			13	1		
14	1			14	1		
15	1			15	1		
16	1			16	1		
17	1			17	1		
18	1			18	1		
19	1			19	1		
20	1			20	1		
21	1			21	1		
22	1			22	1		
23	1			23	1		
24	1			24	1		
25	1			25	1		
26	1			26	1		
27	1			27	1		
28	1			28	1		
29	1			29	1		
30	1			30	1		
31	1			31	1		
32	1			32	1		
33	1			33	1		
34	1			34	1		
35	1			35	1		
36	1			36	1		
37	1			37	1		
38	1			38	1		
39	1			39	1		
40	1			40	1		
41	1			41	1		
42	1			42	1		
43	1			43	1		
44	1			44	1		
45	1			45	1		
46	1			46	1		
47	1			47	1		
48	1			48	1		
49	1			49	1		
50	1			50	1		
51	1			51	1		
52	1			52	1		
53	1			53	1		
54	1			54	1		
55	1			55	1		
56	1			56	1		
57	1			57	1		
58	1			58	1		
59	1			59	1		
60	1			60	1		
61	1			61	1		
62	1			62	1		
63	1			63	1		
64	1			64	1		
65	1			65	1		
66	1			66	1		
67	1			67	1		
68	1			68	1		
69	1			69	1		
70	1			70	1		
71	1			71	1		
72	1			72	1		
73	1			73	1		
74	1			74	1		
75	1			75	1		
76	1			76	1		
77	1			77	1		
78	1			78	1		
79	1			79	1		
80	1			80	1		
81	1			81	1		
82	1			82	1		
83	1			83	1		
84	1			84	1		
85	1			85	1		
86	1			86	1		
87	1			87	1		
88	1			88	1		
89	1			89	1		
90	1			90	1		
91	1			91	1		
92	1			92	1		
93	1			93	1		
94	1			94	1		
95	1			95	1		
96	1			96	1		
97	1			97	1		
98	1			98	1		
99	1			99	1		
100	1			100	1		

MILLSBORO SOLAR, LLC
FOR 5MW AC PV POWER PLANT
IN DAGSBORO, DELAWARE

11 SEP 2018

AB1-137

CJM

SITE LAYOUT

SL1.0

LEGAL DESCRIPTION OF PROPERTY
LOCATED IN SUSSEX COUNTY, DELAWARE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 79 ACRES, OWNED BY BRUCE M.
AND CARLA E. RICKARDS, LOCATED ON NINE FOOT ROAD IN DAGSBORO, DELAWARE (DISTRICT,
MAP AND PARCEL 2-33 15.00 57.01 AND 2-33 15.00 57.02).


LEGEND


PROPERTY LINE


FENCE LINE


VEGETATIVE BUFFER

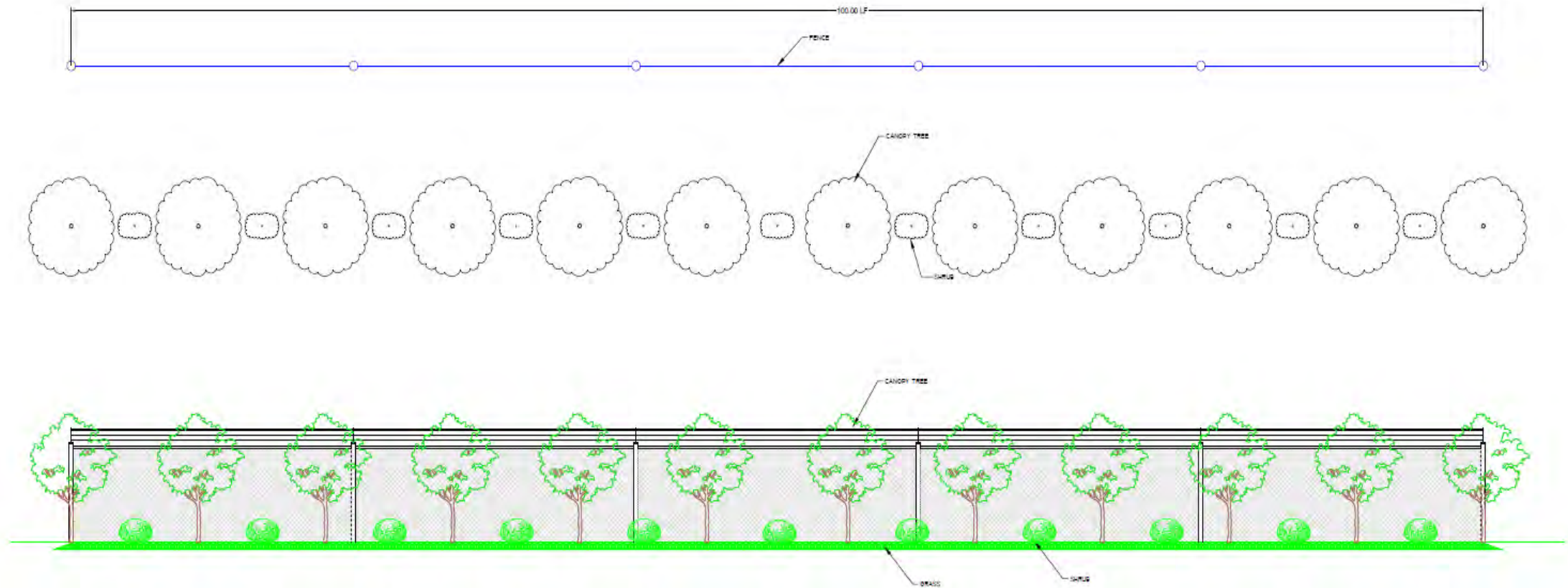
SITE ACCESS











RESIDENTIAL LANDSCAPING BUFFER DETAIL

SCALE: 1"=4'-0"

Landscape requirements.

- (a) A landscape plan for the buffer and the site shall be submitted and approved with each site plan. Buffers shall retain existing native vegetated areas to the maximum extent possible. In areas where vegetation does not exist, additional landscaping shall be provided utilizing earth mounds and/or plant material. Landscape plantings should be indigenous to local areas and should provide a soft visual buffer between the roadway, the proposed development and contiguous land uses.
- (b) For each 100 linear feet of buffer yard required, the number of plantings required shall be not less than 22. The plantings shall include, on average, a canopy forest of at least 12 deciduous or evergreen/conifer trees and 10 shrubs. The buffer yard shall be seeded with grass or planted with ivy unless natural ground cover is established. In areas where a ten-foot paved path is provided, the landscaping requirement can be reduced by 50%.



Millsboro, DE

9 Foot Rd 26

Rd 485

Baker Rd

Quail Run Rd

Tobbs Ln

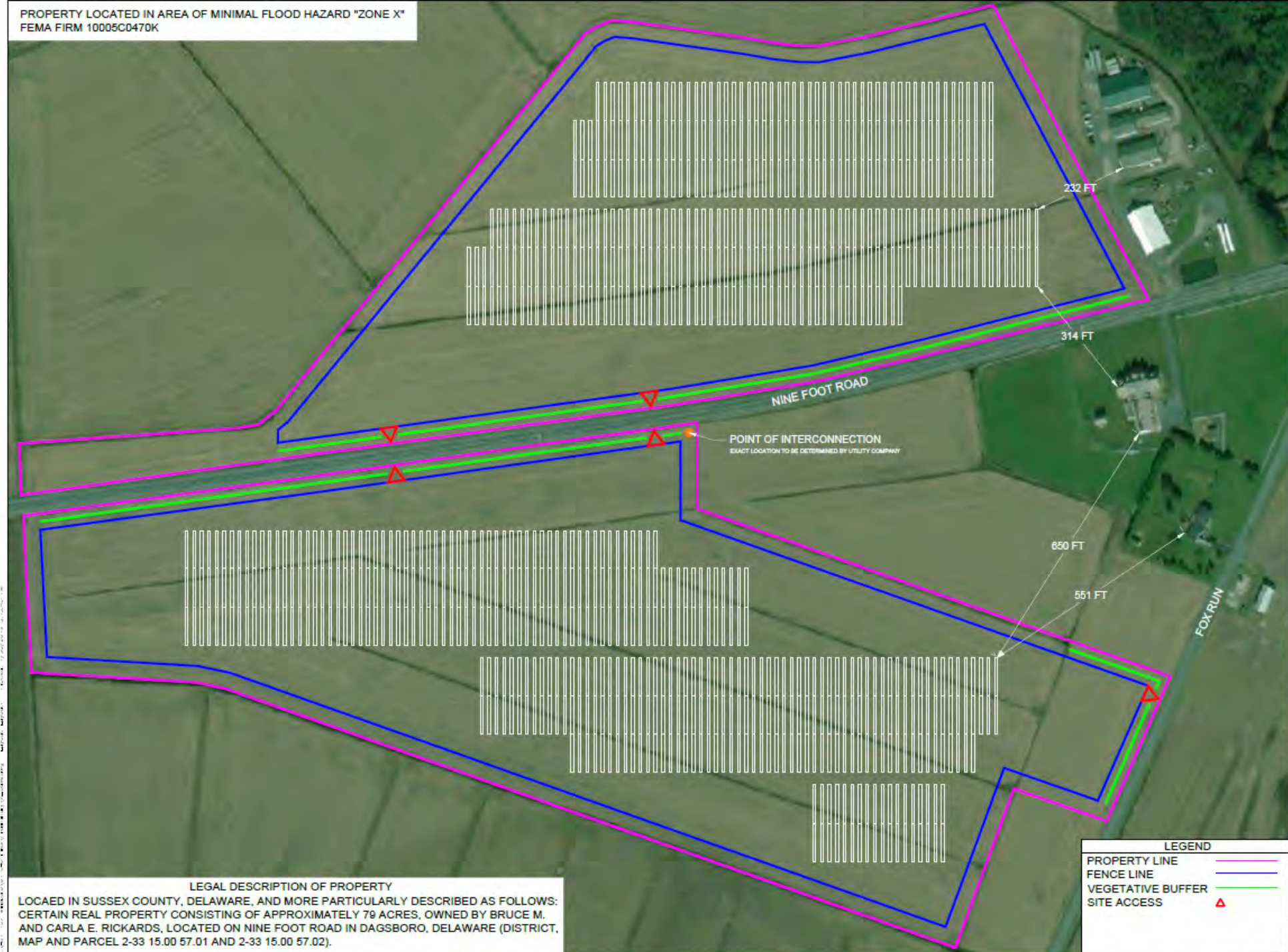
Fox Run

© 2018 Google

8
Google Earth

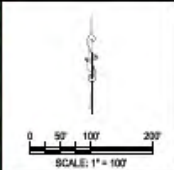


PROPERTY LOCATED IN AREA OF MINIMAL FLOOD HAZARD "ZONE X"
FEMA FIRM 10005C0470K



LEGAL DESCRIPTION OF PROPERTY
LOCATED IN SUSSEX COUNTY, DELAWARE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 79 ACRES, OWNED BY BRUCE M.
AND CARLA E. RICKARDS, LOCATED ON NINE FOOT ROAD IN DAGSBORO, DELAWARE (DISTRICT,
MAP AND PARCEL 2-33 15.00 57.01 AND 2-33 15.00 57.02).

LEGEND	
PROPERTY LINE	—
FENCE LINE	—
VEGETATIVE BUFFER	—
SITE ACCESS	▲





102 Raceway Dr.
Millsboro, NC 28117
(T) 704-482-0075
(F) 704-482-0052

REVISIONS		DATE	BY	CHECKED BY	APPROVED BY
NO.	DESCRIPTION				
1	1				
2	2				
3	3				
4	4				
5	5				

MILLSBORO SOLAR, LLC FOR BMW AC PV POWER PLANT IN DAGSBORO, DELAWARE		11 SEP 2018	AB1-137	CJM
---	--	-------------	---------	-----

SITE LAYOUT	
SL1.0	

Code Chapter 115 Article IV, Section 22

Public utilities or public service uses, buildings, generating or treatment plants, pumping or regulator stations or substations, but not telephone central offices

Millsboro Solar - Public Utility Generating Plant




❖ Millsboro Solar - Located Low Density Area

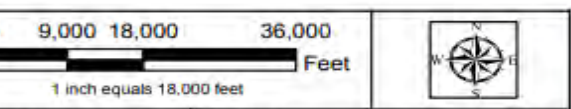
Sussex County Comprehensive Plan FUTURE LAND USE PLAN

Growth Areas

-  Municipality
-  Town Center
-  Developing Area
-  Environmentally Sensitive Developing Area
-  Mixed Residential Areas
-  Highway Commercial Areas
-  Planned Industrial Areas

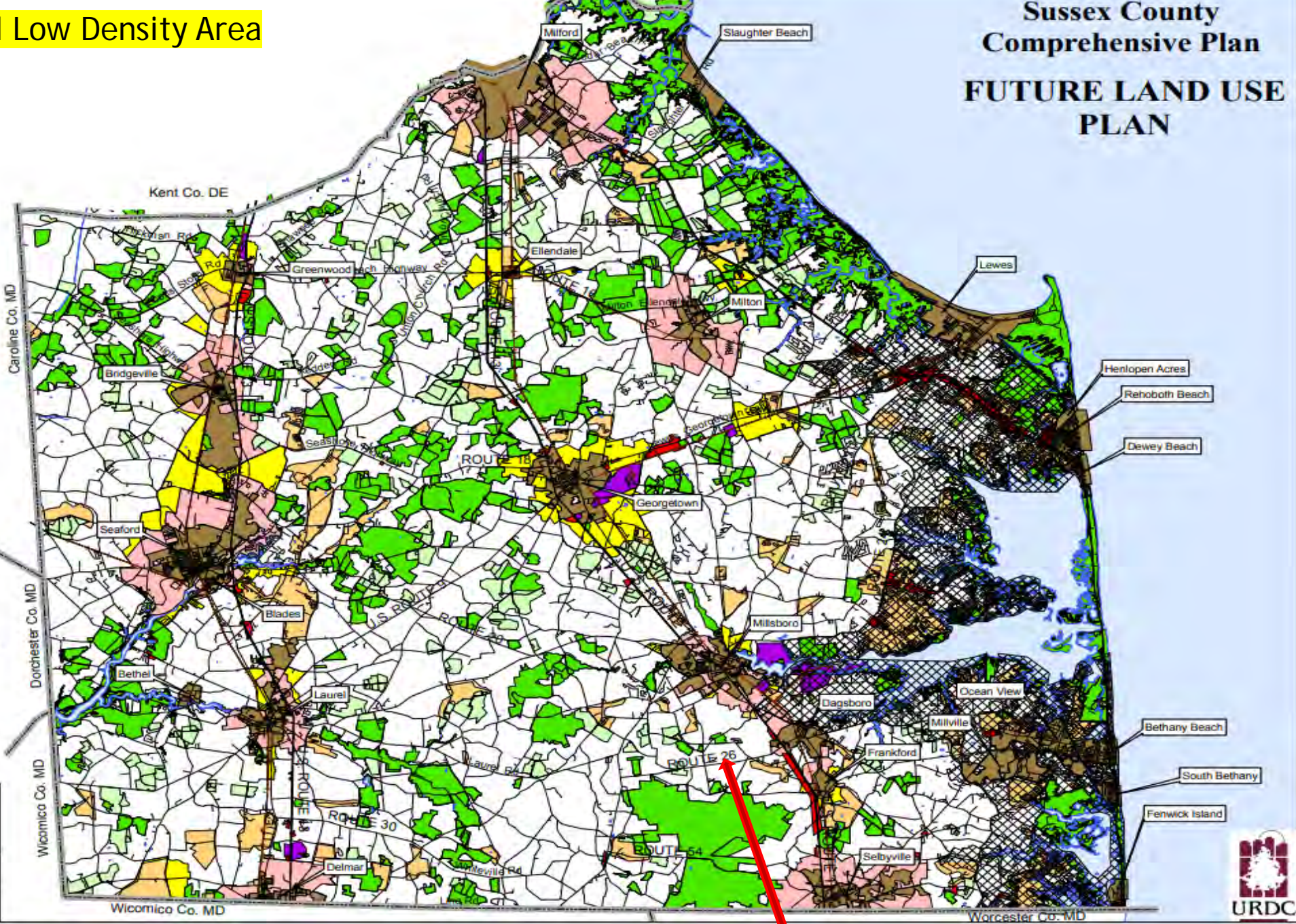
Rural Areas

-  Low Density Area
-  Protected Lands
(All Federal lands, State lands, agricultural easements, private conservancy lands, major wetlands and lands preserved by other conservation easements)
-  Agricultural Preservation Districts Under the State Program
(A voluntary program. Only a very limited number of homes allowed on a tract under State regulations during the time of an agreement. Participating landowners are eligible to sell development rights to the State.)



Base Map Provided By:
Sussex County
Mapping Department

Sources:
DNREC
DE Office of State Planning Coordination
DE Office of Transportation
United States Geological Survey



Site location



❖ Millsboro Solar - Located in Area of Minimal Flood Hazard "Zone X"

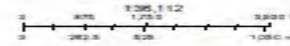


Delaware Flood Planning Tool

Location is **NOT WITHIN** the
FEMA 100-year floodplain.
Preliminary data does not exist.



Location of flood information



January 23, 2019

Effective Flood Hazard Areas

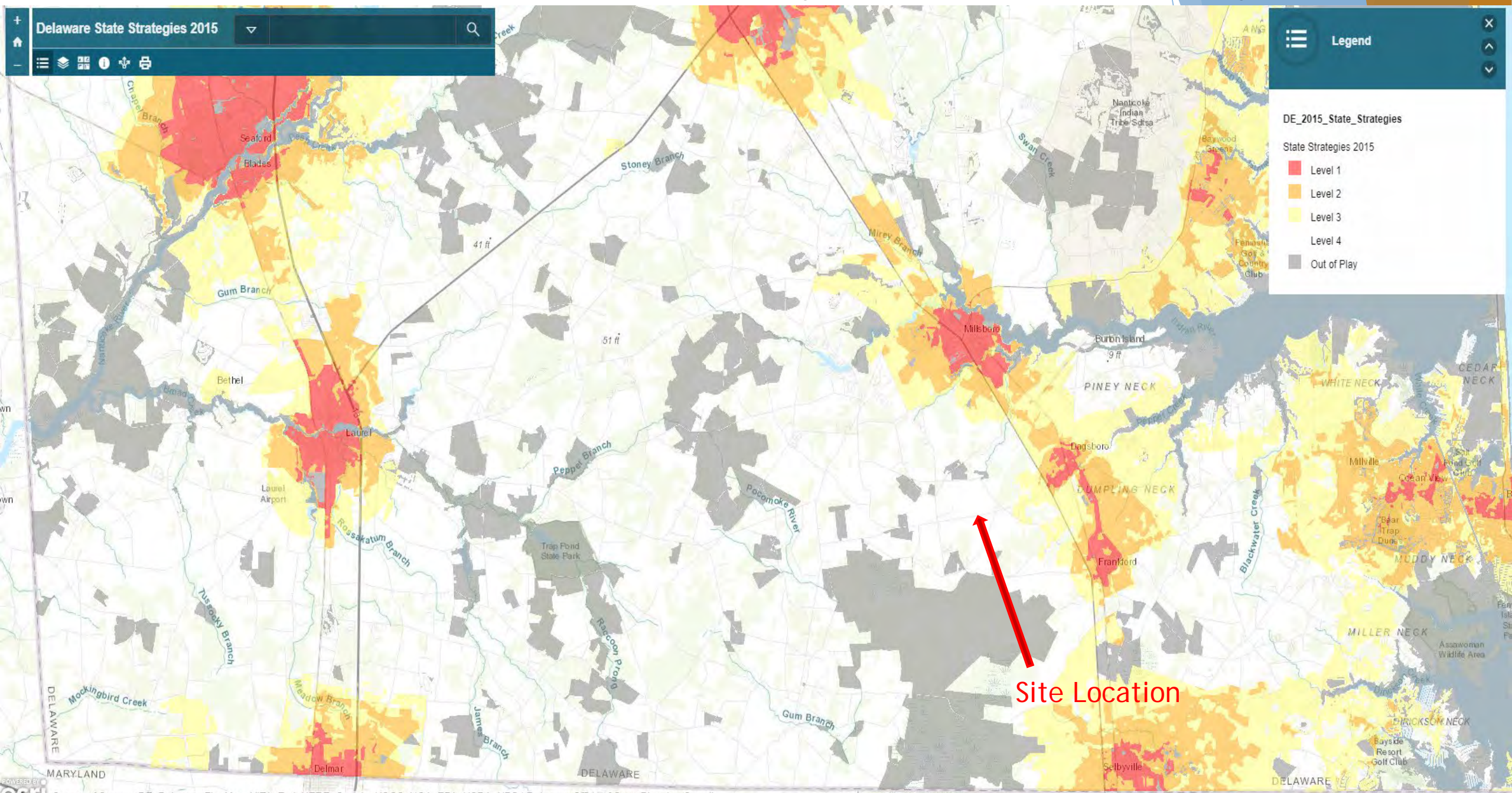
- A
- AE
- AE, FLOODWAY
- AO
- VE
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- Base Flood Elevation
- LMWA
- Cross Sections
- Transect

Preliminary Flood Hazard

- A
- AE
- AE, FLOODWAY
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- Contours
- INDEX
- DEPRESSION
- HIDDEN
- INTERVAL

Effective Flood Zone: X
Preliminary Flood Zone: n/a
FEMA Issued Flood Map: 10005C0470K
Effective Date: 3/15/2015
Watershed (HUC12):
Vines Creek-Indian River

❖ Millsboro Solar - Located in Level 4 - Delaware State Strategies for State Policies and Spending



State of Delaware - Department of Transportation

Millsboro Solar - Traffic Impact Study Not Required



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

JENNIFER COHAN
SECRETARY

July 17, 2018

Ms. Janelle Cornwell, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request for the **Millsboro Solar, LLC** conditional use application, which we received on June 18, 2018. This application is for a 93.67-acre assemblage of parcels (Tax Parcels: 233-15.00-57.01 & 57.02). The subject land is located on the north and south sides of Nine Foot Road (Sussex Road 26), and west of Fox Run Road (Sussex Road 402A). The subject land is currently zoned AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval to develop a solar facility.

Per the 2017 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Nine Foot Road where the subject land is located, which is from Delaware Route 30 (Millsboro Highway) to US Route 113, are 2,432 and 3,200 vehicles per day, respectively. As the subject land also has frontage along Fox Run Road, the annual average daily traffic volume along that road segment is 63 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.



Ms. Janelle M. Cornwell
Page 2 of 2
July 17, 2018

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

Sincerely,

Thomas C. Pickens, Jr.
T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm

cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Millsboro Solar, LLC, Applicant
J. Marc Coté, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance and Operations
Steven Sisson, Sussex County Subdivision Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
Susanne Laws, Subdivision Manager, Development Coordination
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination

Economy Impact

Solar facility brings many benefits to the community including:

- Economic Development
 - Jobs
 - Increased business margin
 - Local construction related business
 - Restaurants
 - Hotels
 - Hardware stores
 - Gas stations
 - Increased tax revenue
 - Property taxes
 - Real business taxes
- Education/Training
- Any upgrades to current utility grid is paid by the project

Municipal Advantages

- No need for water or sewer
- No Noise (after construction) nor Emissions
- No increase demand on schools or government agencies/services
- No additional police/EMS needs
- No new roads or permanent facilities for County to maintain
- Temporary use unlike house or retail



Workforce needs - up to 100 people for ~ 5 months

- Electricians
- Electrical Helpers
- Equipment operators
- Truck drivers
- Mechanical- torque
- Receiving
- Administrative Assistants
- Safety
- Security
- Wire Pullers
- Panel installers
- Grounds keeping/Maintenance
- Stone/Gravel
- Fuel Supplier
- Fencing
- Grading
- Hauling
- Silt Fencing/Silt Ponds
- Pavement Cleaning
- Concrete
- Catering





Questions & Answers

PLANNING & ZONING COMMISSION

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



Sussex County

DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JANELLE CORNWELL, AICP
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date February 14, 2019

Application: CZ 1871 Masten Realty, LLC

Applicant: Masten Realty, LLC
715 South DuPont Boulevard
Milford, DE 19963

Owner: Karen Kolobielski, Trustee
9 Stockley Street
Rehoboth Beach, DE 19971

Site Location: East side of South Rehoboth Boulevard, approximately 0.51 mile south of Southeast 2nd Street.

Current Zoning: AR-1 (Agricultural Residential District)

Proposed Zoning: B-2 (Business Community District)

Comprehensive Land Use Plan Reference: Highway Commercial and Environmentally Sensitive Developing Areas

Councilmatic District: Mr. Burton

School District: Milford School District

Fire District: Carlisle Fire District

Sewer: Private On-Site

Water: Private On-Site

Site Area: 5,000 sf. +/-

Tax Map ID.: 330-11.00-46.01





Sussex County



PIN:	330-11.00-46.01
Owner Name	KOLOBIELSKI KAREN M TRUSTEE
Book	1942
Mailing Address	9 STOCKLEY ST
City	REHOBOTH BEACH
State	DE
Description	NE SIDE RT 14 800'
Description 2	NW OF RT 209A
Description 3	N/A
Land Code	

polygonLayer

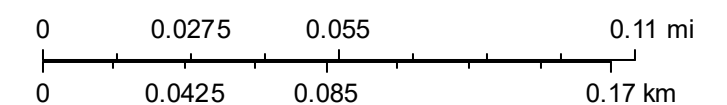
Override 1

polygonLayer

Override 1

- Tax Parcels
- 911 Address
- Streets
- County Boundaries

1:2,257





Sussex County



PIN:	330-11.00-46.01
Owner Name	KOLOBIELSKI KAREN M TRUSTEE
Book	1942
Mailing Address	9 STOCKLEY ST
City	REHOBOTH BEACH
State	DE
Description	NE SIDE RT 14 800'
Description 2	NW OF RT 209A
Description 3	N/A
Land Code	

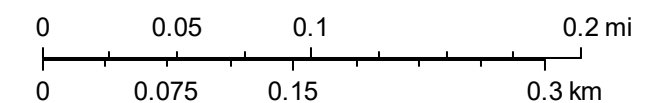
polygonLayer
Override 1

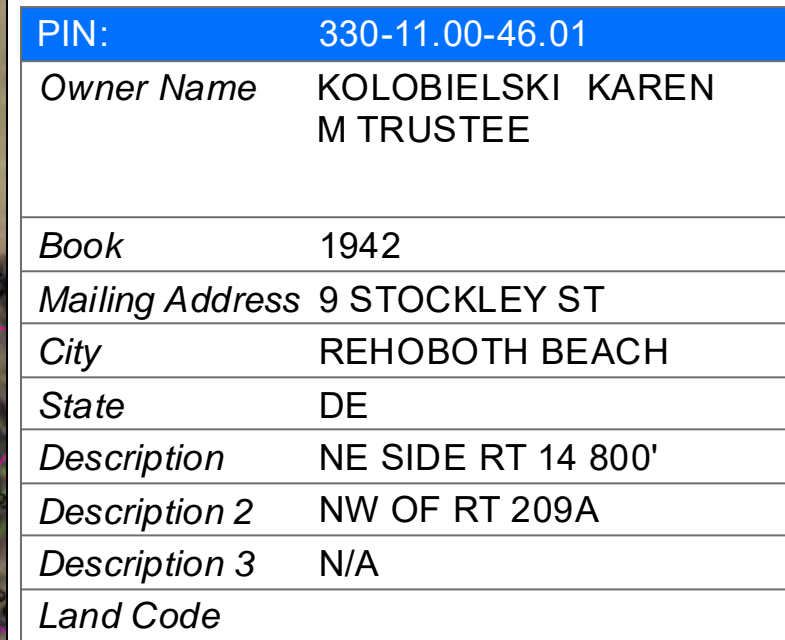
polygonLayer
Override 1

Tax Parcels
 Streets

Zoning
 Agricultural Residential - AR-1
 Agricultural Residential - AR-2
 Medium Residential - MR
 General Residential - GR
 High Density Residential - HR-1
 High Density Residential - HR-2
 Vacation, Retire, Resident - VRP
 Neighborhood Business - B-1
 General Commercial - C-1
 Commercial Residential - CR-1
 Marine - M
 Limited Industrial - LI-1
 Limited Industrial - LI-2
 Heavy Industrial - HI-1

1:4,514





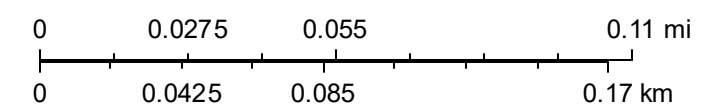
Override 1

Override 1

911 Address

County

1:2,257





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

JENNIFER COHAN
SECRETARY

September 17, 2018

Ms. Janelle Cornwell, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request for the **Masten Realty, LLC** rezoning application, which we received on August 28, 2018. This application is for a 3.00-acre parcel (Tax Parcel: 330-11.00-46.01). The subject land is located on the northeast side of S. Rehoboth Boulevard (Sussex Road 14), approximately 800 feet northeast of the intersection of S. Rehoboth Avenue and Kirby Road (Sussex Road 209). The subject land is currently zoned as AR-1 (Agricultural Residential), and the applicant is seeking to rezone the land to B-2 (Business Community) to develop a 5,100-square-foot real estate office.

Per the 2017 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along S. Rehoboth Boulevard where the subject land is located, which is from the Milford Bypass to the south Milford limits, are 10,666 and 14,034 vehicles per day, respectively.

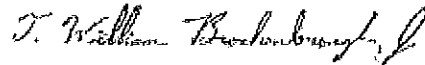
Based on our review, we estimate that the proposed land use will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. 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.



Ms. Janelle M. Cornwell
Page 2 of 2
September 17, 2018

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm

cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Masten Realty, LLC, Applicant
J. Marc Coté, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance and Operations
Steven Sisson, Sussex County Subdivision Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
Susanne Laws, Subdivision Manager, Development Coordination
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF STATE PLANNING COORDINATION

September 20, 2018

James Masten
6103 S. Rehoboth Blvd.
Milford, DE 19963

RE: PLUS review 2018-08-04; Masten Realty Office

Dear James:

Thank you for meeting with State agency planners on August 22, 2018 to discuss the Masten Realty Office project. According to the information received, you are seeking review of a rezoning of approximately 3 acres from AR-1 to B-2 along S. Rehoboth Blvd. in Sussex County.

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 has 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 is located in Investment Level 1 according to the *Strategies for State Policies and Spending*. Investment Level 1 reflects areas that are already developed in an urban or suburban fashion, where infrastructure is existing or readily available, and where future redevelopment or infill projects are expected and encouraged by State policy.

Code Requirements/Agency Permitting Requirements

Department of Transportation – Contact Bill Brockenbrough 760-2109

- Because the site fronts on South Rehoboth Boulevard (Delaware Route 1B), which is part of the Delaware Bayshore Byway, it is subject to outdoor advertising regulations found in CFR 23 §131 and 17 Del. C. §1101-1120. As such, the applicant should expect or anticipate the following restrictions and requirements:
 - No new billboards, variable message boards, or electronic changing message sign(s) would be permitted within 660' of the edge of the right of way (i.e. any closest right of way edge).
 - DelDOT's Development Coordination Section will likely require one byway auto tour sign to be located in the South Rehoboth Boulevard right-of-way.

Please see

<http://deldot.maps.arcgis.com/apps/webappviewer/index.html?id=03d5049bc49041658cfecad5fd6ba8b9> for a Byways map and more information.

- The site access on South Rehoboth Boulevard must be designed in accordance with DelDOT's Development Coordination Manual. A copy of the Manual is available at <http://www.deldot.gov/information/business/subdivisions/changes/index.shtml>. DelDOT will comment further when a plan is available but preliminarily DelDOT anticipates allowing the existing loop driveway to remain with improved signing and striping.
- Per Section 2.2.2.1 of the Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends per hour in any hour of the day. If the County approves this rezoning, DelDOT will revisit the need for a TIS when a site plan is presented but they do not expect this use to generate that much traffic.
- As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Manual, DelDOT will require dedication of right-of-way along the site's frontage on South Rehoboth Boulevard. By this regulation, this dedication is to provide a minimum of 40 feet of right-of-way from the physical centerline of the roadway. The following right-of-way dedication note is required, **"An X-foot wide right-of-way is hereby dedicated to the State of Delaware, as per this plat."**
- In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage on South Rehoboth Boulevard. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, **"A 15-foot wide permanent easement is hereby established for the State of Delaware, as per this plat."**

- Section 3.5.4.2 of the Manual addresses requirements for shared-use paths and sidewalks. Referring to Section 3.5.4.2.A of the Manual, developments in Level 1 and 2 Areas are required to install a sidewalk or Shared Use Path along their frontage. DelDOT anticipates requiring installation of a sidewalk across the site frontage.
- In accordance with Section 5.2.9 of the Manual, the Auxiliary Lane Worksheet should be used to determine whether a turning lanes are warranted at the site entrance and how long they should be but DelDOT does not anticipate they will be necessary. The worksheet can be found at <http://www.deldot.gov/Business/subdivisions/index.shtml>.

Department of Natural Resources and Environmental Control – Contact Michael Tholstrup 735-3352

- The Department of Natural Resources and Environmental Control did not submit comments regarding this application. If the development of this property requires permits from a DNREC section, please contact the DNREC regulatory agency directly.

State Historic Preservation Office – Contact Carlton Hall 736-7404

- There are no known archaeological sites, or known National Register-listed or eligible properties on the parcel.
- If any project or development proceeds, the developer should be aware of the Unmarked Human Burials and Human Skeletal Remains Law. Prior to any demolition or ground-disturbing activities, the developer should hire an archaeological consultant to examine the parcel for archaeological resources, including unmarked human burials or human skeletal remains, to avoid those sites or areas.

Disturbing unmarked graves or burials triggers the Delaware's Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch. 54). For more information, please review the following websites: www.history.delaware.gov/preservation/umhr.shtml and www.history.delaware.gov/preservation/cemeteries.shtml.

- If there is federal involvement, in the form of licenses, permits, or funds, the federal agency, often through its client, is responsible for complying with Section 106 of the National Historic Preservation Act (36 CFR 800) and must consider their project's effects on any known or potential cultural or historic resources. For further information on the Section 106 review process please review the Advisory Council on Historic Preservation's website at: www.achp.gov

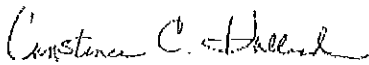
PLUS review 2018-08-04

Page 4 of 4

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,



Constance C. Holland, AICP
Director, Office of State Planning Coordination

CC: Sussex County

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

TO: **Janelle Cornwell**

REVIEWER: **Chris Calio**

DATE: **1/22/2019**

APPLICATION: **CZ 1871 Masten Realty, LLC**

APPLICANT: **Masten Realty, LLC**

FILE NO: **NCPA-5.03**

TAX MAP &
PARCEL(S): **330-11.00-46.01**

LOCATION: **East side of South Rehoboth Boulevard, approximately 0.51 mile south of Southeast 2nd Street.**

NO. OF UNITS: **Upzone from AR-1 to B02**

GROSS
ACREAGE: **5,000 s.f. +/-**

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 4**

- (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? **N/A** 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 **\$6,360.00** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.

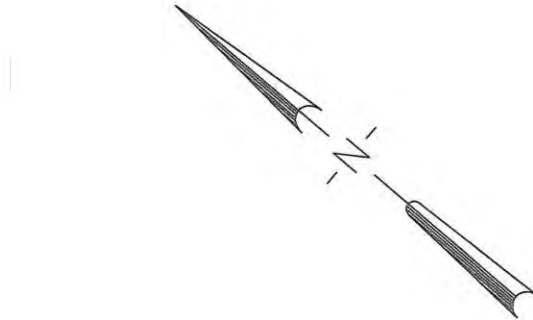
- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**
- ☐ Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **No**
- (8). Comments: **The proposed Change of Zone is not in an area where the Sussex County Engineering Department has a plan or schedule to provide sanitary sewer service**
- (9). Is a Sewer System Concept Evaluation required? **No**
- (10). Is a Use of Existing Infrastructure Agreement Required? **No**

UTILITY PLANNING APPROVAL:



John J. Ashman
Director of Utility Planning

Xc: Hans M. Medlarz, P.E.
Jayne Dickerson
No Permit Tech Assigned



GENERAL NOTES

- EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH BEST AVAILABLE INFORMATION AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND ALLOW FOR THEIR LOCATIONS.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO THEM DUE TO HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT HIS EXPENSE.
- PLAN LOCATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- NOTIFY MISS UTILITY 48 HOURS PRIOR TO ANY EXCAVATION AT (800) 282-8555
- THIS DRAWING DOES NOT INCLUDE THE 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.
- THE PROPERTY BOUNDARY INFORMATION SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY CHARLES D. MURPHY, JR DATED 9-28-1990 AS PROVIDED BY THE OWNER.
- THIS PROPERTY IS NOT IMPACTED BY WETLANDS REGULATED BY THE STATE OF DELAWARE OF THE U.S. ARMY CORPS OF ENGINEERS.
- THIS PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOOD BOUNDARY AS DEPICTED ON THE FEMA MAP COMMUNITY PANEL NUMBER 10005C0043K, DATED MARCH 16, 2015.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH DELAWARE STATE FIRE PREVENTION REGULATIONS.
- IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE KENT CONSERVATION DISTRICT.
- THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY, OR DELETE ANY EROSION OR SEDIMENT CONTROL MEASURE AS IT DEEMS NECESSARY.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF ALL EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT MEASURES DURING CONSTRUCTION AND UTILITY INSTALLATION.

N.O.F.
ACORN HOLDINGS, LLC
TP 330-11.00-46.03
DR 4659/247
ZONED AR-1

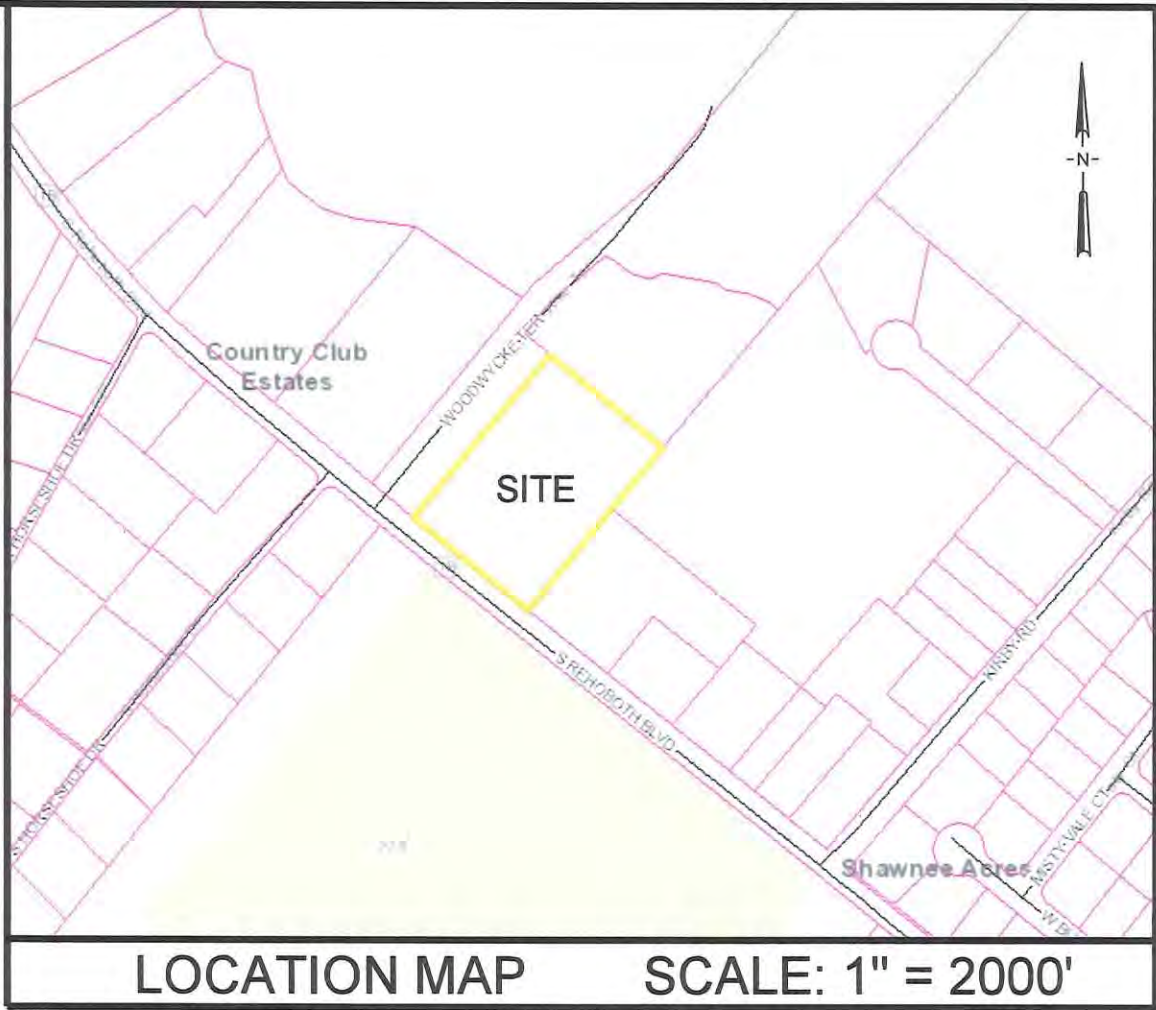
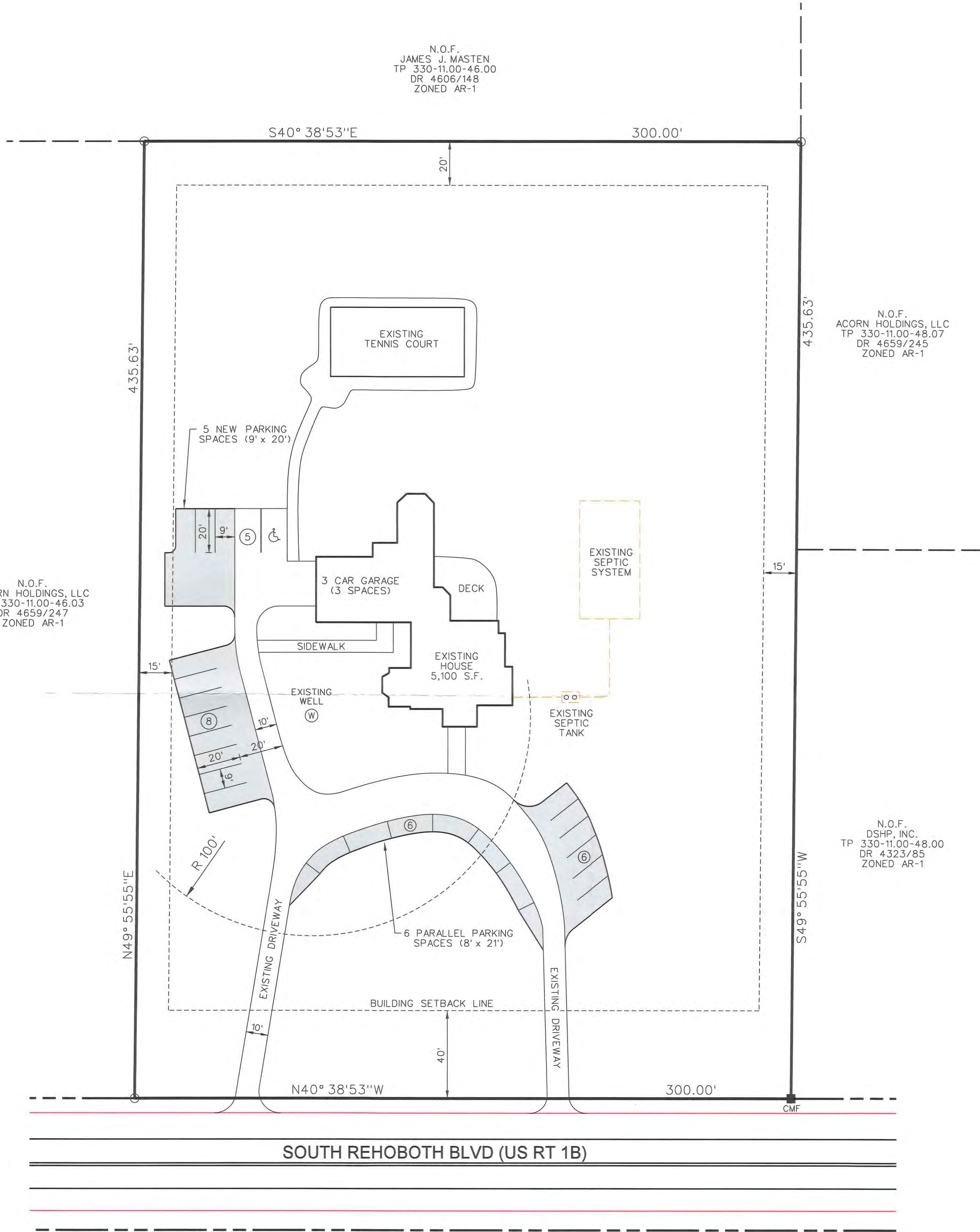
N.O.F.
JAMES J. MASTEN
TP 330-11.00-46.00
DR 4606/148
ZONED AR-1

N.O.F.
ACORN HOLDINGS, LLC
TP 330-11.00-48.07
DR 4659/245
ZONED AR-1

N.O.F.
DSHP, INC.
TP 330-11.00-48.00
DR 4323/85
ZONED AR-1

LEGEND

PROPERTY BOUNDARY	
RIGHT-OF-WAY LINE	
LOT LINE	
BUILDING SETBACK LINE	
STREAM BUFFER LINE	
WETLANDS LINE	
WOODS LINE	
LOT NUMBER	
EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING STORM DRAIN	
PROPOSED STORM DRAIN	
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
PROPOSED WATER LINE	
EXISTING UTILITY POLE	
EXISTING ROAD SIGN	
EXISTING SPOT ELEVATION	
PROPOSED SPOT ELEVATION	



DATA COLUMN

TAX PARCEL NO:	3-30-11.00-46.01
EXISTING ZONING:	AR-1 (AGRICULTURAL RESIDENTIAL)
BUILDING SETBACKS:	40' FRONT 15' SIDE 20' REAR
PROPOSED BUILDING GFA:	5,100 S.F.
BUILDING CONSTRUCTION TYPE:	TYPE V (000) WOOD
MAXIMUM BUILDING HEIGHT:	42 FEET
APPLICATION FILE NUMBER:	??
VERTICAL DATUM:	NAVD88
HORIZONTAL DATUM:	NAD83
ACREAGE WITHIN BOUNDARIES:	3.00 ACRES
TOTAL ACREAGE WITHIN STREETS:	0.0 ACRES
ACTIVE RECREATION AREA:	0.0 ACRES
PASSIVE RECREATION AREA:	0.0 ACRES
STORMWATER MANAGEMENT AREA:	0.00 ACRES
ACREAGE IN WETLANDS:	0.0 ACRES
ACREAGE IN WOODS:	0.0 ACRES
PARKING REQUIRED:	26 SPACES (5,100 S.F.)(1 SP/200 S.F.)
PARKING PROVIDED:	28 (1 HANDICAP)
PERCENT SLOPE:	1-2%
PERMANENT MONUMENTS FOUND:	1 (CMF)
PERMANENT MONUMENTS PLACED:	0
WATER SERVICE:	PRIVATE ON-SITE WELL
SEWER SERVICE:	PRIVATE ON-SITE SEPTIC
INVESTMENT LEVEL AREA:	LEVEL 1
PRESENT USE:	RESIDENTIAL
PROPOSED USE:	PROFESSIONAL OFFICE
EASEMENTS:	NO EXISTING OR NEW EASEMENTS
POSTED SPEED LIMIT:	40 MPH (S REHOBOTH BOULEVARD)
OWNERS OF RECORD:	KAREN KOLOBIELSKI 9 STOCKLEY STREET REHOBOTH BEACH, DE 19971



REVISIONS:
PROJECT NO: 18-113
DGN FILE: 18-113

CONCEPTUAL SITE PLAN
LANDS OF
KAREN KOLOBIELSKI

SITUATE IN: CEDAR CREEK HUNDRED
SUSSEX COUNTY, DELAWARE

0 15 30 60

DATE: 8-22-2018 SCALE: 1" = 30' SHEET: 1

FILE COPY

PLANNING & ZONING COMMISSION

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



Sussex County

DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JANELLE CORNWELL, AICP
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date February 14, 2019

Application: CZ 1873 Captains Way Development, LLC

Applicant/Owner: Captains Way Development, LLC c/o Preston L. Dyer
PO Box 212
Lewes, DE 19958

Site Location: Northeast side of Milton-Ellendale Highway (Route 61), approximately
0.34 mile east of Hollytree Road.

