

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



2 THE CIRCLE | PO BOX 417
GEORGETOWN, DE 19947
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sussexcountyde.gov

Sussex County Planning & Zoning Commission

TELECONFERENCE MEETING**

AGENDA

April 16, 2020

5:30 P.M.

PLEASE NOTE – AS PERMITTED BY GUBERNATORIAL AUTHORITY, IN ORDER TO LIMIT THE RISK OF POTENTIAL COVID-19 EXPOSURE, THE PUBLIC SHALL BE DENIED ENTRY TO THE PLANNING & ZONING COMMISSION MEETING. THE PUBLIC IS ENCOURAGED TO PARTICIPATE IN THE COMMISSION MEETING ELECTRONICALLY. FURTHER INSTRUCTIONS ARE LISTED AT THE BOTTOM OF THIS AGENDA.

Call to Order

Approval of Agenda

Approval of Minutes – March 12, 2020

Old Business

None

Public Hearings

None

Other Business

Fox Haven II Subdivision (2018-3) BM
Request to amend Condition of Approval

Fox Haven II Subdivision – Phase 2 (2018-3) BM
Final Subdivision Plan

Americana Bayside MR-RPC BM
Revised Masterplan

Americana Bayside MR-RPC (Weidman Parcel – Phase 2) BM
Final Site Plan



Americana Bayside MR-RPC (Village “A”) BM
Final Site Plan & Landscape Plan

Americana Bayside MR-RPC (Parcel “P”) BM
Preliminary Site Plan

Wyoming Millwork KS
Revised Preliminary Site Plan

APD 2020-01 – J.C. Wells and Sons
Consideration of Agricultural Preservation District

Lands of Camden Chorman KS
Minor Subdivision off a 30-ft easement

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 9, 2020 at 6:52 p.m., and at least seven (7) days in advance of the meeting.

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

Agenda items listed may be considered out of sequence.

-MEETING INSTRUCTIONS-

** The Sussex Planning & Zoning Commission is holding this meeting under the authority issued by Governor John C. Carney through Proclamation No. 17-3292. The meeting will be conducted using teleconference technology.

To listen to the meeting via phone, please dial:

Conference Number: 888-469-2089

Passcode: 15814

The County will stream this meeting using the same technology it uses for its Chamber Broadcast that can be viewed at <https://sussexcountyde.gov/council-chamber-broadcast>. This stream will broadcast the meeting materials and audio only, the public will not be able to comment or speak using this broadcast. This stream will experience a 30-second delay.

The Planning & Zoning Commission meeting materials, including the “packet”, are electronically accessible on the County’s website at: <https://sussexcountyde.gov/>

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¹ These restrictions are being implemented to limit the exposure and risk related to “COVID-19” for County personnel and members of the public who seek to attend the Planning & Zoning Commission Meeting. These decisions are being made under the authority issued by Governor John C. Carney through Proclamation No. 17-3292.

See: <https://governor.delaware.gov/proclamation-173292-03132020/>.



Memorandum

To: Sussex County Planning Commission Members
From: Jamie Whitehouse, Director, Department of Planning & Zoning; Lauren DeVore, Planner III; Jenny Norwood, Planner I, Christin Headley, Planner I, Nicholas Torrance, Planner I and Chase Philips, Planner I
CC: Vince Robertson, Assistant County Attorney
Date: April 9, 2020
RE: Other Business for April 16, 2020 Planning Commission Meeting

This memo is to provide background for the Planning Commission to consider as a part of the Other Business to be reviewed during the April 16, 2020 Planning Commission meeting.

Fox Haven II Subdivision (2018-3)

BM

Request to amend Condition of Approval

This is a request to amend a condition of approval for the Fox Haven II subdivision which was approved by the Planning and Zoning Commission on February 28, 2019 subject to conditions. The Planning and Zoning Commission approved a previous request to amend Condition "H" at their June 28, 2018 meeting. At the 2018 meeting, the applicant requested that Condition "H" be amended from, *"The developer shall begin construction of the active amenities before the issuance of the 30th residential building permit and the developer shall complete all amenities prior to the issuance of the 60th residential building permit"* to instead require that, *"The developer shall begin construction of the active amenities before the issuance of the 48th residential building permit and the developer shall complete all amenities prior to the issuance of the 75th residential building permit."* The applicant has now indicated that sales have far exceeded initial projections and that, to date, a total of 23 building permits have been issued for the subdivision. The Applicant has stated that extending the requirement to allow for the commencement of construction on the proposed amenities to occur before the issuance of the 48th residential building permit (instead of the 30th residential building permit as previously required) will allow the completion of all site work in Phase 2, which consists of 48 lots. The utilities necessary to construct homes in Phase 2 will also be required for the completion of the proposed amenities. The Applicant states that the purpose of the request is to satisfy the current sales demand and streamline the construction process. The Final Amenities Plan was approved by the Planning and Zoning Commission on February 12, 2020. Tax Parcel: 533-11.00-45.01. Zoning: GR (General Residential Zoning District).

Fox Haven II Subdivision - Phase 2 (2018-3)

BM

Final Subdivision Plan

This is a Final Subdivision Plan for Fox Haven II. This Subdivision Plan is for Phase II which consists of 48 single family lots out of a total of 95 approved lots. The Fox Haven II Subdivision is located off Johnson Road and can be accessed by a connection and continuation of Fox Tail Road at the southern end of the Fox Haven subdivision. The Planning and Zoning Commission approved the Preliminary Subdivision Plan May 24, 2018 and Fox Haven II Phase 1 for 47 lots was approved on February 28, 2019. Tax Parcels: 533-11.00-48.00, 45.01, & 518.00. Zoning: GR (General Residential Zoning District). Staff are in receipt of all agency approvals.



Americana Bayside MR-RPC

BM

Revised Masterplan

This is a Revised Masterplan for the Americana Bayside MR-RPC (proposed version 13). The masterplan has been amended to include the proposed Parcel P consisting of a 6,300 square foot retail building. The total square footage (including the square footage of approved but not yet constructed commercial projects and approved and constructed commercial projects) for the whole RPC consist of 138,595 square feet, of which the cap of 170,000 square feet of retail/office space has not been exceeded set forth in Condition 2 of the Conditions of Approval. The Revised Masterplan complies with the Sussex County Zoning Code and all conditions of approval.

Americana Bayside MR-RPC (Weidman Parcel – Phase 2)

BM

Final Site Plan

This is a Final Site Plan for the construction of 116 duplex units on a parcel consisting of 71.38 acres. The site is located on the east and west sides of Williamsville Road (S.C.R. 395). Phase 1 of the project was approved by the Planning and Zoning Commission at their meeting of December 19, 201 only consisted of those lots which were not impacted by wetlands. Phase 2 consists only of the lots within the 116-units which are impacted by federal wetlands and required a permit through the Army Corp of Engineers. The proposed 116-unit scheme complies with the maximum number of residential units for the community which, according to Condition 1 of the Conditions of Approval, shall not exceed 1,700. The Final Site Plan complies with the Sussex County Zoning and Subdivision Codes, all conditions of approval and the most recent phasing plan submitted for the community. Tax Parcel: 533-19.00-297.00. Zoning: MR-RPC (Medium Density Residential, Residential Planned Community.) Staff are in receipt of all agency approvals.

Americana Bayside MR-RPC (Village “A”)

BM

Final Site Plan & Landscape Plan

This is a Final Site Plan for the creation of one hundred (100) single-family detached homes within the existing Americana Bayside MR-RPC and accessed off a proposed entrance road on North Haven Drive. The Planning and Zoning Commission approved the Revised Site Plan for Americana Bayside Village A at their meeting of Tuesday, October 1, 2019 showing an increase in the number of lots from 96 to 100 lots. The proposed 100-unit (76 estates homes and 24 patio homes) scheme complies with the maximum number of residential units for the community which, according to Condition 1 of the Conditions of Approval, shall not exceed 1,700. The Final Site Plan complies with the Sussex County Zoning and Subdivision Codes, all conditions of approval and the most recent phasing plan submitted for the community. The applicant has also included a landscape plan in their submittal as previously requested by staff. Tax Parcel: 533-19.00-36.00 & 36.01. Zoning: MR-RPC (Medium Density Residential, Residential Planned Community.) Staff are in receipt of all agency approvals.

Americana Bayside MR-RPC (Parcel “P”)

BM

Preliminary Site Plan

This is a Preliminary Site Plan for the construction of a proposed 6,300 square foot retail building, parking to consist of 57 total parking spaces and other associated site improvements. The site is located on the northeast side of the intersection of Lighthouse Road (Route 54) and Zion Church Road (Route 20). There are 29 parking spaces proposed in the front yard setback. The Preliminary Site Plan complies with the Sussex County Zoning Code, all conditions of approval and the most recent phasing plan for the community. Tax Parcel: 533-19.00-17.01. Zoning: MR-RPC (Medium Density Residential, Residential Planned Community.) Staff are awaiting agency approvals.

Wyoming Millwork

KS

Revised Preliminary Site Plan

This is a Revised Preliminary Site Plan for the proposed 9,900 square foot open air pavilion style pole barn for material storage on a paved area and other site improvements. The Planning and Zoning Commission approved the Final Site Plan at their February 25, 2016 meeting. The site is located at 15080 Gravel Hill Rd. The Revised Preliminary Site Plan otherwise complies with the Sussex County Zoning Code. Tax Parcel: 235-19.00-23.00. Zoning: HI-1 (Heavy Industrial Zoning District). Staff are awaiting agency approvals.

APD 2020-01 – J.C Wells and Sons

Consideration of Agricultural Preservation District

This is an application to consider an Agricultural Preservation District in an Agricultural Residential Zoning District in Cedar Creek Hundred for two (2) parcels of land totaling 365.75 acres more or less, located on the northwest side of Slaughter Beach Road (Route 36) for the purpose of a recommendation to the Delaware Agricultural Lands Preservation Foundation. Tax Parcels: 230-3.00-9.00 and 10.00. Zoning: AR-1 (Agricultural Residential Zoning District).

Lands of Camden Chorman

KS

Minor Subdivision off a 30-ft easement

This is a Preliminary Subdivision Plan for the establishment of an additional lot off of a 30-ft ingress/egress access easement. The parcel is located on the east side of Hudson Rd. (S.C.R. 258). The Preliminary Subdivision Plan complies with the Sussex County Zoning Code and Subdivision Code. Tax Parcel: 235-22.00-23.12. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are awaiting agency approvals.

Savage Farm LLC

To: Sussex County Planning Commission
From: Doug Brown on behalf of Savage Farm LLC
doug@buntingandmurray.com
302-470-6420
Date: 3/27/20
Re: Fox Haven II
Tax Map 533-11.0-48.00, 45.01,518.00

The following condition was placed on the project:

H. The development shall be served by its own on-site active amenity such as a pool and clubhouse. The developer shall begin construction of the active amenities before the issuance of the 30th residential building permit and the developer shall complete all amenities prior to the issuance of the 60th residential building permit.

The project received Final Site Plan approval on 3/13/19. Site work on Phase 1 began in April 2019. There are 47 lots in Phase 1.

All public utilities have been installed, curb and paving is complete for 35 of the total 47 Phase 1 lots. All of Phase 1 has Sewer Beneficial Acceptance, all Stormwater facilities are completed, and the landscape buffer has been installed. Home building began in December 2019.

Sales have far exceeded initial projections. To date, there have been 28 home sales. 23 building permits have been issued.

As of today, 3/27/20, we have fully engineered plans for the clubhouse and pool and have begun the process to obtain a building permit for the amenity.

The site plan for the amenity area was approved in October 2019 and received final sign off by Planning and Zoning on 3/12/20.

The amenity will be served by utilities installed as part of Phase 2 of the project. We have all agency approvals for Phase 2. The "Check Print" has been submitted to P&Z

(3/12/20) with a request to be placed on the soonest agenda for Final Site Plan approval.

The submittal for Final Site plan for Phase 2 was delayed as we worked out a Court Order Change with DNREC and the Tax Ditch Association for the relocation of an existing tax ditch as well as improvements and maintenance to the existing ditch. All parties agreed to the changes, but the process took unexpectedly long. The Court Order Change has been executed and is in process of recordation.

We expect to be on the agenda for Final Site Plan approval by mid-May at the latest. We will expedite the start of Phase 2 by using the “No Bond” process for initial Notice to Proceed. This is our schedule:

5/14/20	Obtain Final Site Plan Approval
7/1/20	Start site work Phase 2
7/1/20	Obtain Building permit for Clubhouse and pool amenity
7/15/20	Begin site work for the Amenity building area
10/1/20	Complete public utilities in Phase 2, including stub outs to the Amenity
9/1/20	Begin “vertical” construction of the clubhouse building and the pool.
5/1/21	Open Clubhouse
6/1/21	Open pool

We respectfully request that the condition H be amended to allow building permits to be obtained through the next 90 days as we complete the process for Final Site Plan approval, bonding, Notice to Proceed, and start of site construction for the amenity. There are 47 lots in Phase 1. Home building will not begin in Phase 2, until the site and utility work in Phase 2 allows it. That same infrastructure is needed for the Amenity area. Therefore, we feel it is logical to tie the condition to the 48th building permit and completion to the 75th.

Revised Condition H

The development shall be served by its own on-site active amenity such as a pool and clubhouse. The developer shall begin construction of the active amenities before the issuance of the 48th residential building permit and the developer shall complete all amenities prior to the issuance of the 75th residential building permit.

Thank you for your consideration

FOX HAVEN II

SUSSEX COUNTY, DELAWARE

RECORD PLAT - PHASE 2

SUBDIVISION # 2018-03

GMB FILE NO. 170223

SITE DATA:

DEVELOPER / OWNER
SAVAGE FARM, LLC
32924 LIGHTHOUSE ROAD
SELBYVILLE, DE 19975

CONTACT: DOUG BROWN
302-436-5144

CIVIL ENGINEER
GEORGE, MILES & BUHR, LLC
206 WEST MAIN STREET
SALISBURY, MD 21801

CONTACT: STEVEN L. MARSH, P.E.
410-742-3115

TAX MAP DISTRICT 533, MAP 11.00, PARCELS 48.00, 45.01, 518.00

TOTAL SITE AREA: 48.89 ACRES

PHASE 2
SITE AREA: 28.07 ACRES
EXISTING WOODED AREA: 16.82 ACRES
PROPOSED OPEN SPACE: 15.62 ACRES (54%)
(SWM PONDS, WOODED WETLANDS, PLANTED BUFFER)
PROPOSED DEVELOPED AREA: 13.45 ACRES (46%)
PROPOSED DELDOT PAVED AREA: 0.00 SF

PROPOSED IMPERVIOUS AREA:
ROADS: ±67,450 SF (05%)
SIDEWALKS: ±25,800 SF (02%)

ZONING DATA
PRESENT ZONING: GR
PROPOSED ZONING: ESDDOZ CLUSTER
PRESENT USE: AGRICULTURAL
PROPOSED USE: RESIDENTIAL

PHASE 2 SITE DATA:

UNIT COUNTS
SINGLE FAMILY: 48

SETBACKS
FRONT: 30'
SIDE: 10'
REAR: 10'

REQUIRED PARKING: 96 (2 PER UNIT)
PARKING PROVIDED: 116 SPACES (2 PER UNIT AND 20 ON STREET)
(2,416 PER UNIT)

ALLOWABLE DENSITY: 4 UNITS/ACRE = 116 UNITS

GROSS DENSITY: 1.65 UNITS/ACRE
NET DENSITY: 3.57 UNITS/ACRE

AMENITIES
COMMUNITY POOL, PASSIVE OPEN SPACE, INCLUDES EXISTING WOODS,
PLANTED BUFFER, & SWM PONDS

FLOOD ZONE FEMA MAP# 10050635K, DATED MAR 16, 2015, ZONE X & AE 4

WATER PROVIDER - ARTESIAN WATER CO.

SEWER PROVIDER - SUSSEX COUNTY

NOTES:

1. 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 PLAT AND SURVEY DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS PERTAINING TO THIS PROPERTY.
2. MAINTENANCE OF THE STREETS WITHIN THIS SUBDIVISION WILL BE THE RESPONSIBILITY OF THE DEVELOPER. THE PROPERTY OWNERS WITHIN THE SUBDIVISION, OR BOTH, THE STATE ASSUMES RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF STREETS WITHIN INDICATED DELDOT RIGHT-OF-WAYS ONLY.
3. 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 INDICATED DELDOT RIGHTS OF WAY ONLY.
4. ALL SIDEWALKS MUST BE INSTALLED IN CONJUNCTION WITH THE ROADS, AND FOR THE PROJECT TO ACHIEVE SUBSTANTIAL COMPLETION FROM THE PUBLIC WORKS DIVISION.
5. WATER SERVICE WILL BE PROVIDED BY CONNECTION TO AN EXISTING PUBLIC SYSTEM. ALL DISTRIBUTION EQUIPMENT WILL BE INSTALLED AND MAINTAINED BY ARTESIAN WATER CO. ALL PROPOSED FACILITIES WILL BE SUBJECT TO REVIEW AND APPROVAL BY SUSSEX COUNTY AND DELAWARE DIVISION OF PUBLIC HEALTH.
6. WASTEWATER TREATMENT AND DISPOSAL WILL BE PROVIDED BY THE SUSSEX COUNTY ENGINEERING DEPARTMENT, SOUTH COASTAL WASTE WATER TREATMENT FACILITY. 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 AND DNREC.
7. THERE IS NO ACTIVE AGRICULTURAL PROPERTY GREATER THAN 10 ACRES DIRECTLY ABUTTING THE PROPOSED DEVELOPMENT.
8. NON-TIDAL WETLANDS EXIST ON THE PROPERTY.
9. 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.
10. EASEMENTS SHALL BE 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.
11. BOUNDARY & TOPOGRAPHICAL SURVEY SHOWN HEREIN PROVIDED BY AXIOM ENGINEERING, LLC, DATE JAN 11, 2018.
12. PROJECT WILL BE CONSTRUCTED IN TWO PHASES. PHASE 1 SHALL CONSIST OF LOTS 101-147 AND PHASE 2 SHALL CONSIST OF LOTS 148-195.
13. THE POOL AND CLUBHOUSE AMENITY WILL BE CONSTRUCTED AS PART OF PHASE 2. THE AMENITY WILL BE AVAILABLE FOR THE RESIDENTS OF THE ENTIRE FOX HAVEN COMMUNITY.
14. EXISTING TAX DITCHES AND THEIR RESPECTIVE RIGHTS OF WAY ARE TO BE MAINTAINED UNLESS OTHERWISE NOTED ON THE SITE PLANS HEREWITH.
15. ALL WOODED BUFFERS WILL BE MAINTAINED IN PERPETUITY BY THE FOX HAVEN HOMEOWNER'S ASSOCIATION.
16. THERE ARE NO SIGNS PROPOSED FOR THIS DEVELOPMENT. HOWEVER, ANY FUTURE SIGNS WOULD REQUIRE A SEPARATE PERMIT.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	N/A	---
SETBACK LINE	N/A	---
R.O.W. LINE	---	---
PROPERTY CORNER (NOT SPECIFIED)	○	N/A
CONCRETE MONUMENT FOUND	CMF □	CMF □
IRON PIPE FOUND	IPF ●	N/A
NON TIDAL WETLANDS	▭	N/A
TREE LINE	~~~~~	~~~~~
TAX DITCH R.O.W.	N/A	---
ENVIRONMENTAL BUFFER	N/A	---

LIST OF DRAWINGS

G1.0	COVER SHEET
P1.0	KEY SHEET
P1.1	RECORD PLAT
P1.2	RECORD PLAT
P1.3	FINAL SITE PLAN
P2.0	LINE AND CURVE TABLE
P3.0	LIGHTING PLAN
P4.0	LANDSCAPING PLAN

WETLANDS CERTIFICATION:

"I, EDWARD M. LAUNAY, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.3(a)(8)), WATERS OF THE U.S. DEFINITION/CECW-OR, 10-7-1991, QUESTIONS AND ANSWERS ON THE 1987 COE MANUAL/CECW-OR, 9-26-1990, RGL 90-7/CECW-OR, 3-6-1992, CLARIFICATION AND INTERPRETATION OF THE 1987 MANUAL. THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES. IN ACCORDANCE WITH DNREC TIDAL WETLAND MAPS, THERE ARE NO STATE REGULATED WETLANDS ON THE SITE."

EDWARD M. LAUNAY, PWS NO. 875 DATE _____
SOCIETY OF WETLAND SCIENTISTS
CORPS OF ENGINEERS
CERTIFIED WETLAND DELINEATOR WDCP93M005100368

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 HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEVE REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE."

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

DEVELOPER'S CERTIFICATION:

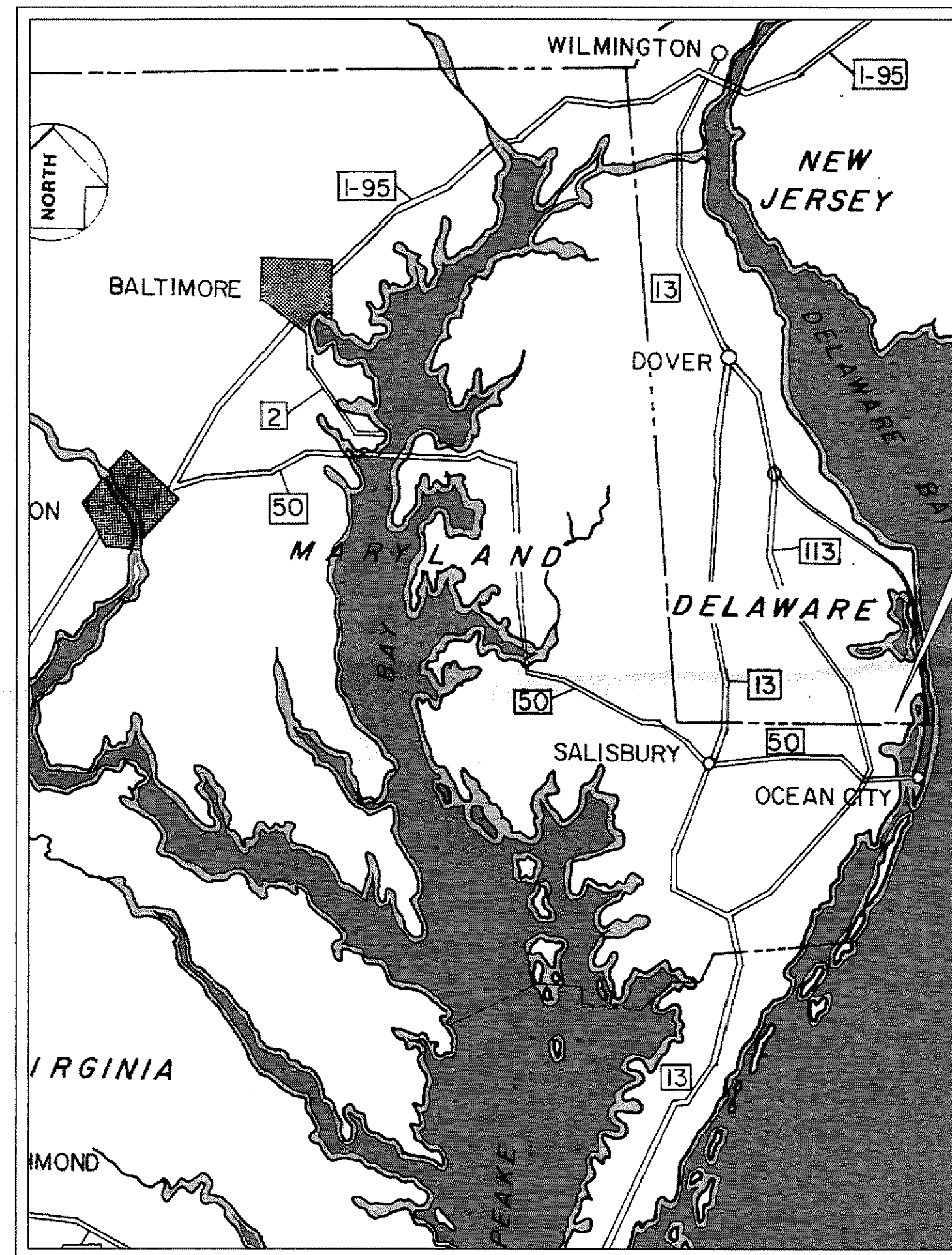
"I HEREBY CERTIFY THAT I AM THE DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN AND THAT THE PLAN WAS MADE AT MY DIRECTION."
(PARCEL 48.00)

