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DIRECTOR OF PLANNING & ZONING  
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**Sussex County**

DELAWARE  
sussexcountyde.gov

## PLEASE NOTE

This paperless packet is published on the County's website for convenience purposes, and only includes information received up to the close of business on the day before a public hearing. Documents received after this, or documents submitted during the public hearing are not uploaded to the Paperless Packet. The legal record is the paper record maintained in the Offices of the Planning & Zoning Department.



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



## Memorandum

To: Sussex County Planning Commission Members

From: Jamie Whitehouse, AICP, Director, Department of Planning & Zoning; Jenny Norwood, Planning and Zoning Manager; Lauren DeVore, Planner III; Michael Lowrey, Planner III; Chase Phillips, Planner II; Christin Scott, Planner I; Elliott Young, Planner I & Jesse Lindenberg, Planner I  
CC: Vince Robertson, Assistant County Attorney

Date: March 17<sup>th</sup>, 2022

RE: Other Business for the March 24<sup>th</sup>, 2022 Planning Commission Meeting

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This memo is to provide background for the Planning Commission to consider as a part of the Other Business to be reviewed during the March 24<sup>th</sup>, 2022 Meeting of the Planning & Zoning Commission.

### **(2019-04) Sloan Family Subdivision**

BM

Final Subdivision Plan

This is a Final Subdivision Plan to to subdivide 7.749 +/- acres into eleven (11) single-family lots, private roads and open space. The Preliminary Subdivision Plan for was approved by the Planning and Zoning Commission at their meeting of Thursday, May 9, 2019. The property is located on the northeast side of Pinewater Drive, a private road within the Pinewater Subdivision. The Final Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes and all Conditions of Approval. Zoning: AR-1 (Agricultural Residential District). Tax Parcels: 234-17.12-5.00, 5.01, & 5.02. Staff are in receipt of all agency approvals.

### **(S-18-85) Sage Life Rehoboth**

KS

Revised Final Site Plan

This is a Revised Final Site Plan for the construction of a proposed 3-story 160,100 +/- square foot 144 unit assisted living facility, parking and other site improvements. A Special Use Exception (Case No. 12066) was granted by the Board of Adjustment for a “convalescent home, nursing home, and/or homes for the aged” on December 11, 2017. Final Site Plan approval was previously granted by the Planning and Zoning Commission at their meeting of Thursday October 1, 2019. The site was considered to be under “Substantial Construction” on February 2, 2021 through a site visit. The property is located on the southwest side of Plantations Road (Rt. 1D). The Revised Final Site Plan complies with the Sussex County Zoning Code and all Conditions of Approval. Zoning: AR-1 (Agricultural Residential District). Tax Parcel: 334-12.00-52.01. Staff are in receipt of all agency approvals.

### **S-18-11 Two Farms Retail #956**

Revised Preliminary Site Plan

This is a Revised Preliminary Site Plan for the reconfiguration of a previously approved set of two (2) retail buildings into one (1) 12,050 square foot retail building. This revised plan proposes a net reduction of 2,900 square feet of gross area. Parking exceeds the 60 spaces that will now be required for the revised plan. This site received preliminary site plan approval from the Commission on April 12<sup>th</sup>, 2018, and as granted by Commission, the site plan received final approval from staff on June 25<sup>th</sup>, 2020. The previous approval included an accepted waiver from interconnectivity, and staff note the applicant continues to wish to be waived from the interconnectivity requirement. This Revised



Preliminary Site Plan complies with the Sussex County Zoning Code. Zoning: B-1 (Neighborhood Business District). Tax Parcel: 135-11.00-78.00. Staff are awaiting agency approvals.

**(S-21-40) Nguyen Multi-Family Dwelling**

KS

Preliminary Site Plan

This is a Preliminary Site Plan for the construction of a multi-family dwelling structure containing five (5) units. The Sussex County Council approved a Conditional Use (CU 2164) at their meeting on April 16, 2019 through Ordinance No. 2647. Subsequently, the applicant submitted a request for an extension of the Conditional Use approval. At their meeting of February 22, 2022 the Sussex County Council approved a six (6) month extension of the Conditional Use which will expire on October 16, 2022. Included in the Plan are the provision of sixteen (16) parking spaces, sidewalks along the frontage on Old Landing Road, and a twenty (20) foot wide landscaped buffer. The applicant's Preliminary Site Plan complies with the Sussex County Zoning Code and all Conditions of Approval. Zoning: MR (Medium Density Residential). Tax Parcel: 334-19.00-1.06. Staff are in receipt of all agency approvals; therefore, the plan can be considered for preliminary and final approvals.

**Lands of Jane P. Locke**

KH

Minor Subdivision off a 50-foot easement

This is a Minor Subdivision Plan for the subdivision of a 106.76 acre +/- parcel of land into (1) lot and residual lands off of a proposed 50-foot ingress/egress easement. Proposed Lot 1 consists of 0.99 acres +/- and the residual lands consist of 105.77 acres +/- . The property is located on the east side of Bloxom School Road (S.C.R. 553A). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Zoning: AR-1 (Agricultural Residential District). Tax Parcel: 531-6.00-44.00. Staff are awaiting agency approvals.

**Lands of Sylvester Hicks, Ricky Hicks, & Alberta Harmon**

KS

Minor Subdivision off a 50-foot easement

This is a Minor Subdivision Plan for the subdivision of a 2.37 acre +/- parcel of land into (1) lot and residual lands off of a proposed 50-foot ingress/egress easement. Proposed Lot 1 consists of 0.82 acres +/- and the residual lands consist of 1.55 acres +/- . The property is located on the northeast side of Crooked Road (S.C.R. 636). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Zoning: GR (General Residential District). Tax Parcel: 230-14.00-133.00. Staff are in receipt of all agency approvals.

**Lands of Jocelyn Huff**

KS

Minor Subdivision off a 50-foot easement

This is a Preliminary Minor Subdivision Plan for the subdivision of a 41.075 acre +/- parcel of land into three (3) lots and residual lands off of a proposed 50-foot ingress/egress access easement over an existing driveway. Proposed lot one (1) consists of 1.565 acres +/-; proposed lot two (2) consists of 1.3421 acres +/-; proposed lot three (3) consists of 1.49098 acres +/-; the residual land consists of 36.758 acres +/- . The property is located on the north side of Huff Road (S.C.R. 252). The Preliminary Site Plan complies with the Sussex County Zoning and Subdivision Codes. Zoning: AR-1 (Agricultural Residential District). Tax Parcel: 235-24.00-38.05. Staff are awaiting agency approvals.

**Lands of Sharp Farm Limited Partnership**

KS

Minor Subdivision off a 50-foot easement

This is a concept plan for a proposed subdivision of a 314.217 acres +/- into two (2) lots and residual lands off of a proposed 50' wide ingress/egress access easement over an existing paved road. Proposed

Lot A consists of approximately 1.00 acres +/-; proposed Lot B consists of approximately 2.8 acres +/-; the residual lands consists of approximately 310.417 acres +/- . This property is located on the east side of Sharps Road (S.C.R. 200). This is a concept plan only and a formal subdivision plan will be submitted upon approval of the concept plan. Zoning: AR-1 (Agricultural Residential District). Tax Parcel: 330-8.00-29.00.



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

NICOLE MAJESKI  
SECRETARY

December 09, 2021

Mr. Stephen Marsh  
George, Miles & Buhr, LLC  
206 West Main Street  
Salisbury, Maryland 21801

**SUBJECT: Subdivision Plan Approval Letter**  
**Sloan Family Subdivision – Hawthorn Drive**  
Tax Parcel # 234-17.12-5.00, 5.01, 5.02  
Pinewater Road (SCR00049)  
Indian River Hundred, Sussex County

Dear Mr. Marsh:

The Department of Transportation has reviewed the Final Construction Plans dated September, 2021 (Signed and Sealed November 3, 2021) for the referenced subdivision and determined that they are in general conformance with the Department's current regulations, specifications and standard details. By signing and sealing the plan set, the developer's engineer is responsible for accuracy of content. Any errors, omissions or required field changes will be the responsibility of the developer. This plan approval shall be valid for a period of **three (3) years**. If Notice To Proceed has not been issued by the South District Public Works office, then the plans must be updated to meet current requirements and resubmitted for review and approval.

**This letter does not authorize the commencement of construction. The following items will be required prior to the pre-construction meeting.**

1. A copy of the recorded Site Plan which is consistent with the DelDOT "No Objection to Recordation" stamped plan and all appropriate signatures, seals, plot book and page number.
2. Three (3) copies of approved construction plans.
3. Executed agreements (i.e. construction, signal, letter).
4. An itemized construction cost estimate (only for entrance improvements).
5. Security in the approved amount for street construction, a 150% security for the entrance improvements based upon an approved itemized construction cost estimate and W-9 form (if providing escrow).

Sloan Family Subdivision  
Mr. Marsh  
Page 2  
December 09, 2021

6. A letter of source of materials, work schedule, list of subcontractors, emergency telephone numbers and names of contact persons.

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

Sincerely,



R. Stephen McCabe  
Sussex County Review Coordinator  
Development Coordination

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

**CONDITIONS OF PRELIMINARY APPROVAL  
PLANNING COMMISSION (MAY 9, 2019)**

- A. THERE SHALL BE NO MORE THAN 11 LOTS WITHIN THE SUBDIVISION.
- B. THE DEVELOPER SHALL ESTABLISH A UNIFIED HOMEOWNER'S ASSOCIATION WITH THE EXISTING PINEWATER FARM SUBDIVISION RESPONSIBLE FOR THE MAINTENANCE OF THE 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 EXCEPT THAT NO FORESTED OR LANDSCAPED BUFFER SHALL BE REQUIRED ALONG THE PERIMETER OF THE PROJECT WHERE THE SEWER EASEMENT IS LOCATED. THE FINAL SITE PLAN SHALL CONTAIN A LANDSCAPE PLAN FOR THESE AREAS.
- E. THE SUBDIVISION SHALL BE SERVED BY SUSSEX COUNTY FOR SEWER SERVICE.
- F. THE SUBDIVISION SHALL BE SERVED BY INDIVIDUAL PRIVATE WELLS.
- G. STREET DESIGN SHALL MEET OR EXCEED DELDOT STANDARDS. THIS SHALL INCLUDE INTERCONNECTIVITY WITH THE EXISTING PINEWATER FARM DEVELOPMENT.
- H. ROAD NAMING AND ADDRESSING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE SUSSEX COUNTY MAPPING AND ADDRESSING DEPARTMENT.
- I. DELIVERIES OF DIRT, FILL, OR OTHER SIMILAR MATERIALS SHALL ONLY BE MADE TO OR FROM THE SITE BETWEEN THE HOURS OF 8:00 AM. THROUGH 5:00 PM., MONDAY THROUGH FRIDAY, NO SATURDAY WORK.
- J. A REVISED PRELIMINARY SITE PLAN EITHER DEPICTING OR NOTING THESE CONDITIONS MUST BE SUBMITTED TO THE OFFICE OF PLANNING AND ZONING.
- K. THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.

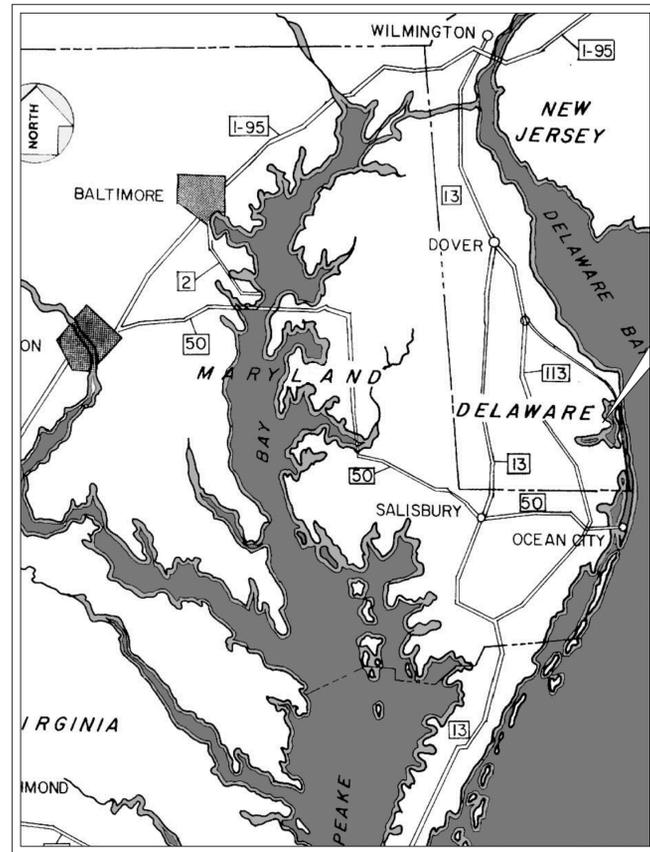
# SLOAN FAMILY SUBDIVISION

## SUSSEX COUNTY, DELAWARE FINAL SUBDIVISION PLAN TAX MAP 234-17.12-5.00, 5.01 & 5.02

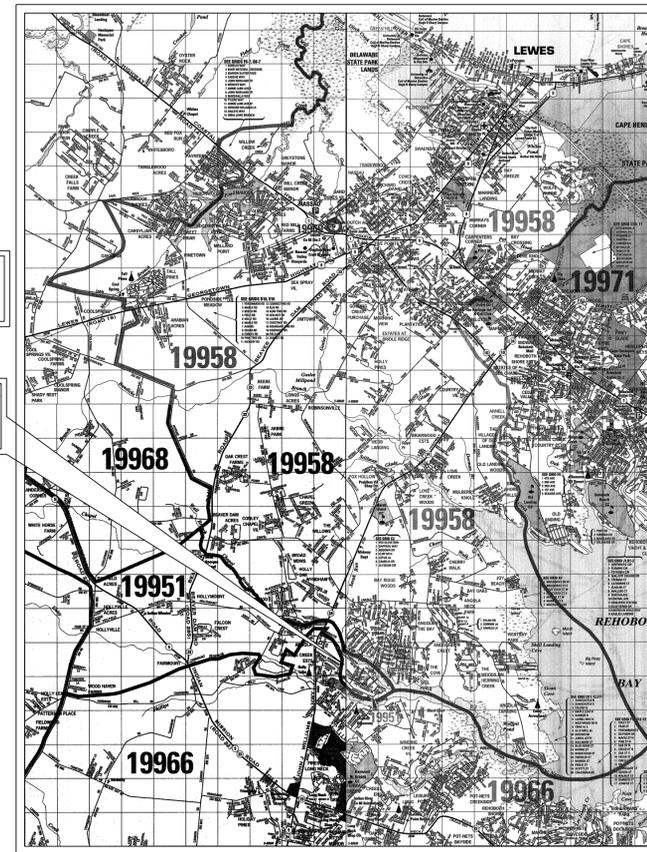
**LIST OF DRAWINGS**

FSP-1.0	COVER SHEET
FSP-2.0	EXISTING CONDITIONS
FSP-3.0	PROPOSED SITE PLAN
FSP3.1	LANDSCAPING PLAN
FSP-4.0	PROPOSED SITE PLAN RENDERING
RP-1.0	RECORD PLAT

GMB FILE NO. 180222



**VICINITY MAP**  
SCALE: 1" = 20 MILES



**LOCATION MAP**  
SCALE: 1" = 1 MILE

**SITE DATA:**

APPLICANT (OWNER):	SLOAN FAMILY 1099 BROADVIEW DRIVE ANNAPOLIS, MD 22409 PHONE: 717-890-9881 CONTACT: MR. SAM SLOAN, JR
CIVIL ENGINEER:	GEORGE, MILES & BUHR, LLC 206 WEST MAIN ST SALISBURY, MD 21801 PHONE: 410.742.3115 CONTACT: STEPHEN L. MARSH
TAX MAP:	234-17.12-5.00, 5.01, 5.02
DEED REFERENCE:	DEED BOOK 680 PAGE 276 & PLOT BOOK 201 PAGE 2
TAX MAP:	234-17.12-12.00 (DELDOT EASEMENT ONLY, ±4,536 SF)
DEED REFERENCE:	DEED BOOK 4563 PAGE 303
EXISTING ZONING:	AR-1 ENVIRONMENTALLY SENSITIVE DEVELOPMENT DISTRICT OVERLAY ZONE & CONSERVATION ZONE
SITE AREA:	±7.749 ACRES
LOTS ALLOWED:	15 SINGLE FAMILY LOTS (2 LOTS/ACRE)
LOTS PROPOSED:	11 SINGLE FAMILY LOTS (1.42 LOTS/ACRE)
EXISTING LOT AREA:	234-17.12-5.00 = 6.24 ACRES 234-17.12-5.01 = 0.75 ACRES 234-17.12-5.02 = 0.75 ACRES
PROPOSED AREAS:	PRIVATE LOTS = ±5.62 ACRES RIGHT OF WAY = ±0.79 ACRES OPEN SPACE = ±1.34 ACRES EASEMENTS = ±0.55 ACRES
EXISTING WOODED AREAS:	±3.15 ACRES
WOODED AREAS TO BE REMOVED:	±2.20 ACRES (70%)
WOODED AREAS TO REMAIN:	±0.95 ACRES (30%)
BUILDING SETBACKS:	
FRONT:	40' (15' AT CORNERS)
SIDE:	15'
REAR:	20'
MAX BUILDING HEIGHT:	42'
MIN LOT AREA:	20,000 SF
MIN LOT WIDTH:	100'
FLOOD ZONE:	ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD MAPS 10005C0341K, DATED REVISED MARCH 16, 2015
UTILITIES:	
CENTRAL WATER:	NOT AVAILABLE (PRIVATE WELLS)
PUBLIC SEWER:	SUSSEX COUNTY
SOURCE WATER PROTECTION:	THIS SITE IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA THIS SITE IS LOCATED WITHIN AN AREA OF EXCELLENT/GOOD GROUNDWATER RECHARGE POTENTIAL

- NOTES:
- ALL INTERIOR SIDE LOT LINES ARE RESERVED FOR THE CENTERLINE OF A 10' WIDE DRAINAGE AND/OR UTILITY EASEMENT. A 10' WIDE DRAINAGE AND/OR UTILITY EASEMENT IS RESERVED ON EACH LOT ALONG THE FRONT AND REAR PROPERTY LINES. THIS PLAN AND SURVEY DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS PERTAINING TO THIS PROPERTY.
  - MAINTENANCE OF THE STREETS WITHIN THIS SUBDIVISION WILL BE THE RESPONSIBILITY OF DELDOT. THE STATE ASSUMES RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF STREETS WITHIN DEDICATED DELDOT RIGHT-OF-WAYS ONLY.
  - MAINTENANCE OF STORM DRAIN AND STORMWATER MANagements FACILITIES WILL BE THE RESPONSIBILITY OF THE DEVELOPERS. THE PROPERTY OWNERS WITHIN THE SUBDIVISION, OR BOTH, THE STATE ASSUMES RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF STORM DRAIN WITHIN DEDICATED DELDOT RIGHT OF WAYS ONLY.
  - WATER SERVICE WILL BE PROVIDED BY PRIVATE WELLS ON INDIVIDUAL LOTS.
  - WASTEWATER TREATMENT AND DISPOSAL WILL BE PROVIDED BY CONNECTION TO AN EXISTING PUBLIC SYSTEM OWNED, OPERATED AND MAINTAINED BY SUSSEX COUNTY PUBLIC WORKS. THE COLLECTION AND TRANSMISSION SYSTEM WILL CONSIST OF VARIOUS DIAMETER GRAVITY SEWERS. THE COLLECTION AND TRANSMISSION SYSTEM WILL BE SUBJECT TO REVIEW AND APPROVAL BY SUSSEX COUNTY PUBLIC WORKS AND DNREC.
  - NO REGULATED WETLANDS EXIST ON THE PROPERTY.
  - STORMWATER MANAGEMENT PRACTICES WILL BE DESIGNED TO MEET STORMWATER QUALITY AND QUANTITY MANAGEMENT REQUIREMENTS. ALL STORMWATER MANAGEMENT DESIGN WILL BE IN ACCORDANCE WITH DELAWARE STORMWATER DESIGN MANUAL STANDARDS.
  - EASEMENTS HAVE BEEN PROVIDED WHERE NECESSARY TO MEET PUBLIC UTILITY REQUIREMENTS. NECESSARY EASEMENTS ALONG PERIMETER BOUNDARIES OF THE DEVELOPMENT SHALL BE NO LESS THAN TEN (10) FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY.
  - BOUNDARY SURVEY SHOWN HEREIN PROVIDED BY ADAMS-KEMP ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS AND PLANNERS DATED MAY 24, 2018.
  - PROJECT WILL BE CONSTRUCTED IN ONE PHASE.
  - ALL WOODED BUFFERS AND OPEN SPACES WILL BE MAINTAINED IN PERPETUITY BY THE PINEWATER CIVIC ASSOCIATION.
  - BOARD OF ADJUSTMENTS CASE NUMBER 12218 APPROVED DECEMBER 17, 2018 FOR A VARIANCE FOR ALL LOTS FROM THE REQUIRED WIDTH AND AREA.
  - PROPOSED LOTS TO BE EXTENSION OF THE PINEWATER FARM SUBDIVISION.
  - THIS PROJECT IS NOT LOCATED WITHIN A TRANSPORTATION IMPROVEMENT DISTRICT.