Current Zoning: GR-RPC (General Residential District – Residential Planned Community)

Proposed Zoning: GR-RPC (General Residential District – Residential Planned Community)

Comprehensive Land
Use Plan Reference: Low Density Area

Councilmatic
District: Mr. Burton

School District: Milford School District and Cape Henlopen School District

Fire District: Ellendale Fire District

Sewer: Commercial Private

Water: Commercial Private

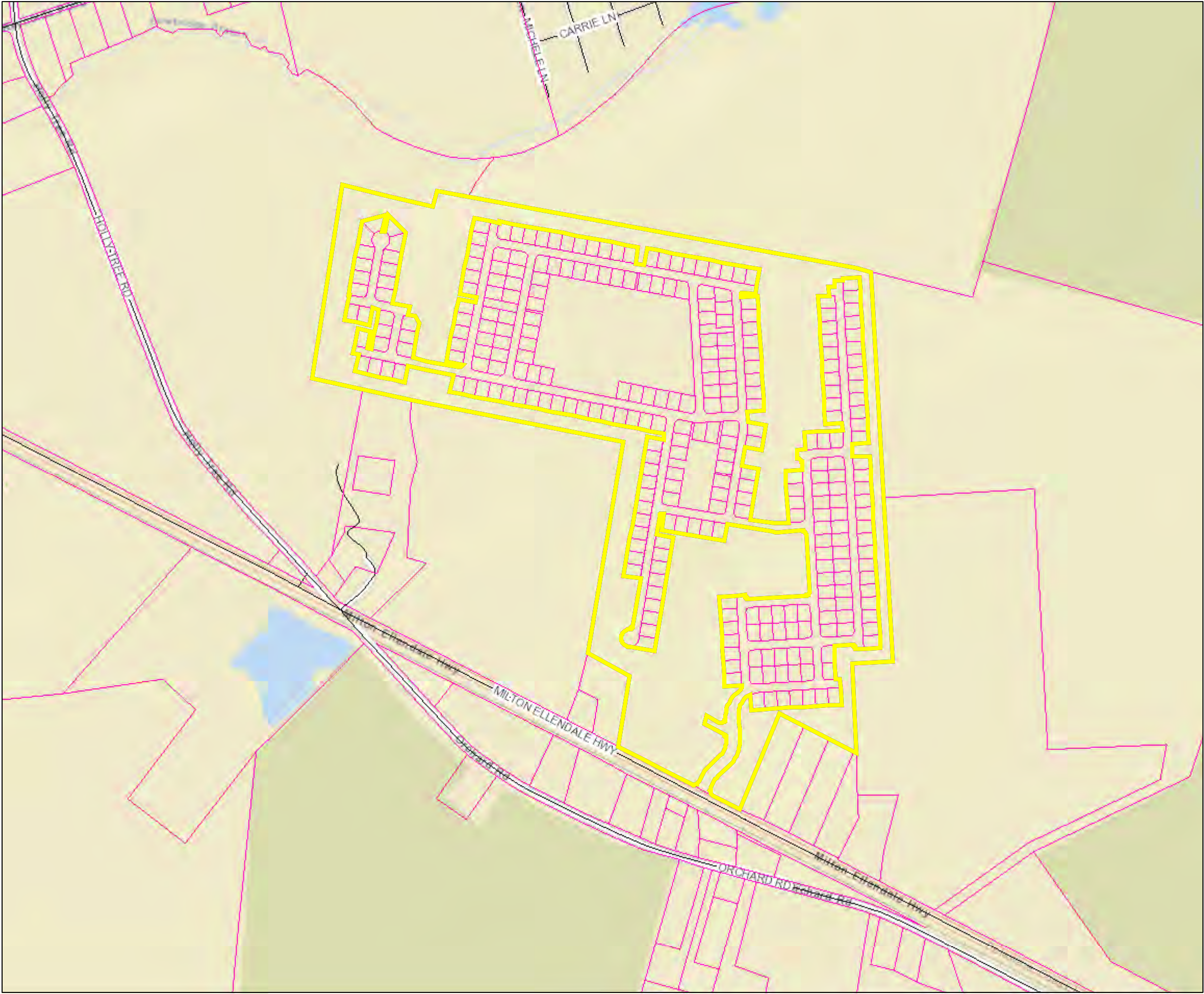
Site Area: 154.71 ac. +/-

Tax Map ID.: 235-13.00-2.00, 2.07, 2.08, 32.00 – 332.00





Sussex County



PIN:	235-13.00-2.00	
Owner Name	CAPTAINS WAY	DEVELOPMENT LLC
Book	3543	
Mailing Address	P O BOX 212	
City	LEWES	
State	DE	
Description	NE/RT 16	
Description 2	1878' E/RD 226	
Description 3		
Land Code		

polygonLayer

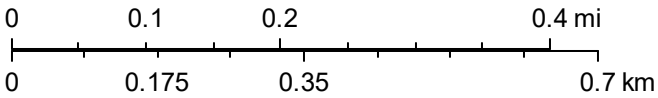
Override 1

polygonLayer

Override 1

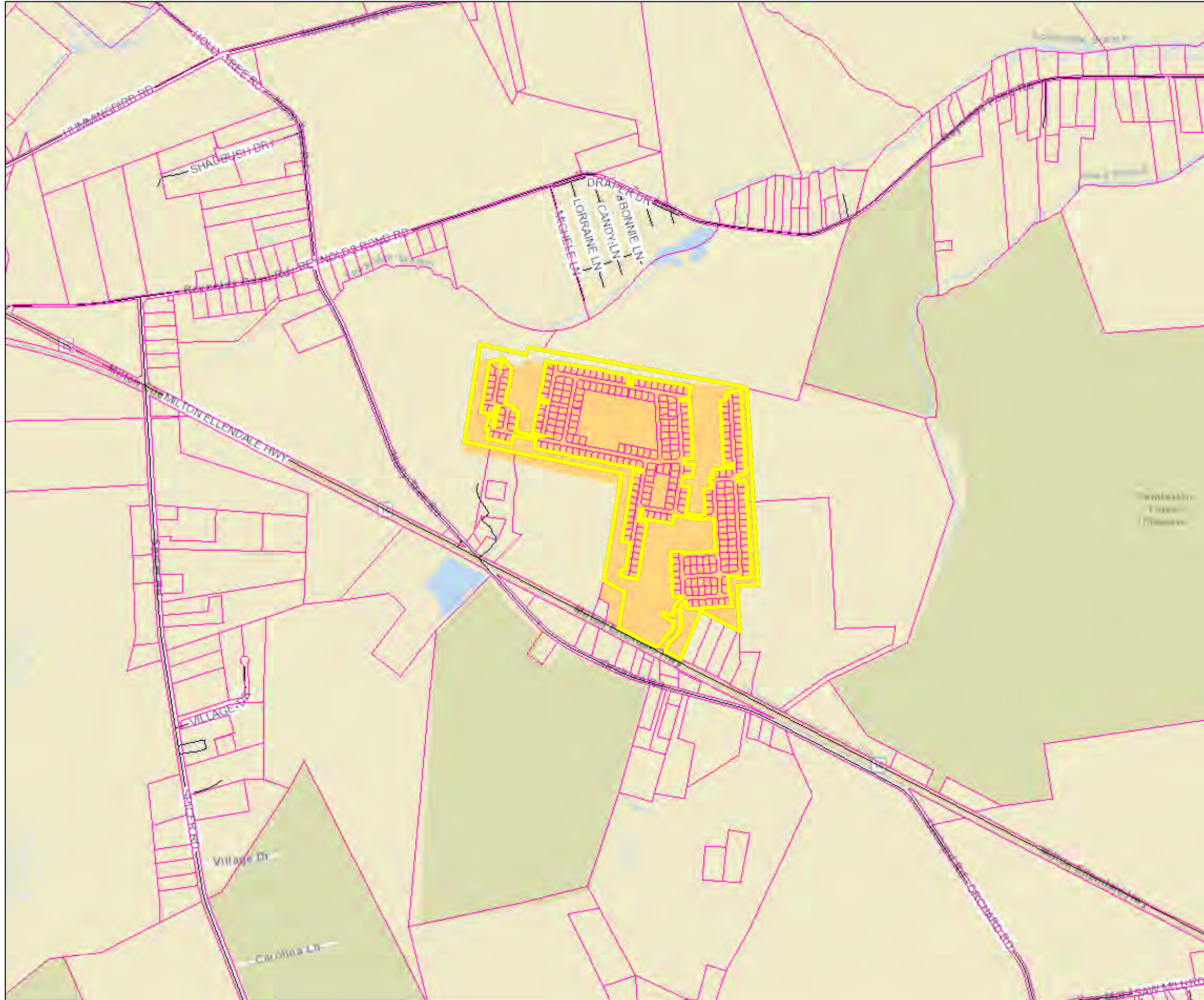
- Tax Parcels
- Streets
- County Boundaries

1:9,028





Sussex County



PIN:	235-13.00-2.00	
Owner Name	CAPTAINS WAY	DEVELOPMENT LLC
Book	3543	
Mailing Address	P O BOX 212	
City	LEWES	
State	DE	
Description	NE/RT 16	
Description 2	1878' E/RD 226	
Description 3		
Land Code		

polygonLayer
Override 1

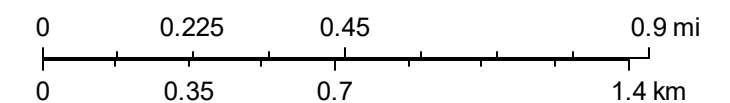
polygonLayer
Override 1

Tax Parcels
 Streets

Zoning

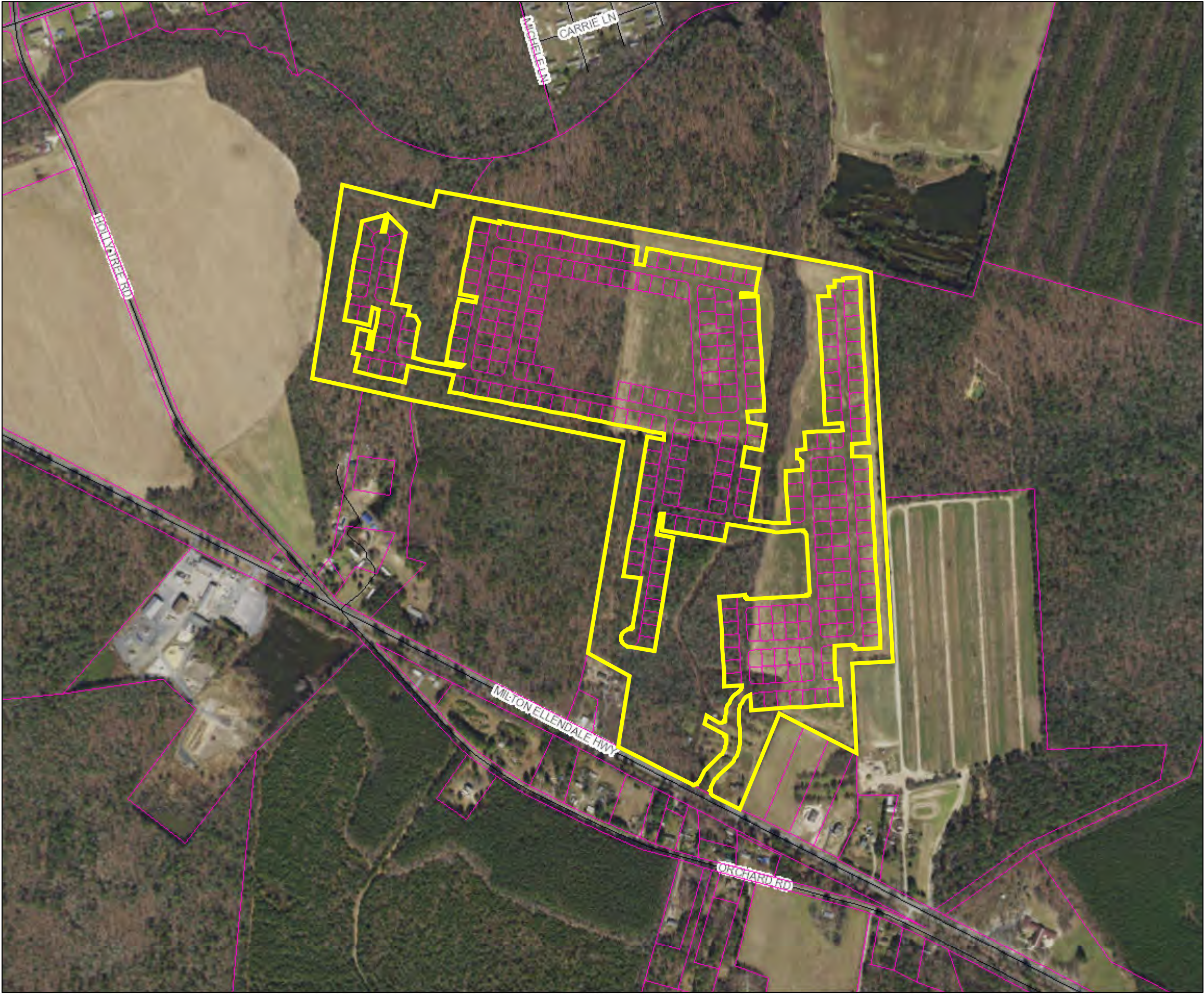
	Agricultural Residential - AR-1
	Agricultural Residential - AR-2
	Medium Residential - MR
	General Residential - GR
	High Density Residential - HR-1
	High Density Residential - HR-2
	Vacation, Retire, Resident - VRP
	Neighborhood Business - B-1
	General Commercial - C-1
	Commercial Residential - CR-1
	Marine - M
	Limited Industrial - LI-1
	Limited Industrial - LI-2
	Heavy Industrial - HI-1

1:18,056





Sussex County




PIN:	235-13.00-2.00	
Owner Name	CAPTAINS	WAY DEVELOPMENT LLC
Book	3543	
Mailing Address	P O BOX 212	
City	LEWES	
State	DE	
Description	NE/RT 16	
Description 2	1878' E/RD 226	
Description 3		
Land Code		

polygonLayer

Override 1

polygonLayer

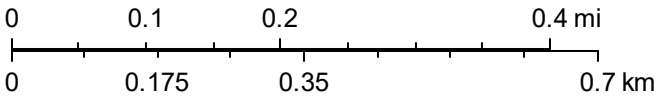
Override 1

 Tax Parcels

 Streets

 County Boundaries

1:9,028



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

TO: **Janelle Cornwell**

REVIEWER: **Chris Calio**

DATE: **1/22/2019**

APPLICATION: **CZ 1873 Captains Way Development, LLC**

APPLICANT: **Captains Way Development, LLC (c/o Preston L. Dyer)**

FILE NO: **NCPA-5.03**

TAX MAP &
PARCEL(S): **235-13.00-2.00, 2.07, 2.08, 32.00-332.00**

LOCATION: **Northeast side of Milton-Ellendale Highway (Route 16),
approximately 0.34 mile east of Holly Tree Road**

NO. OF UNITS: **GR-RPC TO GR-RPC (relief from some conditions)**

GROSS
ACREAGE: **154.71**


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? **N/A** 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 **\$6,360.00** 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? **N/A**
- (8). Comments: **The proposed C/Z is not in an area where the Sussex County Engineering Department has a plan or schedule to provide sanitary sewer service.**
- (9). Is a Sewer System Concept Evaluation required? **No**
- (10). Is a Use of Existing Infrastructure Agreement Required? **No**

UTILITY PLANNING APPROVAL:



John J. Ashman
Director of Utility Planning

Xc: Hans M. Medlarz, P.E.
Jayne Dickerson
No Permit Tech Assigned

CAPTAIN'S WAY DEVELOPMENT L.L.C.
P.O. Box 212
Lewes, DE 19958
302-644-1400 fax 302-644-1183

October 11, 2018

(via hand delivery)

Janelle M. Cornwell, AICP
Sussex County Planning & Zoning
P.O. Box 417
2 The Circle
Georgetown, DE 19947

RECEIVED

OCT 11 2018
SUSSEX COUNTY
PLANNING & ZONING

RE: Captain's Way Development, Route 16, Sussex County, DE
CZ1721

Dear Ms. Cornwell:

Janelle

Please accept this cover letter in support of the Application submitted herewith on behalf of Captain's Way Development, L.L.C. and the four other owners and co-applicants as delineated on the Application.

The purpose of this Application is to amend some of the Conditions of Approval for CZ1721 as follows:

F. The amenities contained within Phases 1, 2 and 3 shall be open and available for use by residents prior to the construction of the second phase of the development.

P. Areas to be used as a DART Bus Stop shall be set aside near the entrance to the project. The area to be used as a School Bus Stop with parking for 5 vehicles shall be set aside in the parking lot for the community center. Both the DART Bus Stop and School Bus Stop shall be constructed at the time the DelDOT entrance is also constructed.

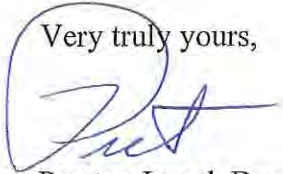
In addition, the Captain's Way Subdivision Plans have been amended in the following aspects:

1. A secondary access was added by connecting Dockside Drive to Captain's Boulevard. This will provide secondary emergency access across Timber Creek.
2. The Community Facility that includes the Clubhouse, pool, pickleball courts and related amenities such as picnic tables and barbeque and fire pit area was moved to the west side of Captain's Boulevard within Phase 1 of the project near the entrance. A community parking lot with a School Bus Stop is included in this Community Facility. Pond 2 was enlarged and changed from a dry pond to a wet pond. Some lots were moved from that area and relocated in future phases. On the east side of Captain's Boulevard in Phase 1,

several additional amenities have been added, including a Potting Shed, greenhouses, community garden and community orchard. The lots which formerly occupied that area have been relocated in future phases.

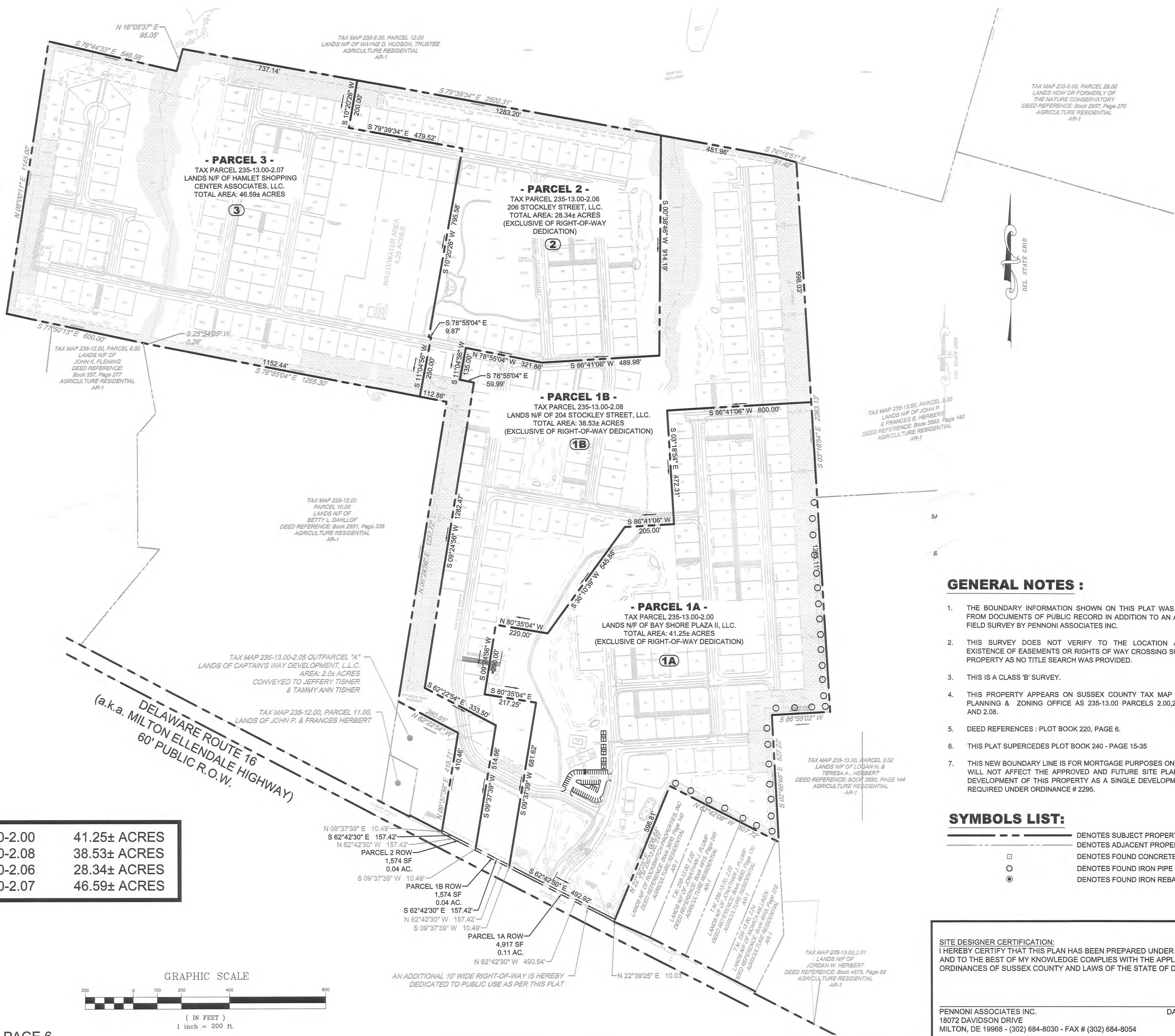
3. The Open Space has been separated into eleven lots Os-1 through OS-11 to facilitate financing for the various utilities. For example, OS-8 contains the parcel upon which the Wastewater Treatment Plan and Rapid Infiltration Basin ("RIB") will be constructed and operated. OS-4 and OS-5 are the parcels where Wastewater Pump Stations will be constructed and operated. The Water Treatment Plant will be located on OS-2. The separation of the Open Space is not being done to try to increase the permitted 301 residential lots.

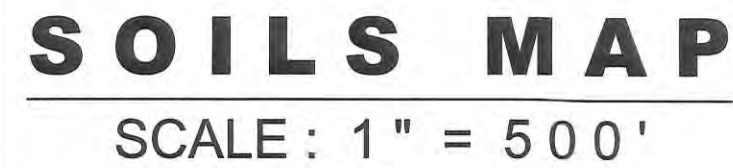
Very truly yours,



Preston Lynch Dyer
Member

PLD/gg
Enc.





TOTAL AREA:	154.50± AC.
COMMERCIAL LAND AREA:	3.00± AC.
REMAINING LANDS TO BE DEVELOPED:	1.03± AC.
DELOTT ROAD WIDENING DEDICATION:	0.19± AC.
CLUSTER SUBDIVISION AREA:	150.68± AC.
DWELLINGS ALLOWED:	301
DWELLINGS PROPOSED:	301
OPEN SPACE REQUIRED:	45.20± AC. (30%)
OPEN SPACE PROPOSED:	77.38± AC. (51%)
PASSIVE:	69.08± AC. (22.86± AC. FOR CONSERVATION)
ACTIVE:	8.30± AC.
STORMWATER AREA:	14.78± AC.
WASTEWATER AREA:	1.40± AC.
WATER TREATMENT AREA:	0.30± AC.
PRIVATE ROAD ROW AREA:	20.74± AC.
TOTAL IMPERVIOUS AREA:	48.87± AC.
ACTUAL:	12.23± AC.
PAVEMENT:	8.47± AC.
CURBS & CONCRETE PADS:	0.28± AC.
MULTI-MODAL PATHS:	2.32± AC.
BUILDINGS / STRUCTURES:	0.23± AC.
ASSUMED LOT COVERAGE (65%):	34.09± AC.
ASSUMED COMMERCIAL COVERAGE (85%):	2.55± AC.
PARKING LOT AREA:	0.35± AC.
7. BULK AREA REQUIREMENTS:	
SINGLE FAMILY DETACHED:	
MAX. BLDG. HEIGHT:	42'
MIN. LOT AREA:	7,500 S.F.
MIN. LOT WIDTH:	60'
MIN. LOT DEPTH:	100'

PROPOSED:

MAXIMUM LOT SIZE:	9,295 S.F.
MINIMUM LOT SIZE:	7,500 S.F.
AVERAGE LOT SIZE:	7,596 S.F.

10. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) 10005C 0142 J, EFFECTIVE DATE JANUARY 6, 2005, THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE X (UNSHADED), WHICH IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

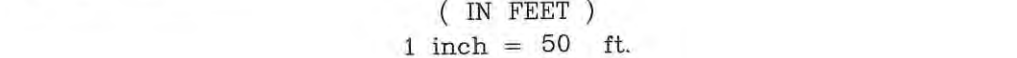


CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.27	25.00	89°59'59"	517°42'30"E	35.36
C2	35.61	109.00	19°11'34"	338°53'17"W	36.34
C3	478.04	550.00	49°47'58"	281°30'50"E	463.14
C4	39.27	25.00	90°00'00"	541°41'00"W	35.36
C5	87.41	187.00	26°45'56"	107°46'22"W	86.72
C6	42.24	25.00	97°57'23"	N68°38'20"E	37.62
C7	200.51	500.00	22°58'37"	N08°10'25"E	199.17
C8	39.27	25.00	90°00'00"	S48°18'54"E	35.36
C9	39.27	25.00	90°00'00"	N48°18'54"W	35.36
C10	39.27	25.00	90°00'00"	N41°41'00"E	35.36
C11	39.27	25.00	90°00'00"	N48°18'54"W	35.36
C12	39.27	25.00	90°00'00"	N41°41'00"E	35.36
C13	39.27	25.00	90°00'00"	N48°18'54"E	35.36
C14	22.22	100.00	12°43'49"	S89°56'56"E	22.17
C15	39.27	25.00	90°00'00"	S33°30'54"E	35.36
C16	22.22	100.00	12°43'49"	N03°03'10"E	22.17
C17	45.33	150.00	10°10'59'52"	S45°30'40"W	39.53
C18	39.59	35.00	97°44'52"	S34°17'30"E	35.27
C19	39.27	25.00	90°00'00"	N48°18'54"E	35.36
C20	6.08	25.00	13°53'12"	N18°01'13"E	6.04
C21	33.31	25.00	76°59'46"	N03°19'13"E	33.32
C22	38.80	25.00	86°59'59"	S33°22'30"E	35.36
C23	39.27	25.00	90°00'00"	S56°04'56"E	35.36
C24	38.84	25.00	86°41'17"	S34°17'30"E	35.36
C25	21.87	25.00	50°07'54"	S31°12'07"E	21.18
C26	12.00	25.00	27°30'13"	S24°02'00"W	11.89
C27	9.87	25.00	22°37'41"	S49°08'17"W	9.81
C28	259.25	53.00	280°15'48"	N79°40'47"E	67.95
C29	72.77	53.00	78°40'14"	N21°07'07"E	67.19
C30	46.15	53.00	49°57'39"	N43°09'50"W	44.71
C31	10.55	53.00	16°16'16"	N70°14'54"W	10.00
C32	48.73	53.00	52°40'40"	S69°13'39"W	47.03
C33	76.55	53.00	82°44'59"	N01°13'26"E	70.06
C34	21.87	25.00	50°07'54"	N41°44'44"W	21.18
C35	9.84	25.00	21°10'34"	N30°12'36"E	9.19
C36	12.63	25.00	28°57'24"	N40°09'29"W	12.50
C37	39.60	25.00	90°44'43"	N55°42'04"E	35.59
C38	39.27	25.00	90°00'00"	S33°50'54"W	35.36
C39	39.74	25.00	91°04'51"	N56°37'21"E	35.69
C40	38.54	25.00	88°20'00"	N43°42'04"E	34.84
C41	59.62	200.00	17°04'50"	S00°52'31"W	59.40
C42	42.59	200.00	12°12'06"	S03°18'53"E	42.31
C43	17.03	200.00	4°28'44"	S01°33'30"E	17.03
C44	178.70	187.00	54°40'37"	S33°19'55"E	177.96
C45	39.27	25.00	90°00'00"	S54°29'45"E	35.36
C46	39.27	150.00	12°43'49"	S89°56'56"E	33.32
C47	39.27	25.00	90°00'00"	N48°18'54"E	35.36
C48	39.27	25.00	90°00'00"	N41°41'00"E	35.36
C49	37.27	25.00	85°24'41"	S00°30'32"E	35.91
C50	86.34	187.00	26°45'56"	N07°46'22"E	85.68
C51	54.04	173.00	26°45'56"	N05°46'22"E	53.41
C52	41.67	25.00	94°36'09"	N02°11'51"E	41.66
C53	128.53	500.00	14°43'33"	N03°07'08"E	128.20
C54	44.60	170.00	17°00'29"	S00°53'52"E	44.43
C55	130.52	137.00	54°40'37"	S33°19'55"E	129.69
C56	63.31	189.00	19°11'34"	S33°53'17"W	63.32
C57	39.27	25.00	90°00'00"	N21°17'30"E	35.36
C58	39.27	25.00	90°00'00"	N48°18'54"E	35.36
C59	63.26	137.00	26°77'20"	S75°56'10"E	62.70
C60	39.27	25.00	90°00'00"	N48°18'54"E	35.36
C61	39.27	25.00	90°00'00"	N41°41'00"E	35.36
C62	39.27	25.00	90°00'00"	S48°18'54"E	35.36
C63	39.27	25.00	90°00'00"	N48°18'54"W	35.36
C64	39.27	25.00	90°00'00"	N41°41'00"E	35.36
C65	39.27	25.00	90°00'00"	N48°18'54"W	35.36
C66	39.27	25.00	90°00'00"	N41°41'00"E	35.36
C67	39.27	25.00	90°00'00"	N48°18'54"E	35.36
C68	39.27	25.00	90°00'00"	N41°41'00"E	35.36
C69	39.27	25.00	90°00'00"	N48°18'54"W	35.36
C70	39.27	25.00	90°00'00"	N41°41'00"E	35.36
C71	39.27	25.00	90°00'00"	S33°30'54"E	35.36
C72	39.27	25.00	90°00'00"	N54°24'56"E	35.36
C73	22.22	100.00	12°43'49"	N03°03'10"E	22.17
C74	39.27	25.00	90°00'00"	N48°18'54"E	35.36
C75	43.97	175.00	14°24'49"	S86°09'56"E	43.86
C76	15.01	175.00	4°54'54"	S82°21'46"E	15.01
C77	25.95	175.00	8°29'41"	S88°04'03"E	25.92
C78	3.02	175.00	0°59'19"	S79°24'42"E	3.02
C79	40.00	25.00	91°40'00"	S55°18'39"E	35.87
C80	39.27	25.00	90°00'00"	S48°18'54"E	35.36
C81	39.27	25.00	90°00'00"	S41°41'00"W	35.36
C82	33.31	25.00	76°59'46"	N03°19'13"E	33.32
C83	45.23	25.00	103°39'27"	N02°11'51"E	35.31
C84	39.27	25.00	90°00'00"	S33°50'54"E	35.36
C85	45.55	25.00	104°22'49"	N05°42'41"E	35.51
C86	33.31	25.00	76°59'46"	N03°19'13"E	33.32
C87	38.85	25.00	88°15'31"	S55°24'21"W	35.13
C88	39.27	25.00	90°00'00"	S33°50'54"E	35.36
C89	39.58	25.00	89°42'39"	N41°17'59"E	35.36
C90	38.85	25.00	89°14'31"	S55°24'21"W	35.13
C91	284.16	550.00	27°10'16"	N22°43'32"E	261.83
C92	213.88	550.00	22°16'52"	N07°49'32"E	212.54

© COPYRIGHT PENNONTI ASSOCIATES 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 BY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF PENNONTI ASSOCIATES INC. COPIES OF THIS PLAN WITHOUT A PROFESSIONAL SEAL, SIGNED AND DATED IN BLUE INK, ARE NOT VALID.

DESIGNED BY:	<u>PENNONTI ASSOC.</u>
SURVEYED BY:	<u>PENNONTI ASSOC.</u>
DRAWN BY:	<u>AMD / TPM</u>
CHECKED BY:	<u>RAF / MHD</u>
JOB #:	<u>CADE111-0</u>
SCALE:	<u>AS SHOWN</u>
TAX MAP:	<u>235-13-00-02, 0.26, 2.07 & 2.08</u>
DATE:	<u>10/5/2018</u>



TAX MAP 2-35-12,
PARCEL 4
LANDS N/F OF
J. L. CARPENTER, Sr. FAMILY LIMITED
DEED REFERENCE: Book 3032, Page 29
AGRICULTURE RESIDENTIAL
AR-1

TAX MAP 2-35-6, PARCEL 12
LANDS N/F OF WAYNE D. HUDSON, TRUSTEE
AGRICULTURE RESIDENTIAL
AP 1



FOR CONTINUATION SEE SHEET S7

FOR CONTINUATION SEE SHEET \$5

FINAL SITE PLAN

CAPTAIN'S WAY

BROADKILL HUNDRED, SUSSEX COUNTY, DELAWARE

TITLE

100

Pennoni

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

3 **www.pennoni.com**
CONSULTING ENGINEERS

© COPYRIGHT PENNACCHI ASSOCIATES 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 BY COMPUTER OR OTHER SYSTEMS WITHOUT THE WRITTEN PERMISSION OF PENNACCHI ASSOCIATES INC. COPIES OF THIS PLAN WITHOUT A PROFESSIONAL SEAL, STAMP AND DATED IN BLUE INK, ARE NOT VALID.

DESIGNED BY: PENNACCHI ASSOCIATES
SURVEYED BY: PENNACCHI ASSOCIATES
DRAWN BY: AMD / TPM
CHECKED BY: RAF / MHC
JOB #: CADE1107
SCALE: AS SHOWN
TAX MAP: 235-13-00-2.0, 2.06, 0.7 & 2.06
DATE: 10/5/2018

SHEET NO: S 4

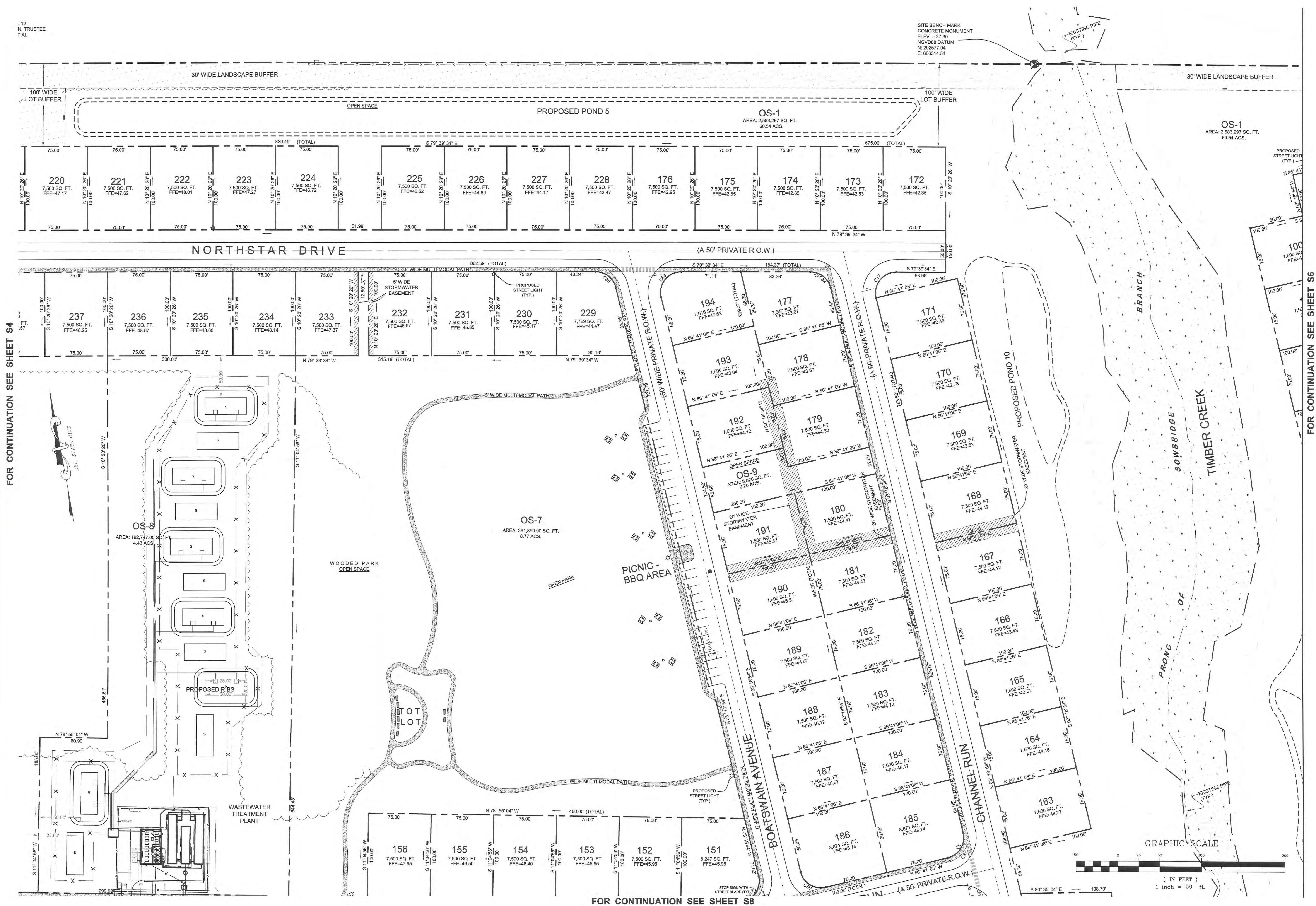
TITLE:

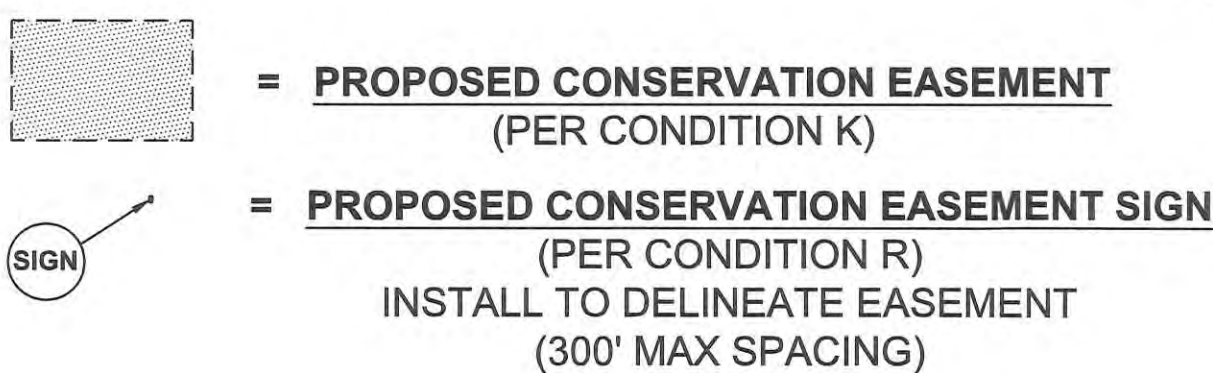
THE

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

DESIGNED BY: PENNONI ASSOC.
SURVEYED BY: PENNONI ASSOC.
DRAWN BY: AMD / TPM
CHECKED BY: RAF / MHD
JOB #: CADE1101
SCALE: AS SHOWN
TAX MAP: 235-13.00-2.00, 2.06 2.07 & 2.08
DATE: 10/5/2018

SHEET NO: S 5

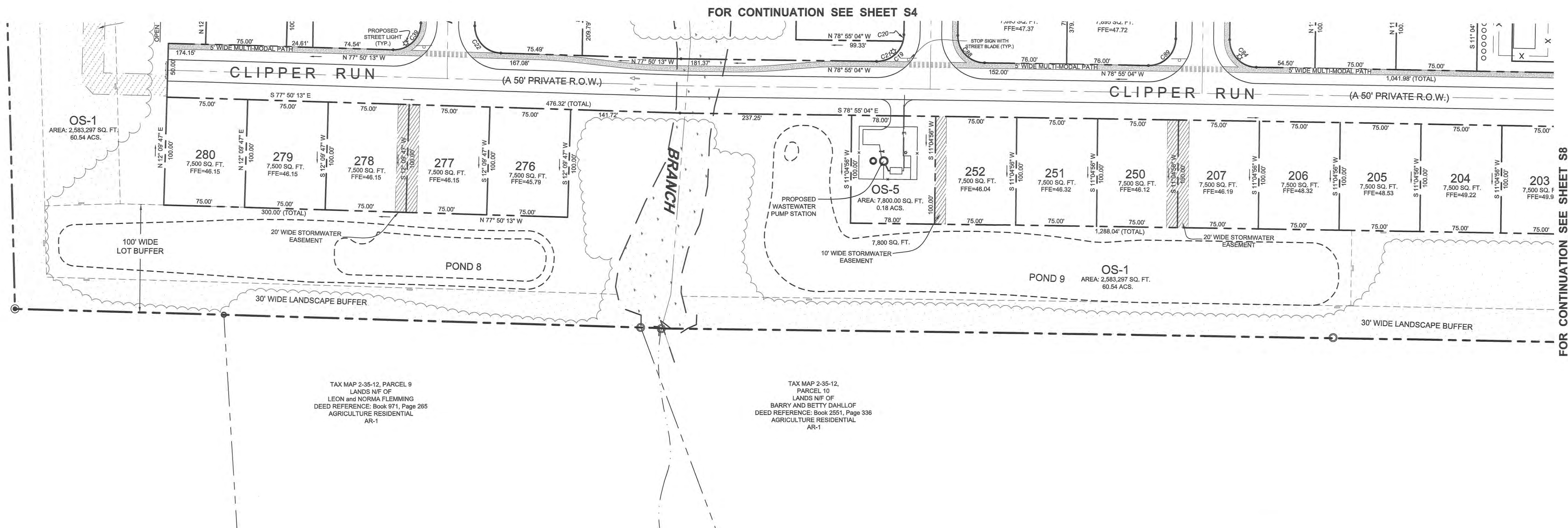




© COPYRIGHT PENNION ASSOCIATES INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR PHOTOGRAPHED, REPRODUCED OR BY OTHER MEANS OR BY ANY PROCESS OR TO BE TRANSMITTED BY COMPUTER OR OTHER SYSTEM WITHOUT THE PREVIOUS WRITTEN PERMISSION OF PENNION ASSOCIATES INC. COPIES OF THIS PLAN WITHOUT A PROFESSIONAL SEAL, SIGNED AND DATED IN BLUE INK, ARE NOT VALID.

DESIGNED BY:	PENNION ASSOCIATES
SURVEYED BY:	PENNION ASSOCIATES
DRAWN BY:	ANDI
CHECKED BY:	RAF / I
JOB #:	CADE1
SCALE:	AS SHOWN
TAX MAP:	226-13.06-2-0, 2.06, 2.07 & 2.08
DATE:	10/05

SHEET NO: \$ 6



~~CLIPPER RUN~~ (A 50' PRIVATE R.O.W.)

FOR CONTINUATION SEE SHEET S8

TAX MAP 2-35-12,
PARCEL 10
LANDS N/F OF
BARRY AND BETTY DAHLLOF
DEED REFERENCE: Book 2551, Page 336
AGRICULTURE RESIDENTIAL
AR-1

FINAL SITE PLAN

CAPTAIN'S WAY

PROJECT:

Pennoni

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

© COPYRIGHT PENNONI ASSOCIATES 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 BY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF PENNONI ASSOCIATES INC.. COPIES OF THIS PLAN WITHOUT A PROFESSIONAL SEAL, SIGNED AND DATED IN BLUE INK ARE NOT VALID.

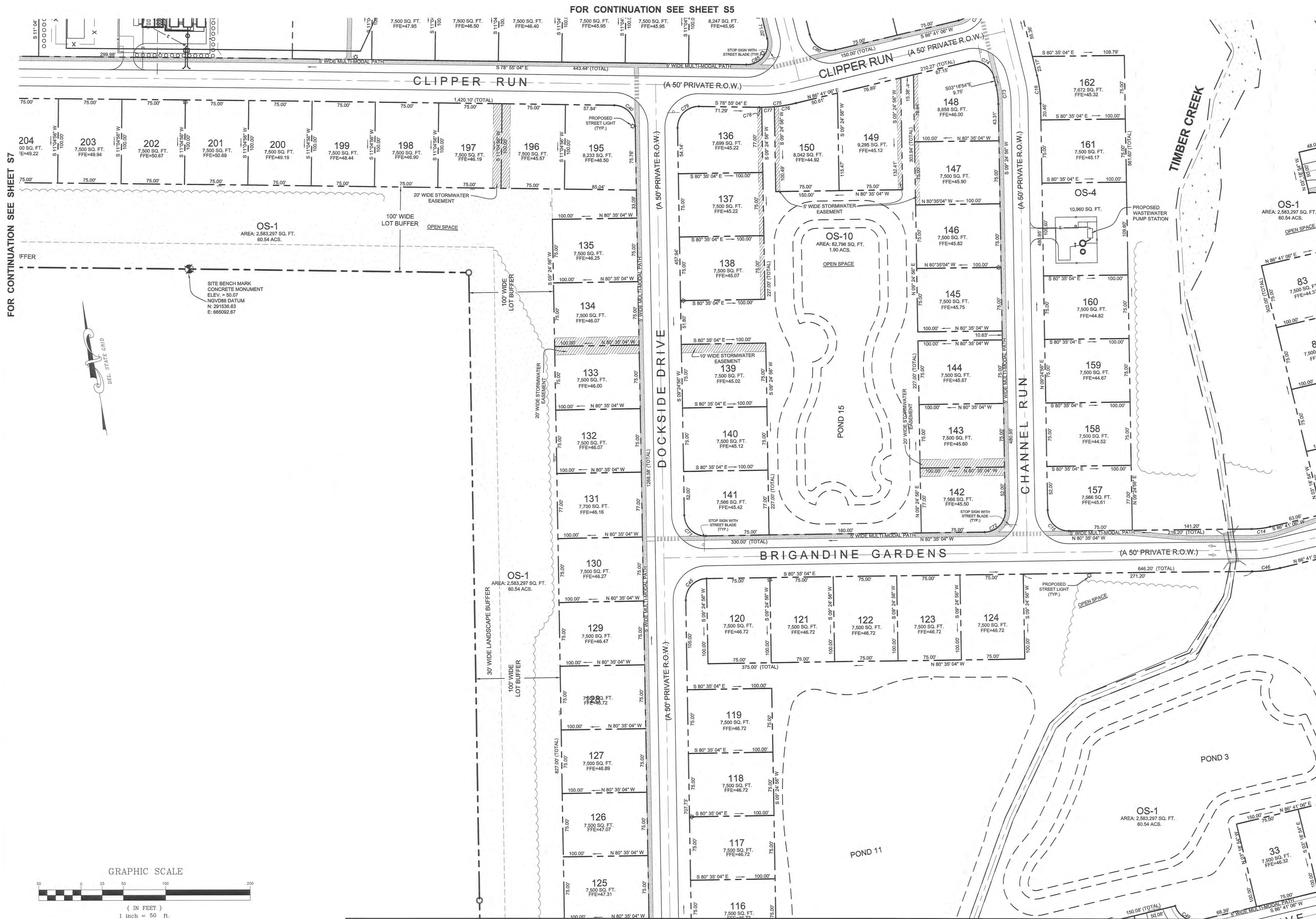
DESIGNED BY: PENNONI ASSOC.
SURVEYED BY: PENNONI ASSOC.
DRAWN BY: AMD/TPM
CHECKED BY: RAF / MHD
JOB #: CADE1101
SCALE: AS SHOWN
TAX MAP: 235-13.00-2.00, 2.06, 2.07 & 2.08
DATE: 10/5/2018

SHEET NO: S 7

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft



FOR CONTINUATION SEE SHEET S10

FOR CONTINUATION SEE SHEET S6

FOR CONTINUATION SEE SHEET S8



FOR CONTINUATION SEE SHEET S11

REVISIONS

FINAL SITE PLAN

CAPTAIN'S WAY

BROADKILL HUNDRED, SUSSEX COUNTY, DELAWARE

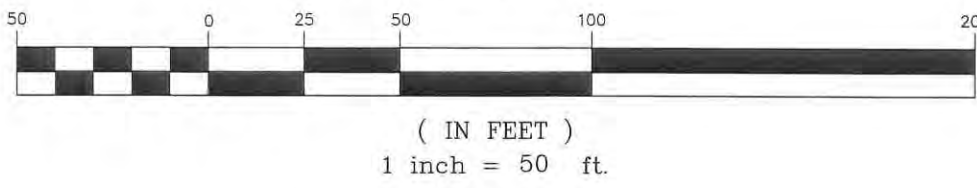
TITLE:

PROJECT:



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

GRAPHIC SCALE



DESIGNED BY: PENNONI ASSOC.
SURVEYED BY: PENNONI ASSOC.
DRAWN BY: AMO/ITM
CHECKED BY: RAE/LHD
JOB #: CADE1101
SCALE: AS SHOWN
TAX MAP: 235-13.00-2.00, 2.00-2.07 & 2.08
DATE: 10/5/2019

SHEET NO: S 9

FOR CONTINUATION SEE SHEET S8

REVISIONS

FINAL SITE PLAN

CAPTAIN'S WAY

BROADKILL HUNDRED, SUSSEX COUNTY, DELAWARE

TITLE:

PROJECT:

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

DESIGNED BY: PENNONI ASSOC.
SURVEYED BY: PENNONI ASSOC.
DRAWN BY: AMJ/TPM
CHECKED BY: RAE/MLH
JOB #: CDAE1101
SCALE: AS SHOWN
TAX MAP: 235-13.00-2.00, 2.06, 2.07 & 2.08
DATE: 10/5/2018

SHEET NO: S 10

FUTURE 50' ROAD
EASEMENT

EXISTING BUILDING

EXISTING EDGE
OF PAVEMENT

EXISTING WELL
(TYP.)

DOCKSIDE DRIVE

TIMBER CREEK

WATER
TREATMENT
PLANT

POND 2

CAPTAIN'S BOULEVARD

POOL

PICKLE BALL
COURTS

CLUBHOUSE
40'x72'
2,880 SF

PORCH
24'x40'
960 SF

CLAM SHELL
PARKING LOT

PROPOSED
STREET
LIGHT (TYP.)

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

FOR CONTINUATION SEE SHEET S12

FOR CONTINUATION SEE SHEET S11

REVISIONS

FINAL SITE PLAN

CAPTAIN'S WAY

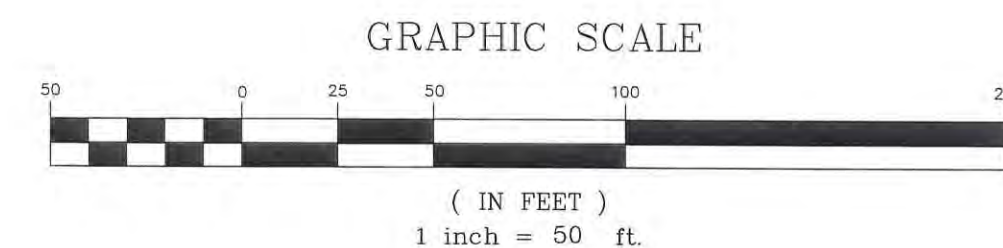
BROADKILL HUNDRED, SUSSEX COUNTY, DELAWARE

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

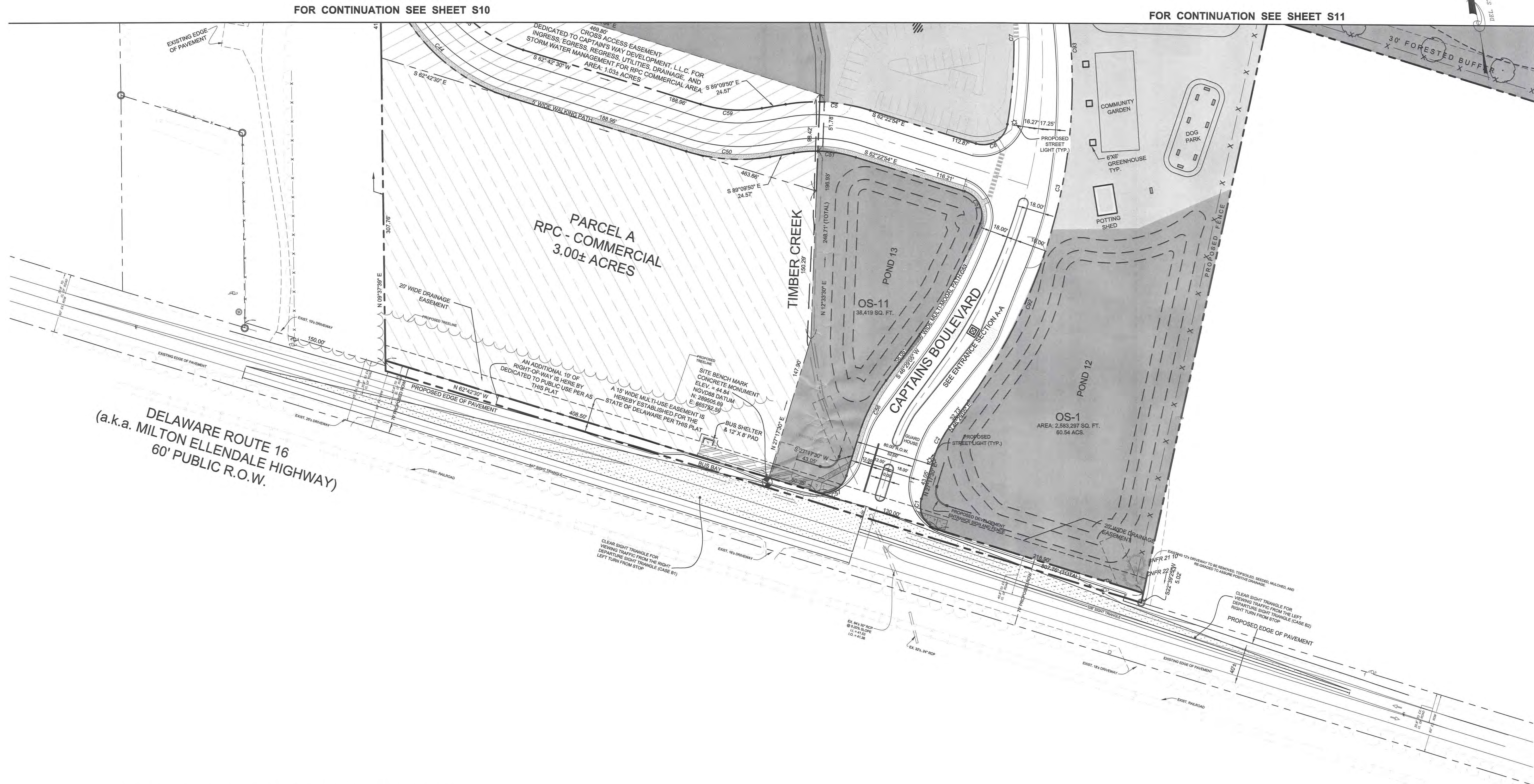
DESIGNED BY: PENNONI ASSOC.
 SURVEYED BY: PENNONI ASSOC.
 DRAWN BY: AMD / TPM
 CHECKED BY: RAF / MHD
 JOB #: CADE101
 SCALE: AS SHOWN
 TAX MAP: 235-13.00-2.00, 2.06, 2.07 & 2.08
 DATE: 10/5/2018

SHEET NO: S 11

FOR CONTINUATION SEE SHEET S9



FOR CONTINUATION SEE SHEET S12



FOR CONTINUATION SEE SHEET S10

FOR CONTINUATION SEE SHEET S11

RPC COMMERCIAL BOUNDARY

SCALE : 1" = 50'

REVISIONS

FINAL SITE PLAN /
DELDOT RECORD PLAN

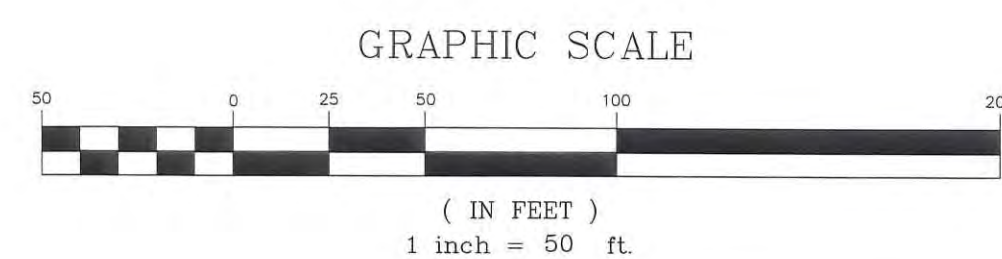
CAPTAIN'S WAY

BROADKILL HUNDRED, SUSSEX COUNTY, DELAWARE

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

DESIGNED BY: PENNONI ASSOC.
SURVEYED BY: PENNONI ASSOC.
DRAWN BY: AMD / TPM
CHECKED BY: RAF / MHD
JOB #: CAD1101
SCALE: AS SHOWN
TAX MAP: 235-13.00-2.00, 2.06, 2.07 & 2.08
DATE: 10/5/2018

SHEET NO: S 12



PLANNING & ZONING

JAMIE WHITEHOUSE
PLANNING & ZONING MANAGER

(302) 855-7878 T
(302) 854-5079 F



Sussex County

DELAWARE
sussexcountype.gov

Memorandum

To: Sussex County Planning Commission Members

From: Jamie Whitehouse, Planning and Zoning Manager; Lauren DeVore, Planner III; Samantha Bulkilvish, Planner I and Jenny Norwood, Planner I

CC: Vince Robertson, Assistant County Attorney

Date: February 8, 2019

RE: Other Business for February 14, 2019 Planning Commission Meeting

This memo is to provide background for the Planning Commission to consider as a part of the Other Business to be reviewed during the February 14, 2019 Planning Commission meeting.

2018-29 Westwood

KH

Final Subdivision Plan

This is a Final Subdivision Plan for Westwood Property for three (3) single-family lots plus one (1) residual lot for a total of (4) lots as a standard subdivision on a 5.00-acre parcel and with access off Fitzgerald's Road (SCR 207). Zoning: AR-1 (Agricultural Residential). Tax Parcel: 130-6.00-55.01. Staff are currently in receipt of all agency approvals.

Osprey Point MR-RPC

KS

Revised Preliminary Site Plan

This is a Revised Preliminary Site Plan for the Osprey Point MR-RPC. The change of zone application (C/Z 1759) from Agricultural Residential (AR-1) to MR-RPC was originally approved by the Planning and Zoning Commission on June 23, 2016. This project originally sought approval for 339 units, including 180 townhomes but has since been reduced to 217 units and was approved at 217 single-family units. The revisions maintain all original Conditions placed on the project by the Planning and Zoning Commission by Ordinance 1759 and eliminates internal subdivision streets and lots. The proposed single-family lot area has been reduced from 50.94 acres to 45.37 acres. The passive open space has also increased from 51.46 acres to 59.88 acres. The Revised Preliminary Site Plan complies with the Sussex County Zoning Code and all Conditions of Approval. Zoning: MR (Medium-Density Residential Zoning/RPC). Tax Parcel: 334-18.00-83.00. Staff are awaiting agency approvals.