JAY MURRAY DATE _____
SAVAGE FARM, LLC
32924 LIGHTHOUSE ROAD
SELBYVILLE, DELAWARE 19975

DEVELOPER'S CERTIFICATION:

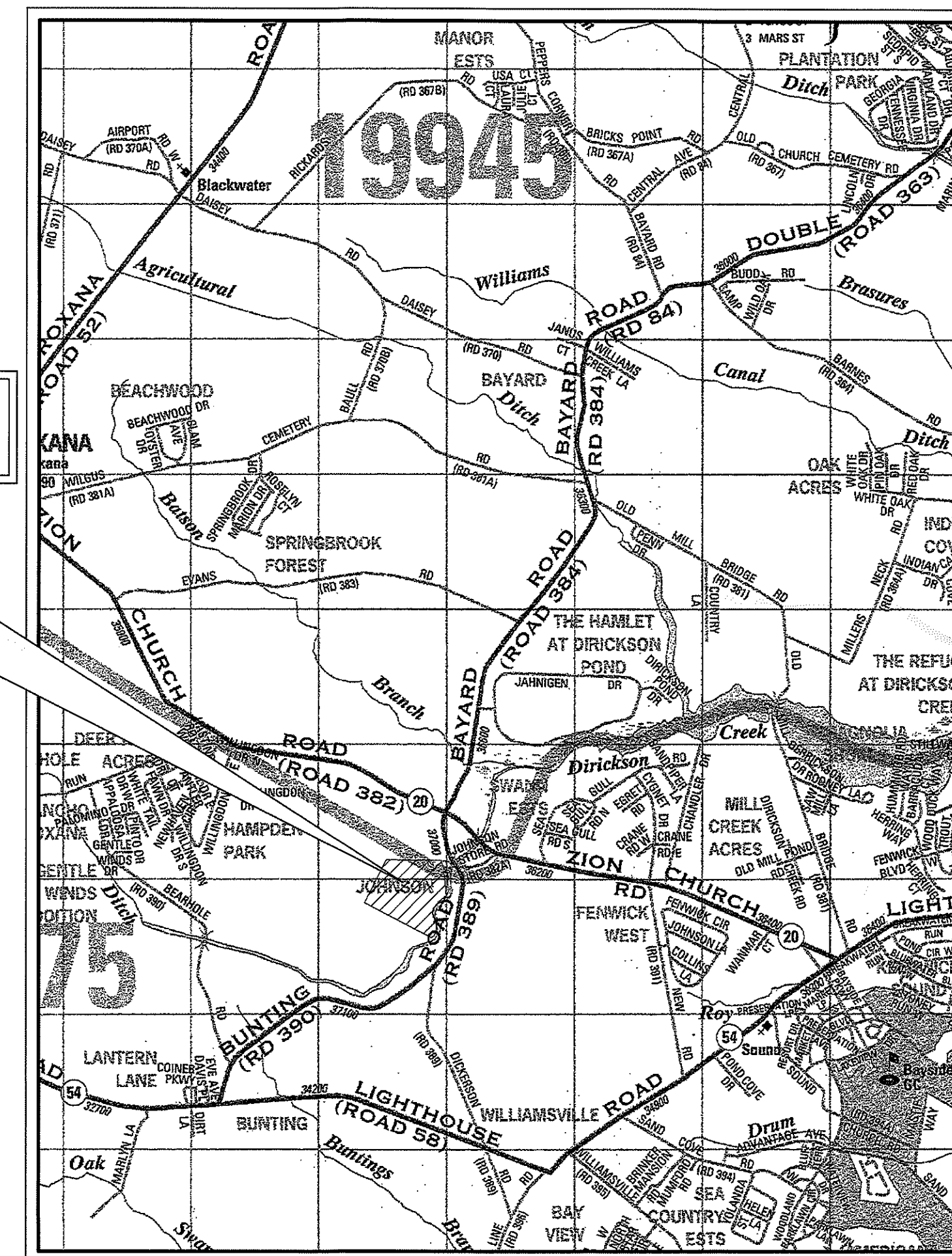
"I HEREBY CERTIFY THAT I AM THE DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN AND THAT THE PLAN WAS MADE AT MY DIRECTION."
(PARCELS 45.01, 518)

JOEL FARR DATE _____
BAY TWENTY, LLC
13 BRIGHTON STREET
OCEAN VIEW, DELAWARE 19970



VICINITY MAP

SCALE: 1" = 20 MILES



LOCATION MAP

SCALE: 1" = 2000'

GMB

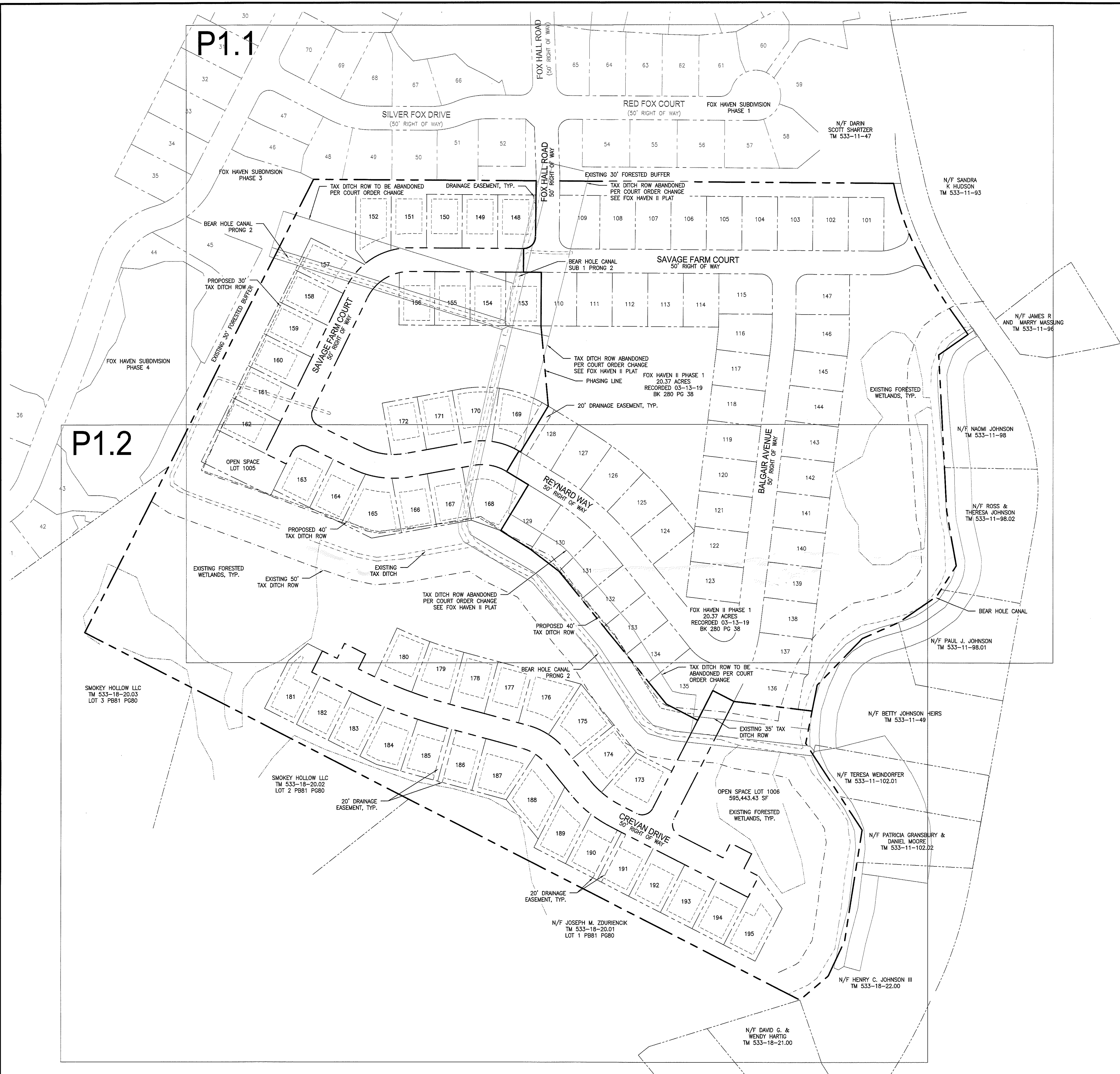
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY • BALTIMORE • SEAFORD
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115, FAX 410-548-5790
www.gmbnet.com

APPROVED _____ BY _____
SUSSEX COUNTY COUNCIL
CHAIRMAN OR VICE CHAIRMAN

APPROVED _____ BY _____
SUSSEX COUNTY
SOIL CONSERVATION DISTRICT

APPROVED _____ BY _____
SUSSEX COUNTY
PLANNING AND ZONING COMMISSION

MARCH 2020



- ZONING CONDITIONS:**
- THERE SHALL BE NO MORE THAN 95 LOTS WITHIN THE SUBDIVISION.
 - THE DEVELOPER SHALL ESTABLISH A UNIFIED HOMEOWNER'S ASSOCIATION WITH THE EXISTING FOX HAVEN SUBDIVISION RESPONSIBLE FOR THE MAINTENANCE OF STREETS, ROADS, BUFFERS, STORMWATER MANAGEMENT FACILITIES AND OTHER COMMON AREAS.
 - 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.
 - A FORESTED OR LANDSCAPED BUFFER OR AT LEAST 30 FEET IN DEPTH SHALL BE INSTALLED ALONG THE ENTIRE PERIMETER OF THE PROJECT. THE FINAL SITE PLAN SHALL CONTAIN A LANDSCAPED PLAN FOR ALL OF THESE AREAS.
 - THE SUBDIVISION SHALL BE SERVED BY SUSSEX COUNTY FOR SEWER SERVICE.
 - THE SUBDIVISION SHALL BE SERVED BY A PUBLICLY REGULATED CENTRAL WATER SYSTEM PROVIDING DRINKING WATER AND FIRE PROTECTION.
 - STREET DESIGN SHALL MEET OR EXCEED SUSSEX COUNTY STANDARDS. THIS SHALL INCLUDE INTERCONNECTIVITY WITH THE EXISTING FOX HAVEN DEVELOPMENT.
 - THE DEVELOPMENT SHALL BE SERVED BY ITS OWN ON-SITE ACTIVE AMENITIES SUCH AS A POOL AND CLUB HOUSE. THE DEVELOPER SHALL BEGIN CONSTRUCTION OF THE ACTIVE AMENITIES BEFORE THE ISSUANCE OF THE 30TH RESIDENTIAL BUILDING PERMIT AND THE DEVELOPER SHALL COMPLETE ALL AMENITIES PRIOR TO THE ISSUANCE OF THE 60TH RESIDENTIAL BUILDING PERMIT.
 - THERE SHALL BE A 30 FOOT BUFFER FROM ALL WATERWAYS ON THE SITE.
 - ROAD NAMING AND ADDRESSING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE SUSSEX COUNTY MAPPING AND ADDRESSING DEPARTMENT.
 - 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.
 - THE FINAL SITE PLAN SHALL INDICATE ALL FORESTED AREA THAT WILL BE PRESERVED.
 - AS OFFERED BY THE APPLICANT, A BOAT STORAGE AREA SHALL BE AVAILABLE TO OWNERS WITHIN THE FOX HAVEN SUBDIVISION AND THIS SUBDIVISION.
 - A REVISED PRELIMINARY SITE PLAN EITHER DEPICTING OR NOTING THESE CONDITIONS MUST BE SUBMITTED TO THE OFFICE OF PLANNING AND ZONING.
 - THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.

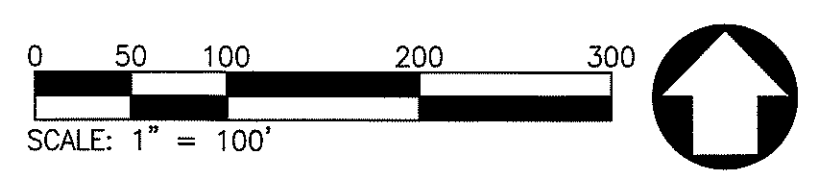
PRINTS ISSUED FOR:
RECORDATION

DATE	REVISIONS	NO.

GMB
 GEORGE, MILES & BUHR, LLC
 ARCHITECTS & ENGINEERS
SALISBURY • BALTIMORE • SEASFOORD
 206 WEST MAIN STREET
 SALISBURY, MARYLAND 21801
 410-742-3115, FAX 410-546-5790
 www.gmbnet.com

FOX HAVEN II - PHASE 2
SUSSEX COUNTY, DELAWARE

KEY SHEET



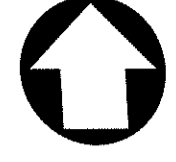
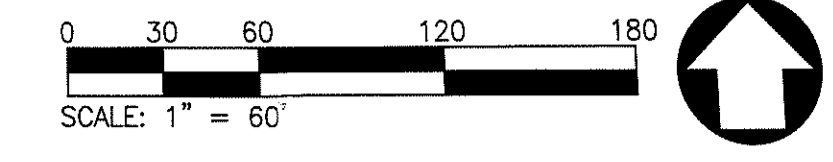
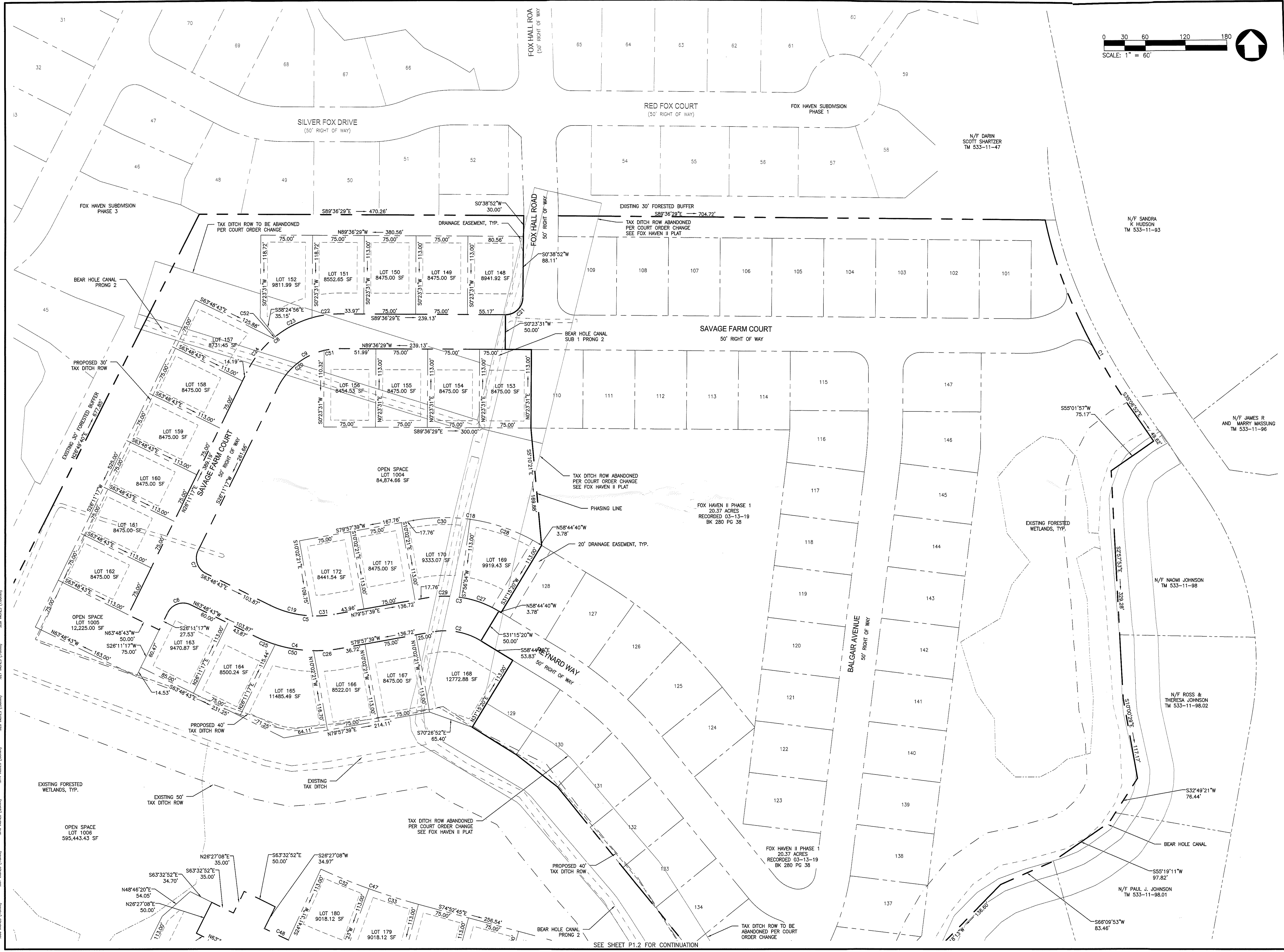
©Project: 170223 Fox Haven Subdivision (Drawings) Working Set: Record Plots - Phase 2.dwg, 3/10/2020 3:57 PM, London World
 PEN1=RED 1/32" (1.5mm) PEN2=YELLOW 1/32" (1.5mm) PEN3=GREEN 1/16" (0.8mm) PEN4=BLUE 1/32" (1.5mm) PEN5=BLACK 1/16" (0.8mm)
 LIN1=RED 1/32" (1.5mm) LIN2=GREEN 1/32" (1.5mm) LIN3=BLUE 1/32" (1.5mm) LIN4=BLACK 1/16" (0.8mm)
 DIM1=RED 1/32" (1.5mm) DIM2=GREEN 1/32" (1.5mm) DIM3=BLUE 1/32" (1.5mm) DIM4=BLACK 1/16" (0.8mm)

SCALE: 1" = 100'

SHEET NO.
P1.0

DESIGN BY : RLM
 DRAWN BY : RLM
 CHECKED BY :
 GMB FILE : 1700203
 DATE : MAR 2020

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 410-742-3115, FAX 410-548-9790
 www.gmbnet.com

FOX HAVEN II - PHASE 2
SUSSEX COUNTY, DELAWARE

RECORD PLAT

SCALE : 1" = 60'	SHEET NO.
DESIGN BY : RLM	P1.1
DRAWN BY : RLM	
CHECKED BY :	
GMB FILE : 1700203	
DATE : MAR 2020	

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© Projects/County/170223 Fox Haven Subdivision/Drawings Working Set/Record Plat - Phase 2, 3/10/2020 3:57 PM, Lunan, Myrick
 PLOT-COLOR PEN-RED 0.00 INCHES (0.0mm) PEN-YELLOW 0.07 INCHES (2.0mm)
 PLOT-COLOR PEN-GREEN 0.07 INCHES (2.0mm) PEN-BLUE 0.07 INCHES (2.0mm)
 PLOT-COLOR PEN-MAGENTA 0.07 INCHES (2.0mm) PEN-BLACK 0.08 INCHES (2.0mm)

SEE SHEET P1.2 FOR CONTINUATION

C:\Projects\2017\170223 Fox Haven Subdivision\Drawings\Working Set\Record Plat\170223 Fox Haven - Phase 2.dwg, 3/10/2020 3:57 PM, Lenton Wicks
 PENS-BLUE .007 INCHES (2.0mm) PENS-BLUE .007 INCHES (2.0mm)
 PENS-YELLOW .010 INCHES (2.5mm) PENS-YELLOW .010 INCHES (2.5mm)
 PENS-RED .008 INCHES (2.0mm) PENS-RED .008 INCHES (2.0mm)
 PENS-ORANGE .007 INCHES (2.0mm) PENS-ORANGE .007 INCHES (2.0mm)
 PENS-GREEN .010 INCHES (2.5mm) PENS-GREEN .010 INCHES (2.5mm)
 PENS-BLACK .007 INCHES (2.0mm) PENS-BLACK .007 INCHES (2.0mm)
 PENS-WHITE .008 INCHES (2.0mm) PENS-WHITE .008 INCHES (2.0mm)



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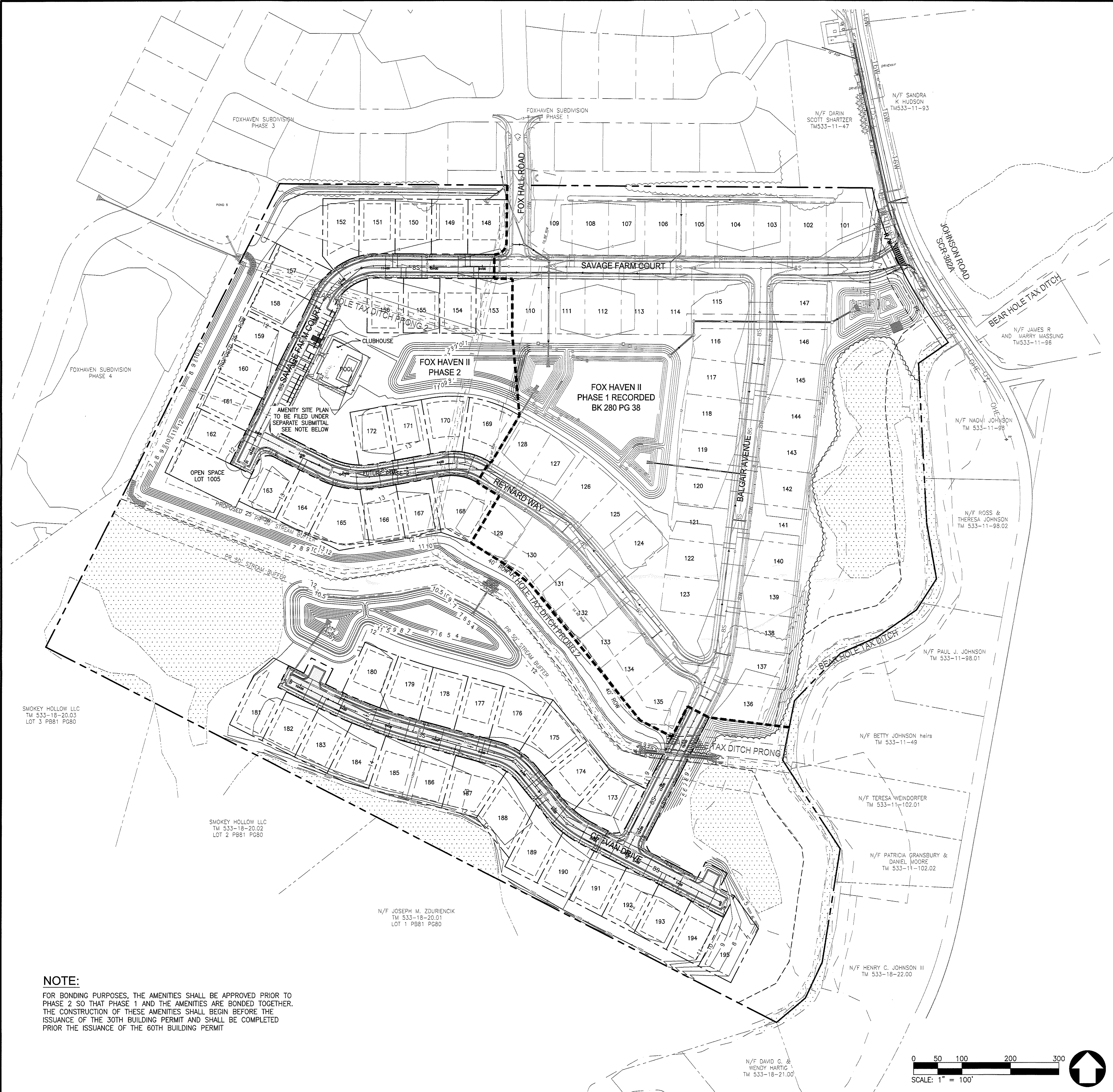
FOX HAVEN II - PHASE 2
 SUSSEX COUNTY, DELAWARE