**ENGINEER'S CERTIFICATION:**

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 BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

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

**GMB**  
GEORGE, MILES & BUHR, LLC  
ARCHITECTS & ENGINEERS  
SALISBURY • BALTIMORE • SEAFORD  
206 WEST MAIN STREET  
SALISBURY, MARYLAND 21801  
410-742-3115, FAX 410-548-5790  
www.gmbnet.com

MARCH 2022

**OWNER'S CERTIFICATION:**

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

SAM SLOAN, JR. - POWER OF ATTORNEY DATE  
SLOAN FAMILY LIMITED PARTNERSHIP  
1099 BROADVIEW DR.  
ANNAPOLIS, MD 22409

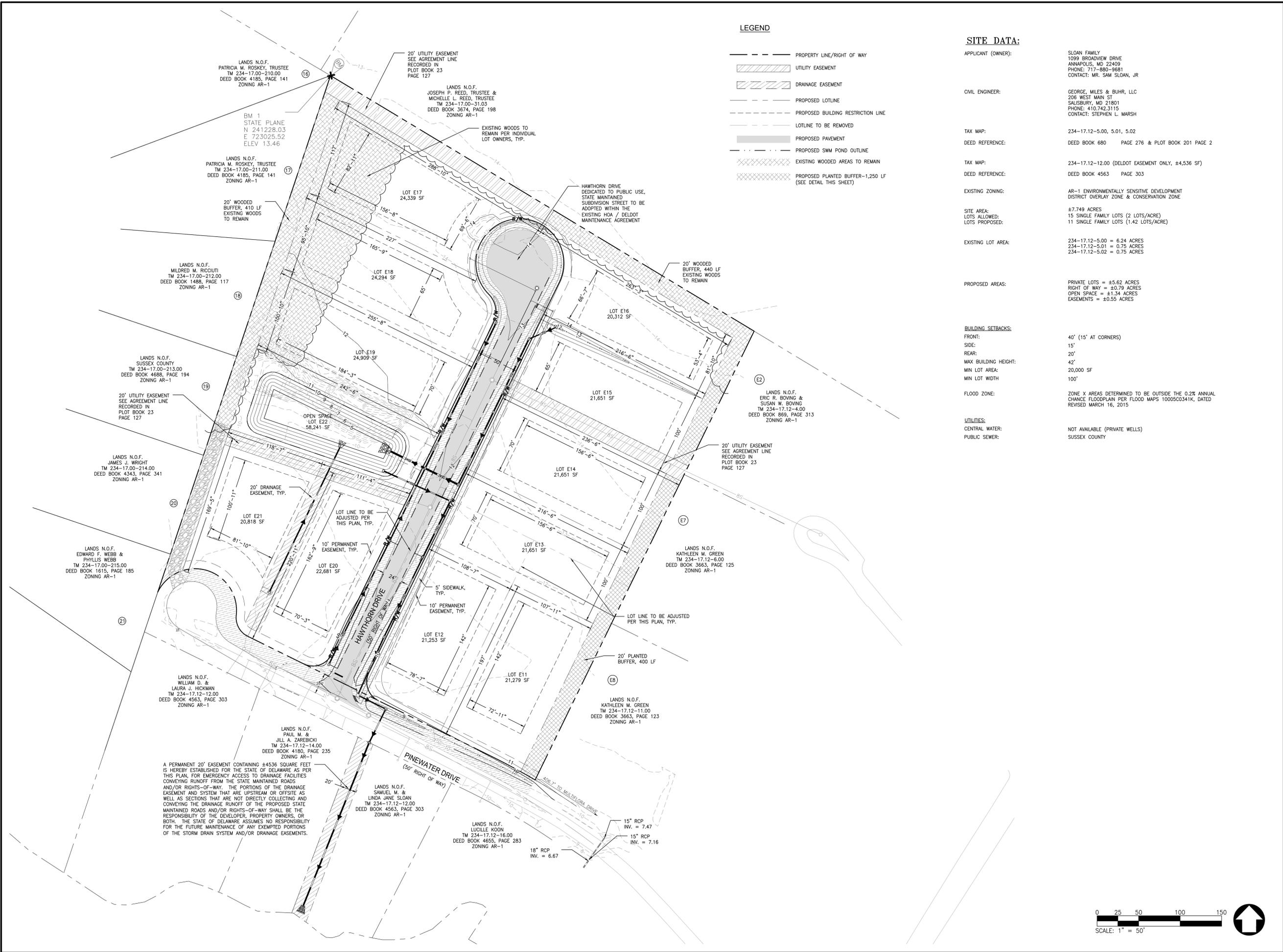
APPROVED \_\_\_\_\_ BY \_\_\_\_\_  
SUSSEX COUNTY COUNCIL  
PRESIDENT

APPROVED \_\_\_\_\_ BY \_\_\_\_\_  
SUSSEX COUNTY  
SOIL CONSERVATION DISTRICT



C:\Projects\2018\180222 Sloan Family Subdivision\Drawings\Working\_Sets\Final\_Site\_Plan\FSP3.0 PROPOSED SITE PLAN.dwg, 3/17/2022 2:04 PM, Lonan Myick

PRINT-WHITE 0.09 INCHES (2.0mm)  
 PRINT-MAGENTA 0.09 INCHES (2.0mm)  
 PRINT-BLUE 0.09 INCHES (2.0mm)  
 PRINT-ORANGE 0.09 INCHES (2.0mm)  
 PRINT-YELLOW 0.09 INCHES (2.0mm)  
 PRINT-RED 0.09 INCHES (2.0mm)



A PERMANENT 20' EASEMENT CONTAINING ±45,36 SQUARE FEET IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAN, FOR EMERGENCY ACCESS TO DRAINAGE FACILITIES CONVEYING RUNOFF FROM THE STATE MAINTAINED ROADS AND/OR RIGHTS-OF-WAY. THE PORTIONS OF THE DRAINAGE EASEMENT AND SYSTEM THAT ARE UPSTREAM OR OFFSITE AS WELL AS SECTIONS THAT ARE NOT DIRECTLY COLLECTING AND CONVEYING THE DRAINAGE RUNOFF OF THE PROPOSED STATE MAINTAINED ROADS AND/OR RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, PROPERTY OWNERS, OR BOTH. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF ANY EXEMPTED PORTIONS OF THE STORM DRAIN SYSTEM AND/OR DRAINAGE EASEMENTS.

**LEGEND**

- PROPERTY LINE/RIGHT OF WAY
- ▨ UTILITY EASEMENT
- ▨ DRAINAGE EASEMENT
- PROPOSED LOTLINE
- PROPOSED BUILDING RESTRICTION LINE
- LOTLINE TO BE REMOVED
- ▨ PROPOSED PAVEMENT
- PROPOSED SWM POND OUTLINE
- ▨ EXISTING WOODED AREAS TO REMAIN
- ▨ PROPOSED PLANTED BUFFER-1,250 LF (SEE DETAIL THIS SHEET)

**SITE DATA:**

APPLICANT (OWNER): SLOAN FAMILY  
 1099 BROADVIEW DRIVE  
 ANNAPOLIS, MD 22409  
 PHONE: 717-890-9681  
 CONTACT: MR. SAM SLOAN, JR

CIVIL ENGINEER: GEORGE, MILES & BUHR, LLC  
 206 WEST MAIN ST  
 SALISBURY, MD 21801  
 PHONE: 410.742.3115  
 CONTACT: STEPHEN L. MARSH

TAX MAP: 234-17.12-5.00, 5.01, 5.02  
 DEED REFERENCE: DEED BOOK 680 PAGE 276 & PLOT BOOK 201 PAGE 2

TAX MAP: 234-17.12-12.00 (DELDOT EASEMENT ONLY, ±4,536 SF)  
 DEED REFERENCE: DEED BOOK 4563 PAGE 303

EXISTING ZONING: AR-1 ENVIRONMENTALLY SENSITIVE DEVELOPMENT DISTRICT OVERLAY ZONE & CONSERVATION ZONE

SITE AREA: ±7.749 ACRES  
 LOTS ALLOWED: 15 SINGLE FAMILY LOTS (2 LOTS/ACRE)  
 LOTS PROPOSED: 11 SINGLE FAMILY LOTS (1.42 LOTS/ACRE)

EXISTING LOT AREA: 234-17.12-5.00 = 6.24 ACRES  
 234-17.12-5.01 = 0.75 ACRES  
 234-17.12-5.02 = 0.75 ACRES

PROPOSED AREAS: PRIVATE LOTS = ±5.62 ACRES  
 RIGHT OF WAY = ±0.79 ACRES  
 OPEN SPACE = ±1.34 ACRES  
 EASEMENTS = ±0.55 ACRES

**BUILDING SETBACKS:**  
 FRONT: 40' (15' AT CORNERS)  
 SIDE: 15'  
 REAR: 20'  
 MAX BUILDING HEIGHT: 42'  
 MIN LOT AREA: 20,000 SF  
 MIN LOT WIDTH: 100'

FLOOD ZONE: ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD MAPS 10005C0341K, DATED REVISED MARCH 16, 2015

**UTILITIES:**  
 CENTRAL WATER: NOT AVAILABLE (PRIVATE WELLS)  
 PUBLIC SEWER: SUSSEX COUNTY

PRINTS ISSUED FOR: APPROVAL	
DATE	
REVISIONS	
NO.	
 GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS SALISBURY • BALTIMORE • SEAFORD 206 WEST MAIN STREET SALISBURY, MARYLAND 21801 410-742-3115, FAX 410-548-5790 www.gmbnet.com	

**SLOAN FAMILY SUBDIVISION**  
 SUSSEX COUNTY, DELAWARE

**PROPOSED SITE PLAN**

SCALE: 1" = 50'

0 25 50 100 150  
 SCALE: 1" = 50'

SHEET NO. FSP3.0

DATE: MAR 2022





C:\Projects\2018\180222 Sloan Family Subdivision\Drawings\Working Set\Plan\Site Plan\Site Plan\Rendering.dwg, 9/24/2018 9:49 AM, Leticia Myrick  
 PLOT CODE  
 PEN: (Color) 0/14 INCHES (1/8") 0/21 INCHES (1/4") 0/28 INCHES (1/2") 0/35 INCHES (3/8") 0/42 INCHES (1/2") 0/49 INCHES (1 1/8") 0/56 INCHES (1 1/4") 0/63 INCHES (1 1/2") 0/70 INCHES (1 3/4") 0/77 INCHES (1 7/8") 0/84 INCHES (2") 0/91 INCHES (2 1/8") 0/98 INCHES (2 1/4") 0/105 INCHES (2 1/2") 0/112 INCHES (2 3/4") 0/119 INCHES (2 7/8") 0/126 INCHES (3") 0/133 INCHES (3 1/8") 0/140 INCHES (3 1/4") 0/147 INCHES (3 3/8") 0/154 INCHES (3 1/2") 0/161 INCHES (3 5/8") 0/168 INCHES (3 3/4") 0/175 INCHES (3 7/8") 0/182 INCHES (4") 0/189 INCHES (4 1/8") 0/196 INCHES (4 1/4") 0/203 INCHES (4 1/8") 0/210 INCHES (4 3/4") 0/217 INCHES (4 3/8") 0/224 INCHES (4 7/8") 0/231 INCHES (5") 0/238 INCHES (5 1/8") 0/245 INCHES (5 1/4") 0/252 INCHES (5 3/8") 0/259 INCHES (5 1/2") 0/266 INCHES (5 5/8") 0/273 INCHES (5 3/4") 0/280 INCHES (5 7/8") 0/287 INCHES (6") 0/294 INCHES (6 1/8") 0/301 INCHES (6 1/4") 0/308 INCHES (6 3/8") 0/315 INCHES (6 1/2") 0/322 INCHES (6 5/8") 0/329 INCHES (6 3/4") 0/336 INCHES (6 7/8") 0/343 INCHES (7") 0/350 INCHES (7 1/8") 0/357 INCHES (7 1/4") 0/364 INCHES (7 3/8") 0/371 INCHES (7 1/2") 0/378 INCHES (7 5/8") 0/385 INCHES (7 3/4") 0/392 INCHES (7 7/8") 0/399 INCHES (8") 0/406 INCHES (8 1/8") 0/413 INCHES (8 1/4") 0/420 INCHES (8 3/8") 0/427 INCHES (8 1/2") 0/434 INCHES (8 5/8") 0/441 INCHES (8 3/4") 0/448 INCHES (8 7/8") 0/455 INCHES (9") 0/462 INCHES (9 1/8") 0/469 INCHES (9 1/4") 0/476 INCHES (9 3/8") 0/483 INCHES (9 1/2") 0/490 INCHES (9 5/8") 0/497 INCHES (9 3/4") 0/504 INCHES (9 7/8") 0/511 INCHES (10") 0/518 INCHES (10 1/8") 0/525 INCHES (10 1/4") 0/532 INCHES (10 3/8") 0/539 INCHES (10 1/2") 0/546 INCHES (10 5/8") 0/553 INCHES (10 3/4") 0/560 INCHES (10 7/8") 0/567 INCHES (11") 0/574 INCHES (11 1/8") 0/581 INCHES (11 1/4") 0/588 INCHES (11 3/8") 0/595 INCHES (11 1/2") 0/602 INCHES (11 5/8") 0/609 INCHES (11 3/4") 0/616 INCHES (11 7/8") 0/623 INCHES (12") 0/630 INCHES (12 1/8") 0/637 INCHES (12 1/4") 0/644 INCHES (12 3/8") 0/651 INCHES (12 1/2") 0/658 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0/3948 INCHES (71 3/8") 0/3955 INCHES (71 1/2") 0/3962 INCHES (71 5/8") 0/3969 INCHES (71 3/4") 0/3976 INCHES (71 7/8") 0/3983 INCHES (72") 0/3990 INCHES (72 1/8") 0/3997 INCHES (72 1/4") 0/4004 INCHES (72 3/8") 0/4011 INCHES (72 1/2") 0/4018 INCHES (72 5/8") 0/4025 INCHES (72 3/4") 0/4032 INCHES (72 7/8") 0/4039 INCHES (73") 0/4046 INCHES (73 1/8") 0/4053 INCHES (73 1/4") 0/4060 INCHES (73 3/8") 0/4067 INCHES (73 1/2") 0/4074 INCHES (73 5/8") 0/4081 INCHES (73 3/4") 0/4088 INCHES (73 7/8") 0/4095 INCHES (74") 0/4102 INCHES (74 1/8") 0/4109 INCHES (74 1/4") 0/4116 INCHES (74 3/8") 0/4123 INCHES (74 1/2") 0/4130 INCHES (74 5/8") 0/4137 INCHES (74 3/4") 0/4144 INCHES (74 7/8") 0/4151 INCHES (75") 0/4158 INCHES (75 1/8") 0/4165 INCHES (75 1/4") 0/4172 INCHES (75 3/8") 0/4179 INCHES (75 1/2") 0/4186 INCHES (75 5/8") 0/4193 INCHES (75 3/4") 0/4200 INCHES (75 7/8") 0/4207 INCHES (76") 0/4214 INCHES (76 1/8") 0/4221 INCHES (76 1/4") 0/4228 INCHES (76 3/8") 0/4235 INCHES (76 1/2") 0/4242 INCHES (76 5/8") 0/4249 INCHES (76 3/4") 0/4256 INCHES (76 7/8") 0/4263 INCHES (77") 0/4270 INCHES (77 1/8") 0/4277 INCHES (77 1/4") 0/4284 INCHES (77 3/8") 0/4291 INCHES (77 1/2") 0/4298 INCHES (77 5/8") 0/4305 INCHES (77 3/4") 0/4312 INCHES (77 7/8") 0/4319 INCHES (78") 0/4326 INCHES (78 1/8") 0/4333 INCHES (78 1/4") 0/4340 INCHES (78 3/8") 0/4347 INCHES (78 1/2") 0/4354 INCHES (78 5/8") 0/4361 INCHES (78 3/4") 0/4368 INCHES (78 7/8") 0/4375 INCHES (79") 0/4382 INCHES (79 1/8") 0/4389 INCHES (79 1/4") 0/4396 INCHES (79 3/8") 0/4403 INCHES (79 1/2") 0/4410 INCHES (79 5/8") 0/4417 INCHES (79 3/4") 0/4424 INCHES (79 7/8") 0/4431 INCHES (80") 0/4438 INCHES (80 1/8") 0/4445 INCHES (80 1/4") 0/4452 INCHES (80 3/8") 0/4459 INCHES (80 1/2") 0/4466 INCHES (80 5/8") 0/4473 INCHES (80 3/4") 0/4480 INCHES (80 7/8") 0/4487 INCHES (81") 0/4494 INCHES (81 1/8") 0/4501 INCHES (81 1/4") 0/4508 INCHES (81 3/8") 0/4515 INCHES (81 1/2") 0/4522 INCHES (81 5/8") 0/4529 INCHES (81 3/4") 0/4536 INCHES (81 7/8") 0/4543 INCHES (82") 0/4550 INCHES (82 1/8") 0/4557 INCHES (82 1/4") 0/4564 INCHES (82 3/8") 0/4571 INCHES (82 1/2") 0/4578 INCHES (82 5/8") 0/4585 INCHES (82 3/4") 0/4592 INCHES (82 7/8") 0/4599 INCHES (83") 0/4606 INCHES (83 1/8") 0/4613 INCHES (83 1/4") 0/4620 INCHES (83 3/8") 0/4627 INCHES (83 1/2") 0/4634 INCHES (83 5/8") 0/4641 INCHES (83 3/4") 0/4648 INCHES (83 7/8") 0/4655 INCHES (84") 0/4662 INCHES (84 1/8") 0/4669 INCHES (84 1/4") 0/4676 INCHES (84 3/8") 0/4683 INCHES (84 1/2") 0/4690 INCHES (84 5/8") 0/4697 INCHES (84 3/4") 0/4704 INCHES (84 7/8") 0/4711 INCHES (85") 0/4718 INCHES (85 1/8") 0/4725 INCHES (85 1/4") 0/4732 INCHES (85 3/8") 0/4739 INCHES (85 1/2") 0/4746 INCHES (85 5/8") 0/4753 INCHES (85 3/4") 0/4760 INCHES (85 7/8") 0/4767 INCHES (86") 0/4774 INCHES (86 1/8") 0/4781 INCHES (86 1/4") 0/4788 INCHES (86 3/8") 0/4795 INCHES (86 1/2") 0/4802 INCHES (86 5/8") 0/4809 INCHES (86 3/4") 0/4816 INCHES (86 7/8") 0/4823 INCHES (87") 0/4830 INCHES (87 1/8") 0/4837 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December 17, 2021

Mr. Samuel Sloan  
c/o George, Miles, & Buhr, LLC  
206 West Main Street  
Salisbury, MD 21801

**RE: Sloan Family Property**

Dear Mr. Sloan:

A Sediment and Stormwater Management Plan has been reviewed for compliance with the Sediment and Stormwater Regulations and is approved with conditions (see attached). Enclosed herein please find a copy of the approved application form and approved plan sets. Please retain a copy for your use and provide the contractor with a copy to be retained onsite at all times. Failure to keep an approved plan onsite is a violation of the approved plan.

Approval of a Sediment and Stormwater Plan does not grant or imply a right to discharge stormwater runoff. The owner/developer is responsible for acquiring any and all agreements, easements, etc., necessary to comply with State drainage and other applicable laws.

This plan approval pertains to compliance with the *Delaware Sediment and Stormwater Regulations*. Please understand that the approval of this plan does not relieve you from complying with any and all federal, state, county, or municipal laws and regulations.

As of January 1, 2014, the Sussex Conservation District began collecting financial guarantees to ensure the construction of stormwater management practices is accomplished in accordance with the approved sediment and stormwater plan. Please refer to the SCD Policy on Bonds located on our website at [Sussexconservation.org](http://Sussexconservation.org). If you have any questions concerning the aforementioned, please do not hesitate to call 302 856-7219.

Sincerely,

*Jessica Watson*

Jessica Watson  
Program Manager

JW/jmg

cc:

**ENGINEERING DEPARTMENT**

JOHN J. ASHMAN  
SR. MANAGER OF UTILITY PLANNING  
& DESIGN REVIEW

(302) 855-7370 T  
(302) 854-5391 F  
jashman@sussexcountyde.gov



**Sussex County**

DELAWARE  
sussexcountyde.gov

HANS M. MEDLARZ, P.E.  
COUNTY ENGINEER

February 24, 2022

Mr. Steve Marsh, P.E.  
George, Miles & Buhr, L.L.C.  
206 W. Main Street  
Salisbury, MD 21801

REF: **SLOAN FAMILY PROPERTY  
HERRING CREEK PLANNING AREA  
SUBDIVISION NO. 2019-4  
SUSSEX COUNTY TAX MAP NUMBER  
234-17.12-PARCEL 5.00,5.01 & 5.02  
CLASS-1  
AGREEMENT NO. 1123**

Dear Mr. Marsh:

The above referenced project was approved on February 22, 2022, and two (2) sets of the approved plan is enclosed. This approval is valid for three (3) years, unless prior to expiration of that three (3) year period, a time extension is requested and approved by the Department. Plans will be required to meet updated standards and specifications at time of Notice to Proceed.

Also, it is your responsibility to secure approvals and/or permits that may be required by other regulatory agencies.

Please contact Mr. Keith Bryan in Utility Engineering to initiate pre-construction procedures.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

SUSSEX COUNTY ENGINEERING DEPARTMENT

Jordan Dickerson  
Engineering Technician IV

cc: Mr. Keith Bryan, w/ 2 Enclosures



# SAGE LIFE REHOBOTH

## PRELIMINARY PLAN

### LEWES AND REHOBOTH HUNDRED

### SUSSEX COUNTY, DELAWARE

## MARCH 2022

## DBF PROJECT # 2261M001

### DATA COLUMN

TAX MAP NUMBER: 334-12.00-52.01  
 PLUS NUMBER: 2017-09-09  
 PROJECT LOCATION: PLANTATION ROAD, ~0.12 MILES SOUTH OF CEDAR GROVE ROAD  
 PROJECT IS LOCATED WITHIN THE PROPOSED HENLOPEN TRANSPORTATION  
 IMPROVEMENT DISTRICT (TID)  
 DATUM:  
 VERTICAL: NAVD 88  
 HORIZONTAL: NAD 83 (DE STATE PLANE)  
 PROJECT LATITUDE: 38°43'54.0656"  
 PROJECT LONGITUDE: 75°09'06.3139"  
 LIMIT OF DISTURBANCE AREA: 11.86 ACRES

LAND USE:  
 LOCAL LAND USE AGENCY: SUSSEX COUNTY  
 EXISTING USE: FARMLAND  
 PROPOSED USE: ASSISTED LIVING/MEMORY CARE  
 \*SUSSEX COUNTY BOARD OF ADJUSTMENT GRANTED  
 A SPECIAL USE EXCEPTION, CASE NO. 12066,  
 \*FOR A CONVALESCENT HOME, NURSING HOME  
 AND/OR HOMES FOR THE AGED\* ON FEBRUARY 6, 2018.

ZONING:  
 EXISTING ZONING: AGRICULTURAL RESIDENTIAL DISTRICT (AR-1)  
 PROPOSED ZONING: AGRICULTURAL RESIDENTIAL DISTRICT (AR-1)

AR-1 MINIMUM REQUIREMENTS:  
 FRONT YARD SETBACK: 40 FEET  
 SIDE YARD SETBACK: 15 FEET  
 REAR YARD SETBACK: 20 FEET  
 MAXIMUM BUILDING HEIGHT: 42 FEET  
 MINIMUM LOT AREA: 20,000 SF  
 MINIMUM LOT WIDTH: 100 FEET  
 MINIMUM LOT DEPTH: 100 FEET

TOTAL NUMBER OF LOTS: 1  
 ACREAGE:  
 TOTAL PARCEL AREA: 10.501 ACRES  
 NET DEVELOPMENT AREA: 10.501 ACRES  
 OR 100%

INVESTMENT LEVEL: 2  
 TID: HENLOPEN

PARKING:  
 REQUIRED PARKING:  
 1 SPACE FOR EACH 4 BEDS PLUS  
 1 PER 2 EMPLOYEES ON THE LARGEST SHIFT  
 189 BEDS =  
 189 / 4 = 47.25 SPACES  
 PLUS 30 EMPLOYEES / 2 = 15 SPACES  
 TOTAL SPACES REQUIRED 63  
 PROPOSED PARKING PROVIDED: 122 SPACES  
 INCLUDING 12 HANDICAP SPACES

OFF-STREET LOADING:  
 CONVALESCENT/  
 ASSISTED LIVING: 100,000 SF TO 200,000 SF  
 = 3 LOADING SPACES  
 PROPOSED: 160,100 SF  
 = 3 SPACES PROVIDED

BENCHMARK:  
 BENCHMARK #1  
 CONCRETE MONUMENT  
 ELEV. = 28.22'

BENCHMARK #2  
 CONCRETE MONUMENT  
 ELEV. = 26.79'

BENCHMARK #30  
 BONNET BOLT OVER MAIN  
 STEAMER OF HYDRANT  
 ELEV. = 30.09'

UTILITIES:  
 CENTRAL SEWER: SUSSEX COUNTY UNIFIED  
 SANITARY SEWER DISTRICT-  
 WEST REHOBOTH AREA

WATER PROVIDER: TIDEWATER UTILITIES  
 FLOODPLAIN:  
 THE PROPERTY IS NOT IMPACTED  
 BY THE 100-YEAR FLOODPLAIN  
 AS DETERMINED BY FEMA PANEL  
 10001C0332K.

WETLANDS:  
 THERE ARE NO WETLANDS  
 LOCATED ON THE SITE.

SUSSEX CONSERVATION DISTRICT NUMBER: TBD

PROPOSED STORMWATER DISCHARGE LOCATIONS: STORMWATER RUNOFF WILL  
 DISCHARGE INTO TWO ONSITE INFILTRATION PONDS.

SEE SPRING ARBOR REHOBOTH RECORD PLAN SHEETS V-01  
 & V-02 FOR ACCESS/DELDOT/UTILITY EASEMENT INFORMATION.