S-17-43 Residences at Rehoboth Bay

KS

Revised Site Plan

This is a Revised Site Plan for the Residences at Rehoboth Bay for a lot line adjustment and resizing and the relocation of amenities. The existing boat ramp, boat slips and boat dock have been relocated to Lot 2 and therefore, the HOA of Lot 1 will not be responsible for its maintenance. The footprint of the Recreation Center has also decreased in size from 3,900 square feet to 2,673 square feet. The Revised Site Plan complies with the Sussex County Zoning Code and all Conditions of Approval. Zoning: M (Marine District). Tax Parcel: 234-7.00-108.00. Staff are in receipt of all agency approvals.



Coastal Tide (FKA The Arbors at Cottagedale) (C/U 1845)

KS

Revised Site Plan

This is a Revised Site Plan for Coastal Tide for updated revisions to amenities. The revised submission encompasses a footprint modification to the approved pool house. The previously approved pool house had a square footage of 4,302 square feet. The revised footprint is 2,527 square feet for a difference of 1,775 square feet. The Revised Site Plan complies with the Sussex County Zoning Code. Zoning: MR (Medium-Density Residential Zoning District). Tax Parcel: 334-6.00-504.02. Staff are in receipt of all agency approvals.

S-18-49 Millsboro Self Storage

HW

Preliminary Site Plan

This is a Preliminary Site Plan for a self-storage facility with 20 buildings totaling 46,775 sf. and an office/retail building totaling 9,866 sf. This is a through lot with access from County Living Road. Some parking is in the front yard setback, but it appears to be for short term parking for the retail/office building. The Preliminary Site Plan complies with the Sussex County Zoning Code. Zoning: C-1 (General Commercial District). Tax Parcel: 133-16.00-75.02. Staff are awaiting agency approvals.

S-19-02 Sussex Square

KS

Preliminary Site Plan

This is a Preliminary Site Plan for a 9,999 sf., two-story office building and parking located off Route 9 at the front of the Sussex East Manufactured Home Park. The proposed office building is located in the portion of the parcel that is zoned B-1 (Neighborhood Business District). The Change of Zone was approved by County Council on March 20, 2018. The Preliminary Site Plan complies with the Sussex County Zoning Code. Tax Parcel: 334-5.00-165.00. Staff are awaiting agency approvals.

S-18-96 Orchard Plaza

KS

Preliminary Site Plan

This is a Preliminary Site Plan for Orchard Plaza for a 55,000-sf. medical and dental clinic and office building and associated parking located off Old Orchard Road. The front portion of this property is zoned C-1 (General Commercial District). The rear portion of this property is zoned AR-1 (Agricultural Residential District) and was just denied by County Council on January 15, 2019 to be rezoned as C-2 (Medium Commercial District). The Preliminary Site Plan complies with the Sussex County Zoning Code. Tax Parcel 335-8.00-29.00. Staff are awaiting agency approvals.

S-18-95 Lewes Crest

KS

Preliminary Site Plan

This is a Preliminary Site Plan for a 33-unit townhome community with pool and associated parking. This is a through lot with access off Nassau Road. The parcel also fronts on Route 1 and qualifies the parcel for the Combined Highway Corridor Overlay Zone. The required forested buffer is shown on the site plan. The Preliminary Site Plan complies with the Sussex County Zoning Code. Zoning: C-1 (General Commercial District). Tax Parcel: 334-5.00-87.00. Staff are awaiting agency approvals.

S-18-93 Seaside Jewish Community

HW

Preliminary Site Plan

This is a Preliminary Site Plan for a proposed one (1) story addition to an existing church measuring 2,186 SF and other site improvements to be located at 18970 Holland Glade Rd. The Preliminary Site Plan complies with the Zoning Code. Zoning District: AR-1 (Agricultural Residential Zoning District).

Tax Parcel: 334-13.00-325.17. Staff are awaiting agency approvals.

Lands of Chalabala

KS

Minor Subdivision off a 50' easement

This is a minor subdivision off a 50' easement to create one lot measuring 2.25-acres +/- from an existing 9.77-acre +/- parcel off an existing 50'ft easement to be located off of Shingle Point Rd. There are already two (2) parcels that access the existing 50' easement any further subdivision will require a major subdivision application. Tax Parcel: 235-25.00-40.04. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are awaiting agency approvals.

Lands of Lowe

KH

Minor Subdivision off a 50' easement

This is a minor subdivision off a 50' easement over an existing driveway to create one lot measuring 1.465 acre +/- parcel from an existing 9.756 acre +/- parcel located off of Bacons Rd. Tax Parcel: 432-14.00-2.08. Zoning: AR-1 (Agricultural Residential Zoning District). Staff is in receipt of all agency approvals.

Lands of Fitzgerald

KS

Minor Subdivision off a 50' easement

This is a minor subdivision off a 50' easement over an existing driveway to create one lot measuring 80.23 acre +/- from an existing 181.13 acre +/- parcel. The residual land will measure 100.90 acres +/- located off of North Union Church Rd. Tax Parcel: 230-12.00-10.00. Zoning: AR-1 (Agricultural Residential Zoning District). Staff is in receipt of all agency approvals.

2007-36 – Ferris Courtyard Subdivision

HW

Request to Revise Conditions of Approval

This is a request to revise the conditions of approval for the seven (7) lot Ferris Courtyard Subdivision, the Final Subdivision Plan for which was approved by the Planning & Zoning Commission at its meeting of April 28, 2011. It is requested that Condition 'H', which requires a sidewalk be provided, is deleted. In support of the request, five letters of no-objection have been received, from 6 of the lot owners for the 7 lots within the subdivision. Tax Parcel: 134-8.00-45.08

2018-22 – Citations Meadow Subdivision

HW

Request to Revise Conditions of Approval

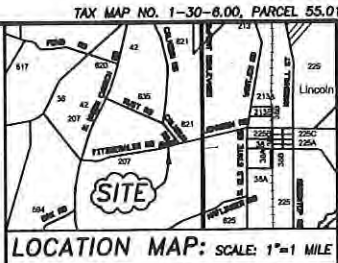
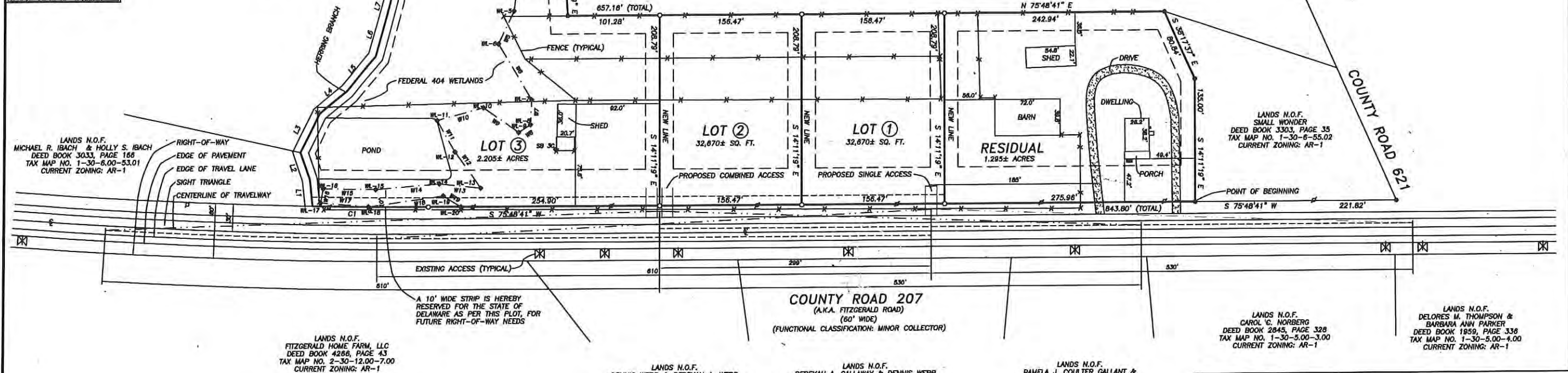
This is a request to revise the wording of the conditions of approval for the Citations Meadow subdivision, which is a 49 single-family lot subdivision within the AR-1 (Agricultural Residential) Zoning District that was approved by the Commission at its meeting of December 20, 2018. At present Condition 'K' requires that construction begin no earlier than 8:00 AM Monday through Friday and on Saturday. It is requested that the wording of Condition 'K' be revised to change the start time from 8:00 AM to 7:00 AM. No other changes are requested. Tax Parcel: 133-19.00-30.00.

LINE BEARING	DISTANCE	CURVE RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
L1 IN 12°51'23" W	29.35'					
L2 IN 35°03'00" W	31.40'					
L3 IN 1°46'49" E	17.15'					
L4 IN 36°42'49" E	38.90'					
L5 IN 25°32'10" E	49.13'					
L6 IN 00°59'54" E	45.14'					
L7 IN 00°59'43" E	18.65'					
L8 IN 04°25'49" W	61.78'					
L9 IN 18°58'44" W	33.56'					

LINE BEARING	DISTANCE	CURVE RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1 S 59°14'07" E	23.47'					
W1 S 45°56'19" E	19.00'					
W2 S 07°17'28" E	39.83'					
W3 S 06°24'11" E	40.17'					
W4 S 11°18'10" E	39.73'					
W5 S 45°07'59" E	17.63'					
W6 S 11°34'32" E	27.35'					
W7 S 42°58'55" W	15.67'					
W8 S 08°58'58" W	47.27'					
W9 S 80°47'55" W	52.88'					
W10 S 44°00'18" E	39.92'					
W11 S 49°33'13" E	48.70'					
W12 S 01°48'42" E	71.73'					
W13 S 71°05'47" E	70.12'					
W14 S 76°45'02" E	57.66'					
W15 S 03°45'33" E	15.61'					
W16 S 80°32'40" E	52.92'					
W17 S 87°42'10" E	82.99'					
W18 S 72°12'49" E	22.81'					

WETLANDS

LINE BEARING	DISTANCE
W1 S 59°14'07" E	23.47'
W2 S 45°56'19" E	19.00'
W3 S 07°17'28" E	39.83'
W4 S 06°24'11" E	40.17'
W5 S 11°18'10" E	39.73'
W6 S 45°07'59" E	17.63'
W7 S 11°34'32" E	27.35'
W8 S 42°58'55" W	15.67'
W9 S 08°58'58" W	47.27'
W10 S 80°47'55" W	52.88'
W11 S 44°00'18" E	39.92'
W12 S 49°33'13" E	48.70'
W13 S 01°48'42" E	71.73'
W14 S 71°05'47" E	70.12'
W15 S 76°45'02" E	57.66'
W16 S 03°45'33" E	15.61'
W17 S 80°32'40" E	52.92'
W18 S 87°42'10" E	82.99'
W19 S 72°12'49" E	22.81'



DATA COLUMN:

- OWNER: CHARLES R. WESTWOOD & LAURALYN WESTWOOD 18943 FITZGERALD ROAD LINCOLN, DE 19960
- TAX MAP NO. 1-30-6.00, PARCEL 55.01
- OTHER THAN SHOWN HEREON, THIS SURVEY PLOT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS ON THIS PROPERTY. NO TITLE SEARCH WAS REQUESTED OR PERFORMED.
- TOTAL NUMBER OF LOTS: EXISTING: 1, PROPOSED: 3 + RESIDUAL
- TOTAL FRONTAGE: 871.04'
- GROSS ACREAGE: 5.000± ACRES
- RESIDUAL AREA: 1.295± ACRES
- ZONING: AR-1
- PRESENT USE: AGRICULTURAL/RESIDENTIAL
- PROPOSED USE: AGRICULTURAL/RESIDENTIAL
- WATER: ON SITE WELL
- SEPTIC: ON SITE SEPTIC
- POSTED SPEED LIMIT: 50MPH

GENERAL NOTES:

- CLASS "B", SUBURBAN SURVEY
- SOURCE OF TITLE: DEED BOOK 3303, PAGE 49
- THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH
- THIS PROPERTY FALLS WITHIN THE LIMITS OF ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP 10005000130-K, EFFECTIVE DATE 03/16/2015
- AS PER THE NATIONAL WETLANDS INVENTORY MAPS AVAILABLE ONLINE, THIS PROPERTY IS IMPACTED BY WETLANDS
- SUSSEX COUNTY BUILDING SETBACKS: FRONT: 40'; SIDE: 15'; REAR: 20'
- THIS PROPERTY IS WITHIN 300' OF AGRICULTURAL LANDS.

DELDOT NOTES:

- ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
- LOT 1 SHALL HAVE A SINGLE ACCESS FROM SCR 207 AS SHOWN HEREON.
- LOT 2 AND LOT 3 SHALL HAVE A COMBINED ACCESS TO SCR 207
- SENATE BILL 49 (HOUSE AMENDMENT NO. 2) OF THE 143RD ASSEMBLY APPLIES SINCE THE PARCEL(S) BEING SUBDIVIDED ARE CONTINUED TO BE USED AS A FARM OR FARMLAND OR IS BEING TRANSFERRED TO A FAMILY MEMBER(S) FOR THE PURPOSE AS THE PRINCIPAL RESIDENCE OR FARMLAND.

OWNER'S CERTIFICATION:

WE, CHARLES R. WESTWOOD & LAURALYN WESTWOOD, HEREBY CERTIFY THAT WE ARE THE LEGAL OWNERS OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND THAT WE DESIRE THE PLAN TO BE RECORDED ACCORDING TO THE LAW. WE CERTIFY THAT TITLE 17, SECTION 530 IS APPLICABLE TO THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE SUBDIVIDED PARCELS WILL BE TRANSFERRED TO A FAMILY MEMBER OR MEMBERS FOR PURPOSES OF USE AS A FAMILY MEMBER OR MEMBERS' PRINCIPAL RESIDENCE OR FARMLAND.

CHARLES R. WESTWOOD DATE LAURALYN WESTWOOD DATE

SUSSEX COUNTY COUNCIL APPROVAL:

SIGNATURE DATE

SUSSEX COUNTY PLANNING COMMISSION APPROVAL:

SIGNATURE DATE

SURVEYOR'S CERTIFICATION:

I, R.B. KEMP, III, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

R.B. KEMP, III, P.L.S. 541

SUSSEX CONSERVATION DISTRICT APPROVAL:

LEGEND:	
●	FOUND IRON BAR
○	SET IRON BAR
+	UTILITY POLE
W	WETLAND FLAG
W-4	SOIL BORING
W3	WETLANDS COURSE
---	SIGHT TRIANGLE
---	BOUNDARY LINE
---	FENCE LINE

PLANNING & ZONING COMMISSION NOTES:

- THERE SHALL BE NO MORE THAN 3 LOTS IN ADDITION TO THE RESIDUAL LOT WITHIN THE SUBDIVISION.
- ALL ENTRANCES SHALL COMPLY WITH ALL OF DELDOT'S REQUIREMENTS.
- THE DEED TO LOT 3 SHALL CONTAIN THE WETLANDS NOTICE REQUIRED BY SUSSEX COUNTY CODE.
- THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF SUSSEX COUNTY.

WETLANDS CERTIFICATION

ENVIRONMENTAL RESOURCES, INC. (ERI) DELINEATED NONTIDAL WETLANDS ALONG THE WEST SIDE OF THIS PARCEL FOR THE SUBDIVISION AT 18943 FITZGERALD ROAD, LINCOLN, DELAWARE. BACKGROUND INFORMATION FOR THIS FIVE-ACRES IDENTIFIED AS PARCEL 1-30-6-55.01 INDICATED THAT WETLANDS WERE LIKELY TO BE IDENTIFIED NEAR HERRING BRANCH. ERI INSPECTED THIS SITE FOR THE PRESENCE OF JURISDICTIONAL WATERS, INCLUDING NONTIDAL WETLANDS, ACCORDING TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987), THE ATLANTIC AND GULF COASTAL PLAIN SUPPLEMENT (2010), ASSOCIATED GUIDANCE IN AFFECT AT THAT TIME AND BEST PROFESSIONAL JUDGMENT. FLAGS WERE PLACED ON SITE TO MARK THE WETLAND BOUNDARY. THESE FLAGS HAVE BEEN SURVEYED BY ADAMS-KEMP ASSOCIATES, INC. AND ADDED TO THIS PLAN. AS OF THIS DATE NO WETLAND VERIFICATION HAS BEEN REQUESTED FROM THE U.S. ARMY CORPS OF ENGINEERS.

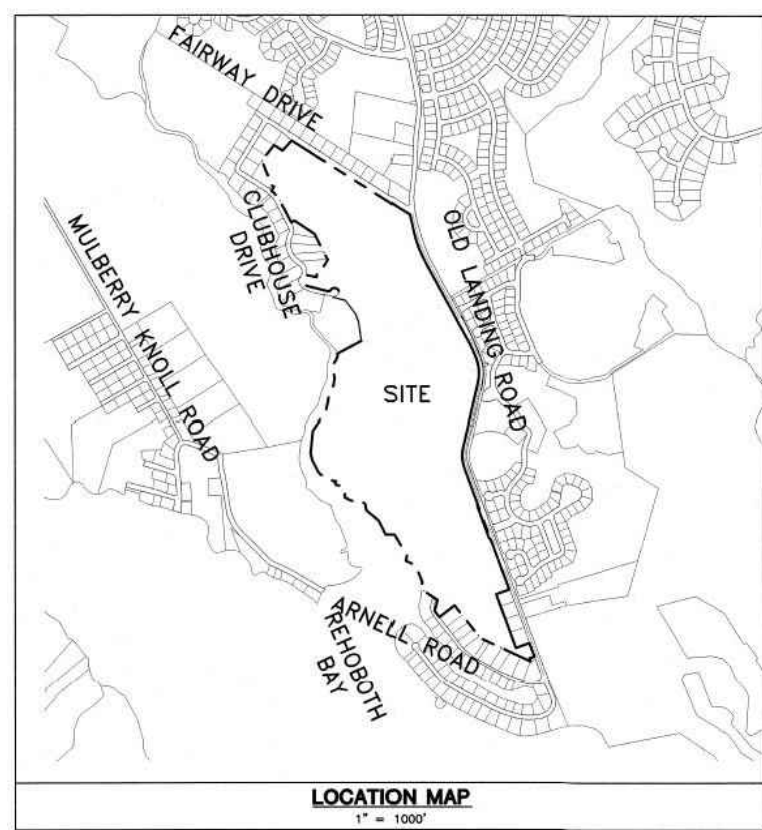
THOMAS D. NOBLE
PROFESSIONAL WETLAND SCIENTIST: 000389
CERTIFIED WETLAND DELINEATOR THROUGH THE CORPS OF ENGINEERS
WDPC93MD0310001A

PREPARED BY
ADAMS-KEMP ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
AND PLANNERS
217 SOUTH RACE STREET
GEORGETOWN, DELAWARE 19947
TELEPHONE: 302-856-6699
WWW.ADAMSKEMP.COM

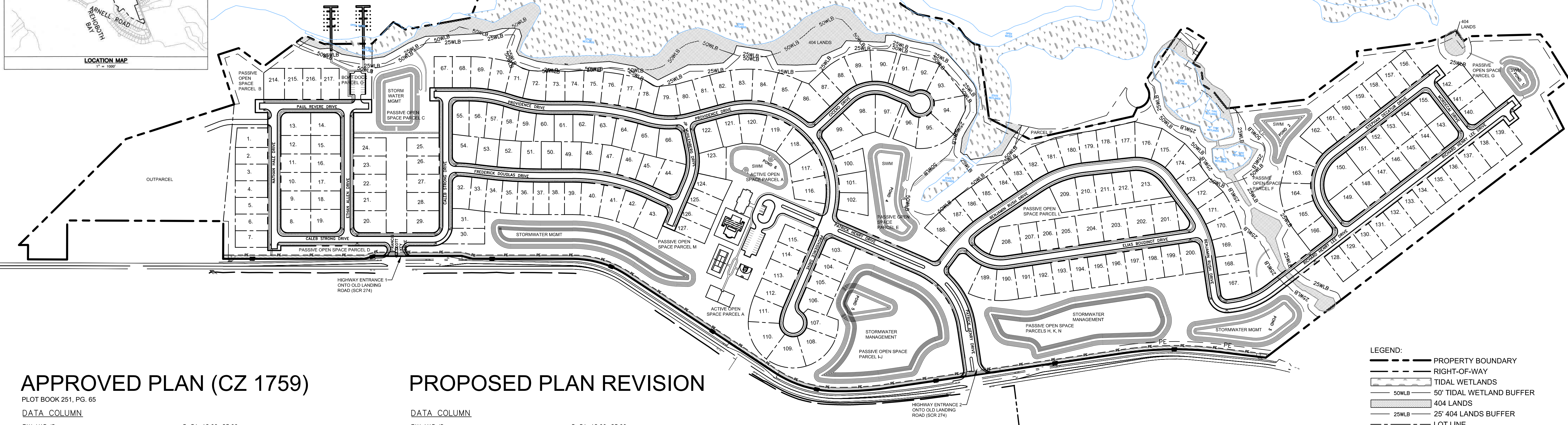
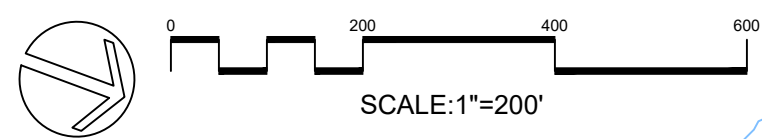
SUBDIVISION SURVEY PLAN

PREPARED FOR
CHARLES R. WESTWOOD & LAURALYN WESTWOOD
SITUATED IN CEDAR CREEK HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE
SCALE: 1" = 50'
DATE: JULY 26, 2018
REVISED: DECEMBER 10, 2018; REVISED: DECEMBER 27, 2018
REVISED: JANUARY 9, 2019

FILE COPY



PLAN SHEET INDEX	
1	PRELIMINARY REVISED RPC PLAN
R-2	APPROVED RPC PLAN
3	REVISED PRELIMINARY ENLARGEMENT
4	REVISED PRELIMINARY ENLARGEMENT



APPROVED PLAN (CZ 1759)

PLOT BOOK 251, PG. 65

DATA COLUMN

TAX MAP ID:	3-34-18.00-83.00
EXISTING ZONING:	AR-1 AGRICULTURAL RESIDENTIAL DISTRICT - (124.98 AC.) MR MEDIUM-DENSITY RESIDENTIAL DISTRICT - (7.33 AC.)
PROPOSED ZONING:	MR/RPC
FLOOD HAZARD MAP:	THE PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA MAP 10005C03334K (DATED MARCH 16, 2015).
WETLANDS:	THE PROPERTY IS IMPACTED BY BOTH STATE (TIDAL) AND "404" FEDERAL (NON-TIDAL) WETLANDS.
EXISTING SITE AREA:	132.31 ACRES
PROPOSED SITE TO BE REZONED TO MR/RPC:	126.88 ACRES
PROPOSED LAND USE AREAS	
SINGLE FAMILY LOTS:	50.94 ACRES
RIGHT-OF-WAY:	18.03 ACRES
ACTIVE OPEN SPACE (PARCEL A):	5.16 ACRES
PASSIVE OPEN SPACE (PARCELS B THROUGH N):	51.46 ACRES
RIGHT-OF-WAY DEDICATION:	0.57 ACRES
BOAT DOCK (PARCEL-O):	0.72 ACRES
TOTAL PROPOSED MR/RPC SITE AREA:	126.88 ACRES
NET DEVELOPMENT AREA	
SINGLE FAMILY LOTS:	50.94 ACRES
RIGHT-OF-WAY:	18.03 ACRES
TOTAL NET DEVELOPMENT AREA:	68.97 ACRES
PROPOSED LANDS NOT TO BE REZONED TO MR/RPC	
LANDS DEDICATED TO ROBERT A. MARSHALL (PARCEL P):	0.38 ACRES
OUTPARCEL:	5.05 ACRES
TOTAL:	5.43 ACRES
"404" FEDERAL NON-TIDAL WETLANDS AREA:	4.59 ACRES
STATE TIDAL WETLANDS AREA:	17.25 ACRES
VOLUNTARY NON-TIDAL WETLANDS BUFFER:	25' SETBACK
STATE TIDAL WETLANDS BUFFER:	50' SETBACK
EXISTING WOODED AREA:	11.39 ACRES
WOODED AREA TO BE REMOVED:	8.09 ACRES
WOODED AREA REMAINING:	3.30 ACRES
MR/RPC MINIMUM LOT AREA (SINGLE FAMILY):	0.17 ACRES (7,500 SF.)
AVG. LOT AREA (SINGLE FAMILY):	0.23 ACRES (10,225 SF.)
RPC NUMBER OF DWELLING UNITS PERMITTED CALCULATION:	
TOTAL PROPOSED MR/RPC SITE AREA:	126.88 AC.
STATE TIDAL WETLANDS AREA:	= 17.25 AC.
RIGHT-OF-WAY AREA:	= 18.03 AC.
TOTAL GROSS AREA:	= 91.60 AC.
PERMITTED UNITS CALCULATION	
TOTAL GROSS AREA x 43560 / 10000:	399.01 UNITS
91.60 x 43560 / 10000:	
SINGLE FAMILY LOTS PROPOSED:	217 LOTS
MR/RPC MINIMUM ZONING REQUIREMENTS	
MIN. LOT SIZE:	7,500 S.F.
FRONT YARD:	25 FT.
SIDE YARD:	8 FT.
REAR YARD:	10 FT.
WIDTH OF LOT:	60 FT.
PROPOSED MAXIMUM BUILDING HEIGHT:	42 FT. (2-1/2 STORIES)
SANITARY SEWER:	WEST REHOBOTH EXPANSION OF THE DEWEY BEACH SANITARY SEWER DISTRICT
WATER SUPPLY:	TIDEWATER UTILITIES, INC.

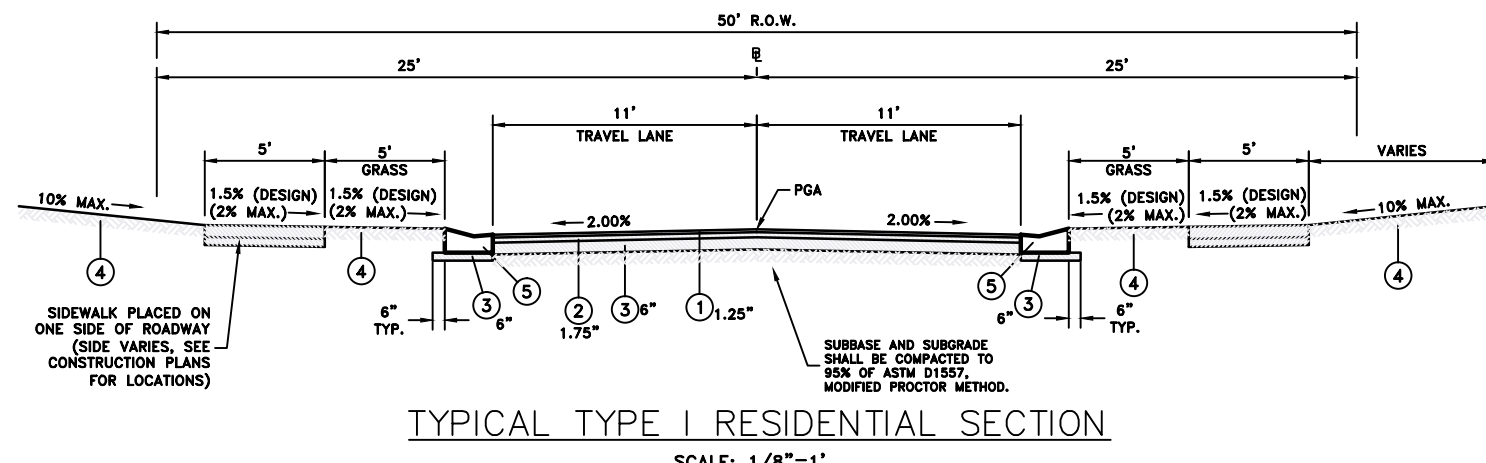
PROPOSED PLAN REVISION

DATA COLUMN

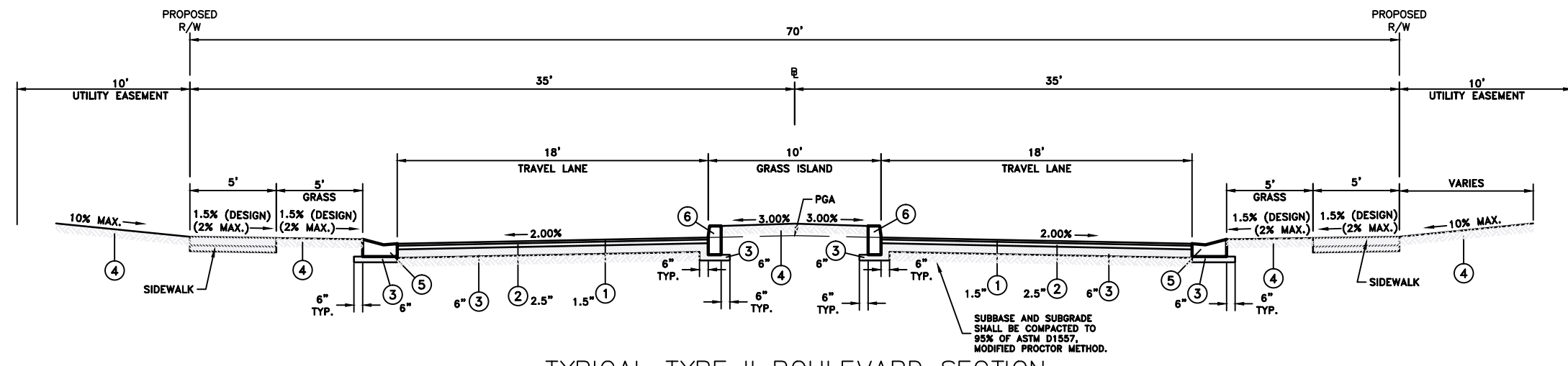
TAX MAP ID:	3-34-18.00-83.00
EXISTING ZONING:	MR/RPC
FLOOD HAZARD MAP:	THE PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA MAP 10005C03334K (DATED MARCH 16, 2015).
WETLANDS:	THE PROPERTY IS IMPACTED BY BOTH STATE (TIDAL) AND "404" FEDERAL (NON-TIDAL) WETLANDS.
EXISTING SITE AREA:	132.31 ACRES
PROPOSED SITE TO BE REZONED TO MR/RPC:	126.88 ACRES
PROPOSED LAND USE AREAS	
SINGLE FAMILY LOTS:	45.37 ACRES
RIGHT-OF-WAY:	15.18 ACRES
ACTIVE OPEN SPACE (PARCEL A):	5.16 ACRES
PASSIVE OPEN SPACE (PARCELS B THROUGH N):	59.88 ACRES
RIGHT-OF-WAY DEDICATION:	0.57 ACRES
BOAT DOCK (PARCEL-O):	0.72 ACRES
TOTAL PROPOSED MR/RPC SITE AREA:	126.88 ACRES
NET DEVELOPMENT AREA	
SINGLE FAMILY LOTS:	45.37 ACRES
RIGHT-OF-WAY:	15.18 ACRES
TOTAL NET DEVELOPMENT AREA:	60.55 ACRES
LANDS NOT REZONED TO MR/RPC	
LANDS DEDICATED TO ROBERT A. MARSHALL (PARCEL P):	0.38 ACRES
OUTPARCEL:	5.05 ACRES
TOTAL:	5.43 ACRES
"404" FEDERAL NON-TIDAL WETLANDS AREA:	4.59 ACRES
STATE TIDAL WETLANDS AREA:	17.25 ACRES
VOLUNTARY NON-TIDAL WETLANDS BUFFER:	25' SETBACK
STATE TIDAL WETLANDS BUFFER:	50' SETBACK
EXISTING WOODED AREA:	11.39 ACRES
WOODED AREA TO BE REMOVED:	8.09 ACRES
WOODED AREA REMAINING:	3.30 ACRES
MR/RPC MINIMUM LOT AREA (SINGLE FAMILY):	0.17 ACRES (7,500 SF.)
AVG. LOT AREA (SINGLE FAMILY):	0.21 ACRES (9,070 SF.)
RPC NUMBER OF DWELLING UNITS PERMITTED CALCULATION:	
TOTAL PROPOSED MR/RPC SITE AREA:	126.88 AC.
STATE TIDAL WETLANDS AREA:	= 17.25 AC.
RIGHT-OF-WAY AREA:	= 15.18 AC.
TOTAL GROSS AREA:	= 94.47 AC.
PERMITTED UNITS CALCULATION	
TOTAL GROSS AREA x 43560 / 10000:	411.51 UNITS
94.47 x 43560 / 10000:	
SINGLE FAMILY LOTS PROPOSED:	217 LOTS
MR/RPC MINIMUM ZONING REQUIREMENTS	
MIN. LOT SIZE:	7,500 S.F.
FRONT YARD:	25 FT.
SIDE YARD:	8 FT.
REAR YARD:	10 FT.
WIDTH OF LOT:	60 FT.
PROPOSED MAXIMUM BUILDING HEIGHT:	42 FT. (2-1/2 STORIES)
SANITARY SEWER:	WEST REHOBOTH EXPANSION OF THE DEWEY BEACH SANITARY SEWER DISTRICT
WATER SUPPLY:	TIDEWATER UTILITIES, INC.

NOTES:

1. ORIGINAL BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED BY DAVIS, BOWEN & FRIEDEL, INC. DURING JANUARY, 2011.
2. ACCORDING TO FEMA MAP 10005C0334K (DATED MARCH 16, 2015), THE SITE IS IMPACTED BY THE 100 YEAR FLOODPLAIN.
3. THERE ARE FEDERAL 404 LANDS AND STATE TIDAL WETLANDS ON SITE AS SHOWN.
4. THERE SHALL BE A 25 FOOT NON-DISTURBANCE BUFFER FROM ALL FEDERAL NON-TIDAL WETLANDS. THERE SHALL ALSO BE A 50 FOOT NON-DISTURBANCE BUFFER FROM ALL STATE TIDAL WETLANDS AS REQUIRED BY COUNTY CODE.
5. THE SITE IS NOW OR FORMERLY BEING USED AS A GOLF COURSE/CLUBHOUSE.
6. PROPOSED AMENITIES AND ENTRANCE FEATURE SUBJECT TO SITE PLAN APPROVAL BY SUSSEX COUNTY PLANNING & ZONING.
7. ALL SIDEWALKS AND CURB RAMPS TO BE ADA COMPLIANT PER 2010 VERSION (28 CFR; 35.151 NEW CONSTRUCTION AND ALTERATIONS).



TYPICAL TYPE I RESIDENTIAL SECTION
SCALE: 1/8"=1'



TYPICAL TYPE II BOULEVARD SECTION
SCALE: 1/8"=1'

LEGEND:	
---	PROPERTY BOUNDARY
---	RIGHT-OF-WAY
---	TIDAL WETLANDS
---	50' TIDAL WETLAND BUFFER
---	404 LANDS
---	25' 404 LANDS BUFFER
---	LOT LINE

LEGEND (TYPE I RESIDENTIAL SECTION)

1. BITUMINOUS CONCRETE, SUPERPAVE, TYPE 'C', PG 64-22, 180 GYRATIONS (CARBONATE STONE)
2. BITUMINOUS CONCRETE, SUPERPAVE, TYPE 'C', PG 64-22, 180 GYRATIONS
3. GRADED AGGREGATE BASE COURSE, TYPE 'B'
4. TOPSOIL (6" DEPTH), PERMANENT GRASS SEEDING, DRY GROUND
5. INTEGRAL P.C.C. CURB AND GUTTER, TYPE 2
6. P.C.C. CURB, TYPE 1-B

LEGEND (TYPE II BOULEVARD SECTION)

1. BITUMINOUS CONCRETE, SUPERPAVE, TYPE 'C', PG 64-22, 180 GYRATIONS (CARBONATE STONE)
2. BITUMINOUS CONCRETE, SUPERPAVE, TYPE 'B', PG 64-22, 180 GYRATIONS
3. GRADED AGGREGATE BASE COURSE, TYPE 'B'
4. TOPSOIL (6" DEPTH), PERMANENT GRASS SEEDING, DRY GROUND
5. INTEGRAL P.C.C. CURB AND GUTTER, TYPE 2
6. P.C.C. CURB, TYPE 1-B

DEVELOPER'S PLAN DEVELOPMENT APPROVAL:
I, as contract purchaser/ developer of the property shown, hereby approve these plans for development as shown or otherwise noted. I also am responsible for maintenance of private streets and common areas until such time that these areas are turned over to the Homeowner's Association.

Kathy Horsey
Osprey Point Preserve, LLC
14127 Rottwaller Road
Laurel, DE 19956

SURVEYOR'S STATEMENT:
I certify that the proposed site plan was compiled under my supervision.

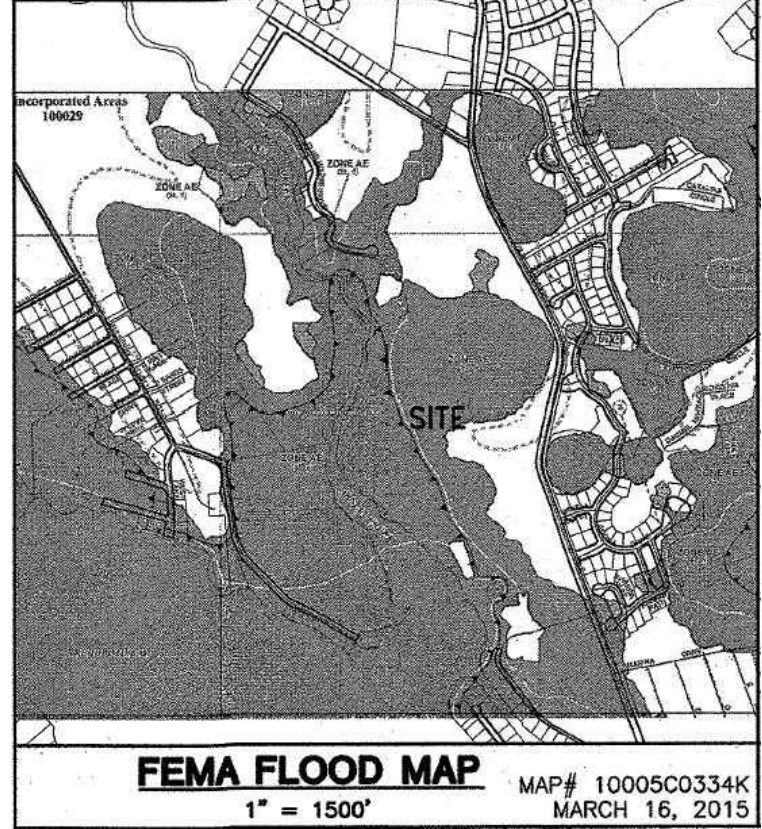
Sarah L. Ford
DE PLS 497

PLANNING & ZONING COMMISSION CHAIRMAN OR SECRETARY

PRESIDENT, SUSSEX COUNTY COUNCIL

OWNER'S PLAN DEVELOPMENT APPROVAL:
I, as owner of the property shown, hereby approve these plans for development as shown or otherwise noted.

Robert A. Marshall
300 Old Landing Road
Rehoboth Beach, DE 19971



SEE SHEETS 3 & 4 FOR GREATER DETAIL

PRELIMINARY REVISED RPC PLAN

REVISIONS

2/1/19 - P&Z Comments



PRELIMINARY REVISED RPC PLAN
OSPREY POINT
SCR 274, OLD LANDING ROAD
LEWES AND REHOBOTH HUNDRED SUSSEX COUNTY DELAWARE

SITE PLAN:

DRAWING: RWB

REVIEW: SLF

SHEET

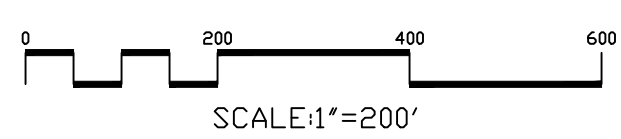
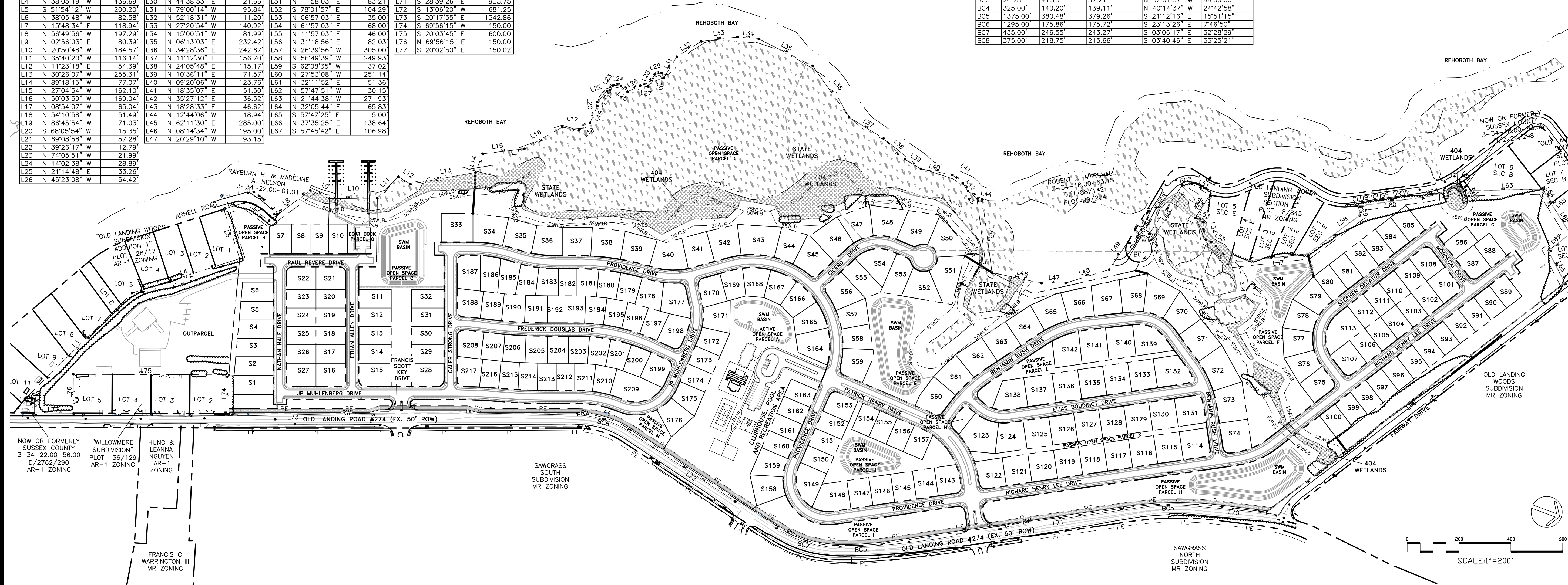
1
OF 4 SHEETS

DATE

12/18/18

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 89°53'31" W	55.19	L27	N 14°43'31" W	30.51	L48	N 37°27'46" W	175.61	L66	N 42°30'28" E	140.25
L2	S 20°38'00" E	34.99	L28	N 81°51'55" W	52.91	L49	N 76°01'57" W	129.87	L69	S 57°49'33" E	145.31
L3	N 65°00'41" W	578.62	L29	N 33°25'51" W	27.33	L50	N 76°01'57" W	225.62	L70	S 13°13'14" E	173.50
L4	N 38°05'19" W	436.69	L30	N 44°38'53" E	21.66	L51	N 11°58'03" E	83.21	L71	S 28°39'26" E	933.75
L5	S 51°54'12" W	200.20	L31	N 79°00'14" W	95.84	L52	S 78°01'57" E	104.29	L72	S 13°06'20" W	681.25
L6	N 38°05'48" W	82.58	L32	N 52°18'31" W	111.20	L53	N 06°57'03" E	35.00	L73	S 20°17'55" E	1342.86
L7	N 15°48'34" E	118.94	L33	N 27°20'54" W	140.92	L54	N 61°57'03" E	68.00	L74	S 69°56'15" W	150.00
L8	N 66°49'56" W	197.29	L34	N 15°00'51" W	81.99	L55	N 11°57'03" E	46.00	L75	S 20°03'45" E	600.00
L9	N 02°56'03" E	80.39	L35	N 06°13'03" E	232.42	L56	N 31°18'56" E	82.03	L76	N 69°56'15" E	150.00
L10	N 20°50'48" W	184.57	L36	N 34°28'36" E	242.67	L57	N 26°39'56" W	305.00	L77	S 20°02'50" E	150.02
L11	N 65°40'20" W	116.14	L37	N 11°12'30" E	156.70	L58	N 56°49'39" W	249.93			
L12	N 11°23'18" E	54.39	L38	N 24°08'48" E	115.17	L59	S 62°08'36" W	37.02			
L13	N 30°26'07" W	255.31	L39	N 10°38'11" E	71.57	L60	N 27°53'08" W	251.14			
L14	N 89°48'15" W	77.07	L40	N 09°20'06" W	123.76	L61	N 32°11'52" E	51.36			
L15	N 27°04'54" W	162.10	L41	N 18°35'07" E	51.50	L62	N 57°47'51" W	30.15			
L16	N 50°03'59" W	169.04	L42	N 35°27'12" E	36.52	L63	N 21°44'38" W	271.93			
L17	N 08°54'07" W	65.04	L43	N 18°28'33" E	46.62	L64	N 32°05'44" E	65.83			
L18	N 54°10'58" W	51.49	L44	N 12°44'06" W	18.94	L65	S 57°47'25" E	5.00			
L19	N 86°45'54" W	71.03	L45	N 62°11'30" E	285.00	L66	N 37°35'25" E	138.64			
L20	S 68°05'54" W	15.35	L46	N 08°14'34" W	195.00	L67	S 57°45'42" E	106.98			
L21	N 69°08'58" W	57.28	L47	N 20°29'10" W	93.15						
L22	N 39°26'17" W	12.79									
L23	N 74°05'51" W	21.99									
L24	N 14°02'36" W	28.89									
L25	N 21°14'48" E	33.26									
L26	N 45°23'08" W	54.42									

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
BC1	50.00'	218.63'	81.65'	N 21°17'49" W	250°31'44"
BC2	25.00'	30.77'	28.87'	S 68°42'11" W	70°31'44"
BC3	26.78'	41.13'	37.21'	N 32°01'57" W	88°00'00"
BC4	325.00'	140.20'	139.11'	N 40°14'37" W	244°42'58"
BC5	1375.00'	380.48'	379.26'	S 21°12'16" E	15°51'15"
BC6	1295.00'	175.86'	175.72'	S 23°13'26" E	7°46'50"
BC7	435.00'	246.55'	243.27'	S 03°06'17" E	32°28'29"
BC8	375.00'	218.75'	215.66'	S 03°40'46" E	33°25'21"