RECORD PLAT

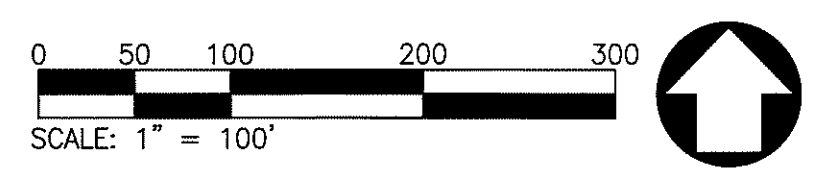
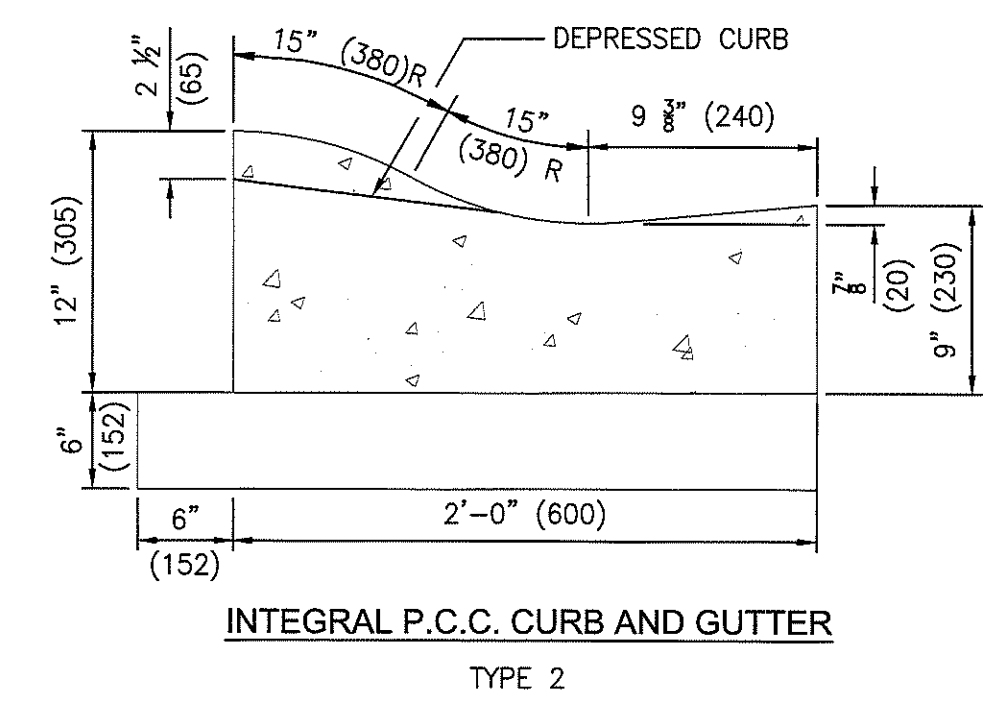
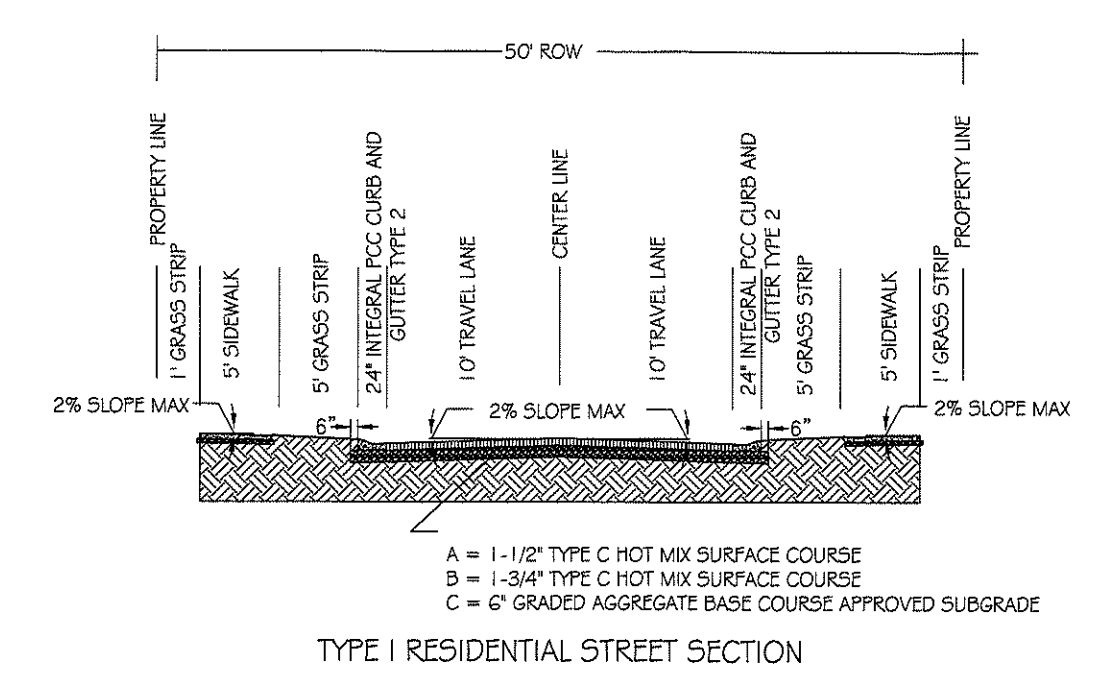
SCALE: 1" = 60'
 DESIGN BY: RLM
 DRAWN BY: RLM
 CHECKED BY:
 GMB FILE: 1700203
 DATE: MAR 2020

SHEET NO.
P.1.2

G:\Projects\2017\170223 Fox Haven Subdivision\Drawings\Working Set\Record P10A Final Site Plan - 170223 Fox Haven - Phase 2.dwg, 3/10/2020 3:58 PM, Lancelo Myles
 PLOT CODE: P10A-20W
 PLOT DATE: 3/10/2020 3:58 PM
 PLOT SIZE: 24" x 36" (610mm x 914mm)
 PLOT SCALE: 1" = 100'
 PLOT UNIT: Feet
 PLOT ORIENT: Landscape
 PLOT SHEETS: 1 of 1
 PLOT STATUS: Success



NOTE:
 FOR BONDING PURPOSES, THE AMENITIES SHALL BE APPROVED PRIOR TO PHASE 2 SO THAT PHASE 1 AND THE AMENITIES ARE BONDED TOGETHER. THE CONSTRUCTION OF THESE AMENITIES SHALL BEGIN BEFORE THE ISSUANCE OF THE 30TH BUILDING PERMIT AND SHALL BE COMPLETED PRIOR THE ISSUANCE OF THE 60TH BUILDING PERMIT



PRINTS ISSUED FOR: RECORDATION	
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<p style="font-size: x-small; margin: 0;"> GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS SALISBURY - BALTIMORE - SEAFORD 206 WEST MAIN STREET SALISBURY, MARYLAND 21801 410-742-3115, FAX 410-348-5790 www.gmbnet.com </p>	
FOX HAVEN II - PHASE 2 SUSSEX COUNTY, DELAWARE	
FINAL SITE PLAN	
SCALE : 1" = 100'	SHEET NO.
DESIGN BY : RLM	P1.3
DRAWN BY : RLM	
CHECKED BY :	GMB FILE : 1700203
DATE : MAR 2020	© COPYRIGHT 2020 GEORGE, MILES & BUHR, LLC

C:\Projects\170223 Fox Haven - Phase 2.dwg 3/10/2020 3:58 PM Lenton Mydka
 PENN-BLUE 1/16" = 1" (1:16)
 PENN-GREEN 1/16" = 1" (1:16)
 PENN-YELLOW 1/16" = 1" (1:16)
 PENN-RED 1/16" = 1" (1:16)
 PENN-BLUE 1/16" = 1" (1:16)
 PENN-GREEN 1/16" = 1" (1:16)
 PENN-YELLOW 1/16" = 1" (1:16)
 PENN-RED 1/16" = 1" (1:16)

CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD	BEGINNING COORDINATE	ENDING COORDINATE
C1	198.67'	878.40'	12.96	N29°02'34"W	198.25'	N 173292.30,E 735417.40	N 173465.62,E 735321.16
C2	72.07'	100.00'	41.29	N79°23'31"W	70.52'	N 172962.97,E 734471.94	N 172975.95,E 734402.62
C3	108.11'	150.00'	41.29	S79°23'31"E	105.78'	N 173025.19,E 734393.90	N 173005.72,E 734497.88
C4	126.46'	200.00'	36.23	N81°55'32"W	124.36'	N 172952.12,E 734267.99	N 172969.59,E 734144.87
C5	94.84'	150.00'	36.23	S81°55'32"E	93.27'	N 173014.46,E 734166.93	N 173001.36,E 734259.28
C6	39.27'	25.00'	90.00	S71°11'17"W	35.36'	N 173015.43,E 734051.66	N 173004.03,E 734018.19
C7	39.27'	25.00'	90.00	S18°48'43"E	35.36'	N 173093.76,E 734062.33	N 173060.30,E 734073.73
C8	168.09'	150.00'	64.20	N58°17'24"E	159.43'	N 173350.63,E 734132.93	N 173434.43,E 734268.56
C9	112.06'	100.00'	64.20	S58°17'24"W	106.29'	N 173384.43,E 734268.22	N 173328.56,E 734177.80
C10	39.27'	25.00'	90.00	S17°53'14"E	35.36'	N 172231.21,E 734825.00	N 172197.56,E 734835.86
C11	103.66'	250.00'	23.76	N51°00'31"W	102.92'	N 172216.32,E 734689.52	N 172281.07,E 734609.53
C12	62.39'	100.00'	35.75	N57°00'16"W	61.39'	N 172346.51,E 734556.29	N 172379.94,E 734504.80
C13	210.03'	1062.00'	11.33	N69°12'48"W	209.69'	N 172424.74,E 734339.02	N 172499.15,E 734142.98
C14	207.51'	1012.00'	11.75	S69°00'17"E	207.15'	N 172547.23,E 734158.67	N 172473.01,E 734352.07
C15	93.59'	150.00'	35.75	S57°00'16"E	92.08'	N 172428.21,E 734517.84	N 172378.07,E 734595.07
C16	82.93'	200.00'	23.76	S51°00'31"E	82.34'	N 172312.63,E 734648.31	N 172260.82,E 734712.31
C17	39.27'	25.00'	90.00	N72°06'46"E	35.36'	N 172243.13,E 734746.85	N 172253.99,E 734780.50
C18	189.55'	263.00'	41.29	N79°23'31"W	185.48'	N 173102.31,E 734556.51	N 173136.46,E 734374.21
C19	63.57'	150.00'	24.28	N75°57'12"W	63.10'	N 172999.14,E 734228.14	N 173014.46,E 734166.93
C20	88.84'	100.00'	50.90	N51°38'17"E	85.95'	N 173328.56,E 734177.80	N 173381.90,E 734245.19
C21	39.16'	25.00'	89.74	S45°31'11"W	35.28'	N 173457.51,E 734532.86	N 173432.79,E 734507.69
C22	41.56'	150.00'	15.88	S82°27'14"W	41.43'	N 173434.43,E 734268.56	N 173428.99,E 734227.49
C23	60.03'	150.00'	22.93	S63°03'01"W	59.63'	N 173428.99,E 734227.49	N 173401.96,E 734174.33
C24	62.62'	150.00'	23.92	S38°08'49"W	62.16'	N 173399.51,E 734171.33	N 173350.63,E 734132.93
C25	31.26'	200.00'	8.96	S68°17'22"E	31.23'	N 172969.59,E 734144.87	N 172958.04,E 734173.88
C26	38.52'	200.00'	11.03	N85°28'41"E	38.46'	N 172949.09,E 734229.66	N 172952.12,E 734267.99
C27	61.02'	150.00'	23.31	N70°23'53"W	60.60'	N 173005.72,E 734497.88	N 173026.04,E 734440.80
C28	106.98'	263.00'	23.31	S70°23'53"E	106.25'	N 173137.96,E 734456.42	N 173102.31,E 734556.51
C29	47.09'	150.00'	17.99	S88°57'16"W	46.90'	N 173026.04,E 734440.80	N 173025.19,E 734393.90
C30	82.57'	263.00'	17.99	N88°57'16"E	82.23'	N 173136.46,E 734374.21	N 173137.96,E 734456.42
C31	31.27'	150.00'	11.94	S85°55'58"W	31.21'	N 173001.36,E 734259.28	N 172999.14,E 734228.14
C32	75.09'	899.00'	4.79	S67°42'03"E	75.07'	N 172633.17,E 734240.50	N 172604.68,E 734309.96
C33	75.09'	899.00'	4.79	S72°29'11"E	75.07'	N 172604.68,E 734309.96	N 172582.09,E 734381.54
C34	84.53'	1012.00'	4.79	N72°29'11"W	84.50'	N 172473.01,E 734352.07	N 172498.44,E 734271.48
C35	46.80'	150.00'	17.87	N65°56'30"W	46.61'	N 172409.21,E 734560.40	N 172428.21,E 734517.84
C36	46.80'	150.00'	17.87	N48°04'02"W	46.61'	N 172378.07,E 734595.07	N 172409.21,E 734560.40
C37	34.46'	200.00'	9.87	N44°03'57"W	34.42'	N 172287.90,E 734672.25	N 172312.63,E 734648.31
C38	48.47'	200.00'	13.89	N55°56'40"W	48.35'	N 172260.82,E 734712.31	N 172287.90,E 734672.25
C39	75.07'	1062.00'	4.05	S65°42'09"E	75.05'	N 172498.09,E 734145.14	N 172467.20,E 734213.54
C40	75.06'	1062.00'	4.05	S69°45'08"E	75.05'	N 172467.20,E 734213.54	N 172441.23,E 734283.95
C41	57.50'	1062.00'	3.10	S73°19'41"E	57.49'	N 172441.23,E 734283.95	N 172424.74,E 734339.02
C42	31.20'	100.00'	17.87	S65°56'30"E	31.07'	N 172379.94,E 734504.80	N 172367.28,E 734533.17
C43	31.20'	100.00'	17.87	S48°04'02"E	31.07'	N 172367.28,E 734533.17	N 172346.51,E 734556.29
C44	56.78'	250.00'	13.01	S45°38'05"E	56.64'	N 172281.07,E 734609.53	N 172241.47,E 734650.02
C45	46.90'	250.00'	10.75	S57°30'48"E	46.83'	N 172241.47,E 734650.02	N 172216.32,E 734689.52
C46	84.53'	1012.00'	4.79	N67°42'03"W	84.50'	N 172498.44,E 734271.48	N 172530.50,E 734193.30
C47	150.17'	899.00'	9.57	S70°05'37"E	150.00'	N 172633.17,E 734240.50	N 172582.09,E 734381.54
C48	38.46'	1012.00'	2.18	N64°13'09"W	38.46'	N 172530.50,E 734193.30	N 172547.23,E 734158.67
C49	2.40'	1062.00'	0.13	S63°36'45"E	2.40'	N 172499.15,E 734142.98	N 172498.09,E 734145.14
C50	56.68'	200.00'	16.24	S80°53'09"E	56.49'	N 172958.04,E 734173.88	N 172949.09,E 734229.66
C51	23.22'	100.00'	13.30	S83°44'24"W	23.17'	N 173384.43,E 734268.22	N 173381.90,E 734245.19
C52	3.87'	150.00'	1.48	S50°50'42"W	3.87'	N 173401.96,E 734174.33	N 173399.51,E 734171.33



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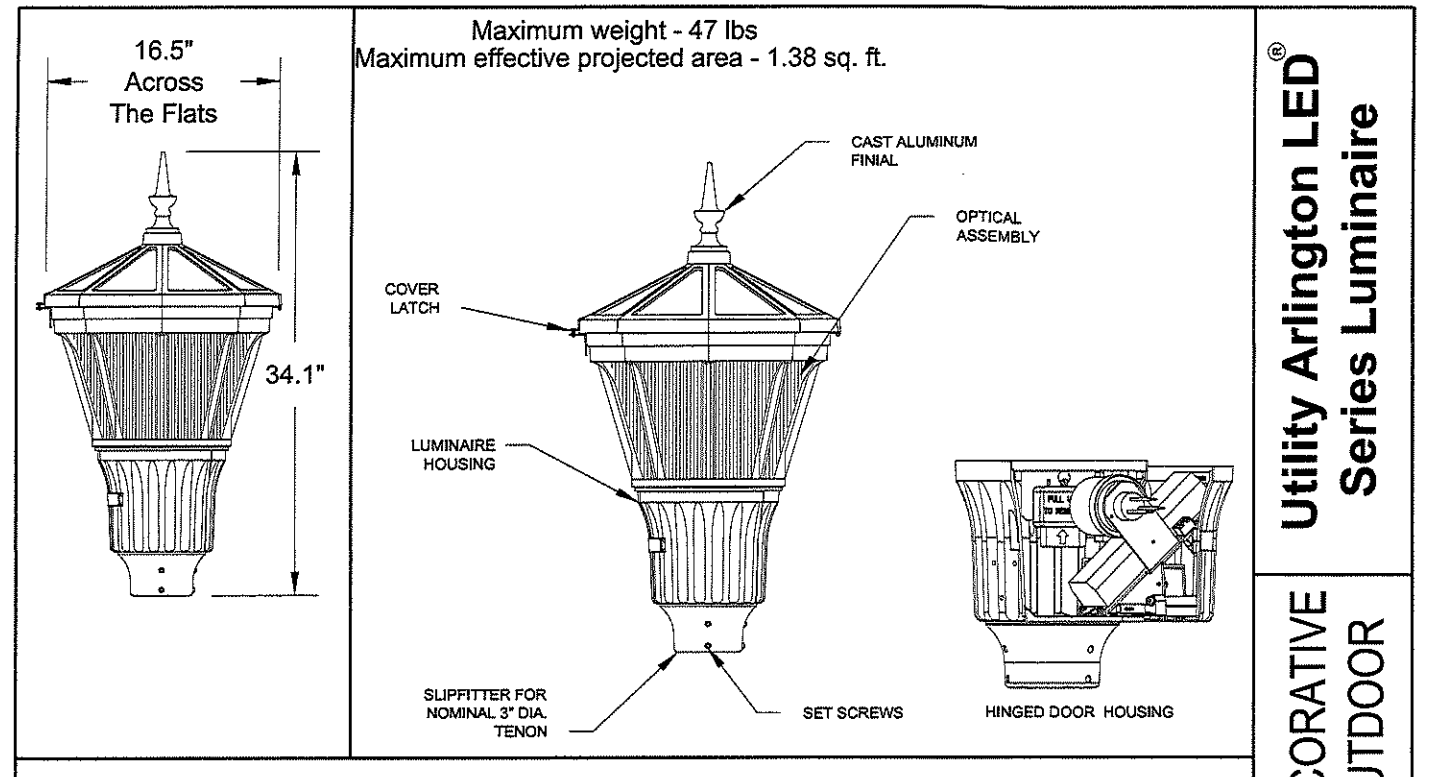
FOX HAVEN II - PHASE 2
 SUSSEX COUNTY, DELAWARE

LINE AND CURVE TABLES

SCALE : 1" = 60'
 DESIGN BY : ---
 DRAWN BY : ---
 CHECKED BY : ---
 GMB FILE : 1700203
 DATE : MAR 2020

SHEET NO.
P.2.0

C:\Projects\2017\170223 Fox Haven - Subdivision\Drawings\Working\Sheets\Lighting\Plan - Phase 2.dwg, 3/10/2020 3:08 PM, Landon Mysick
 PLOT CODE: 208 INCHES (1:1mm)
 PLOT DATE: 03/10/2020 3:08 PM
 PLOT SCALE: 1:1
 PLOT SHEETS: 1 of 1
 PLOT SIZE: 36" x 48" (914 mm x 1219 mm)
 PLOT TYPE: 2D
 PLOT DEVICE: HP DesignJet T1100e
 PLOT FILE: 170223 Fox Haven - Subdivision\Drawings\Working\Sheets\Lighting\Plan - Phase 2.dwg



Utility Arlington LED Series Luminaire
 DECORATIVE OUTDOOR

ORDERING INFORMATION:

WATTAGE / DRIVER 50 = 50W 350mA 70 = 70W 350mA 100 = 100W 350mA	COLOR TEMPERATURE 4K = 4,000K CCT 5K = 5,000K CCT 6K = 6,000K CCT	OPTICS A3 = ASYMMETRIC ACRYLIC REFRACTOR G3 = ASYMMETRIC GLASS REFRACTOR P3 = ASYMMETRIC POLY REFRACTOR	COLOR A = AS SPECIFIED B = BLACK D = DARK GREEN E = BROWN GREEN F = DARK GREEN H = DARK GREEN N = GREEN W = WHITE Z = BRONZE	FINIAL (FACTORY INSTALLED) S = BALL SP = SPIKE
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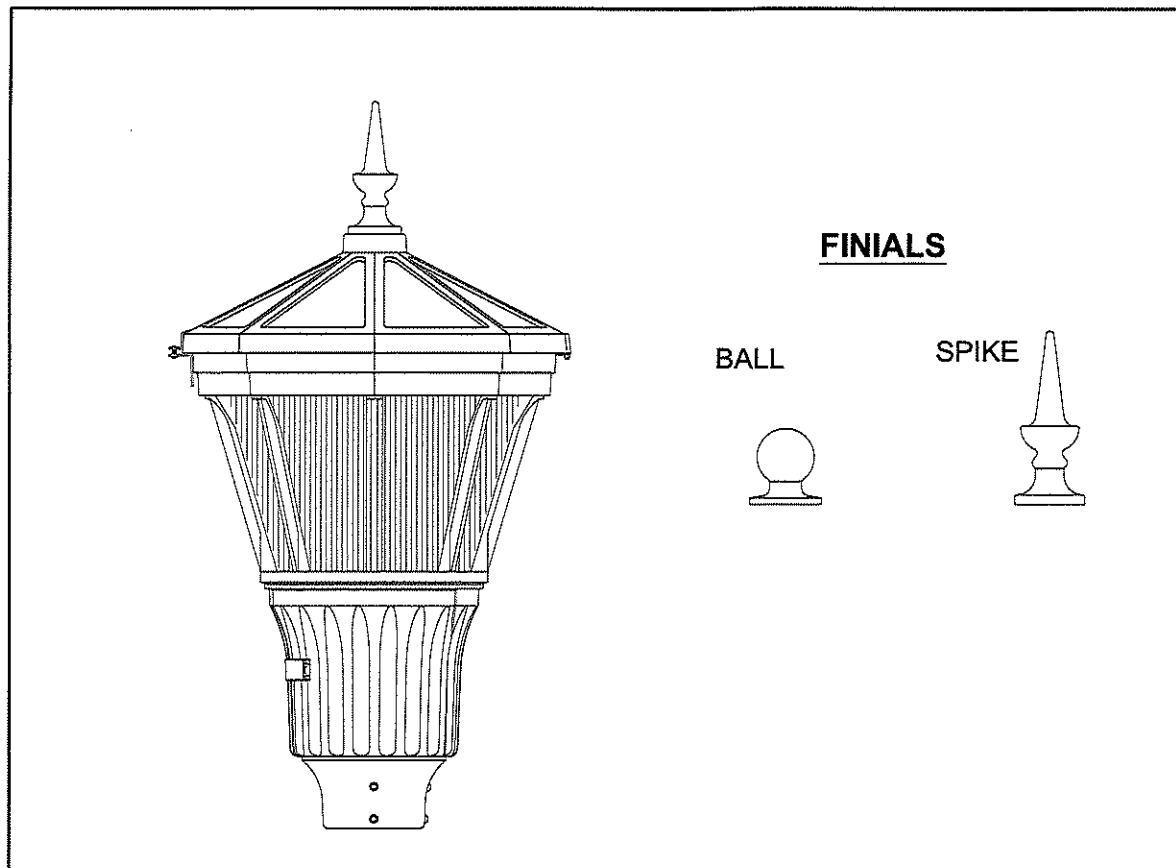
VOLTAGE
A3 = AUTO-SENSING (130-277) 50/60 HZ
A4 = AUTO-SENSING (247-480) 50/60 HZ

OPTIONS
 C1 = DIMMING
 H1 = NEMA TWISTLOCK PHOTOCONTROL RECEPTACLE
 L1H = 1.5 FEET OF PREWIRED LEADS
 L23 = 3 FEET OF PREWIRED LEADS
 L10 = 10 FEET OF PREWIRED LEADS
 L20 = 20 FEET OF PREWIRED LEADS
 L30 = 30 FEET OF PREWIRED LEADS
 P27 = DTL TWISTLOCK PHOTOCONTROL 120/277 VOLT
 P34 = DTL TWISTLOCK PHOTOCONTROL 347 VOLT
 P48 = DTL TWISTLOCK PHOTOCONTROL 480 VOLT
 P80 = SHORTING CAP
 PE = OSS PHOTOCONTROL

ACCESSORIES
 SP0FLUSH = REPLACEMENT SURGE PROTECTOR 120/277
 SP0FLUSH480 = REPLACEMENT SURGE PROTECTOR 347/480

ORDER #: _____
TYPE: _____
DRAWN: KR/W
DATE: 04/11/11
DWG #: LUM ARJUE

HOLOPHANE
 LEADER IN LIGHTING SOLUTIONS
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Utility Arlington LED Series Luminaire
 DECORATIVE OUTDOOR

Specifications

GENERAL DESCRIPTION
 The Utility Arlington LED is designed for ease of maintenance with the plug-in electrical module common to each of the luminaires in Holophane's Utility Luminaire Series. A precision optical system maximizes post spacings while maintaining uniform illumination.