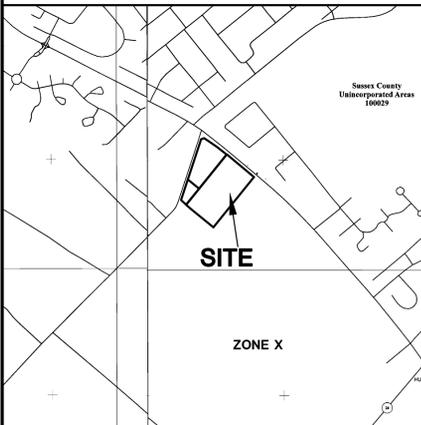
OWNER:  
 SAGELIFE SENIOR LIVING  
 POC: KELLY COOK ADDRESS  
 kcc@sglife.com  
 (484) 472-8151 EXT. 223

MICHAEL ADDRESS  
 maddress@sglife.com  
 (484) 472-8151 EXT. 230  
 1489 BALTIMORE PIKE, #240  
 SPRINGFIELD, PA 19064

PREPARED BY:  
 DAVIS, BOWEN, AND FRIEDEL, INC.  
 RING W. LARDNER, P.E.  
 1 PARK AVENUE  
 MILFORD, DE 19963  
 302-424-1441

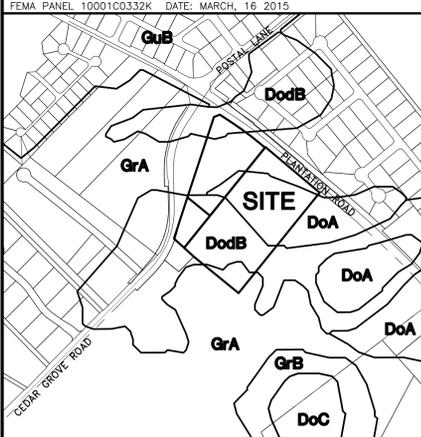
### LOCATION MAP

SCALE: 1" = 1/2 MILE



### FLOODPLAIN MAP

SCALE: 1" = 1200'



### SOILS MAP

SCALE: 1" = 600'

DoA: DOWNER SANDY LOAM, 0 TO 2 PERCENT SLOPES (B)  
 DoB: DOWNER SANDY LOAM, 2 TO 5 PERCENT SLOPES (B)  
 GrA: GREENWICH LOAM, 2 TO 5 PERCENT SLOPES (B)

### OWNERS STATEMENT

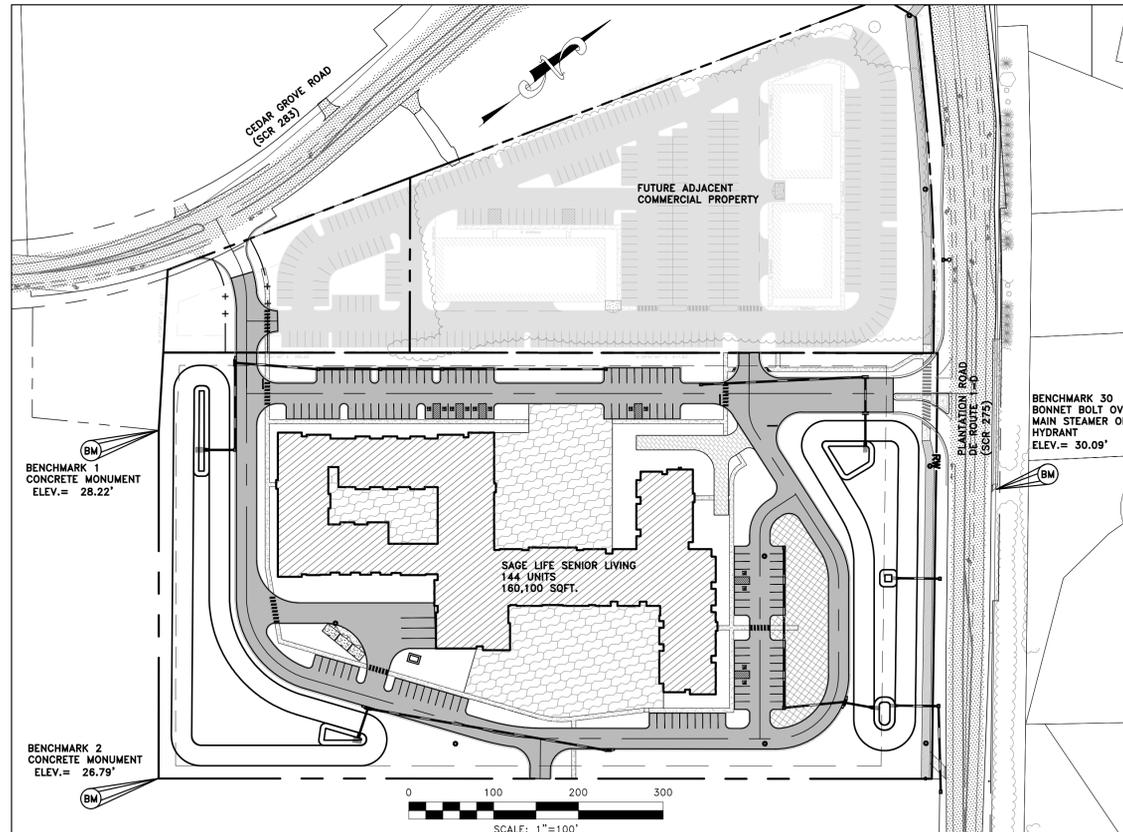
WE, SAGELIFE SENIOR LIVING, HEREBY STATE THAT WE ARE THE LEGAL OWNERS OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO THE LAW.

DATE

### ENGINEER'S STATEMENT

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

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



SHEET INDEX	
PRELIMINARY PLAN - TITLE SHEET	PL-01
PRELIMINARY PLAN	PL-02
DETAIL SHEET	PL-03
LANDSCAPE PLAN	PL-04

### GENERAL NOTES

- DRAINAGE, STORMWATER MANAGEMENT, AND EROSION AND SEDIMENT CONTROLS SHALL BE IN ACCORDANCE WITH THE DELAWARE SEDIMENT & STORMWATER REGULATIONS OF 2014, OR AS LATER AMENDED. MAINTENANCE OF DRAINAGE, STORMWATER MANAGEMENT, AND SEDIMENT & EROSION CONTROL PRACTICES WILL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR DURING THE CONSTRUCTION PHASE OF THE PROJECT, INCLUDING CONSTRUCTION OF THE UTILITIES. WHEN THE PERMANENT DRAINAGE AND STORMWATER MANAGEMENT PRACTICES HAVE BEEN COMPLETED TO THE SATISFACTION OF THE APPLICABLE AGENCIES, MAINTENANCE WILL ULTIMATELY BECOME THE RESPONSIBILITY OF THE PROPERTY OWNERS/HOMEOWNERS ASSOCIATION.
- THE EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE DELAWARE EROSION & SEDIMENT CONTROL HANDBOOK (LATEST EDITION). THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURE AS DEEMED NECESSARY.
- THERE SHALL BE NO DEBRIS DISPOSAL ON THIS SITE.
- THE BOUNDARY AND BASE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD SURVEY BY DAVIS, BOWEN & FRIEDEL.
- THIS PARCEL IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.
- THIS PARCEL IS LOCATED IN AN AREA OF "GOOD" GROUNDWATER RECHARGE POTENTIAL.

### CONDITIONS FOR SPECIAL USE EXCEPTION (BOARD OF ADJUSTMENT CASE NUMBER 12066)

- THE ASSISTED LIVING FACILITY SHALL CONTAIN NO MORE THAN 144 RESIDENTIAL UNITS WITHIN A STRUCTURE(S) COMPRISING A MAXIMUM OF 160,100 SQUARE FEET.
- THE PRIMARY STRUCTURE FOR THE FACILITY SHALL BE SETBACK A MINIMUM OF SIXTY FEET (60') FROM THE PROPERTY LINE ADJACENT TO PLANTATION ROAD.
- ALL ENTRANCES, INTERSECTIONS, INTER-CONNECTION, ROADWAY AND MULTI-MODAL IMPROVEMENTS REQUIRED BY DELDOT SHALL BE COMPLETED BY THE APPLICANT IN ACCORDANCE WITH DELDOT'S REQUIREMENTS.
- THE FACILITY SHALL BE SERVED AS PART OF THE SUSSEX COUNTY SANITARY SEWER DISTRICT IN ACCORDANCE WITH SUSSEX COUNTY ENGINEERING DEPARTMENT SPECIFICATIONS AND REGULATIONS.
- THE FACILITY SHALL BE SERVED BY A PUBLIC CENTRAL WATER SYSTEM PROVIDING ADEQUATE DRINKING WATER AND FIRE PROTECTION AS REQUIRED BY APPLICABLE REGULATIONS.
- STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STATE AND COUNTY REQUIREMENTS. THESE FACILITIES SHALL BE OPERATED IN A MANNER THAT IS CONSISTENT WITH BEST MANAGEMENT PRACTICES. THE FINAL SITE PLAN SHALL CONTAIN THE APPROVAL OF THE SUSSEX CONSERVATION DISTRICT.
- THE APPLICANT SHALL SUBMIT AS PART OF THE SITE PLAN REVIEW A LANDSCAPE PLAN SHOWING THE PROPOSED TREE AND SHRUB LANDSCAPE DESIGN.
- PRELIMINARY AND FINAL SITE PLANS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.

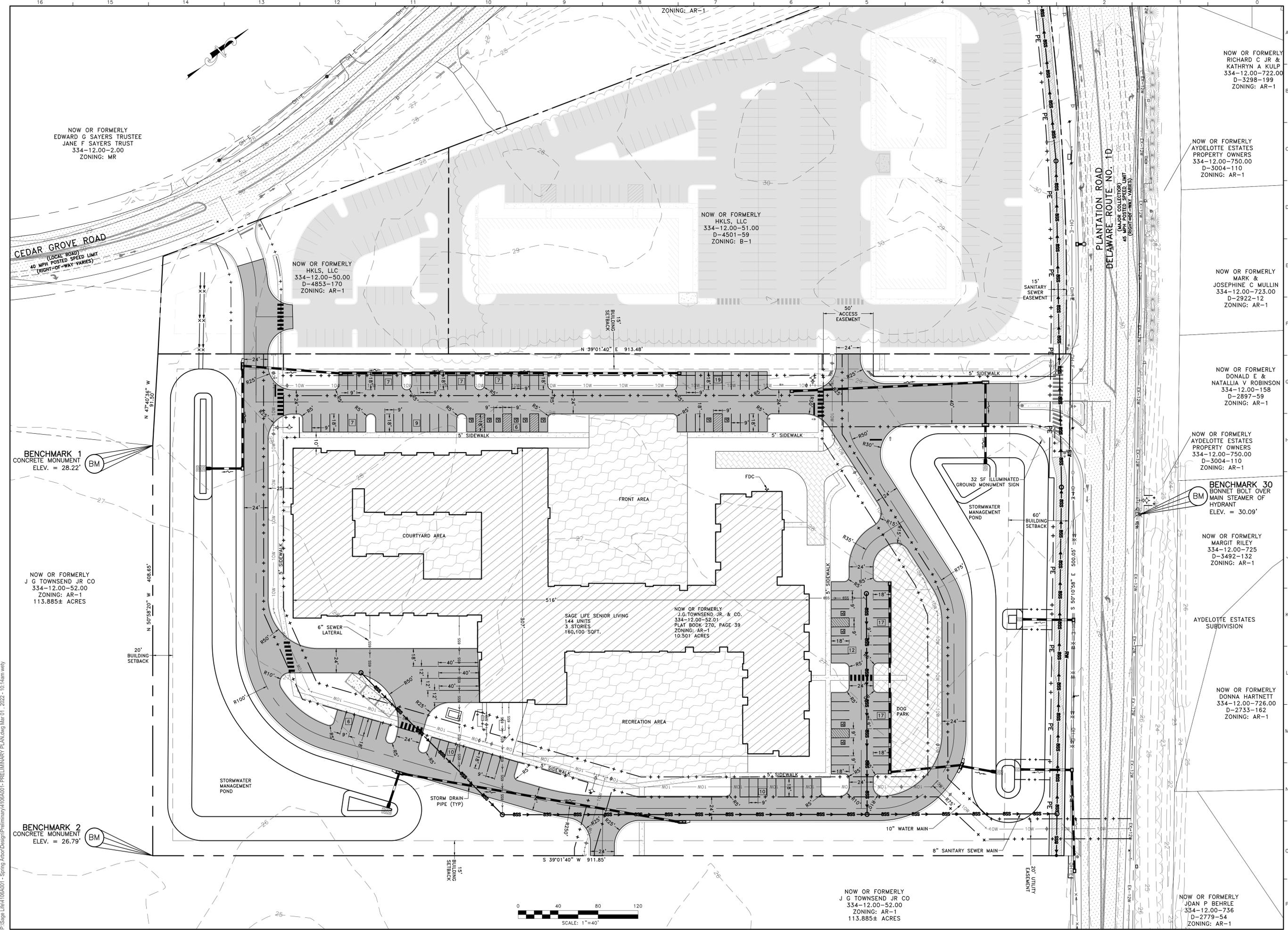
### LEGEND

EXISTING	PROPOSED
BOUNDARY LINE	SANITARY SEWER MANHOLE, PIPE, FLOW ARROW, PIPE SIZE
ADJACENT PROPERTY OWNER	SANITARY SEWER LATERAL
EASEMENT	WATER MAIN, TEE W/ VALVES, PIPE SIZE
SETBACK	WATER LATERAL
ROAD CENTERLINE / BASELINE & STATIONING	CATCH BASIN, DRAINAGE PIPE, FLARED END SECTION, FLOW DIRECTION
CONTOUR ELEVATION AND LABEL	TREES
CATCH BASIN, STORM PIPE, STORM MANHOLE	SIDEWALK
SANITARY SEWER MANHOLE, PIPE, FLOW ARROW, PIPE SIZE	SHARED USE PATH
SANITARY SEWER CLEANOUT	BUILDING
WATER MAIN, W/ VALVES	
FIRE HYDRANT ASSEMBLY	
UTILITY POLE	
SIGN	
FENCE	
SWALE	

### REVISIONS:

**dbf** DAVIS, BOWEN & FRIEDEL, INC.  
 ARCHITECTS, ENGINEERS & SURVEYORS  
 SALISBURY, MARYLAND (410) 543-9091  
 MILFORD, DELAWARE (302) 424-1441

PL-01



NOW OR FORMERLY  
EDWARD G SAYERS TRUSTEE  
JANE F SAYERS TRUST  
334-12.00-2.00  
ZONING: MR

NOW OR FORMERLY  
HKLS, LLC  
334-12.00-50.00  
D-4853-170  
ZONING: AR-1

NOW OR FORMERLY  
HKLS, LLC  
334-12.00-51.00  
D-4501-59  
ZONING: B-1

NOW OR FORMERLY  
RICHARD C JR &  
KATHRYN A KULP  
334-12.00-722.00  
D-3298-199  
ZONING: AR-1

NOW OR FORMERLY  
AYDELLOTTE ESTATES  
PROPERTY OWNERS  
334-12.00-750.00  
D-3004-110  
ZONING: AR-1

NOW OR FORMERLY  
MARK &  
JOSEPHINE C MULLIN  
334-12.00-723.00  
D-2922-12  
ZONING: AR-1

NOW OR FORMERLY  
DONALD E &  
NATALIA V ROBINSON  
334-12.00-158  
D-2897-59  
ZONING: AR-1

NOW OR FORMERLY  
AYDELLOTTE ESTATES  
PROPERTY OWNERS  
334-12.00-750.00  
D-3004-110  
ZONING: AR-1

**BENCHMARK 30**  
BONNET BOLT OVER  
MAIN STEAMER OF  
HYDRANT  
ELEV. = 30.09'

NOW OR FORMERLY  
MARGIT RILEY  
334-12.00-725  
D-3492-132  
ZONING: AR-1

AYDELLOTTE ESTATES  
SUBDIVISION

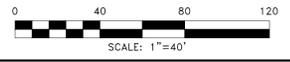
NOW OR FORMERLY  
DONNA HARTNETT  
334-12.00-726.00  
D-2733-162  
ZONING: AR-1

NOW OR FORMERLY  
JOAN P BEHRLE  
334-12.00-736  
D-2779-54  
ZONING: AR-1

**BENCHMARK 1**  
CONCRETE MONUMENT  
ELEV. = 28.22'

NOW OR FORMERLY  
J G TOWNSEND JR CO  
334-12.00-52.00  
ZONING: AR-1  
113.885± ACRES

**BENCHMARK 2**  
CONCRETE MONUMENT  
ELEV. = 26.79'



NOW OR FORMERLY  
J G TOWNSEND JR CO  
334-12.00-52.00  
ZONING: AR-1  
113.885± ACRES

ARCHITECTS ENGINEERS SURVEYORS  
DAVIS, BOWEN & FRIEDEL, INC.  
1500 MARKET STREET  
MILFORD, DELAWARE 19967  
(302) 424-1441  
EASTON, MARYLAND (410) 770-4744

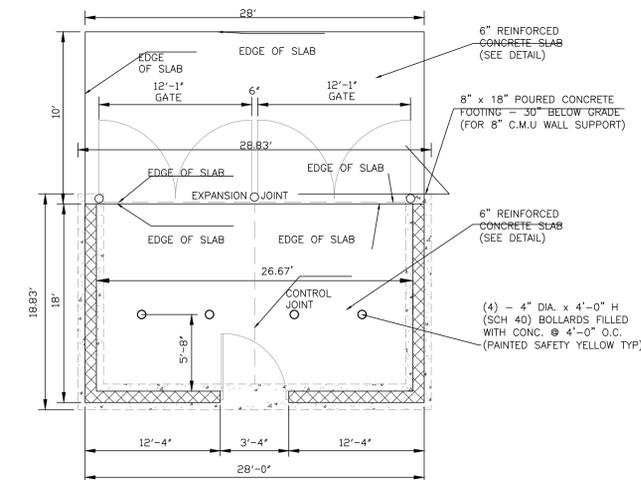
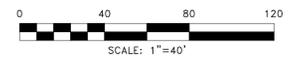
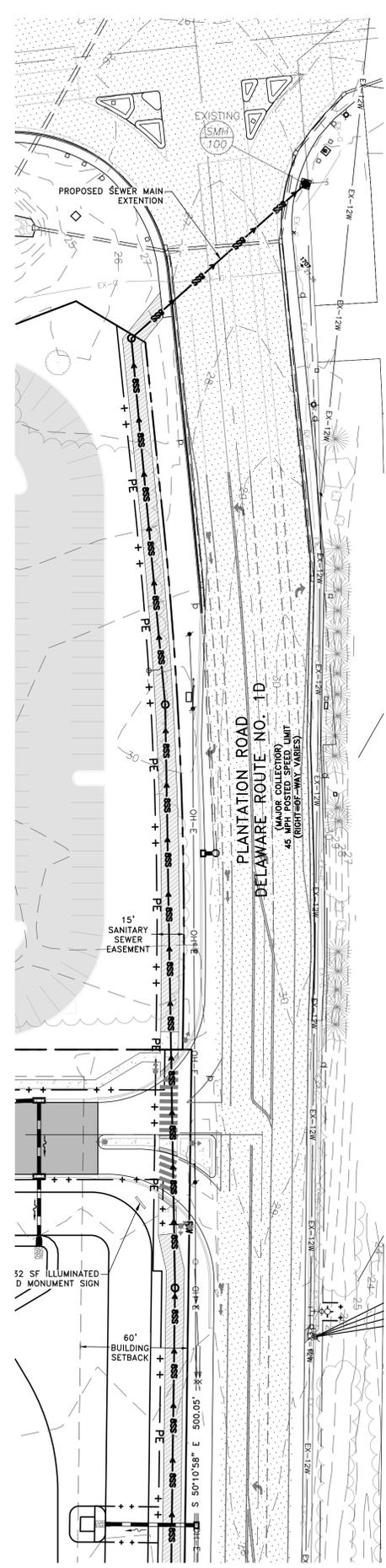
**PRELIMINARY PLAN**

**SAGE LIFE REHOBOTH**  
PLANTATION ROAD (SCR 275 / DE ROUTE 1-D)  
LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DE

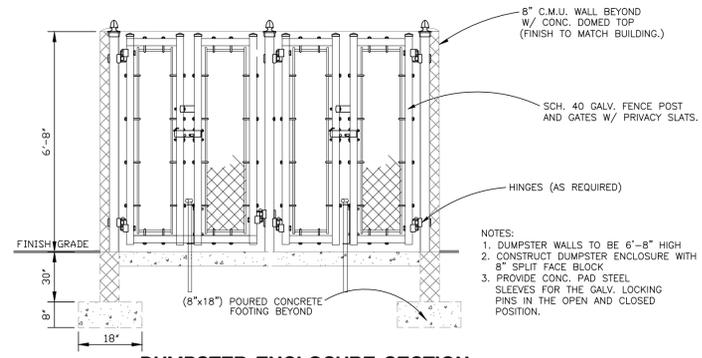
Revisions:  
Date: MARCH 2022  
Scale: 1"=40'  
Dwn.By: YGW  
Proj.No.: 2261M001  
Dwg.No.: PL-02

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P:\Sage Life\4106A001 - Spring Arbor\Design\Preliminary\4106A001 - PRELIMINARY PLAN.dwg Mar 01, 2022 - 10:14am wky



**DOUBLE DUMPSTER PLAN ENCLOSURE**  
NOT TO SCALE



**DUMPSTER ENCLOSURE SECTION**  
NOT TO SCALE

- NOTES:
1. DUMPSTER WALLS TO BE 6'-8" HIGH
  2. CONSTRUCT DUMPSTER ENCLOSURE WITH 8" SPLIT FACE BLOCK
  3. PROVIDE CONC. PAD STEEL SLEEVES FOR THE GALV. LOCKING PINS IN THE OPEN AND CLOSED POSITION.