CURVE TABLE FOR RIGHT-OF-WAY AND LOTS																							
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-1	25.00'	36.77'	33.54'	S 62°25'45" E	84°15'39"	C-23B	175.00'	80.00'	79.31'	N 01°09'56" W	26°11'32"	C-52A	1765.00'	62.25'	62.24'	N 14°17'50" W	2°01'15"	C-69C	1715.00'	42.96'	42.96'	S 14°00'16" E	12°07'01"
C-2	15.00'	25.06'	22.25'	S 27°54'15" W	95°44'21"	C-23C	175.00'	65.54'	65.51'	N 02°29'36" E	21°27'27"	C-52B	1765.00'	61.50'	61.49'	N 16°37'50" W	2°38'44"	C-70	525.00'	50.07'	50.07'	S 16°01'09" E	5°27'53"
C-3	25.00'	39.27'	35.36'	S 24°42'05" W	90°00'00"	C-24	425.00'	207.36'	205.31'	N 47°21'55" E	27°57'18"	C-52C	1765.00'	72.25'	72.24'	N 19°07'33" W	27°40'43"	C-71	25.00'	39.27'	35.36'	S 73°39'26" E	9°00'00"
C-4	25.00'	39.27'	35.36'	N 65°17'55" W	90°00'00"	C-25A	425.00'	207.36'	205.31'	N 47°21'55" E	27°57'18"	C-53A	680.00'	29.34'	29.34'	N 07°49'37" E	24°56'36"	C-72	125.00'	25.33'	25.33'	S 42°11'08" W	1°12'28"
C-5	525.00'	170.18'	169.44'	S 11°00'44" E	18°34'22"	C-24B	425.00'	127.33'	126.85'	N 43°18'58" E	17°09'56"	C-53A	680.00'	48.28'	48.28'	N 18°15'53" W	4°04'04"	C-72A	125.00'	64.21'	64.21'	S 09°21'26" E	36°36'00"
C-5A	525.00'	115.00'	114.77'	S 14°01'24" E	12°33'02"	C-24C	425.00'	70.05'	69.97'	N 56°37'15" E	9°26'38"	C-53B	680.00'	83.00'	82.95'	N 12°44'03" W	6°59'38"	C-72B	125.00'	181.31'	165.83'	S 51°29'48" W	8°30'62"
C-5B	525.00'	55.18'	55.16'	N 04°44'13" W	8°01'21"	C-25	25.00'	39.27'	35.36'	S 16°20'34" W	90°00'00"	C-53C	680.00'	82.38'	82.33'	N 05°46'01" W	6°56'28"	C-73	25.00'	39.27'	35.36'	S 41°56'58" E	9°00'00"
C-6	475.00'	153.98'	153.30'	N 11°00'44" W	18°34'22"	C-26	275.00'	140.00'	138.49'	S 43°14'29" E	29°10'07"	C-53D	680.00'	82.38'	82.33'	N 01°10'27" E	6°56'28"	C-74	265.00'	269.61'	258.13'	N 32°11'48" E	58°17'32"
C-6A	475.00'	59.82'	59.78'	N 05°20'00" W	7°12'55"	C-26A	275.00'	140.00'	138.49'	S 43°14'29" E	29°10'07"	C-54	25.00'	38.59'	34.87'	S 25°28'29" W	88°27'11"	C-74A	265.00'	58.68'	58.66'	N 09°23'38" E	12°41'11"
C-6B	475.00'	94.16'	94.00'	N 14°37'11" W	11°21'28"	C-26B	275.00'	75.57'	75.53'	N 35°22'08" W	13°25'24"	C-55	125.00'	19.63'	19.63'	N 42°32'41" E	6°09'50"	C-74B	265.00'	146.64'	144.48'	N 31°11'51" E	31°42'19"
C-7	990.00'	295.32'	294.22'	S 11°45'11" W	17°05'28"	C-27	25.00'	39.27'	35.36'	N 77°10'27" E	90°00'00"	C-55A	125.00'	23.31'	23.28'	S 81°47'01" E	10°41'11"	C-74C	265.00'	64.29'	64.13'	N 54°23'33" E	13°54'02"
C-7A	990.00'	53.43'	53.42'	N 18°45'09" W	3°05'32"	C-28	175.00'	274.89'	247.49'	N 77°10'27" E	90°00'00"	C-55B	125.00'	171.21'	158.14'	S 37°12'06" E	78°28'40"	C-75	25.00'	39.27'	35.36'	N 16°20'34" E	90°00'00"
C-7B	990.00'	115.00'	114.94'	N 13°52'43" W	6°39'20"	C-28A	175.00'	70.00'	69.53'	S 43°38'06" W	22°55'06"	C-56	470.00'	183.22'	182.06'	N 09°07'51" W	22°20'09"	C-76	335.00'	216.43'	212.69'	N 42°50'05" E	37°00'59"
C-7C	990.00'	115.00'	114.94'	N 07°13'23" W	6°39'20"	C-28B	175.00'	70.00'	69.53'	S 68°33'06" W	22°55'06"	C-56A	470.00'	55.47'	55.44'	S 01°20'39" E	6°45'48"	C-76A	335.00'	64.05'	63.95'	S 59°51'55" W	10°57'18"
C-7D	990.00'	11.89'	11.89'	N 03°33'05" W	0°41'16"	C-28C	175.00'	70.00'	69.53'	N 08°26'54" W	21°14'42"	C-56B	470.00'	59.66'	59.62'	S 16°39'43" E	7°16'23"	C-76B	335.00'	44.82'	44.78'	S 46°33'19" E	73°59'54"
C-8	275.00'	155.02'	152.98'	N 19°21'24" W	32°17'55"	C-28D	175.00'	64.89'	64.52'	N 68°26'54" W	21°14'42"	C-56C	470.00'	59.66'	59.62'	S 16°39'43" E	7°16'23"	C-76C	335.00'	77.87'	77.69'	S 36°03'50" W	13°19'05"
C-8A	275.00'	140.02'	138.51'	N 17°47'38" W	29°10'23"	C-29	25.00'	39.27'	35.36'	N 12°49'33" W	90°00'00"	C-57	1975.00'	171.09'	171.04'	N 17°49'01" W	4°57'49"	C-76D	335.00'	29.69'	29.68'	S 26°51'56" W	5°04'42"
C-8B	275.00'	15.00'	15.00'	N 33°58'36" W	3°07'32"	C-30	325.00'	165.45'	163.67'	S 43°14'29" E	29°10'07"	C-57A	1975.00'	28.43'	28.43'	S 19°53'10" E	0°49'30"	C-77	25.00'	35.79'	32.81'	N 65°20'05" E	82°00'59"
C-9	350.00'	334.03'	321.50'	S 08°09'56" E	54°40'54"	C-31	25.00'	39.27'	35.36'	S 73°39'26" E	90°00'00"	C-57B	1975.00'	75.00'	75.00'	S 18°23'09" E	2°10'33"	C-78	475.00'	1.64'	1.64'	S 73°33'29" E	0°11'53"
C-9A	350.00'	50.12'	50.07'	N 31°24'14" W	8°12'15"	C-32	45.00'	70.69'	63.84'	N 31°24'14" W	8°12'15"	C-57C	1975.00'	67.68'	67.68'	N 25°02'34" W	94°31'38"	C-78A	475.00'	25.00'	25.00'	S 38°02'22" W	90°00'00"
C-9B	350.00'	128.96'	128.23'	N 16°44'48" W	21°06'38"	C-33	25.00'	39.27'	35.36'	N 73°39'26" W	90°00'00"	C-58	2025.00'	13.11'	13.08'	S 72°1'35" E	4°02'57"	C-80	175.00'	152.83'	148.02'	S 03°38'19" E	50°02'15"
C-9C	350.00'	76.74'	76.59'	N 00°05'24" E	12°33'47"	C-34	25.00'	39.27'	35.36'	N 16°20'54" E	90°00'00"	C-58A	2025.00'	7.34'	7.34'	N 15°26'20" W	0°12'28"	C-80A	175.00'	10.00'	10.00'	N 19°44'36" E	3°16'27"
C-9D	350.00'	78.22'	78.05'	N 12°46'25" E	12°48'14"	C-35	175.00'	371.74'	305.68'	N 32°11'48" E	121°42'28"	C-58B	2025.00'	74.10'	74.10'	S 16°35'28" E	2°05'48"	C-80B	175.00'	97.63'	96.37'	N 02°07'24" E	31°57'56"
C-10	25.00'	35.93'	32.91'	S 21°59'36" E	82°20'16"	C-35A	175.00'	238.58'	220.53'	S 10°23'57" W	78°06'46"	C-58C	2025.00'	61.67'	61.67'	S 18°30'43" E	1°44'42"	C-80C	175.00'	45.20'	45.07'	N 21°15'30" W	14°47'52"
C-11	175.00'	201.13'	180.24'	S 30°14'12" E	65°51'03"	C-35B	175.00'	72.00'	71.49'	S 61°14'32" W	23°54'23"	C-59	25.00'	38.59'	34.87'	S 25°28'29" W	88°27'11"	C-81	25.00'	36.55'	35.38'	N 13°13'19" E	84°54'31"
C-11A	175.00'	30.00'	28.90'	N 58°15'04" W	9°49'20"	C-36	300.00'	29.14'	29.14'	S 61°14'32" W	23°54'23"	C-60	25.00'	38.59'	34.87'	S 03°37'02" W	16°35'34"	C-81A	25.00'	40.85'	40.83'	S 68°13'31" E	9°00'00"
C-11B	175.00'	80.00'	79.31'	N 40°14'38" W	26°11'32"	C-36C	300.00'	67.12'	540.55'	N 28°46'20" E	128°33'24"	C-61	475.00'	153.98'	153.30'	S 11°00'44" E	18°34'22"	C-83	25.00'	39.27'	35.36'	N 73°39'26" W	90°00'00"
C-11C	175.00'	91.13'	90.10'	N 12°13'46" W	29°50'11"	C-36A	300.00'	45.17'	45.13'	S 88°44'14" W	8°37'37"	C-61A	475.00'	28.59'	28.59'	N 18°34'27" W	3°26'56"	C-84	25.00'	42.73'	37.71'	N 70°20'32" E	9°55'27"
C-12	25.00'	21.87'	21.18'	S 22°23'37" E	50°07'54"	C-36B	300.00'	145.62'	144.19'	S 70°31'05" W	27°48'41"	C-61B	475.00'	79.39'	79.30'	N 08°24'27" W	9°34'35"	C-85	475.00'	57.29'	57.25'	S 57°14'27" E	6°54'36"
C-13	53.00'	259.25'	67.95'	N 87°18'40" W	280°15'48"	C-36C	300.00'	110.00'	109.38'	S 45°06'29" W	21°00'30"	C-61C	475.00'	45.99'	45.97'	N 04°29'59" W	5°32'52"	C-86	375.00'	178.11'	176.45'	S 40°10'43" E	27°12'50"
C-13A	53.00'	40.36'	39.40'	N 25°57'29" W	43°58'10"	C-36D	300.00'	110.00'	109.38'	S 59°05'59" W	21°00'30"	C-62	525.00'	70.18'	169.44'	N 10°04'44" E	18°34'22"	C-86A	375.00'	32.10'	32.09'	N 20°20'01" W	47°54'50"
C-13B	53.00'	65.00'	61.00'	N 31°19'33" W	70°16'06"	C-37	65.00'	110.00'	109.38'	N 31°19'33" W	70°16'06"	C-62A	525.00'	34.58'	34.58'	N 03°07'02" W	10°08'00"	C-87	125.00'	108.60'	108.22'	S 14°11'08" W	28°56'36"
C-13C	53.00'	65.10'	61.08'	S 78°20'59" E	70°22'39"	C-36F	300.00'	110.00'	109.38'	S 16°55'02" E	21°00'30"	C-62B	525.00'	71.00'	70.95'	N 09°22'58" W	7°44'55"	C-86C	375.00'	37.42'	37.40'	N 29°25'48" W	5°43'00"
C-13D	53.00'	65.00'	61.00'	S 08°01'36" E	70°16'06"	C-36G	300.00'	42.33'	42.30'	S 31°27'49" E	8°05'04"	C-62C	525.00'	64.52'	64.48'	N 16°46'40" W	7°02'30"	C-87	125.00'	130.81'	124.92'	N 03°24'29" E	59°57'35"
C-13E	53.00'	23.79'	23.59'	S 39°57'50" W	25°42'47"	C-37	25.00'	37.86'	34.34'	S 78°57'50" E	86°45'38"	C-63	940.00'	280.40'	279.36'	N 11°45'11" W	17°05'28"	C-88	375.00'	30.92'	30.91'	N 35°45'00" E	41°43'27"
C-14	25.00'	21.87'	21.18'	S 27°45'17" W	50°07'54"	C-38	225.00'	137.99'	135.84'	S 79°18'12" W	35°08'23"	C-63A	940.00'	85.00'	84.97'	N 17°42'29" W	5°10'52"	C-89	25.00'	49.41'	40.71'	S 85°18'21" E	13°13'50"
C-15	125.00'	143.66'	135.89'	N 30°14'12" W	65°51'03"	C-39	25.00'	19.34'	19.34'	N 60°15'32" E	34°53'52"	C-63B	940.00'	85.00'	84.97'	N 17°42'29" W	5°10'52"	C-90	125.00'	109.16'	108.73'	S 03°58'19" E	50°02'15"
C-16	25.00'	35.93'	32.91'	S 75°40'08" W	82°20'16"	C-38B	225.00'	75.89'	75.53'	N 19°12'20" E	19°15'25"	C-63C	940.00'	85.00'	84.97'	N 07°20'46" W	5°10'52"	C-90A	125.00'	63.14'	62.48'	S 34°11'08" E	28°56'36"
C-17	350.00'	301.42'	292.19'	S 59°10'19" W	49°20'37"	C-38C	225.00'	42.76'	42.69'	N 87°25'45" E	10°53'16"	C-63D	940.00'	25.40'	25.40'	N 03°58'54" W	13°52'54"	C-90B	125.00'	46.02'	45.76'	S 10°49'59" W	21°05'39"
C-17A	350.00'	77.09'	76.94'	N 40°48'37" E	12°37'13"	C-39	175.00'	272.74'	245.68'	N 42°32'41" W	89°09'50"	C-64	325.00'	118.24'	117.59'	S 12°37'49" E	20°50'45"	C-91	25.00'	39.27'	35.36'	N 12°49'33" E	9°00'00"
C-17B	350.00'	75.00'	74.86'	N 53°15'33" E	12°16'40"	C-39A	175.00'	46.78'	46.64'	S 79°28'10" E	15°18'54"	C-64A	325.00'	59.69'	59.61'	N 08°28'09" W	10°31'24"	C-92	125.00'	196.35'	176.78'	N 77°10'27" E	90°00'00"
C-17C	350.00'	75.00'	74.86'	N 65°32'13" E	12°16'40"	C-39B	175.00'	72.00'	71.49'	N 60°01'31" E	23°54'23"	C-64B	325.00'	58.55'	58.47'	N 18°53'31" W	10°19'21"	C-92A	125.00'	15.04'	15.03'	S 35°37'13" W	6°53'32"
C-18	25.00'	74.10'	74.05'	N 74°13'58" E	12°16'40"	C-40	420.00'	121.08'	121.08'	S 43°18'58" W	13°25'07"	C-65	175.00'	132.83'	132.83'	S 75°18'12" W	35°08'23"	C-92B	125.00'	181.31'	165.83'	S 51°29'48" W	8°30'62"
C-18	25.00'	39.27'	32.40'	S 43°26'50" W	80°47'35"	C-40A	420.00'	163.73'	162.70'	N 09°07'51" E	22°20'09"	C-66	175.00'	107.33'	105.65'	S 75°18'12" W	35°08'						



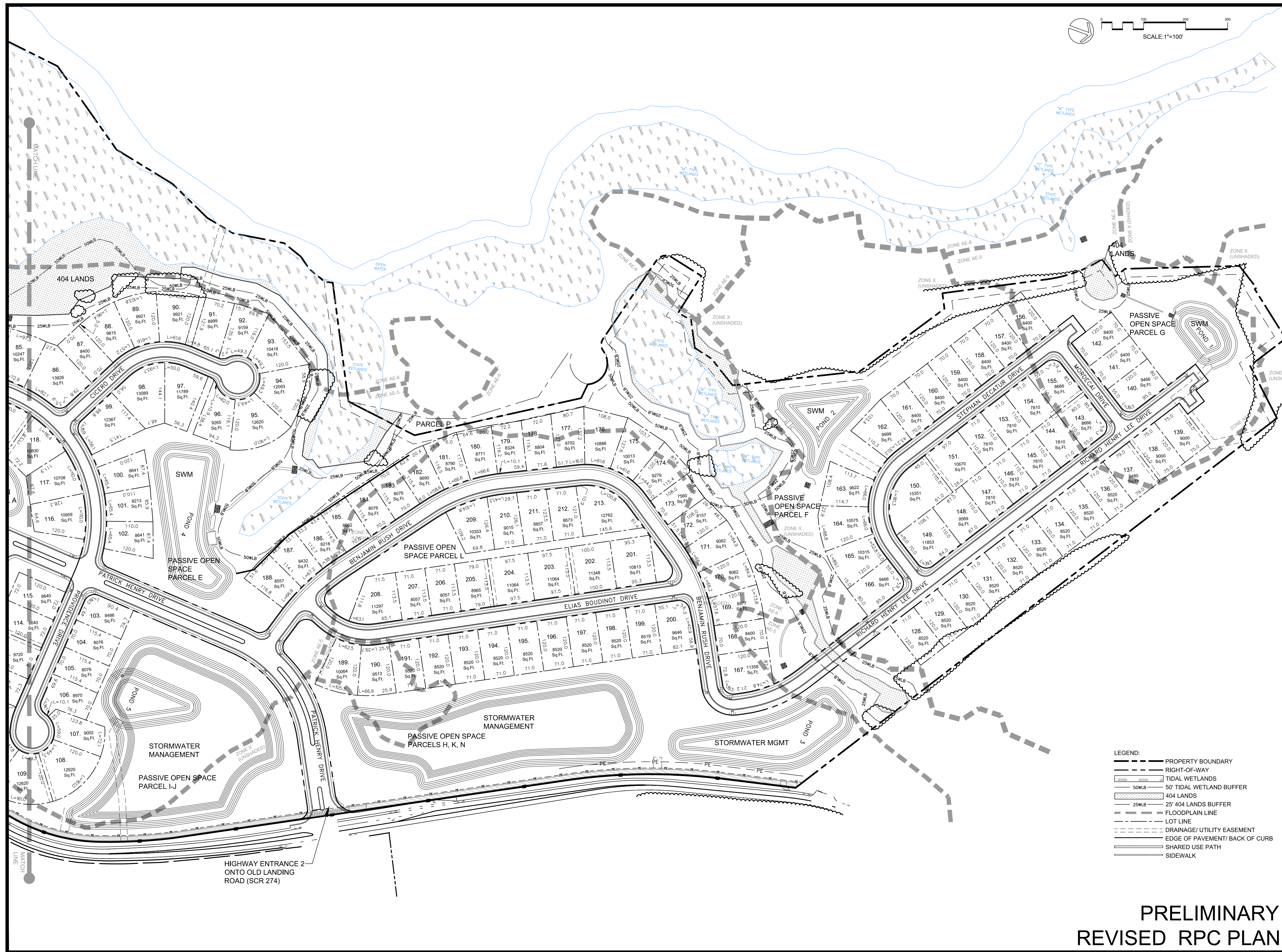

OSPREY POINT
SCR 274, OLD LANDING ROAD
LEWES AND REHOBOTH HUNDRED SUSSEX COUNTY DELAWARE

SITE PLAN:	DATE
DRAWING: RWB	1/28/19
REVIEW: SLF	

SHEET

3

OF 4 SHEETS

[illegible]

LAND DESIGN
Surveying / Landscape Architecture

1000 Atlantic Ave.
53 Atlantic Ave.
Ocean View, DE 19070

302/253-1919; 302/253-0328FAX
lanarw@ad.com

Planning and
Development Consultants

PRELIMINARY REVISED RPC PLAN
OSPREY POINT
SCR 274, OLD LANDING ROAD
LEWES AND REHOBOTH HUNDRED SUSSEX COUNTY DELAWARE

SITE PLAN:		DATE 2/1/19
DRAWING:	RWB	
REVIEW:	SLF	
SHEET		
4		
OF 4 SHEETS		

4
OF 4 SHEETS

Osprey Point

T.M.# 3-34-18.00-83.00

Old Landing Rd.

Lewes and Rehoboth Hundred, Sussex County, DE.

Sussex County Development Report- (Jan.31st,2019)

GENERAL

Osprey Point zoned MR-RPC was recorded on 9/22/2017 as a 217 lot single-family subdivision. The project is in the process of changing hands and the current purchaser desires to revise portions of the approved plan. The revisions maintain all original Conditions placed on the project by the Planning and Zoning Commission by Ord.1759. However reduces the impact of roads and lot areas and expands open space.

Specific

The approved project Plan development was by Davis Bowen and Friedel (DBF) and is recorded in Plot bk.251; Pg.65 in the Sussex County Courthouse. The revised Land Plan is undertaken by LandDesign, inc.

The 126.88 acre site is comprised of :

- 4.59 acs. +/- of 404 Lands
- 17.25 acs. +/- of State Wetlands
- 105.04 acs. +/- of Uplands

The revisions seeks to improve this Land Plan as follows:

1. Maintain the outfalls approved by Soil Conservation and introduce expanded wet ponds as an amenity in the open space. Revised approvals from Soil Conservation will require meeting current regulations.
2. Maintain volunteer buffers of 25' from non-tidal wetlands and the required 50' from Tidal Wetlands
3. Preserve the existing golf course open space ambiance by relocating lots along the frontage and replacing them with open space
4. Preserve the scenic views along the Rehoboth Bay
5. Drainage shall be integrated into the project in a natural grading pattern
6. Enhanced roadside vista for neighboring properties along Old Landing Rd. by elimination of internal sub-division streets and lots
7. Tidewater Utilities, inc. shall provide water for the development
8. Sussex County by way of the West Rehoboth Expansion of the Dewey Beach Sanitary Sewer District shall service this development

9. Prevention of surface and Groundwater Pollution will be enacted on multiple fronts. Public Water, Sanitary Sewers, Storm Water Management
10. Minimization of Erosion Control and maximization of groundwater recharge are enhanced with the revised plan with approximately 8ac. reduction in impervious surfaces by removal of roadway and condensing lot widths opening up more areas for storm water basins and recharge.
11. Safe Vehicular and Pedestrian movements will be enhanced by way of removing lots and driveways along the entry roadway into the Community. Sidewalks shall be provided on both sides of all streets. DELDOT improvements along Old Landing Rd will provide turn lanes, widening, and a shared Use Path along the frontage of the property.
12. The effects on area property values will be enhanced due to the open space and road improvements along Old Landing Rd.
13. Preservation of Farmland isn't applicable to this property as it had been converted into a golf course many decades ago with a high maintenance need of spreading nutrients adjacent to tidal waters without storm water management or best practises.
14. Effects on schools, Public Buildings, and Community Facilities. This revised Land Plan creates no additional effects on these facilities then the approved plan.
15. The revised Land Plan provides no negative effect on Area roadways and Public Transportation then the approved Plan.
16. Compatibility with other area Land uses continues with this revised Land Plan as the same as the approved Plan
17. Effects on Area Waterways - The revised Plan can improve waterways since the Storm Water Management revisions shall follow current regulations.

1. **Affirmation Statement** - We hereby affirm that the revised preliminary site plan for this Project conforms to the provisions of the MR-RPC zoning district and to the Comprehensive Plan "environmentally sensitive development district" in all regards. The plan is subject to further investigation and development however it is our professional judgment that the plan represents an improvement over the current recorded Plan.

We hereby certified that the plan is in accordance with all current Federal, State, and County standards.

Should you have any questions and/or comments on the above please feel free to contact me.

Sincerely,

Thomas J. Ford III
PRESIDENT: **LAND**DESIGN, inc

ORDINANCE NO. 2475

AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A MR-RPC MEDIUM DENSITY RESIDENTIAL DISTRICT – RESIDENTIAL PLANNED COMMUNITY FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 126.8795 ACRES, MORE OR LESS

WHEREAS, on the 17th day of July 2014, a zoning application denominated Change of Zone No. 1759 was filed on behalf of Osprey Point D, LLC; and

WHEREAS, on the 8th day of January 2015, a public hearing was held, after notice, before the Planning and Zoning Commission of Sussex County and on the 23rd day of June 2016 said Planning and Zoning Commission recommended that Change of Zone No. 1759 be approved with conditions; and

WHEREAS, on the 3rd day of February 2015, a public hearing was held, after notice, before the County Council of Sussex County and the County Council of Sussex County has determined, based on the findings of facts, that said Change of Zone is in accordance with the Comprehensive Development Plan and promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Sussex County;

NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:

Section 1. That Chapter 115, Article II, Subsection 115-7, Code of Sussex County, be amended by deleting from the Comprehensive Zoning Map of Sussex County the zoning classification of [AR-1 Agricultural Residential District] and adding in lieu thereof the designation MR-RPC Medium Density Residential District – Residential Planned Community as it applies to the property hereinafter described.

Section 2. The subject property is described as follows:

ALL that certain tract, piece or parcel of land lying and being situate in Lewes and Rehoboth Hundred, Sussex County, Delaware, and lying west of Old Landing Road (Road 274) 1.2 miles south of Warrington Road (Road 275) and being more particularly described per the attached legal description provided by Davis, Bowen & Friedel, Inc, said parcel containing 126.8795 acres, more or less.

This Ordinance shall take effect immediately upon its adoption by majority vote of all members of the County Council of Sussex County, Delaware.

This Ordinance was adopted subject to the following conditions:

- A. The maximum number of residential units shall not exceed 217 single family lots.
No townhouses shall be permitted in the project.
- B. Site Plan review shall be required for each phase of development.
- C. All entrance, intersection, interconnection, roadway and multi-modal improvements required by DelDOT shall be completed by the applicant in accordance with DelDOT's requirements, or in accordance with any further modifications required by DelDOT. The developer shall also contribute to the Old Landing Road / Warrington Road / Strawberry Way intersection and signalization improvements.
- D. As proffered by the applicant, the central recreational facilities and amenities shall be constructed and open to use by residents of the development no later than the issuance of the 100th building permit. These recreational facilities shall include a clubhouse, pool, tennis and basketball courts, and a tot lot and dog park.
- E. The development shall be served as part of the West Rehoboth Sanitary Sewer District in accordance with the Sussex County Engineering Department specifications and regulations.
- F. The MR-RPC shall be served by a public central water system providing adequate drinking water and fire protection as required by applicable regulations.
- G. Stormwater management and erosion and sedimentation control facilities shall be constructed in accordance with applicable State and County requirements. These facilities shall be operated in a manner that is consistent with Best Management Practices (BMPs). The Final Site Plan shall contain the approval of the Sussex Conservation District.
- H. The interior street design shall be in accordance with or exceed Sussex County street design requirements and/or specifications. As proffered by the applicant, street design shall include sidewalks on both sides of the streets and street lighting.
- I. The applicant shall submit as part of the site plan review a landscape plan showing the proposed tree and shrub landscape design.

- J. Construction, site work, grading, and deliveries of construction materials, landscaping materials and fill on, off or to the property shall only occur from Monday through Saturday and only between the hours of 7:00 a.m. and 6:00 p.m.
- K. The applicant shall cause to be formed a homeowner's association to be responsible for the maintenance of the streets, roads, buffers, open spaces, stormwater management facilities and other common areas.
- L. Federal and State wetlands shall be maintained as non-disturbance areas, except where authorized by Federal or State permits. The wetland areas shall be clearly marked on the site with permanent markers.
- M. As proffered by the applicant, there shall be a 25 foot non-disturbance buffer from all Federal non-tidal wetlands. There shall also be a 50 foot non-disturbance buffer from all State tidal wetlands as required by County Code.
- N. A revised Preliminary Site Plan depicting these conditions and the applicant's proposed changes shall be submitted to the Department for the review and approval by the Planning and Zoning Commission.
- O. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission.
- P. Pursuant to Section 115-125(B) of the Zoning Ordinance, prior to approval of the RPC Record Plan or Final Site Plan, the Planning and Zoning Commission shall confirm that the Applicant has recorded a deed restriction, limiting the design of the development to a maximum residential density of 217 single family lots and that said restriction cannot be modified or amended without the approval of the Sussex County Council.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF ORDINANCE NO. 2475 ADOPTED BY THE SUSSEX COUNTY COUNCIL ON THE 15TH DAY OF NOVEMBER 2016.



ROBIN A. GRIFFITH
CLERK OF THE COUNCIL

The Council found that the Change of Zone was appropriate legislative action based on the following Findings of Fact:

- A. This is the application of Osprey Point D, LLC to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a MR-RPC Medium Density Residential District – Residential Planned Community for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 126.8795 acres, more or less, land lying west of Old Landing Road (Road 274) 1.2 mile south of Warrington Road (Road 275) (911 Address: 20836 Old Landing Road, Rehoboth Beach, DE) (Tax Map I.D. #334-18.00-83.00).
- B. Council found that DelDOT commented that it received the Traffic Operational Analysis on October 22, 2014; that the Consulting Engineer for Davis, Bowen & Friedel, Inc. reports that the Traffic Operational Analysis recommends that DelDOT consider the installation of a traffic signal at the intersection of Old Landing Road, Warrington Road, and Strawberry Way; extension of the left turn lane on Warrington Road at Old Landing Road; and investigating as to whether additional auxiliary lanes are necessary or feasible; and that after DelDOT reviews the Traffic Operational Analysis, they will provide recommendations on the Analysis.
- C. Based on testimony before the Planning & Zoning Commission and the Public Hearing before the Sussex County Council, Council found that Robert Marshall, the landowner and principal of the Applicant, was present with James Fuqua, Jr., Esquire with Fuqua, Yori & Willard, P.A., Zac Crouch, Professional Engineer, and D.J. Hughes, Professional Engineer, both of Davis, Bowen & Friedel, Inc., and John Hynes of John D. Hynes & Associates, Inc., and they stated that this is an application to re-zone a 126.88 acre parcel of land to a MR-RPC, a Medium Density Residential Planned Community; that there would be a recreational amenity center; that under a RPC application, an applicant can request a limited amount of commercial space; that no commercial space is being requested in this application; that the property is located on the west side of Old Landing Road, south of Fairway Drive; that the site is and has been since the early 1960s, the Old Landing Golf Course (with a restaurant located on the site); and that the owner of the property, Mr. Marshall, has owned the property in his own name since 1991 and the property has been owned by his family for over a century.
- D. Council also found that a wetland delineation of the property was performed by Environmental Resources Inc.; that the study indicated that the site contains 17.25 acres of State tidal wetlands and 4.41 acres of Federal Section 404 non-tidal wetlands; that they are proposing to provide 50 foot wide buffers from all tidal waters and wetlands, as required by the Sussex County zoning ordinance; that Federal wetland buffers or setbacks are not required under Federal, State or Sussex County ordinances or regulations; that page 16 of the PLUS review letter recommends a 100 foot buffer but states that “these items are suggestions and these suggestions do not represent State Code requirements and are in no way required”; that, in regards to the State tidal wetlands, the development will have the minimum 50 foot buffer as required by the County; and that the development will provide a voluntary 25 foot buffer from all federal non-tidal wetlands (although no buffers are required).
- E. Council farther found that Tidewater Utilities will be providing central water for drinking and fire protection; that Sussex County will be providing central sewer (West Rehoboth Expansion of the Dewey Beach Sanitary Sewer District); that the Sussex County Engineering Department commented that the sewer system design assumption for this parcel of land was 4 units per acre, which amounts to 507 units; that the Engineering Department’s comments confirm that the site is in a County operated sewer district; that wastewater capacity is available; that the proposed project is within the planning study and design assumptions for sewer service; that Delaware Electric Cooperative will provide electricity; that the site is in the Cape Henlopen School District; that the site is located in the Rehoboth Beach Volunteer Fire Company service area; and that there are no federal or threatened species associated with the site.

- F. Council found that in the 1960s when the golf course was developed, there were no requirements for stormwater management; that today, a couple of ponds (for features) exist on the golf course, but there is no stormwater management; that with the development of this property, there is going to be some drainage issues that will be improved; that existing problems with low areas will be addressed as part of the design and approval process; that reference to an archaeological site was made during the Planning and Zoning Commission's Public Hearing; that an email was received from the Delaware State Historic Preservation Office stating that, after a field visit, there was insufficient information for that site; and that the project went through the PLUS process and the TAC process.
- G. Council also found that interior roads will be built to Sussex County standards; that the roads will be privately owned; that a Traffic Impact Study is not required; that in regards to the Pollution Control Strategy regulations approved in 2008 for the Indian River Bay, Rehoboth Bay, and Little Assawoman Bay watersheds, this project as well as surrounding projects fall within the load reduction area which means 40% reduction in nitrogen and phosphorus is required; based on the Pollution Control Strategy requirements (Best Management Practices), during the design process, they will be implementing bio-swales, bio-filters, infiltration and wet and dry ponds to meet those requirements; that they will have to submit their designs to the review agencies for approval to address stormwater management for the site; that there are flooding issues, however, once stormwater management is implemented, the water will have somewhere to go; that a nutrient management analysis was performed; that nitrogen will be reduced (76% reduction) with this proposed change in land use and the water quality will be better protected; and that regarding stormwater regulations, this project would be designed based on the old regulations (the project must be approved within 18 months for it to fall under the old regulations, which is June 2015).
- H. Council further found that there are questions about developing on the poorly draining soils on this site and he presented a map showing the various degrees of poorly draining soils; that the firm of John G. Hynes & Associates, Inc. did test borings on the poorly draining soils on the Osprey Point project site; that they were hired to address the question of hydric soils; that regarding the question of whether residences, roadways, and infrastructure can be built in areas with poorly draining soils, they drilled 20 test borings on the property so they could determine the consistency/variability of the soils (report was distributed to Council); that the reports showed that the soils are good enough to support houses on common footing foundations; that they also looked at groundwater conditions and they found that groundwater depths range from 2 to 5 feet at the boring locations; that the areas drilled meet frost-depth requirements which is a major issue with foundation construction; that the site and grading design will be done by Davis Bowen & Friedel and will undergo a review and approval; that developers/builders build on these types of conditions every day; that in the 20 borings, from a geotechnical standpoint, they did not find anything that is unbuildable; that this is a preliminary study; and that before the Developer proceeds with the building design, the architects and structural engineers should engage a geotechnical engineer to drill additional borings and provide final recommendations.
- I. Based on the Findings (1 through 10) and Conditions (11A through 11O) of the Planning & Zoning Commission, as amended with the addition of Condition P by the Council, Council found that:
1. This project originally sought approval for 339 units, including 180 townhouses. During the public hearing, much of the opposition related to the density of the proposed development and the proposed townhouses. After hearing these concerns, the Applicant submitted a revised Site Plan that deletes the townhouses and reduces the number of units to 217, which is a reduction in the density from 3.2 units per acre to 2.0 units per acre; or gross density calculation from 2.7 units per acre to 1.7 units per acre. This 36% reduction in housing units results in a development that is consistent with the surrounding developments of Old Landing Road.

2. The proposed MR-RPC project meets the purpose of the Zoning Ordinance in that it promotes the orderly growth of the County because the proposed project is in a Development Area as established by the Comprehensive Land Use Plan.
 3. The development of this site at 217 units is consistent with and often less than the densities of surrounding RPCs and other developments that exist along Old Landing Road, including Sawgrass South, Sawgrass at White Oak Creek and the Villages at Old Landing. In addition, Redden Ridge was approved as a bonus density cluster development. As a result, this project represents "infill" development.
 4. Sewer service will be provided as part of a County operated Sanitary Sewer District, and adequate wastewater capacity is available for the project.
 5. Central water will be provided to the project.
 6. With the conditions placed upon this project, the RPC designation is appropriate for this parcel of land in that the purpose of an RPC is to encourage large scale development as a means to create superior living environments and the use of design ingenuity. This development, revised to only include single family lots, achieves this goal. The design also retains a great deal of open space, provides for additional buffers, protects wetlands, and provides considerable recreational amenities.
 7. A revised Traffic Operational Analysis was prepared and reviewed by DelDOT as a result of the reduction in residential units. The applicant will be required to comply with all DelDOT entrance, intersection and roadway improvement requirements, including the improvement of Old Landing Road from Fairway Drive to its southern terminus, construction of bicycle and pedestrian improvements and required contributions to the signalization and improvement of the Old Landing Road/Warrington Road/Strawberry Way intersection.
 8. The proposed development will provide buffers from Federal and State wetlands and will comply with the Inland Bays Pollution Control Strategy. The Final Site Plan will take into account the review and approval of Federal, State and County agencies that have jurisdiction over the protection of wetlands.
 9. There was concern stated in the record about soil types and storm water management at this site. All of this will be reviewed and regulated by the Sussex Conservation District and DNREC prior to Final Site Plan approval. As with any Preliminary Site Plan, there may be further changes to the Plan following the District's and DNREC's review to accommodate an appropriate and workable storm water management design.
 10. The Plan has adequately addressed all of the terms contained in Section 99-9C of the Subdivision Code.
 11. Based on the record and recommendation of the Planning & Zoning Commission and the record created before the Sussex County Council, the Change of Zone is approved subject to sixteen (16) conditions (A - P), as amended, which will serve to minimize any potential impacts on the surrounding area and adjoining properties.
- J. Based on the record created before the Planning and Zoning Commission and the Sussex County Council, the Council approved this application.

Official Receipt for Recording in:

Sussex County Recorder of Deeds
PO Box 827
GEORGETOWN, DE 19947

Issued To:

DAVIS, BOWEN & FRIEDEL, INC
302-424-1441
WINDOW

Recording Fees

Filing Type	Number	Volm	Page	Time	Recording Amount
Plot	35751	00251	00065	01:22:31p	361.00
DR-MARSHALL ROBERT A					

361.00

Collected Amounts

Payment Type	Amount
2-Check 264	361.00
	----- 361.00

Total Received :	361.00
Less Total Recordings:	361.00

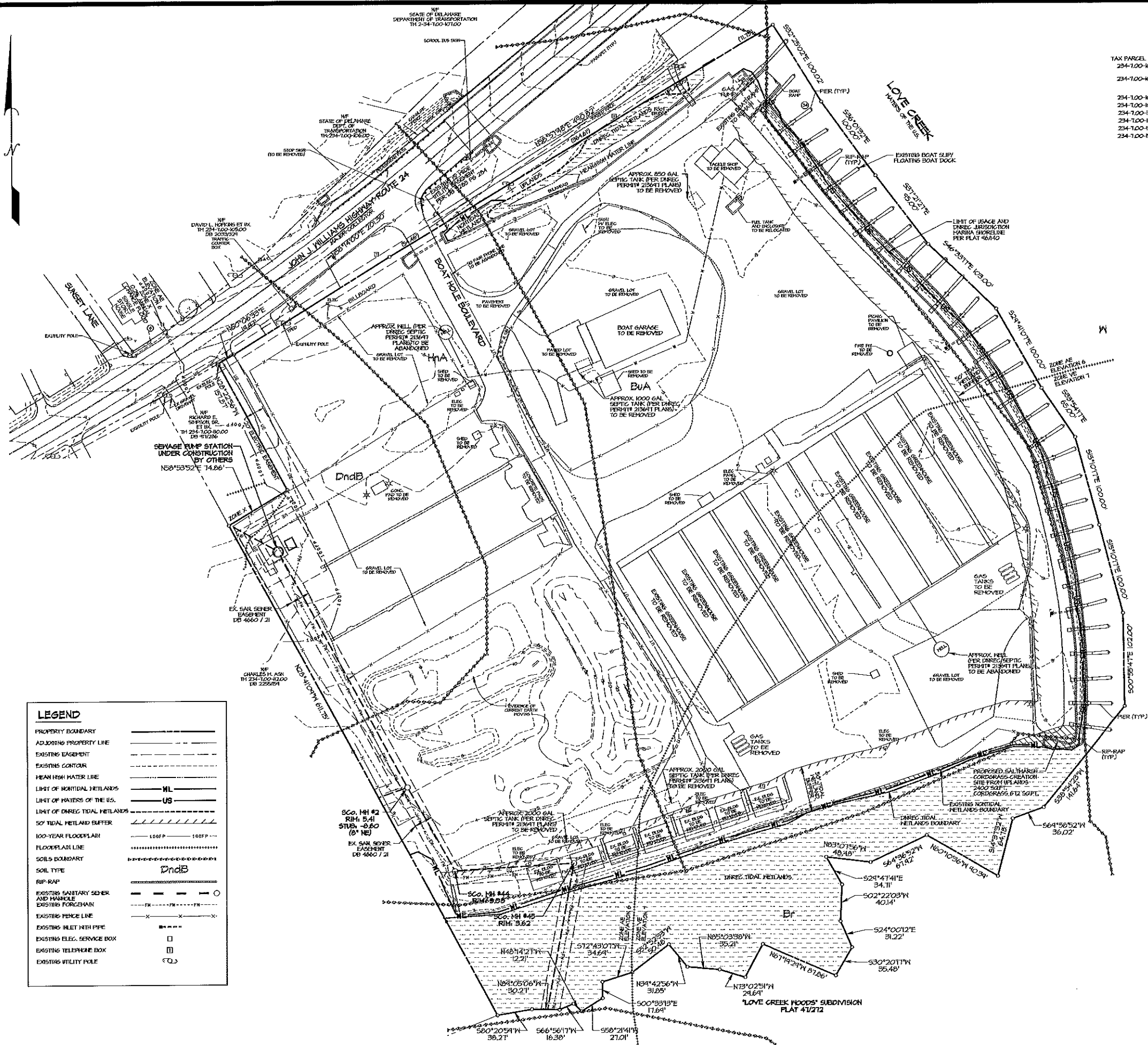
Change Due :	.00

Thank You
SCOTT DAILEY - Recorder of Deeds

By - Maria T

Receipt# Date Time
0781966 09/22/2017 01:23p

Reprinted By: Catherine J
Reprinted On: 10/11/2018 11:54a



LEGEND

PROPERTY BOUNDARY	---
ADJOINING PROPERTY LINE	---
EXISTING EASEMENT	---
EXISTING CONTOUR	---
MEAN HIGH WATER LINE	---
LINE OF MARITIME WETLANDS	ML
LINE OF WATERS OF THE U.S.	US
50' TIDAL WETLAND BUFFER	---
100-YEAR FLOODPLAIN	---
FLOODPLAIN LINE	---
SOILS BOUNDARY	---
SOIL TYPE	DndB
RIP-RAP	---
EXISTING SANITARY SEWER AND MANHOLE	---
EXISTING FORCE MAIN	---
EXISTING FENCE LINE	---
EXISTING INLET WITH PIPE	---
EXISTING ELEC. SERVICE BOX	□
EXISTING TELEPHONE BOX	□
EXISTING UTILITY POLE	□

ADJACENT PROPERTY OWNERS

TAX PARCEL NUMBER	OWNER'S NAME	DEED INFO	ZONE
234-100-101.00	STATE OF DELAWARE		AR-1
234-100-106.00	STATE OF DELAWARE		AR-1
234-100-105.00	DAVID K & MARY ANN HOPKINS	D 2033-324	AR-1
234-100-105.00	DAVID K & MARY ANN HOPKINS	D 2033-324	AR-1
234-100-100.00	RICHARD E SHEPSON SR & MARY-LYN SHEPSON	H	H
234-100-112.00	CHARLES H ASH	D 2235-154	AR-1
234-100-151.00	LORNE E & CAROL T BYSTOL	D 2403-5	AR-1
234-100-158.00	CHRISTOPHER D & SUSAN E LONG	D 2306-310	AR-1

SOIL TYPES

SOIL TYPE	DESCRIPTION
BR	BROADKILL MUCKY PEAT, VERY FREQUENTLY FLOODED, TIDAL
BUA	BROADKILL MUCKY PEAT, TIDAL
DKC	DOYNER LOAMY SAND, 5 TO 10 PERCENT SLOPES, NORTHERN TIDEWATER AREA
DND	DOYNER LOAMY SAND, 2 TO 5 PERCENT SLOPES, NORTHERN TIDEWATER AREA
HNA	HAN-KONTON SANDY LOAM, 0 TO 2 PERCENT SLOPES
LO	LOAN-SAND AND SANDY SILT, FREQUENTLY FLOODED
M	MARSH

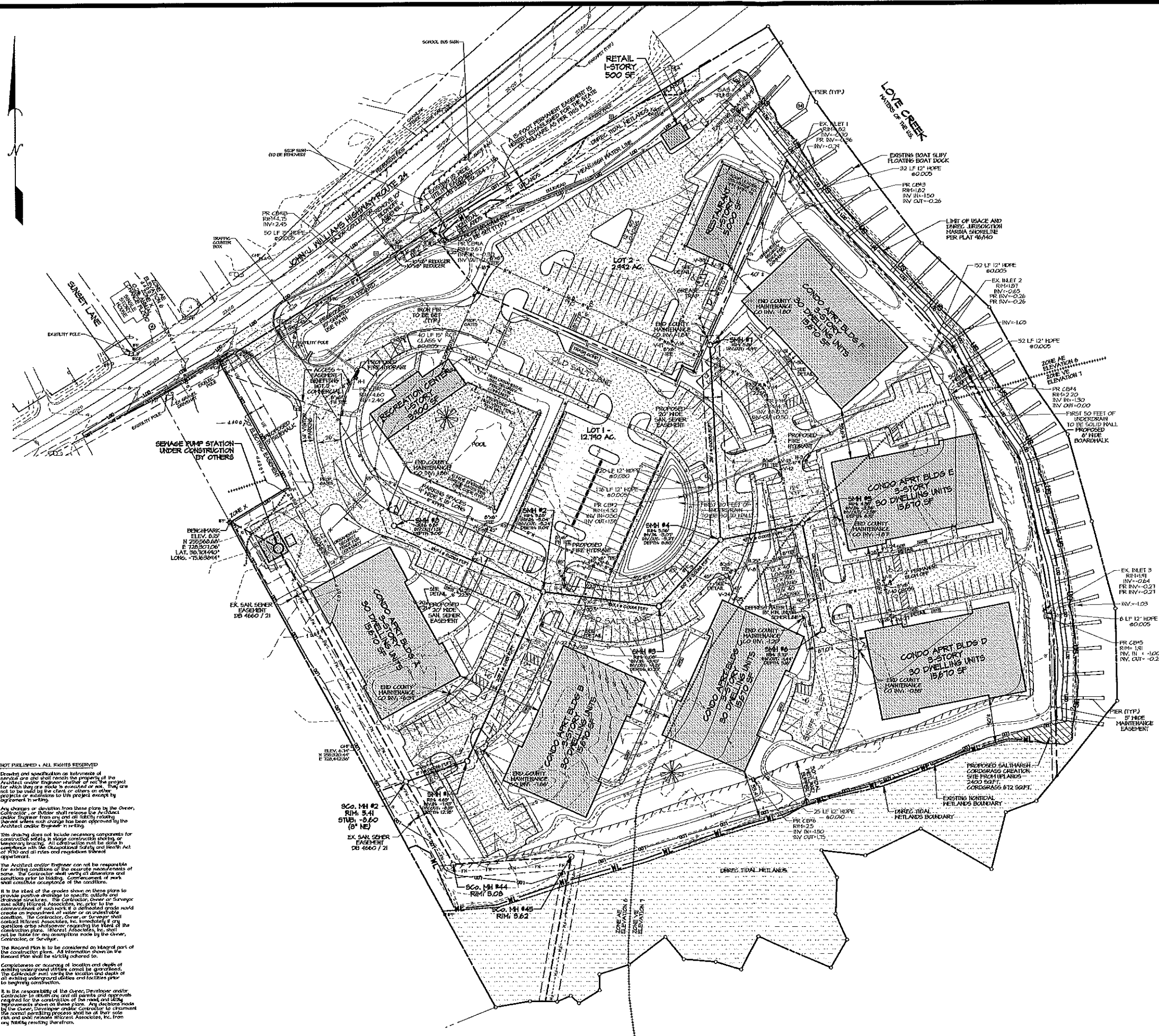


BEFORE YOU DIG
ANYWHERE IN DELAWARE
CALL 1-800-282-8555
OUTSIDE DELAWARE CALL 1-800-441-8352
REQUIRES 3 WORKING DAYS NOTICE BEFORE YOU EXCAVATE
MISS UTILITY OF DELMARVA



EXISTING FEATURES PLAN FOR
THE RESIDENCES AT REHOBOTH BAY
(N/F LOVE CREEK MARINA)
DISTRICT 234 - LEWES & REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

DATE:	7-24-19	REVISION:	
DRAWN BY:	RTN	CHECKED BY:	TAS
PROJ. NO.:	4180	SCALE:	1"=50'
CAD FILE NAME:	4180B22.DWG	DWG. NO.:	2



LEGEND

PROPERTY BOUNDARY
SUBDIVISION LOT LINE
ADJOINING PROPERTY LINE
EXISTING EASEMENT
PROPOSED EASEMENT
EXISTING CONTOUR
PROPOSED CONTOUR
MEAN HIGH WATER LINE
LIMIT OF NONTIDAL WETLANDS
LIMIT OF WATERS OF THE U.S.
LIMIT OF DIRECT TIDAL WETLANDS
50' TIDAL WETLAND BUFFER
100-YEAR FLOODPLAIN
FLOODPLAIN LINE
EXISTING SANITARY SEWER AND MANHOLE
EXISTING FORCEMAIN
EXISTING FENCE LINE
EXISTING INLET WITH PIPE
EXISTING ELEC. SERVICE BOX
EXISTING TELEPHONE BOX
EXISTING UTILITY POLE
PROPOSED STORM PIPE AND INLET
PROPOSED 10" WATER MAIN
PROPOSED BUILDING WATER LATERAL
PROPOSED 8" SEWER MAIN AND MANHOLE
PROPOSED BUILDING SEWER LATERAL

NOT PUBLISHED - ALL RIGHTS RESERVED

Drawing and specification are instruments of service and shall remain the property of the Architect/Engineer. No part of this drawing shall be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from the Architect/Engineer.

Any changes or deviation from these plans by the Owner, Contractor, or Subcontractor shall require the Architect/Engineer's approval. No part of this drawing shall be used for any other project or purpose without the written consent of the Architect/Engineer.

The drawing does not include necessary components for construction safety. It is the Contractor's responsibility to ensure compliance with the Occupational Safety and Health Act of 1970 and all other applicable laws and regulations.

The Architect/Engineer and Engineer shall not be responsible for existing conditions of the site or for any conditions not shown on these plans. The Contractor shall verify all dimensions and conditions prior to bidding. Commencement of work shall constitute acceptance of the conditions.

It is the intent of the grades shown on these plans to provide positive drainage to specific outfalls and drainage structures. The Contractor/Owner or Surveyor must verify the location and depth of all existing underground utilities and structures prior to construction. The Contractor/Owner or Surveyor shall conduct a utility survey prior to construction. If any questions arise whatsoever regarding the intent of the construction plans, the Architect/Engineer, Inc. shall not be liable for any assumptions made by the Owner, Contractor, or Subcontractor.

The Record Plan is to be considered an integral part of the construction plans. All information shown on the Record Plan shall be strictly adhered to.

Completeness or accuracy of location and depth of existing underground utilities cannot be guaranteed. The Contractor must verify the location and depth of all existing underground utilities and structures prior to beginning construction.

It is the responsibility of the Owner, Developer and/or Contractor to obtain all necessary permits and approvals required for the construction of the project and to ensure compliance with all applicable laws and regulations. Any violations shown on these plans shall be the responsibility of the Owner, Developer and/or Contractor. The normal permitting process shall be at their sole risk and shall release the Architect/Engineer, Inc. from any liability resulting therefrom.



BEFORE YOU DIG
ANYWHERE IN DELAWARE

STOP CALL 1-800-282-8555
OUTSIDE DELAWARE CALL 1-800-441-8555

REQUIRES 3 WORKING DAYS NOTICE BEFORE YOU EXCAVATE
MISS UTILITY OF DELMARVA

Hillcrest Associates
ARCHITECTURE • ENGINEERING • LAND PLANNING
6027A 8613
PO BOX 140
SUSSEX, DE 19787

SITE UTILITIES PLAN
THE RESIDENCES AT REHOBOTH BAY
(N/F LOVE CREEK MARINA)
DISTRICT 234 - LEWES & REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

DATE	REVISION
7-24-08	1
8-4-08	2
8-25-08	3
9-25-08	4

DWG. NO. 4

DATE: 7-24-08
DRAWN BY: RTN
CHECKED BY: CMC
PROJ. NO.: 460
SCALE: 1" = 50'
CAD FILE NAME: 4160B02-PRO

DATA COLUMN

1. TAX PARCEL NUMBER:	234-100-108.00
SITE ADDRESS:	20433 JOHN J WILLIAMS HWY LEWES, DE 19558
DEED REFERENCE:	3/15/2005
PLAT REFERENCE:	8/11, 12/14, 16/140
OWNER/DEVELOPER - LOT 1:	15411 DEVELOPMENT CO., LLC 20400 SILVER LAKE DRIVE, UNIT 1 REHOBOTH BEACH, DE 19811
OWNER/DEVELOPER - LOT 2:	LOVE CREEK MARINA, LLC 1201 N. ORANGE STREET, SUITE 300 MILFORD, DE 19362
BENCHMARK:	NORTHWEST SITE CORNER (SEE PLAN)
2. TOTAL TRACT AREA:	15,782 ACRES
TOTAL UPLANDS AREA:	12,979 ACRES
NONTIDAL WETLANDS AREA:	0.250 ACRES
TIDAL WETLANDS & WATER AREA:	2,579 ACRES
LOT 1 - RESIDENTIAL:	12,780 ACRES
LOT 2 - COMMERCIAL:	2,992 ACRES
3. CURRENT ZONING DISTRICT:	M (MARINE)
PROPOSED ZONING DISTRICT:	180 MULTIFAMILY DWELLING UNITS 5,000 SF RESTAURANT 500 SF RETAIL AREA
4. PROPOSED USES:	

NOTES

1. LIGHTING IS SHOWN ON THIS PLAN IN GENERAL LOCATIONS

PLANT SCHEDULE

SOME OR ALL OF THE FOLLOWING PLANT MATERIAL WILL BE USED.
NO MORE THAN 10% OF ANY SPECIES SHALL BE USED WITHIN THE PROJECT

LARGE CANOPY TREES

ACER RUBRUM	RED MAPLE
GLADASTIS KENTUCKIA	AMERICAN YELLCORND
GLADASTIS TRIACANTHOS BERRYIS	THORNLESS HONEYLOCUST
GYMNOCLADUS DIOICUS	KENRICKY COFFEETREE
NYSSA SYLVATICA	BLACKGUM
QUERCUS BICOLOR	SHARP WHITE OAK
TILIA CORDATA	LITTLELEAF LINDEN
LIGUSTRUM SYRACUSANA	SWEETGUM

UNDERSTORY TREES

AMELANCHIER ARBOREA	DONNY SERVICEBERRY
AMELANCHIER LACINIA	SHOOTHY SERVICEBERRY
CERCIS CANADENSIS	EASTERN REDBUD
CHORANTHUS VIRGINICUS	WHITE FRINGETREE
CORNUS FLORIDA	FLORIDIAN DOGWOOD
CORNUS KUSA	KUSA DOGWOOD
CORNUS HAS	CORRELLIAN CHERRY DOGWOOD
COTINUS COSSYPIRIA	COMMON SMOKE TREE
CRATAEGUS SPP.	HAWTHORN
FRANKLINIA ALABAMA	FRANKLINIA
KOELBUTERIA PANCULATA	GOLDENRAintree
MAGNOLIA VIRGINIANA	SHEETDAY MAGNOLIA
PRINUS SPP.	FLOWERING CHERRY TREES

EVERGREEN TREES

PIRUS VIRGINIA	VIRGINIA PINE
PICEA ABIES	NORWAY SPRUCE
LIPIRUS VIRGINIANA	EASTERN REDCEDAR
ILEX OPACA	AMERICAN HOLLY
QUAMOCARPUS THYROIDES	ATLANTIC WHITECEDAR
CEDRUS ATLANTICA	ATLAS CEDAR
ADIES FRASER	FRASER FIR
THUJA ORIENTALIS	ORIENTAL ARBORVITAE

SHRUBS AND GRASSES

ARONIA ARBUTIFOLIA	RED CHOKEBERRY
CALYCANTHUS FLORIDUS	CAROLINA ALLSPICE
SALIX DISCOLOR	AMERICAN PEEBLY WILLOW
VIBURNUM DENTATUM	ARROWWOOD VIBURNUM
ITEA VIRGINICA	VIRGINIA SHEETSPE
CORNUS AMOMUM	SILKY DOGWOOD
PANICUM VIRGATUM	SITONERASS
ANDROPOGON GERARDII	BIG BLUE STEM
MA FRUTESCENS	HIGH TIDE BUSH
MYRTICA PENNSYLVANICA	NORTHERN BAYBERRY

SEASONALLY FLOODED WILDLIFE FOOD MIX:

MIX COMPOSITION
22.0% PANICUM CLAUDEANUM (TIGRA) (DEERTONGUE) (TIGRA)
20.0% TILIA VIRGINICA, PA ECOTYPE (VIRGINIA HONEYLOCUST) (PA ECOTYPE)
15.0% ANDROPOGON GERARDII (BIG BLUESTEM) (NAGARA)
15.0% ECHINOCHLOA CRISPELLI VAR. FRUMENTACEA (JAPANESE WILLET)
10.0% CAREX VALLISPA, PA ECOTYPE (TOW) (TOW) (PA ECOTYPE)
8.0% PANICUM VIRGATUM, SHAWNEE (SHAWNEE) (SHAWNEE)
8.0% CANADIANA FASCICULATA, PA ECOTYPE (PARKHOUSE) (PA ECOTYPE)
1.0% HELIOPSIS HELIANTHOIDES, PA ECOTYPE (LODGE) (SUNFLOWER) (PA ECOTYPE)
1.0% DESMODIUM PANCULATUM, PA ECOTYPE (PANGLEDLEAF TICKTREFOL) (PA ECOTYPE)
1.0% VERBERNA NASTICA, PA ECOTYPE (BLUE VERBANA) (PA ECOTYPE)
0.5% BIPARTITUM FISTULOSUM, PA ECOTYPE (LODGE) (PTE NEED) (PA ECOTYPE)
0.5% JACQES JEMIS, PA ECOTYPE (PAIR RAIL) (PA ECOTYPE)
0.5% ACLETHES BLANQUA, PA ECOTYPE (SHARP) (MILKWEED) (PA ECOTYPE)

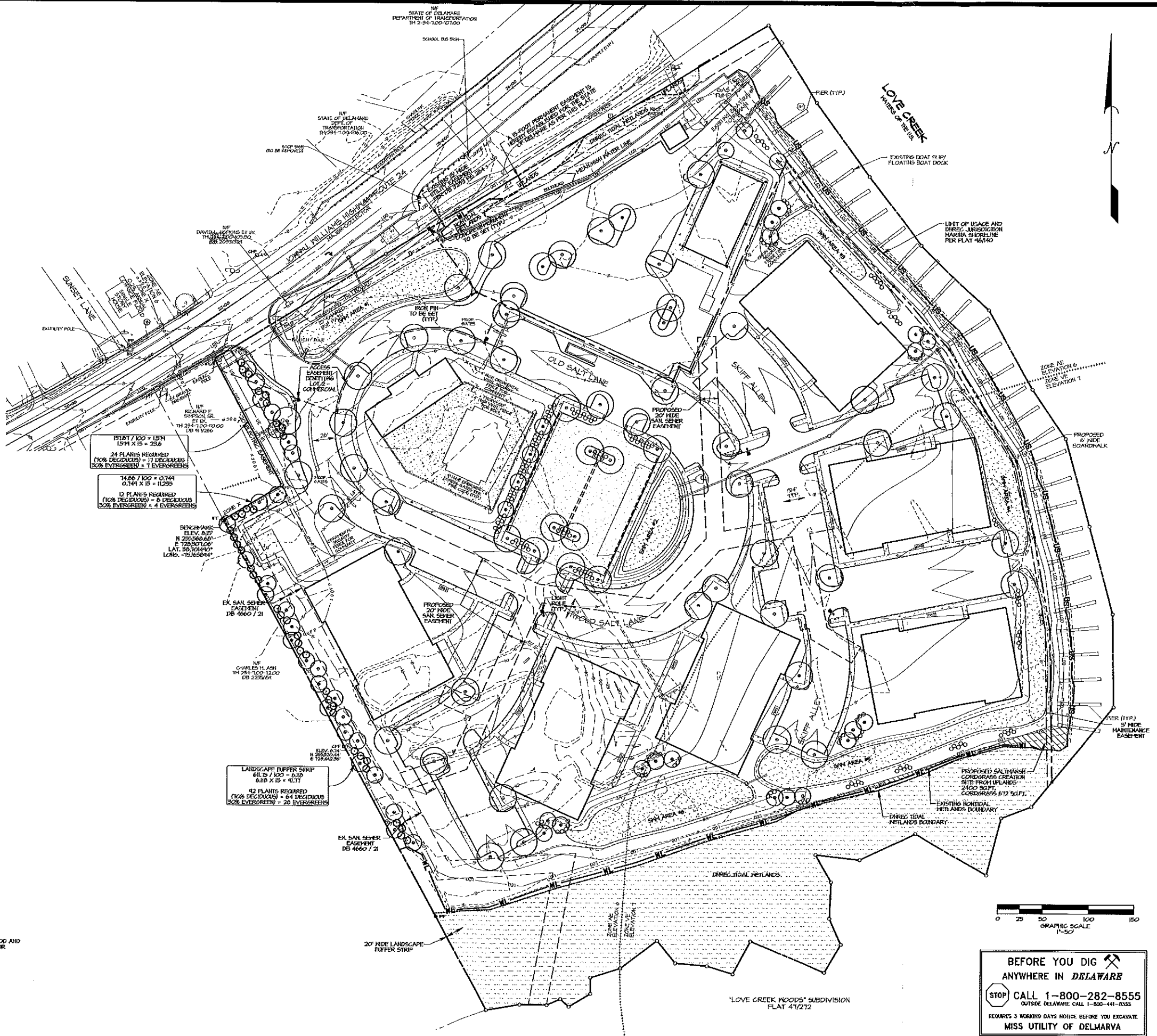
GENERAL PRODUCT INFORMATION

1. THIS COMBINATION OF ANNUAL AND PERENNIAL GRASSES, FORBS AND GRASS-LIKE PLANTS PROVIDE FOOD AND COVER IN NET OR FLOODED RIPARIAN AREAS, AS WELL AS IN DRAIN-DOWN AREAS IN RETENTION BASINS OR WETLANDS.
2. SEED FROM OCTOBER-MAY, ITEM NUMBER: 150405-120

PRODUCT CATEGORIES:

NET MEADOWS & WETLANDS

SEEDING RATE: 20 LB PER ACRE, OR 1/2 LB PER 1,000 SQ FT
SEED AREA: 6,440 SQ. FT. / 1,000 = 6.44 X 5 = 3.22 LBS.
SEED AREA: 3,220 SQ. FT. / 1,000 = 3.22 X 5 = 1.61 LBS.
SEED AREA: 2,280 SQ. FT. / 1,000 = 2.28 X 5 = 1.14 LBS.
SEED AREA: 4,200 SQ. FT. / 1,000 = 4.20 X 5 = 2.10 LBS.
SEED AREA: 10,267 SQ. FT. / 1,000 = 10.27 X 5 = 5.14 LBS.
SEED AREA: 1,606 SQ. FT. / 1,000 = 1.61 X 5 = 0.81 LBS.