OPTICAL SYSTEM
 The optical system consists of a precisely molded refractor operating in conjunction with a formed polished reflector and LED circuit board with dedicated heat sink located in the top cover. Positive pressure from the reflector and gaskets at the top and bottom of the refractor create a sealed optical compartment. Refractors designed to provide an I.E.S. Type III distribution are available molded from thermal resistant borosilicate glass and acrylic or polycarbonate plastic.

LUMINAIRE HOUSING
 The luminaire housing, cast of aluminum, cradles the refractor and provides an enclosure for the plug-in electrical module. A slipfitter will accept a 3" high by 2 7/8" to 3 1/8" O.D. pole tenon.

LUMINAIRE HOUSING / DOOR
 Cast of aluminum, the housing / door opens without the use of tools and is retained on a hinge. For units with an E.E.I.-N.E.M.A. twist lock photocell receptacle, the door contains an acrylic "window" to allow light to reach the cell.

ELECTRICAL MODULE
 The electrical components are mounted on a steel plate that is removable with minimum use of tools. A matching five conductor plug connects to the receptacle in the luminaire housing to complete the wiring. Where a starting aid is required, it is provided with an separate plug-in connector and can be replaced without the use of tools. For photoelectric operation, the electrical module is provided with an E.E.I.-N.E.M.A. twist lock photocell receptacle.

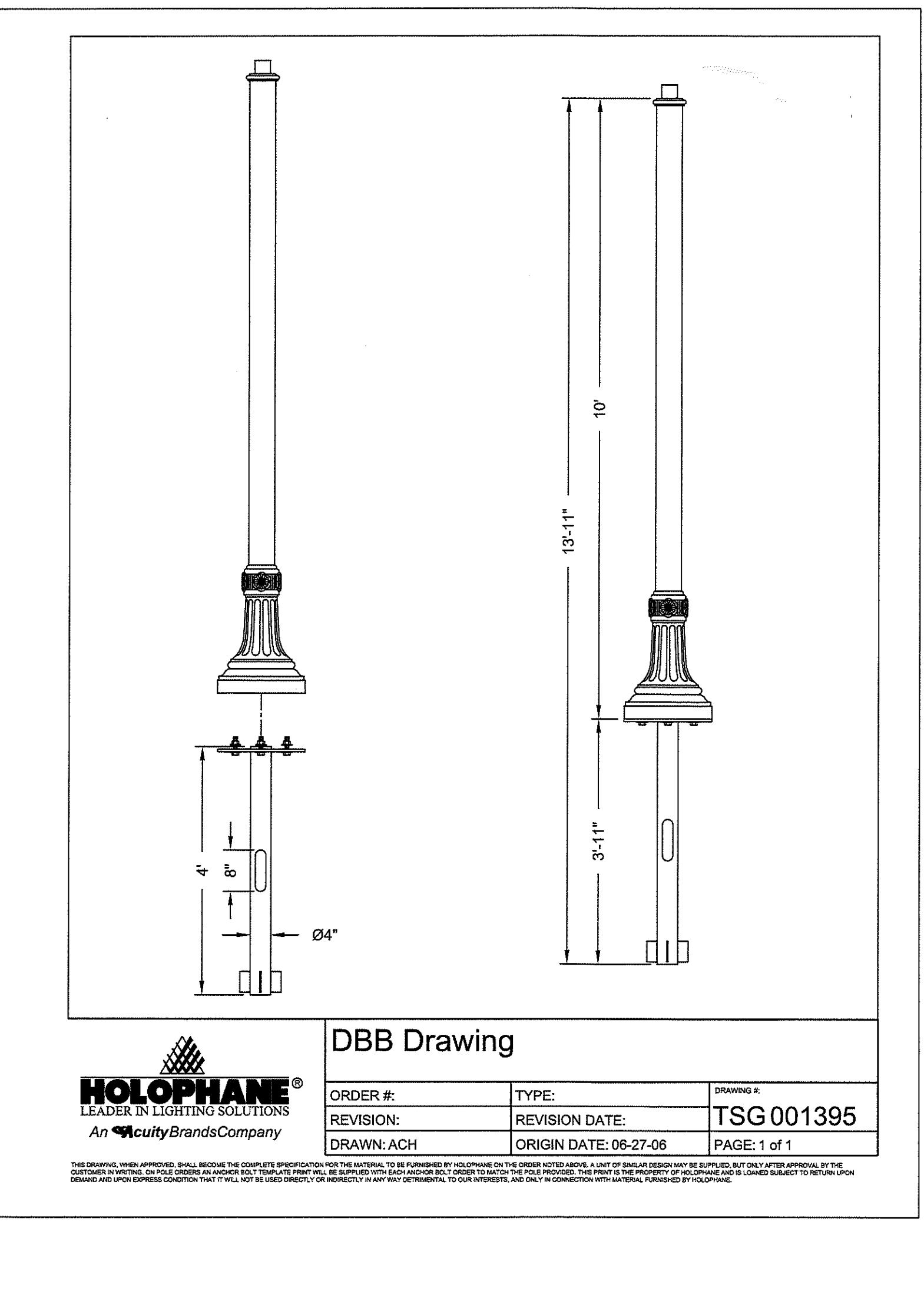
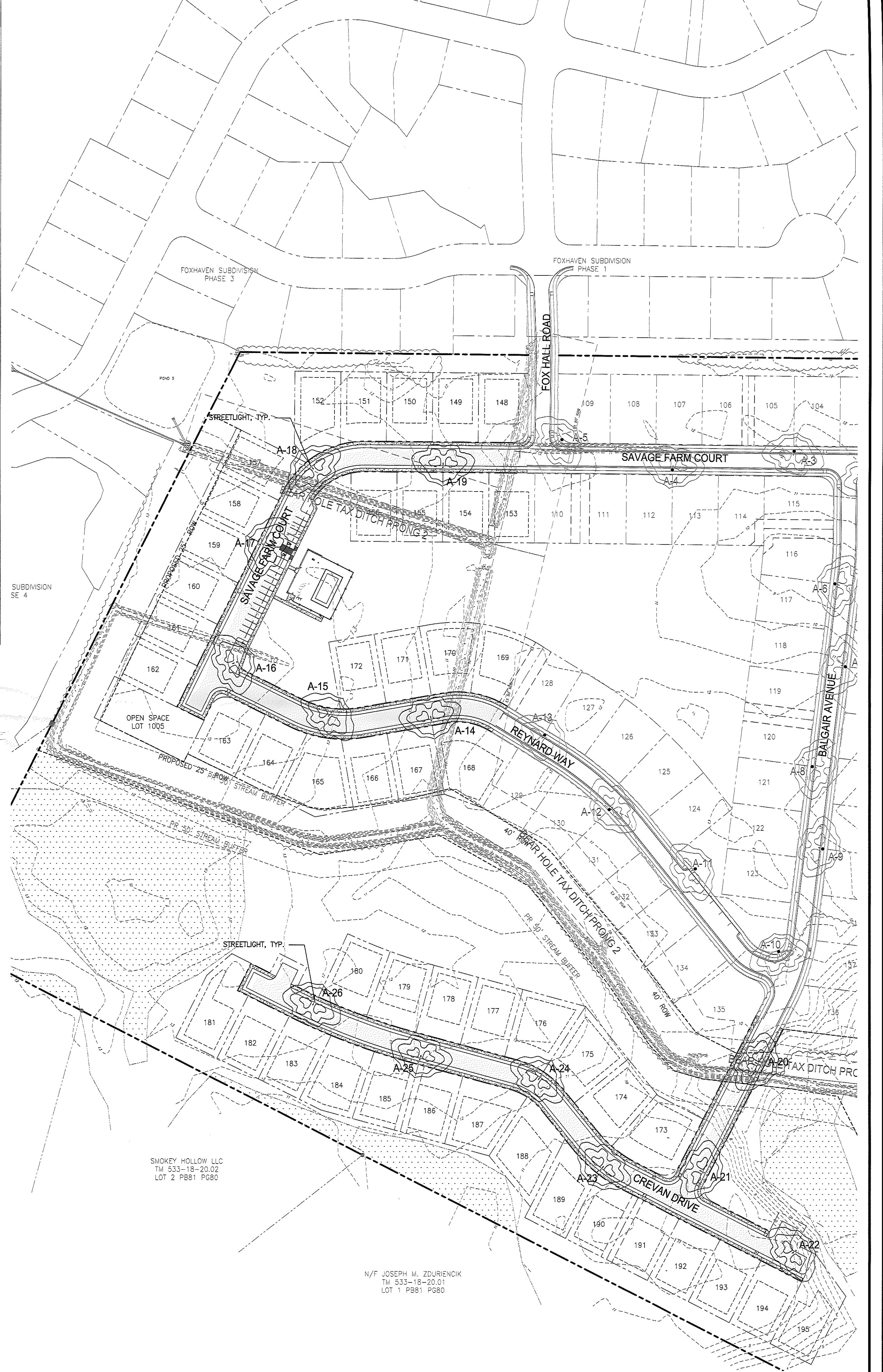
TOP COVER
 The octagonal cover, cast of aluminum, is attached to the top ring of the luminaire housing by a stainless steel pins hinge and latch a color matched bracket & screw which secures entry to the LED optical chamber.

ELECTRONIC DRIVER
 (Refer to the handbook for specific operating characteristics)

FINISH
 The luminaire is finished with polyester powder paint to insure maximum durability.

CSA
 The luminaire is CSA listed as suitable for wet locations at a maximum of 40 degrees C ambient temperature.

ORDER #: _____
TYPE: _____
DRAWN: KR/W
DATE: 04/11/11
DWG #: LUM ARJUE



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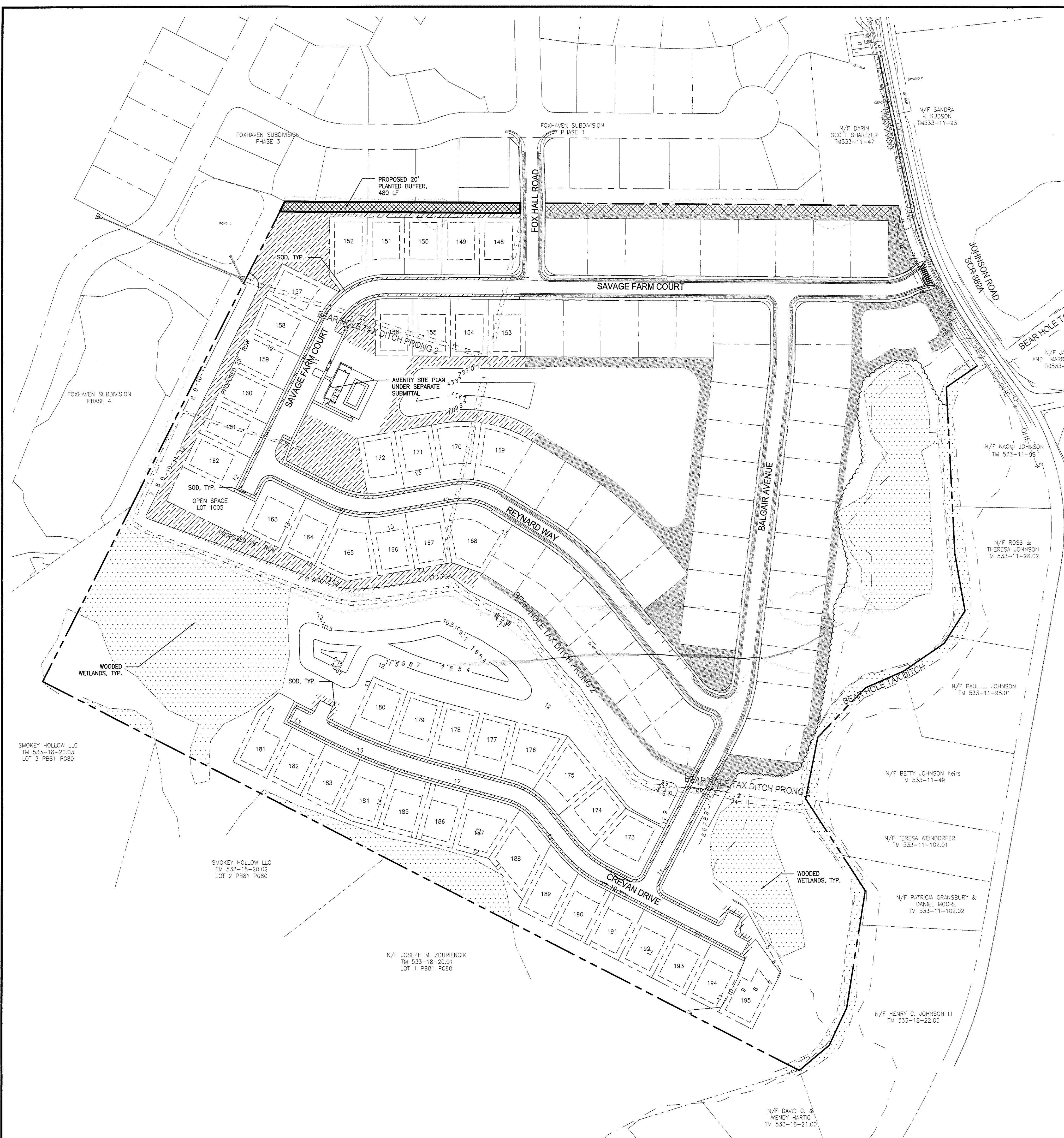
FOX HAVEN II - PHASE 2
 SUSSEX COUNTY, DELAWARE

LIGHTING PLAN

SCALE : NO SCALE	SHEET NO.
DESIGN BY : RLM	P3.0
DRAWN BY : RLM	
CHECKED BY :	
DWG FILE : 170223	
DATE : MAR 2020	

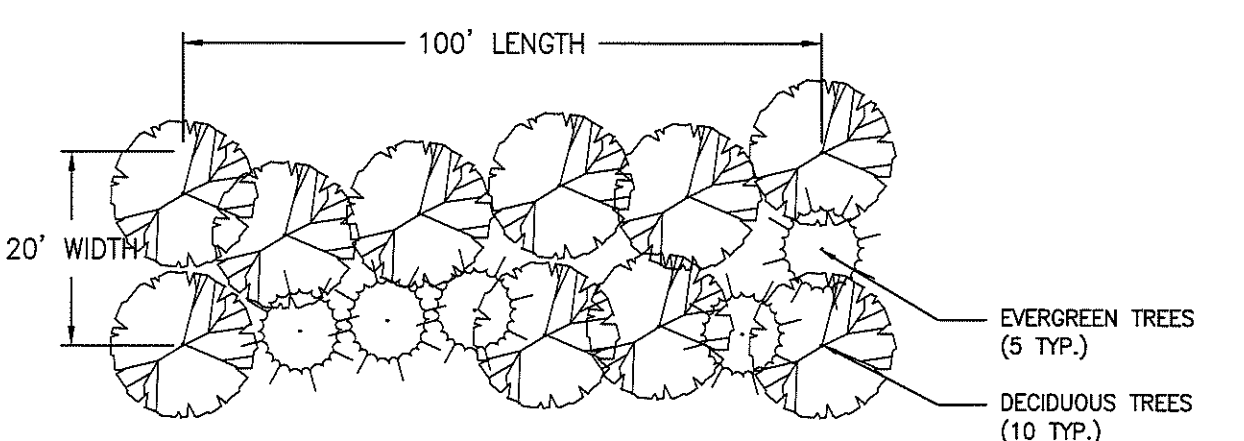
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 PLOT CODE
 FOX HAVEN II - PHASE 2



PLANTING LEGEND:

- TURF TYPE TALL FESCUE 115,425 SF (2.65 ACRES)
- 20' WIDE PLANTED BUFFER 480 LF



30' LANDSCAPE BUFFER PLANTING LIST

ID	% MIX	BIOLOGICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES (QUANTITY = 10 PER 100 LF = 68)					
AR	20%	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	1.5" CAL. B&B	NATIVE
BN	15%	BETULA NIGRA	RIVER BIRCH	5' HGT. B&B	MULTI-STEMMED NATIVE
FP	10%	PLATANOIDES X ACERIFOLIA	LONDON PLANE TREE	1.5" CAL. B&B	HYBRID OF NATIVE
NS	20%	NYSSA SYLVATICA	BLACK GUM	1.5" CAL. B&B	NATIVE
QP	35%	QUERCUS PALUSTRIS	PIN OAK	1.5" CAL. B&B	NATIVE
EVERGREEN TREES (QUANTITY = 5 PER 100 LF = 34)					
CT	25%	CHAMAECYPARIS THYOIDES	ATLANTIC WHITE CEDAR	5' HGT. B&B	NATIVE
IO	25%	ILEX OPACA	AMERICAN HOLLY	5' HGT. B&B	NATIVE
JV	25%	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5' HGT. B&B	NATIVE
PS	25%	PINUS STROBUS	EASTERN WHITE PINE	5' HGT. B&B	NATIVE

* - % MIX DENOTES PERCENTAGE OF TREE SPECIES FOR OVERALL BUFFER PLANTINGS.

FORESTED AND/OR LANDSCAPED BUFFER STRIP
 A STRIP OF LAND, NOT LESS THAN 20 FEET IN WIDTH, EXCLUSIVE OF ANY RESIDENTIAL LOTS, STORMWATER MANAGEMENT AREAS OR FACILITIES, OPEN SPACE (EXCEPT THAT THE LAND AREA WITHIN THE BUFFER STRIP MAY BE INCLUDED IN THE OVERALL CALCULATION OF OPEN SPACE), RECREATIONAL AMENITIES, WASTEWATER TREATMENT AND/OR DISPOSAL FACILITIES, WATER TREATMENT FACILITIES, STREETS, BUILDINGS OR OTHER SURFACE IMPROVEMENTS AND LOCATED ALONG THE ENTIRE OUTER PERIMETER OF ANY PORTION OF A MAJOR SUBDIVISION OF LANDS INTO FOUR OR MORE LOTS ADJACENT TO LAND OF OTHER OWNERSHIP. A LANDSCAPE PLAN FOR THE BUFFER SHALL BE DESIGNED AND CERTIFIED BY A LICENSED LANDSCAPE ARCHITECT, LICENSED FORESTER OR FORESTER DESIGNATED BY THE SOCIETY OF AMERICAN FORESTERS AS A "CERTIFIED FORESTER." THE LANDSCAPE PLAN SHALL BE REVIEWED AND COMMENTED ON BY THE STATE FORESTER AND SHALL BE SUBJECT TO THE FINAL REVIEW AND APPROVAL OF THE COMMISSION.

NOTES:
 TYPES OF BUFFERS WITHIN FOX HAVEN II:
 1. 20' WIDE
 2. EXISTING WOODED BUFFER TO REMAIN UNDISTURBED

LANDSCAPE ARCHITECT'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF DELAWARE.

LANDSCAPE ARCHITECT _____ DATE _____

SCALE: 1" = 100'

PRINTS ISSUED FOR:
RECORDATION

DATE	REVISIONS	NO.

GEORGE, MILES & BUHR, LLC
 ARCHITECTS & ENGINEERS
 SALISBURY - BALTIMORE - SEAFORD
 206 WEST MAIN STREET
 SALISBURY, MARYLAND 21801
 410-742-5115, FAX 410-648-5790
 www.gmbnet.com

FOX HAVEN II - PHASE 2
SUSSEX COUNTY, DELAWARE

LANDSCAPING PLAN

SCALE : 1" = 100'	SHEET NO.
DESIGN BY : RLM	P4.0
DRAWN BY : RLM	
CHECKED BY :	
GMB FILE : 1700203	DATE : MAR 2020

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GEORGE, MILES & BUHR, LLC



ARCHITECTS
ENGINEERS

206 WEST MAIN STREET
SALISBURY, MD 21801
PH: 410.742.3115
PH: 800.789.4462
FAX: 410.548.5790

SALISBURY
BALTIMORE
SEAFORD

www.gmbnet.com



January 27, 2020

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

Attn: Mr. Jamie Whitehouse
Planning & Zoning Manager

Re: Bayside – Parcel P
Tax Map Parcel 533-19-17.01
Preliminary Site Plan
GMB Project 200018

Dear Jamie:

Attached please find two (2) full size copies of the Bayside Parcel P Preliminary Site Plan check-print and the Americana Bayside Revised Master Plan (MP-13) for your review. Parcel P, Tax Map Parcel 533-19.00-17.01, is included in the Americana Bayside MR-RPC per Change of Zone 1393. Per Zoning Condition No. 24, commercial activity is allowed on this parcel.

It is the intention of Carl M Freeman Companies to develop this 2.37-acre parcel with a 6,300 SF commercial/retail building.

We will submit the appropriate documentation for the Planning Commission meeting, upon your review and approval. If you should have any questions, or comments, please feel free to contact me by telephone at (410) 742-3115 or by e-mail at smarsh@gmbnet.com.

Sincerely,

Stephen L. Marsh, P.E.
Sr. Vice President

SLM/cl

Enclosures:

- Two (2) copies of the Bayside Parcel P Preliminary Site Plan (check-print).
- Two (2) copies of the Revised Americana Bayside Master Plan (MP-13)

cc: Carl M Freeman Companies
Attn: Mr. Josh Mastrangelo (w/ electronic encl.)