**dbf** **DAVIS, BOWEN & FRIEDEL, INC.** ARCHITECTS ENGINEERS SURVEYORS  
 1000 W. MARKET ST. SUITE 200  
 WILMINGTON, DELAWARE 19801  
 (302) 424-1441  
 (410) 770-4744

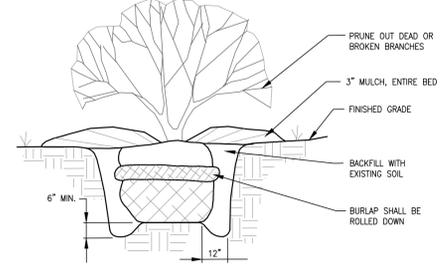
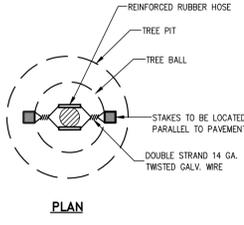
DETAIL SHEET

**SAGE LIFE REHOBOTH**  
**PLANTATION ROAD (SCR 275 / DE ROUTE 1-D)**  
**LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DE**

Revisions:

Date:	MARCH 2022
Scale:	AS NOTED
Dwn. By:	YGW
Proj. No.:	2261M001
Dwg. No.:	

**PL-03**

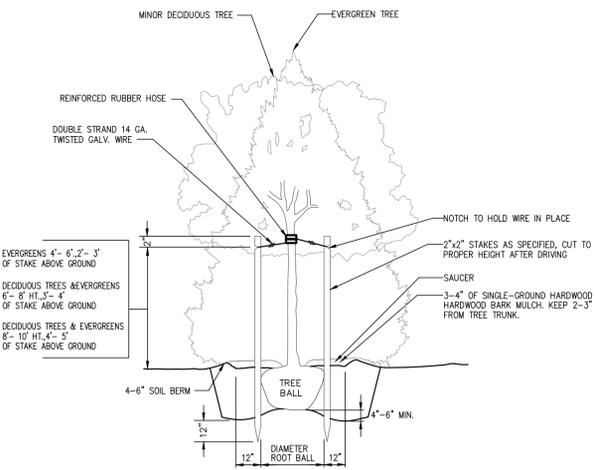


**SHRUB PLANTING DETAIL**  
NO SCALE

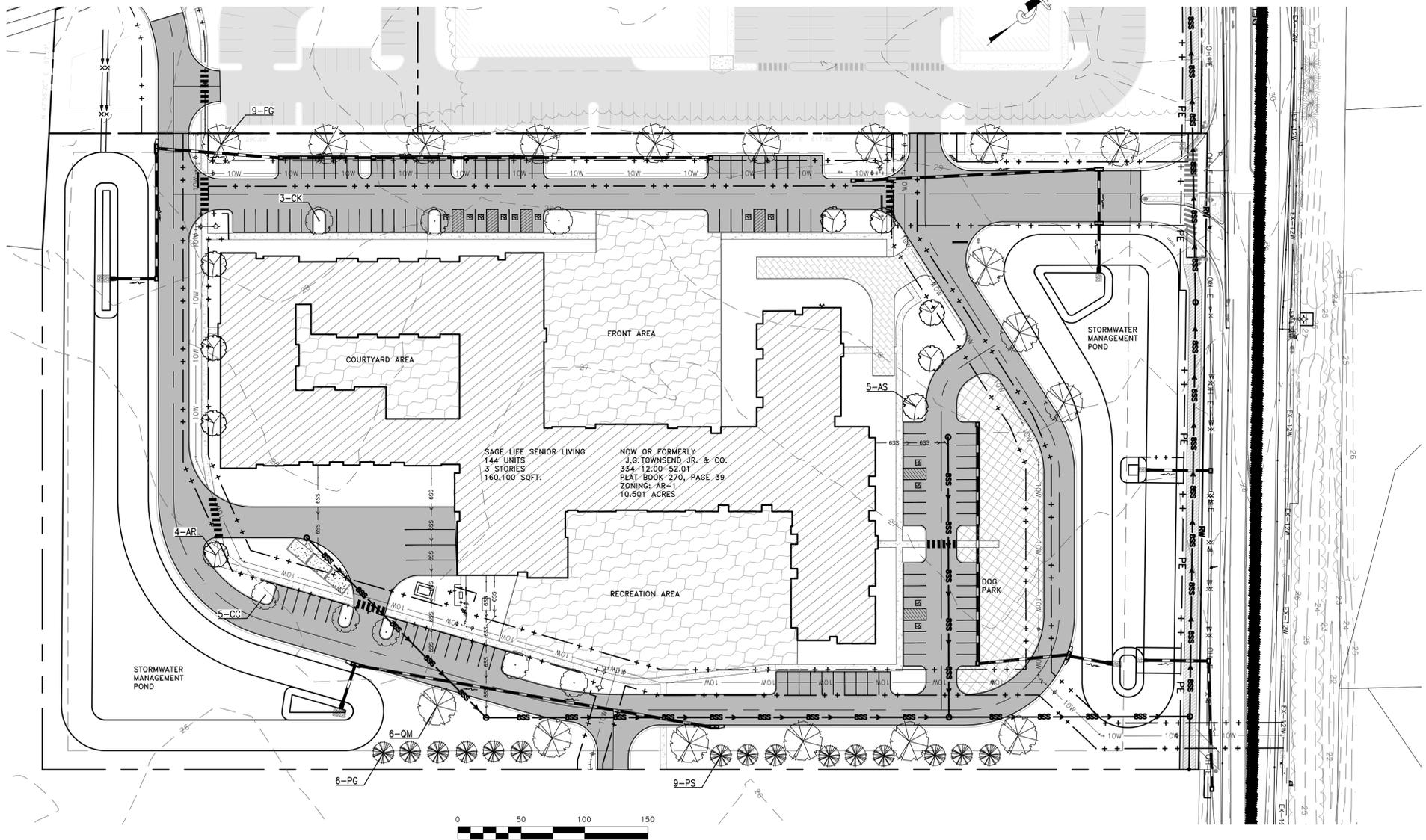
LANDSCAPE PLANT SCHEDULE					
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
DECIDUOUS TREE					
AR		<i>Acer rubrum</i> "Red Sunset"	"RED SUNSET" RED MAPLE	1 3/4 - 2" Cal., B&B	4
AS		<i>Acer saccharum</i> "Green Mountain"	SUGAR MAPLE	1 3/4 - 2" Cal., B&B	5
CC		<i>Cercis canadensis</i>	EASTERN REDBUD	1 3/4 - 2" Cal., B&B	5
CK		<i>Cornus kousa</i>	KOUSA DOGWOOD	5-6" Ht., B&B	3
FG		<i>Fagus grandifolia</i>	AMERICAN BEECH	2 - 2 1/2" Cal., B&B	9
QM		<i>Quercus phellos</i>	WILLOW OAK	1 3/4 - 2" Cal., B&B	6
EVERGREEN TREE					
PG		<i>Picea glauca</i>	WHITE SPRUCE	5'6" Ht., B&B	6
PS		<i>Pinus strobus</i>	EASTERN WHITE PINE	5'6" Ht., B&B	9

**GENERAL LANDSCAPE NOTES**

1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".
2. CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF PHASE 1 SITE WORK HAS BEEN GIVEN. AT THE END OF ONE YEAR ALL PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS ORIGINALLY SPECIFIED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
4. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.
5. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)
6. EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
7. ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.
8. THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF SHREDDED HARDWOOD MULCH PER SPECIFICATIONS.
9. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.
10. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
11. THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.



**SECTION STAKING DETAIL**  
NO SCALE



ARCHITECTS ENGINEERS SURVEYORS  
**DAVIS, BOWEN & FRIEDEL, INC.**  
 OFFICE: WILMINGTON, DE 318  
 OFFICE: MILFORD, DE 314  
 OFFICE: EASTON, MD 21607  
 (302) 424-1411  
 (410) 770-4744

LANDSCAPE PLAN

**SAGE LIFE REHOBOTH**  
 PLANTATION ROAD (SCR 275 / DE ROUTE 1-D)  
 LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DE

Revisions:  
 Date: MARCH 2022  
 Scale: AS NOTED  
 Dwn. By: TMM  
 Proj. No.: 2261M001  
 Dwg. No.:

**PL-04**

P:\Sage Life\1064001 - Spring Arbor\Design\Preliminary\1064001 - PRELIMINARY PLAN.dwg Mar 04, 2022, 4:40pm wely

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



**Sussex County**

DELAWARE  
sussexcountyde.gov

## PLEASE NOTE

This paperless packet is published on the County's website for convenience purposes, and only includes information received up to the close of business on the day before a public hearing. Documents received after this, or documents submitted during the public hearing are not uploaded to the Paperless Packet. The legal record is the paper record maintained in the Offices of the Planning & Zoning Department.



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



## Memorandum

To: Sussex County Planning Commission Members

From: Jamie Whitehouse, AICP, Director, Department of Planning & Zoning; Jenny Norwood, Planning and Zoning Manager; Lauren DeVore, Planner III; Michael Lowrey, Planner III; Chase Phillips, Planner II; Christin Scott, Planner I; Elliott Young, Planner I & Jesse Lindenberg, Planner I  
CC: Vince Robertson, Assistant County Attorney

Date: March 17<sup>th</sup>, 2022

RE: Other Business for the March 24<sup>th</sup>, 2022 Planning Commission Meeting

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This memo is to provide background for the Planning Commission to consider as a part of the Other Business to be reviewed during the March 24<sup>th</sup>, 2022 Meeting of the Planning & Zoning Commission.

### **(2019-04) Sloan Family Subdivision**

BM

Final Subdivision Plan

This is a Final Subdivision Plan to to subdivide 7.749 +/- acres into eleven (11) single-family lots, private roads and open space. The Preliminary Subdivision Plan for was approved by the Planning and Zoning Commission at their meeting of Thursday, May 9, 2019. The property is located on the northeast side of Pinewater Drive, a private road within the Pinewater Subdivision. The Final Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes and all Conditions of Approval. Zoning: AR-1 (Agricultural Residential District). Tax Parcels: 234-17.12-5.00, 5.01, & 5.02. Staff are in receipt of all agency approvals.

### **(S-18-85) Sage Life Rehoboth**

KS

Revised Final Site Plan

This is a Revised Final Site Plan for the construction of a proposed 3-story 160,100 +/- square foot 144 unit assisted living facility, parking and other site improvements. A Special Use Exception (Case No. 12066) was granted by the Board of Adjustment for a "convalescent home, nursing home, and/or homes for the aged" on December 11, 2017. Final Site Plan approval was previously granted by the Planning and Zoning Commission at their meeting of Thursday October 1, 2019. The site was considered to be under "Substantial Construction" on February 2, 2021 through a site visit. The property is located on the southwest side of Plantations Road (Rt. 1D). The Revised Final Site Plan complies with the Sussex County Zoning Code and all Conditions of Approval. Zoning: AR-1 (Agricultural Residential District). Tax Parcel: 334-12.00-52.01. Staff are in receipt of all agency approvals.

### **S-18-11 Two Farms Retail #956**

Revised Preliminary Site Plan

This is a Revised Preliminary Site Plan for the reconfiguration of a previously approved set of two (2) retail buildings into one (1) 12,050 square foot retail building. This revised plan proposes a net reduction of 2,900 square feet of gross area. Parking exceeds the 60 spaces that will now be required for the revised plan. This site received preliminary site plan approval from the Commission on April 12<sup>th</sup>, 2018, and as granted by Commission, the site plan received final approval from staff on June 25<sup>th</sup>, 2020. The previous approval included an accepted waiver from interconnectivity, and staff note the applicant continues to wish to be waived from the interconnectivity requirement. This Revised



Preliminary Site Plan complies with the Sussex County Zoning Code. Zoning: B-1 (Neighborhood Business District). Tax Parcel: 135-11.00-78.00. Staff are awaiting agency approvals.

**(S-21-40) Nguyen Multi-Family Dwelling**

KS

Preliminary Site Plan

This is a Preliminary Site Plan for the construction of a multi-family dwelling structure containing five (5) units. The Sussex County Council approved a Conditional Use (CU 2164) at their meeting on April 16, 2019 through Ordinance No. 2647. Subsequently, the applicant submitted a request for an extension of the Conditional Use approval. At their meeting of February 22, 2022 the Sussex County Council approved a six (6) month extension of the Conditional Use which will expire on October 16, 2022. Included in the Plan are the provision of sixteen (16) parking spaces, sidewalks along the frontage on Old Landing Road, and a twenty (20) foot wide landscaped buffer. The applicant's Preliminary Site Plan complies with the Sussex County Zoning Code and all Conditions of Approval. Zoning: MR (Medium Density Residential). Tax Parcel: 334-19.00-1.06. Staff are in receipt of all agency approvals; therefore, the plan can be considered for preliminary and final approvals.

**Lands of Jane P. Locke**

KH

Minor Subdivision off a 50-foot easement

This is a Minor Subdivision Plan for the subdivision of a 106.76 acre +/- parcel of land into (1) lot and residual lands off of a proposed 50-foot ingress/egress easement. Proposed Lot 1 consists of 0.99 acres +/- and the residual lands consist of 105.77 acres +/- . The property is located on the east side of Bloxom School Road (S.C.R. 553A). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Zoning: AR-1 (Agricultural Residential District). Tax Parcel: 531-6.00-44.00. Staff are awaiting agency approvals.

**Lands of Sylvester Hicks, Ricky Hicks, & Alberta Harmon**

KS

Minor Subdivision off a 50-foot easement

This is a Minor Subdivision Plan for the subdivision of a 2.37 acre +/- parcel of land into (1) lot and residual lands off of a proposed 50-foot ingress/egress easement. Proposed Lot 1 consists of 0.82 acres +/- and the residual lands consist of 1.55 acres +/- . The property is located on the northeast side of Crooked Road (S.C.R. 636). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Zoning: GR (General Residential District). Tax Parcel: 230-14.00-133.00. Staff are in receipt of all agency approvals.

**Lands of Jocelyn Huff**

KS

Minor Subdivision off a 50-foot easement

This is a Preliminary Minor Subdivision Plan for the subdivision of a 41.075 acre +/- parcel of land into three (3) lots and residual lands off of a proposed 50-foot ingress/egress access easement over an existing driveway. Proposed lot one (1) consists of 1.565 acres +/-; proposed lot two (2) consists of 1.3421 acres +/-; proposed lot three (3) consists of 1.49098 acres +/-; the residual land consists of 36.758 acres +/- . The property is located on the north side of Huff Road (S.C.R. 252). The Preliminary Site Plan complies with the Sussex County Zoning and Subdivision Codes. Zoning: AR-1 (Agricultural Residential District). Tax Parcel: 235-24.00-38.05. Staff are awaiting agency approvals.

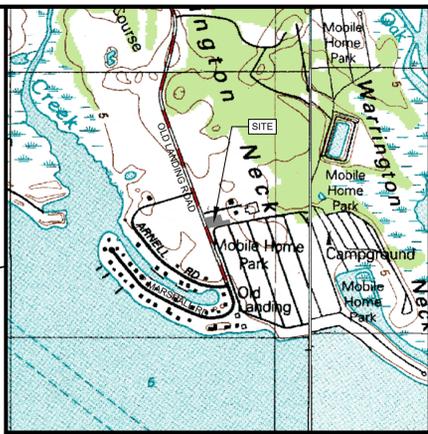
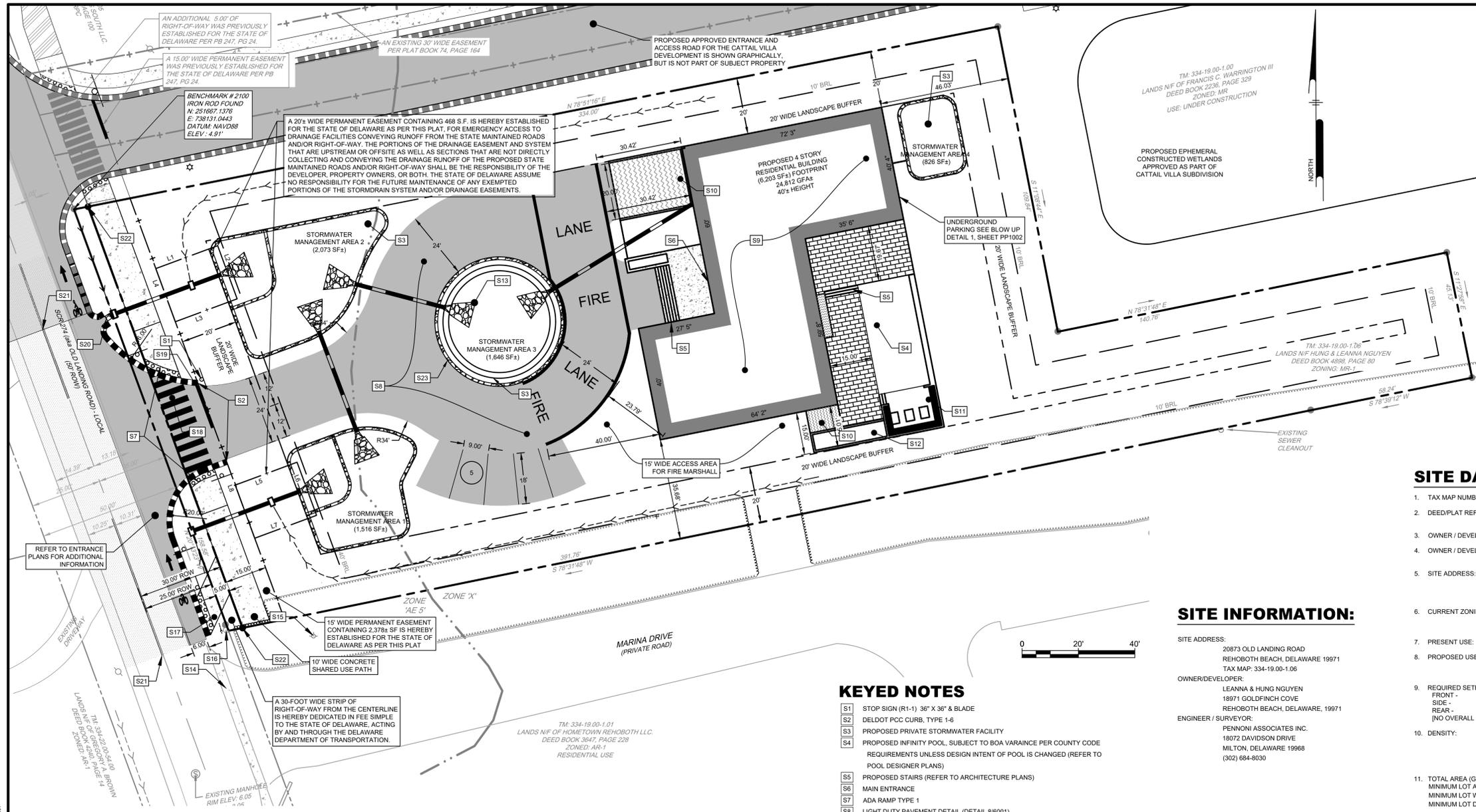
**Lands of Sharp Farm Limited Partnership**

KS

Minor Subdivision off a 50-foot easement

This is a concept plan for a proposed subdivision of a 314.217 acres +/- into two (2) lots and residual lands off of a proposed 50' wide ingress/egress access easement over an existing paved road. Proposed

Lot A consists of approximately 1.00 acres +/-; proposed Lot B consists of approximately 2.8 acres +/-; the residual lands consists of approximately 310.417 acres +/- . This property is located on the east side of Sharps Road (S.C.R. 200). This is a concept plan only and a formal subdivision plan will be submitted upon approval of the concept plan. Zoning: AR-1 (Agricultural Residential District). Tax Parcel: 330-8.00-29.00.



**LOCATION MAP**  
1" = 1000'  
**S-21-40 / CU 2164**

**SITE DATA TABLE**

1. TAX MAP NUMBER:	334-19-00-1.06
2. DEED/PLAT REFERENCE:	DEED BOOK 4898, PAGE 80 PLAT BOOK 74, PAGE 164
3. OWNER / DEVELOPER NAME:	LEANNA & HUNG NGUYEN
4. OWNER / DEVELOPER ADDRESS:	18971 GOLDFINCH COVE REHOBOTH BEACH, DE 19971
5. SITE ADDRESS:	EAST SIDE OF OLD LANDING ROAD (SCR 274) ADJACENT TO MARINA DRIVE AT REHOBOTH BAY MHP REHOBOTH, DELAWARE 19971 LEWES AND REHOBOTH HUNDRED
6. CURRENT ZONING:	MR (MEDIUM RESIDENTIAL DISTRICT)/CONDITIONAL USE (ARTICLE V - § 115-31) (APPROVED ORDINANCE NO. 2646, C21874, DATED APRIL 16, 2019)
7. PRESENT USE:	GRASS FIELD
8. PROPOSED USE:	5 UNIT - MULTIFAMILY DWELLING STRUCTURE, SUBJECT TO THE PROVISIONS OF ARTICLES IV THROUGH XX, § 115-219 AND TABLE 2 (APPROVED ORDINANCE NO. 2627, CU2164, DATED APRIL 16, 2019)
9. REQUIRED SETBACKS (B.R.L.):	(MR/CONDITIONAL USE) FRONT - 40 FEET SIDE - 10 FEET REAR - 10 FEET (NO OVERALL OUTSIDE WALL DIMENSION OF A BUILDING EXCEEDS 165 FEET)
10. DENSITY:	5 UNITS SINGLE FAMILY ATTACHED (MULTI-FAMILY) MR ZONING MAXIMUM DENSITY 14.356 UNITS / AC. PERMITTED DENSITY 5.66 UNITS / AC. CU ZONING MAXIMUM DENSITY FOR MULTIFAMILY   12 UNITS / AC. PROPOSED DENSITY   3.85 UNITS/AC.
11. TOTAL AREA (GROSS):	1.30± ACRES
MINIMUM LOT AREA:	10,000 SF
MINIMUM LOT WIDTH:	75 FT
MINIMUM LOT DEPTH:	100 FT
12. NET DEVELOPMENT AREA:	1.30± AC.
13. BUILDING HEIGHT:	42' MAX ALLOWED (PROPOSED 40')
14. PARKING (ARTICLE XXII: OFF-STREET PARKING, CODE SECTION 115-162.B):	REQUIRED SPACES: 13 SPACES (5 UNITS WITH 4 BEDROOMS EACH; 2 SPACES PER UNIT PLUS 0.5 SPACE FOR EACH BEDROOM OVER 3 BEDROOMS) PROVIDED SPACES: 16 SPACES
15. WATER SUPPLY:	PUBLIC WATER - TIDEWATER UTILITY, INC. SECTION 89: SOURCE WATER PROPERTY A) SUBJECT PROPERTY IS WITHIN AN AREA OF "POOR GROUND WATER RECHARGE PROTECTION AREA"
B) SUBJECT PROPERTY IS NOT LOCATED IN A WELLED AREA	
17. SEWER SUPPLY:	PUBLIC SEWER - SUSSEX COUNTY (WEST REHOBOTH EXPANSION OF THE DEWEY BEACH SANITARY SEWER DISTRICT)
18. STATE INVESTMENT AREA:	LEVEL 3
19. LONGITUDE AND LATITUDE:	SITE BENCHMARK: IRON ROD AT NORTHWEST PROPERTY CORNER LONGITUDE: W 75° 04' 38.65" LATITUDE: N 38° 24' 45.54"
20. 2019 FUTURE LAND USE:	COASTAL AREA
21. WETLAND AREA:	NO WETLANDS FOUND ONSITE
22. PROPOSED DISCHARGE LOCATION:	ON SITE PRIVATE INFILTRATION FACILITY
23. SITE CALCULATIONS	BUILDING AREA EX = 0.00 AC. PR = 0.14 AC. GRASS AREA EX = 1.20 AC. PR = 0.07 AC. PAVEMENT/STONE AREA EX = 0.10 AC. PR = 0.38 AC. STORMWATER EX = 0.00 AC. PR = 0.11 AC. TOTAL EX = 1.30 AC. PR = 1.30 AC.
24. FORESTED AREA:	TOTAL AREA: 0 SF
25. LIMIT OF DISTURBANCE:	0.99 ± AC.
26. DATUM:	HORIZONTAL = NAD83 VERTICAL = NAVD88
27. FIRE DISTRICT:	REHOBOTH BEACH FIRE CO. (STATION 86)
28. FLOOD ZONE:	ZONE 10005C0334K (SEE GENERAL NOTE 3)
29. WATERSHED:	REHOBOTH BAY
30. LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL	SUSSEX COUNTY