BEFORE YOU DIG
ANYWHERE IN **DELAWARE**
STOP CALL 1-800-282-8555
OUTSIDE DELAWARE CALL 1-800-441-8555
REQUIRES 3 WORKING DAYS NOTICE BEFORE YOU EXCAVATE.
MISS UTILITY OF DELMARVA

Hillcrest
ASSOCIATES
ARCHITECTURE • ENGINEERING • LAND PLANNING
THOMAS A. SCHUBERT, RLA
LICENSE NO. 5-0000264
PH. 803.274.8813
FAX 803.274.0357

LANDSCAPE PLAN
THE RESIDENCES AT REHOBOTH BAY
(N/F LOVE CREEK MARINA)
DISTRICT 234 - LEWES & REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

DATE	REVISION	DATE	REVISION
7-24-18	1	7-24-18	1
DRAWN BY: TAS	REVISED BY: TAS	DATE: 7-24-18	REVISION: 1
CHECKED BY: TAS	ADDITIONAL PLANNING ADDED	DATE: 7-24-18	REVISION: 1
PROJ. NO.: 4160	REV. LOT LINE	DATE: 7-24-18	REVISION: 1
SCALE: 1"=50'		DATE: 7-24-18	REVISION: 1
CAD FILE NAME: 4160022.PRO		DATE: 7-24-18	REVISION: 1

LANDSCAPE GENERAL NOTES:

1. PLANTS SHALL CONFORM TO CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY AMERICAN ASSOCIATION OF LURICERTIFERS (A.A.L.), PARTICULARLY WITH REGARDS TO SITE, GROWTH AND SIZE OF BALL AND DENSITY OF BRANCH STRUCTURE.
2. ANY MATERIAL AND/OR WORK MAY BE REJECTED BY THE OWNER'S REPRESENTATIVE IF IT DOES NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS. THE CONTRACTOR SHALL REMOVE ALL REJECTED MATERIAL FROM SITE.
3. THE CONTRACTOR SHALL FURNISH ALL PLANTS IN QUANTITIES AND SIZES TO COMPLETE THE WORK AS SPECIFIED IN THE PLANT SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES ON THE PLANS PRIOR TO COMMENCEMENT OF WORK. QUANTITIES IN THE PLANT SCHEDULE ARE FOR CONTRACTOR'S CONVENIENCE ONLY AND DO NOT CONSTITUTE THE FINAL COUNT.
4. SUBSTITUTION IN PLANT SPECIES OR SIZE SHALL NOT BE PERMITTED EXCEPT WITH THE WRITTEN APPROVAL OF THE OWNER OR THE OWNER'S REPRESENTATIVE.
5. PLANTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS AND BY SCALING OR AS DESIGNED IN THE FIELD BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
6. CONTRACTOR SHALL LOCATE AND MARK ALL UNDERGROUND UTILITY LINES AND IRRIGATION SYSTEMS PRIOR TO EXCAVATING PLANT BEDS OR PITS. ALL UTILITY EASEMENTS AREAS WHERE NO PLANTING SHALL TAKE PLACE SHALL ALSO BE MARKED ON THE SITE PRIOR TO LOCATING AND DIGGING THE TREE PITS. IF UTILITY LINES ARE ENCOUNTERED IN EXCAVATION OF THESE OTHER LOCATIONS FOR THE TREES, THEY SHALL BE SELECTED BY THE OWNER OR THE OWNER'S REPRESENTATIVE. SUCH CHANGE SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION. NO CHANGES OF LOCATION SHALL BE MADE WITHOUT THE APPROVAL OF THE OWNER OR OWNER'S REPRESENTATIVE.
7. ALL TREE PITS ARE TO BE EXCAVATED TO A MINIMUM DEPTH TO ALLOW THE TREE ROOT BALL TO BE A MINIMUM OF 3" HIGHER THAN FINISHED GRADE. THE TREE ROOT BALL IS TO REST ON UNDISTURBED SOIL OR A COMPACTED BED MUST BE PREPARED FOR THE TREE ROOT BALL TO REST ON AND WHICH WILL NOT SUBSIDIZE CAUSING THE TREE TO SINK BELOW FINISHED GRADE. ALL TREE PITS ARE TO BE A MINIMUM OF 12" LARGER ON EVERY SIDE OF THE TREE ROOT BALL.
8. THE TREES MUST BE STAKED IN ACCORDANCE WITH ACCEPTABLE NURSERY PRACTICES TO ENSURE THAT THEY ARE SECURE IN THE GROUND AND WILL GROW STRAIGHT AND UNIFORM. THE TREES ARE TO BE STAKED IF THE CONTRACTOR DEEMS IT NECESSARY TO PROTECT THE TREES FROM SUN SCALD OR INSECT ATTACK.
9. ALL DECIDUOUS TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM CALIPER OF 1.5 INCHES AND A MINIMUM HEIGHT OF SIX FEET ABOVE GROUND WHEN PLANTED.
10. ALL EVERGREEN TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM HEIGHT OF FIVE FEET ABOVE GROUND WHEN PLANTED.
11. BUFFER AREA SHALL HAVE A FINAL GRADE THAT CONTAINS A MINIMUM OF FOUR INCHES OF TOPSOIL AND SATISFACTORILY GRASS MAY BE PLANTED AS SACRIFICIAL COVER BETWEEN THE BUFFER TREES FOR SOIL STABILIZATION UNTIL THE NEWLY PLANTED TREES BECOME LARGER. MOODGERS MAY BE SUBSTITUTED FOR PLANTED GRASS BETWEEN THE BUFFER TREES.
12. LANDSCAPE BUFFER SHALL BE INSTALLED WITHIN 10 MONTHS FROM THE DATE SITE WORK IS AUTHORIZED TO COMMENCE, AS DOCUMENTED BY A NOTICE TO PROCEED LETTER FROM THE COMMISSIONER. FOR SUBSEQUENT PHASES THAT ARE APPROVED TO BE CONSTRUCTED IN PHASES, THE BUFFER FOR EACH PHASE MUST BE COMPLETED BEFORE COUNTY APPROVALS OR PERMITS WILL BE GRANTED TO CONSTRUCT THE NEXT PHASE.
13. THE LAND DEVELOPER SHALL BE HELD RESPONSIBLE FOR THE HEALTH AND SURVIVAL OF THE TREES, INCLUDING REGULAR NECESSARY WATERING FOR A MINIMUM OF TWO YEARS OR UNTIL SUCH LATER DATE AS THE MAINTENANCE RESPONSIBILITIES ARE TRANSFERRED TO A HOMEOWNERS' ASSOCIATION. PROVIDED, HOWEVER, THAT THE DEVELOPER SHALL REPLACE ANY TREES THAT DIE DURING THE MINIMUM TWO-YEAR DEVELOPER MAINTENANCE PERIOD TO TRANSFERRING MAINTENANCE RESPONSIBILITIES TO A HOMEOWNERS' ASSOCIATION.
14. THE PERPETUAL MAINTENANCE OF THE BUFFER PLANTINGS BY A HOMEOWNERS' ASSOCIATION SHALL BE ASSURED THROUGH THE RESTRICTIVE COVENANTS AND/OR HOMEOWNERS' ASSOCIATION DOCUMENTS. THE PERPETUAL MAINTENANCE PLAN SHALL INCLUDE THE REQUIREMENT THAT ANY TREES THAT DIE MUST BE REPLANTED WITH TREES OF THE SAME TYPE AND SPECIES AND IN ACCORDANCE WITH THE ORIGINAL LANDSCAPE PLAN APPROVED BY THE COUNTY.

PLANTING SPECIFICATIONS:

SECTION 1: SCOPE OF WORK

1. Contractor shall furnish, deliver, and install all plant material specified in the plant schedule in accordance with the plant schedule and specifications of the Landscape Plan, or as directed by the owner or landscape architect (hereinafter referred to as L.A.). The tree plant material shall meet from, source, quantities and other growing plants to the extent specified in the plant schedule.
2. Contractor shall be held responsible for any damage to property caused by construction/installation operations, and all areas affected by such operations shall be returned to their original condition in the landscape of L.A. or Owner.

SECTION 2: PLANT MATERIAL

1. All plants shall be certified to be the species, variety, cultivar, or other name specified in the plant schedule. All plants shall be certified to be the species, variety, cultivar, or other name specified in the plant schedule. All plants shall be certified to be the species, variety, cultivar, or other name specified in the plant schedule.
2. All plants shall be certified to be the species, variety, cultivar, or other name specified in the plant schedule. All plants shall be certified to be the species, variety, cultivar, or other name specified in the plant schedule.

SECTION 3: PLANT INSTALLATION

1. All plants shall be installed in accordance with the plant schedule and specifications of the Landscape Plan, or as directed by the owner or landscape architect (hereinafter referred to as L.A.). The tree plant material shall meet from, source, quantities and other growing plants to the extent specified in the plant schedule.
2. All plants shall be installed in accordance with the plant schedule and specifications of the Landscape Plan, or as directed by the owner or landscape architect (hereinafter referred to as L.A.). The tree plant material shall meet from, source, quantities and other growing plants to the extent specified in the plant schedule.

SECTION 4: STAKING AND OUTRIG

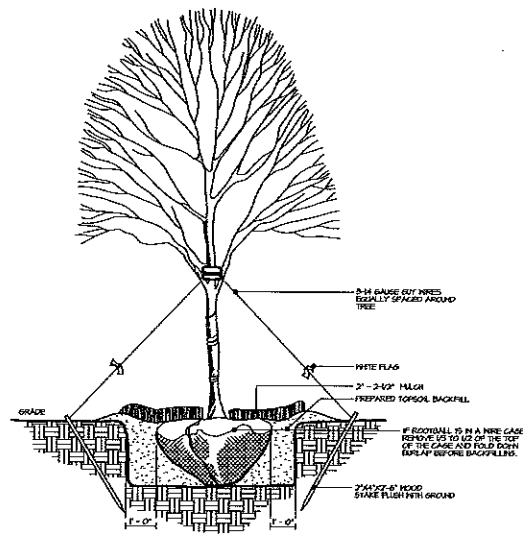
1. All plants shall be staked in accordance with the plant schedule and specifications of the Landscape Plan, or as directed by the owner or landscape architect (hereinafter referred to as L.A.). The tree plant material shall meet from, source, quantities and other growing plants to the extent specified in the plant schedule.
2. All plants shall be staked in accordance with the plant schedule and specifications of the Landscape Plan, or as directed by the owner or landscape architect (hereinafter referred to as L.A.). The tree plant material shall meet from, source, quantities and other growing plants to the extent specified in the plant schedule.

SECTION 5: WATERING, PRUNING, SITE CLEAN-UP, AND INSTALLATION APPROVAL

1. All plants shall be watered in accordance with the plant schedule and specifications of the Landscape Plan, or as directed by the owner or landscape architect (hereinafter referred to as L.A.). The tree plant material shall meet from, source, quantities and other growing plants to the extent specified in the plant schedule.
2. All plants shall be watered in accordance with the plant schedule and specifications of the Landscape Plan, or as directed by the owner or landscape architect (hereinafter referred to as L.A.). The tree plant material shall meet from, source, quantities and other growing plants to the extent specified in the plant schedule.

SECTION 6: BUFFER AREA

1. All plants shall be installed in accordance with the plant schedule and specifications of the Landscape Plan, or as directed by the owner or landscape architect (hereinafter referred to as L.A.). The tree plant material shall meet from, source, quantities and other growing plants to the extent specified in the plant schedule.
2. All plants shall be installed in accordance with the plant schedule and specifications of the Landscape Plan, or as directed by the owner or landscape architect (hereinafter referred to as L.A.). The tree plant material shall meet from, source, quantities and other growing plants to the extent specified in the plant schedule.



TREE PLANTING DETAIL

NOT TO SCALE

NOTES

1. STAKE ALL EVERGREEN TREES UNDER 12\"/>

2. STAKE TREES 12\"/>

3. TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE.

4. NEVER CUT LEADERS.

5. PRUNE ONLY TO REMOVE DAMAGED OR BROKEN BRANCHES.

6. SET STAKES OR GUYS 1/2 - 2/3 UP TREE. SEE DETAIL.

7. 2\"/>

8. MOUND TO FORM BUNKER.

9. IF FOOTBALL IS IN A HIRE CASE, REMOVE UP TO 1/2 OF THE TOP OF THE CASE AND FOLD DOWN BUNKER BEFORE BACKFILLING.

10. PREPARED TOPSOIL BACKFILL.

11. STAKES TO EXTEND 1\"/>

12. TREE PIT IN UNDISTURBED GROUND.

13. VARIATION.

14. 2\"/>

15. 2\"/>

16. 2\"/>

17. 2\"/>

18. 2\"/>

19. 2\"/>

20. 2\"/>

21. 2\"/>

22. 2\"/>

23. 2\"/>

24. 2\"/>

25. 2\"/>

26. 2\"/>

27. 2\"/>

28. 2\"/>

29. 2\"/>

30. 2\"/>

31. 2\"/>

32. 2\"/>

33. 2\"/>

34. 2\"/>

35. 2\"/>

36. 2\"/>

37. 2\"/>

38. 2\"/>

39. 2\"/>

40. 2\"/>

41. 2\"/>

42. 2\"/>

43. 2\"/>

44. 2\"/>

45. 2\"/>

46. 2\"/>

47. 2\"/>

48. 2\"/>

49. 2\"/>

50. 2\"/>

51. 2\"/>

52. 2\"/>

53. 2\"/>

54. 2\"/>

55. 2\"/>

56. 2\"/>

57. 2\"/>

58. 2\"/>

59. 2\"/>

60. 2\"/>

61. 2\"/>

62. 2\"/>

63. 2\"/>

64. 2\"/>

65. 2\"/>

66. 2\"/>

67. 2\"/>

68. 2\"/>

69. 2\"/>

70. 2\"/>

71. 2\"/>

72. 2\"/>

73. 2\"/>

74. 2\"/>

75. 2\"/>

76. 2\"/>

77. 2\"/>

78. 2\"/>

79. 2\"/>

80. 2\"/>

81. 2\"/>

82. 2\"/>

83. 2\"/>

84. 2\"/>

85. 2\"/>

86. 2\"/>

87. 2\"/>

88. 2\"/>

89. 2\"/>

90. 2\"/>

91. 2\"/>

92. 2\"/>

93. 2\"/>

94. 2\"/>

95. 2\"/>

96. 2\"/>

97. 2\"/>

98. 2\"/>

99. 2\"/>

100. 2\"/>

101. 2\"/>

102. 2\"/>

103. 2\"/>

104. 2\"/>

105. 2\"/>

106. 2\"/>

107. 2\"/>

108. 2\"/>

109. 2\"/>

110. 2\"/>

111. 2\"/>

112. 2\"/>

113. 2\"/>

114. 2\"/>

115. 2\"/>

116. 2\"/>

117. 2\"/>

118. 2\"/>

119. 2\"/>

120. 2\"/>

121. 2\"/>

122. 2\"/>

123. 2\"/>

124. 2\"/>

125. 2\"/>

126. 2\"/>

127. 2\"/>

128. 2\"/>

129. 2\"/>

130. 2\"/>

131. 2\"/>

132. 2\"/>

133. 2\"/>

134. 2\"/>

135. 2\"/>

136. 2\"/>

137. 2\"/>

138. 2\"/>

139. 2\"/>

140. 2\"/>

141. 2\"/>

142. 2\"/>

143. 2\"/>

144. 2\"/>

145. 2\"/>

146. 2\"/>

147. 2\"/>

148. 2\"/>

149. 2\"/>

150. 2\"/>

151. 2\"/>

152. 2\"/>

153. 2\"/>

154. 2\"/>

155. 2\"/>

156. 2\"/>

157. 2\"/>

158. 2\"/>

159. 2\"/>

160. 2\"/>

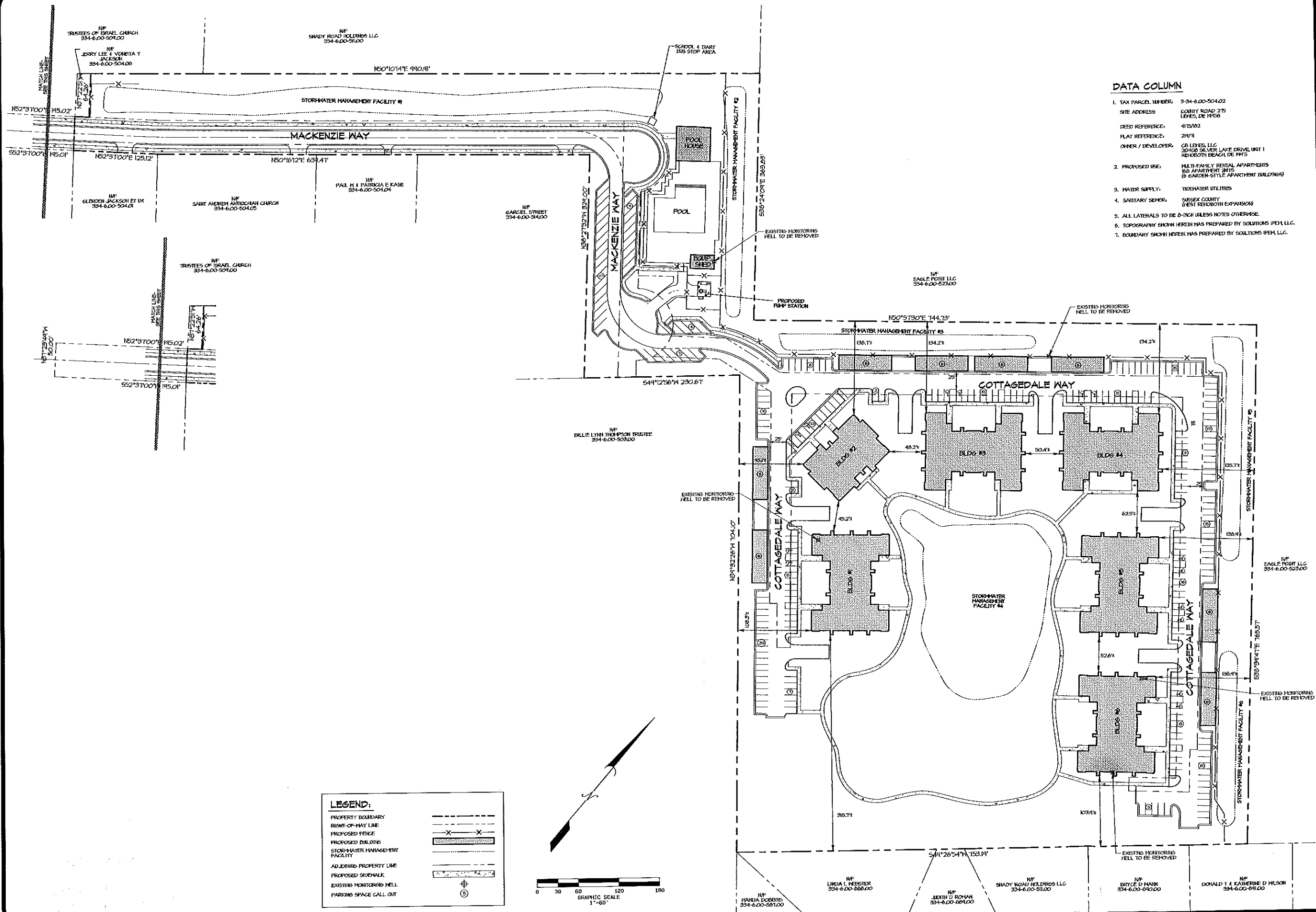
161. 2\"/>

162. 2\"/>

163. 2\"/>

164. 2\"/>

165. 2\"/>



SEAL

REVISED SITE AMENITIES PLAN
COASTAL TIDE N/F ARBORS OF COTTAGEDALE
LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

DATE	DATE	REVISION
DRAWN BY: TAS		
CHECKED BY: AJH		
PROJ. NO.: 4202		
SCALE: 1"=60'		
CAD FILE NAME: 4202BDD2-SPC.FRO		
DWG. NO.		

**MILLSBORO
SELF STORAGE
AND OFFICE / RETAIL CENTER
PRELIMINARY SITE PLANS
DAGSBORO HUNDRED
SUSSEX COUNTY, DELAWARE**

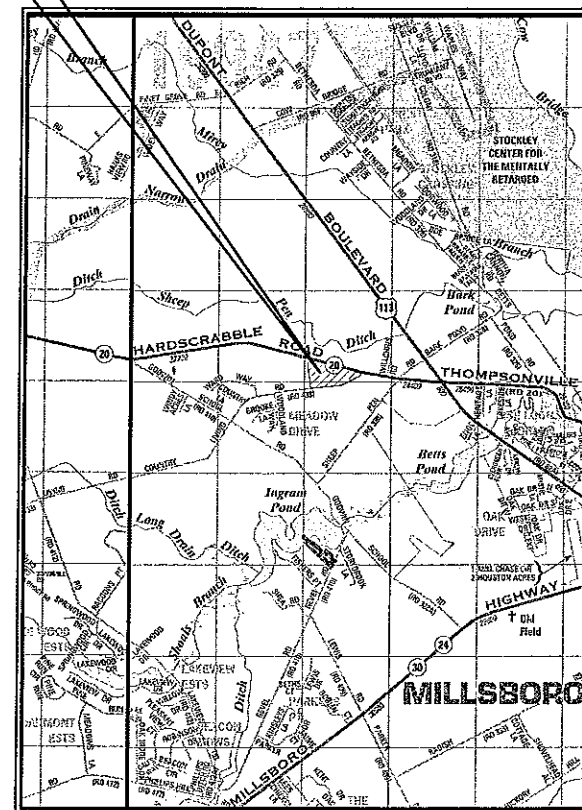
- ## LIST OF DRAWINGS

PSP 1.0	COVER SHEET
PSP 1.1	PRELIMINARY SITE PLAN
PSP 1.2	GRADING PLAN PHASE 1
PSP 1.3	GRADING PLAN PHASE 2
PSP 1.4	GRADING PLAN PHASE 3
PSP 1.5	LANDSCAPING PLAN

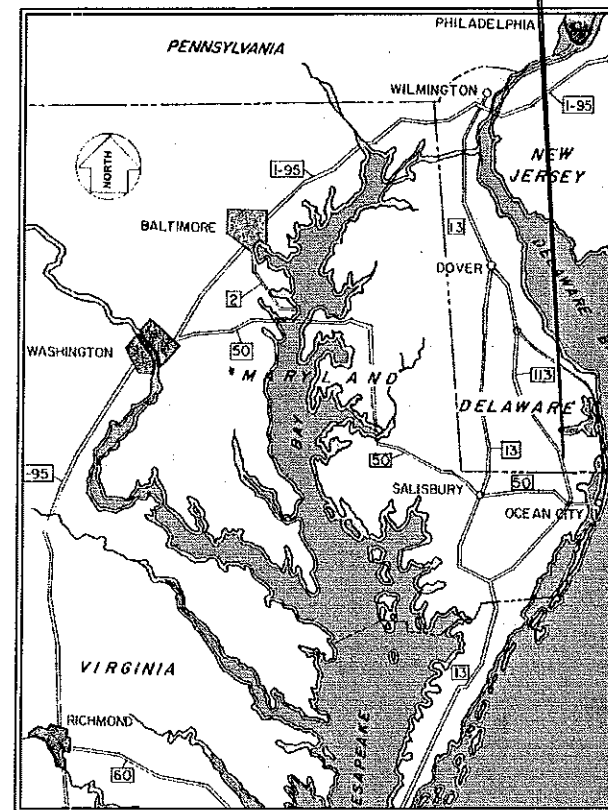
SITE

GMB File No. 170143

MILLSBORO



LOCATION MAP



VICINITY MAP

TAX PARCEL: 133-16.09-75.02
EXISTING ZONING: C-1 GENERAL COMMERCIAL
SITE ADDRESS: INTERSECTION OF ROUTE 20 (HARDSCRABBLE ROAD) & ROUTE 433 (COUNTRY LIVING ROAD)
SITE AREA: 7.00 ACRES

HEIGHT, AREA & BULK REQUIREMENTS:

FRONT YARD (THE SITE HAS TWO (2) ROAD FRONTAGE FRONT YARDS)

ROUTE 20 FRONT YARD: 60' MEASURED 40' FROM CENTERLINE OF ROUTE 20 (*MAJOR COLLECTOR)
ROUTE 433 FRONT YARD: 60' MEASURED 30' FROM CENTERLINE OF ROUTE 433 (*LOCAL ROAD)

* DeIDOF Functional Classification Map

SIDE YARD: 20' (LAND ADJOINS AN AR-1 RESIDENTIAL DISTRICT)
REAR YARD: N/A

PROPOSED LAND USES:

SELF-STORAGE BUILDINGS (20 < 2,500 S.F. EACH)
TOTAL SQUARE FOOTAGE STORAGE USE = 46,775 S.F.
OFFICE/RETAIL BUILDING (9,866 S.F. ONE STORY)
TOTAL SITE BUILDING AREA = 56,641 S.F.

ALLOWABLE BUILDING HEIGHT: 42'
BUILDING HEIGHT PROPOSED: 25' (OFFICE/RETAIL)
18' (SELF-STORAGE - MAXIMUM)

OFF-STREET PARKING:

OFFICE: 1/200 S.F. = 50 SPACES REQUIRED
56 SPACES PROPOSED
ADA REQUIRED = 3
ADA PROPOSED = 4
SELF-STORAGE: N/A

LOADING ZONE:

OFFICE: 1/5,000-25,000 S.F.
1 REQUIRED & 1 PROPOSED
RETAIL: 1/2,000-10,000 S.F.
1 REQUIRED & 1 PROPOSED

SANITARY SEWER: ON-SITE SEPTIC SYSTEM

WATER: ON-SITE WELL

SECURITY LIGHTING: ALL SECURITY LIGHTING SHALL BE ATTACHED TO BUILDINGS AND DIRECTED DOWNWARD AND NOT TOWARD NEIGHBORING PROPERTIES OR ROADWAYS

FLOOD ZONE FIRM NO. MAP 100050D452K REVISED JUNE 20, 2018
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

FENCING: ALL SELF-STORAGE PERIMETER FENCING SHALL BE A CHAIN LINK SYSTEM WITH A MAXIMUM HEIGHT OF SIX (6) FEET

NOTE:
ALL SIGNAGE SHALL BE SUBJECT TO A SEPARATE APPLICATION, AND NO APPROVAL IS GIVEN FOR ANY SIGNAGE
ILLUSTRATED ON THIS PLAN AS A RESULT OF FINAL SITE PLAN APPROVAL.

THE DUMPSTERS, AS ILLUSTRATED ON THIS PLAN, SHALL BE ENCLOSED ON THREE SIDES, FIVE FOOT TALL MASONRY WALL WITH MANUAL OPENING FRONT GATES THAT ARE NOT SEE-THROUGH.

"I, STEPHEN L. MARSH, P.E., HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HERE HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEVE REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE."

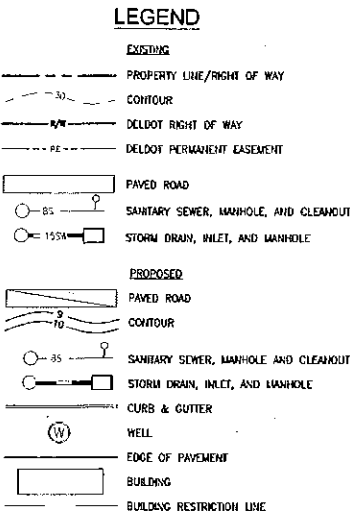
STEPHEN L. MARSH, P.E.
GEORGE, MILES, & BUHR, LLC,
206 W. MAIN STREET
SALISBURY, MD 21801

I HEREBY CERTIFY THAT I AM THE DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN AND THAT THE PLAN WAS MADE AT MY DIRECTION.

MATT WILLIAMS - MANAGING PARTNER

MILLSBORO SELF STORAGE					
AND OFFICE/RETAIL CENTER					
MILLSBORO, DELAWARE					
PRELIMINARY SITE PLAN COVER SHEET					
SCALE : NONE		SHEET NO.			
DESIGN BY : DLB					
DRAWN BY : TMC					
CHECKED BY :					
DWG FILE : 170143					
DATE : JAN 2019					

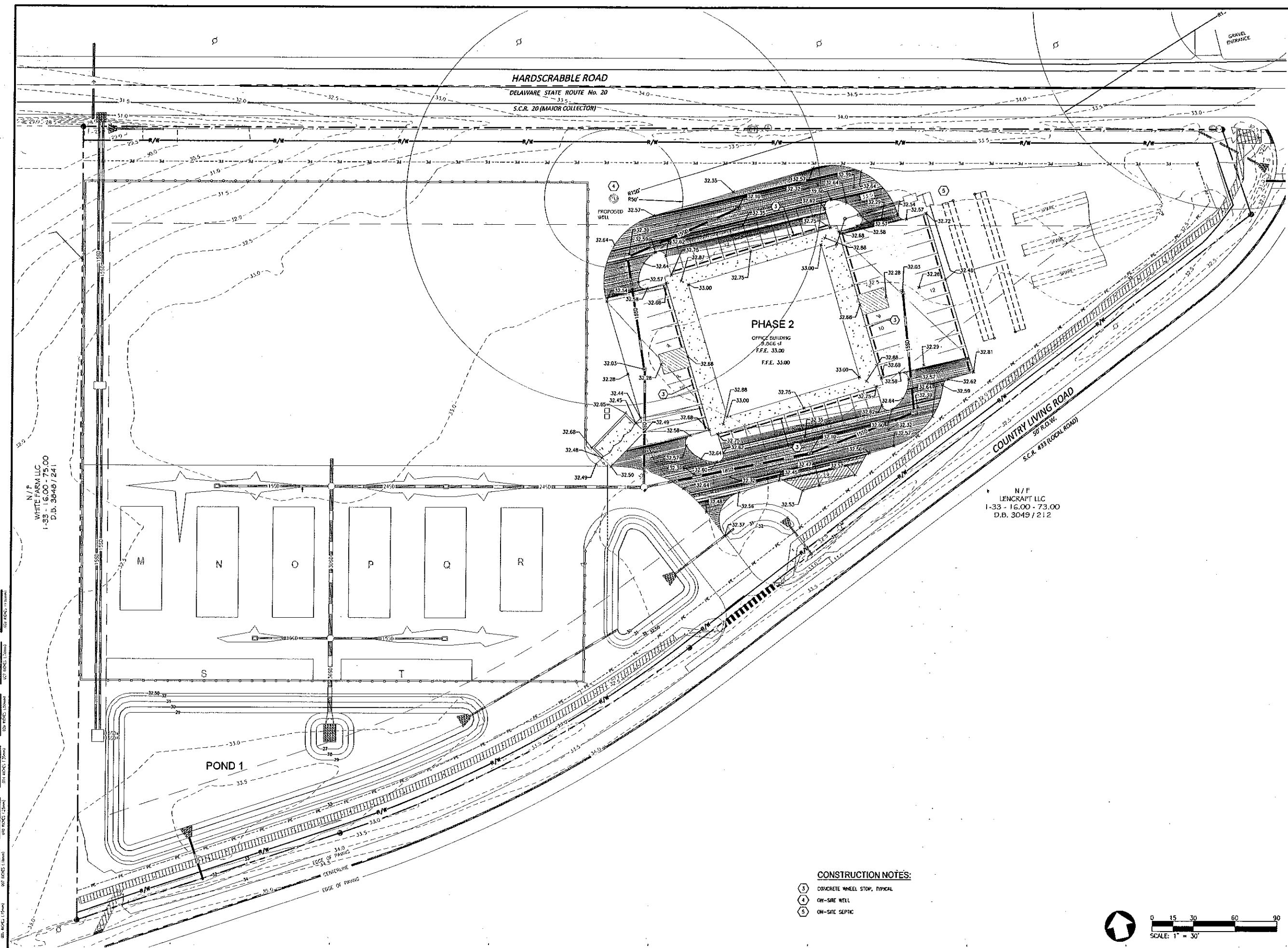
PSP 1.0



NOTE:
ALL SIGMAGE SHALL BE SUBJECT TO A SEPARATE APPLICATION, AND NO APPROVAL IS GIVEN FOR ANY SIGMAGE
ILLUSTRATED ON THIS PLAN AS A RESULT OF FINAL SITE PLAN APPROVAL.

THE DUMPSTERS, AS ILLUSTRATED ON THIS PLAN, SHALL BE ENCLOSED ON THREE SIDES, FIVE FOOT TALL MASONRY WALL
WITH MANUAL OPENING FRONT GATES THAT ARE NOT SEE-THROUGH.

SCALE : 1" = 40'	SHEET NO. PSP 1.1
DESIGN BY : DLB	
DRAWN BY : TUG	
CHECKED BY : MCK	
CWS FILE : 170143	
DATE : JAN 2019	



PRINTS ISSUED FOR:
PRELIMINARY SITE PLAN
APPROVAL

DATE _____



GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY • BALTIMORE • SEASIDE
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115, FAX 410-548-5792
www.gmbnet.com

**MILLSBORO
SELF STORAGE
AND OFFICE/RETAIL CENTER
MILLSBORO, DELAWARE**

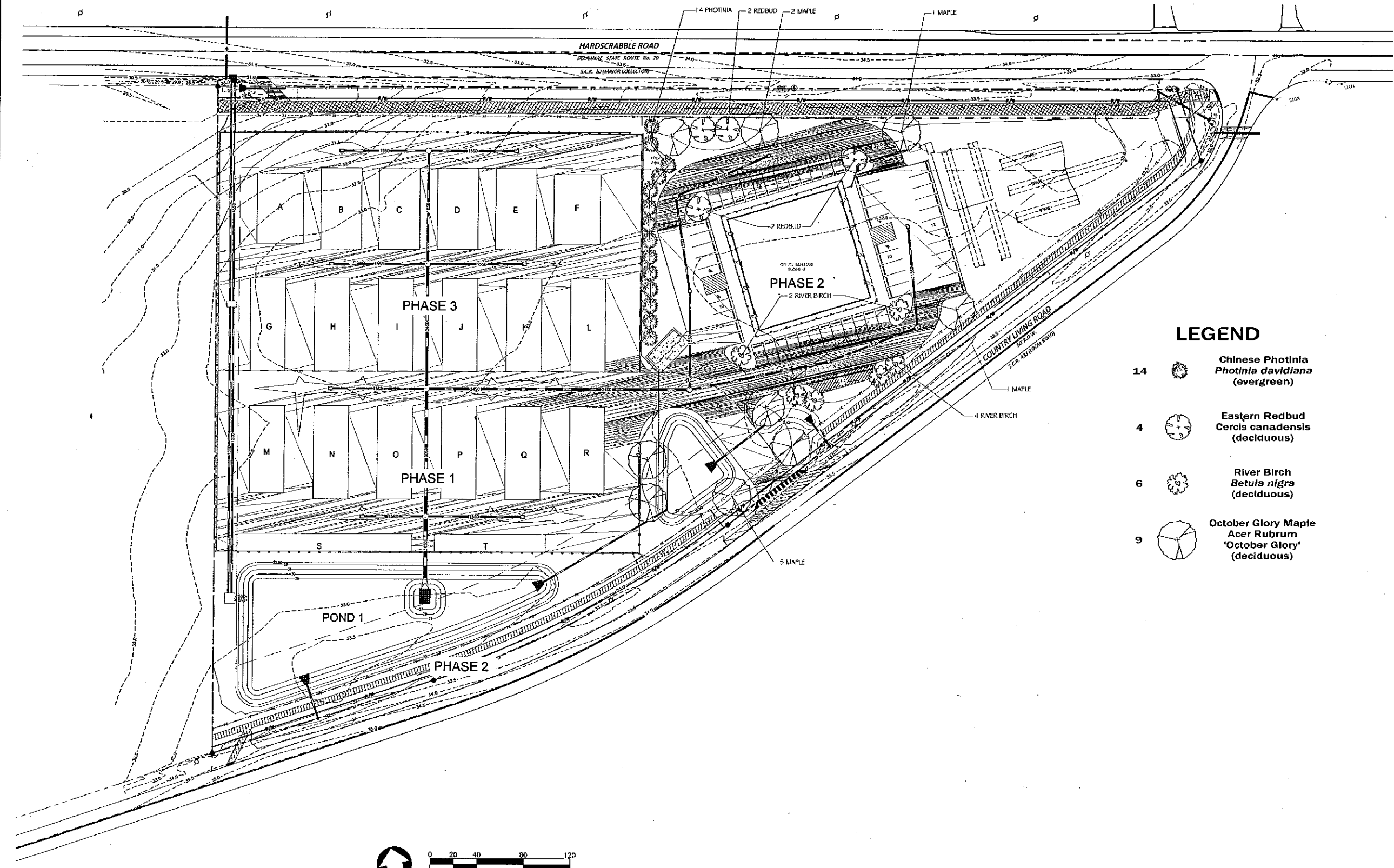
GRADING
PLAN
PHASE 2

SCALE : 1" = 30'	SHEET NO. PSP 1.3
DESIGN BY : DLB	
DRAWN BY : TNG	
CHECKED BY : MGR	
AMB FILE : 170143	
DATE : JAN 2019	

©COPYRIGHT 2019 GEORGE WILKS & BROS. LLC

C:\Millboro Self Storage\Drawings\170143.mxd 1/23/2019 8:27 AM Windows

DESIGNER: GMB
DRAWN BY: JAC
CHECKED BY: JAC
DATE: JAN 2019
PLOT CODE: 170143
PLOT DATE: 1/23/2019
PLOT TIME: 8:27 AM
PLOT USER: JAC



LEGEND

- 14 Chinese Photinia
Photinia davidiana
(evergreen)
- 4 Eastern Redbud
Cercis canadensis
(deciduous)
- 6 River Birch
Betula nigra
(deciduous)
- 9 October Glory Maple
Acer Rubrum
'October Glory'
(deciduous)

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
BALTIMORE • WASHINGTON • SEASIDE
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-1111
www.gmbllc.com

MILLSBORO SELF STORAGE AND OFFICE/RETAIL CENTER MILLSBORO, DELAWARE

LANDSCAPE
PLAN

SCALE: 1" = 40'

DESIGN BY: GMB
DRAWN BY: JAC
CHECKED BY: JAC
DATE: JAN 2019

SHEET NO.
PSP 1.5

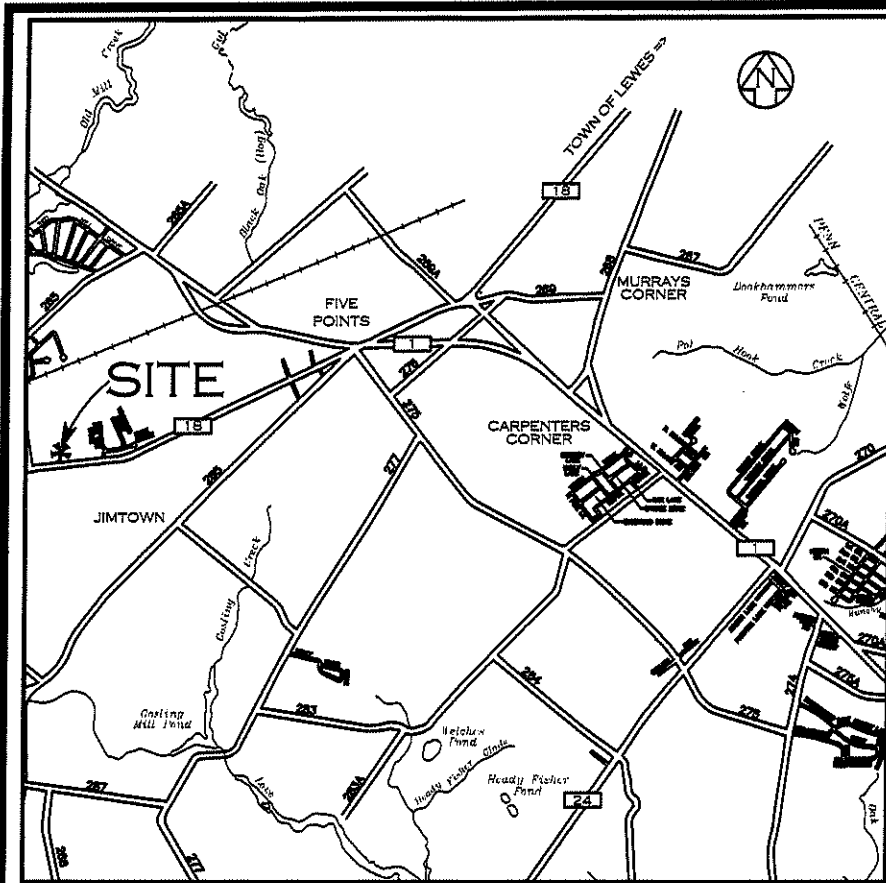
PRINTS ISSUED FOR:
PRELIMINARY SITE PLAN
APPROVAL

DATE

REVISIONS

NO.

PREPARED BY:
LAND TECH
LAND PLANNING, LLC
33896 SOUTH COASTAL HIGHWAY, SUITE 202
BETHANY BEACH, DELAWARE 19950
(302) 340-3406



VICINITY MAP
SCALE: 1" = 1 MILE

NOTES:

- 1) THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM A FIELD SURVEY PREPARED BY AXIOM ENGINEERING IN AUGUST 2013.
- 2) THERE ARE NO KNOWN WETLANDS LOCATED IN THE PROJECT AREA.
- 3) THIS SITE IS LOCATED IN A ZONE X BASED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10050330 J, MAP REVISED JANUARY 6, 2005, AND IS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- 4) MAINTENANCE OF THE PAVED AREAS WITHIN THE SITE WILL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE PROPERTY OWNERS WITHIN THIS SITE. THE STATE AND COUNTY ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE PAVED AREAS WITHIN THE SITE.
- 5) THE PROPERTY IS SERVED BY THE WEST REHOBOTH EXPANSION OF THE DEWEY BEACH SANITARY SEWER DISTRICT.
- 6) WATER FOR THIS SITE WILL BE PROVIDED BY TIDEWATER UTILITIES, INC.. ALL PROPOSED BUILDINGS SHALL NOT BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM.
- 7) ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.

SITE DATA:

TOTAL SITE AREA
CURRENT ZONING
PROPOSED ZONING
EXISTING USE

PROPOSED B-1 USE
PARKING REQUIRED
PARKING PROPOSED
MAXIMUM BUILDING HEIGHT

54.92 ACRES
AR-1/CONDITIONAL USE
AR-1/CONDITIONAL USE & B-1
MOBILE HOME PARK OFFICE
& COMMUNITY CENTER

9,999 SQ. FT. OFFICE
50
62
42'

LEGEND

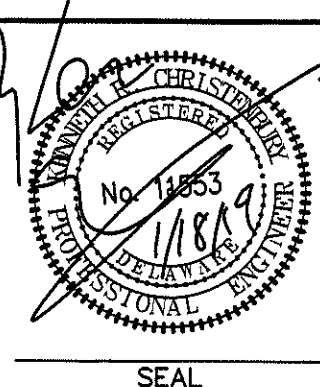
EX. PROPERTY LINE	CONCRETE MONUMENT FOUND
PROPOSED SUBDIVISION LINE	IRON PIPE FOUND
EX. ADJACENT PROPERTY LINES	IRON PIPE SET
EX. 404 WETLANDS	BENCHMARK
EX. MINOR CONTOUR	FEMA FLOODPLAIN BOUNDARY
EX. MAJOR CONTOUR	STATE (TIDAL) WETLANDS
EX. BUILDING RESTRICTION LINES	PR. CONTOUR
EX. ROAD CENTERLINE	PR. BUILDING RESTRICTION LINES
EX. EASEMENT	PR. ROAD CENTERLINE
EX. BUILDING	PR. EASEMENT
EX. SWALE	PR. BUILDING
EX. SIDEWALK	PR. SWALE
EX. CURB	PR. SIDEWALK
EX. STORM SEWER	PR. CURB
EX. SANITARY SEWER	PR. STORM SEWER CL.
EX. WOODS LINE	PR. SANITARY SEWER
EX. WATER LINE	PR. WOODS LINE
EX. WELL	PR. WATER LINE
TRAFFIC SIGN	PR. WELL
EX. ZONING BOUNDARY	PR. HANDICAPPED PARKING SPACE COUNTS
EX. ELECTRIC LINES UTILITIES	PR. 8' X 20' + PAINTED AISLE
EX. UTILITY POLES/LIGHT POLES	PR. COMPACT 8' X 17'
EX. FENCE	PROPOSED LIGHT POLES
EX. SPOT ELEVATION	PR. SPOT ELEVATION
PR. DELDOT ENTRANCE PAVING	PROPOSED DRAINAGE FLOW
PR. ROTOMILL 1 1/4" & OVERLAY	PR. INLET PROTECTION
SOIL BORING	PR. CULVERT INLET PROTECTION
TEST PIT	PR. ROCK OUTLET PROTECTION
EX. STREAM	PR. FOREBAY
DRAINAGE DIVIDES	CONSTRUCTION ENTRANCE
TIME OF CONCENTRATION	LIMIT OF DISTURBANCE
	SILT FENCE

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

COLONIAL EAST, L.P. - C/O STEVAN CLASS DATE
14 MANOR HOUSE LANE
LEWES, DE 19958
(302) 644-4758
STEVECLASS@AOL.COM

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 THEREOF AND APPURTENANT.

ENGINEER: KRC
DESIGNER: KRC
DRAFTER: KRC
CHECKED BY: KRC
DATE: 1/18/2019
TAX MAP: 3-34-5, 165 & 166
24" x 36" 1 inch = 120 ft.
11" x 17" 1 inch = 240 ft.



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

SITE PLAN
SUSSEX SQUARE
SUSSEX EAST & SUSSEX WEST
LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE

PROJECT NO: 0154-1701
DRAWING: P-1
SHEET: 1 OF 2

ROAD
US ROUTE 9 (SUSSEX ROAD 018, LEWES-GEORGETOWN HIGHWAY) - EAST OF SHEFFIELD DRIVE
FUNCTIONAL CLASSIFICATION - PRIMARY ARTERIAL
AADT (2017 DBF ATR COUNTS)
HIGHEST WEEKDAY PEAK HOUR VOLUMES
EXISTING K-FACTOR: 1,443 / 17,473
10 YR PROJECTED AADT = 1.16 X 17,473
10 YR PROJECTED AADT + COMM DEV ADT (2,887)
10 YR PROJECTED AADT + COMM DEV + SITE ADT (97)
10 YR WEEKDAY PEAK HOUR VOLUMES = (1.16 X 1,443) + 282 (COMMITTED DEVELOPMENT)
PEAK HOUR TRUCKS: 6.42% TRUCK % X 1,143
SPEED - POSTED -
TRAFFIC PATTERN GROUP -

17,473
1,443
8.26%
20,269
23,156
23,253
1,956
93
50
8

SITE TRIPS GENERATED - EXISTING SUSSEX EAST & WEST, MANOR HOUSE, POOL HOUSE AND OFFICE SPACE

TYPE OF DEV	ITE	CODE	UNITS	AM	PM	ADT
AGE-RESTRICTED						
MOBILE HOME PARK	N/A		323			
GENERAL OFFICE	N/A		1,947			
TOTAL				56	62	994

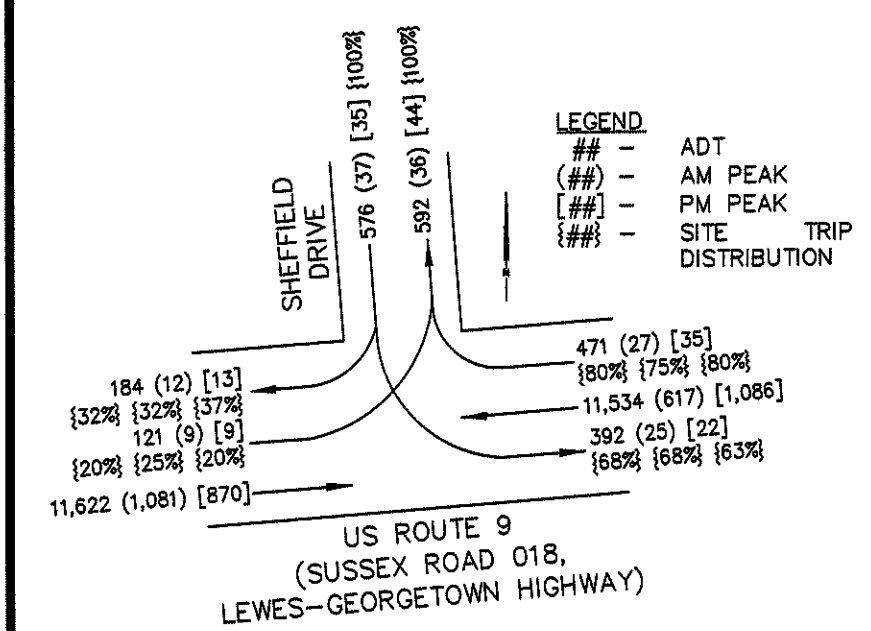
NOTES:
- TRIP GENERATION IS BASED ON EXISTING TRAFFIC USING SHEFFIELD DRIVE.