JAMES H. WILLEY, JR., PE
PETER A. BOZICK, JR., PE
JUDY A. SCHWARTZ, PE
CHARLES M. O'DONNELL, III, PE
W. BRICE FOXWELL, PE
A. REGGIE MARINER, JR., PE
JAMES C. HOAGESON, PE
STEPHEN L. MARSH, PE
DAVID A. VANDERBEEK, PE
ROLAND E. HOLLAND, PE
JASON M. LYTLE, PE
CHRIS B. DERBYSHIRE, PE
W. MARK GARDOCKY, PE
MORGAN H. HELFRICH, AIA
KATHERINE J. MCALLISTER, PE

JOHN E. BURNSWORTH, PE
MICHAEL G. KOBIN, PE
VINCENT A. LUCIANI, PE
ANDREW J. LYONS, JR., PE
W. NICHOLAS LLOYD
AUTUMN J. WILLIS

ZONING CONDITIONS

FEBRUARY 6, 2001 - AMENDED SEPTEMBER 23, 2003 AND APRIL 13, 2010

CMF BAYSIDE, L.L.C. - CHANGE OF ZONE NO. 1393

CONDITIONS

- 1. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS SHALL NOT EXCEED 1,700.
2. THE DEVELOPER MAY PROVIDE A MINIMUM OF 104 ASSISTED LIVING UNITS...
3. THE MAXIMUM SQUARE FOOTAGE OF RETAIL/OFFICE SPACE SHALL BE 170,000 SQUARE FEET...
4. RESIDENTIAL CERTIFICATES OF OCCUPANCY SHALL NOT EXCEED 200 ANNUALLY ON A CUMULATIVE BASIS.
5. SITE PLAN REVIEW FOR EACH PHASE OF DEVELOPMENT SHALL BE REVIEWED AND APPROVED BY THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.
6. ALL ENTRANCES, INTERSECTIONS, AND ROADWAY IMPROVEMENTS REQUIRED BY DELDOT SHALL BE COMPLETED BY THE APPLICANT IN ACCORDANCE WITH ANY FURTHER MODIFICATIONS REQUIRED BY DELDOT...
7. THE APPLICANT SHALL ESTABLISH A 60-FOOT HIGHWAY CORRIDOR OVERLAY ZONE SETBACK ALONG THE PROPERTY FRONTING ROUTE 54.
8. RECREATIONAL FACILITIES, I.E., GOLF, TENNIS COURTS, SWIMMING POOLS, ETC., SHALL BE CONSTRUCTED TO COINCIDE WITH CONSTRUCTION PHASES SCHEDULED AND SUBJECT TO REVIEW AND APPROVAL BY THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.
9. THE RPC SHALL BE SERVED BY THE SUSSEX COUNTY SOUTH COASTAL REGIONAL WASTEWATER FACILITY PER SUSSEX COUNTY ENGINEERING DEPARTMENT REGULATIONS AND SPECIFICATIONS.
10. THE RPC SHALL BE SERVED BY A CENTRAL WATER SYSTEM PROVIDING DRINKING WATER AND FIRE PROTECTION PER APPLICABLE REGULATIONS AND APPROVAL OF THE DEPARTMENT OF NATURAL RESOURCES, THE STATE FIRE MARSHAL'S OFFICE, THE PUBLIC SERVICE COMMISSION, AND THE STATE OF DELAWARE OFFICE OF PUBLIC HEALTH.
11. STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL SHALL EQUAL OR EXCEED ALL APPLICABLE STATE AND COUNTY REGULATIONS.
12. THE APPLICANT SHALL ESTABLISH "BEST MANAGEMENT PRACTICES" IN REGARD TO GOLF COURSE MAINTENANCE AND PROTECTION OF NON-TIDAL WETLANDS...
13. THE APPLICANT SHALL COORDINATE WITH THE CENTER FOR THE INLAND BAYS THE DEVELOPMENT OF A PUBLIC INLAND BAY NATURE TRAIL AND OBSERVATORY.
14. STATE AND FEDERAL WETLANDS SHALL BE MAINTAINED AS NON-DISTURBANCE AREAS, EXCEPT FOR DISTURBANCE AUTHORIZED BY A VALID FEDERAL OR STATE PERMIT...
15. THE APPLICANT SHALL PROVIDE, AT NO COST, A PARCEL OF LAND APPROPRIATE FOR USE BY THE DELAWARE STATE POLICE AND A PARCEL OF LAND APPROPRIATE FOR USE BY THE ROXANA VOLUNTEER FIRE COMPANY...
16. THE APPLICANT SHALL PROVIDE SHUTTLE SERVICE TO THE RESIDENTS OF AMERICANA BAYSIDE, AS NEEDED, TO THE BEACHES FOR RECREATION AND SHOPPING...
17. THE APPLICANT SHALL PROVIDE ADEQUATE SECURITY FOR DEVELOPMENT...
18. THE APPLICANT SHALL COORDINATE WITH THE STATE AND COUNTY EMERGENCY PLANNING OFFICES...
19. THE RPC SHALL NOT CONTAIN A MARINA, INDIVIDUAL BOAT DOCK FACILITIES, OR BOAT LAUNCHING FACILITIES...
20. NO SITE PREPARATION, SITE DISTURBANCE, SITE EXCAVATION, OR OTHER SITE CONSTRUCTION SHALL BE COMMENCED...
21. NO EXISTING STATE ROADS IN THE DEVELOPMENT SHALL BE VACATED...
22. PUBLIC ACCESS SHALL BE PERMITTED AT THE END OF STATE ROUTE 394...
23. ASSISTED LIVING UNITS MAY BE LOCATED ON THE NORTH SIDE OF ROUTE 54, WEST OF ROUTE 20.
24. ALL COMMERCIAL ACTIVITIES SHALL BE LIMITED TO THE SOUTH SIDE OF ROUTE 54, EXCEPT FOR A 1.27 ACRE PARCEL...

AMERICANA BAYSIDE



SUSSEX COUNTY, DELAWARE

PARCEL P
PRELIMINARY SITE PLAN

GMB File No. 200018

LIST OF DRAWINGS:

PSP-1 COVER SHEET
PSP-2 PRELIMINARY SITE PLAN

CONSULTANT TEAM

OWNER/APPLICANT: CMF BAYSIDE, LLC
21 VILLAGE GREEN DRIVE, SUITE 200
OCEAN VIEW, DE 19970
CONTACT: JOSH MASTRANGELO
(PHONE) 302-436-3000
CIVIL ENGINEER: GEORGE, MILES & BUHR, LLC
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
CONTACT: STEPHEN L. MARSH, P.E.
410-742-3115 (PHONE)
410-548-5790 (FAX)
WETLANDS SPECIALIST: ENVIRONMENTAL RESOURCES, INC.
38173 DUPONT BLVD
SELBYVILLE, DE 19975
CONTACT: ED LAUNAY
302-436-9637 (PHONE)

SITE DATA:

TAX MAP #: 533-19.00 PARCEL 17.01
DEED REFERENCE: 2428/347
TOTAL PARCEL 17.01 ACRE: ± 2.37
ZONING CLASSIFICATION: MR-RPC
PROPOSED USE: COMMERCIAL/RETAIL
BUILDING SIZE: 6,300 SQ.FT.

FLOOD INFORMATION:

SPECIAL FLOOD HAZARD AREAS:
ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
ZONE Y - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
ZONE AE 4
PER FIRM MAP 10005C0651K, DATED MARCH 16, 2015

BUILDING SETBACKS

60' FRONT YARD FROM RT. 54 (HC02)
40' FRONT YARD FROM RT. 20
10' REAR YARD

REQUIRED PARKING (1 PER 200 SQ.FT.): 32
PARKING PROVIDED: 57
WATER PROVIDER: TIDEWATER UTILITIES, INC.
SEWER PROVIDER: SUSSEX COUNTY

OWNERS CERTIFICATION:

I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING AT THE DEPARTMENTAL SPONSORED OR APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT CONTROL BEFORE INITIATION OF THE PROJECT. I CERTIFY THAT THE DEPARTMENT OR DELEGATED INSPECTION AGENCY HAS THE RIGHT TO CONDUCT ON-SITE INSPECTIONS.

JOSH MASTRANGELO, SENIOR VICE PRESIDENT DATE

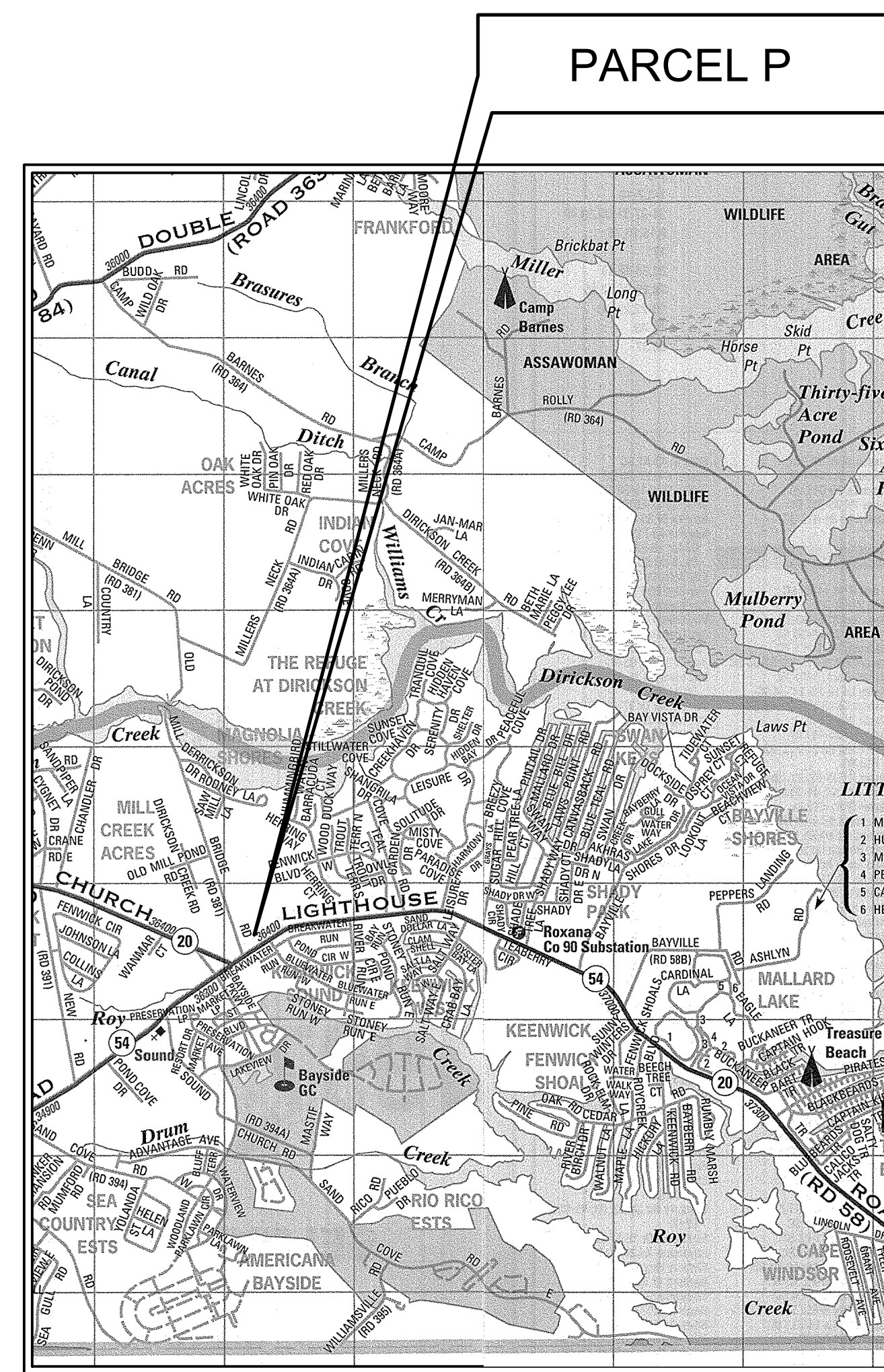
ENGINEER'S CERTIFICATION:

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

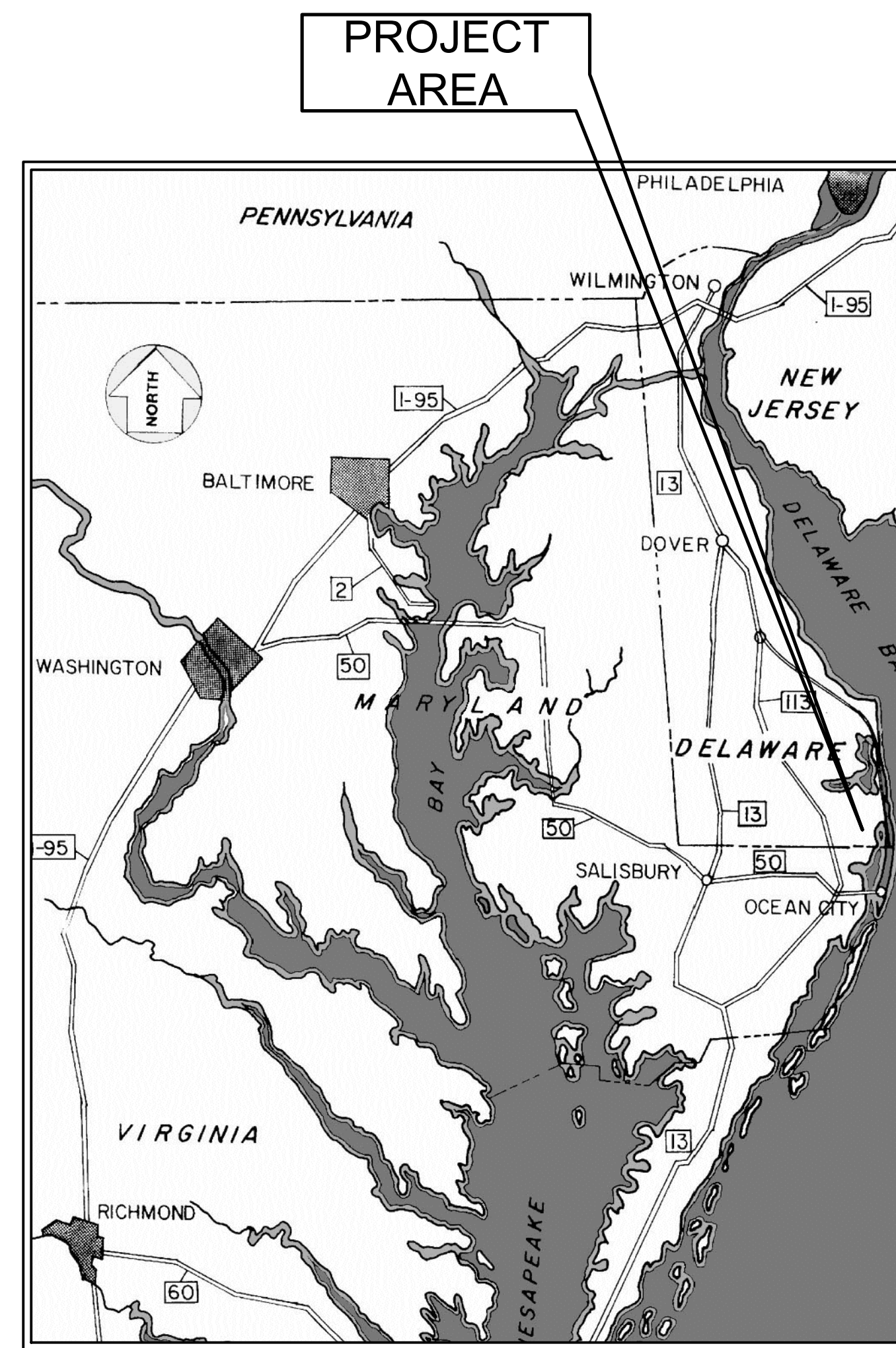
ENGINEER'S SIGNATURE DATE

APPROVED BY: SUSSEX COUNTY COUNCIL
CHAIRMAN OR VICE CHAIRMAN

APPROVED BY: SUSSEX COUNTY
PLANNING AND ZONING COMMISSION



LOCATION MAP
SCALE: 1" = 2000'



VICINITY MAP
SCALE: 1" = 20 MILES

PRINTS ISSUED FOR:
PRELIMINARY

Table with columns: DATE, REVISIONS, NO.

GMB GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS SALISBURY, BALTIMORE, SEAFORD 206 WEST MAIN STREET SALISBURY, MARYLAND 21801

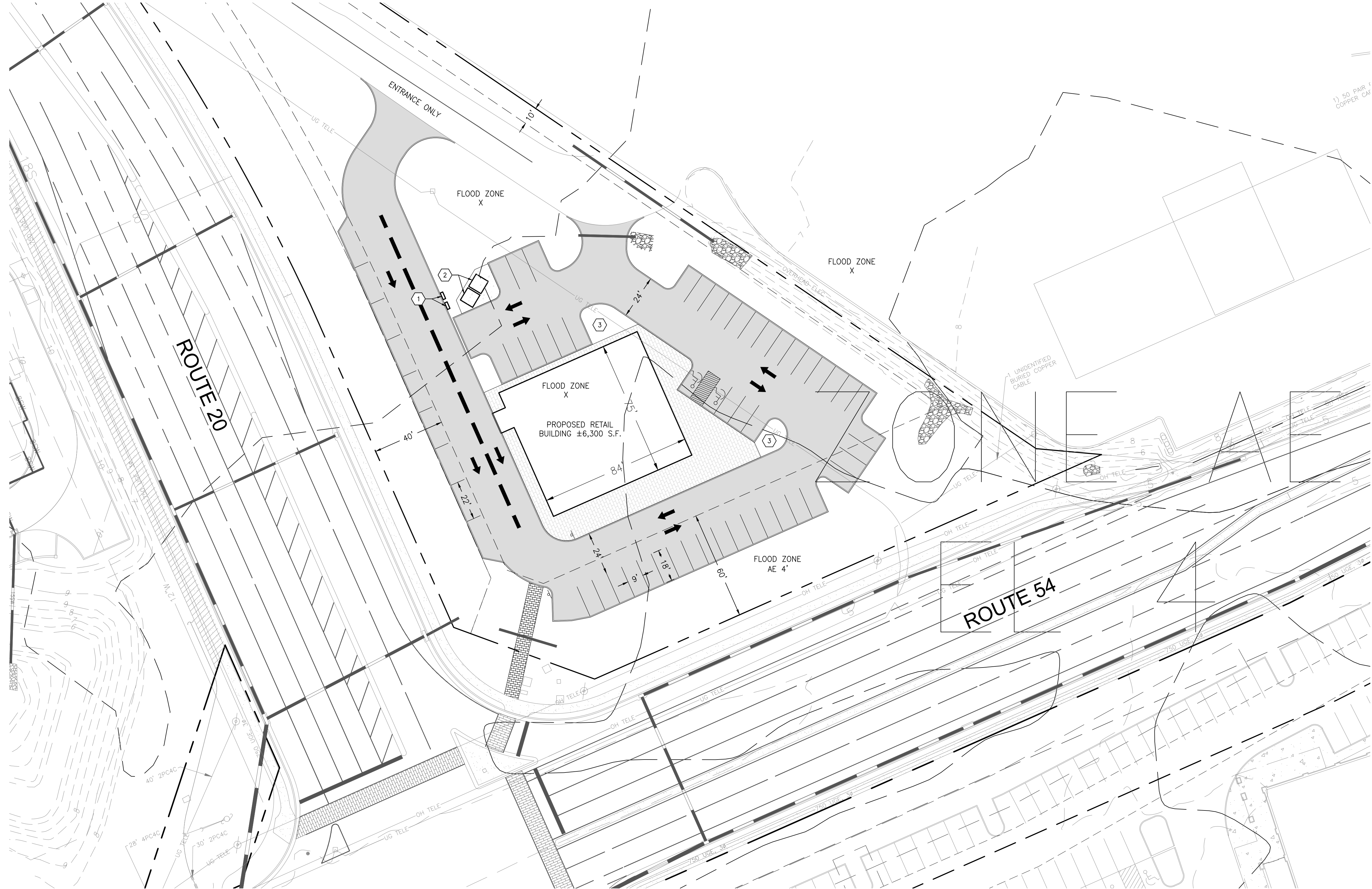
AMERICANA BAYSIDE BALTIMORE HUNDRED SUSSEX COUNTY, DELAWARE

PARCEL P
PRELIMINARY SITE
PLAN
COVER SHEET

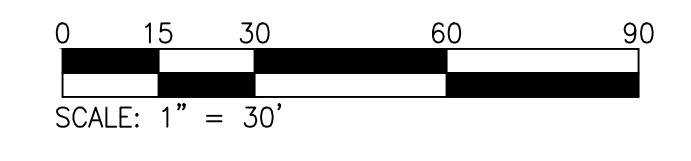
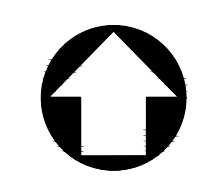
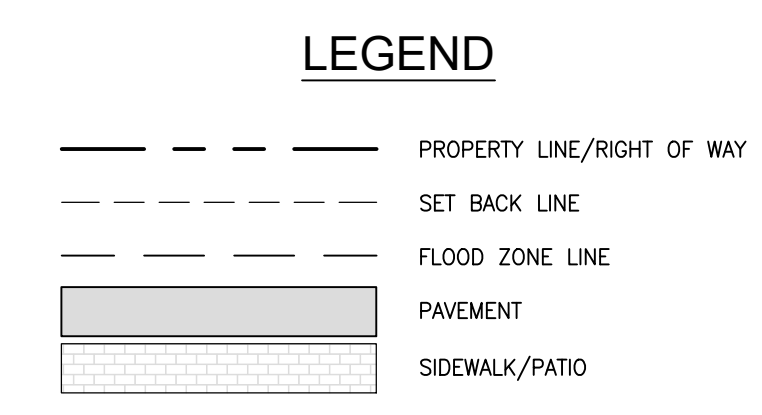
Table with columns: SCALE, DESIGN BY, DRAWN BY, CHECKED BY, GMB FILE, DATE. Includes values like Varies, KK, RFT, 200018, FEB 2020.

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PLOT CODE
 PENN-RED .006 INCHES (15mm)
 PENN-YELLOW .007 INCHES (18mm)
 PENN-GREEN .010 INCHES (25mm)
 PENN-BLUE .020 INCHES (50mm)
 PENN-BROWN .027 INCHES (70mm)
 PENN-WHITE .030 INCHES (75mm)



- CONSTRUCTION NOTES**
- 1 FURNISH AND INSTALL ORDER BOARD.
 - 2 FURNISH AND INSTALL DUMPSTER PAD.
 - 3 LANDSCAPING ISLAND (TYPICAL).



PRINTS ISSUED FOR:
PRELIMINARY

NO.	REVISIONS	DATE

GMB
 GEORGE, MILES & BUHR, LLC
 ARCHITECTS & ENGINEERS
 SALISBURY • BALTIMORE • SEAFORD
 206 WEST MAIN STREET
 SALISBURY, MARYLAND 21801
 410-742-3115, FAX 410-548-9790
 www.gmbnet.com

AMERICANA BAYSIDE
Cal Martin
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

PARCEL P
PRELIMINARY SITE PLAN

SCALE : 1" = 30'	SHEET NO.
DESIGN BY : KK	PSP-2
DRAWN BY : RFT	
CHECKED BY :	
GMB FILE : 200018	
DATE : FEB 2020	

ZONING CONDITIONS

FEBRUARY 6, 2001 - AMENDED SEPTEMBER 23, 2003 AND APRIL 13, 2010

CMF BAYSIDE, L.L.C. - CHANGE OF ZONE NO. 1393

CONDITIONS

- 1. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS SHALL NOT EXCEED 1,700.
2. THE DEVELOPER MAY PROVIDE A MINIMUM OF 104 ASSISTED LIVING UNITS. REDUCTION OF ANY TYPE OF RESIDENTIAL UNITS WILL BE AT THE DISCRETION OF THE APPLICANT.
3. THE MAXIMUM SQUARE FOOTAGE OF RETAIL/OFFICE SPACE SHALL BE 170,000 SQUARE FEET. THE DEVELOPER SHALL PROVIDE A MEDICAL FACILITY.
...
24. ALL COMMERCIAL ACTIVITIES SHALL BE LIMITED TO THE SOUTH SIDE OF ROUTE 54, EXCEPT FOR A 1.27 ACRE PARCEL DESIGNATED TAX MAP 35-33-19.00 PARCEL 17.01. LOCATED ON THE NORTH SIDE OF ROUTE 54 ON WHICH COMMERCIAL USE SHALL BE PERMITTED SUBJECT TO COMMERCIAL ENTRANCE APPROVAL FROM DELDOT.

CHANGE OF ZONE NO. 1846 APPROVED MARCH 20, 2018
CONDITIONS OF ORDINANCE NO. 2579:

- a. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS ON THIS PROPERTY SHALL BE 122.
b. THE 122 UNITS APPROVED AS PART OF THIS EXTENSION OF THE MR-RPC SHALL BE PART OF THE USES APPROVED IN CONDITIONS #1 AND #3 OF CZ #1393 AND SHALL NOT BE IN ADDITION TO THESE CONDITIONS PREVIOUSLY IMPOSED ON THE AMERICANA BAYSIDE MR-RPC PROJECT.
c. THE DEVELOPMENT SHALL BE SERVED AS PART OF A SUSSEX COUNTY SANITARY SEWER DISTRICT.
...
m. THE FINAL SITE PLAN SHALL INCLUDE A LANDSCAPE PLAN FOR ALL THE BUFFER AREAS, SHOWING ALL THE LANDSCAPING AND VEGETATION TO BE INCLUDED IN THOSE AREAS.