**SITE INFORMATION:**

SITE ADDRESS: 20873 OLD LANDING ROAD  
REHOBOTH BEACH, DELAWARE 19971  
TAX MAP: 334-19-00-1.06

OWNER/DEVELOPER: LEANNA & HUNG NGUYEN  
18971 GOLDFINCH COVE  
REHOBOTH BEACH, DELAWARE, 19971

ENGINEER / SURVEYOR: PENNONI ASSOCIATES INC.  
18072 DAVIDSON DRIVE  
MILTON, DELAWARE 19968  
(302) 684-8030

**KEYED NOTES**

- S1 STOP SIGN (R1-1) 36" X 36" & BLADE
- S2 DELDOT PCC CURB, TYPE 1-6
- S3 PROPOSED PRIVATE STORMWATER FACILITY
- S4 PROPOSED INFINITY POOL, SUBJECT TO BOA VARIANCE PER COUNTY CODE REQUIREMENTS UNLESS DESIGN INTENT OF POOL IS CHANGED (REFER TO POOL DESIGNER PLANS)
- S5 PROPOSED STAIRS (REFER TO ARCHITECTURE PLANS)
- S6 MAIN ENTRANCE
- S7 ADA RAMP TYPE 1
- S8 LIGHT DUTY PAVEMENT DETAIL (DETAIL 8/6001)
- S9 FLAT ROOF PITCH TO BACK AND WILL DRAIN INTO ONSITE STORMWATER FACILITY
- S10 ACCESS RAMP INTO GARAGE (TYP.)
- S11 LOUNGE/FIRE PIT AREA
- S12 LANDSCAPE BED
- S13 PROPOSED FOUNTAIN TO BE PART OF STORMWATER FACILITY
- S14 2' WIDE CONCRETE SIDEWALK
- S15 EXISTING FIRE HYDRANT
- S16 EXISTING UTILITY POLE (TYP.)
- S17 CONCRETE CONNECTION
- S18 PROPOSED CROSSWALK
- S19 16" WIDE THERMOPLASTIC STOP BAR
- S20 CURB OPENING PER DELDOT STANDARD CONSTRUCTION DETAIL C-4
- S21 LIMIT OF ENTRANCE CONSTRUCTION
- S22 PROPOSED RIGHT OF WAY MONUMENTATION TO BE SET PER DELDOT STANDARD CONSTRUCTION DETAIL M-2 (TYP.)
- S23 PROPOSED EDGE OF STORMWATER FACILITY WILL HAVE 18" HIGH PROTECTIVE WALL WITH BUILT IN SCUPPERS FOR DRAINAGE

**SOILS**

TYPE	DESCRIPTION	HYDROLOGIC SOIL
G/A	GREENWICH LOAM, 0 TO 2 PERCENT SLOPES	B
1eA	INGLESIDE LOAMY SAND, 0 TO 2 PERCENT SLOPES	A

LIMIT OF DISTURBANCE: 0.99± ACRES

**EASEMENT LINE TABLE**

LINE #	BEARING	DISTANCE
L1	N 69°46'37" E	23.38'
L2	S 20°11'27" E	20.00'
L3	S 69°46'37" W	23.37'
L4	N 20°13'23" W	20.00'
L5	S 69°46'37" W	23.38'
L6	N 20°13'13" W	20.00'
L7	N 69°46'47" E	23.38'
L8	S 20°13'14" E	20.00'

**APPROVAL INFORMATION (FOR OFFICE USE ONLY)**

APPROVAL #: 2021-9637	FEE PAID: \$125.00
APPROVED BY: SCD STORMWATER PROGRAM	APPROVAL DATE: DECEMBER 15, 2021
TITLE: SCD STORMWATER PROGRAM	EXPIRATION DATE: DECEMBER 15, 2026

**ENGINEER CERTIFICATION:**  
IT IS HEREBY CERTIFIED THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE: ALAN DECKTOR, PE (DE PE# 17771)  
DATE: PENNONI ASSOCIATES, INC.  
18072 DAVIDSON DRIVE MILTON, DE 19968  
(302) 684-8030  
ADECKTOR@PENNONI.COM

**OWNER'S AND DEVELOPER'S CERTIFICATION:**  
IT IS HEREBY CERTIFIED THAT I AM THE OWNER/DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN RECORDED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE: LEANNA NGUYEN  
DATE: HUNG NGUYEN  
18971 GOLDFINCH COVE  
REHOBOTH BEACH DE, 19971  
(858) 775-5555  
DUYHUNG9276@YAHOO.COM

**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	BUILDING
[Symbol]	[Symbol]	FULL DEPTH PAVEMENT
[Symbol]	[Symbol]	CONCRETE SIDEWALK
[Symbol]	[Symbol]	CURB
[Symbol]	[Symbol]	EDGE OF PAVEMENT
[Symbol]	[Symbol]	EDGE OF GRAVEL
[Symbol]	[Symbol]	EASEMENT
[Symbol]	[Symbol]	FENCE
[Symbol]	[Symbol]	POWER, UTILITY POLE
[Symbol]	[Symbol]	POWER, LIGHT
[Symbol]	[Symbol]	PROPERTY, LINE
[Symbol]	[Symbol]	LEGAL RIGHT-OF-WAY
[Symbol]	[Symbol]	R.O.W. MONUMENTATION
[Symbol]	[Symbol]	PROPERTY, ADJOINING LINED
[Symbol]	[Symbol]	SITE, MAIL BOX
[Symbol]	[Symbol]	SITE, TRAFFIC SIGN
[Symbol]	[Symbol]	SOIL BOUNDARY
[Symbol]	[Symbol]	SOIL LABEL
[Symbol]	[Symbol]	STORM SEWER, INLET
[Symbol]	[Symbol]	STORM SEWER, HEADWALL
[Symbol]	[Symbol]	STORM SEWER, MANHOLE
[Symbol]	[Symbol]	STORM SEWER, UNDERGROUND
[Symbol]	[Symbol]	SWALE
[Symbol]	[Symbol]	VEGETATION, TREE LINE
[Symbol]	[Symbol]	MINOR CONTOUR
[Symbol]	[Symbol]	MAJOR CONTOUR
[Symbol]	[Symbol]	SPOT ELEVATION

**Pennonni**  
PENNONI ASSOCIATES INC.  
18072 Davidson Drive  
Milton, DE 19968  
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

**NGUYEN MULTI-FAMILY DWELLING**  
S-21-40 / CU 2164  
TAX MAP: 334-19-00-1.06  
OLD LANDING ROAD (SCR 274)  
REHOBOTH BEACH, DE 19971

**RECORD PLAN**  
LEANNA & HUNG NGUYEN  
18971 GOLDFINCH COVE  
REHOBOTH BEACH DE, 19971

NO.	DATE	REVISIONS	BY
1	2022-02-25	REVISED PER DELDOT COMMENTS	LFS
2	2022-03-08	REVISED PER P&Z COMMENTS	LC

PROJECT: LBNQJ21001  
DATE: 2022-01-11  
DRAWING SCALE: 1"=20'  
DRAWN BY: RPP  
APPROVED BY: AMD

**RP-1001**  
SHEET 1 OF 2

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES AND OWNERS. SMALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

**GENERAL NOTES:**

- ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
- THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
- DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
- ALL MATERIALS SHALL BE NEW AND SHALL BE ASBESTOS AND VERMICULITE FREE. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE INTENDED WORK.
- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED. IT MUST BE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERE TO APPLICABLE.
- PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND RECORD ANY DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REMOVED OR REPLACED, ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.
- THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF CONTRACT DRAWINGS ON WHICH HE SHALL NOTE, IN RED, THE ALIGNMENTS AND INVERTS OF ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED DURING THE PROSECUTION OF THE WORK. ALL DISCREPANCIES BETWEEN THE PLAN LOCATIONS AND ELEVATIONS OF BOTH THE EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN ON THE AS-BUILT DRAWINGS TO BE MAINTAINED BY THE CONTRACTOR IN THE FIELD.
- THE CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH OR ACCESS PITS WHICH CAN BE BACKFILLED AND STABILIZED AT THE END OF EACH WORKING DAY. STEEL PLATES SHALL BE USED ON ANY TRENCH OR ACCESS PITS WHICH MUST REMAIN OPEN OVERNIGHT. THIS REQUIREMENT DOES NOT APPLY TO AREAS COMPLETELY CLOSED AND SECURE FROM VEHICULAR OR PEDESTRIAN TRAFFIC.
- DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER, CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED WORK WITHOUT CHARGE TO THE OWNER.
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0334K, EFFECTIVE DATE MARCH 16, 2015, THE PROPERTY IS LOCATED IN FLOOD ZONE "X" (UNSHADED), WHICH IS AN AREA THAT HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. THE WEST SIDE OF THE PROPERTY IS IN FLOOD ZONE "AE", SHADED WITH BASE FLOOD ELEVATION AT 5'.
  - SUBJECT PROPERTY IS CURRENTLY "MR" (MEDIUM RESIDENTIAL).
  - THE SUBJECT SITE WILL BE CONSTRUCTED AS A SINGLE PHASE.
  - TOTAL AREA FOR SUBJECT SITE IS 56.438 ACRES (1.50 ACRES).
  - THE BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS COMPILED FROM DOCUMENTS OF PUBLIC RECORD AND A BOUNDARY SURVEY BY PENNONI, DATED AUGUST 7, 2018. ALL PROVIDED EASEMENTS ARE SHOWN AS SHOWN ON THIS PLAN, HOWEVER, THIS PLAN AND SURVEY DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS.
  - SURVEY DATUM: HORIZONTAL - NAD83, VERTICAL - NAVD83
  - DEED REFERENCE: DEED BOOK 4898, PAGE 80.
  - PLAT REFERENCE: PLAT BOOK 74, PAGE 164.
  - BUILDING LIGHTING TO BE PROVIDED WITH BUILDING PLANS.
  - ALL SECURITY LIGHTING (IF NECESSARY) SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.
  - THERE ARE NO WETLANDS ON THIS PROPERTY PER THE DNREC ENVIRONMENTAL NAVIGATOR WEBSITE.
  - STORM WATER WILL BE HANDLED BY THE PROPOSED STORM WATER MANAGEMENT POND ON SITE. THE MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITY WITHIN THIS SITE SHALL BE THE RESPONSIBILITY OF THE OWNER.
  - ALL FIRE LANES, EXITS, STANDPIPE AND SPRINKLER CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS. ALL BUILDINGS WILL BE WOOD CONSTRUCTION AND HAVE SPRINKLERS.
  - LOCK BOX REQUIRED - CONTACT LOCAL FIRE CHIEF FOR ORDERING INFORMATION. LOCK BOXES WILL BE LOCATED ON THE RIGHT HAND SIDE OF THE DOOR.
  - MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
  - ALL DISTURBED AREAS WITHIN THE LIMIT OF DISTURBANCE, BUT NOT IN PAVEMENT, SHALL BE TOP-SOLED (6" MINIMUM), SEEDED AND MULCHED. IF THE ENGINEER DETERMINES THAT A SATISFACTORY STAND OF GRASS DOES NOT EXIST AT THE TIME OF FINAL INSPECTION, ALL COSTS ASSOCIATED WITH RE-ESTABLISHING A SATISFACTORY STAND OF GRASS SHALL BE AT THE CONTRACTOR'S EXPENSE.
  - A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ROADWAY CONSTRUCTION.
  - ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS RESPONSIBILITY, AND SHALL FOLLOW THE GUIDELINES SHOWN IN LATEST EDITION OF DELAWARE MUTCD.
  - DESIGN, FABRICATION AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DE MUTCD.
  - DESIGN AND INSTALLATION OF ALL PAVEMENT MARKINGS AND STRIPING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DE MUTCD. FOR FINAL PERMANENT PAVEMENT MARKINGS:
    - EPOXY RESIN PAINT SHALL BE REQUIRED FOR LONG LINE STRIPING.
    - THERMO PLASTIC (EXTRUDED OR PREFORMED MATERIAL) WILL BE REQUIRED ON ASPHALT SURFACES, FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS.
    - PERMANENT PAVEMENT MARKING TAPE (PER DELDOT APPROVED MATERIALS LIST) WILL BE REQUIRED ON CONCRETE SURFACES, FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS.
  - BREAKAWAY POSTS SHALL BE USED WHEN INSTALLING ALL SIGNS. REFERENCE DELDOT STANDARD CONSTRUCTION DETAIL T-15.
  - THE CONTRACTOR SHALL NOTIFY THE FOLLOWING, TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION:
    - THE OWNER
    - SUSSEX CONSERVATION DISTRICT
    - DELDOT
  - THE CONTRACTOR SHALL MAINTAIN PUBLIC ROADS AND STREETS IN A BROOM SWEEP CONDITION AT ALL TIMES.
  - THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES OR OTHER NATURAL OR MANMADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING AND INFORMATION SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE.
  - A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR THE PROPOSED SIGN. ANY PROPOSED SIGN DETAILS WILL BE SUBMITTED SEPARATELY.

**DELDOT RECORD NOTES (REVISED 03-21-2021):**

- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATIONS (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNERS LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE SIDEWALK AND SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR SHARED-USE PATH.
- DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
- TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.

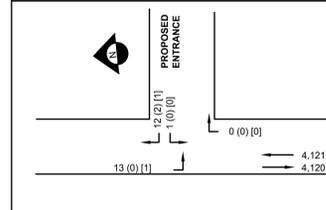
**CONDITIONS OF APPROVAL, 2019-4-24 (CU-2164):**

PRELIMINARY APPROVAL WAS GRANTED BY SUSSEX COUNTY PLANNING COMMISSION AT THEIR MEETING ON APRIL 16, 2019 SUBJECT TO THE FOLLOWING CONDITIONS:

- THE MAXIMUM NUMBER OF RESIDENTIAL UNITS SHALL BE 5.
- ALL ENTRANCES, INTERSECTION, ROADWAY AND MULTI-MODAL IMPROVEMENTS SHALL BE COMPLETED BY THE DEVELOPER IN ACCORDANCE WITH ALL DELDOT REQUIREMENTS.
- THE PROJECT SHALL BE SERVED BY SUSSEX COUNTY SEWER. THE DEVELOPER SHALL COMPLY WITH ALL SUSSEX COUNTY ENGINEERING DEPARTMENT REQUIREMENTS INCLUDING ANY OFFSITE UPGRADES NECESSARY TO PROVIDE SERVICE TO THE PROJECT.
- THE PROJECT SHALL BE SERVED BY CENTRAL WATER TO PROVIDE DRINKING WATER AND FIRE PROTECTION.
- THE APPLICANTS HAVE PROPOSED A 20-FOOT WIDE VEGETATED BUFFER IN ACCORDANCE WITH SECTION 115-211 OF THE ZONING CODE. THERE SHALL BE A VEGETATED OR FORESTED BUFFER OF AT LEAST 20-FEET IN WIDTH AROUND THE ENTIRE PERIMETER OF THE PROJECT, WITH THE EXCEPTION OF THE ENTRANCES AREA TO THE PROJECT.
- THE APPLICANT SHALL SUBMIT AS PART OF THE FINAL SITE PLAN A LANDSCAPE PLAN SHOWING THE PROPOSED TREE AND SHRUB LANDSCAPE DESIGN, INCLUDING THE BUFFER AREAS.
- CONSTRUCTION AND SITE WORK ON THE PROPERTY, INCLUDING DELIVERIES OF MATERIALS TO OR FROM THE PROPERTY, SHALL ONLY OCCUR BETWEEN 7:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AND BETWEEN 8:00 AM AND 2:00 PM ON SATURDAYS. THERE SHALL BE NO CONSTRUCTION ACTIVITIES AT THE SITE ON SUNDAYS.
- STREET NAMING AND ADDRESSING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE COUNTY MAPPING AND ADDRESSING DEPARTMENTS.
- THE APPLICANTS HAVE PROPOSED A UNIQUE DESIGN OF THE PROPOSED BUILDING THAT INCLUDES SUBSTANTIAL CHANGES TO THE CURRENT GRADE OF THE PROPERTY. THESE GRADE CHANGES WILL HAVE A SIGNIFICANT IMPACT ON RUNOFF AND STORMWATER MANAGEMENT ON THE PROPERTY. THE STORMWATER MANAGEMENT SYSTEM SHALL BE CAREFULLY DESIGNED IN COOPERATION WITH THE SUSSEX CONSERVATION DISTRICT TO MEET OR EXCEED THE REQUIREMENTS OF THE STATE AND COUNTY AND SHALL NOT PERMIT RUNOFF FROM THIS PROPERTY ONTO NEIGHBORING PROPERTIES.
- 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 SEDIMENT CONTROL FACILITIES.
- THIS PROJECT SHALL NOT BECOME A DORMITORY, BOARDING HOUSE OR SIMILAR TYPE OF USE AND MUST COMPLY AT ALL TIMES WITH THE OCCUPANCY REQUIREMENTS FOR MULTI-FAMILY DWELLINGS SET FORTH IN THE ZONING CODE.
- ALL STREETLIGHTS SHALL BE DOWNWARD SCREENED SO THAT THEY DO NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.
- THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.

**TRAFFIC GENERATION - OLD LANDING ROAD (SCR 274)**

(FULL MOVEMENT)



**ROAD TRAFFIC DATA:**

FUNCTIONAL CLASSIFICATION - (SCR 274 - OLD LANDING RD.) - LOCAL  
 POSTED SPEED LIMIT - 45 MPH  
 AADT = 8,241 TRIPS (FROM 2019 DELDOT TRAFFIC SUMMARY)  
 10 YEAR PROJECTED AADT = 1.16 x 8,241 = 9,586 TRIPS  
 10 YEAR PROJECTED AADT + SITE ADT = 9,586 TRIPS  
 TRAFFIC PATTERN GROUP = 4 (FROM 2019 DELDOT TRAFFIC SUMMARY)  
 PEAK HOUR - 12.08% x 9,586 TRIPS = 1,159 TRIPS  
 TRUCK VOLUME - 8.47% x 9,586 TRIPS = 812 TRIPS  
 DISTRIBUTION % (61.35 / 38.65)

**SITE TRAFFIC DATA:**

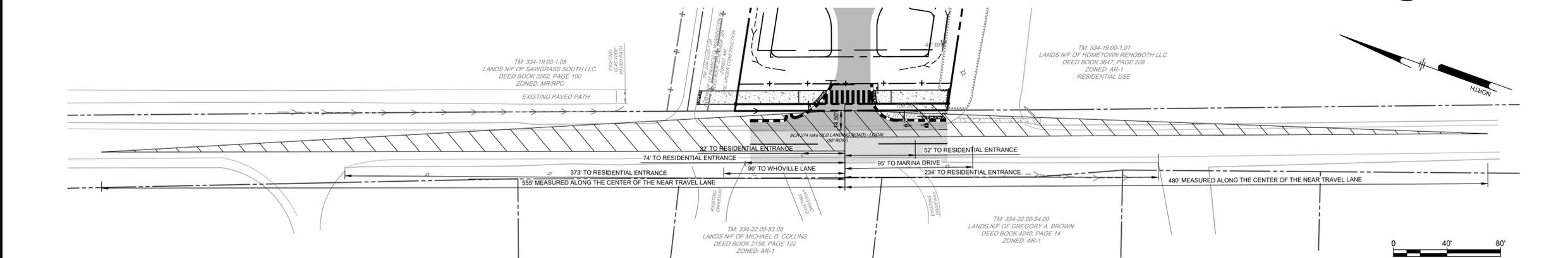
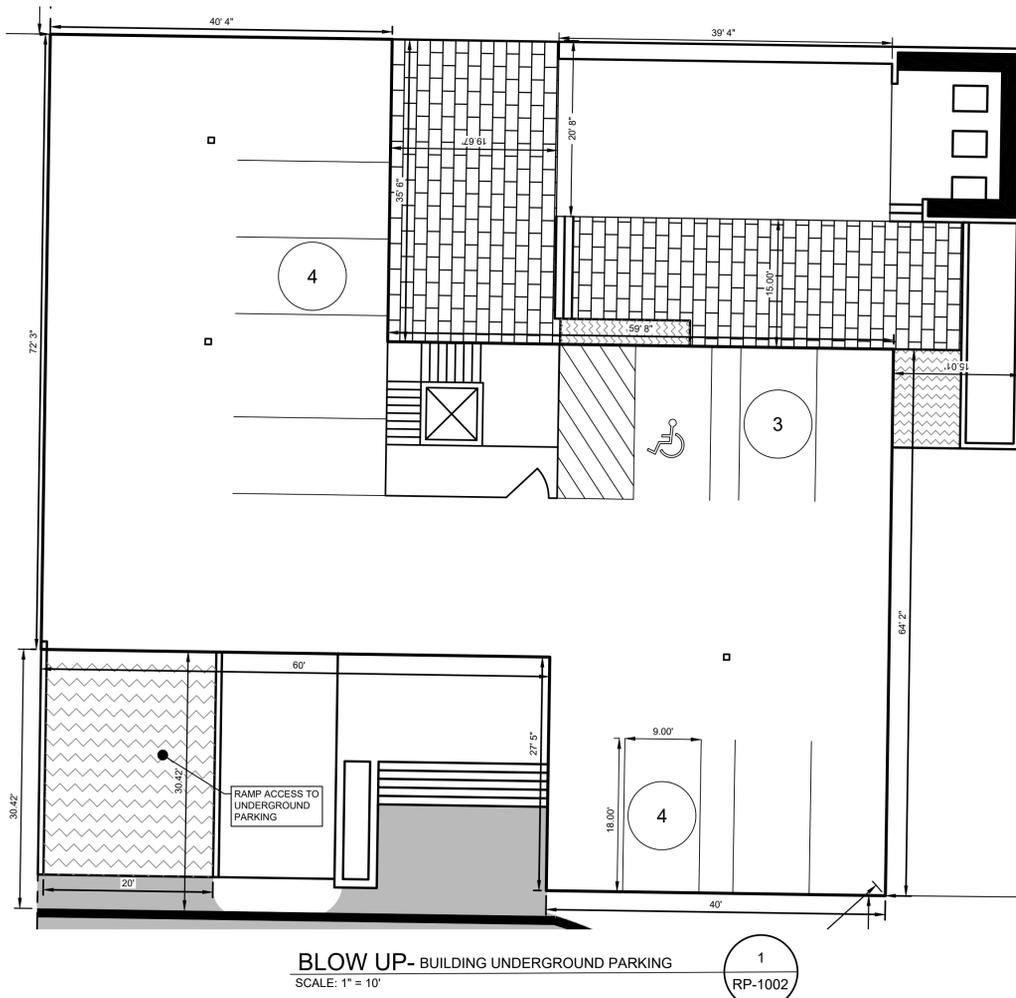
SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION  
 EXISTING LAND USE - VACANT LANDS

PROPOSED LAND USE:  
 5 UNIT - MULTIFAMILY HOUSING (MID RISE) (ITE 221)  
 T5-5(45)X1.75 = 26 TRIPS (13 IN / 13 OUT)

PEAK HOUR OF ADJACENT STREET TRAFFIC:  
 AM PEAK: LN(T)=0.96LN(X)+0.63 = 2 TRIPS (WEEKDAY) [26% / 74%] (0 / 2)  
 PM PEAK: LN(T)=0.96LN(X)+0.63 = 2 TRIPS (WEEKDAY) [61% / 39%] (1 / 1)

DIRECTIONAL DISTRIBUTION / ENTRANCE UTILIZATION:  
 85% TO AND FROM NORTH = 25 TRIPS, AM:(0) [2], PM:(1) [1]  
 5% TO AND FROM SOUTH = 1 TRIPS, AM:(0) [0], PM:(0) [0]

TOTAL NEW ADT = 26 TRIPS  
 SITE TRUCK TRAFFIC = 1 TRIPS (5%)



**Pennonni**  
 PENNONI ASSOCIATES INC.  
 18072 Davidson Drive  
 Milton, DE 19968  
 T 302.684.9030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