TYPE OF DEV	ITE	CODE	UNITS	AM	PM	ADT
AGE-RESTRICTED						
MOBILE HOME PARK	N/A		27	5	5	76
TOTAL						

SITE TRIPS GENERATED - PROPOSED
TYPE OF DEV ITE CODE UNITS AM PM ADT
GENERAL OFFICE 710 10,000 12 12 97

SITE TRIPS GENERATED - TOTAL EXISTING + UNBUILT + PROPOSED
AM PM ADT
73 79 1,167

NOTES:
- DESIGN VEHICLE: SJ-30
- ASSUMES FULL BUILD-OUT OF SUSSEX EAST & WEST, UNOCCUPIED UNITS AT THE TIME OF TRAFFIC COUNTS WERE PROPORTED BASED ON THE SITE ACCESS VOLUMES

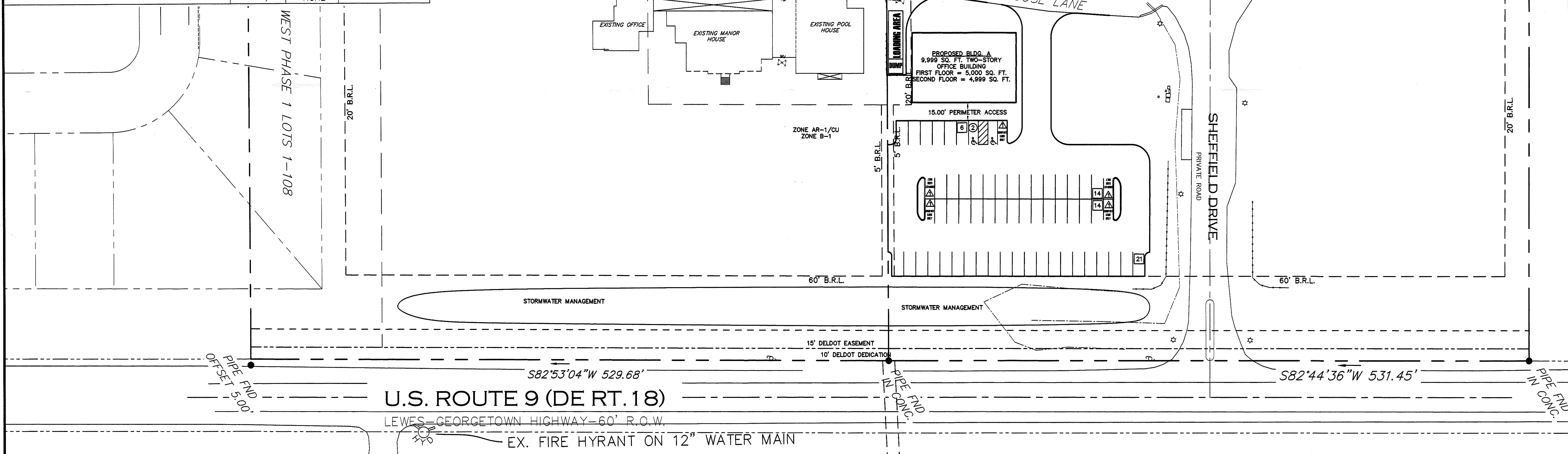


TRAFFIC GENERATION DIAGRAM - SUSSEX SQUARE (STATION) - US ROUTE 9

dbf DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS
SALESBURY, MARYLAND 410-543-8091
MILFORD, DELAWARE 302-424-4441

SUSSEX SQUARE
(SUSSEX STATION)
LETTER OF NO CONTENTION
SUSSEX COUNTY, DELAWARE

Date: 12/18 Scale: NONE Proj. No.: 2181A003.A01



REV	DESCRIPTION OF REVISION	REVISION BY/DATE	CHECKED BY/DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

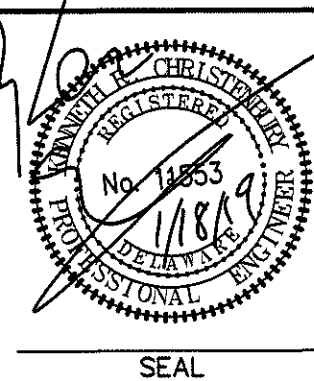
D-878

\\files\ch4 30 2006 PROJECTS\0154-1701 Sussex Square Re-Zone\DWG\0154-1701 P-Preliminary SITE PLAN.dwg

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 THEREOF AND APPLICANT.

ENGINEER: KRC
DESIGNER: KRC
DRAFTER: KRC
CHECKED BY: KRC
DATE: 1/18/2019
TAX MAP: 3-34-S, 165 & 166

24" x 36" 1 inch = 40 ft.
11" x 17" 1 inch = 80 ft.



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

SITE PLAN
SUSSEX SQUARE
SUSSEX EAST & SUSSEX WEST
LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE

PROJECT NO: 0154-1701
DRAWING: P- 2
SHEET: 2 OF 2

SITE DATA

OWNER:
FIRST NATIONAL BANK
TRUSTEE OF JOHN M. BIRMINGHAM
REVOCABLE TRUST
C/O. GREGORY STRATTON
215 WEST OAK STREET
4TH FLOOR
FORT COLLINS, CO 80521

APPLICANT:
OLD ORCHARD VENTURES, LLC
MR. BARRY BAKER
10 A-DEL DRIVE
NEWARK, DE 19702
PHONE: 302-453-8286

CONSULTANT:
BEACON ENGINEERING, LLC
23318 CEDAR LANE
GEORGETOWN, DE 19947
PHONE: 302-864-8825
R.PALMER@BEACONENGINEERINGLLC.COM

PROPERTY & ZONING DATA:	
TAX MAP:	#335-8.00-29.00
COUNTY SITE PLAN NO.:	
LATITUDE:	38.75752771° N
LONGITUDE:	-75.17076473° W
EXISTING ZONING:	3.98 AC. C-1
EXISTING SITE AREA:	5.816 AC. AR-1
EXISTING USE:	9.796 AC CROP LAND - FALLOW
PROPOSED SITE AREA:	9.796 AC
PROPOSED USE:	COMMERCIAL PROFESSIONAL/MEDICAL OFFICES/AGRICULTURAL (SEE NOTE BELOW)
WATER:	TIDEWATER UTILITIES
MAPPED SEWER:	CITY OF LEVES GROWTH / EXPANSION AREA
DESIRED SEWER:	SUSSEX COUNTY - WEST REHOBOTH EXPANSION OF THE DEWEY BEACH SANITARY SEWER DISTRICT
NUMBER OF EXISTING LOTS:	1
NUMBER OF PROPOSED LOTS:	1
PROPOSED LIMIT OF DISTURBANCE:	9.796 AC
SITE ACCESS:	PRIVATE
VERTICAL DATUM:	NAVD 88, FEET
HORIZONTAL DATUM:	DELAWARE STATE PLANE, NAD 83
DEED REFERENCE:	DEED BOOK 2400, PAGE 128
BUILDING AREA:	55,000 SF, 35 FEET HEIGHT
STATE STRATEGIES INVESTMENT LEVEL:	2
POSTED SPEED LIMIT:	40 MPH
NEAREST TOWN:	LEWES
SURVEYOR:	TRUE NORTH LAND SURVEYING, INC.
DATE OF SURVEY:	APRIL 23, 2018

THIS SITE IS NOT WITHIN THE 100 YR FLOOD PLAIN PER FEMA MAP NUMBERED 10005C0193K DATED MARCH 16, 2015.

THIS PROJECT WILL BE CONSTRUCTED IN 1 PHASE.

HEIGHT, AREA & BULK REQUIREMENTS:	C-1	AR-1
FRONT YARD SETBACK:	60 FT	40 FT
SIDE YARD SETBACK:	20 FT*	15 FT
REAR YARD SETBACK:	30 FT*	20 FT
MAXIMUM BUILDING HEIGHT:	42 FT	42 FT
MAXIMUM FLOOR AREA:	N/A	N/A
MINIMUM LOT AREA:	10,000 SF	20,000 SF
MINIMUM LOT WIDTH:	150 FT	150 FT
MINIMUM LOT DEPTH:	100 FT	100 FT

* SIDE AND REAR YARD SETBACKS ARE 5 FEET IN WIDTH AND DEPTH AND INCREASED TO DISTRICT 20 FEET IN WIDTH AND 30 FEET IN DEPTH WHEN ADJOINING A RESIDENTIAL DISTRICT.

SIGN REQUIREMENTS:
PER BUILDING:

ONE INDIRECTLY ILLUMINATED SIGN, NOT TO EXCEED 32 SQUARE FEET OF SIGN AREA PER SIDE.
A SIGN SHALL CONTAIN NO MORE THAN TWO SIDES OR FACINGS, BACK TO BACK.

SETBACKS:	MINIMUM SETBACK OF 5 FEET FROM THE RIGHT-OF-WAY LINE. MINIMUM SETBACK OF 15 FEET FROM ALL ADJACENT PROPERTY LINES ALL SIGNS REQUIRE A SEPARATE SIGN PERMIT FROM SUSSEX COUNTY AND DELDOT.

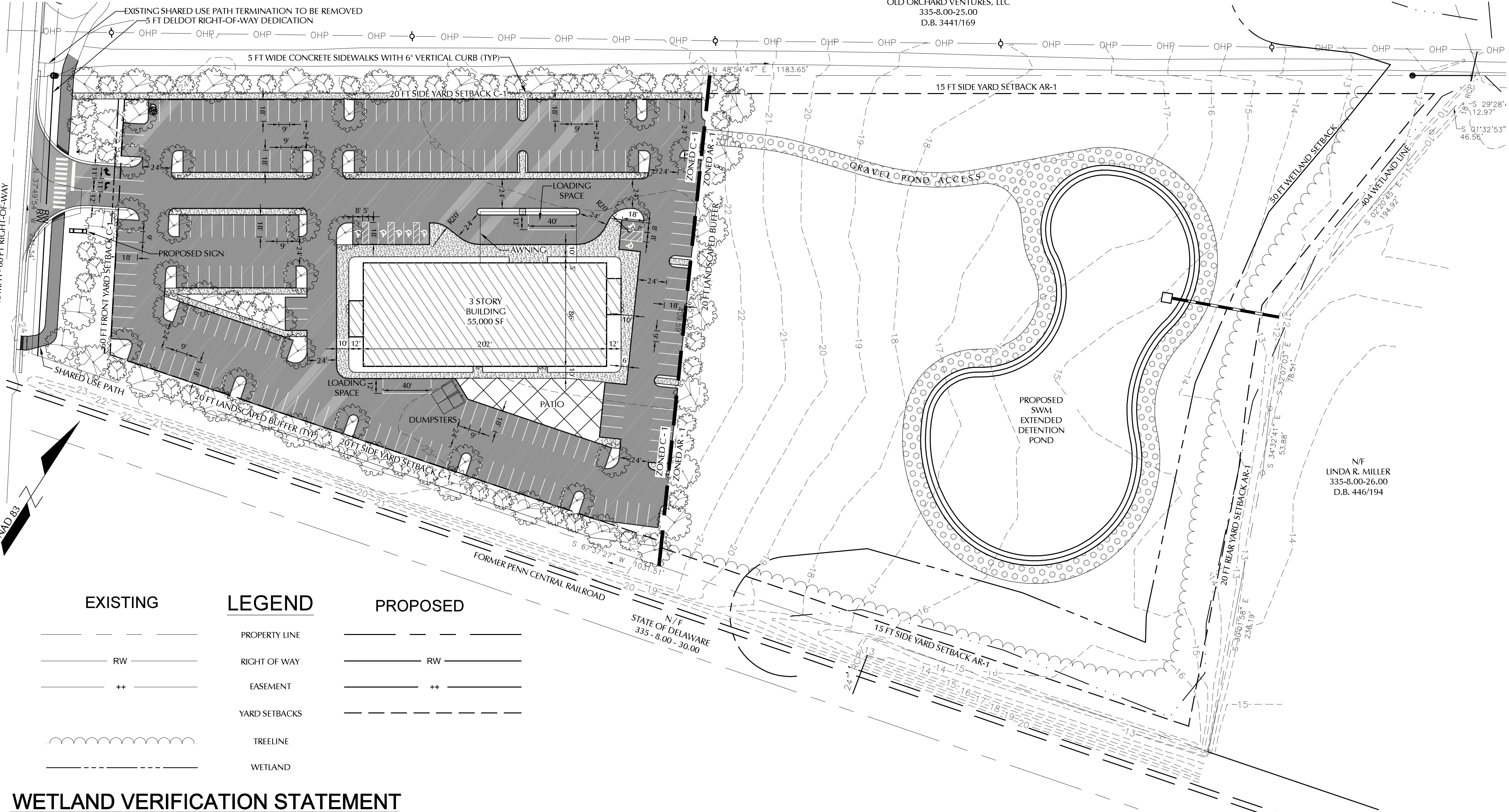
PARKING REQUIREMENTS: (OFFICE BUILDING)	
MEDICAL AND DENTAL CLINICS AND OFFICES:	1 FOR EACH 2 EMPLOYEES, PLUS 4 PER DOCTOR OR DENTIST
TOTAL:	233 SPACES REQUIRED

ACCESSIBLE PARKING REQUIREMENTS:	
PARKING (201-300):	7 SPACES REQUIRED (INCLUDES VAN SPACES)
VAN ACCESSIBLE:	2 SPACES REQUIRED
TOTAL:	7 SPACES REQUIRED

TOTAL PARKING PROVIDED:	
ACCESSIBLE PARKING:	8 SPACES (INCLUDES 5 VAN SPACES)
9 FT X 18 FT SPACES:	225 SPACES
TOTAL PARKING PROVIDED:	234 SPACES

OFF STREET LOADING SPACES:	
OFFICE BUILDING 25,000 - 100,000 SPACES	SOFT REQUIRES (2) 12 FT BY 40 FT LOADING SPACES
PROVIDED	(2) 12 FT BY 40 FT LOADING SPACES

ROAD TRAFFIC DATA		OLD ORCHARD ROAD (269A)	
FUNCTIONAL CLASSIFICATION:			LOCAL
POSTED SPEED LIMIT:			40 MPH
AADT:		13,162	TRIPS
10 YEAR PROJECTED AADT (1.2 X AADT):		15,794	TRIPS
SITE AADT:		1,914	TRIPS
10 YEAR PROJECTED + SITE AADT:		17,708	TRIPS
TRAFFIC PATTERN GROUP:		7	
PEAK HOUR: 13.70% X (10 YEAR PROJECTED AADT + SITE AADT):		2,426	TRIPS
SITE TRAFFIC DATA			
SOURCE:	ITE TRIP GENERATION MANUAL 10TH EDITION		
DESIGN VEHICLE:	SU-40		
TRUCK PERCENTAGE:	10		
ENTRANCE 1 FULL MOVEMENT			
CODE:			
720 - MEDICAL-DENTAL OFFICE BUILDING (PER 1000 SF GFA)	55,000 SF	ADT 55.00 ksf X 34.80	(AM PK) 55.00 ksf X 3.53 (PM PK) 55.00 ksf X 4.1
TOTAL		1914	195 226
DIRECTIONAL DISTRIBUTION			
720 - MEDICAL-DENTAL OFFICE BUILDING (PER 1000 SF GFA)	55,000 SF	ADT 1914	(AM PK) ENTER 121 EXIT 75 (PM PK) ENTER 89 EXIT 138
720 - MEDICAL-DENTAL OFFICE BUILDING (PER 1000 SF GFA)		62 % ENTERING	38 % EXITING 39 % ENTERING 61 % EXITING



WETLAND VERIFICATION STATEMENT

THIS PROPERTY, TAX MAP #335-08.00-29.00, HAS BEEN EXAMINED BY JAMES C. MCCULLY, IV, PWS FOR THE PRESENCE OF WATERS OF THE UNITED STATES, INCLUDING WETLANDS (SECTION 404 AND SECTION 10), STATE SUBAQUEOUS LANDS AND STATE REGULATED WETLANDS AS ESTABLISHED BY THE REVIEWING AGENCIES IN THE FORM OF MANUALS, POLICIES AND PROCEDURES IN PLACE AT THE TIME THAT THE INVESTIGATION WAS CONDUCTED. THE WETLAND INFORMATION CONTAINED IN THIS PLAN SET IS IN ACCORDANCE WITH THIS CRITERIA.

IN ACCORDANCE WITH DNREC TIDAL WETLAND MAPS, THERE ARE NO STATE REGULATED WETLANDS ON THE SITE.

WATERSHED ECO, LLC
JAMES C. MCCULLY, IV, PWS
158 COOPERS DRIVE
NEWARK, DE 19702

OWNER'S CERTIFICATION

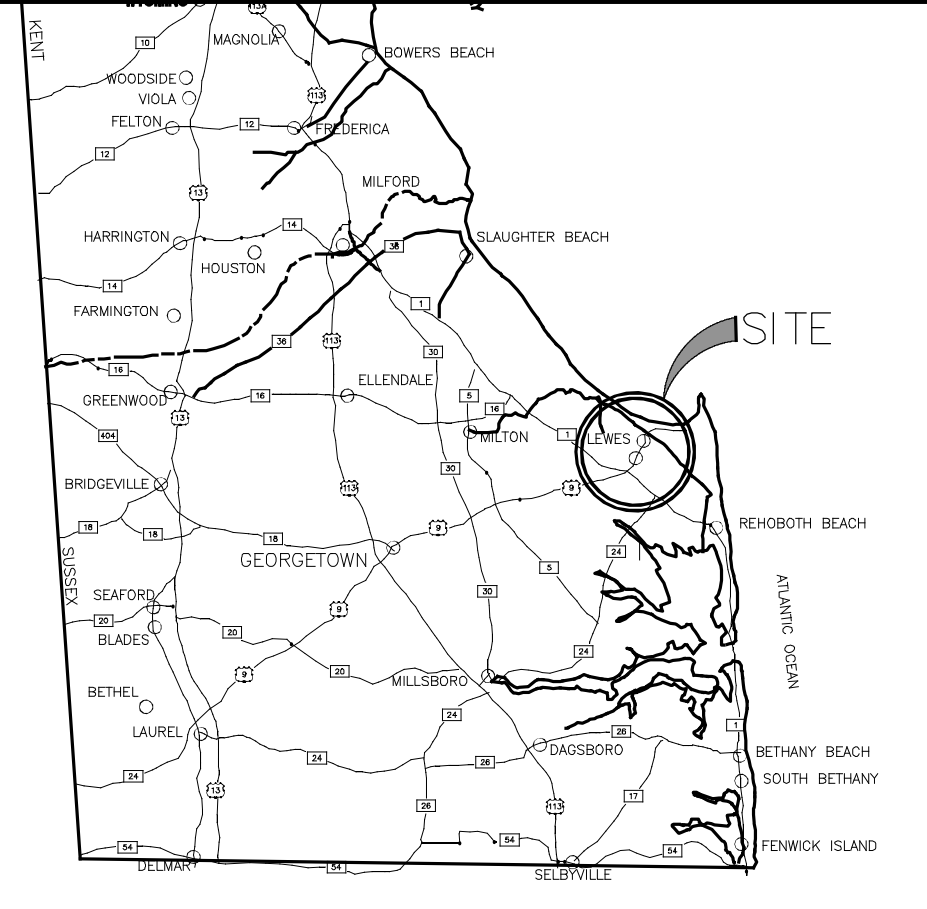
IT IS HEREBY CERTIFIED THAT I AM THE OWNER /DEVELOPER OF THE PROPERTY DESCRIBED AS PARCEL #335-8.00-44.00 AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, AND I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN CONSTRUCTED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

APPLICANT: OLD ORCHARD VENTURES, LLC
MR. BARRY BAKER
10 A-DEL DRIVE
NEWARK, DE 19702
PHONE: 302-453-8286

ENGINEER'S CERTIFICATION

I, ROBERT J. PALMER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT THIS PLAN WAS EITHER PREPARED BY ME OR UNDER MY DIRECTION. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES. MY LICENSE NUMBER IS 11563, AND EXPIRES ON JUNE 30, 2020.

ENGINEER: ROBERT J. PALMER, P.E.
BEACON ENGINEERING, LLC
23318 CEDAR LANE
GEORGETOWN, DE 19947



LOCATION / ZONING 1" = 1/2 MI VICINITY MAP 1" = 10 MILES



Date:	2/1/2019
By:	BAS
Revision:	
P&Z COMMENTS	

ORCHARD PLAZA
OLD ORCHARD VENTURES, LLC
BROADKILL RIVER WATERSHED, LEWES & REHOBOTH HUNDRED,
SUSSEX COUNTY, DELAWARE
TAX MAP #335-8.00-29.00
SITE PLAN

Date:	DEC 20, 2018
Scale:	1" = 50'
Dwn.By:	BAS / SKM
Proj.No.:	OOV01-02

Dwg.:
SP1.1

ROAD TRAFFIC DATA	
FUNCTIONAL CLASSIFICATION: POSTED SPEED LIMIT: AADT: 10 YEAR PROJECTED AADT (1.2 X AADT): SITE AADT: 10 YEAR PROJECTED + SITE AADT: TRAFFIC PATTERN GROUP: PEAK HOUR: 13.70% X (10 YEAR PROJECTED AADT + SITE ADT):	NASSAU ROAD MAJOR COLLECTOR 35 MPH 1,170 TRIPS 1,404 TRIPS 179 TRIPS 1,583 TRIPS 7 217 TRIPS
SITE TRAFFIC DATA	
SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION DESIGN VEHICLE: SU-40 TRUCK PERCENTAGE: 5 ENTRANCE 1 FULL MOVEMENT CODE:	
221 MULTIFAMILY HOUSING (MID-RISE) (DWELLING UNITS) # UNITS (33 UNITS X 5.45) -1.75 (33 UNIT X 0.83)-0.27 (33 UNIT X 0.8)-0.05	ADT (AM PK) (PM PK)
TOTAL	179 28 28
DIRECTIONAL DISTRIBUTION	
50% FROM NORTH AND 50% FROM SOUTH	
221 MULTIFAMILY HOUSING (MID-RISE) (DWELLING UNITS) # UNITS	ADT ENTER (AM PK) EXIT (PM PK)
221 MULTIFAMILY HOUSING (MID-RISE) (DWELLING UNITS)	179 8 21 17 12
221 MULTIFAMILY HOUSING (MID-RISE) (DWELLING UNITS)	27 % ENTERING 73 % EXITING 60 % ENTERING 40 % EXITING

OWNER'S / DEVELOPER'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM THE OWNER /DEVELOPER OF THE PROPERTY DESCRIBED AS PARCEL #334-5.00-87.00 AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, AND I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN DEVELOPED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

APPLICANT: TIM NAUGHTON
THE EVERGREEN COMPANIES, LLC
701 BETHANY LOOP, SUITE 2
BETHANY BEACH, DELAWARE 19930
PHONE: 443-398-0294
TNAUGHTON@EVERGREENHOMES.COM

ENGINEER'S CERTIFICATION

I, ROBERT J. PALMER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT THIS PLAN WAS EITHER PREPARED BY ME OR UNDER MY DIRECTION. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES. MY LICENSE NUMBER IS 11563, AND EXPIRES ON JUNE 30, 2020.

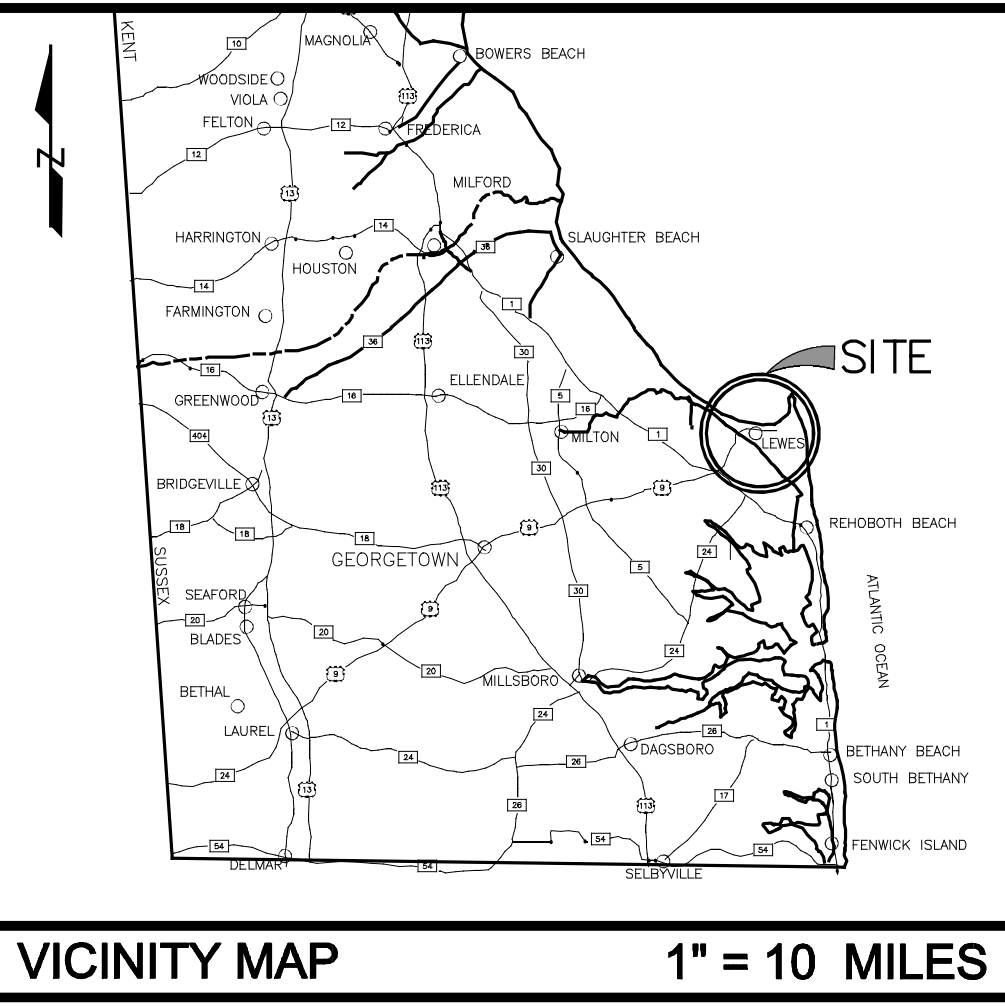
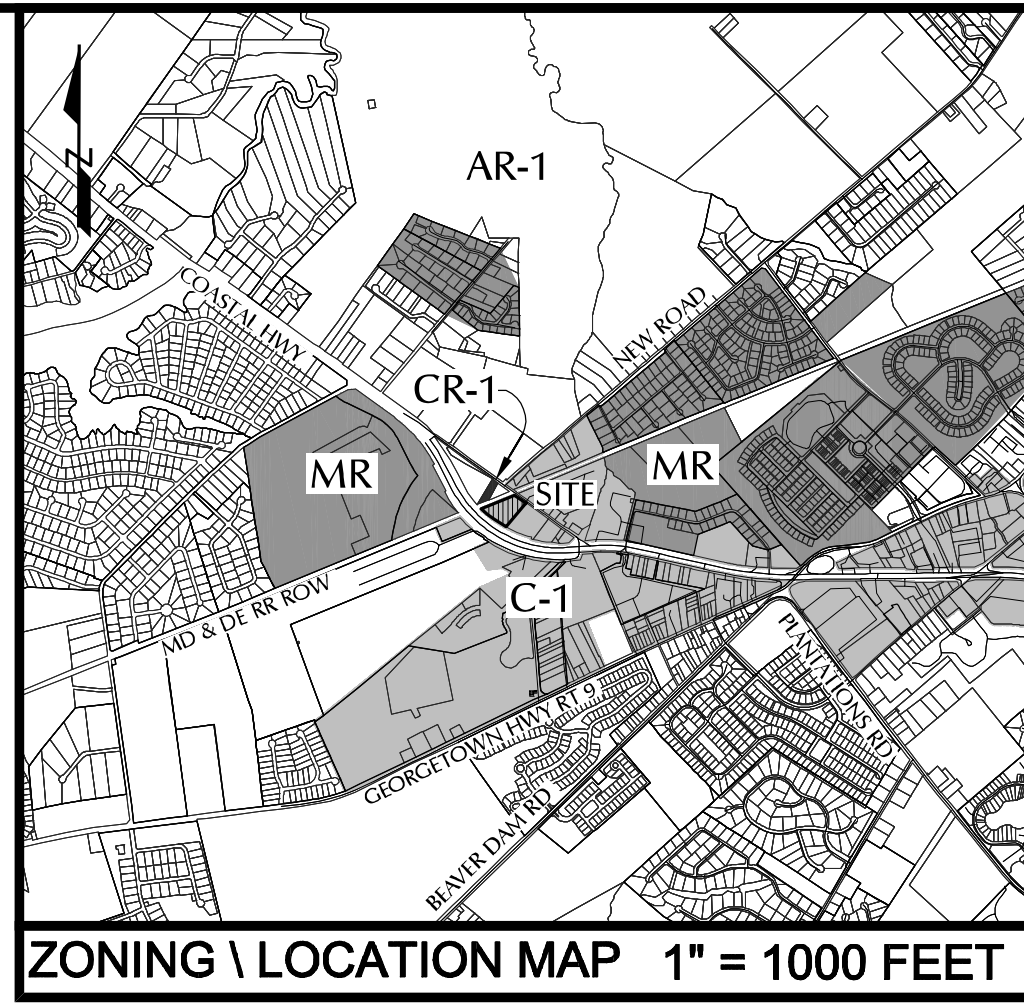
ROBERT J. PALMER, P.E.
BEACON ENGINEERING, LLC
23318 CEDAR LANE
GEORGETOWN, DELAWARE 19947

WETLAND VERIFICATION STATEMENT

THIS PROPERTY, TAX MAP #334-05.00-87.00, HAS BEEN EXAMINED BY LAF P. ERICKSON FOR THE PRESENCE OF WATERS OF THE UNITED STATES, INCLUDING WETLANDS (SECTION 404 AND SECTION 10), STATE SUBAQUEOUS LANDS AND STATE REGULATED WETLANDS AS ESTABLISHED BY THE REVIEWING AGENCIES IN THE FORM OF MANUALS, POLICIES AND PROCEDURES IN PLACE AT THE TIME THAT THE INVESTIGATION WAS CONDUCTED. THERE ARE NO WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM Delineated UPON THIS PROPERTY.

IN ACCORDANCE WITH DNREC TIDAL WETLAND MAPS, THERE ARE NO STATE REGULATED WETLANDS ON THE SITE.

LAF P. ERICKSON
SOILSCIENTIST, CPSS/SC
ATLANTIC RESOURCE MANAGEMENT, INC.
P.O. BOX 869 - OCEAN VIEW, DE 19970
PHONE: 302-539-2029



SITE DATA

OWNER:
THE EVERGREEN COMPANIES, LLC
TIM NAUGHTON
701 BETHANY LOOP, SUITE 2
BETHANY BEACH, DELAWARE 19930
PHONE: 443-398-0294
TNAUGHTON@EVERGREENHOMES.COM

CONSULTANT:
BEACON ENGINEERING, LLC
ROBERT J. PALMER, P.E.
23318 CEDAR LANE
GEORGETOWN, DELAWARE 19947
PHONE: 302-864-8825
RPALMER@BEACONENGINEERINGLLC.COM

PROPERTY AND ZONING DATA:
TAX MAP ID: 334-05.00-87.00
SUSSEX COUNTY SITE PLAN NO.:
SUSSEX COUNTY AGREEMENT NO.:
TOTAL DEVELOPMENT AREA: 3.17 AC.
NET DEVELOPMENT AREA: 3.15 AC.
TOTAL LOD AREA: 3.15 AC.
LATITUDE AND LONGITUDE: LAT: 38.75109204
LO: -75.18771359
SITE ADDRESS: --- NASSAU ROAD
LEWES, DELAWARE-19958
SEWER: WEST REHOBOTH EXPANSION OF THE DEWEY BEACH SSD
TIDEWATER UTILITIES INC. (PROPOSED)
WATER: THIS SITE CONTAINS NO WETLANDS.
THIS PROJECT WILL BE CONSTRUCTED IN 1 PHASE.
THIS SITE IS NOT WITHIN THE 100YR FLOOD PLAIN PER FEMA MAP NUMBERED 10005C0189K AND 1005C0193K DATED MARCH 16, 2015.
SITE STORMWATER OUTFALL IS INFILTRATION.
REQUIRED OPEN SPACE: 10%
PROVIDED OPEN SPACE: 40%

AREAS
TOTAL SITE AREA: 3.15 AC.
MAXIMUM PERMITTED DENSITY: 12 DU. / AC.
PROPOSED GROSS DENSITY: 10.47 DU. / AC.

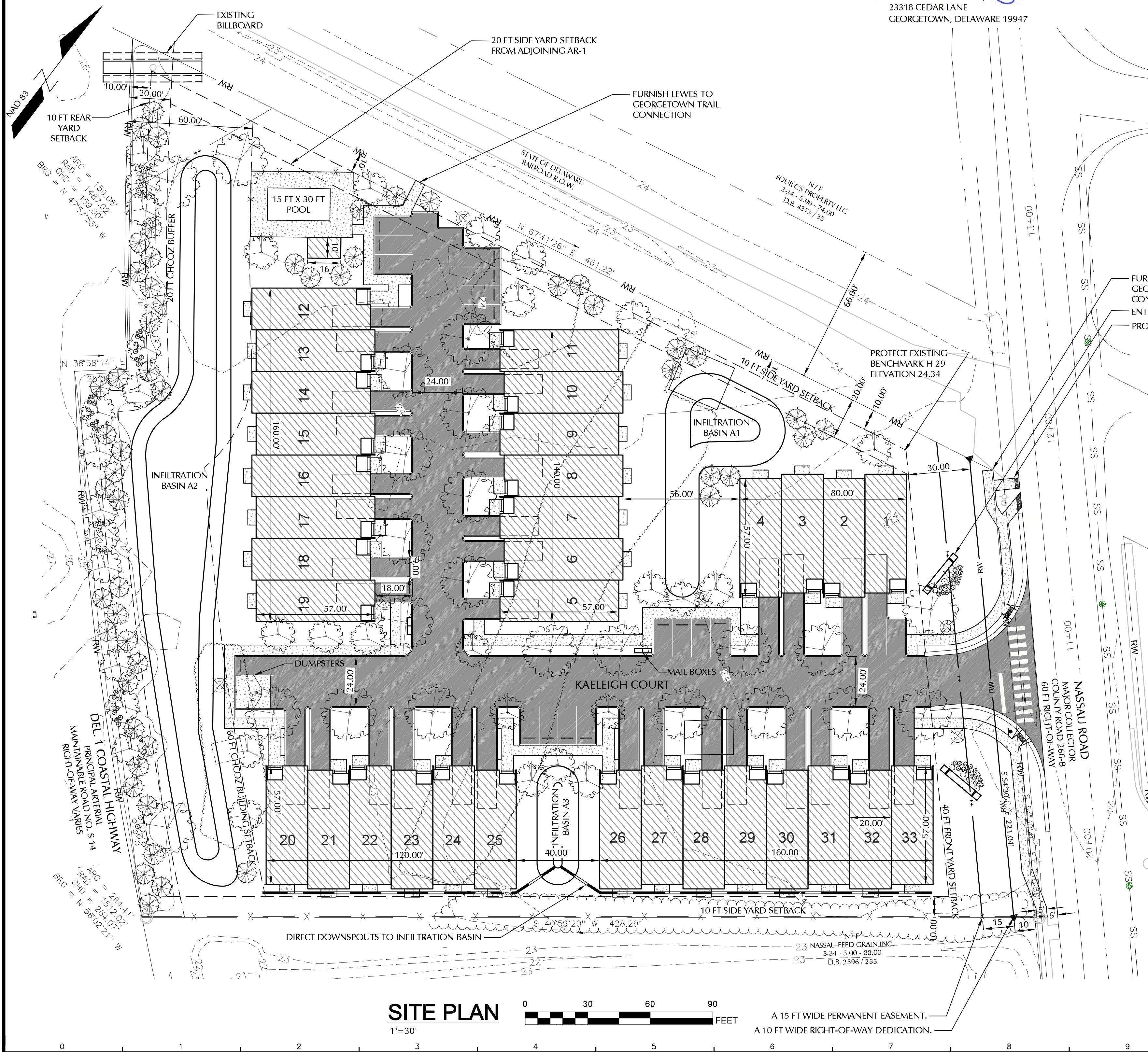
AREA AND BULK REQUIREMENTS:

	CHCOZ
FRONT YARD:	40'
SIDE YARD:	10'
REAR YARD:	10'
BUFFER:	20'
MAX DENSITY:	12DU/AC
HEIGHT MAX:	42'
PROPOSED HEIGHT:	32'
NUMBER OF STORIES:	3

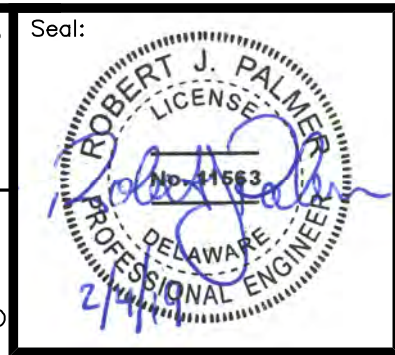
SITE ACCESS:
VERTICAL DATUM : PRIVATE
HORIZONTAL DATUM: NAD83 (DELAWARE STATE PLANE)
DEED REFERENCE: DB: 4928 PAGE: 40
STATE STRATEGIES
INVESTMENT LEVEL: 2
POSTED SPEED LIMIT: 35
NEAREST TOWN: LEWES
SURVEYOR: TRUE NORTH LAND SURVEYING, INC
DATE OF SURVEY: OCTOBER 10, 2018, UPDATED OCTOBER 11, 2018

LAND USE:
CURRENT USE: VACANT
PROPOSED USE: MULTIFAMILY RESIDENTIAL
(3 STORY 4 BEDROOM TOWNHOUSES)
GENERAL COMMERCIAL DISTRICT C-1
COMBINED HIGHWAY CORRIDOR OVERLAY ZONE (CHCOZ)

PARKING REQUIREMENTS:	UNIT REQUIREMENT	PARKING REQUIRED	PARKING PROVIDED
USE	2 PER UNIT PLUS 0.5 SPACE FOR EACH BEDROOM OVER 3 (4 BEDROOM UNITS)	83	83



EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	RIGHT OF WAY	---
---	EASEMENT	---
---	YARD SETBACKS	---
---	TREELINE	---
---	CONTOURS	---
●	PROPERTY MARKER	●
○	IRON ROD AND CAP FOUND	○
○	IRON PIPE FOUND	○
■	CONCRETE MONUMENT FOUND	■
●	IRON PIPE AND CAP FOUND	●
○	ELECTRIC METER	○
○	UTILITY POLE	○
○	SEWER MANHOLE	○
○	CLEANOUT	○
○	HYDRANT	○
○	WATER VALVE	○
○	YARD HYDRANT	○
○	UNDERGROUND UTILITY BOX	○
○	IRON ROD AND CAP TO BE SET	○
○	NEW MONUMENT TO BE SET	○
---	OVERHEAD UTILITY	---
G	GAS LINE	G
W	WATER LINE	W
E	ELECTRIC LINE	E
SS	SEWER LINE	SS
X	FENCE LINE	X
---	STORM PIPE	---
---	BUILDING	---
---	PAVING	---
---	CONCRETE	---

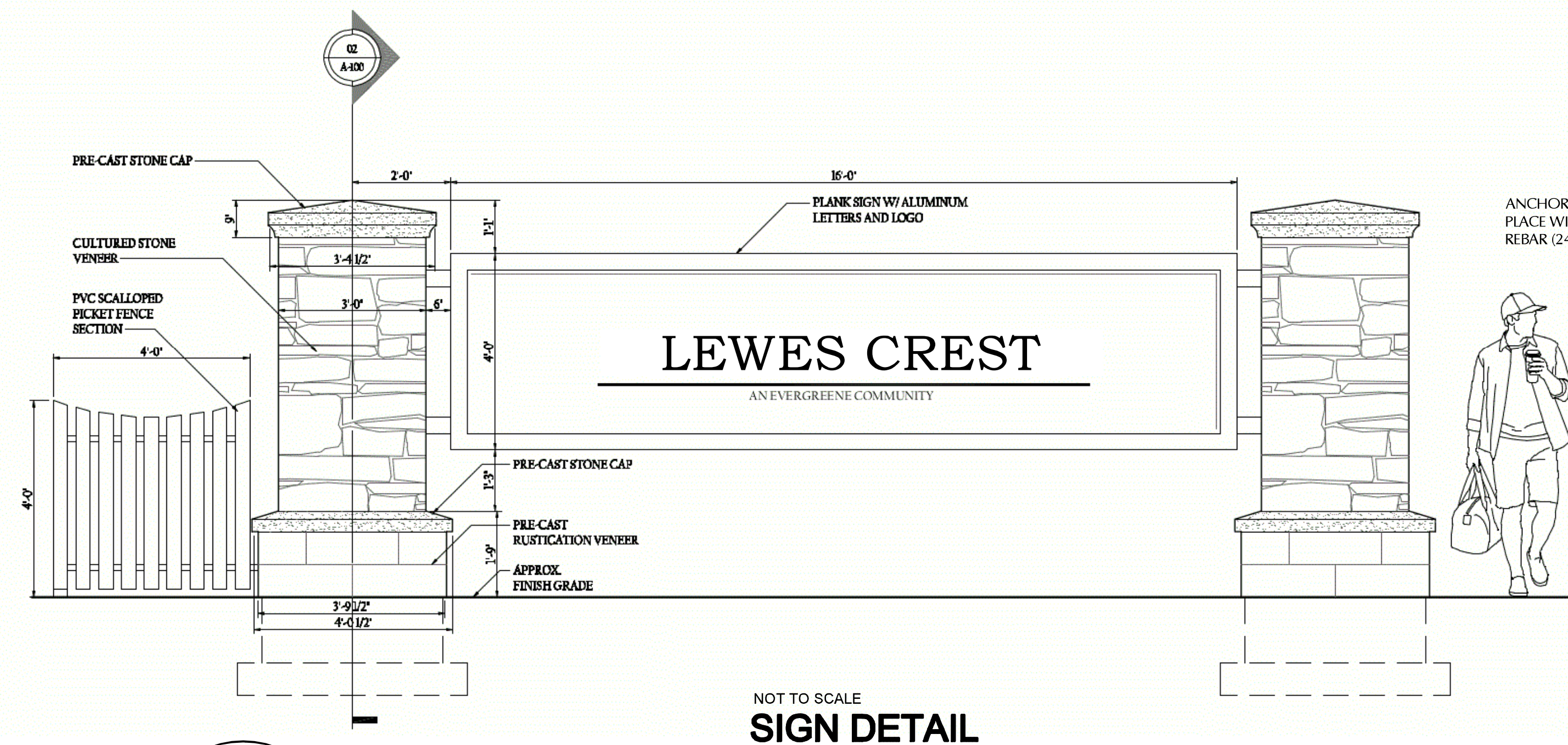


Date:	2/4/2019
By:	BAS
Revision:	
P&Z COMMENTS	

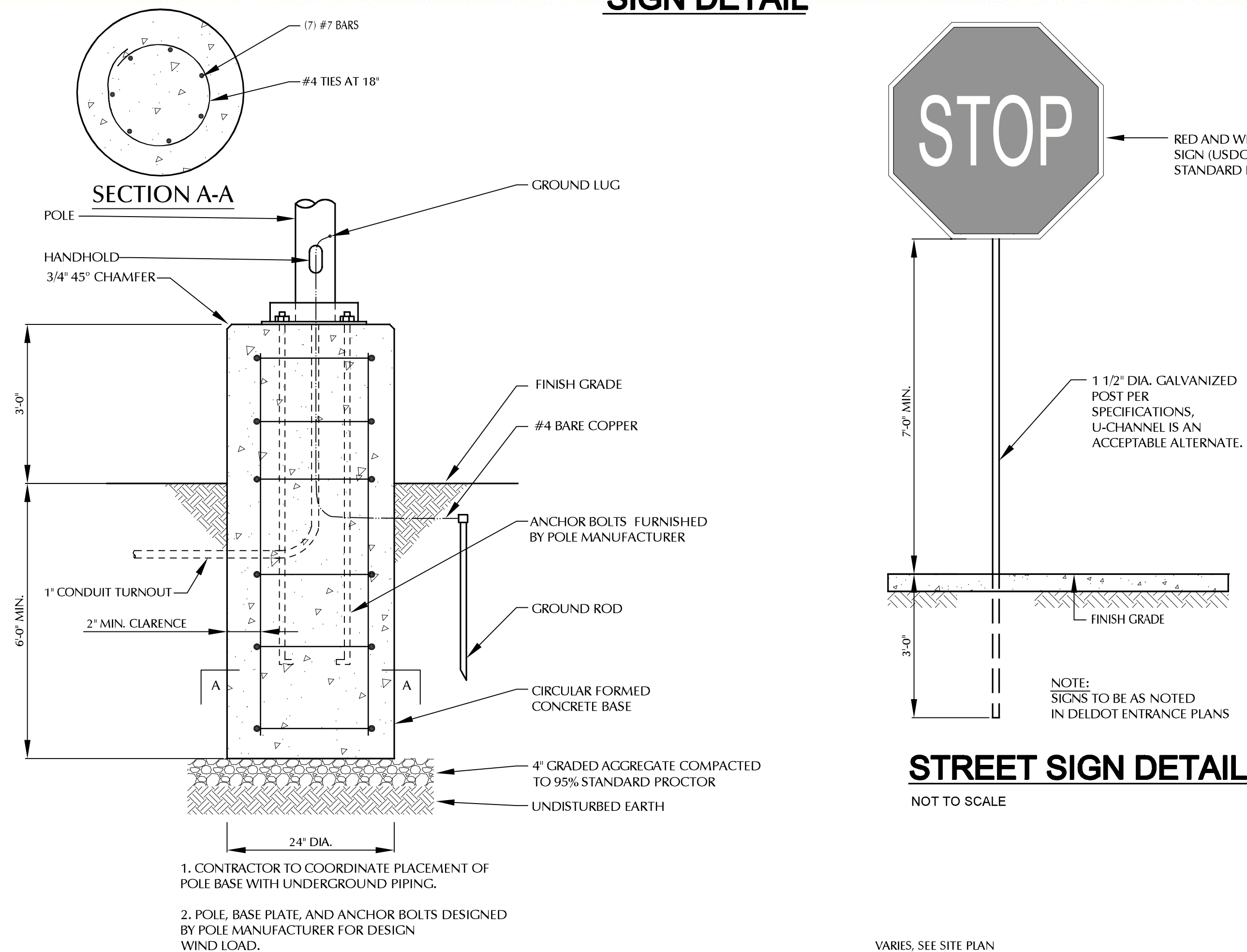
LEWES CREST
BROADKILL RIVER WATERSHED,
LEWES & REHOBOTH HUNDRED,
SUSSEX COUNTY, DELAWARE
TAX MAP #334-5.00-87.00, NASSAU ROAD SCR 266B
SITE PLAN

Date:	JAN. 7 2019
Scale:	1" = 30'
Dwn.By:	BAS
Proj.No.:	TEC01-03

SP1.1



SIGN DETAIL



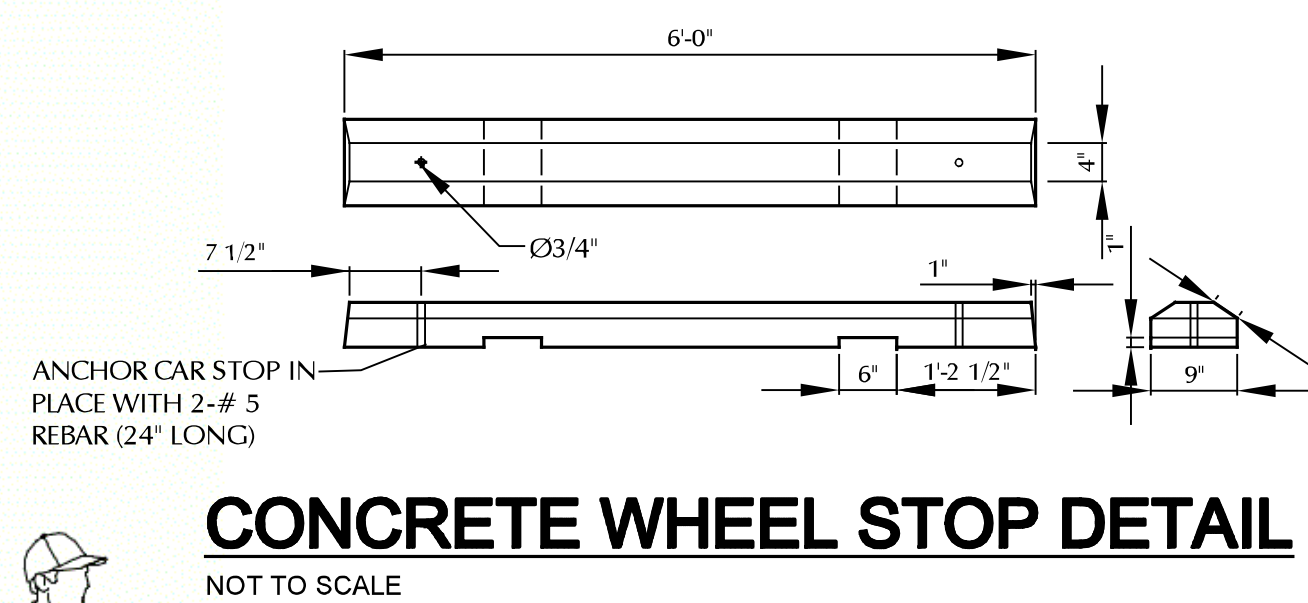
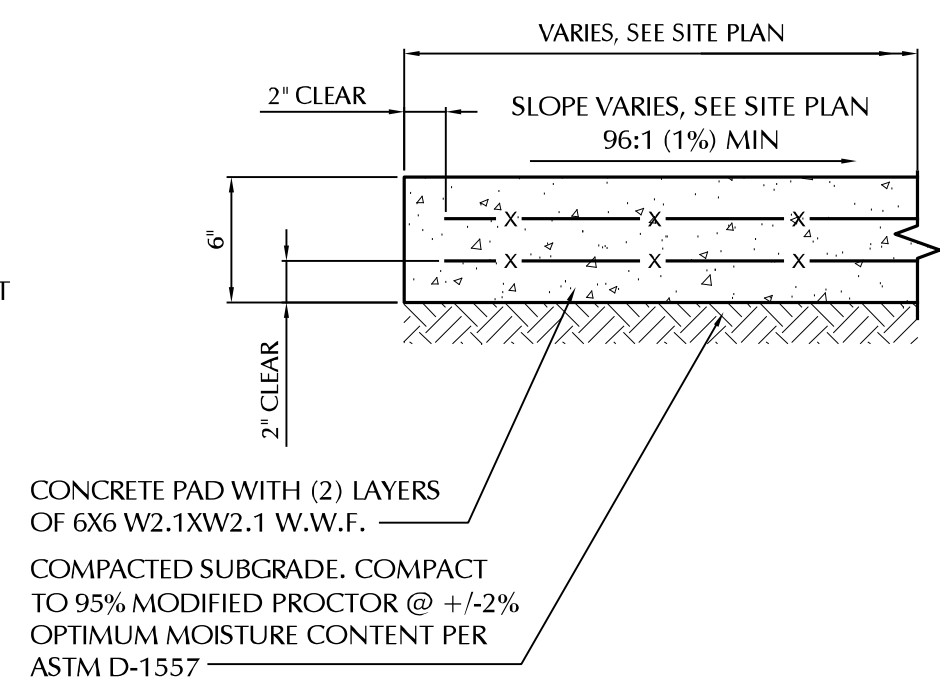
LIGHT POST BASE DETAIL

NOT TO SCALE

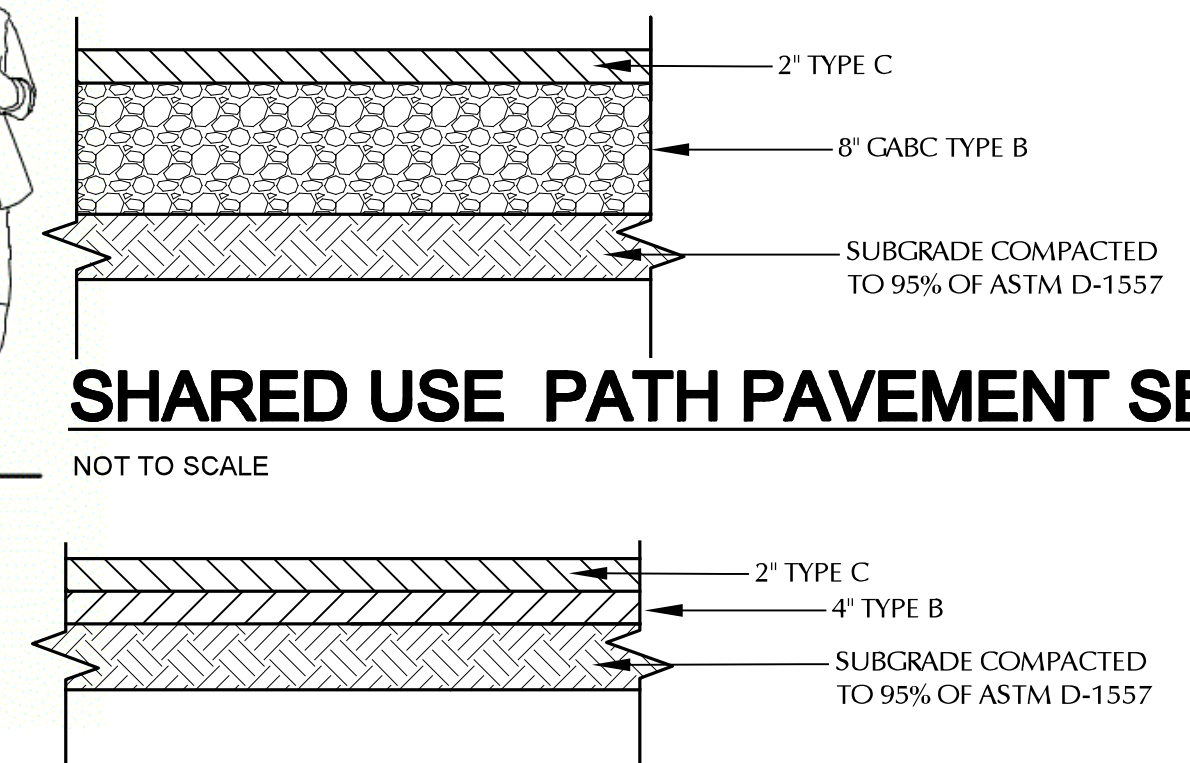
- NOTES:
1. ALL CONCRETE USED FOR DUMPSTER PADS SHALL BE 4,000PSI PORTLAND CEMENT CONCRETE.
 2. TOOLED CONTRACTION JOINTS ARE TO BE PLACED 10.0' MAX BOTH DIRECTIONS, OR AS DIRECTED.
 3. CONSTRUCTION JOINTS ARE TO BE PLACED 20.0' MAX BOTH DIRECTIONS, OR AS DIRECTED.
 3. WHEN PLACED ADJACENT TO EXISTING CONCRETE PAVEMENT, NEW OR EXISTING FOUNDATION WALL, CONCRETE CURB, CONCRETE CURB & GUTTER OR OTHER STRUCTURE, INSTALL APPROVED EXPANSION JOINT. ADDITIONAL EXPANSION JOINTS ARE TO BE PLACED AS DIRECTED.