SUSSEX COUNTY BOARD OF ADJUSTMENT - CASE #8702

ON JULY 12, 2004, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A VARIANCE REQUEST FOR CHAPTER 115, ARTICLE XVI, SUBSECTION 127 REDUCING THE MINIMUM SINGLE FAMILY LOT SIZE TO 6,000 SQUARE FEET, A VARIANCE OF 1,500 SQUARE FEET, FOR 127 HOMES LABELED AS "PATIO HOMES" ON THE APPROVED MR-RPC MASTER PLAN.

SUSSEX COUNTY BOARD OF ADJUSTMENT - CASE #8853

ON JUNE 4, 2007, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A VARIANCE REQUEST FOR CMF BAYSIDE, LLC TO INSTALL A VEE-SHAPED GROUND SIGN AT ROUTE 54 APPROXIMATELY 240 SQUARE FEET ON EACH SIDE.

SUSSEX COUNTY PLANNING AND ZONING COMMISSION

ON MARCH 22, 2012, THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION UNANIMOUSLY APPROVED A REQUEST TO AMEND THE SIDE YARD SETBACK FOR SINGLE FAMILY DWELLINGS AND DUPLEX HOME TYPES TO 5 FEET FOR FUTURE HOMES IN THE PROJECT.

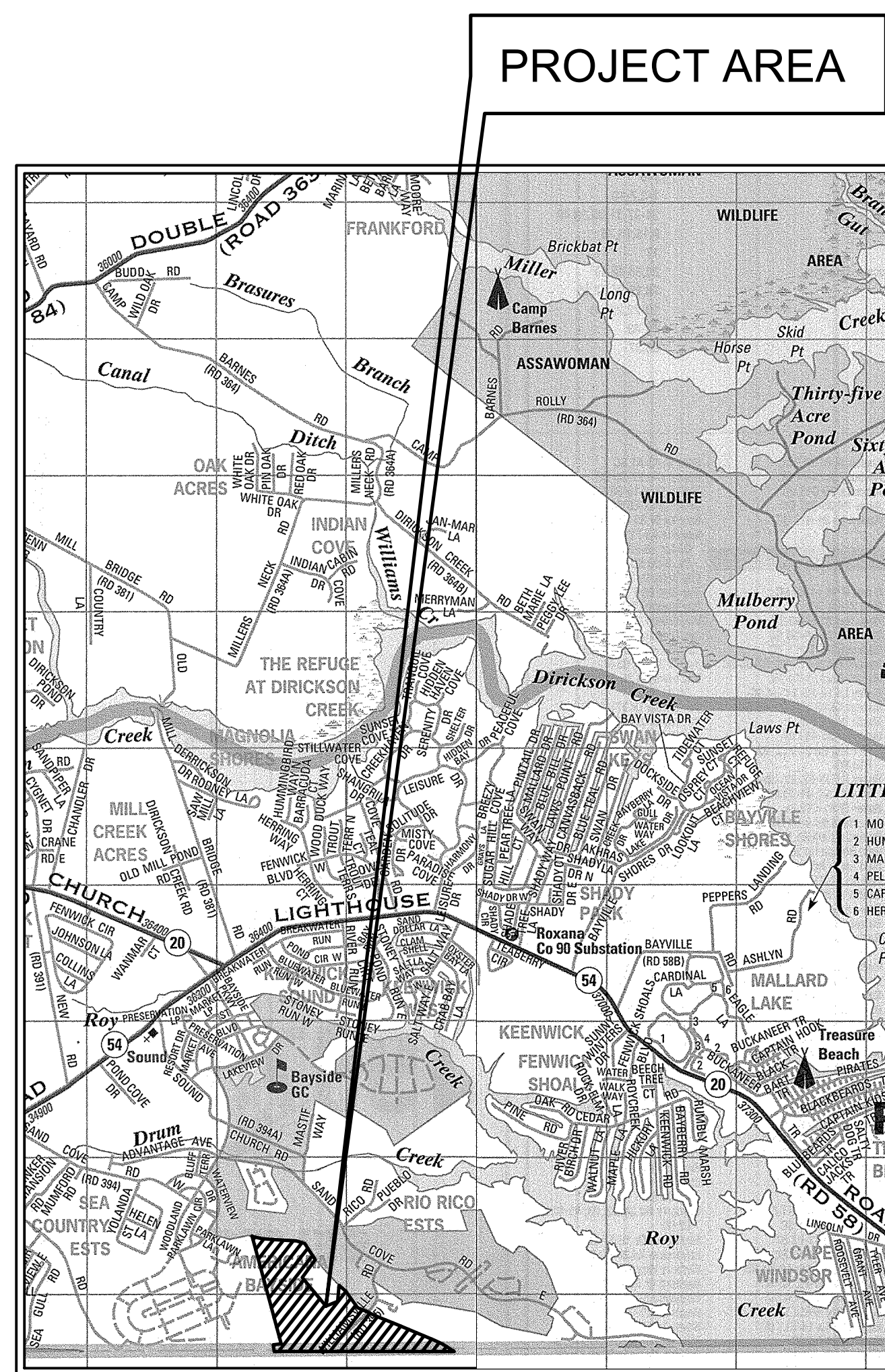
AMERICANA BAYSIDE



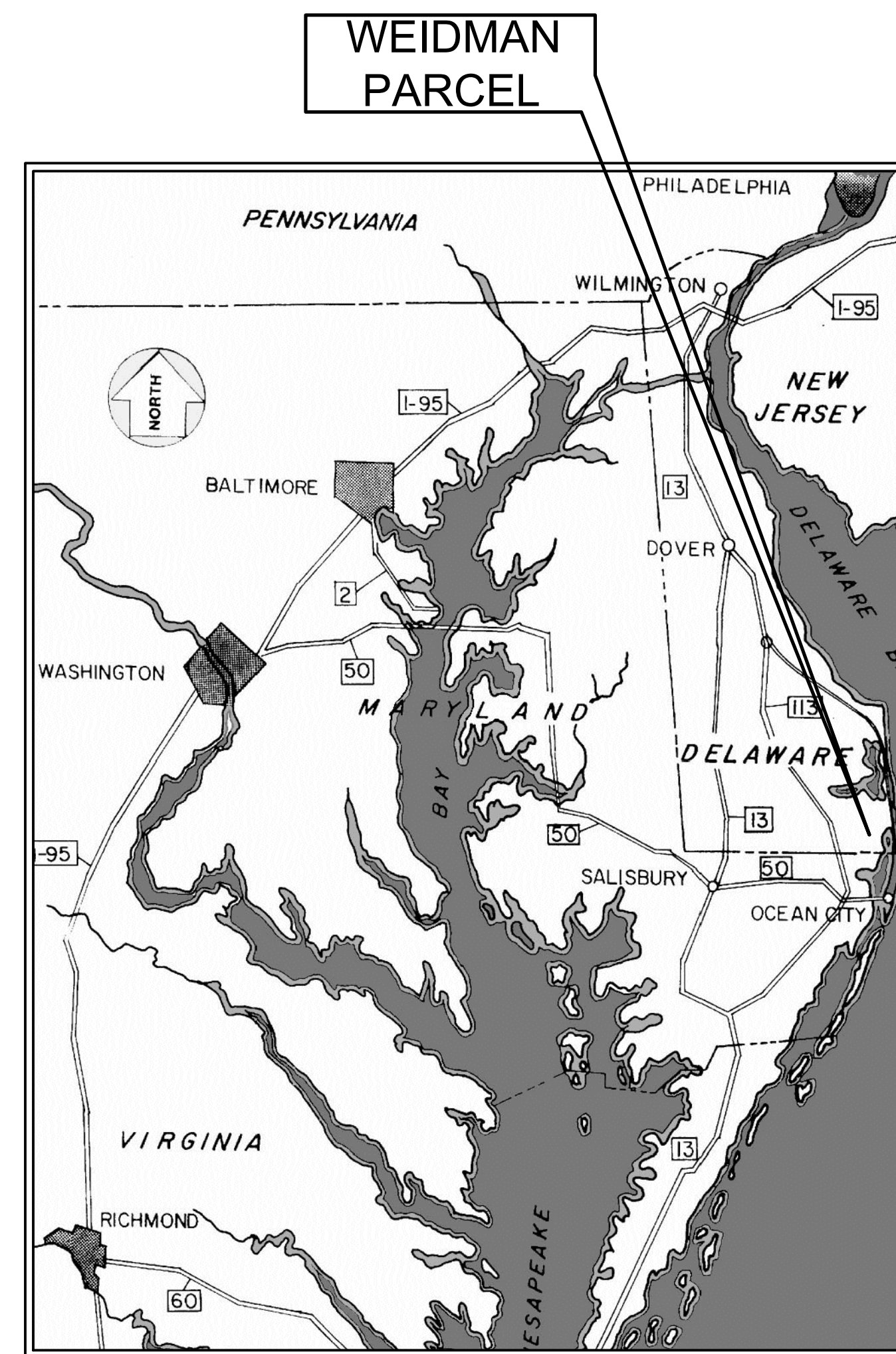
SUSSEX COUNTY, DELAWARE

WEIDMAN PARCEL - PHASE 2
FINAL SITE PLAN & RECORD PLAT

GMB File No. 150331/150019



LOCATION MAP SCALE: 1" = 2000'



VICINITY MAP SCALE: 1" = 20 MILES

PHASE 1 WAS RECORDED ON 1/24/2020, BOOK 302, PAGE 47

SUSSEX COUNTY PLANNING AND ZONING COMMISSION

ON MARCH 22, 2012, THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION UNANIMOUSLY APPROVED A REQUEST TO AMEND THE SIDE YARD SETBACK FOR SINGLE FAMILY DWELLINGS AND DUPLEX HOME TYPES TO 5 FEET FOR FUTURE HOMES IN THE PROJECT.

WETLANDS CERTIFICATION:

"I, EDWARD M. LAUNAY, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGEMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.3(p)(8)), WATERS OF THE U.S. DEFINITION/CECW-OR, 10-7-1991, QUESTIONS AND ANSWERS ON THE 1987 COE MANUAL/CECW-OR, 9-26-1990, ROL 90-7/CECW-OR, 3-6-1992, CLARIFICATION AND INTERPRETATION OF THE 1987 MANUAL. THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES. DNREC STATE REGULATED WETLANDS HAVE BEEN IDENTIFIED IN ACCORDANCE WITH DNREC WETLAND MAP NO. SUSSEX COUNTY 046.

EDWARD M. LAUNAY, PWS NO. 875 DATE
SOCIETY OF WETLAND SCIENTISTS
CORPS OF ENGINEERS, CERTIFIED WETLAND DELINEATOR WDCP93M005100368

APPROVED BY SUSSEX COUNTY COUNCIL CHAIRMAN OR VICE CHAIRMAN

APPROVED BY SUSSEX COUNTY PLANNING AND ZONING COMMISSION

LIST OF DRAWINGS:

- FSP1.0 COVER SHEET
FSP1.1 RECORD PLAT KEY SHEET
FSP1.2 RECORD PLAT
FSP1.3 LINE AND CURVE TABLES
FSP2.0 FINAL SITE PLAN
FSP2.1 FINAL SITE PLAN
FSP3.0 LANDSCAPING PLAN
FSP3.1 LANDSCAPING PLAN

CONSULTANT TEAM

OWNER/APPLICANT: CMF BAYSIDE, LLC
21 VILLAGE GREEN DRIVE, SUITE 200
OCEAN VIEW, DE 19970
CONTACT: JOSH MASTRANGELO (PHONE) 302-436-3000
CIVIL ENGINEER: GEORGE, MILES & BUHR, LLC
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
CONTACT: STEPHEN L. MARSH, P.E. 410-742-3115 (PHONE) 410-548-5790 (FAX)
WETLANDS SPECIALIST: ENVIRONMENTAL RESOURCES, INC.
38173 DUPONT BLVD.
SELBYVILLE, DE 19975
CONTACT: ED LAUNAY 302-436-9637 (PHONE)

SITE DATA:

TAX MAP #: T.M. ID 533-19.00 PARCEL 297.00
DEED REFERENCE: BOOK 2400 PAGE 196

TOTAL PARCEL 297.00 ACRES: ± 71.38
TOTAL AREA DEDICATED TO DELDOT: ± 0.33
PROPOSED OPEN SPACE: ± 63.96 (90%)
ZONING CLASSIFICATION: MR-RPC
PROPOSED USE: 116 DUPLEX UNITS
GROSS DENSITY: 1.63 UNITS / ACRE
MAXIMUM BUILDING HEIGHT: 42'

UPLANDS AREA: ±1,302,285.31 SF (29.90 ACRES)
PALUSTRINE FORESTED WETLANDS: ±1,556,370.98 SF (35.73 ACRES)
PALUSTRINE EMERGENT WETLANDS: ±11,487.53 SF (0.26 ACRES)
WATERS OF THE U.S.: ±37,696.41 SF (0.87 ACRES)
STATE REGULATED TIDAL WETLANDS: ±201,496.28 SF (4.63 ACRES)
TOTAL DEVELOPED AREA: ±3,094,865.20 SF (71.05 ACRES)
EXISTING WOODED AREA: ±2,076,900.34 SF (47.68 ACRES)
WOODS TO BE CLEARED: ±85,435.31 SF (1.96 ACRES)
DELDOT DEDICATION AREA: ±14,471.31 SF (0.33 ACRES)

PROPOSED FILLING OF TIDALLY INFLUENCED AGRICULTURAL DITCH - ACCE SECTION 10 WATERS / DNREC SUBADJUDICIOUS LANDS (8,520.90 SF 0.19 ACRES)
PROPOSED FILLING OF NONTIDAL AGRICULTURAL DITCH - ACCE SECTION 404 WATERS (1,654.43 SF 0.04 ACRES)

FLOOD INFORMATION:
SPECIAL FLOOD HAZARD AREAS:
ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ZONES AE 4 AND AE 5 PER FIRM MAP 100050653K, DATED MARCH 16, 2015

BUILDING SETBACKS - RESIDENTIAL USE
20' FRONT YARD (20' GARAGE SETBACK FROM BACK OF SIDEWALK)
15' SIDE YARD (CORNER LOTS AT STREET INTERSECTIONS)
5' SIDE YARD
10' REAR YARD

Table with columns for Duplex Units, Required Parking, Water Provider, Sewer Provider, Open Space Lot, Acres, and Use. Includes values for Phase 1 and Phase 2.

NOTE: PROPOSED BOARDWALK MAXIMUM WIDTH IS 3', DECK IS TO BE NO HIGHER THAN 18" FROM EXISTING GRADE. NO LIGHTING IS PROPOSED. NATURE TRAIL WILL BE SOFT SURFACE SUCH AS MULCH.

IMPERVIOUS AREA:
HOMES: 97,440 SF (2.24 ACRES)
STREETS: 36,374 SF (0.84 ACRES)
SIDEWALKS: 11,687 SF (0.27 ACRES)
DRIVEWAYS: 23,200 SF (0.53 ACRES)

OWNERS CERTIFICATION:

I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING AT THE DEPARTMENTAL SPONSORED OR APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT CONTROL BEFORE INITIATION OF THE PROJECT. I CERTIFY THAT THE DEPARTMENT OR DELEGATED INSPECTION AGENCY HAS THE RIGHT TO CONDUCT ON-SITE INSPECTIONS.

JOSH MASTRANGELO, SENIOR VICE PRESIDENT DATE

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

ENGINEER'S SIGNATURE DATE

APPROVED BY SUSSEX COUNTY SOIL CONSERVATION DISTRICT

PRINTS ISSUED FOR: RECORDATION

DATE

REVISIONS

NO.

TAX MAP 533-19.00-297.00



AMERICANA BAYSIDE
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

COVER SHEET
PHASE 2

SCALE: AS NOTED SHEET NO.
DESIGN BY: RLM
DRAWN BY: RLM
CHECKED BY:
GMB FILE #: 150331
DATE: FEB 2020
SHEET NO. FSP1.0

AREA TABLE:

UPLANDS AREA:	±1,302,285.31 SF (29.90 AC.)
PALUSTRINE FORESTED WETLANDS:	±1,556,370.98 SF (35.73 AC.)
PALUSTRINE EMERGENT WETLANDS:	±11,487.53 SF (0.26 AC.)
WATERS OF THE U.S.:	±37,696.41 SF (0.87 AC.)
STATE REGULATED TIDAL WETLANDS:	±201,496.28 SF (4.63 AC.)
TOTAL PARCEL AREA:	±3,109,336.51 SF (71.38 AC.)
CONSERVATION AREA:	±2,242,576.49 SF (51.48 AC.)

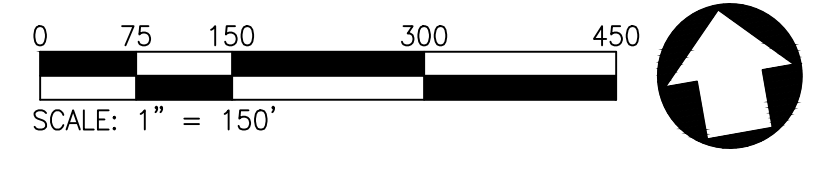
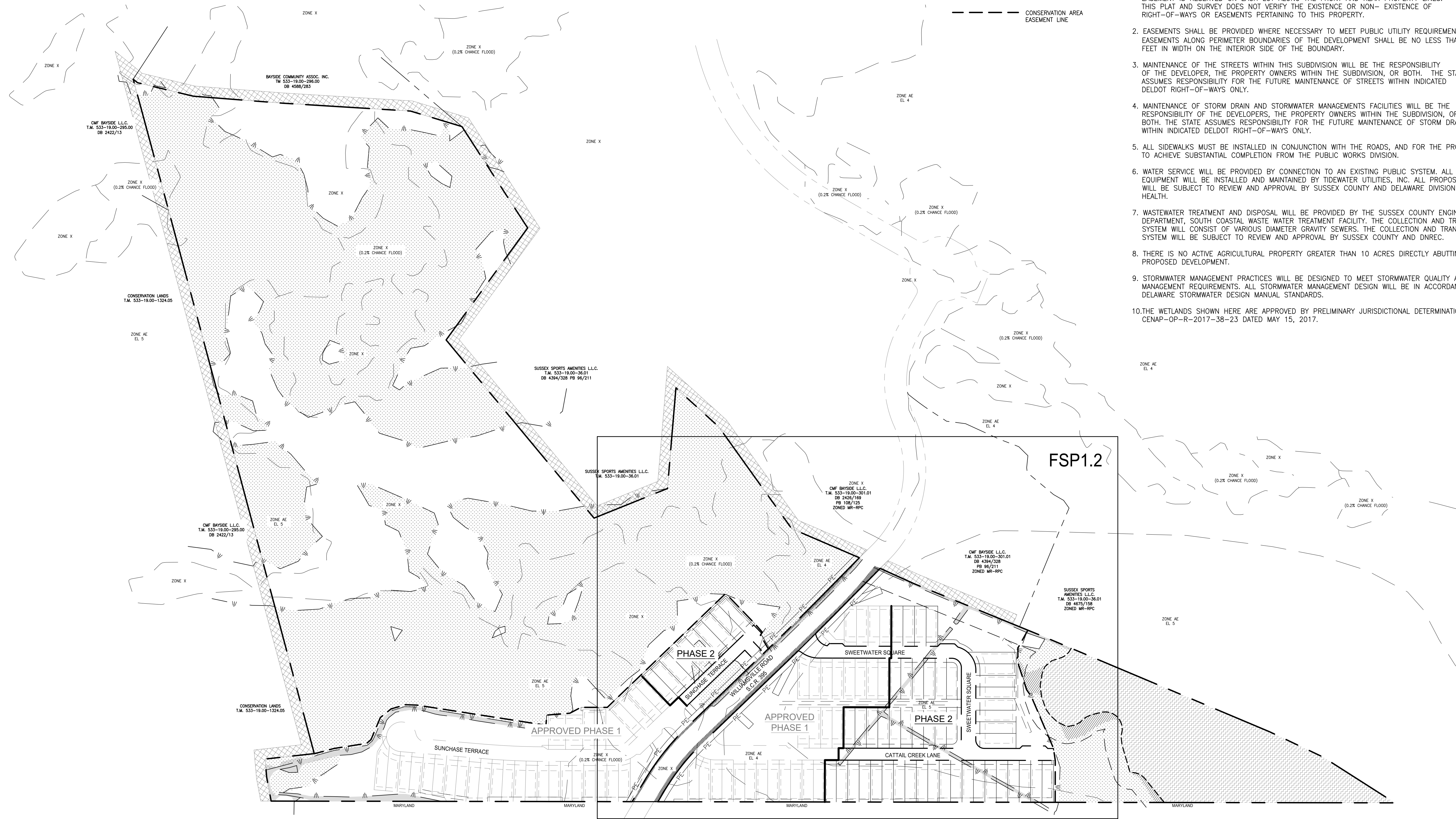
LEGEND

- WETLAND BOUNDARY AND FLAGS
- EXISTING TOPOGRAPHIC CONTOURS
- 50' SUSSEX COUNTY STATE TIDAL WETLAND BUFFER
- TIDAL WETLANDS LINE
- PALUSTRINE FORESTED WETLANDS - CORPS OF ENGINEERING (SECTION 404)
- PALUSTRINE EMERGENT WETLANDS - CORPS OF ENGINEERING (SECTION 404)
- WATERS OF THE U.S.
- STATE REGULATED (DNREC) TIDAL WETLANDS
- DELDOT DEDICATION
- PROPERTY LINE
- BUILDING RESTRICTION LINE
- CONSERVATION AREA EASEMENT LINE

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 PLAT AND SURVEY DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS PERTAINING TO THIS PROPERTY.
- EASEMENTS SHALL BE 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.
- MAINTENANCE OF THE STREETS WITHIN THIS SUBDIVISION WILL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS WITHIN THE SUBDIVISION, OR BOTH. THE STATE ASSUMES RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF STREETS WITHIN INDICATED 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 INDICATED DELDOT RIGHT-OF-WAYS ONLY.
- ALL SIDEWALKS MUST BE INSTALLED IN CONJUNCTION WITH THE ROADS, AND FOR THE PROJECT TO ACHIEVE SUBSTANTIAL COMPLETION FROM THE PUBLIC WORKS DIVISION.
- WATER SERVICE WILL BE PROVIDED BY CONNECTION TO AN EXISTING PUBLIC SYSTEM. ALL DISTRIBUTION EQUIPMENT WILL BE INSTALLED AND MAINTAINED BY TIDEWATER UTILITIES, INC. ALL PROPOSED FACILITIES WILL BE SUBJECT TO REVIEW AND APPROVAL BY SUSSEX COUNTY AND DELAWARE DIVISION OF PUBLIC HEALTH.
- WASTEWATER TREATMENT AND DISPOSAL WILL BE PROVIDED BY THE SUSSEX COUNTY ENGINEERING DEPARTMENT, SOUTH COASTAL WASTE WATER TREATMENT FACILITY. 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 AND DNREC.
- THERE IS NO ACTIVE AGRICULTURAL PROPERTY GREATER THAN 10 ACRES DIRECTLY ABUTTING THE PROPOSED DEVELOPMENT.
- 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.
- THE WETLANDS SHOWN HERE ARE APPROVED BY PRELIMINARY JURISDICTIONAL DETERMINATION CENAP-OP-R-2017-38-23 DATED MAY 15, 2017.

C:\Projects\2019\150019 Midtown Tech\Drawings\Working Set\Record Plat\Phase 2.dwg, 3/30/2020 1:31 PM, Lenton Myrick
 PLOT DATE
 PLOT SCALE
 PLOT SIZE (LxW)
 PLOT AREA (SqFt)
 PLOT PERIMETER (Feet)
 PLOT AREA (Acres)
 PLOT PERIMETER (Meters)
 PLOT AREA (SqM)
 PLOT PERIMETER (Meters)



PRINTS ISSUED FOR:
RECORDATION

DATE	
REVISIONS	
NO.	