NGUYEN MULTIFAMILY DWELLING  
 TAX MAP ID: 44002104  
 OLD LANDING ROAD (SCR 274)  
 REHOBOTH DE, 19971

**SITE PLAN DATA NAD NOTES**

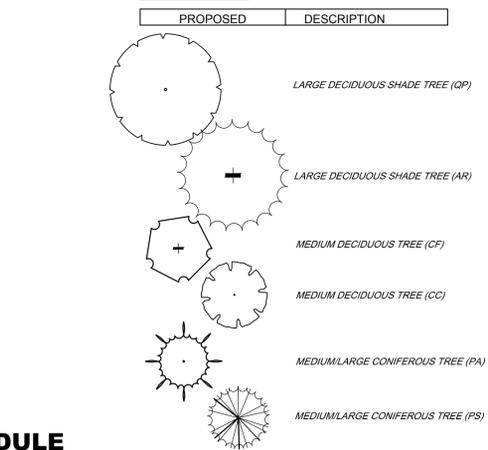
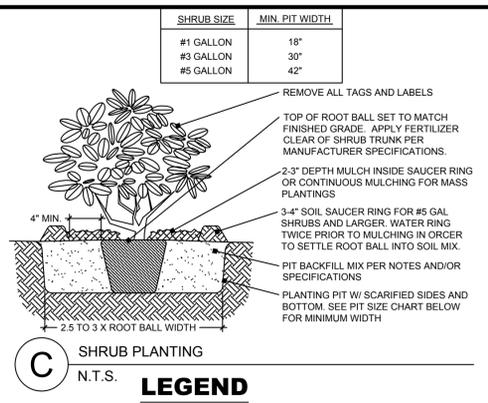
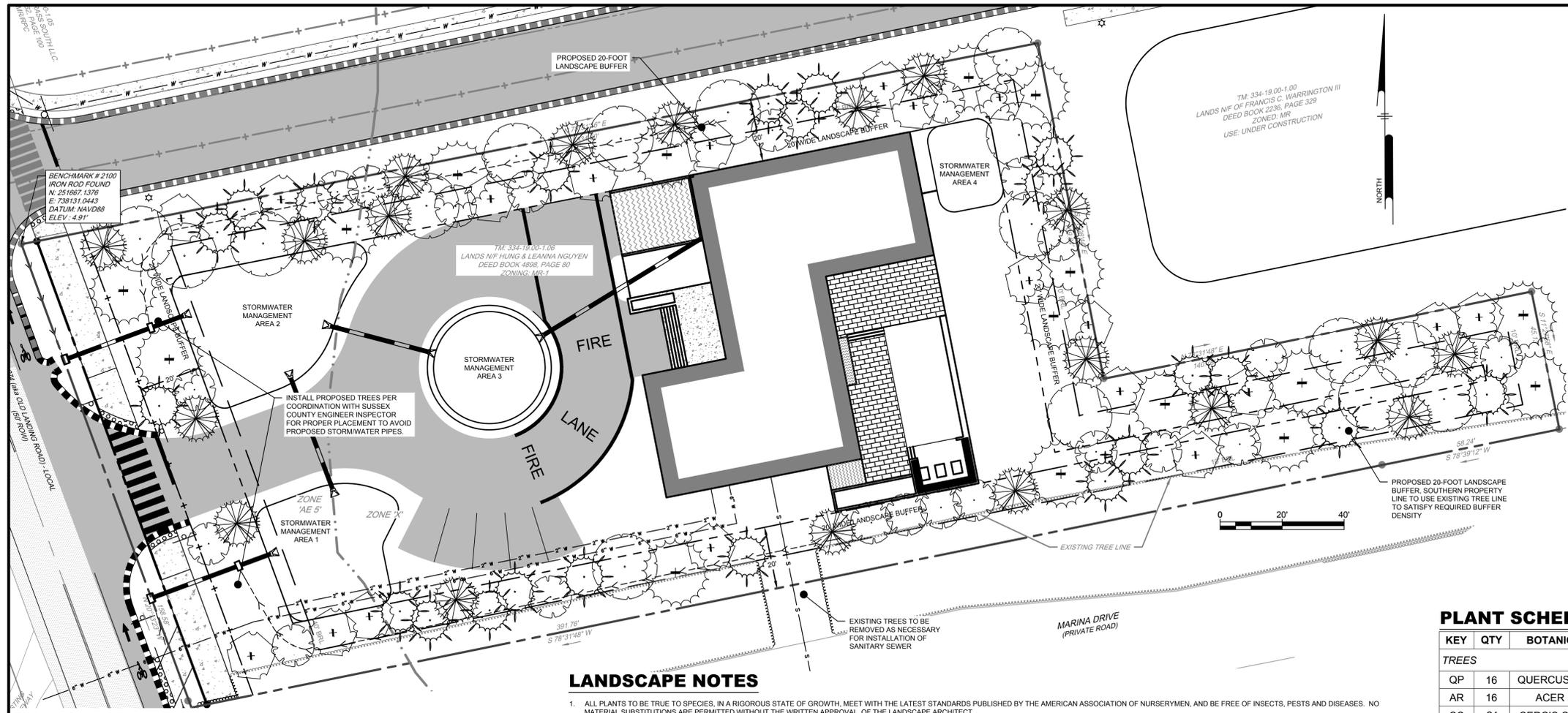
LEANNA & HUNG NGUYEN  
 2 CRANE AVE.  
 LEWES, DE, 19958

NO.	DATE	REVISIONS	BY
2	2022-03-08	REVISED PER PAZ COMMENTS	LFS
1	2022-02-25	REVISED PER DELDOT COMMENTS	LFS

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN PERMISSION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES AND OWNER SHALL INDemnIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	LBNGU21001
DATE	2022-01-11
DRAWING SCALE	AS SHOWN
DRAWN BY	LFS
APPROVED BY	AMD

**RP-1002**  
 SHEET 2 OF 2



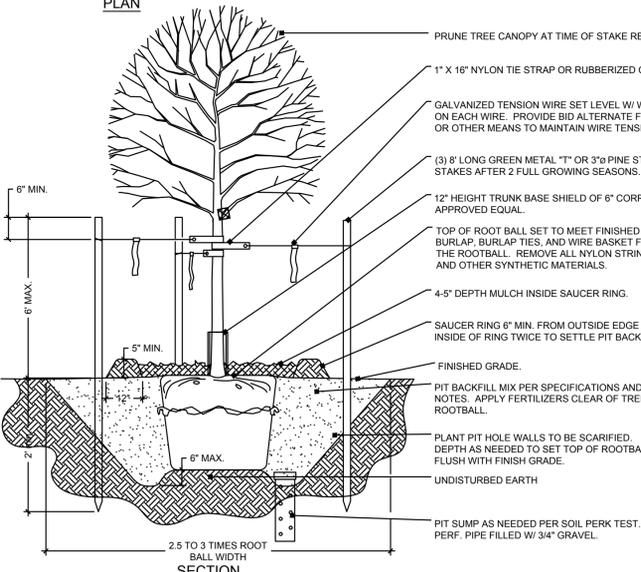
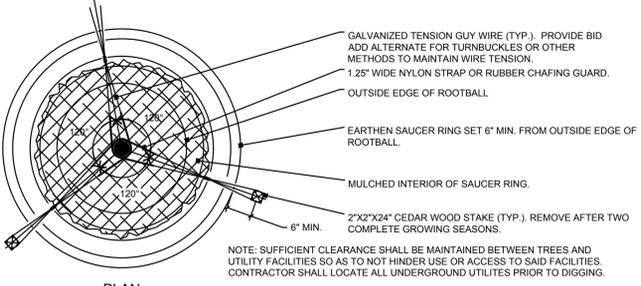
**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPACING
<b>TREES</b>						
QP	16	QUERCUS PALUSTRIS	PIN OAK	1.5"	B&B	AS SHOWN
AR	16	ACER RUBRUM	RED MAPLE	1.5"	B&B	AS SHOWN
CC	21	CERCIS CANADENSIS	EASTERN REDBUD	1.5"	B&B	AS SHOWN
CF	19	CORNUS FLORIDA	FLOWERING DOGWOOD	1.5"	B&B	AS SHOWN
PA	22	PICEA ABIES	NORWAY SPRUCE	>5'	B&B	AS SHOWN
PS	19	PINUS STROBUS	WHITE PINE	>5'	B&B	AS SHOWN

\*NOTE - USE PLANT SYMBOLS RESPECTIVELY TO IDENTIFY LOCATION OF PLANTS ON PLAN - EXISTING VEGETATION TO BE UTILIZED AS MUCH AS POSSIBLE

**LANDSCAPE NOTES**

- ALL PLANTS TO BE TRUE TO SPECIES, IN A RIGOROUS STATE OF GROWTH, MEET WITH THE LATEST STANDARDS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, AND BE FREE OF INSECTS, PESTS AND DISEASES. NO MATERIAL SUBSTITUTIONS ARE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT
- CONTRACTOR SHALL OBTAIN A DIGITAL FILE FROM LANDSCAPE ARCHITECT AS NEEDED TO PROPERLY STAKE OUT PROPOSED TREE LOCATIONS
- REFER TO PROJECT SPECIFICATIONS FOR ALL REQUIREMENTS AND SUBMITTALS NOT COVERED IN THESE NOTES, DETAILS, AND DRAWINGS.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLANS, NOTES, AND SPECIFICATIONS.
- MULCH
  - NATIVE SHREDDED HARDWOOD MIXED WITH NATIVE LEAF LITTER. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.
  - APPLY 1-2" DEPTH OF FINELY SHREDDED MULCH OVER GROUND COVER AND PERENNIAL BEDS.
  - APPLY 2-3" DEPTH MULCH OVER SHRUB BEDS AND INSIDE SHRUB SAUCER RINGS.
  - APPLY 4-5" DEPTH MULCH INSIDE TREE SAUCER RINGS.
- FINE GRADING: FINE GRADE ALL GROUND COVER AND SHRUB BEDS PRIOR TO PLANTING. HAND GRADE ALL PROPOSED LAWN AREAS PRIOR TO HYDRO SEEDING OR LAYING SOD. REMOVE ALL ROCKS, CLUMPS, AND FOREIGN DEBRIS GREATER THAN 2" DIAMETER.
- SEEDING AREAS: CONTRACTOR SHALL OBTAIN SOILS TESTS FROM THE DELAWARE DEPARTMENT OF AGRICULTURE EXTENSION OFFICE (OR EQUAL) AND FURNISH A COPY OF SAID REPORT TO LANDSCAPE ARCHITECT. PER COUNTY REQUIREMENTS, 6" MINIMUM TOPSOIL SHALL BE PROVIDED THROUGHOUT THE SITE. PROVIDE 12" DEPTH TOP SOIL FOR ALL GROUND COVER PERENNIAL AND SEASONAL PLANTING BEDS. PROVIDE 18" DEPTH TOP SOIL FOR ALL TREE AND SHRUB BEDS.
- PLANT PITS AND BACKFILL:
  - ALL TREE PITS TO BE A MINIMUM OF 2.5 TIMES THE WIDTH OF THE ROOT BALL AND SHRUB PITS TO BE A MINIMUM OF 2 TIMES THE WIDTH OF THE CONTAINER OR ROOT BALL.
  - CONTRACTOR SHALL PERFORM A 24 HOUR PERK TEST ON TREE PITS. WATER SHOULD DRAIN FREELY FROM THE HOLE WITHIN A 24 HOUR PERIOD.
  - SET TREE AND PIT DEPTH SUCH THAT THE TRUNK COLLAR OR WET LINE MATCHES THAT OF THE PROPOSED FINISH GRADE. IN POOR DRAINING SOILS CONDITIONS, SET TOPS OF ROOT BALLS APPROXIMATELY 2" ABOVE PROPOSED FINISH GRADE.
  - FOR BALLED AND BURLAPPED TREES, REMOVE THE TOP 1/3 OF THE ROOT BALL CAGE PRIOR TO BACKFILL. REMOVE ALL TWINE AND TIES FROM THE TRUNK OF THE TREE.
  - STANDARD PIT BACKFILL SHALL CONSIST OF 1/2 NATIVE SOIL, 1/2 COMPOST, AND 1/2 SPHAGNUM PEAT MOSS MIXED LIBERALLY TOGETHER. FOR POORLY DRAINING NATIVE SOIL CONDITIONS, PIT BACKFILL SHALL CONSIST OF 1/2 NATIVE SOIL, 1/2 COMPOST, AND 1/2 SAND MIXED LIBERALLY. ADJUST STANDARD FILL MATERIAL MIX WHERE STRUCTURAL SOILS ARE REQUIRED.
  - AROUND EACH TREE SHAPE A 5-6" TALL SOIL SAUCER RING WITH THE INSIDE RING DIAMETER 12" WIDER THAN THE ROOT BALL. AROUND EACH SHRUB, SHAPE A 3-4" TALL SOIL SAUCER RING WITH AN INSIDE DIAMETER OF 6" WIDER THAN THE ROOT BALL.
  - SETTLE TREE AND SHRUB PIT BACKFILL BY WATERING THE INTERIOR OF SAUCER RING TWICE BEFORE MULCHING.
- TREE STAKING AND GUYING:
  - ALL TREES GREATER THAN 1 1/2" IN CALIPER OR 6" IN HEIGHT SHALL BE STAKED OR GUYED AS SHOWN IN DETAILS. LASSO TIES SHALL BE OF 1-1/4" WIDE NYLON STRAPS OR OF FLEXIBLE PLASTIC THAT WILL NOT CHAFE, SCAR OR DAMAGE TREE LIMBS. STAKE AND GUY CHORDS SHALL BE FLAGGED OR COVERED WITH APPROPRIATE MATERIALS SO THAT THEY ARE READILY VISIBLE. PROVIDE THREE (3) STAKES OR GUYS MINIMUM PER TREE, SPACED EQUALLY ABOUT THE TRUNK BASE. TWO (2) STAKES MINIMUM MAY BE USED IN NARROW, WIND-SHELTERED AREAS WHERE STANDARD STAKING OR GUYING WILL CANNOT FIT. CONTRACTOR SHALL REMOVE ALL STAKING AND GUYING MATERIALS AFTER ONE COMPLETE GROWING SEASON. ALTERNATIVE STAKING METHODS PROPOSED MUST BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL.
- FERTILIZERS: FERTILIZERS FOR LAWNS, BEDS, AND TREE & SHRUB PITS SHALL BE DETERMINED THROUGH THIRD PARTY SOILS TESTING FURNISHED BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT SOILS TEST RESULTS AND PROPOSED FERTILIZER PRODUCT(S) SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL.
- LANDSCAPE DRAINAGE: THE LANDSCAPE PLAN HAS BEEN PREPARED WITH EXISTING AND PROPOSED GRADING DATA PER THE CIVIL ENGINEER. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN EXISTING CONDITIONS OR PROPOSED GRADING THAT WOULD COMPROMISE THE PROPER INSTALLATION AND POSITIVE DRAINAGE OF PROPOSED LANDSCAPE PLANTINGS AND/OR SITE ELEMENTS.
- SEEDING AREAS: THE LIMIT OF SEEDING SHALL EXTEND TO ALL NON SODDED AREAS DISTURBED BY CONSTRUCTION. CONTRACTOR SHALL SUBMIT APPROPRIATE NATIVE GRASS SEED MIXES(S) SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL. AREA SEEDING SHALL BE AT A RATE OF APPROXIMATELY 1 LBS PER 2000 SF OR PER SEED MIX RECOMMENDATIONS TO ACHIEVE THE DESIRABLE PLS APPLICATION RATE. ALL SEED AREA SHALL APPLIED WITH HYDROMULCH OR WITH OTHER TACKIFYING METHODS TO ENSURE SOIL STABILITY THROUGH TO GERMINATION AND ESTABLISHMENT OF THE SEEDING AREA.
- MAINTENANCE PERIOD AND GUARANTEE: CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS THROUGH ONE COMPLETE GROWING SEASON AFTER INITIAL PLANTING. NURSERY PLANT SELECTION MAY BE COORDINATED WITH LANDSCAPE ARCHITECT, BUT SHALL NOT EXEMPT CONTRACTOR FROM MAINTENANCE PERIOD RESPONSIBILITIES AND GUARANTEES. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 2 WEEKS IN ADVANCE TO SCHEDULE AN APPOINTMENT FOR FIELD SELECTION OF PLANT MATERIALS.
- QUALIFICATIONS, INSPECTIONS, AND APPROVALS: A STATEMENT OF QUALIFICATION SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT AND OWNER AT BID SUBMISSION. BONDING: AT OWNER'S DISCRETION, BONDING MAY BE REQUIRED BY THE CONTRACTOR, OR PROOF OF BONDABLE STATUS. REFER TO SPECIFICATIONS FOR LANDSCAPE INSPECTIONS SCHEDULE AND MATERIALS TESTING NOT COVERED IN THESE NOTES. RESULTS FROM ALL REQUIRED MATERIALS TESTING TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL. A NOTICE OF FINAL ACCEPTANCE SHALL BE ISSUED BY THE LANDSCAPE ARCHITECT UPON LANDSCAPE ARCHITECT AND OWNER APPROVAL OF ALL REQUIRED TESTING, MOCK-UPS AND SAMPLES, AND THE SATISFACTORY COMPLETION OF ALL LANDSCAPE CONSTRUCTION PUNCH-LIST ITEMS AND SUBMISSION OF WRITTEN GUARANTEES. A NOTICE OF CONDITIONAL ACCEPTANCE MAY BE ISSUED IN LIEU OF A FINAL ACCEPTANCE NOTICE BY LANDSCAPE ARCHITECT AT THE OWNER'S DISCRETION AND UNDER THE OWNER'S TERMS.
- PER SUSSEX COUNTY ZONING ORDINANCE NO. 1984 SECTION 99-5 - FORESTED AND/OR LANDSCAPE BUFFER STRIP
  - A MINIMUM TOTAL OF 15 TREES PER EVERY 100' OF STRIP
  - 70% DECIDUOUS SPECIES
  - 30% EVERGREEN SPECIES
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK"
- CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF PHASE I SITE WORK HAS BEEN GIVEN. AT THE END OF ONE YEAR ALL PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS ORIGINALLY SPECIFIED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.
- ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDING AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN)
- EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
- ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 12-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.
- THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF BARK MULCH PER SPECIFICATIONS.
- CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
- CONTRACTOR IS EXPECTED TO MAINTAIN PLANTINGS, INCLUDING WATERING ALL PLANTS ANY TIME FROM APRIL TO DECEMBER WHEN NATURAL RAINFALL IS LESS THAN ONE INCH PER WEEK.
- THE DEVELOPER OR HOME OWNERS ASSOCIATION SHALL BEAR THE RESPONSIBILITY OF REPLACING ANY LANDSCAPING WITHIN SUSSEX COUNTY SEWER EASEMENTS THAT IS DESTROYED OR DAMAGED DUE TO SEWER SYSTEM MAINTENANCE, REPLACEMENT, OR EXTENSION.
- THE ACTUAL STREET TREE LOCATION SHALL BE COORDINATED DURING LOT CONSTRUCTION. STREET TREES SHALL BE LOCATED WITHIN A 20 FEET OF THE LOCATION SHOWN ON THE PLANS. A 10-FOOT HORIZONTAL CLEARANCE SHALL BE MAINTAINED FROM ALL WATER AND SEWER LATERALS.
- 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 IN ORDER TO INSURE THAT THE TREES WILL BE CAPABLE OF OBTAINING A MINIMUM HEIGHT OF 10 FEET ABOVE GROUND WITHIN FIVE YEARS OF BEING PLANTED.
- ALL EVERGREEN TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM HEIGHT OF FIVE FEET ABOVE GROUND WHEN PLANTED IN ORDER TO INSURE THAT THEY ARE REASONABLY CAPABLE OF ATTAINING A MINIMUM HEIGHT OF 10 FEET ABOVE GROUND WITHIN FIVE YEARS OF BEING PLANTED.
- THE BUFFER AREA SHALL HAVE A FINAL GRADE THAT CONTAINS A MINIMUM OF FOUR INCHES OF TOPSOIL AND A SUITABLE GRASS MIX PLANTED AS SACRIFICIAL COVER BETWEEN THE BUFFER TREES FOR SOIL STABILIZATION UNTIL THE NEWLY PLANTED TREES BECOME LARGER. THE PLAN MAY SUBSTITUTE WOOD CHIPS OR LIGNITE AND A SUITABLE GRASS MIX PLANTED BETWEEN THE BUFFER TREES IN RESPECT TO BOTH NEWLY PLANTED AND EXISTING TREES, AS DETERMINED BY THE LANDSCAPE ARCHITECT.
- THE FORESTED AND/OR LANDSCAPE BUFFER SHALL BE INSTALLED WITHIN 18 MONTHS FROM THE DATE SITE WORK IS AUTHORIZED TO COMMENCE, AS DOCUMENTED BY A NOTICE TO PROCEED LETTER FROM THE COMMISSION.
- 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 PRIOR TO TRANSFERRING MAINTENANCE RESPONSIBILITIES TO A HOMEOWNERS' ASSOCIATION.
- THE PERPETUAL MAINTENANCE OF THE BUFFER PLANTINGS BY A HOMEOWNERS' ASSOCIATION SHALL BE ASSURED THROUGH THE RESTRICTIVE COVENANTS AND/OR HOMEOWNERS' ASSOCIATION DOCUMENTS WHICH ARE OBLIGATORY UPON THE PURCHASERS THROUGH ASSESSMENTS BY THE HOMEOWNERS' ASSOCIATION.



ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

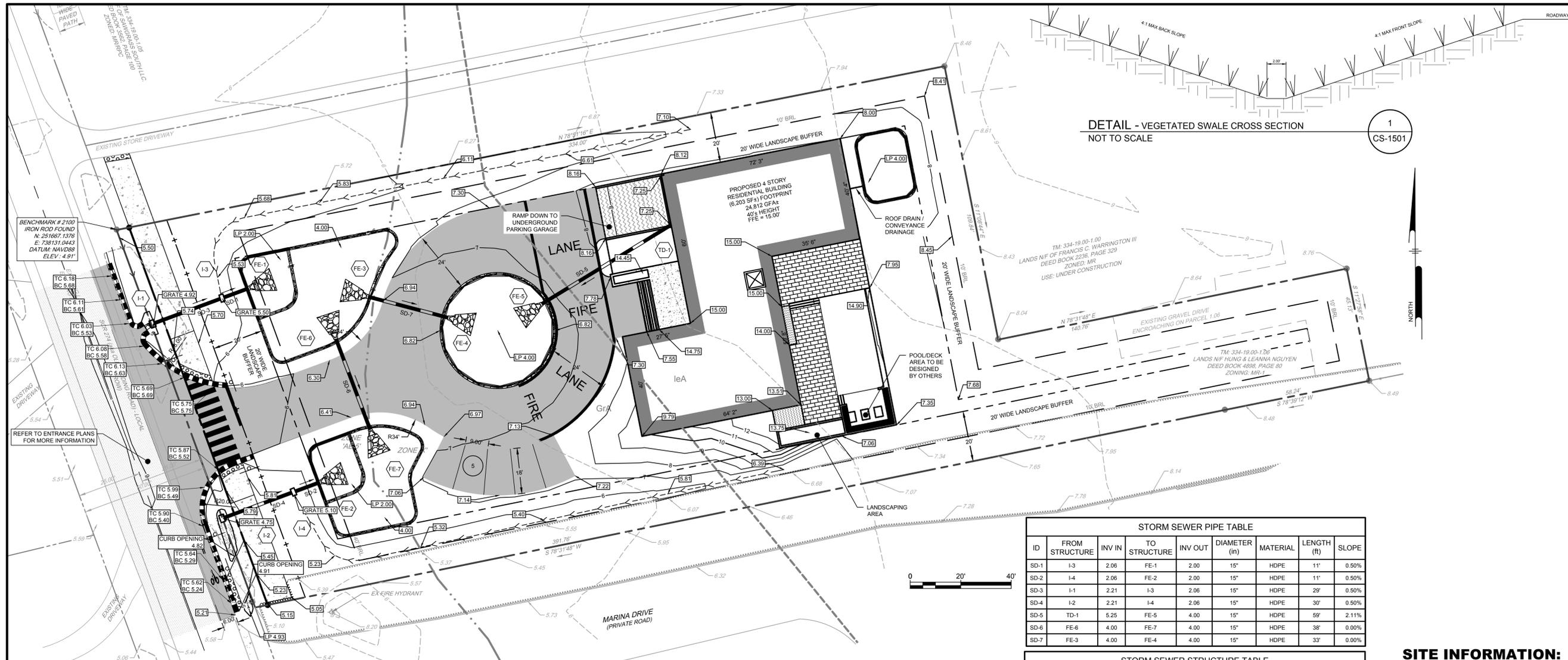
NGUYEN MULTIFAMILY DWELLING  
 4601 W. COU D'OR  
 OLD LANDING ROAD (SCR 274)  
 REHOBOTH DE, 19971

LANDSCAPE PLAN  
 LEANNA & HUNG NGUYEN  
 18871 GOLDFINCH COVE  
 REHOBOTH BEACH DE, 19971

NO.	DATE	REVISIONS	BY

LANDSCAPE CERTIFICATION:  
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE REGULATIONS AND LAWS OF THE STATE OF DELAWARE.