CONCRETE DUMPSTER PAD

NOT TO SCALE

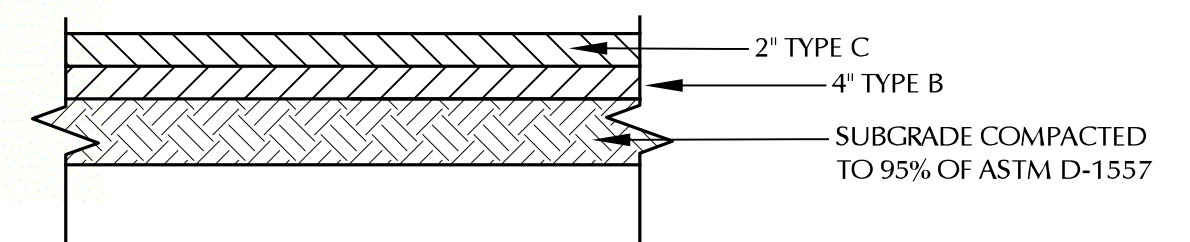


NOT TO SCALE



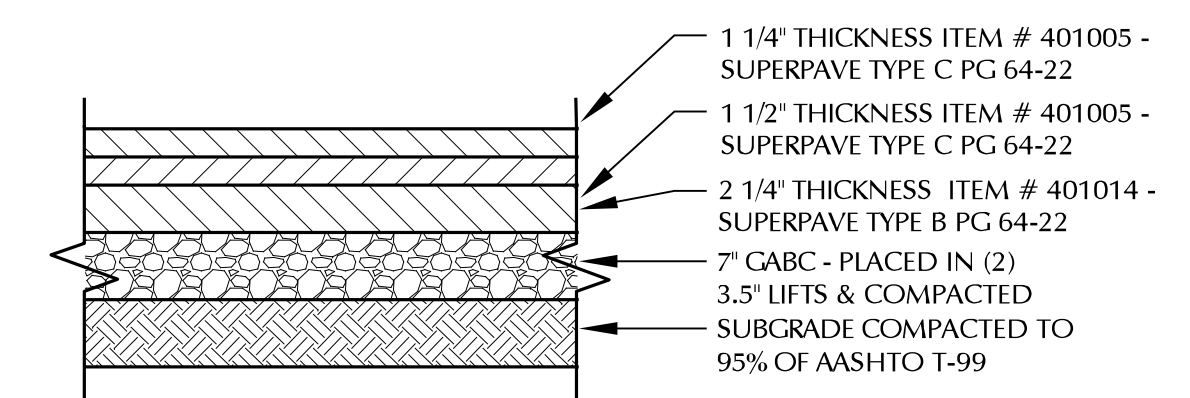
SHARED USE PATH PAVEMENT SECTION

NOT TO SCALE



LIGHT DUTY PAVEMENT SECTION (POOL PARKING AREA AND DRIVEWAYS)

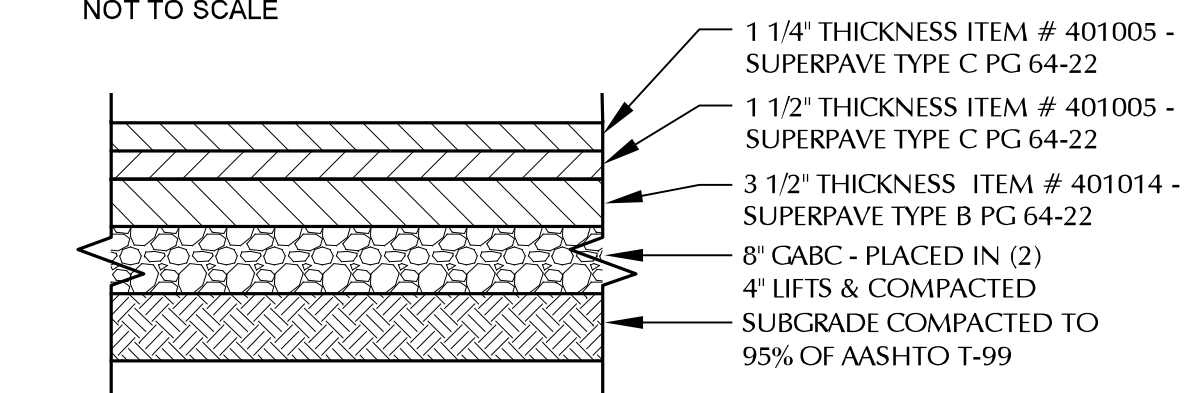
NOT TO SCALE



NOTE:
PROVIDE "WARM MIX" PG 64-22 160CYR
STRUCTURAL NUMBER = $1.25(0.4) + 1.5(0.4) + 2.25(0.4) + 7(0.14) = 2.98$

HEAVY PAVING SECTION (ON SITE ROADS)

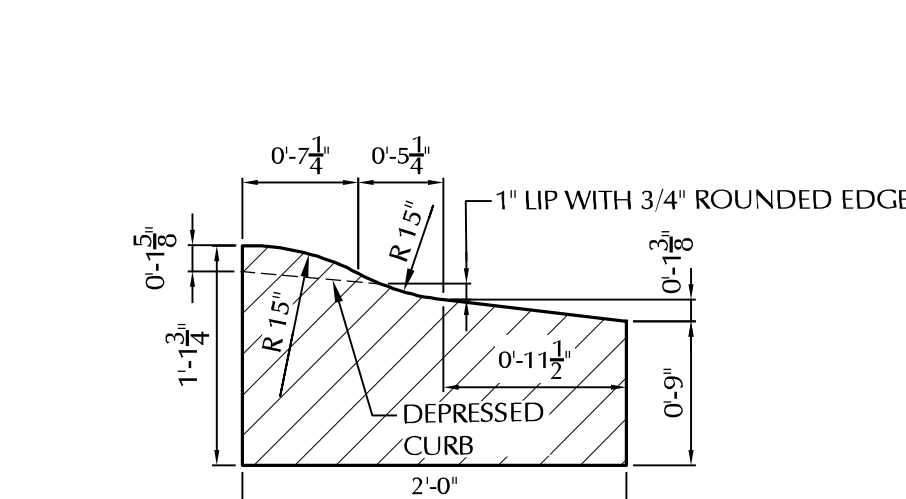
NOT TO SCALE



NOTE:
 PROVIDE "WARM MIX" PG 64-22 160CYR
 STRUCTURAL NUMBER = $1.25(0.4) + 1.5(0.4) + 3.5(0.4) + 8(0.14) = 3.62$

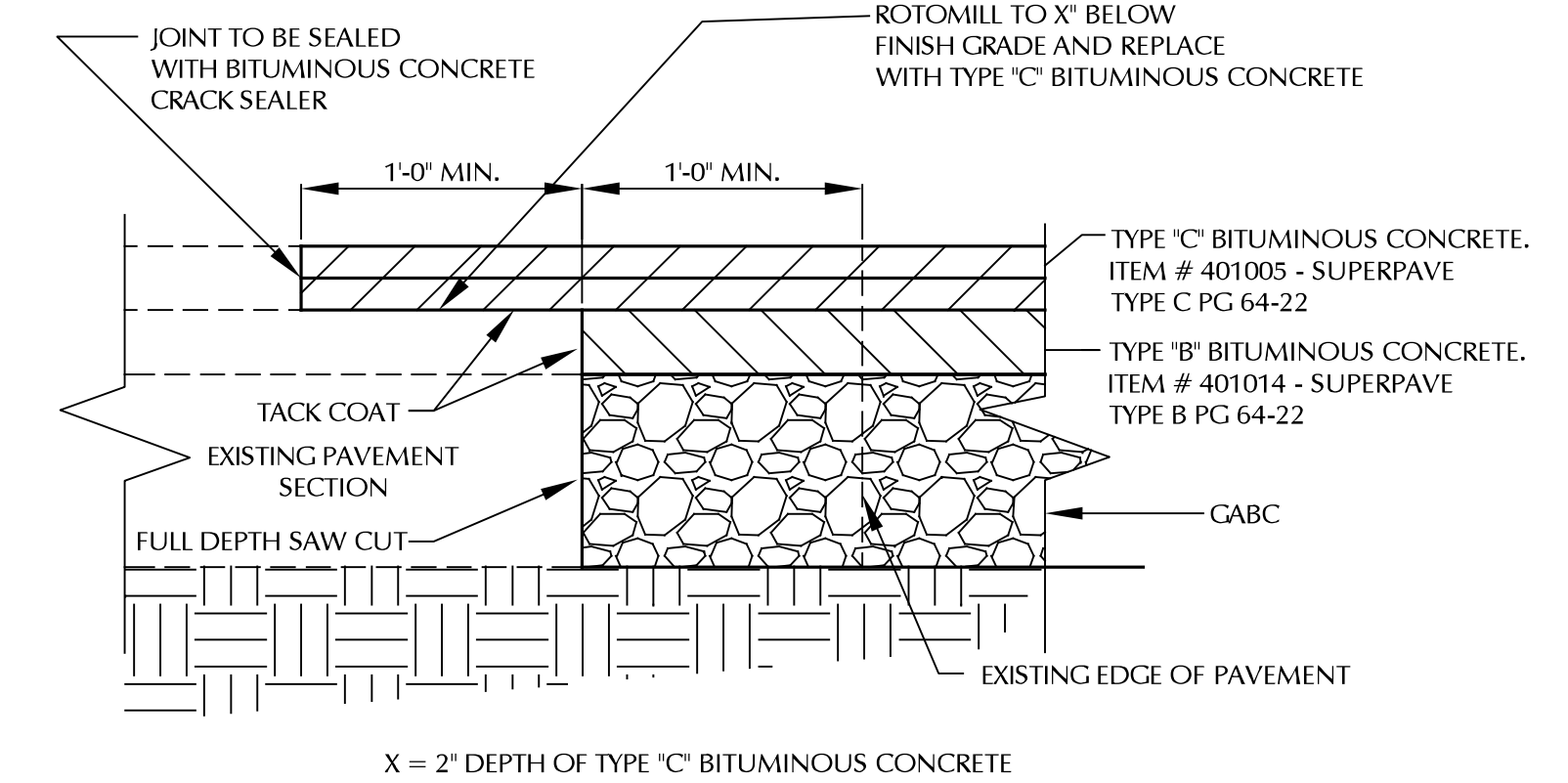
CLASS II PAVEMENT SECTION (ENTRANCE)

NOT TO SCALE



INTEGRAL P.C.C. SPILL CURB AND GUTTER TYPE 2

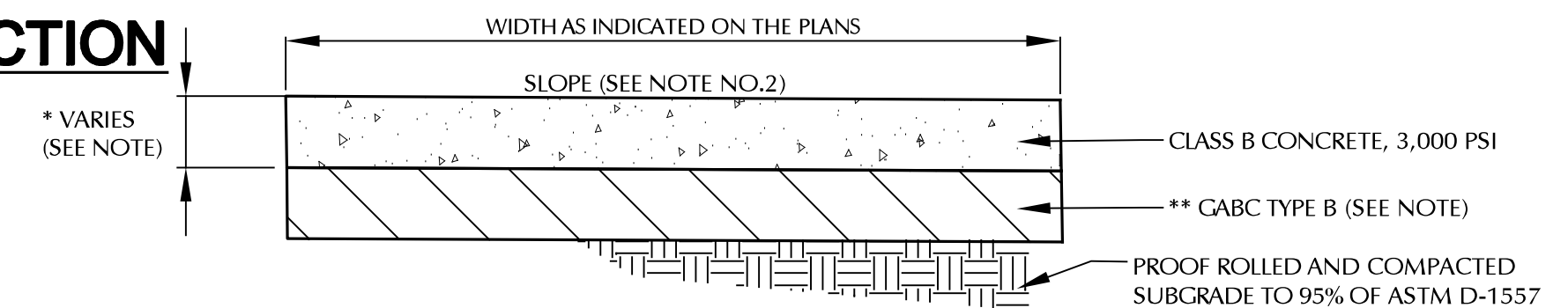
NOT TO SCALE



X = 2" DEPTH OF TYPE "C" BITUMINOUS CONCRETE

TYPICAL PAVEMENT TIE-IN DETAIL

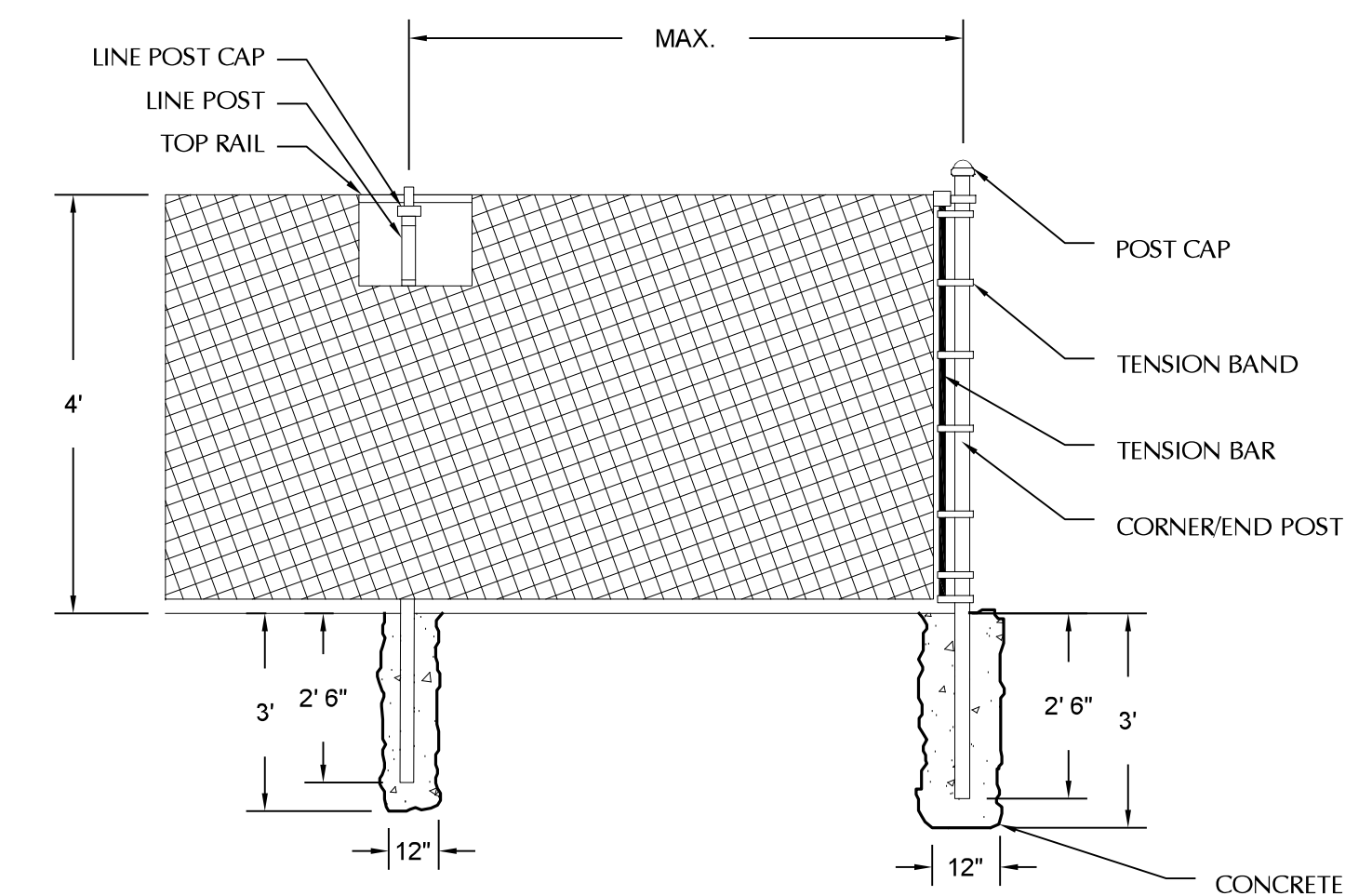
NOT TO SCALE



- *-STANDARD SIDEWALK SHALL BE 5" THICK. FOR DEPRESSED AND TRANSITION AREA, THE SIDEWALK SHALL BE 6" THICK.
- **STANDARD SIDEWALK OF 5" THICKNESS SHALL BE PLACED OVER 4" GABC-TYPE B. SIDEWALK FOR DEPRESSED AND TRANSITION AREAS OF 6" THICKNESS SHALL BE PLACED OVER 6" GABC-TYPE B.

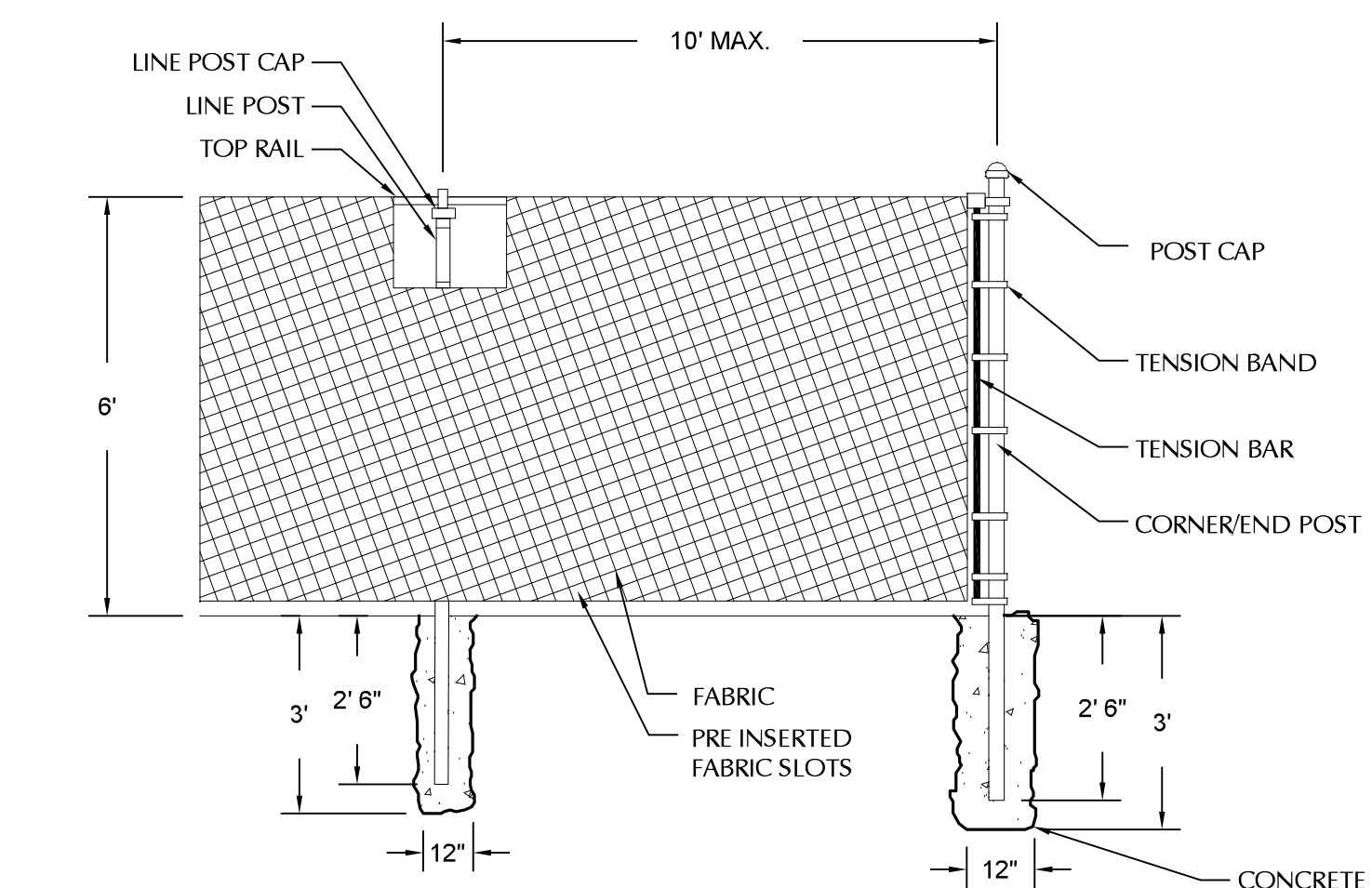
SIDEWALK DETAIL

NOT TO SCALE



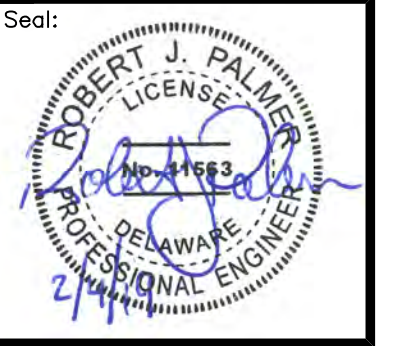
CHAIN LINK FENCE DETAIL

NOT TO SCALE



DUMPSTER SCREENING

NOT TO SCALE

[illegible]

LEWES CREST
BROADKILL RIVER WATERSHED,
LEWES & REHOBOTH HUNDRED,
SUSSEX COUNTY, DELAWARE
TAX MAP #334.5.00-87.00, NASSAU ROAD SCR 266B

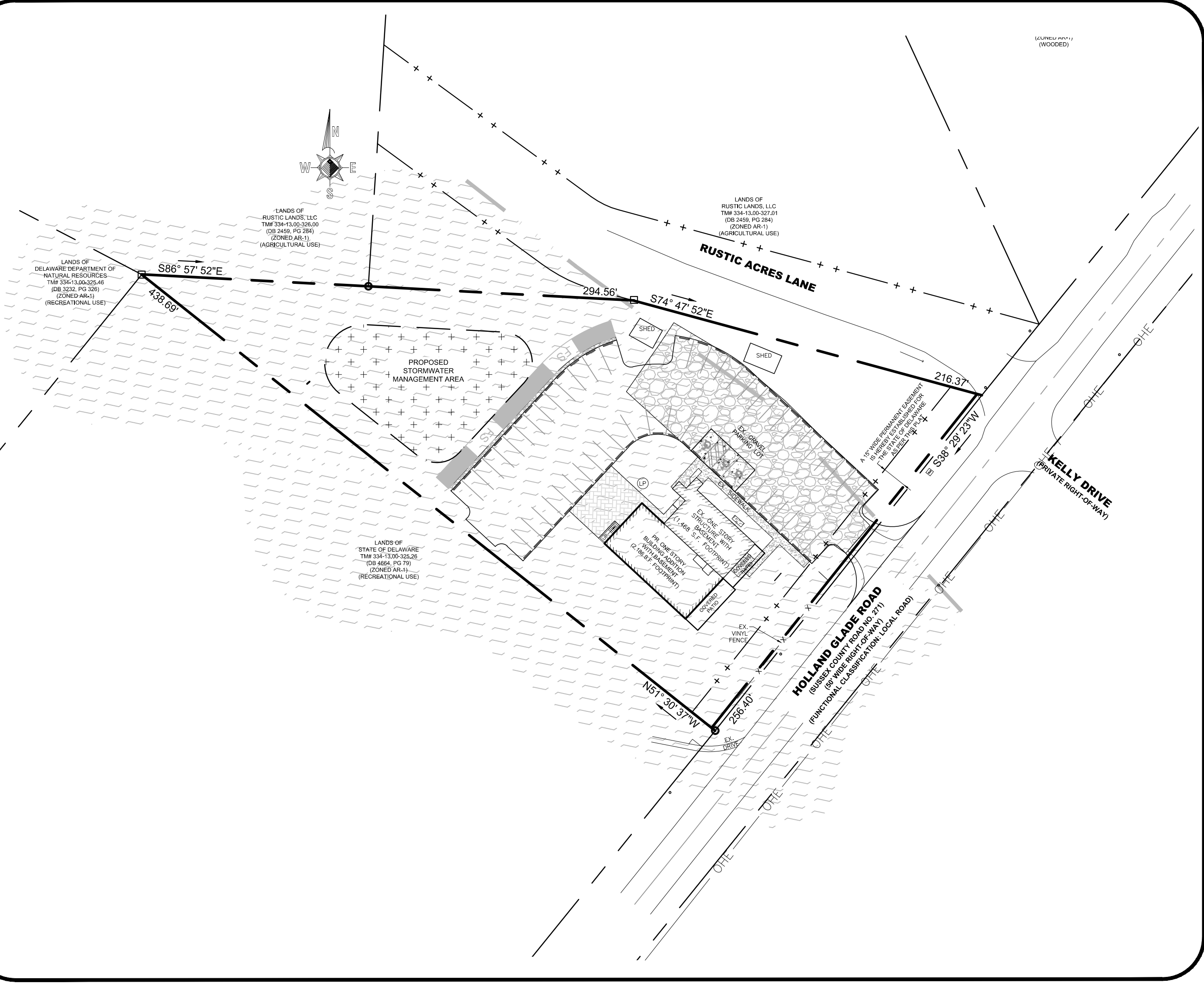
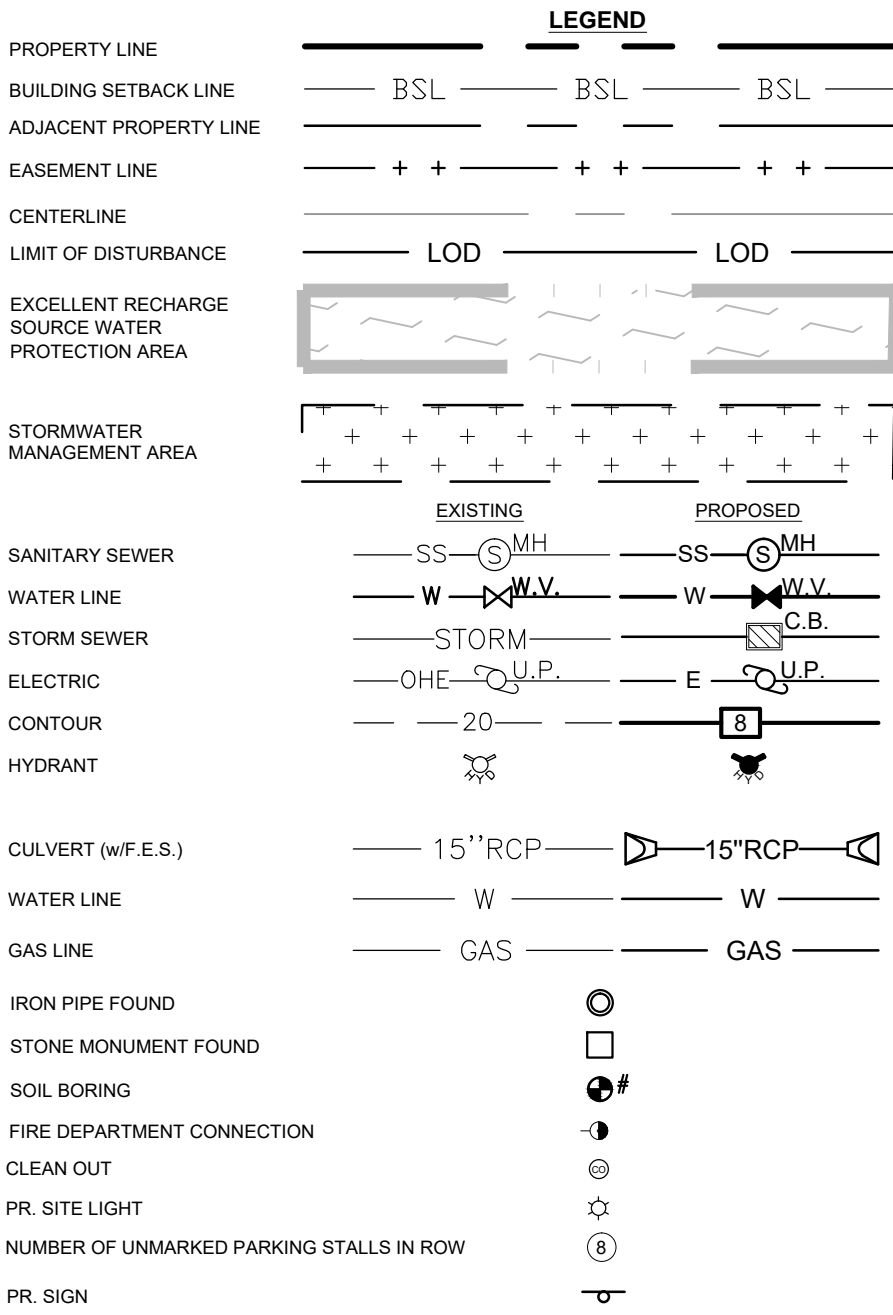
CONSTRUCTION DETAILS

Date:	JAN. 7 2019
Scale:	NO SCALE
Own.By:	BAS
Proj.No.:	TEC01-03

CD1.1

- GENERAL NOTES:**
- ALL CONSTRUCTION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE OF DELAWARE STATE HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS, DATED AUGUST 2016 AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, DATED APRIL 2016, 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 CONTRACTORS 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, DNR/EC 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.
 - 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 10050C0351K LAST REVISED 16th MARCH 2015.
 - 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.
 - COPYRIGHT © 2018, 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.
 - THE STATE OF DELAWARE CRITICAL AREA MAPS WERE REVIEWED FOR THIS SITE AND NO STATE OR FEDERALLY REGULATED WETLAND AREAS WERE FOUND TO EXIST.
 - NO NEW LIGHTING IS PROPOSED, HOWEVER ANY FUTURE LIGHTING INSTALLATION ON THE SITE SHALL BE ARRANGED TO MINIMIZE GLARE ON PROPERTY IN RESIDENTIAL AREAS.
 - A PORTION OF THE SITE LIES WITHIN AN EXCELLENT RECHARGE AREA AS DESIGNATED ON THE SUSSEX COUNTY WATER RESOURCE PROTECTION MAPS. THE REQUIREMENTS OF CHAPTER 89: SOURCE WATER PROTECTION ALLOW THE IMPERVIOUS COVER OF THAT PORTION OF A TAX PARCEL, WITHIN THE EXCELLENT GROUNDWATER RECHARGE AREA WHICH IS GREATER THAN 35% BUT NO MORE THAN 60%, PROVIDED THE APPLICANT DEMONSTRATES THROUGH AN ENVIRONMENTAL ASSESSMENT REPORT PREPARED BY A REGISTERED PROFESSIONAL GEOLOGIST OR REGISTERED PROFESSIONAL ENGINEER FAMILIAR WITH THE HYDROGEOLOGIC CHARACTERISTICS OF SUSSEX COUNTY AND USING A CLIMATIC WATER BUDGET THAT WILL INSURE THAT POST-DEVELOPMENT RECHARGE QUANTITY WILL MEET OR EXCEED THE EXISTING (PREDEVELOPMENT) RECHARGE QUANTITY. BENEFICIAL EFFORTS TO MITIGATE DISCHARGES TO IMPERVIOUS SURFACES SHALL COUNT TOWARDS THE FORMULA USED TO COMPUTE POST-DEVELOPMENT MITIGATION OF ANY DISCHARGES.

- GENERAL NOTES: Record/Site Plans** (LAST REVISED DECEMBER 8, 2017)
- NO LANDSCAPING SHALL BE ALLOWED WITHIN R/W UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).
 - ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
 - SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTMENT 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.
 - SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY ARE PRIVATE AS SHOWN ON THIS PLAN AND ARE TO BE MAINTAINED BY THE DEVELOPER, PROPERTY OWNERS OR BOTH. THE STATE OF DELAWARE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
 - TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
 - THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
 - THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.

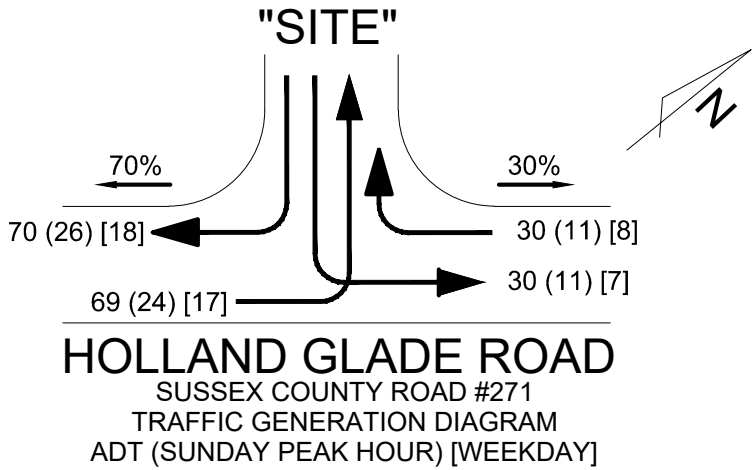


SITE LOCATION PLAN
SCALE: 1"=50'

PARCEL ID NO.: 334-13.00-325.17

SITUATE IN
LEWES & REHOBOTH HUNDRED
SUSSEX COUNTY * STATE OF DELAWARE

SITE TRAFFIC GENERATION DIAGRAM & GENERAL INFORMATION



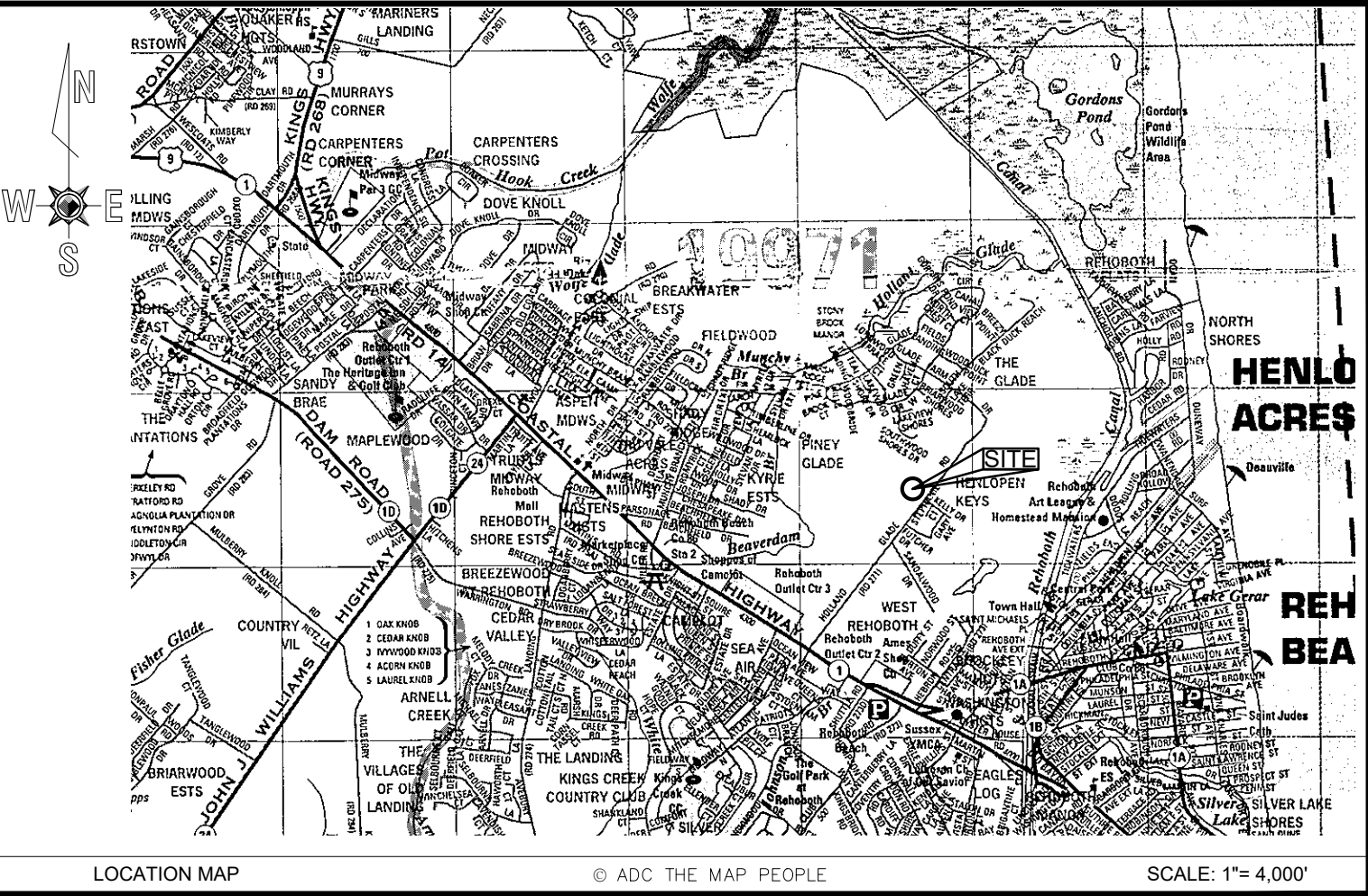
ROAD TRAFFIC DATA:
SCR 271, HOLLAND GLADE ROAD - LOCAL ROAD
POSTED SPEED LIMIT - 45 MPH
AADT = 3,255 TRIPS (FROM 2017 DELDOT TRAFFIC SUMMARY)
10 YEAR PROJECTED AADT = 1,116 X 3,225 TRIPS = 3,741 TRIPS
10 YEAR PROJECTED AADT+SITE ADT = 3,940
TRAFFIC PATTERN GROUP - 7 (FROM 2017 DELDOT TRAFFIC SUMMARY)
PEAK HOUR = 14.97% X 3,923 = 590 TRIPS
SITE TRAFFIC DATA:
SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION
7,210 S.F. CHURCH (560)
ONE ENTRANCE - FULL MOVEMENT DESIGN VEHICLE: SU-30
7,210 S.F. CHURCH X 27.63KSF ON A SUNDAY = 199 TOTAL TRIPS
X 6.95KSF ON A WEEKDAY = 50 TOTAL TRIPS
DIRECTIONAL DISTRIBUTION:
70% TO AND FROM THE SOUTH = 139 SUN, ADT (50 SUN, PK) [35 WEEKDAY]
30% TO AND FROM THE NORTH = 60 SUN, ADT (22 SUN, PK) [15 WEEKDAY]
6.32% TRUCKS & BUSES X 3005 = 190 ADT
Ref. 10th edition of ITE TRIP GENERATION

DEVELOPER'S CERTIFICATION
I, MATTHEW ASH HEREBY CERTIFY THAT SEASIDE JEWISH COMMUNITY, INC. IS THE LEGAL OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT ITS DIRECTION, THAT IT ACKNOWLEDGES THE SAME TO BE ITS ACT, AND DESIRES THE PLAN TO BE RECORDED IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

MATTHEW ASH, HOUSE COMMITTEE CHAIR
SEASIDE JEWISH COMMUNITY, INC.
18970 HOLLAND GLADE ROAD
REHOBOTH BEACH, DE 19971
PHONE: (301) 404-1471

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



PLAN DATA:															
PARCEL I.D. NO.	* 334-13.00-325.17														
DEED REFERENCE	* DB 3306, PG 059														
PLAT REFERENCE	* PB 38, PG 109														
EXISTING ZONING DISTRICT	* AR-1 (AGRICULTURAL RESIDENTIAL)														
PROPOSED ZONING DISTRICT	* AR-1 (AGRICULTURAL RESIDENTIAL)														
SEWAGE DISPOSAL	* SUSSEX COUNTY SANITARY SEWER SEWERAGE IS SUBJECT TO APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.														
WATER SUPPLY	* TIDEWATER UTILITIES, INC. WATER IS SUBJECT TO THE APPROVAL OF TIDEWATER UTILITIES, INC., THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.														
WATERSHED	* LEWES-REHOBOTH CANAL														
OWNER/DEVELOPER	* SEASIDE JEWISH COMMUNITY, INC. C/O MATTHEW ASH 18970 HOLLAND GLADE ROAD REHOBOTH BEACH, DE 19971 PHONE: (301) 404-1471														
LOCAL LAND USE AGENCY	* SUSSEX COUNTY PLANNING AND ZONING														
HORIZONTAL DATUM	* NAD 83 (NA 2011, EPOCH 2010)														
VERTICAL DATUM	* NAVD '88														
EXISTING USE	* PLACE OF WORSHIP														
PROPOSED USE	* PLACE OF WORSHIP														
NO. OF LOTS	* 1 EXISTING, 1 PROPOSED														
LOT AREA RATIONALE	* <table><tr><td>GROSS AREA (AC.)</td><td>1.45</td></tr><tr><td>RIGHT-OF-WAY DEDICATION (AC.)</td><td>0.02</td></tr><tr><td>NET AREA (USED FOR CALCULATIONS) (AC.)</td><td>1.43</td></tr><tr><td>BUILDING AREA</td><td>0.04 (2.8%)</td></tr><tr><td>IMPERVIOUS AREAS</td><td>0.23 (16.1%)</td></tr><tr><td>OPEN SPACE AREA</td><td>1.17 (81.6%)</td></tr></table>	GROSS AREA (AC.)	1.45	RIGHT-OF-WAY DEDICATION (AC.)	0.02	NET AREA (USED FOR CALCULATIONS) (AC.)	1.43	BUILDING AREA	0.04 (2.8%)	IMPERVIOUS AREAS	0.23 (16.1%)	OPEN SPACE AREA	1.17 (81.6%)		
GROSS AREA (AC.)	1.45														
RIGHT-OF-WAY DEDICATION (AC.)	0.02														
NET AREA (USED FOR CALCULATIONS) (AC.)	1.43														
BUILDING AREA	0.04 (2.8%)														
IMPERVIOUS AREAS	0.23 (16.1%)														
OPEN SPACE AREA	1.17 (81.6%)														
WELLHEAD PROTECTION AREA (WHPA) RATIONALE	* <table><tr><td>NET AREA</td><td>1.43</td></tr><tr><td>WHPA (USED FOR CALCULATIONS) (AC.)</td><td>1.23 (85.9%)</td></tr><tr><td>EXISTING (AC.)</td><td>0.24 (16.4%)</td></tr><tr><td>IMPERVIOUS AREAS</td><td>0.49 (40.2%)</td></tr><tr><td>PERVIOUS AREAS</td><td>1.21 (83.6%)</td></tr><tr><td></td><td>0.73 (59.8%)</td></tr></table>	NET AREA	1.43	WHPA (USED FOR CALCULATIONS) (AC.)	1.23 (85.9%)	EXISTING (AC.)	0.24 (16.4%)	IMPERVIOUS AREAS	0.49 (40.2%)	PERVIOUS AREAS	1.21 (83.6%)		0.73 (59.8%)		
NET AREA	1.43														
WHPA (USED FOR CALCULATIONS) (AC.)	1.23 (85.9%)														
EXISTING (AC.)	0.24 (16.4%)														
IMPERVIOUS AREAS	0.49 (40.2%)														
PERVIOUS AREAS	1.21 (83.6%)														
	0.73 (59.8%)														
HEIGHT, AREA & BULK TABLE	* <table><tr><td>MAX. BUILDING HEIGHT (FT.)=</td><td>42</td></tr><tr><td>MINIMUM LOT SIZE (S.F.) =</td><td>20,000 (1)</td></tr><tr><td>MINIMUM LOT WIDTH (FT.) =</td><td>150 (2)</td></tr><tr><td>MINIMUM LOT DEPTH (FT.) =</td><td>100</td></tr><tr><td>MINIMUM FRONT YARD (FT.) =</td><td>40</td></tr><tr><td>MINIMUM SIDE YARD (FT.) =</td><td>15</td></tr><tr><td>MINIMUM REAR YARD (FT.) =</td><td>20</td></tr></table>	MAX. BUILDING HEIGHT (FT.)=	42	MINIMUM LOT SIZE (S.F.) =	20,000 (1)	MINIMUM LOT WIDTH (FT.) =	150 (2)	MINIMUM LOT DEPTH (FT.) =	100	MINIMUM FRONT YARD (FT.) =	40	MINIMUM SIDE YARD (FT.) =	15	MINIMUM REAR YARD (FT.) =	20
MAX. BUILDING HEIGHT (FT.)=	42														
MINIMUM LOT SIZE (S.F.) =	20,000 (1)														
MINIMUM LOT WIDTH (FT.) =	150 (2)														
MINIMUM LOT DEPTH (FT.) =	100														
MINIMUM FRONT YARD (FT.) =	40														
MINIMUM SIDE YARD (FT.) =	15														
MINIMUM REAR YARD (FT.) =	20														
PARKING RATIONALE	* <table><tr><td>PR. PLACE OF WORSHIP:</td><td></td></tr><tr><td>160 SEATS @ 1 SPACE/4 SEATS</td><td></td></tr><tr><td>TOTAL PARKING REQUIRED=</td><td>40 SPACES</td></tr><tr><td>TOTAL PARKING PROVIDED=</td><td>55 SPACES</td></tr><tr><td>(INCLUDING 3 HANDICAP ACCESSIBLE SPACES)</td><td></td></tr></table>	PR. PLACE OF WORSHIP:		160 SEATS @ 1 SPACE/4 SEATS		TOTAL PARKING REQUIRED=	40 SPACES	TOTAL PARKING PROVIDED=	55 SPACES	(INCLUDING 3 HANDICAP ACCESSIBLE SPACES)					
PR. PLACE OF WORSHIP:															
160 SEATS @ 1 SPACE/4 SEATS															
TOTAL PARKING REQUIRED=	40 SPACES														
TOTAL PARKING PROVIDED=	55 SPACES														
(INCLUDING 3 HANDICAP ACCESSIBLE SPACES)															
GROSS FLOOR AREA	* EXISTING= 2,700 S.F. PROPOSED= 7,210 S.F.														
INVESTMENT LEVEL AREA	* INVESTMENT LEVEL 3														
HIGHWAY MAINTENANCE NO.	* SUSSEX COUNTY ROUTE 271														
POSTED SPEED LIMIT	* 45 MPH ON HOLLAND GLADE ROAD (SCR 271)														
FIRE MARSHALL NOTES	* N.F.P.A BUILDING TYPE = TYPE-V (WOOD FRAME) FIRE SUPPRESSION: NO AUTOMATIC SPRINKLERS ARE PROPOSED MAX. BUILDING HEIGHT= H<32' A.) AN AUTOMATIC FIRE ALARM SYSTEM AND SIGNALING SYSTEM PLANS AND SPECIFICATIONS SHALL BE SUBMITTED FOR REVIEW PER DSFFR FIRE REGULATION 702, CHAPTER 6, SECTION 3.														
SITE ADDRESS	* 18970 HOLLAND GLADE ROAD REHOBOTH BEACH, DE 19971														

- Minimum lot sizes for lots connected to a central sewer system.
- A lot fronting on a numbered road shown on the latest revision of the General Highway Map for Sussex County shall have a minimum width of 150 feet.
- Per Delaware State Fire Prevention Regulations, Regulation 702, Chapter 6, Flow Table 1, as applicable to rural areas where public, private, or central water is not available: Storage, Industrial, and Mercantile Occupancies having greater than 5,000 aggregate square feet and not exceeding 10,000 aggregate square feet shall have a minimum setback of 25 feet from all property lines & 15 feet from exposure hazards on the same property.