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AMERICANA BAYSIDE
Cal Martin
 COMMUNITIES
 BALTIMORE HUNDRED
 SUSSEX COUNTY, DELAWARE

RECORD PLAT
 KEY SHEET
 PHASE 2

SCALE : 1" = 150'	SHEET NO.
DESIGN BY : RLM	FSP1.1
DRAWN BY : RLM	
CHECKED BY :	
GMB FILE : 150331	
DATE : MAR 2020	

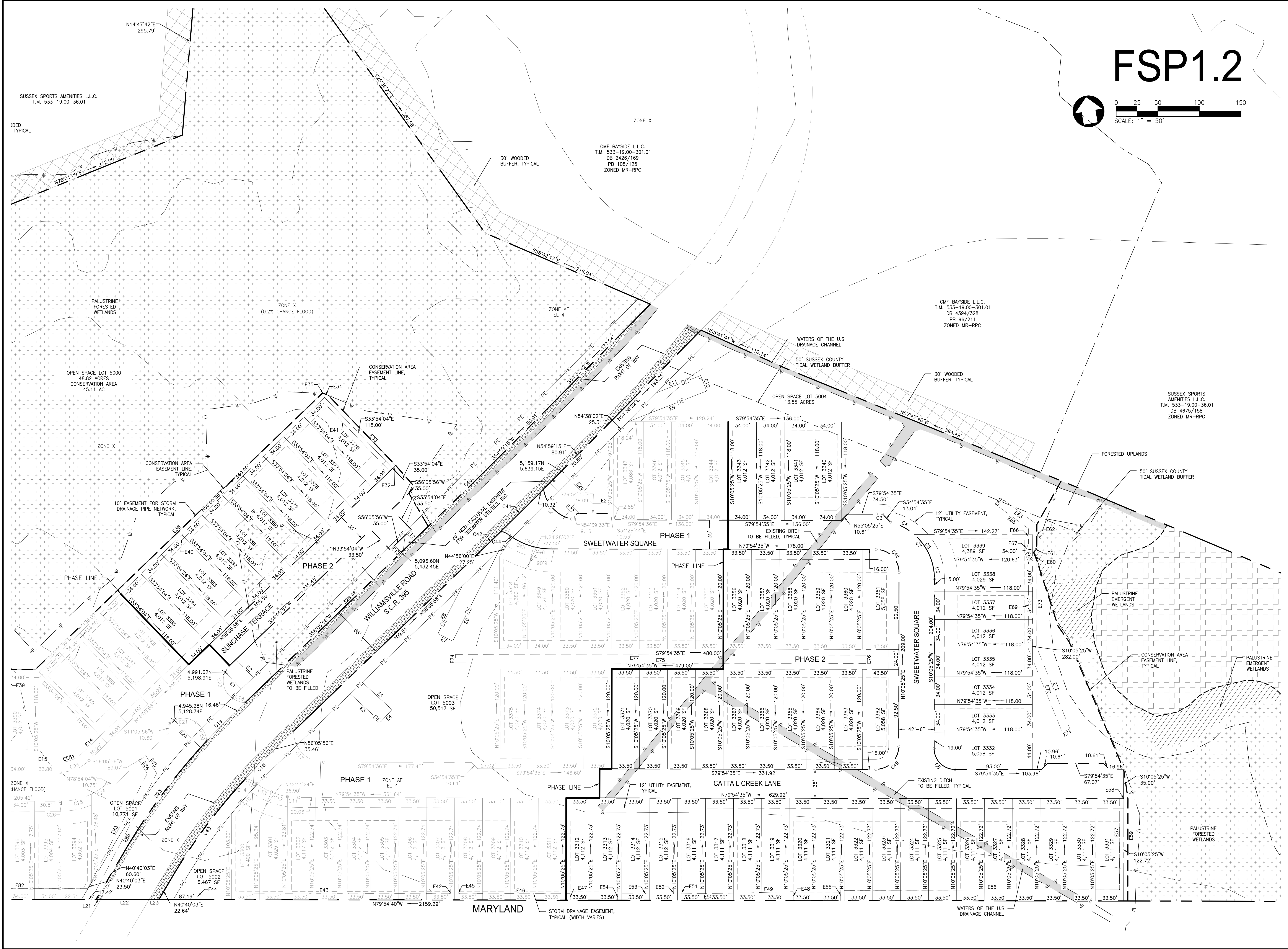
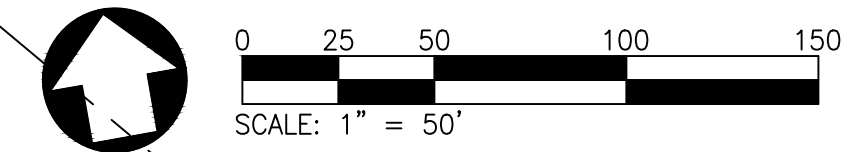
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DATE

REVISIONS

NO.

FSP1.2



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AMERICANA BAYSIDE
Cal Martin COMMUNITIES
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

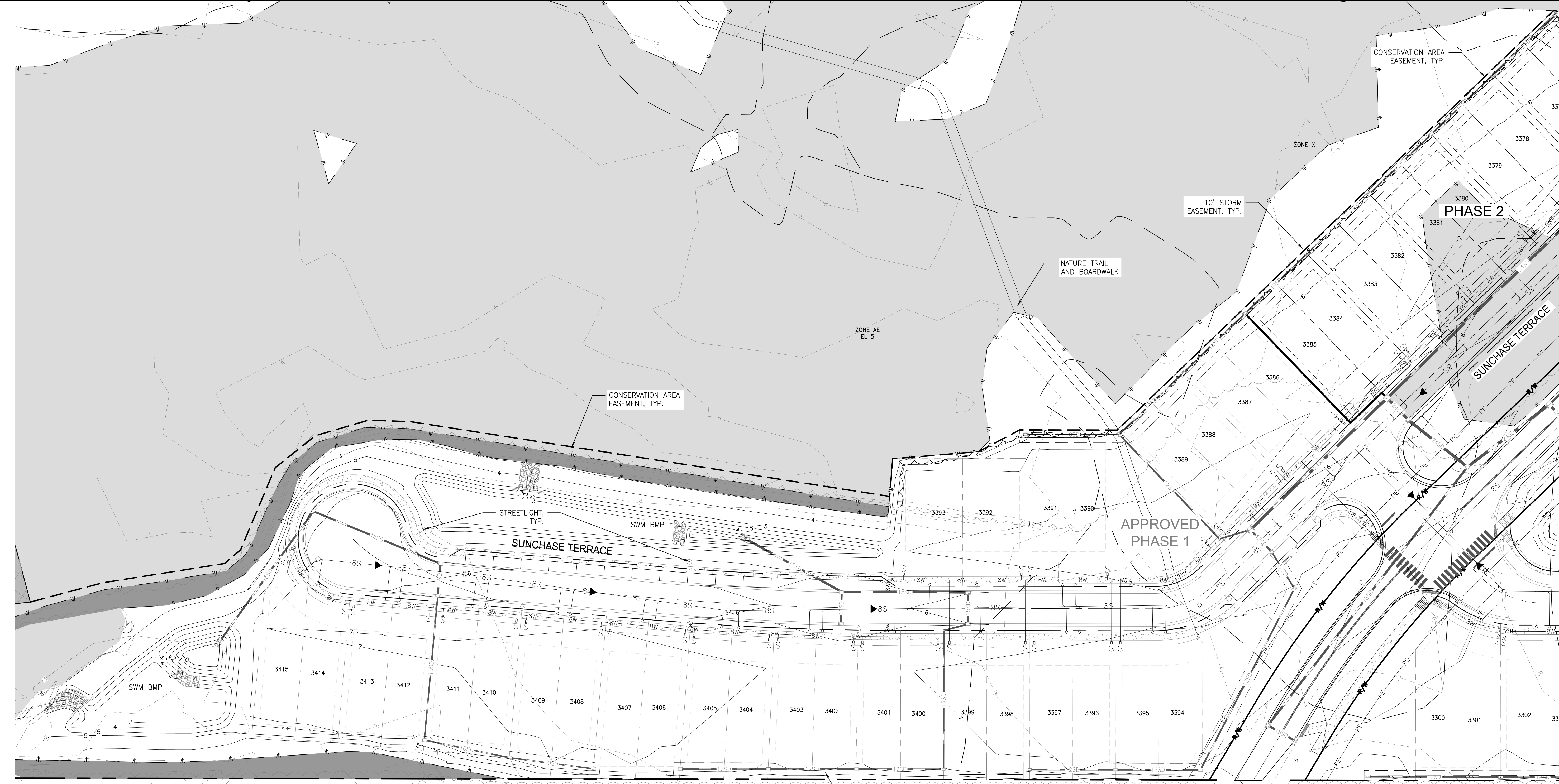
RECORD PLAT
PHASE 2

SCALE: 1" = 50'	SHEET NO.
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DRAWN BY: RLM	
CHECKED BY:	
GMB FILE: 150331	
DATE: MAR 2020	

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 PLOT CODE: PLOT DATE: 03/20/2020 1:31 PM
 PLOT SIZE: 36" X 48" (914mm X 1219mm)
 PLOT SCALE: 1" = 50'
 PLOT DWT: 0.005
 PLOT LINETHICKNESS: 0.002
 PLOT LINETYPE: Dotted
 PLOT COLOR: Black
 PLOT FONT: Arial, 10pt
 PLOT ORIGIN: 0,0
 PLOT UNIT: Feet
 PLOT VIEW: Full
 PLOT ZOOM: 100%

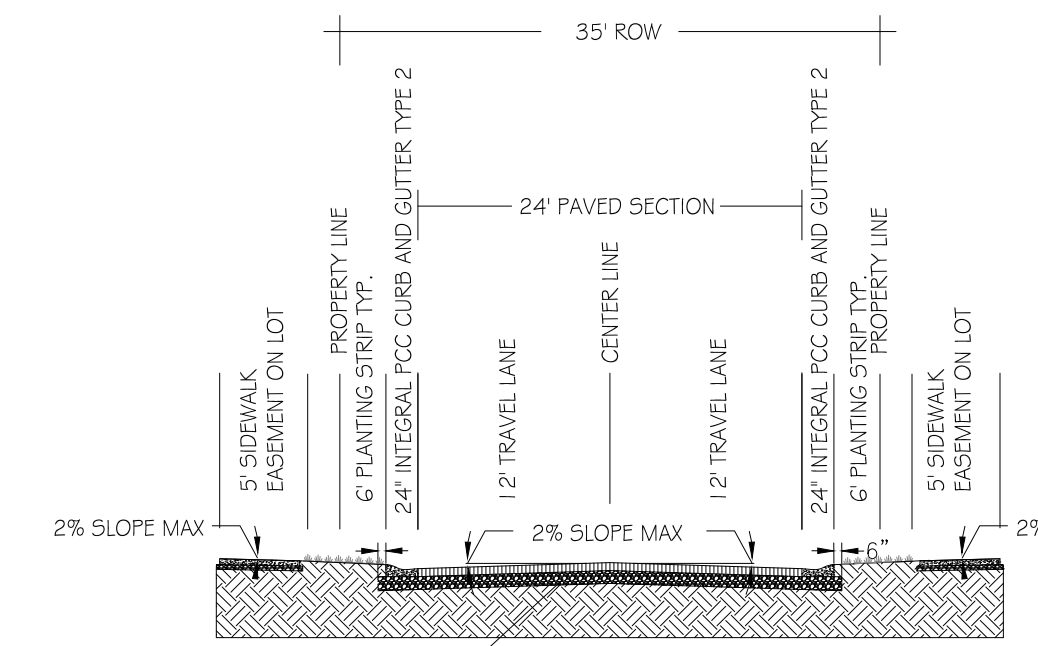
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PEN=RED 1/8" = 1' (25mm) PEN=GREEN 1/8" = 1' (25mm) PEN=BLUE 1/8" = 1' (25mm) PEN=BLACK 1/8" = 1' (25mm) PLOT CODE P1M-COM P1M-MED P1M-STD 1/8" = 1' (25mm) 1/8" = 1' (25mm) 1/8" = 1' (25mm) 1/8" = 1' (25mm)

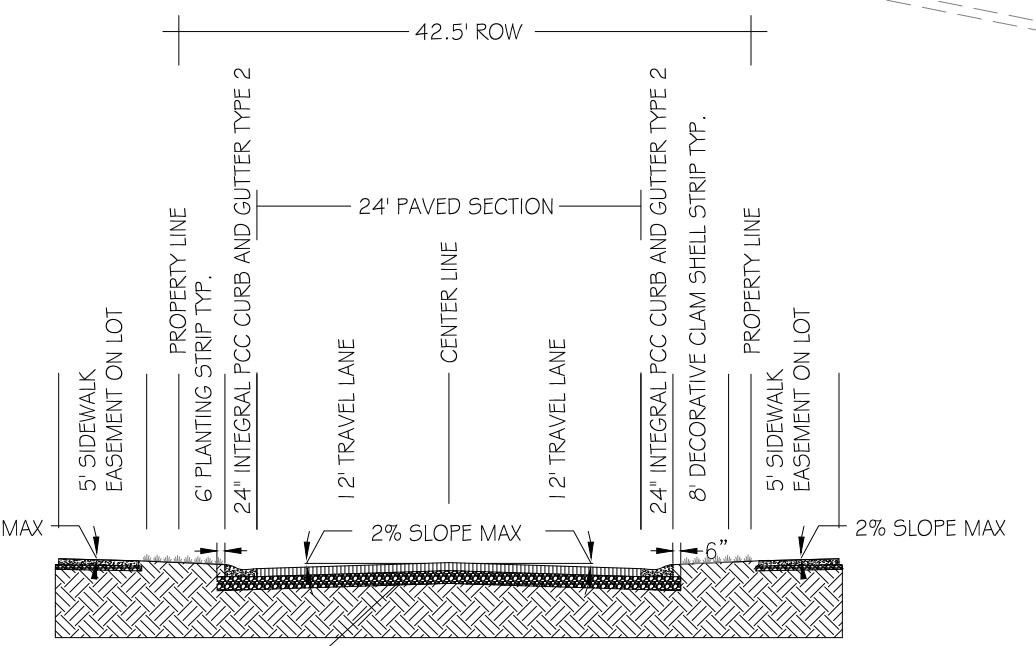


	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	- - - -	- - - -
SETBACK LINE	---	---
R.O.W. LINE	---	---
PROPERTY CORNER (NOT SPECIFIED)	○	N/A
CONCRETE MONUMENT FOUND	CMF □	CMF □
IRON PIPE FOUND	IP ●	N/A
CONTOUR	--- 4 ---	--- 4 ---
EDGE OF PAVEMENT	---	---
CURB	---	---
SIDEWALK	---	---
SIDEWALK HATCH	[Hatched Box]	[Hatched Box]
EDGE OF POND	---	---
STORM MANHOLE	⊙	⊙
CURB INLET	[Curb Inlet Symbol]	[Curb Inlet Symbol]
STORM PIPE	—S—	—S—
SANITARY MANHOLE	⊙	⊙
SANITARY PIPE	—SS—	—SS—
WATER PIPE	—W—	—W—
OVERHEAD ELECTRIC	—E—	N/A
UTILITY POLE	—U—	N/A
TREE LINE	~ ~ ~	~ ~ ~

LANDS N/F
 COUNTY COMMISSIONERS OF
 WORCESTER COUNTY MARYLAND
 0011-0001-0002



A = 1-1/2" TYPE C HOT MIX SURFACE COURSE
 B = 1-3/4" TYPE C HOT MIX SURFACE COURSE
 C = 6" GRADED AGGREGATE BASE COURSE APPROVED SUBGRADE



A = 1-1/2" TYPE C HOT MIX SURFACE COURSE
 B = 1-3/4" TYPE C HOT MIX SURFACE COURSE
 C = 6" GRADED AGGREGATE BASE COURSE APPROVED SUBGRADE



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RECORDATION

NO.	REVISIONS	DATE

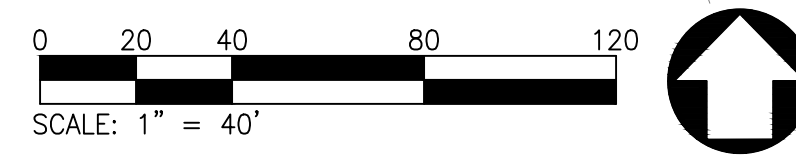
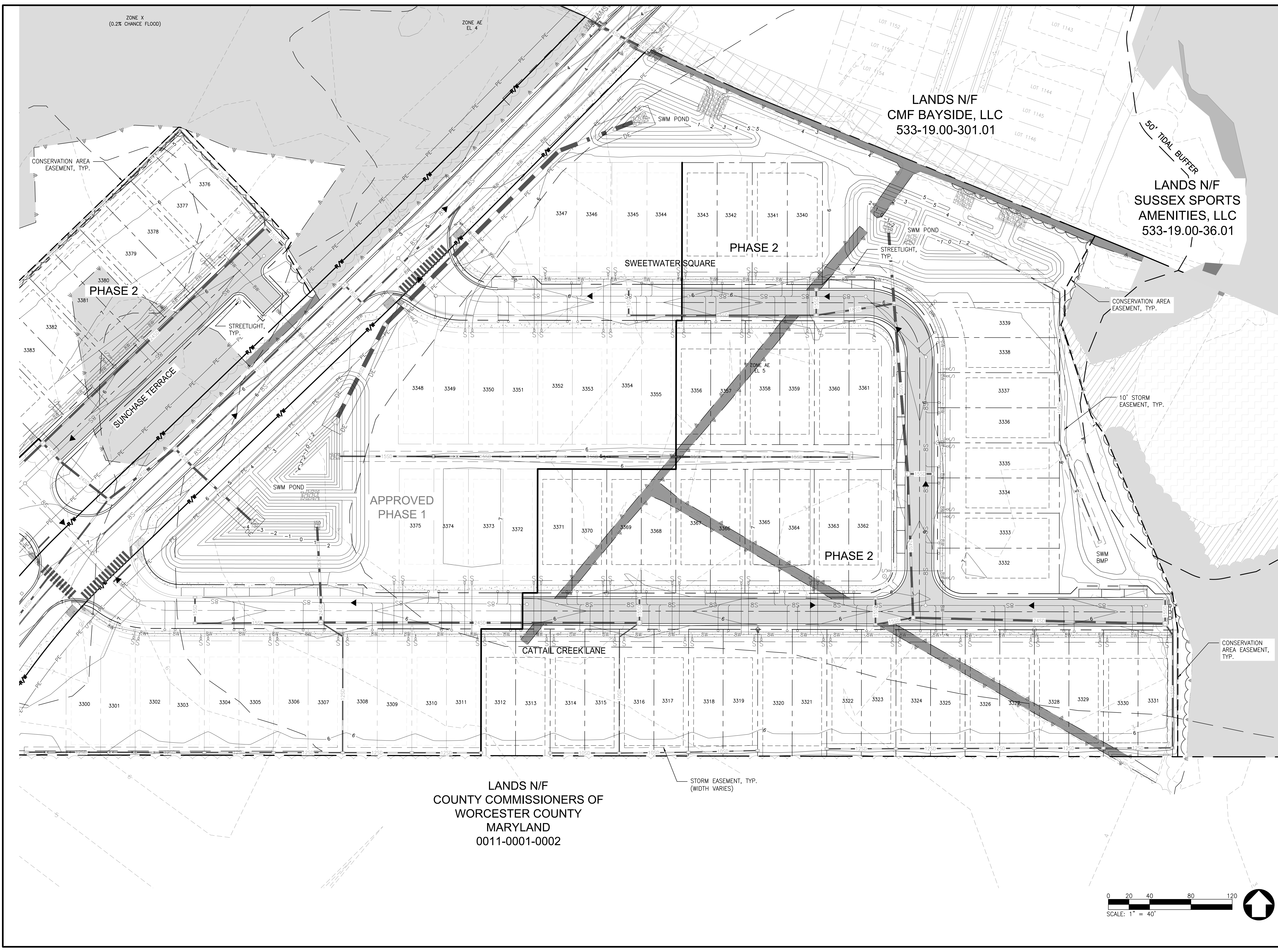
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AMERICANA BAYSIDE
Carrollwood COMMUNITIES
 BALTIMORE HUNDRED
 SUSSEX COUNTY, DELAWARE

FINAL SITE PLAN
 PHASE 2

SCALE: 1" = 40' SHEET NO. FSP2.0
 DESIGN BY: RLM
 DRAWN BY: RLM
 CHECKED BY:
 GMB FILE: 150331
 DATE: MAR 2020

C:\Projects\2019\150331 Midway Tech\Drawings\Working Set\Record Plan\FSP2.0 Final.dwg, 3/20/2020 1:34 PM, Lonan Myrick
 PLOT CODE
 PLOT DATE
 PLOT TIME
 PLOT USER
 PLOT DEVICE
 PLOT SCALE
 PLOT SHEET NO.
 PLOT SHEET TOTAL

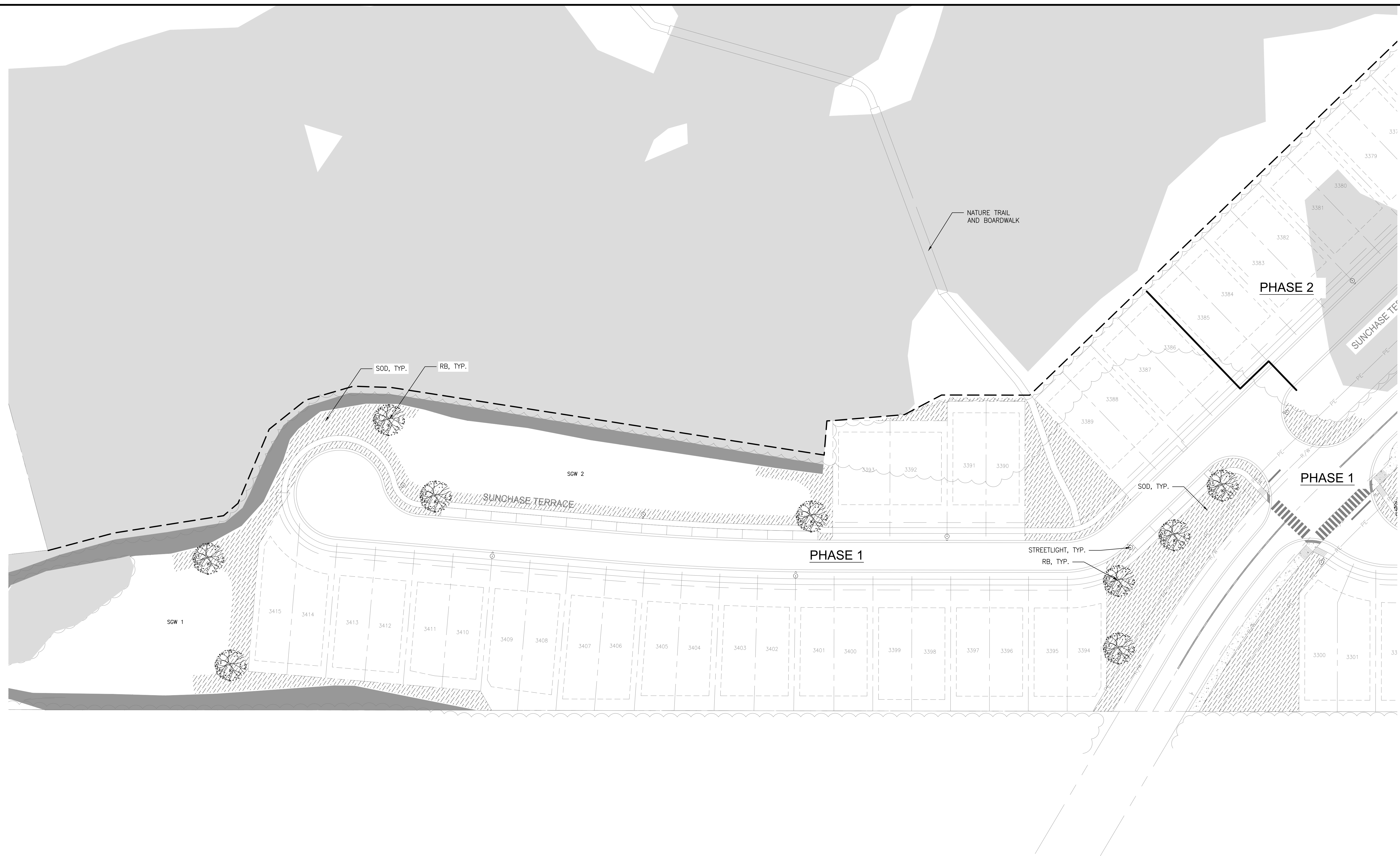


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AMERICANA BAYSIDE
CalM Trostman COMMUNITIES
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

FINAL SITE PLAN PHASE 2	
SCALE : 1" = 40'	SHEET NO.
DESIGN BY : RLM	FSP2.1
DRAWN BY : RLM	
CHECKED BY :	
GMB FILE : 150331	
DATE : MAR 2020	



PLANTING LEGEND:

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	NOTES
	21	RIVER BIRCH	BETULA NIGRA	10-12' HT.	AS NOTED	MULTI-TRUNK
	23	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA	8-10' HT.	AS NOTED	MULTI-TRUNK
	104,485 SF	TURF TYPE TALL FESCUE				
	(19)	STREETLIGHTS, TYP.				