ERIC W. WAHL, (DE# S1-0000409) DATE  
 PENNONI ASSOCIATES INC.  
 18072 DAVIDSON DRIVE MILTON, DE 19968



**DETAIL - VEGETATED SWALE CROSS SECTION**  
NOT TO SCALE

1  
CS-1501

**GRADING NOTES:**

- REFER TO GEOTECHNICAL REPORT, PREPARED BY GEO-TECHNICAL ASSOCIATES INC. DATED DECEMBER 15, 2021.
- BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES AND WET AREAS. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.
- COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES IN CONTACTED FILL THICKNESS. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, MATERIAL THAT CANNOT BE COMPACTED AS REQUIRED SHALL BE BROUGHT TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER, OVER EXCAVATED, AND THEN REPLACED WITH SUITABLE FILL. REFER TO THE EARTHWORK SPECIFICATIONS FOR ALLOWABLE SOIL.
- THE CONTRACTOR WILL INSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED OR REGRADING AS REQUIRED BY THE ENGINEER, EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS AND HAVING SPECIFIC PAY ITEMS IN THE DETAILED ESTIMATE. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.
- THE CONTRACTOR SHALL PROVIDE ANY AND ALL EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- SOILS TESTING AND ON-SITE INSPECTION SHALL BE BY AN INDEPENDENT GEOTECHNICAL ENGINEER OR SOIL SCIENTIST. THE SOILS ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND THE OWNER'S REPRESENTATIVE AND SHALL PROMPTLY NOTIFY THE OWNER, HIS REPRESENTATIVE AND THE CONTRACTOR, SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.
- CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AREA AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
- MAXIMUM SIDEWALK CROSS SLOPE IS 2% AND MINIMUM SIDEWALK CROSS SLOPE IS 1% WITHIN THE PUBLIC RIGHT OF WAY.
- VERTICAL ELEVATIONS ARE BASED ON NAVD 88.
- ALL SLOPES MAXIMUM 3:1 UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING EXCESS DIRT FROM THE SITE. THIS CAN BE COORDINATED WITH THE OWNER TO DETERMINE IF LONG TERM STORAGE ON SITE IS APPLICABLE.
- DRAINAGE INLETS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST STANDARDS OF DELDOT STANDARD CONSTRUCTION DETAILS UNLESS NOTED OTHERWISE ON THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE TOWARDS OUTLET AT ALL TIMES DURING CONSTRUCTION. PONDING OF WATER, EXCLUDING STORMWATER MANAGEMENT PONDS, AND LACK OF POSITIVE DRAINAGE WITHIN THE PROPERTY DURING GRADING, FILLED OR EXCAVATED, NO MATTER OF THE DESIGN OR THE STAKEOUT, IS FORBIDDEN WITHOUT THE PERMISSION OF THE DESIGN ENGINEER OR THEIR AUTHORIZED REPRESENTATIVE. CONTRACTOR IS RESPONSIBLE TO DISCUSS ALL GRADING AND DRAINAGE CONCERNS WITH THE DESIGN ENGINEER, PRIOR AND DURING APPLICATION TO ENSURE THAT POSITIVE DRAINAGE TOWARDS OUTLETS ARE ADDRESSED APPROPRIATELY AND SAFELY. DESIGN ENGINEER WILL BE HELD HARMLESS FROM CONCERNS ARISING FROM THE LACK OF POSITIVE DRAINAGE IF NOT NOTIFIED PRIOR TO ITS APPLICATION.
- THIS PROJECT IS SUBJECT TO INSPECTION AND APPROVAL BY REPRESENTATIVES OF THE SUSSEX COUNTY CONSERVATION DISTRICT.
- THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
- DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
- ALL FLARED END SECTIONS THAT CONNECT TO AN ENCLOSED INLET SHALL HAVE A SAFETY GRATE.
- THE ENDS OF ALL CURBS SHALL BE TRANSDUCED TO BE FLUSH WITH THE PAVEMENT AT A RATIO OF TWELVE TO ONE (12:1).
- ALL HDPE PIPE SHALL MEET OR EXCEED THAT AASHTO M330 PIPE SPECIFICATIONS.

**PROPOSED STORM UTILITY NOTES:**

- ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
- THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
- DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
- THIS PROJECT IS SUBJECT TO INSPECTION AND APPROVAL BY REPRESENTATIVES OF THE SUSSEX COUNTY CONSERVATION DISTRICT AND SUSSEX COUNTY ENGINEERING DEPARTMENT.
- UTILITIES ENTER THE PREMISES FROM PUBLIC STREETS OR RIGHTS OF WAY.
- THE SUBJECT SITE HAS PUBLIC WATER AND SEWER SERVICES.
- ALL BUILDING ROOF DRAINS WILL SURFACE DISCHARGE AND CONVEY RUNOFF TO THE INLETS, ULTIMATELY ON-SITE STORMWATER FACILITIES.
- HDPE PIPE SHALL COMPLY WITH AASHTO M252, M294, M7 AND ASTM 3350. PIPE SHALL BE INSTALLED PER ASTM D232. ADD AS RECOMMENDED BY THE MANUFACTURER. ALL HDPE SHALL HAVE SOIL TIGHT CONNECTIONS. ALL HDPE PIPES SHALL MEET OR EXCEED THE AASHTO M-330 PIPE SPECIFICATION.
- ALL PROPOSED STORM PIPES WILL HAVE A FLARED END ONLY AT THE DOWNSTREAM END AS NOTED WHILE THE UPSTREAM WILL BE A PIPE END.
- PER CONDITION OF APPROVAL 1, THE APPLICANTS HAVE PROPOSED A UNIQUE DESIGN OF THE PROPOSED BUILDING THAT INCLUDES SUBSTANTIAL CHANGES TO THE CURRENT GRADE OF THE PROPERTY. THESE GRADE CHANGES WILL HAVE A SIGNIFICANT IMPACT ON RUNOFF AND STORMWATER MANAGEMENT ON THE PROPERTY. THE STORMWATER MANAGEMENT SYSTEM SHALL BE CAREFULLY DESIGNED IN COOPERATION WITH THE SUSSEX COUNTY CONSERVATION DISTRICT TO MEET OR EXCEED THE REQUIREMENTS OF THE STATE AND COUNTY AND SHALL NOT PERMIT RUNOFF FROM THIS PROPERTY ONTO NEIGHBORING PROPERTIES.

SOILS		
TYPE	DESCRIPTION	HYDROLOGIC SOIL
GrA	GREENWICH LOAM, 0 TO 2 PERCENT SLOPES	B
IeA	INGLESIDE LOAMY SAND, 0 TO 2 PERCENT SLOPES	A

LIMIT OF DISTURBANCE: 0.99A ACRES

STORM SEWER PIPE TABLE								
ID	FROM STRUCTURE	INV IN	TO STRUCTURE	INV OUT	DIAMETER (in)	MATERIAL	LENGTH (ft)	SLOPE
SD-1	I-3	2.06	FE-1	2.00	15"	HDPE	11'	0.50%
SD-2	I-4	2.06	FE-2	2.00	15"	HDPE	11'	0.50%
SD-3	I-1	2.21	I-3	2.06	15"	HDPE	29'	0.50%
SD-4	I-2	2.21	I-4	2.06	15"	HDPE	30'	0.50%
SD-5	TD-1	5.25	FE-5	4.00	15"	HDPE	59'	2.11%
SD-6	FE-6	4.00	FE-7	4.00	15"	HDPE	38'	0.00%
SD-7	FE-3	4.00	FE-4	4.00	15"	HDPE	33'	0.00%

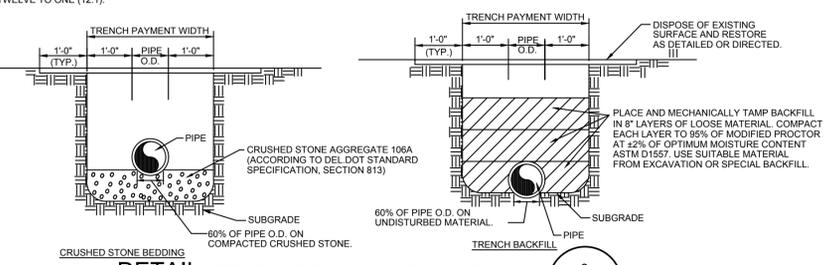
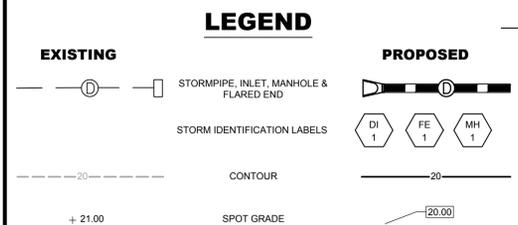
STORM SEWER STRUCTURE TABLE						
ID	RIM/GRATE ELEVATION	INV IN (FROM)	INV OUT (TO)	TYPE	TOP UNIT	GRATE
FE-1	2.00 (15" HDPE @ 0.50%) I-3			15 IN FES		
FE-2	2.00 (15" HDPE @ 0.50%) I-4			15 IN FES		
FE-3			4.00 (15" HDPE) FE-4	15 IN FES		SAFETY
FE-4	4.00 (15" HDPE @ 0.00%) FE-3			15 IN FES		
FE-5	4.00 (15" HDPE @ 2.11%) TD-1			15 IN FES		
FE-6			4.00 (15" HDPE) FE-7	15 IN FES		SAFETY
FE-7	4.00 (15" HDPE @ 0.00%) FE-6			15 IN FES		
I-1	4.92		2.21 (15" HDPE) I-3	34" X 24"	TYPE "A"	TYPE 3
I-2	4.75		2.21 (15" HDPE) I-4	34" X 24"	TYPE "A"	TYPE 3
I-3	5.50	2.06 (15" HDPE @ 0.50%) I-1	2.06 (15" HDPE) FE-1	34" X 18"	TYPE "A"	TYPE 3
I-4	5.10	2.06 (15" HDPE @ 0.50%) I-2	2.06 (15" HDPE) FE-2	34" X 18"	TYPE "A"	TYPE 3
TD-1	6.68		5.25 (15" HDPE) FE-5	TRENCH DRAIN	TYPE "A"	TYPE 3

**SITE INFORMATION:**

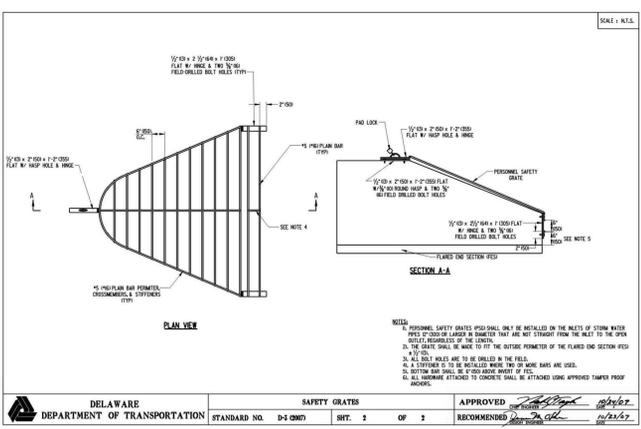
SITE ADDRESS:  
20873 OLD LANDING ROAD  
REHOBOTH BEACH, DELAWARE 19971  
TAX MAP: 334-19-00-1.06

OWNER/DEVELOPER:  
LEANNA & HUNG NGUYEN  
18871 GOLDFINCH COVE  
REHOBOTH BEACH, DELAWARE, 19971

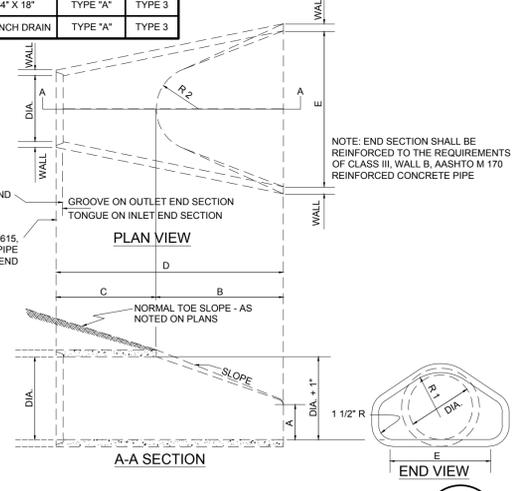
ENGINEER / SURVEYOR:  
PENNONI ASSOCIATES INC.  
18072 DAVIDSON DRIVE  
MILTON, DELAWARE 19968  
(302) 684-8030



**DETAIL - TRENCH BACKFILL AND PIPE BEDDING**  
NOT TO SCALE



**DETAIL - SAFETY GRATES**  
NOT TO SCALE



**DETAIL - RCP FLARED END SECTION**  
NOT TO SCALE  
DIMENSIONS AS REQUIRED BY MANUFACTURER

**PENNONI ASSOCIATES INC.**  
18072 Davidson Drive  
Milton, DE 19968  
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

**NGUYEN MULTIFAMILY DWELLING**  
TAX MAP: 334-19-00-1.06  
OLD LANDING ROAD (SCR 274)  
REHOBOTH DE, 19971

**GRADING AND DRAINAGE PLAN**

LEANNA & HUNG NGUYEN  
18871 GOLDFINCH COVE  
REHOBOTH BEACH DE, 19971

NO.	DATE	REVISIONS	BY	LFS
1	02-03-08	REVISED PER RAZ COMMENTS		

PROJECT: **LBNGU21001**

DATE: 2019-08-30

DRAWING SCALE: 1"=20'

DRAWN BY: LFS

APPROVED BY: AMD

**CS-1501**

SHEET 3 OF 15

**Alan M. Decktor**

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**From:** Sussex Conservation District <jessica.watson@sussexconservation.org>  
**Sent:** Wednesday, December 15, 2021 2:46 PM  
**To:** Alan M. Decktor  
**Subject:** A shipment from order #9637 is on the way

**Site Information**

Site Location (911 Address or road name with distance to nearest intersection): East side of Old Landing Road adjacent to marina Drive at Rehoboth Bay MHP  
Tax Parcel ID: 334-19.00-1.06 Proposed Impervious Area (square feet): 0.475  
Parcel Total Acres (nearest 0.1ac): 1.30 Wooded area to be cleared: 0  
Disturbed Acres (nearest 0.1ac): 0.99

**Applicant Information**

Owner: Brian & Leanna Nguyen Builder: NA  
Mailing Address: 18971 Goldfinch Cove Rehoboth Mailing Address: NA  
Beach DE 19971  
Owner Phone: 858-775-5559 Builder Phone: NA

**Applicant Certification**

**I, the undersigned, certify that the information supplied on this Application for Standard Plan Approval is accurate, the proposed land disturbing activity meets the criteria established, and all conditions of this Standard Plan Approval will be met by the applicant, builder, contractor, and owner during the construction and post construction.**

Applicant Signature: Date: December 15, 2021  
Applicant Name: Leanna Nguyen

**Approval Information (for office use only)**

Approval #: 2021-9637	Fee Paid: \$125.00
Approved By: SCD Stormwater Program	Approval Date: December 15, 2021
Title: SCD Stormwater Program	Expiration Date: December 15, 2026



The last item in your order is on the way

The last item in your order is on the way to you. Track your shipment to see the delivery status.

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## Items in this shipment

### **APPLICATION FOR STANDARD PLAN APPROVAL RESIDENTIAL CONSTRUCTION × 1**

site\_location: East side of Old Landing Road adjacent to marina Drive at

Rehoboth Bay MHP

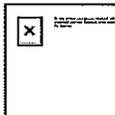
tax\_parcel\_id: 334-19.00-1.06

proposed\_impervious\_area: 0.475

parcel\_total\_acres: 1.30

wooded\_area: 0

disturbed\_acres: 0.99



customizery\_7: NA

infinite\_options\_8: NA

owner: Brian & Leanna Nguyen

owner\_mailing\_address: 18971 Goldfinch Cove Rehoboth Beach DE 19971

owner\_phone: 858-775-5559

builder: NA

builder\_mailing\_address\_1: NA

builder\_phone: NA

agreed: I certify that the information supplied on this Application for Standard Plan Approval is accurate, the proposed land disturbing activity meets the

criteria established, and all conditions of this Standard Plan Approval will be met by the applicant, builder, contractor, and owner during construction and post construction.

**Status: Approved**

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If you have any questions, reply to this email or contact us at  
[jessica.watson@sussexconservation.org](mailto:jessica.watson@sussexconservation.org)



**OFFICE OF THE STATE FIRE MARSHAL  
Technical Services**

22705 Park Avenue  
Georgetown, DE 19947



**SFMO PERMIT – SHALL BE POSTED ON JOBSITE UNTIL FINAL INSPECTION**

**Plan Review Number:** 2022-04-209853-MJS-01  
**Status:** Approved as Submitted

**Tax Parcel Number:** 334-19.00-1.06  
**Date:** 03/10/2022

**Project**

Nguyen Apartment Building  
Nguyen Property

Old Landing Road  
Rehoboth Beach DE 19971

**Scope of Project**

**Number of Stories:**  
**Square Footage:**  
**Construction Class:**  
**Fire District:** 86 - Rehoboth Beach Vol Fire Co

**Occupant Load Inside:**  
**Occupancy Code:** 9603

**Applicant**

Alan Decktor  
18072 Davidson Drive  
Milton, DE 19968

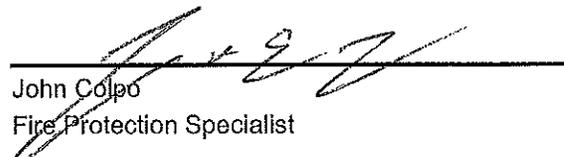
This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

A Review Status of "Approved as Submitted" or "Not Approved as Submitted" must comply with the provisions of the attached Plan Review Comments.

Any Conditional Approval does not relieve the Applicant, Owner, Engineer, Contractor, nor their representatives from their responsibility to comply with the plan review comments and the applicable provisions of the Delaware State Fire Prevention Regulations in the construction, installation and/or completion of the project as reviewed by this Agency.

A final inspection is required.

This Plan Review Project was prepared by:

  
John Colpo  
Fire Protection Specialist

## FIRE PROTECTION PLAN REVIEW COMMENTS

**Plan Review Number:** 2022-04-209853-MJS-01

**Tax Parcel Number:** 334-19.00-1.06

**Status:** Approved as Submitted

**Date:** 03/10/2022

### PROJECT COMMENTS

- 1002 A** This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) ADOPTED September 1, 2021. The Delaware State Fire Prevention Regulations are available on our website at [www.statefiremarshal.delaware.gov](http://www.statefiremarshal.delaware.gov). These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
- 1040 A** This site meets Water Flow Table 2, therefore the following water for fire protection requirements apply: Main Sizes: 6" minimum. Minimum Capacity: 1,000 gpm @ 20 psi residual for 1 hour duration. Hydrant Spacing: 800' on center.
- 2500 A** A final inspection is required for this project prior to occupancy (DSFPR Part I, Section 4-7). Contact this Agency to schedule this inspection. Please have the plan review number available. A MINIMUM OF FIVE (5) WORKING DAYS NOTICE IS REQUIRED.
- 1180 A** This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.
- 1190 A** Separate plan submittal is required for the building(s) proposed for this project.
- 2710 A** The following items will be field verified by this Agency at the time of final inspection:
- 1150 A** A lock box containing keys for fire department access shall be provided for any occupancy which contains a fire alarm signaling system that is monitored off site ?or- for any occupancy that contains an automatic sprinkler system.(DSFPR Regulation 705, Chapter 5, Section 2.4).
- 1090 A** Fire Lane Access and Perimeter Access shall be in accordance with Table 5-2.

(DSFPR Regulation 705, Chapter 5, Section 4.2)Percent of Perimeter Access requirements shall include the required Percent of Fire Lane Access requirements of Table 5-2. (DSFPR Regulation 705, Chapter 5, Section 4.5.2).

- 1198 A** All standpipe and sprinkler connections shall be marked and identified in accordance with DSFPR Regulation 705, Chapter 6, Section 3.0). NOTE: No objects, stands, displays, or other impediments (such as parking) shall be located within the demarcation area. This will be field verified at the final inspection. Noncompliance may cause a delay in approval for Certificate of Occupancy.
- 1199 A** The fire department connection shall be located per the site plan as approved by this Agency. This will be field verified at the final inspection. Noncompliance may cause a delay in approval for Certificate of Occupancy.
- 1299 A** The required Fire Lane Access and Perimeter Access and all fire lane markings shall be in accordance with the site plan as approved by this Agency. This will be field verified at the final inspection. Noncompliance may cause a delay in approval for Certificate of Occupancy.
- 1501 A** If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes or revisions to the plans occur, plans are required to be submitted, reviewed, and approved.



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

NICOLE MAJESKI  
SECRETARY

March 09, 2022

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

**SUBJECT: Letter of No Objection to Recordation**  
**Nguyen Multi-Family Dwelling**  
Tax Parcel # 334-19.00-1.06  
Old Landing Road (SCR 274)  
Lewes & Rehoboth Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Site Plan, dated January 11, 2022 (last revised March 8, 2022), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawings. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Site Plan is not recorded prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

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

This "No Objection to Recordation" letter is not a DelDOT endorsement of the project discussed above. Rather, it is a recitation of the transportation improvements, which the applicant may be required to make as a pre-condition to recordation steps and deed restrictions as required by the respective county/municipality in which the project is located. If transportation investments are necessary, they are based on an analysis of the proposed project, its location, and its estimated impact on traffic movements and densities. The required improvements conform to DelDOT's published rules, regulations and standards. Ultimate responsibility for the approval of any project rests with the local government in which the land use decisions are authorized. There

Nguyen Multi-Family Dwelling  
Mr. Jamie Whitehouse  
Page 2  
March 09, 2022

may be other reasons (environmental, historic, neighborhood composition, etc.) which compel that jurisdiction to modify or reject this proposed plan even though DeIDOT has established that these enumerated transportation improvements are acceptable.