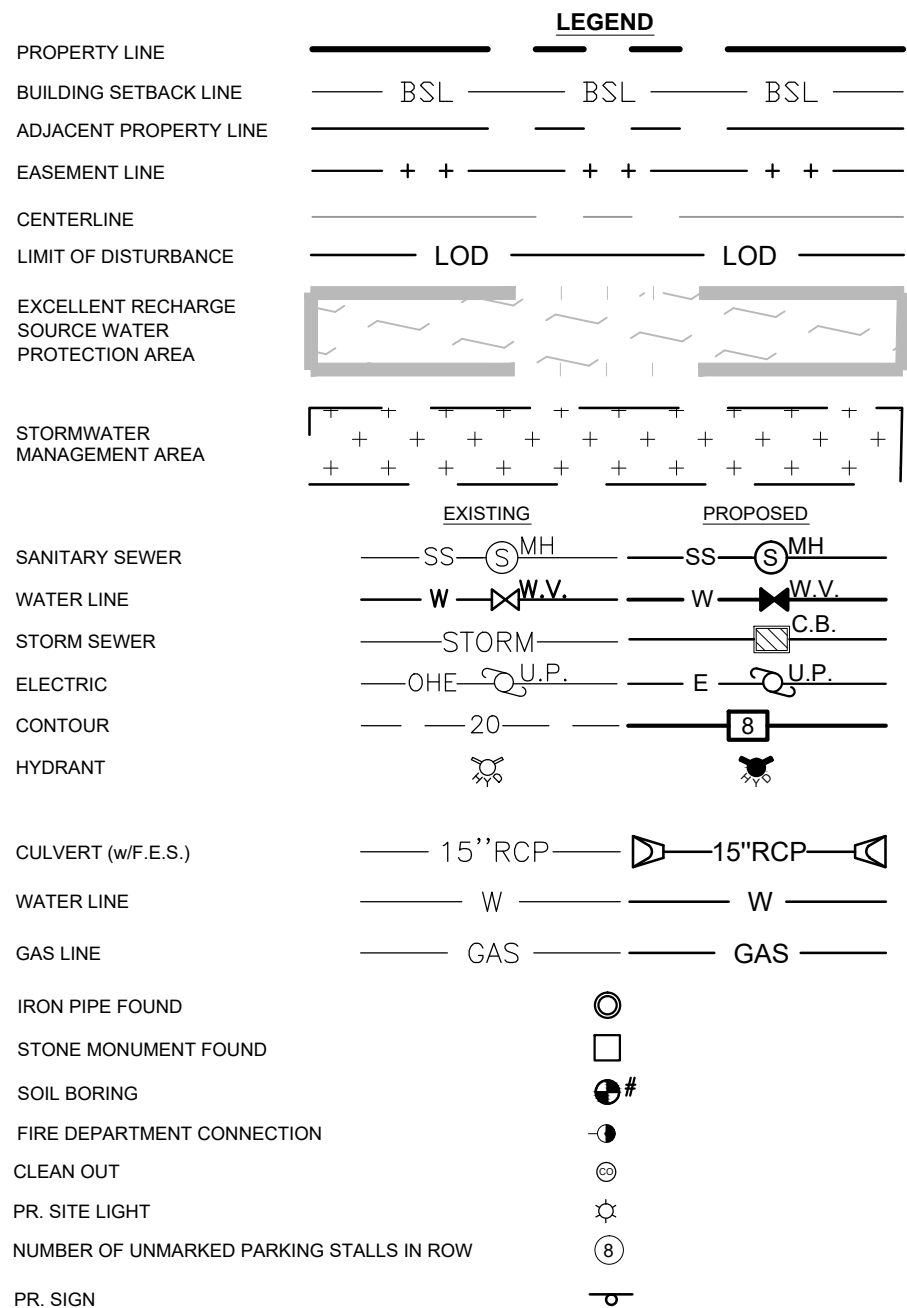
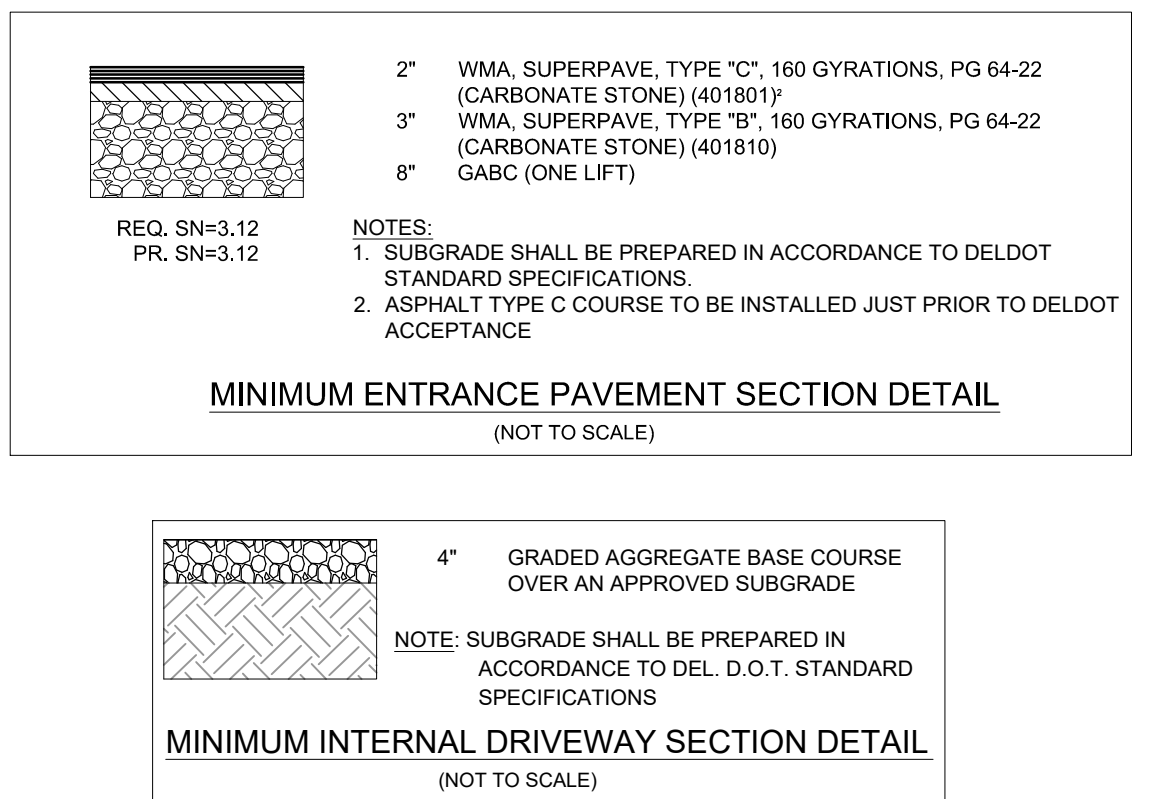
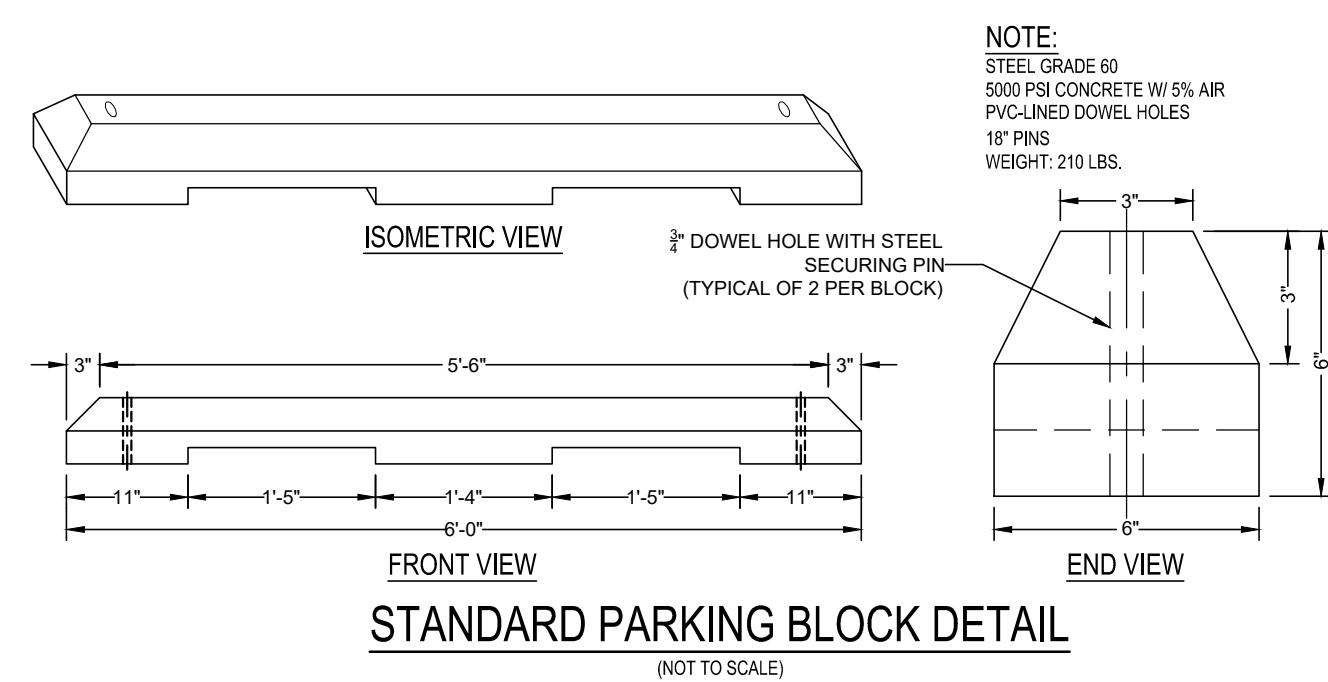
SHEET INDEX:	
PRELIMINARY SITE PLAN COVER SHEET	SHEET NO. SP-1
PRELIMINARY SITE PLAN	SHEET NO. SP-2


REVISED 15 JANUARY 2019 PER PLANNING & ZONING REVIEW 1/7/19
DATE: 13 NOVEMBER 2018

MERESTONE CONSULTANTS, INC.
ENGINEERS - PLANNERS - SURVEYORS

5215 W. WOODMILL DRIVE
WILMINGTON, DE 19808
PHONE: 302-992-7900
FAX: 302-992-7911

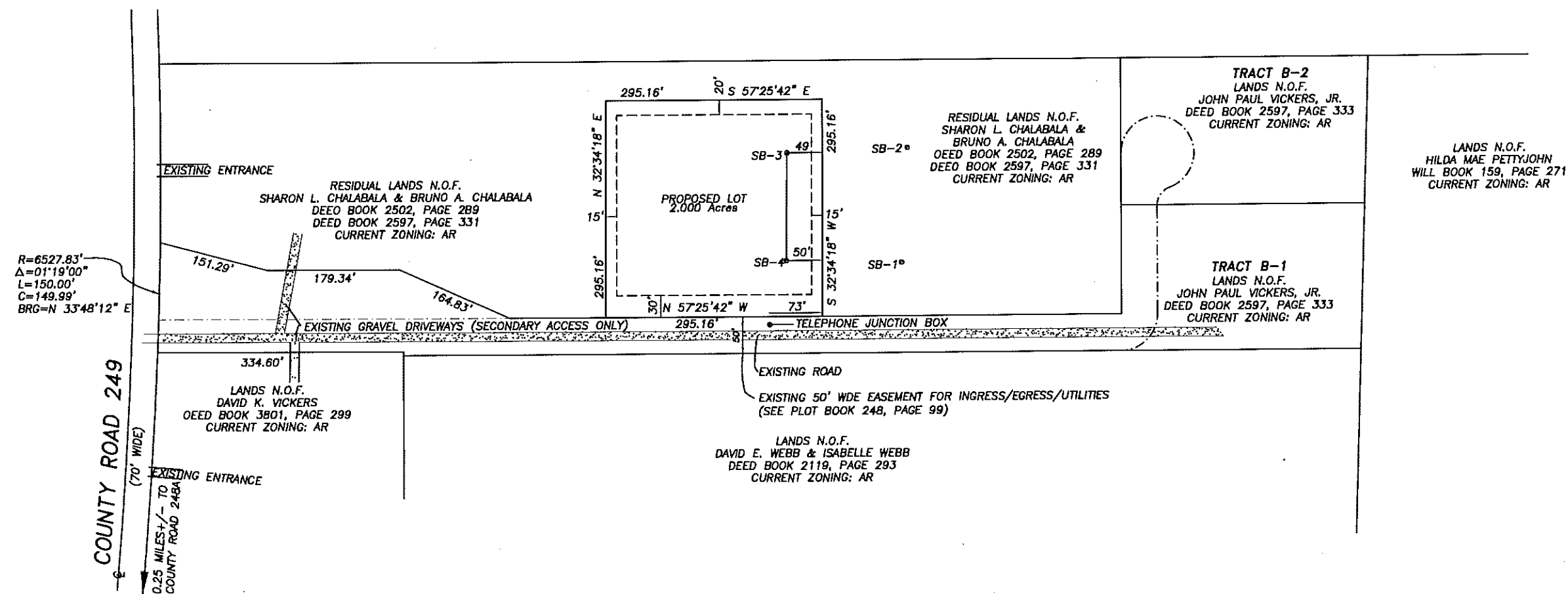
33516 CROSSING AVENUE, UNIT 1
FIVE POINTS SQUARE
LEWES, DE 19958
PHONE: 302-226-5880



			 M E R E S T O N E CONSULTANTS, INC. ENGINEERS - PLANNERS - SURVEYORS		
			5215 WEST WOODMILL DRIVE 35516 CROSSING AVENUE, UNIT 1 WILMINGTON, DE 19808 FIVE POINTS SQUARE PH: 302-992-7900 LEWES, DE 19958 FAX: 302-992-7911 PH: 302-226-5880		
DATE	REVISION	CHKD.	DRAWN BY: HMG	DATE: 13 NOVEMBER 2018	SHEET#; SP-2

SHEET#: SP-2

LANDS N.O.F.
TRIPLE C FARMS, LLC
DEED BOOK 3802, PAGE 133
CURRENT ZONING: AR



PRELIMINARY SUBDIVISION PLAN

PREPARED FOR

**SHARON L. CHALABALA &
BRUNO A. CHALABALA**

FOR PROPERTY KNOWN AS
TRACT A, DIVISION SURVEY PLAN PREPARED FOR JOAN VICKERS
PLOT BOOK 71, PAGE 25

SITUATED IN
BROADKILL HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE
AREA: 3+/- ACRES
SCALE: 1"=100'

DTAE: OCTOBER 25, 2017, REVISED: MARCH 2, 2018
REVISED: JANUARY 25, 2019

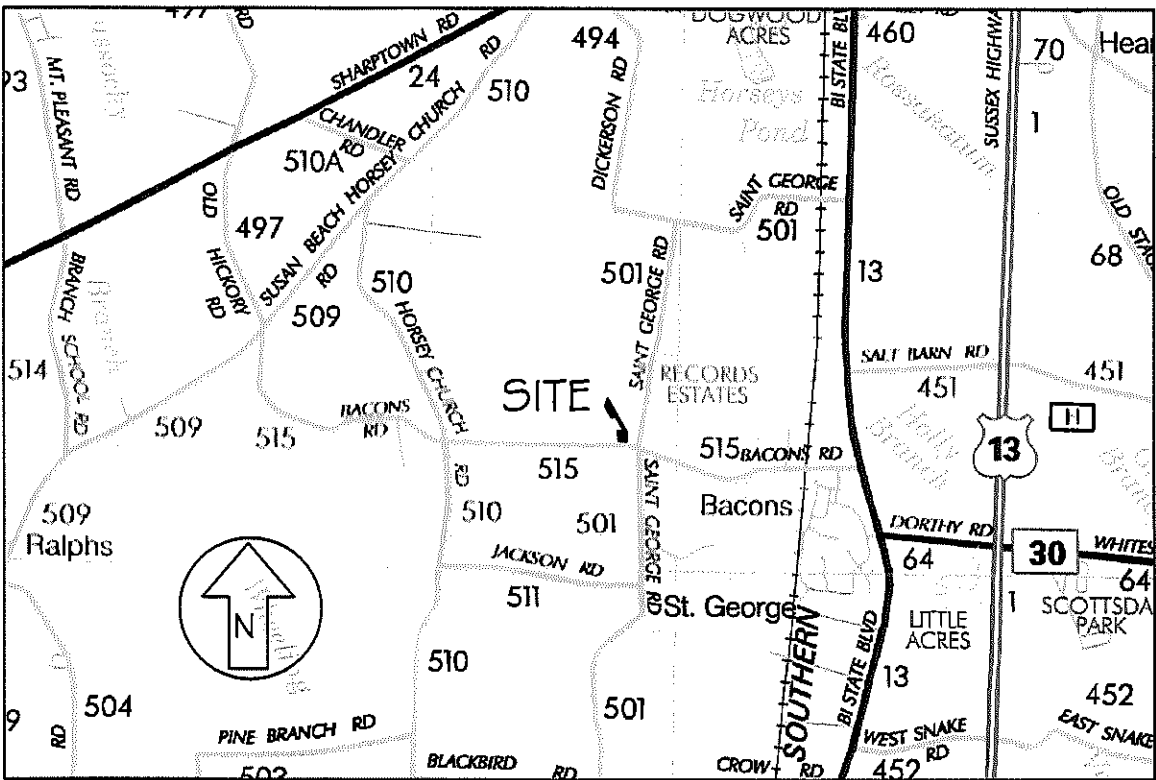
Prepared By
ADAMS-KEMP ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
AND PLANNERS
217 SOUTH RACE STREET
GEORGETOWN, DELAWARE 19947
PHONE: (302) 856-6699
WWW.ADAMSKEMP.COM

NOTE:

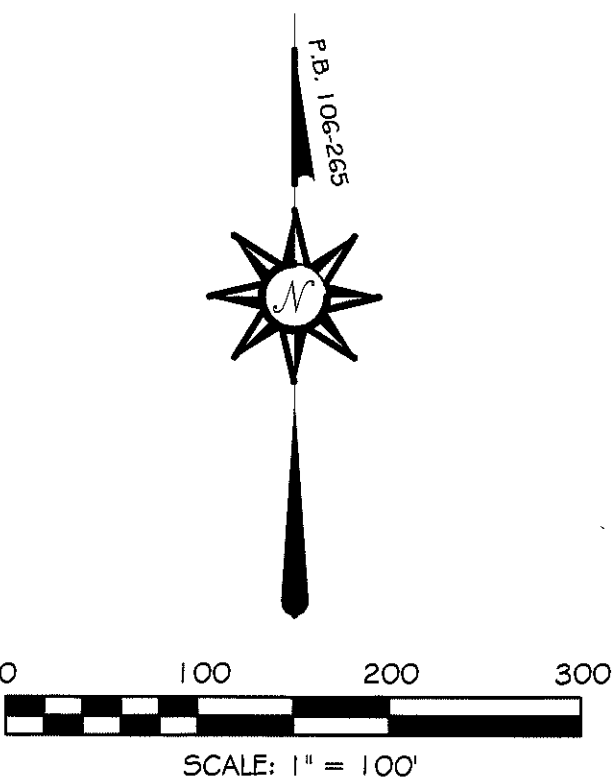
COUNTY SETBACKS

FRONT: 30' (OFF OF THE EASEMENT)
SIDES: 15'
REAR: 20'





VICINITY MAP
SCALE 1" = 1 MILE



I, STEPHEN M. SELLERS, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW RE-SURVEY AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

STEPHEN M. SELLERS, PLS 566 11/8/19 DATE

I, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

OWNER NAME _____ DATE _____
OWNER NAME _____ DATE _____

- MONUMENTATION
- IRON PIPE (FOUND)
 - ⊙ IRON PIPE (TO BE SET)
 - CONCRETE MONUMENT (FOUND)
 - ▲ P.K. NAIL (SET)
 - POINT
- EXISTING ENTRANCE

MINOR SUBDIVISION PLAN LANDS OF
BENJAMIN D. & LINDA J. LOWE

34920 LOWE HOLLOW LANE, LAUREL DE. 19956

SURVEY CLASS: SUBURBAN

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

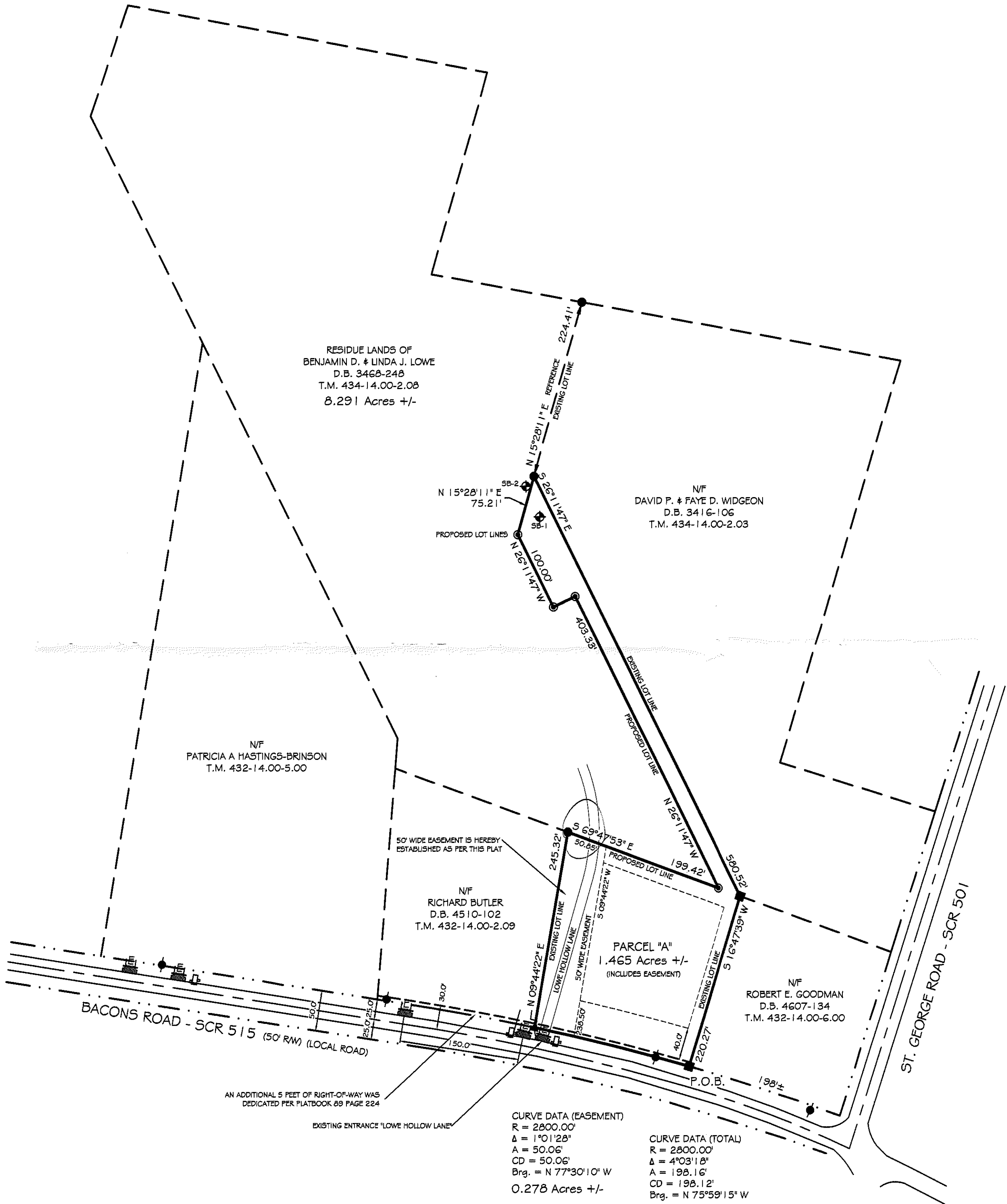
01-08-2019
DECEMBER 12, 2018

HUNDRED	COUNTY
LITTLE CREEK	SUSSEX
STATE	DRAWN BY
DELAWARE	SMS
REF.	FILE NO.
3468-248	LOWE 432-14-2.08

DATA COLUMN:

T.M.#432-14.00-2.08 PART
ZONING: AR-1
TRACT AREA: 9.7561 ACRES± (INCLUDING RESIDUAL AREA)
EXISTING LOTS: 1
PROPOSED LOTS: 1 NEW (2 TOTAL INCLUDING RESIDUAL LANDS)
PRESENT USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
ACCESS: S.C.R. 515 (BACONS RD.)
ROADWAY CLASSIFICATION: LOCAL ROADWAY
WATER AND SEWER: INDIVIDUAL ON-SITE
100 YEAR FLOODPLAIN: SITE IS NOT IMPACTED
AS PER FIRM #10005C041 OK DATED 3/16/15
THIS PROJECT IS NOT IN THE PROXIMITY OF A TID
SPEED LIMIT ON BACONS RD. IS 50MPH (UNPOSTED)

- NOTES:
- IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REVISED TO BE FROM AN INTERNAL SUBDIVISION STREET.
 - ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATIONS (DEL.D.O.T.'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
 - THERE IS A FIFTY FOOT BUILDING SETBACK FROM LANDS USED FOR AGRICULTURAL PURPOSES.
 - PARCEL 'A' SHALL HAVE A SINGLE ACCESS TO SCR 515 VIA LOWE HOLLOW LANE WITHIN THE 50-FOOT WIDE EASEMENT NO DIRECT ACCESS TO SCR 515. WILL BE PERMITTED.
 - A 5-FOOT WIDE STRIP OF RIGHT-OF-WAY WAS DEDICATED PER PLATBOOK 89 PAGE 224 DATED 06-02-2002.
 - THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE 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.
 - IF EXISTING ENTRANCES ARE ALTERED, THEY SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL. NO CONSTRUCTION ACTIVITY SHALL OCCUR IN THE RIGHT-OF-WAY (ROW) WITHOUT DELDOT PERMIT.



AN ADDITIONAL 5 FEET OF RIGHT-OF-WAY WAS DEDICATED PER PLATBOOK 89 PAGE 224

CURVE DATA (EASEMENT)
R = 2800.00'
Δ = 1°01'22"
A = 50.06'
CD = 50.06'
Brg. = N 77°30'10" W
0.278 Acres +/-

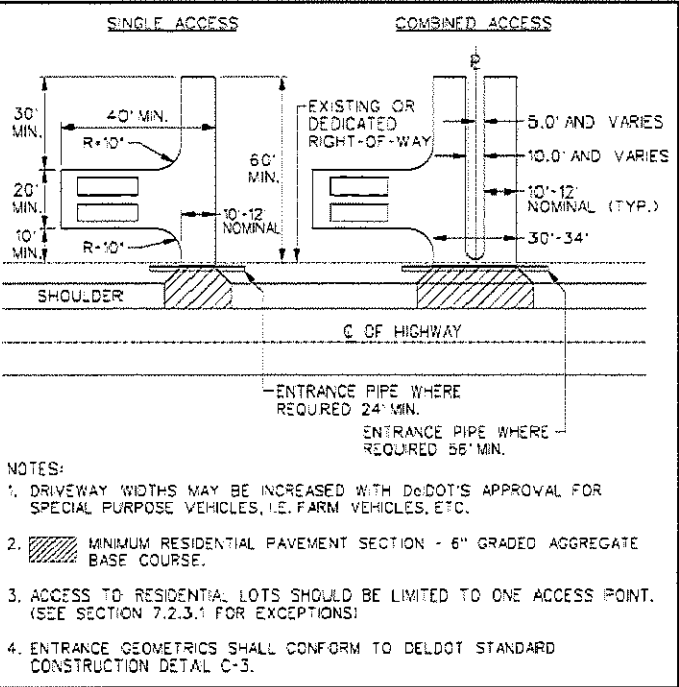
CURVE DATA (TOTAL)
R = 2800.00'
Δ = 4°03'16"
A = 198.16'
CD = 198.12'
Brg. = N 73°59'15" W

LEGEND:

- EXISTING RIGHT-OF-WAY LINE
- - - PROPOSED RIGHT-OF-WAY LINE
- PROPERTY LINE
- CENTERLINE
- NEXT PROPERTY LINE
- DITCH LINE
- EDGE OF PAVING
- 50' WIDE EASEMENT LINE

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

Figure 7.2.3.3-a Residential Access Design Requirements



NOTE: 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 OPTIMUM DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNERS LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.

January 15, 2019

Dear Ms. Janelle Cornwell, AICP

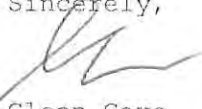
RE: Condition 'H' to be deleted at Ferris Courtyard

You are receiving this letter as a request to remove a side walk plan in the development known as Ferris Courtyard, located in Ocean View DE 19970. The current approved building plans state a side walk will be on the right side of the cul-de-sac. During construction we have found there to be very little need or want for these planned sidewalks. We are contacting you today as a request to eliminate. We have been in touch with each home owner and collectively agreed that removing these walks would be at the satisfactory of each home owner.

I have obtained a signature from each home owner clearly stating their agreement to eliminate the sidewalks.

Your consideration in this matter is greatly appreciated.

Sincerely,



Glenn Cave

Owner of Ferris Courtyard Subdivision

RECEIVED
JAN 22 2019
SUSSEX COUNTY
PLANNING & ZONING

January 15, 2019

Anthony and Maria Bonanno
36917 Ferris Courtyard
Ocean View, DE 19970

Dear Ms. Janelle Cornwell, AICP

RE: Condition 'H' to be deleted at Ferris Courtyard

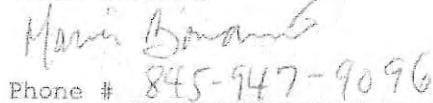
We the current land/home owner of 36917 Ferris Court Ocean View DE 19970 known as Lot 7 Ferris Courtyard are in agreement to eliminate the current sidewalk plans from this subdivision.

Sincerely,

Anthony Bonanno



Maria Bonanno



Phone # 845-947-9096

RECEIVED
JAN 22 2019
SUSSEX COUNTY
PLANNING & ZONING

January 15, 2019

Timothy and Stacy Miller
36931 Ferris Court
Ocean View, Delaware 19970

Dear Ms. Janelle Cornwell, AICP

RE: Condition 'H' to be deleted at Ferris Courtyard

We the current land/home owner of 36931 Ferris Court Ocean View DE 19970 Known as Lot 5 Ferris Courtyard are in agreement to eliminate the current sidewalk plans from this subdivision.

Sincerely,

Stacy Miller

RECEIVED

JAN 22 2019

PL

CLIPPING

January 15, 2019

Kristen Robust
36927 Ferris Court
Ocean View, DE 19970

Dear Ms. Janelle Cornwell, AICP

RE: Condition 'H' to be deleted at Ferris Courtyard

I, Kristen Robust, the current land/home owner of 36927 Ferris Court Ocean View DE 19970 known as Lot 6 Ferris Courtyard am in agreement to eliminate the current sidewalk plans from this subdivision.

Sincerely,


Kristen Robust

RECEIVED
JAN 22 2019
SUSSEX COUNTY
PLANNING & ZONING

January 15, 2019

Glenn Miller Cave

Lot 4 and Lot 1 Ferris Courtyard

Ocean View, DE 19970

Dear Ms. Janelle Cornwell, AICP

RE: Condition 'H' to be deleted at Ferris Courtyard

We the current land/home owner(s) of Lot 4 and Lot 1 Ferris Court Ocean View DE 19970 are in agreement to eliminate the current sidewalk plans from this subdivision.

Sincerely,



Glenn Miller Cave

Ph. 443-497-4210

RECEIVED
JAN 22 2019
SUSSEX COUNTY
PLANNING & ZONING

January 15, 2019

Glenn Miller Cave

Cave Construction Inc.

Lots 1,2,3,4 Ferris Courtyard

Ocean View, DE 19970

Dear Ms. Janelle Cornwell, AICP

RE: Condition 'H' to be deleted at Ferris Courtyard

We the current land/home owner of Lots 1,2,3,4 Ferris Court Ocean View DE 19970 are in agreement to eliminate the current sidewalk plans from this subdivision.

Sincerely,



Glenn Miller Cave

443-497-4210

RECEIVED
JAN 22 2019
SUSSEX COUNTY
PLANNING & ZONING

Subdivision #2007-36 – application of **JOHN H. FERRIS AND OTHERS** to consider the Subdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 2.39 acres into 7 lots, located southeast of Road 350, approximately ½ mile north of Road 349.

The Commission discussed this application which has been deferred since June 11, 2009.

Mr. Smith stated that he would move that the Commission grant preliminary approval of Subdivision #2007-36 for John H. Ferris and others, based upon the record and for the following reasons:

1. The proposed subdivision meets the purpose of the Subdivision Code in that it protects the orderly growth of the County. It also meets the requirements of the Subdivision Code, and the items listed in Section 99-9C of the Code have been favorably addressed.
2. The proposed subdivision density is less than the density permitted by the existing MR zoning, which permits 4 lots per acre. In this case, the density will be 2.93 lots per acre.
3. The proposed subdivision will be a restricted residential development and will not adversely affect nearby uses or property values.
4. The proposed subdivision will not adversely impact schools, public buildings and community facilities or area roadways and public transportation.
5. The project will be served by central sewer provided by Sussex County.
6. This approval is subject to the following conditions:
 - a. There shall be no more than 7 lots within the subdivision.
 - b. The Applicant shall form a homeowners' association responsible for the perpetual maintenance of streets, roads, stormwater management facilities, erosion and sedimentation control 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.
 - e. Road naming and addressing shall be subject to the review and approval of the Sussex County Mapping and Addressing Departments.
 - f. The Final Site Plan shall contain the approval of the Sussex Conservation District for the design and location of all stormwater management areas and erosion and sedimentation control facilities.
 - g. A system of street lighting shall be established.
 - h. A sidewalk shall be located on one side of all streets in the subdivision.
 - i. The subdivision shall be served by a central sewer system as defined by Sussex County Ordinances, designed in accordance with Sussex County Engineering Department and DNREC specifications.
 - j. This 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.
 - k. The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.

Motion by Mr. Smith, seconded by Mr. Gordy, and carried unanimously to grant preliminary approval of Subdivision #2007-36 for the reasons and subject to the conditions stated. Motion carried 5 – 0.

PUBLIC HEARINGS

C/Z #1647 – application of **SMI LONG NECK PROPERTIES, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Indian River Hundred, Sussex County, land lying south of Long Neck Road (Route 22), 484 feet east of Road 298, to be located on 2.7482 acres, more or less.

The Commission found, based on comments received from DelDOT, that a traffic impact study was not recommended, and that the current Level of Service “D” of Route 22 will not change as a result of this application.

The Commission found, based on comments received from the Sussex Conservation District, that the soils on the site are mapped as Fort Mott loamy sand; that the Applicant will be required to follow recommended erosion and sediment control practices during construction and to maintain vegetation; that no storm flood hazard areas or tax ditches are affected; that it may not be necessary for any off-site drainage improvements; and that it may be necessary for some on-site drainage improvements.

The Commission found, based on comments received from the Office of State Planning Coordination, that because the proposed rezoning of a pre-existing commercial property is within the Environmentally Sensitive Developing Area it would be required to be seen through the PLUS process; that upon review of a preliminary site plan and with the description of the proposed future use, it is their opinion that the proposed future use will not exceed the existing use and therefore this project will not be required to be seen through the PLUS process; and that if the intended use of a commercial facility to support the existing marine business changes then it would be required to be reviewed by the County, it will also be required to be reviewed through the PLUS process.

The Commission found that James A. Fuqua, Jr., Attorney, submitted a copy of the tax map of the area showing the surrounding commercial and business zoning for the record.

The Commission found that on June 25, 2009 the County Engineering Department Utility Planning Division provided comments in reference to this project and referenced that this site is located in the Long Neck Sanitary Sewer District; that Parcel 310.01 has been allocated capacity for commercial uses and adequate capacity can be assumed for uses on that parcel; that the 6-inch lateral serving Parcel 310.01 may require an upgrade however, depending on the proposed use; that Parcel 310.00 was allocated 1.0 EDU reflecting a residential use on an AR-1 zoned parcel; that capacity may not be adequate for future commercial uses and sewer system upgrades could be required; that the current System Connection Charge Rate is \$3,413.00 per EDU for the period July 1, 2009 through June 30, 2010; that one 6-inch lateral is available for Parcel 310.01

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 THEREOF AND APPROPRIATE.

N 205000

E 744500

WETLANDS CERTIFICATION:

THIS PROPERTY HAS BEEN EXAMINED BY JAMES C. MULLIGAN IV, ENVIRONMENTAL CONSULTANT, INC. (JCM EI) FOR THE PRESIDENT OF WATERS OF THE UNITED STATES INCLUDING WETLANDS (SECTION 404 AND SECTION 10), STATE SURFACIOUS LANDS AND STATE TIDAL WETLANDS BASED ON THE CRITERIA SET FORTH BY THE REVIEWING AGENCIES IN THE FORM OF MANUALS, POLICIES AND PROCEDURES IN PLACE AT THE TIME THAT THE INVESTIGATION WAS CONDUCTED. IN ACCORDANCE WITH OUR FIELD INVESTIGATIONS AND DETAILED IN REPORTS PREPARED BY JCM EI USING BEST PROFESSIONAL JUDGMENT, THERE ARE NO REGULATED WETLANDS OR WATERS OF THE U.S. LOCATED ON THE SUBJECT PROPERTY SHOWN ON THIS PLAN.

LANDMARK ENGINEERING, INC. ENVIRONMENTAL
100 WEST CAMDEN BLVD. SUITE 111
NEW CASTLE, DE 19720
(302) 323-5070 FAX (302) 323-5481

11/16/10 DATE

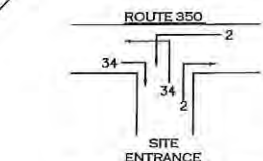
BM TOP FIRE HYDRANT
ELEV= 11.57

BM EXISTING CONCRETE MONUMENT
N 204344.2305
E 744603.2317
ELEV= 9.42

BM EXISTING CONCRETE MONUMENT
N 204344.2305
E 744637.3722
ELEV= 8.67

LEGEND

EX. PROPERTY LINE	CONCRETE MONUMENT FOUND
PROPOSED SUBDIVISION LINE	IRON PIPE FOUND
EX. ADJACENT PROPERTY LINES	IRON PIPE SET
EX. 404 WETLANDS	BEACH MARK
EX. MINOR CONTOUR	STATE (TIDAL) WETLANDS
EX. MAJOR CONTOUR	PR. CONTOUR
EX. BUILDING RESTRICTION LINES	PR. BUILDING RESTRICTION LINES
EX. ROAD CENTERLINE	PR. ROAD CENTERLINE
EX. EASEMENT	PR. EASEMENT
EX. BUILDING	PR. SWALE
EX. SWALE	PR. SIDEWALK
EX. CURB	PR. CURB
EX. STORM SEWER	PR. STORM SEWER CL
EX. SANITARY SEWER	PR. SANITARY SEWER
EX. WOODS LINE	PR. WOODS LINE
EX. WATER LINE	PR. WATER LINE
EX. WELL	PR. WELL
EX. ZONING BOUNDARY	EX. ELECTRIC LINES UTILITIES
EX. FENCE	EX. UTILITY POLES/LIGHT POLES
EX. SPOT ELEVATION	PARKING SPACE COUNTS
PR. DELDOT ENTRANCE PAVING	PR. SPOT ELEVATION
PR. ROTOMILL 1 1/4" B. OVERLAY	PROPOSED DRAINAGE FLOW
SOIL BORING	ROCK OUTLET PROTECTION
TEST PIT	CONSTRUCTION ENTRANCE
EX. STREAM	LIMIT OF DISTURBANCE
DRAINAGE DIVIDES	SILT FENCE
TIME OF CONCENTRATION	



SITE AVERAGE DAILY TRAFFIC
ADT = 71
CLASS "C" ENTRANCE
POSTED SPEED LIMIT = 40 MPH
ROAD ANNUAL AVERAGE DAILY TRAFFIC
HIGHWAY FUNCTIONAL CLASSIFICATION = LOCAL
2006 ADT = 898
TRAFFIC FLOW SCHEMATIC

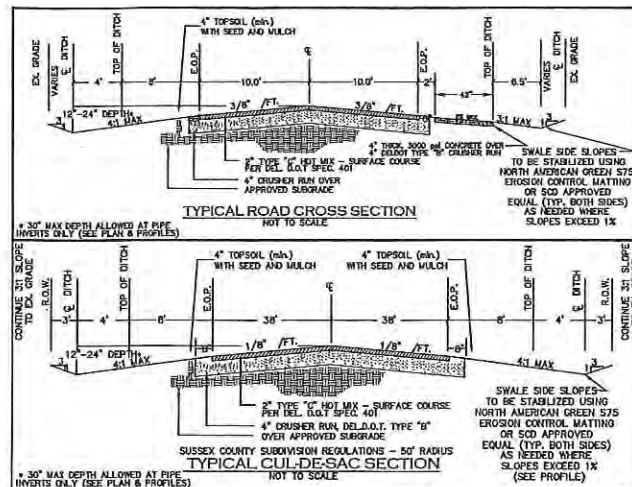
E 744500

N 204000

N 205000

E 745500

18824
BK= 159 PG= 47



OWNER'S CERTIFICATION
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN, AND THAT THE SUBDIVISION SHOWN REPRESENTS OUR ACTS, AND THAT WE DESIRE THE PROPERTY TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCES AND REGULATIONS. WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THE APPROVED PLAN, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE LAND DISTURBING ACTIVITIES WILL HAVE A SEDIMENT AND STORM WATER MANAGEMENT CERTIFICATION FROM THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL. WE HEREBY AUTHORIZE THE RIGHT OF ENTRY FOR PERIODIC ON SITE INSPECTIONS BY STATE OF DELAWARE, DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL COMPLIANCE PERSONNEL AND/OR AUTHORIZED AGENTS.

JOHN H. FERRIS
JULIA R. CORNELL-FERRIS
PAOLO & LUCIA CARPINTERI
SALVATORE & ANTONIA LOMBARDO

APPROVED BY:

Lawrence B. Jule
5-3-11
SECRETARY OF PLANNING AND ZONING COMMISSION DATE

Reneth R. Christenbury
PRESIDENT OF SUSSEX COUNTY COUNCIL DATE

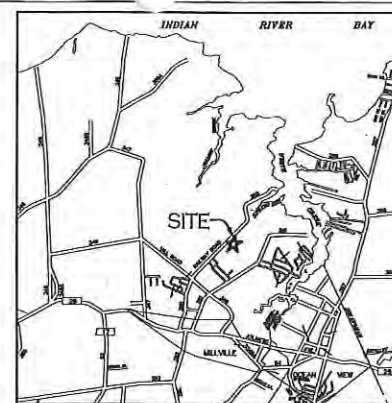
ENGINEER'S CERTIFICATION:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED PROFESSIONAL STANDARDS AND PRACTICES.

Reneth R. Christenbury, P.E. - DE. LICENSE NO. 11553 DATE

SUSSEX CONSERVATION DISTRICT APPROVAL:

Michael Izzo, P.E.
SUSSEX COUNTY ENGINEER
DATE



SITE DATA:

SCALE: 1" = 1 MILE
CURRENT OWNERS- JOHN H. FERRIS & JULIA R. CORNELL-FERRIS
PAOLO & LUCIA CARPINTERI
SALVATORE & ANTONIA LOMBARDO
TAX MAP#: 1-34, DISTRICT: 8, PARCEL: 45
DEED REFERENCE- DB 3355 PG 302
PLAT REFERENCE- PB 51 PG 171
SURVEY DATUM-
HORIZONTAL-NA83 DEL. STATE PLANE
VERTICAL-NAVD88
PROPOSED USE
EXISTING ZONING
DETACHED SINGLE FAMILY DWELLINGS
N/A
LOT AREA
COMMON AREA
STREET R.O.W. AREA
DEVELOP. R.O.W. DEDICATION
TOTAL AREA
LOTS PROPOSED
TOTAL # OF UNITS
DENSITY
REQUIRED LOT SIZE (MIN.):
WIDTH
DEPTH
AREA
REQUIRED SETBACKS (MIN.):
FRONT
SIDE
REAR
WATER SUPPLY
SEWAGE DISPOSAL
TIDEWATER UTILITIES
BETHANY BEACH SAN. SEWER DISTRICT
NORTH MILLVILLE EXPANSION AREA

SOILS INFORMATION:

BASED UPON CURRENT NRCS SOIL MAPPING, THE ENTIRE PROPERTY IS MAPPED AS A SINGLE SOIL SERIES:
KsA -KsA loamy sand, 0 to 2 percent slopes HSG=C

NOTES:

- 1) FORESTED BUFFERS, STREETS, STORMWATER MANAGEMENT FACILITIES AND OTHER COMMON AREAS SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNER'S ASSOCIATION CAN PROVIDE FOR REQUIRED MAINTENANCE. SUSSEX COUNTY AND THE STATE OF DELAWARE ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE FACILITIES WITHIN THE SITE.
- 2) ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET AND DIRECT ACCESS TO SCR 350 WILL NOT BE PERMITTED. NO DIRECT ACCESS TO PUBLIC STREETS IS PROPOSED EXCEPT THE ENTRANCE SPECIFICALLY SHOWN ON THIS PLAN.
- 3) BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 1005005114, DATED JANUARY 6, 2005; THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" (BOTH SHADED & UNSHADED), WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.
- 4) THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A FIELD SURVEY PREPARED BY AXIOM ENGINEERING, L.L.C. HORIZONTAL CONTROL IS REFERENCED TO THE 1983 DELAWARE STATE PLANE GRID. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988.
- 5) ALL SUBDIVISION LOTS SHALL HAVE FIVE-FOOT-WIDE EASEMENTS ALONG ALL LOT LINES FOR A TOTAL EASEMENT WIDTH OF AT LEAST TEN (10) FEET ALONG A LOT LINE COMMON TO TWO LOTS. EASEMENTS ALONG PERIMETER BOUNDARIES OF THE SUBDIVISION SHALL BE TEN (10) FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY. NO BUILDING, STRUCTURE OR OTHER PERMANENT OBSTRUCTION SHALL BE PLACED ON ANY EASEMENT.
- 6) THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
- 7) ALL FIRE LINES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- 8) JCM ENVIRONMENTAL WAS RETAINED TO REVIEW THE SUBJECT PROPERTY FOR THE PRESENCE OR ABSENCE OF JURISDICTIONAL WETLANDS. UPON COMPLETION OF A SITE INVESTIGATION, AN OCTOBER 24, 2007 REPORT WAS ISSUED STATING "NO WETLAND AREAS WERE ENCOUNTERED ON THE SUBJECT PROPERTY."

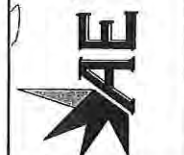
SHEET INDEX

C-1 INDEX SHEET
C-2 RECORD PLAN
C-3 UTILITY PLAN
C-4 UTILITY PLAN DETAILS
C-5 CONSTRUCTION NOTES
C-6 ROAD GRADING & STORMWATER MANAGEMENT PLAN
C-7 STORMWATER MANAGEMENT DETAILS
C-8 EROSION & SEDIMENT CONTROL PLAN
CE-1-3 ENTRANCE PLANS
SWM-1 SWM EXISTING DRAINAGE PLAN
SWM-2 SWM PROPOSED DRAINAGE PLAN
SS-1 SANITARY SEWER CONCEPT PLAN
P-1 PRELIMINARY SUBDIVISION PLAN

INDEX SHEET

FERRIS COURTYARD
MAJOR SUBDIVISION
BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE

AXIOM
ENGINEERING L.L.C.
18 CHESTNUT STREET
DOVER, DE 19901
TEL: 302.323.5070
FAX: 302.323.5481
WWW.AXIOMENGINEERING.COM



ENGINEER: KRC
DESIGNER: ESW
DRAFTER: ESW
CHECKED BY: KRC
DATE: 8/10/09
TAX MAP: 1-34-5, PARCEL 45
SCALE: 1" = 50'
WARNING: IF THIS BAR DOES NOT SAY 'AXIOM ENGINEERING' THEN DRAWING IS NOT TO SCALE



PROJECT NO: 0084-0701
DRAWING: C-1
SHEET: 1 OF 82

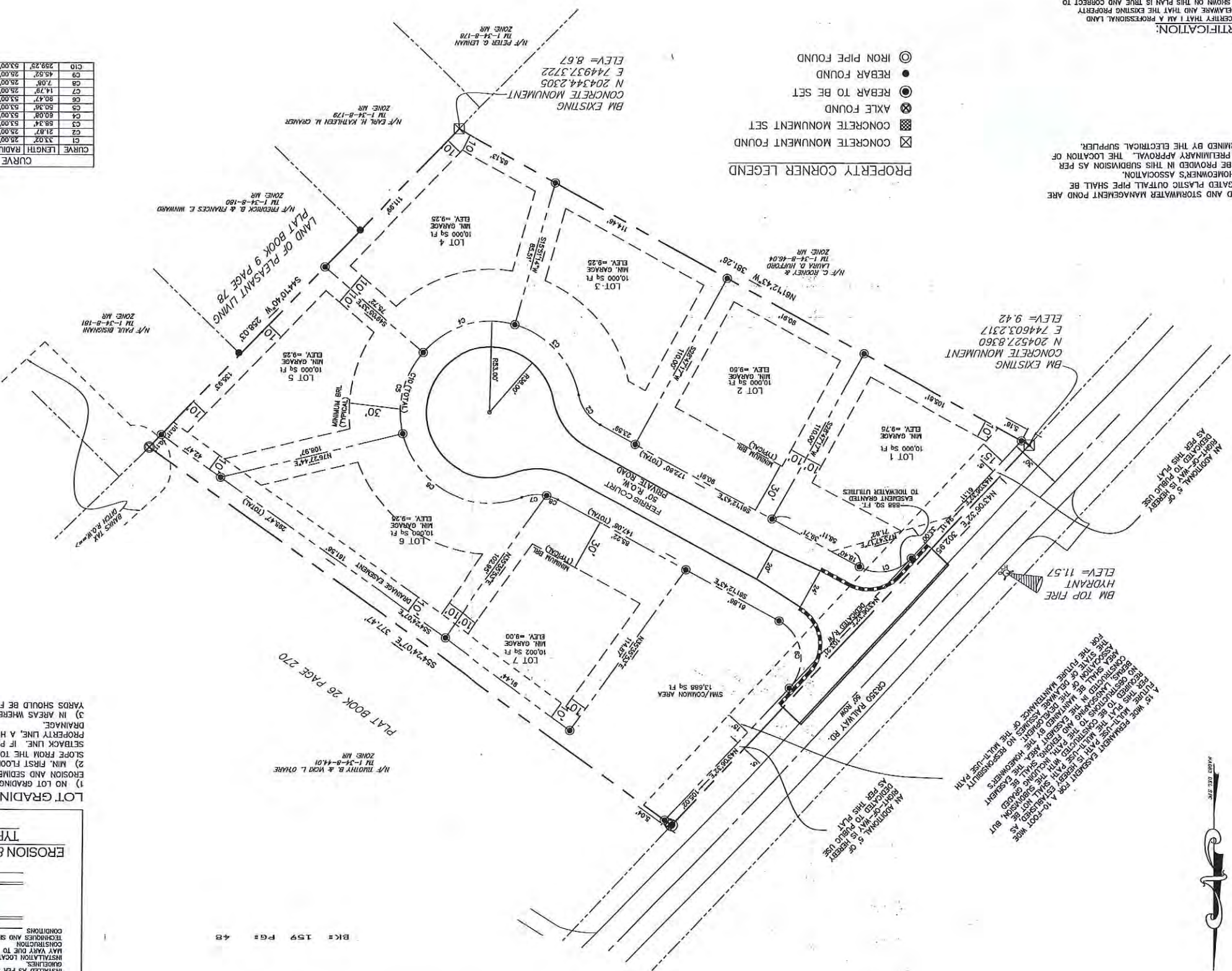
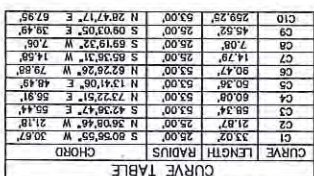
SURVEYOR'S CERTIFICATION:
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE AND THAT THE EXISTING PROPERTY BOUNDARY, AND TOPOGRAPHY SHOWN ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES.

NOTES:

1. BEING THAT THE ROAD AND STORMWATER MANAGEMENT POND ARE PRIVATE; THE CORRUATED PLASTIC DUTALL PIPE SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
2. STREETCLOSING WILL BE PROVIDED IN THIS SUBDIVISION AS PER CONDITION C OF THE PRELIMINARY APPROVAL. THE LOCATION OF WHICH WILL BE DETERMINED BY THE ELECTRICAL SUPPLIER.

PROPERTY CORNER LEGEND

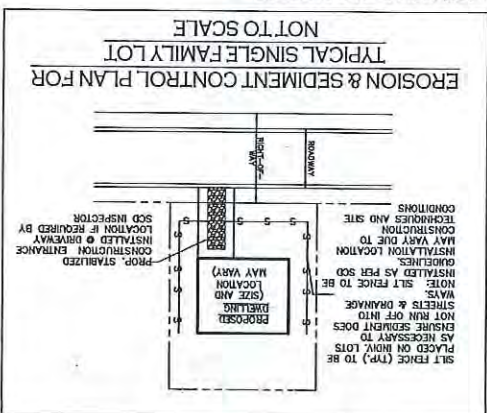
☒	CONCRETE MONUMENT FOUND
▣	CONCRETE MONUMENT SET
⊗	AXLE FOUND
⦿	REBAR TO BE SET
●	REBAR FOUND
◎	IRON PIPE FOUND

[illegible]

ADDITIONAL 5' OF
—OF—WAY IS HEREBY
DICATION TO PUBLIC USE
AS PER THIS PLAT

LOT GRADING NOTES:

- (1) NO LOT GRADING SHALL OCCUR OUTSIDE OF THE LIMITS OF DISTURBANCE SHOWN ON THE EROSION AND SEEDING CONTROL SHEETS.
- (2) MIN. FIRST FLOOR ELEVATIONS (SEE GRADING PLAN FOR SITE BENCHMARK) REFLECT A 2% SLOPE FROM THE TOP OF ROAD-OR-SWALE BANK TO THE FINISHED FLOOR AT THE FRONT PROPERTY LINE. IF PROPOSED SWELLINGS ARE PLACED FURTHER THAN 30' FROM THE FRONT PROPERTY LINE, A HIGHER FIRST FLOOR ELEVATION MAY BE REQUIRED TO ENSURE POSITIVE DRAINAGE.
- (3) IN AREAS WHERE FALSE BENS HAVE BEEN CONSTRUCTED ALONG SUBDIVISION ROADS, FRONT YARDS SHOULD BE FILLED TO ENSURE POSITIVE DRAINAGE.



THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN CONFORMANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF AND APPURTINANT.

PROJECT NO:	0084-0701
DRAWING:	C-2
SHEET:	2 OF 2



ENGINEER:	KRC
DESIGNER:	ESW
DRAFTER:	ESW
CHECKED BY:	KRC
DATE:	9/10/09
TAX MAP:	1-34-B, PARCEL 45
SCALE:	1" = 30'

WARNING

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE



RECORD PLAN
FERRIS COURTYARD
MAJOR SUBDIVISION
BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE

REV	DESCRIPTION OF REVISION	DATE	BY
Δ	ADD LIGHTING NOTE	5/27/00	BOG
Δ	REVISION PER BALLOUT COMMENTS	4/27/00	BOG
Δ	REVISION PER BALLOUT COMMENTS	11/27/00	W/2/00
Δ	REVISION PER BALLOUT COMMENTS	10/26/00	BOG
Δ	REVISION PER BALLOUT COMMENTS	8/28/00	BOG
Δ	REVISION PER BALLOUT COMMENTS	8/28/00	BOG
Δ	REVISION PER BALLOUT COMMENTS	3/7/00	3/2/00
Δ	REVISION PER BALLOUT COMMENTS	10/26/00	BOG



18072 Davidson Drive
Milton, DE 19968
T: 302-684-8030
F: 302-684-8054

www.pennoni.com

January 28, 2019

Sussex County
Planning & Zoning Commission
2 The Circle | PO Box 417
Georgetown, Delaware 19947

RE: **SUBDIVISION 2018-22 | CITATIONS MEADOW
CONDITION K AMENDMENT
PROPOSED 49-LOT SINGLE-FAMILY DETACHED LOT SUBDIVISION
TAX MAP 133-19.00-30.00
DAGSBORO HUNDRED | SUSSEX COUNTY | DELAWARE**

Dear Commissioners:

On behalf of Citation Meadows, LLC, Pennoni is requesting that the Commission amend a portion of Condition K as it pertains to the starting time for construction activities, site work and deliveries. The applicant respectfully requests that the starting time begin at 7:00 AM Monday through Friday and Saturday instead of the 8:00 AM hour stipulated in the condition. The remaining part of Condition K is good as approved.

The subdivision application before our application on Thursday December 20, 2018 was granted a start time of 7:00 AM. Except for planting the 20-foot landscape buffer, construction activity for the roads and stormwater will occur more than 200-feet from adjacent dwellings. We feel that the 7:00 AM start time will not have an impact on the adjacent neighbors given start times for most schools and jobs in the area. There is also the opportunity for work to begin earlier in the warmer months to beat-the-heat in the late afternoon as well as in the cooler months to work within the daylight savings time.

For these reasons, we ask that the Planning & Zoning Commission look favorably in amending a portion of Condition K. to a start time of 7:00 AM Monday through Friday and on Saturday.

Respectfully Submitted,

PENNONI

Mark H. Davidson, Vice President
Principal Land Planner

RECEIVED

JAN 28 2019

SUSSEX COUNTY
PLANNING & ZONING

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE-CHAIRMAN
DOUGLAS B. HUDSON
R. KELLER HOPKINS
HOLLY J. WINGATE



Sussex County

DELAWARE
sussexcountype.gov
302-855-7878 T
302-854-5079 F
JANELLE CORNWELL, AICP
DIRECTOR

January 2, 2019

By email to: ADecktor@Pennoni.com

Mr. Alan Decktor
Pennoni Associates, Inc.
18072 Davidson Drive
Milton, DE 19968

Re: Notice of Decision letter for Preliminary Subdivision Plan for Citation Meadows (2018-22) to consist of forty-nine (49) detached, single family lots and located on the north side of Phillips Hill Road.

Tax Parcels: 133-19.00-30.00

Dear Mr. Decktor,

At their meeting occurring **Thursday, December 20, 2018** the Planning & Zoning Commission **approved** the **Preliminary Subdivision Plan** for **Citation Meadows (2018-22)** to consist of forty-nine (49) detached, single-family lots and located on the north side of Phillips Hill Road.

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

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

- A. There shall be no more than 49 lots within the subdivision. The lots shall be at least 20,000 square feet in size.
- B. The developer shall establish a homeowner's association responsible for the maintenance of streets, roads, buffers, stormwater management facilities and other common areas.
- C. The stormwater management system shall meet or exceed the requirements of the State and County. The Final Site Plan shall contain the approval of the Sussex Conservation District for the design and location of all stormwater management areas and erosion and sedimentation control facilities.
- D. A forested or landscaped buffer of at least 20 feet in depth shall be installed along the entire perimeter of the project. This buffer shall increase to 30-feet in areas where the development borders any lands in agricultural use. The Final Site Plan shall contain a landscaped plan for all of these areas.
- E. The development shall comply with all DelDOT entrance and roadway improvement requirements.



- F. There shall be a 50-foot easement granted along the entire northern boundary of the site. This easement shall be for the benefit of the Oakmont Estates Homeowner's Association for the collection and conveyance of stormwater and the use and maintenance of the drainage system within that area. The rights conveyed in this easement shall include the ability for equipment to access the area to maintain the drainage system. This easement area shall be clearly depicted on the Final Site Plan, and an Easement Agreement shall be filed in the Sussex County Office of the Recorder of Deeds.
- G. The Restrictive Covenants shall provide for the perpetual use and maintenance of the community agricultural area by the property owners within the development.
- H. All amenities shall be completed by the issuance of the 25th residential building permit.
- I. The subdivision's lots shall be served by individual on-site septic systems regulated by DNREC.
- J. Road naming and addressing shall be subject to the review and approval of the Sussex County Mapping and Addressing Department.
- K. Construction activities, site work and deliveries shall only occur on the site between the hours of 8:00 AM through 5:00 PM, Monday through Friday, and 8:00 AM through 2:00 PM on Saturdays. No work on Sundays.
- L. The Final Site Plan, the Restrictive Covenants and all deeds to the lots shall contain the legal notice that lands adjacent to this development are used for agricultural purposes.
- M. The Applicant shall coordinate with the local school district's transportation manager to establish a school bus stop area.
- N. A revised Preliminary Site Plan either depicting or noting these conditions must be submitted to the Office of Planning and Zoning.
- O. The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.

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

Once all agency approvals have been obtained please submit a minimum of **seven (7) paper copies (11"x17")**, **one (1) full size copy** and **one (1) electronic copy** to the Planning and Zoning Office for consideration on the next agenda for the Planning Commission. It is recommended that two (2) copies of a check print are first submitted to staff for review.

A \$10.00 per lot fee is required to be paid prior to the approval of any Final Subdivision Plan. For 49 lots, the fee is \$490.00.

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

Sincerely,

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

Lauren DeVore
Planner III

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