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

Very truly yours,

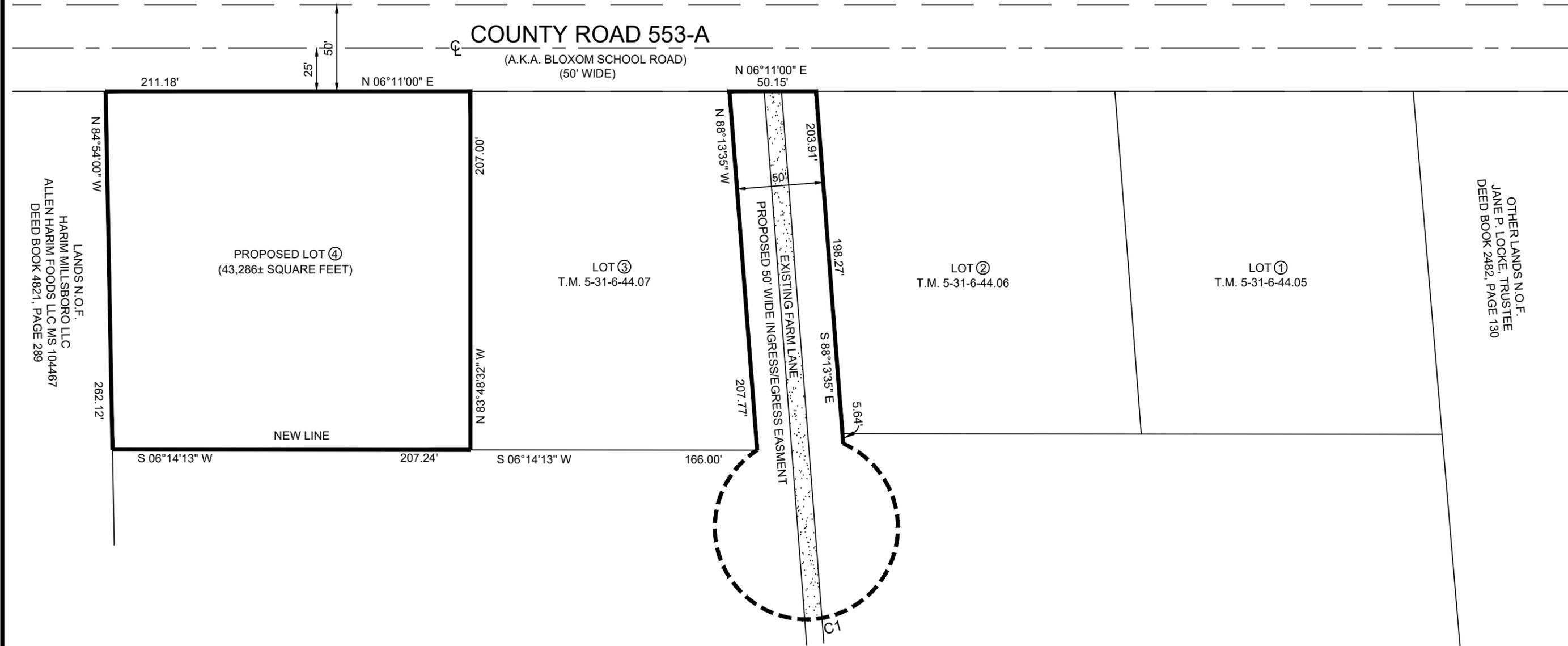


R. Stephen McCabe  
Sussex County Review Coordinator  
Development Coordination

cc: Leanna Nguyen, Lands of Leanna & Hung Nguyen  
Alan Decktor, Pennoni Associates, Inc.  
Jessica L. Watson, Sussex Conservation District  
Matt Schlitter, South District Public Works Engineer  
Scott Rust, South District Public Work Manager  
James Argo, South District Project Reviewer  
Richard Larkin, South District Subdivision Manager  
Jennifer Pinkerton, Chief Materials & Research Engineer  
Linda Osiecki, Pedestrian Coordinator  
John Fiori, Bicycle Coordinator  
Mark Galipo, Traffic Development Coordination Engineer  
Tim Phillips, Maintenance Support Manager  
Dan Thompson, Safety Officer North District  
Jared Kauffman, DTC Planner  
James Kelley, JMT  
Wendy L. Polasko, P.E., Subdivision Engineer  
Brian Yates, Sussex County Reviewer



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	53.00'	303°42'39"	280.94'	50.00'	S 01°46'25" W



**NOTES:**

- 1) SOURCE OF TITLE: DEED BOOK 2482, PAGE 130



**Karins and Associates**

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NEWARK, DE • GEORGETOWN, DE  
www.karinsengineering.com

17 POLLY DRUMMOND CENTER \* SUITE 201  
NEWARK, DELAWARE 19711  
PHONE: (302) 369-2900

128 WEST MARKET STREET  
GEORGETOWN, DELAWARE 19947  
PHONE: (302) 856-6699

DATE: 03-10-2022

SCALE: 1" = 60'

DRAWN: MBK

SKETCH PLAN  
PREPARED FOR  
JANE P. LOCKE, TRUSTEE  
TAX MAP NO. 5-31-6.00-44.00  
AREA: 106.76± ACRES (TOTAL)

SITUATE IN: SEAFORD HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE

PLAN NO. G1821-B



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

November 24, 2020

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

**SUBJECT: Minor Subdivision - Letter of No Objection to Recordation**  
**Lands of Sylvester Hicks**  
Tax Parcel # 230-14.00-133.00  
SCR00636-CROOKED ROAD  
Cedar Creek Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Minor Subdivision Plan dated September 14, 2020 (last revised November 16, 2020), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawing. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Minor Subdivision Plan is not recorded and/or an entrance permit is not issued for the lot(s) prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

Entrances(s) must be installed prior to the sale of the lot(s). All entrances shall conform to DelDOT's [Development Coordination Manual](#) and shall be subject to its approval. **This letter does not authorize the commencement of entrance construction.**

This "No Objection to Recordation" letter is not a DelDOT endorsement of the project discussed above. Rather, it is a recitation of the transportation improvements, which the applicant may be required to make as a pre-condition to recordation steps and deed restrictions as required by the respective county/municipality in which the project is located. If transportation investments are necessary, they are based on an analysis of the proposed project, its location, and its estimated impact on traffic movements and densities. The required improvements conform to DelDOT's published rules, regulations and standards. Ultimate responsibility for the approval of any project rests with the local government in which the land use decisions are authorized.

Lands of Sylvester Hicks  
Mr. Jamie Whitehouse  
Page 2  
November 24, 2020

There may be other reasons (environmental, historic, neighborhood composition, etc.) which compel that jurisdiction to modify or reject this proposed plan even though DelDOT has established that these enumerated transportation improvements are acceptable.

The owner shall be responsible to submit a copy of the **recorded Minor Subdivision Plan** showing all appropriate signatures, seals, plot book and page number to the South District Public Works office (302) 853-1341 in order to obtain the entrance permit(s) for the proposed minor subdivision.

Sincerely,



Susanne K. Laws  
Sussex County Review Coordinator  
Development Coordination

cc: Michael Cotten, Cotten Engineering, LLC  
Rusty Warrington, Sussex County Planning & Zoning  
Jessica L. Watson, Sussex Conservation District  
Matt Schlitter, South District Public Works Engineer  
James Argo, South District Project Reviewer  
William Kirsch, South District Entrance Permit Supervisor  
Shannon Anderson, South District Public Work Admin Specialist  
Wendy L. Polasko, Subdivision Engineer  
Derek Sapp, Subdivision Manager, Project Coordination

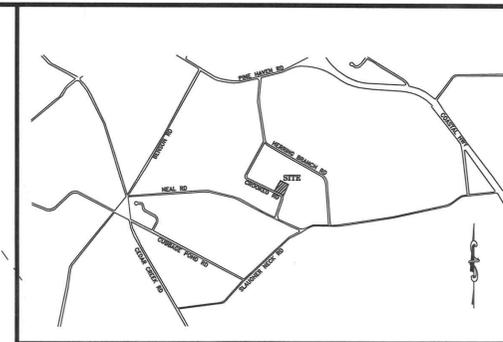
PRIOR TO ANY CONSTRUCTION ACTIVITIES, PERMITS AND/OR APPROVALS MAY BE REQUIRED FROM:

- A) SUSSEX CONSERVATION DISTRICT.....(302) 856-7219
- B) FIRE MARSHAL.....(302) 858-5298
- C) SUSSEX COUNTY UTILITY CONSTRUCTION DIVISION.....(302) 855-7717
- D) DELAWARE HEALTH & SOCIAL SERVICES-DIVISION OF HEALTH.....(302) 739-7431
- E) SUSSEX COUNTY ASSESSMENT OFFICE.....(302) 855-7824
- F) SUSSEX COUNTY PLANNING AND ZONING.....(302) 853-1340
- G) DELDOT.....(302) 853-1340
- H) DNREC.....(302) 739-5931

MINOR SUBDIVISION PLAN NOTES

1. ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
2. SHRUBBERY, PLANTINGS, SIGNS AND/OR VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
3. IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
4. LOT 2 SHALL HAVE ACCESS TO SCR 636 VIA THE PROPOSED 50 FOOT WIDE INGRESS/EGRESS EASEMENT.

LINE	LENGTH	BEARING
L1	18.46	S 89°10'34" E



LOCATION MAP  
1" = 1/2 MILE

- LEGEND
- POINT
  - IRON MARKER FOUND
  - CONCRETE MONUMENT FOUND
  - IRON REBAR TO BE SET
  - EXISTING PROPERTY LINE / EXISTING R.O.W. LINE
  - - - PROPOSED PROPERTY LINE
  - - - ADJACENT PROPERTY LINE
  - - - EXISTING EDGE OF PAVEMENT
  - - - EXISTING ROAD CENTERLINE
  - - - EXISTING GRAVEL DRIVE
  - - - PROPOSED DRIVE
  - - - EASEMENT/PROPOSED RIGHT OF WAY LINE
  - - - BUILDING RESTRICTION LINE
  - △ SIGHT DISTANCE TRIANGLES
  - UTILITY POLE

- NOTES
1. TITLE REFERENCED TO DEED BOOK 5196, PAGE 307.
  2. SUBJECT TO ANY AND ALL RESTRICTIONS, RESERVATIONS, CONDITIONS, EASEMENTS & AGREEMENTS OF RECORD IN THE OFFICE OF RECORDER OF DEEDS, SUSSEX COUNTY, DE.
  3. THIS LOT MAY CONTAIN STATE AND/OR FEDERAL WETLANDS. NO DELINEATION PERFORMED OR PROVIDED.

SITE DATA

1. TAX MAP NUMBER	230-14.00-133.00
2. CURRENT ZONING	GR
3. TOTAL AREA	103,231 ± s.f. 2.37 ± Acres
4. USE	PRESENT: RESIDENTIAL PROPOSED: RESIDENTIAL
5. STREETS	TO REMAIN PRIVATE
6. ACCESS	PRIVATE
7. MAINTENANCE	STREETS TO BE MAINTAINED BY OWNER AND/OR HOMEOWNERS ASSOCIATION
8. SETBACKS	LOT 1: FRONT: 40', SIDE: 10', REAR: 10' LOT 2: FRONT: 30', SIDE: 10', REAR: 10'
9. SPEED LIMIT	35 MPH (CROOKED ROAD)
10. SEWER	PRIVATE ON-SITE
11. WATER	PRIVATE ON-SITE
12. EXISTING LOTS	1
13. TIDS	2 NOT IMPACTED BY ANY TIDS
14. FLOOD ZONE	'X' PER FEMA PANEL 10005C0151K, EFFECTIVE 3/18/15
15. MAX BLDG HEIGHT	42.0'

- GENERAL PROJECT
1. Developer: SYLVESTER HICKS, 31584 JANICE ROAD, LEWES, DE 19958, Phone/Fax: (302) 628-9164
  2. Civil/Site Engineer: COTTEN ENGINEERING LLC, 10087 CONCORD RD, SEAFORD, DELAWARE 19973, Phone/Fax: (302) 628-9164, c/o: Michael S. Cotten, P.E.
  3. Surveyor: COTTEN ENGINEERING LLC, 10087 CONCORD RD, SEAFORD, DELAWARE 19973, Phone/Fax: (302) 628-9164, c/o: Michael S. Cotten, P.E.
  4. The project is located on the southeastern side of Crooked Road (SCR 636, local, 50' wide).
  5. Class "C" Survey
  6. This Survey does not certify to the location and/or existence of easements and Right-of-Ways crossing subject property other than those shown, as no title search was provided.

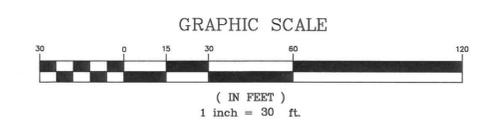
I, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DISCRETION, AND THAT I ACKNOWLEDGE THE SAME TO BE OUR ACT AND THAT I DESIRE THE PLAN TO BE RECORDED ACCORDING TO THE LAW.

Sylvester Hicks, OWNER DATE 11/16/20  
Ricky Hicks, OWNER DATE 11/16/20  
Alberta Harmon, OWNER DATE 11/16/20

DESIGNER/ENGINEER SIGNATURE  
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE LAWS OF SUSSEX COUNTY AND THE STATE OF DELAWARE.

MICHAEL S. COTTEN, P.E. DATE 11/16/20

APPROVED BY SUSSEX COUNTY PLANNING AND ZONING



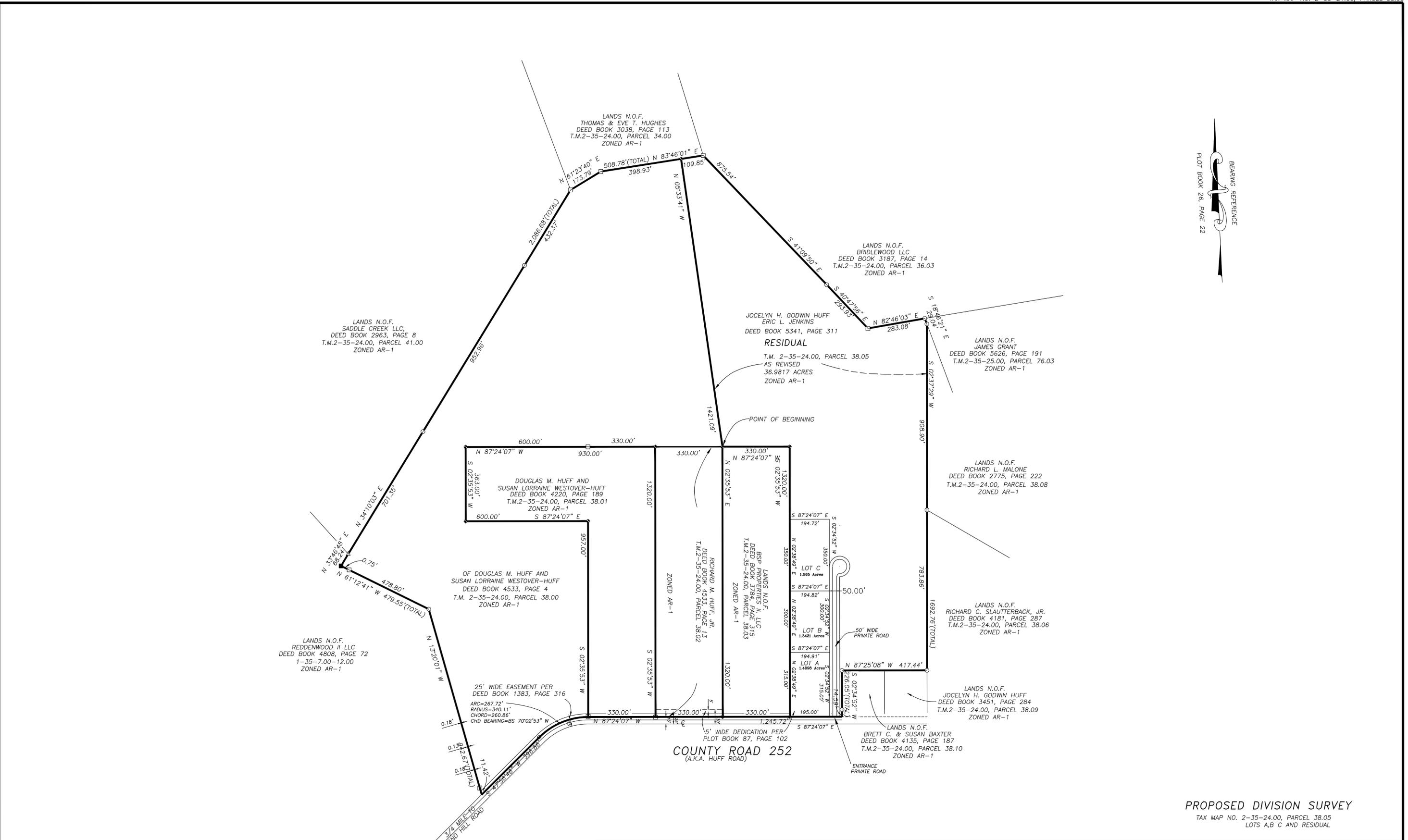
#	INITIAL SUBMISSION	RESPONSE TO COMMENTS + FINAL SIGNATURES
1.	09/14/20	11/16/20
2.		
3.		
4.		
5.		
6.		

MINOR SUBDIVISION OF LANDS OF SYLVESTER + RICKY HICKS + ALBERTA HARMON  
COTTEN ENGINEERING, SURVEYING, ENVIRONMENTAL PLANNING CONSULTANTS  
10087 CONCORD ROAD, SEAFORD, DE 19973  
TEL: (302) 628-9164 FAX: (302) 628-9164



MINOR SUBDIVISION PLAN OF LANDS N/F OF SYLVESTER HICKS, RICKY HICKS, & ALBERTA HARMON NORTH SIDE OF CROOKED ROAD LINCOLN, DE 19960 CEDAR CREEK HUNDRED SUSSEX COUNTY, DELAWARE T.M.# 230-14.00-133.00

SCALE: AS SHOWN  
DESIGNED: CE  
PLANNED: CE  
DRAWN: JCD  
APPROVED: MC  
JOB: 19-483  
SHEET NO. 1 OF 1



**PROPOSED DIVISION SURVEY**

TAX MAP NO. 2-35-24.00, PARCEL 38.05  
LOTS A, B, C AND RESIDUAL

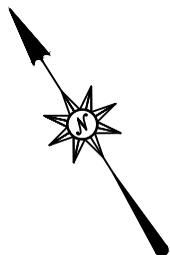


**NOTES:**  
 1) CLASS "B", SUBURBAN SURVEY  
 2) REFERENCE  
 DEED BOOK 4220, PAGE 189-194  
 DEED BOOK 2411, PAGE 141  
 DEED BOOK 3784, PAGE 315  
 PLAT BOOK 26, PAGE 22  
 PLAT BOOK 87, PAGE 102  
 PLAT - DEED BOOK 2277, PAGE 334  
 3) A TITLE SEARCH WAS NEITHER REQUESTED, PROVIDED OR UTILIZED FOR THIS SURVEY

**LEGEND:**  
 ○ FOUND IRON PIPE  
 △ FOUND IRON BAR  
 □ FOUND CONCRETE MONUMENT  
 ■ FOUND CEDAR POST  
 ◆ SET IRON BAR

<p><b>Karins and Associates</b>                  ENGINEERS • PLANNERS • SURVEYORS                  NEWARK, DE • GEORGETOWN, DE                  www.karinsengineering.com                  128 WEST MARKET STREET                  GEORGETOWN, DELAWARE 19847                  PHONE: (302) 858-4331 FAX: (302) 829-2175</p>	
SURVEY BY: CJA	
DESIGNED BY: CEA	
DRAWN BY: MBK	SHEET 1 OF 1
CHECKED BY: CEA	SCALE: 1" = 200' DRAWING NO. G 1781

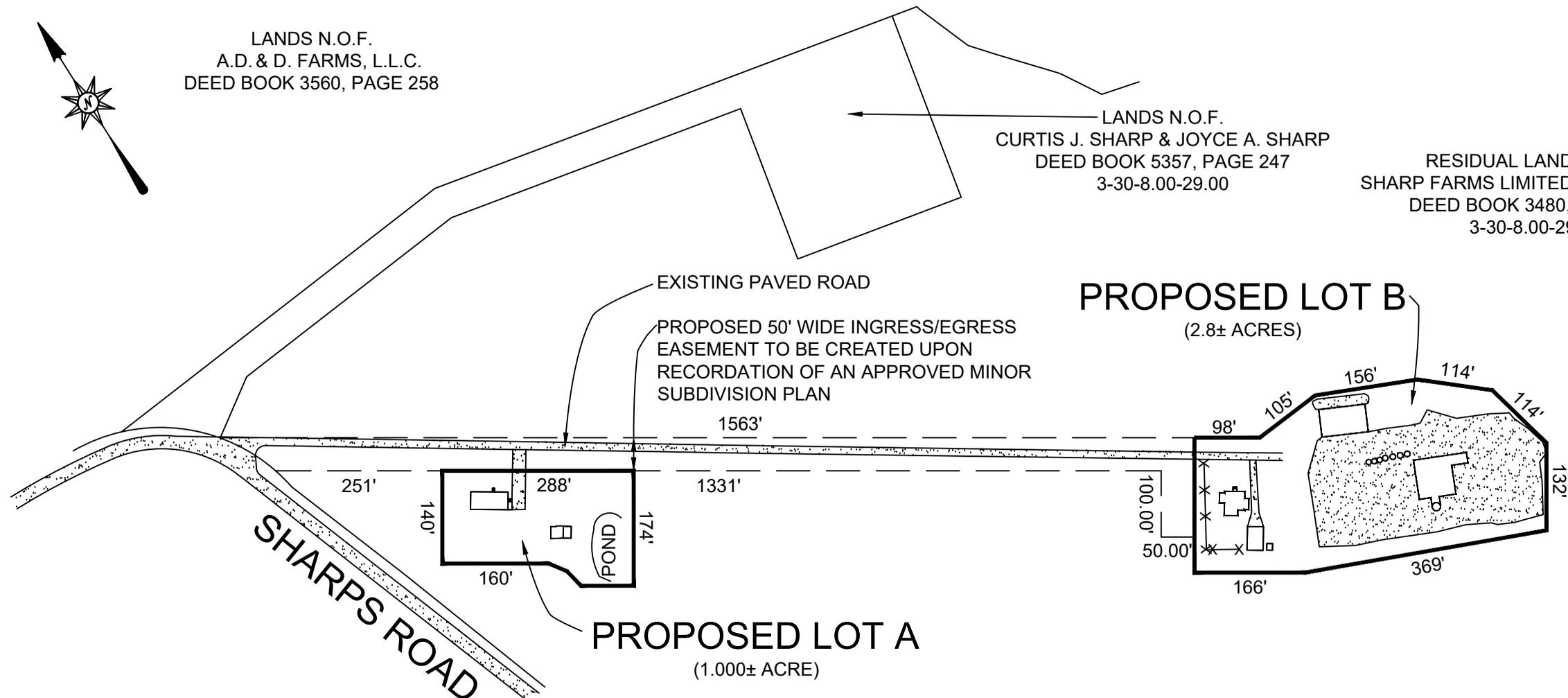
**BOUNDARY SURVEY PLAN**  
 TAX MAP NO. 2-35-24.00, PARCEL 38.05  
 COUNTY ROAD 252  
 (A.K.A. HUFF ROAD)  
 SITUATED IN  
 BROADKILL HUNDRED, SUSSEX COUNTY,  
 STATE OF DELAWARE  
 SCALE: 1" = 200'  
 DATE: FEB 21, 2022/ 3/14/22  
 PLAN NO. G1781-D



LANDS N.O.F.  
A.D. & D. FARMS, L.L.C.  
DEED BOOK 3560, PAGE 258

LANDS N.O.F.  
CURTIS J. SHARP & JOYCE A. SHARP  
DEED BOOK 5357, PAGE 247  
3-30-8.00-29.00

RESIDUAL LANDS N.O.F.  
SHARP FARMS LIMITED PARTNERSHIP  
DEED BOOK 3480, PAGE 251  
3-30-8.00-29.00



RESIDUAL LANDS N.O.F.  
SHARP FARMS LIMITED PARTNERSHIP  
DEED BOOK 3480, PAGE 251  
3-30-8.00-29.00



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GEORGETOWN, DELAWARE 19947  
PHONE: (302) 856-6699

SUBDIVISION CONCEPT SKETCH  
PREPARED FOR  
SHARP FARMS LIMITED PARTNERSHIP  
SITUATE IN: CEDAR CREEK HUNDRED  
SUSSEX COUNTY, STATE OF DELAWARE