NO.	REVISIONS	DATE

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AMERICANA BAYSIDE
Carroll Thomas COMMUNITIES
 BALTIMORE HUNDRED
 SUSSEX COUNTY, DELAWARE

LANDSCAPING PLAN
 PHASE 2

SCALE: 1" = 40' SHEET NO. FSP3.0

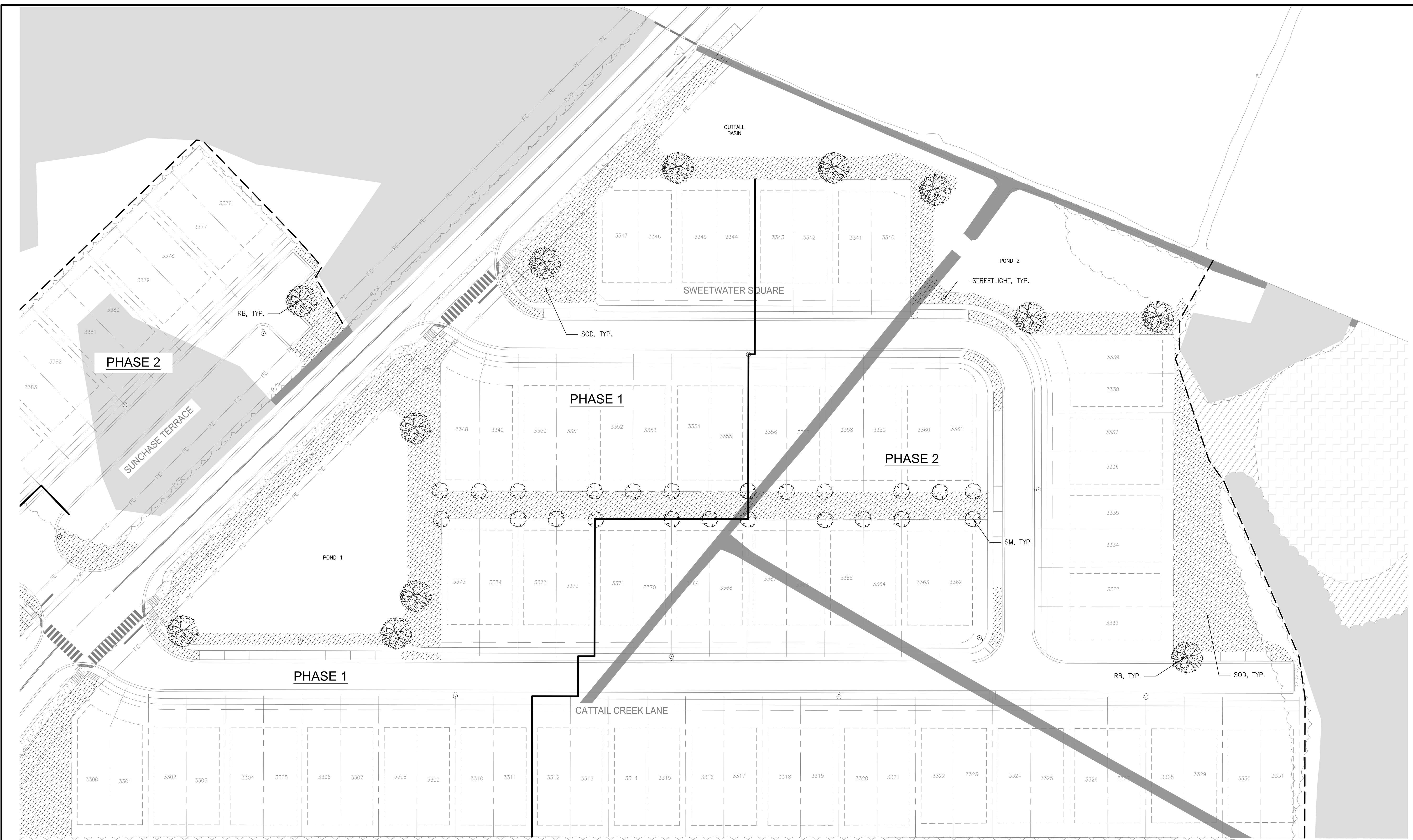
DESIGN BY: RLM
 DRAWN BY: RLM
 CHECKED BY:
 GMB FILE: 150331
 DATE: MAR 2020

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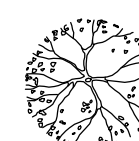

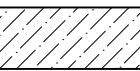

C:\Projects\2019\150019 Midtown Tech\Drawings\Working Set\Record Plan\FSP3.0 LANDSCAPING PLAN.dwg, 3/29/2020 1:34 PM, Landon Myrick

PEN-YELLOW 200 INCHES (50mm)
 PEN-BLUE 200 INCHES (50mm)
 PEN-MAGENTA 207 INCHES (53mm)
 PEN-BLACK 200 INCHES (50mm)

PLT-RED 200 INCHES (50mm)
 PLT-YELLOW 200 INCHES (50mm)
 PLT-BLUE 200 INCHES (50mm)
 PLT-MAGENTA 207 INCHES (53mm)
 PLT-BLACK 200 INCHES (50mm)



PLANTING LEGEND:

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	NOTES
	21	RIVER BIRCH	BETULA NIGRA	10-12' HT.	AS NOTED	MULTI-TRUNK
	23	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA	8-10' HT.	AS NOTED	MULTI-TRUNK
	104,485 SF		TURF TYPE TALL FESCUE			
		STREETLIGHTS, TYP.	(19)			



PRINTS ISSUED FOR: RECORDATION

NO.	REVISIONS	DATE

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AMERICANA BAYSIDE
Calvin Thomas
COMMUNITIES
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

LANDSCAPING PLAN PHASE 2

SCALE : 1" = 40'	SHEET NO.
DESIGN BY : RLM	FSP3.1
DRAWN BY : RLM	
CHECKED BY :	
GMB FILE : 150331	
DATE : MAR 2020	

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ZONING CONDITIONS

FEBRUARY 6, 2001 - AMENDED SEPTEMBER 23, 2003 AND APRIL 13, 2010

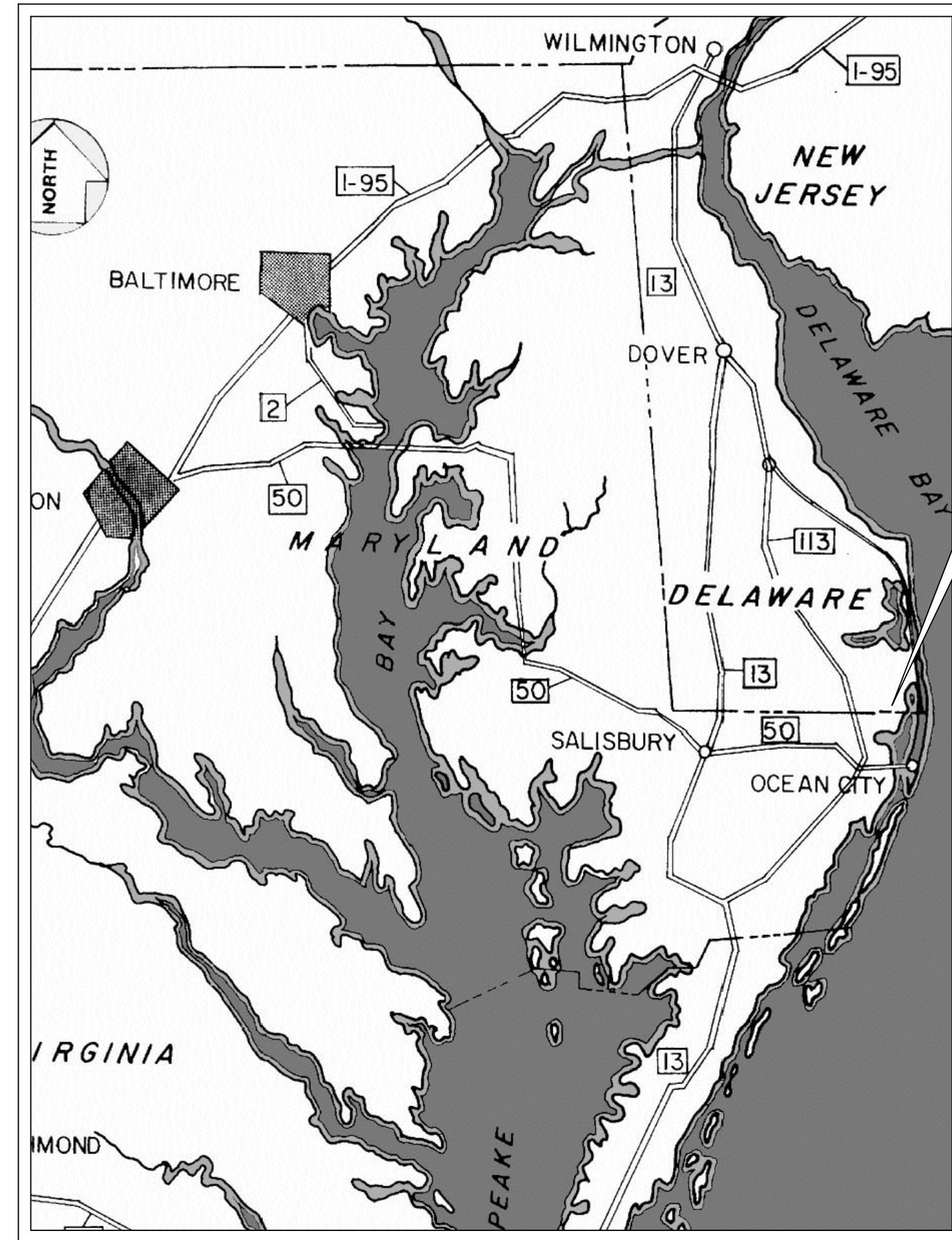
CMF BAYSIDE, L.L.C. - CHANGE OF ZONE NO. 1393

CONDITIONS

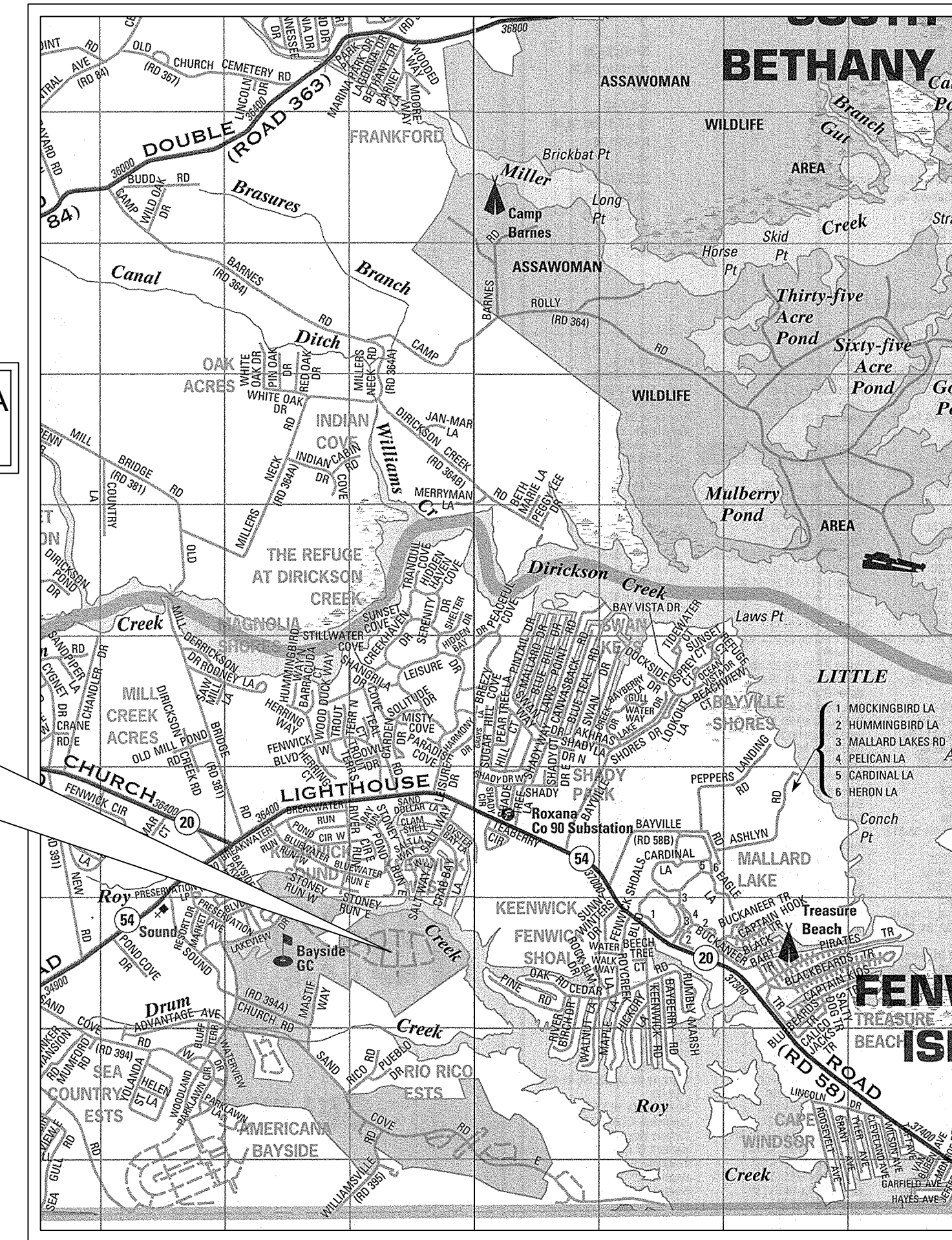
- 1. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS SHALL NOT EXCEED 1,700.
2. THE DEVELOPER MAY PROVIDE A MINIMUM OF 104 ASSISTED LIVING UNITS...
3. THE MAXIMUM SQUARE FOOTAGE OF RETAIL/OFFICE SPACE SHALL BE 170,000 SQUARE FEET...
4. RESIDENTIAL CERTIFICATES OF OCCUPANCY SHALL NOT EXCEED 200 ANNUALLY ON A CUMULATIVE BASIS...
5. SITE PLAN REVIEW FOR EACH PHASE OF DEVELOPMENT SHALL BE REVIEWED AND APPROVED BY THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION...
6. ALL ENTRANCES, INTERSECTIONS, AND ROADWAY IMPROVEMENTS REQUIRED BY DELDOT SHALL BE COMPLETED BY THE APPLICANT IN ACCORDANCE WITH ANY FURTHER MODIFICATIONS REQUIRED BY DELDOT...
7. THE APPLICANT SHALL ESTABLISH A 60-FOOT HIGHWAY CORRIDOR OVERLAY ZONE SETBACK ALONG THE PROPERTY FRONTING ROUTE 54...
8. RECREATIONAL FACILITIES, I.E., GOLF, TENNIS COURTS, SWIMMING POOLS, ETC., SHALL BE CONSTRUCTED TO COINCIDE WITH CONSTRUCTION PHASES SCHEDULED AND SUBJECT TO REVIEW AND APPROVAL BY THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION...
9. THE RPC SHALL BE SERVED BY THE SUSSEX COUNTY SOUTH COASTAL REGIONAL WASTEWATER FACILITY PER SUSSEX COUNTY ENGINEERING DEPARTMENT REGULATIONS AND SPECIFICATIONS...
10. THE RPC SHALL BE SERVED BY A CENTRAL WATER SYSTEM PROVIDING DRINKING WATER AND FIRE PROTECTION PER APPLICABLE REGULATIONS AND APPROVAL OF THE DEPARTMENT OF NATURAL RESOURCES...
11. STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL SHALL EQUAL OR EXCEED ALL APPLICABLE STATE AND COUNTY REGULATIONS...
12. THE APPLICANT SHALL ESTABLISH "BEST MANAGEMENT PRACTICES" IN REGARD TO GOLF COURSE MAINTENANCE AND PROTECTION OF NON-TIDAL WETLANDS...
13. THE APPLICANT SHALL COORDINATE WITH THE CENTER FOR THE INLAND BAYS THE DEVELOPMENT OF A PUBLIC INLAND BAY NATURE TRAIL AND OBSERVATORY...
14. STATE AND FEDERAL WETLANDS SHALL BE MAINTAINED AS NON-DISTURBANCE AREAS, EXCEPT FOR DISTURBANCE AUTHORIZED BY A VALID FEDERAL OR STATE PERMIT...
15. THE APPLICANT SHALL PROVIDE, AT NO COST, A PARCEL OF LAND APPROPRIATE FOR USE BY THE DELAWARE STATE POLICE AND A PARCEL OF LAND APPROPRIATE FOR USE BY THE ROXANA VOLUNTEER FIRE COMPANY...
16. THE APPLICANT SHALL PROVIDE SHUTTLE SERVICE TO THE RESIDENTS OF AMERICANA BAYSIDE, AS NEEDED, TO THE BEACHES FOR RECREATION AND SHOPPING...
17. THE APPLICANT SHALL PROVIDE ADEQUATE SECURITY FOR DEVELOPMENT...
18. THE APPLICANT SHALL COORDINATE WITH THE STATE AND COUNTY EMERGENCY PLANNING OFFICES IN DEVELOPMENT AND IMPLEMENTATION OF AN EMERGENCY EVACUATION PROCEDURE...
19. THE RPC SHALL NOT CONTAIN A MARINA, INDIVIDUAL BOAT DOCK FACILITIES, OR BOAT LAUNCHING FACILITIES OTHER THAN A COUNTY WATER TAXI SERVICE FACILITY...
20. NO SITE PREPARATION, SITE DISTURBANCE, SITE EXCAVATION, OR OTHER SITE CONSTRUCTION SHALL BE COMMENCED UNTIL ALL PERMITS REQUIRED BY ALL OTHER LAWS...
21. NO EXISTING STATE ROADS IN THE DEVELOPMENT SHALL BE VACATED...
22. PUBLIC ACCESS SHALL BE PERMITTED AT THE END OF STATE ROUTE 394...
23. ASSISTED LIVING UNITS MAY BE LOCATED ON THE NORTH SIDE OF ROUTE 54...
24. ALL COMMERCIAL ACTIVITIES SHALL BE LIMITED TO THE SOUTH SIDE OF ROUTE 54...

LIST OF DRAWINGS

Table listing drawing titles and codes: FSP1.0 COVER SHEET, FSP1.1 LIMITS OF SUBMITTAL, FSP2.0 EXISTING CONDITIONS, FSP3.0 FINAL SITE PLAN, P1.0 RECORD PLAT KEY SHEET, P1.1 RECORD PLAT, P1.2 RECORD PLAT, P1.3 LINE AND CURVE TABLE, L1.0 LANDSCAPING AND LIGHTING PLAN



VICINITY MAP SCALE: 1" = 20 MILES



LOCATION MAP SCALE: 1" = 2000'

SUSSEX COUNTY BOARD OF ADJUSTMENT - CASE #11262

ON SEPTEMBER 9, 2013, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A REQUEST FROM CMF BAYSIDE, LLC FOR A 20 FOOT VARIANCE FROM THE 60 FEET LOT WIDTH REQUIREMENT TO 40 FEET AND A 2,500 SQUARE FOOT VARIANCE FROM THE MINIMUM 7,500 SQUARE FOOT LOT AREA REQUIREMENT TO 5,000 SQUARE FEET FOR THE LOTS IN VILLAGE C, PHASE 1 AMERICANA BAYSIDE.

SUSSEX COUNTY BOARD OF ADJUSTMENT - CASE #12123

ON APRIL 16, 2018, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A VARIANCE REQUEST FROM CMF BAYSIDE, LLC FOR A 12 FOOT REDUCTION IN THE MINIMUM LOT WIDTH FROM 60' TO 48' AND A 1,800 SQUARE FOOT REDUCTION IN THE MINIMUM LOT AREA FROM 7,500 SQUARE FEET TO 5,700 SQUARE FEET FOR TWENTY-FOUR (24) PATIO HOME LOTS WITHIN VILLAGE A OF AMERICANA BAYSIDE.

WETLANDS CERTIFICATION:

I, EDWARD M. LALINAY, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED ON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGEMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.3(c)(8), WATERS OF THE U.S. DEFINITION/CECW-OR, 10-7-1991, QUESTIONS AND ANSWERS ON THE 1987 COE MANUAL/CECW-OR, 9-26-1990, RGL 90-7/CECW-OR, 3-6-1992, CLARIFICATION AND INTERPRETATION OF THE 1987 MANUAL). THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES. DNREC STATE REGULATED WETLANDS HAVE BEEN IDENTIFIED IN ACCORDANCE WITH DNREC WETLAND MAP NO. SUSSEX COUNTY 046.

EDWARD M. LALINAY, PWS NO. 875 DATE SOCIETY OF WETLAND SCIENTISTS CORPS OF ENGINEERS, CERTIFIED WETLAND DELINEATOR WDCP93MD05100368



206 WEST MAIN STREET SALISBURY, MARYLAND 21801 410-742-3115, FAX 410-548-5790 www.gmbnet.com

JANUARY 2020

APPROVED BY DATE SUSSEX CONSERVATION DISTRICT

GOLF OWNER'S STATEMENT:

WE THE UNDERSIGNED DO HEREBY GIVE OUR CONSENT TO THE PLAN AS SHOWN. IT IS OUR WISH AND DESIRE THAT IT BE EXECUTED.

DAVE LEVITSKY DATE SUSSEX SPORTS AMENITIES, LLC

DEVELOPER'S CERTIFICATION:

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

JOSH MASTRANGELO DATE CMF BAYSIDE, LLC 21 VILLAGE GREEN DRIVE, STE. 200 OCEAN VIEW, DELAWARE 19970

- NOTES:
1. ALL INTERIOR SIDE LOT LINES ARE RESERVED FOR THE CENTERLINE OF A 10' WIDE DRAINAGE AND/OR UTILITY EASEMENT...
2. MAINTENANCE OF THE STREETS WITHIN THIS SUBDIVISION WILL BE THE RESPONSIBILITY OF THE DEVELOPER...
3. MAINTENANCE OF STORM DRAIN AND STORMWATER MANagements FACILITIES WILL BE THE RESPONSIBILITY OF THE DEVELOPERS...
4. ALL SIDEWALKS MUST BE INSTALLED IN CONJUNCTION WITH THE ROADS...
5. WATER SERVICE WILL BE PROVIDED BY CONNECTION TO AN EXISTING PUBLIC SYSTEM...
6. WASTEWATER TREATMENT AND DISPOSAL WILL BE PROVIDED BY THE SUSSEX COUNTY ENGINEERING DEPARTMENT...
7. THERE IS NO ACTIVE AGRICULTURAL PROPERTY GREATER THAN 10 ACRES DIRECTLY ABUTTING THE PROPOSED DEVELOPMENT...
8. TIDAL OR NON-TIDAL WETLANDS EXIST ON THE BAYSIDE PROPERTY...
9. STORMWATER MANAGEMENT PRACTICES WILL BE DESIGNED TO MEET STORMWATER QUALITY AND QUANTITY MANAGEMENT REQUIREMENTS...
10. EASEMENTS SHALL BE PROVIDED WHERE NECESSARY TO MEET PUBLIC UTILITY REQUIREMENTS...

SITE DATA:

Table containing site data: TAX MAP #, DEED REFERENCE, ZONING CLASSIFICATION, PRESENT USE, EXISTING AREA, REVISED AREA, FLOOD INFORMATION, OPEN SPACE, IMPERVIOUS AREA, BUILDING SETBACKS, FRONT YARD, SIDE YARD, REAR YARD, MAX BUILDING HEIGHT, UNIT COUNT, SINGLE FAMILY DETACHED HOMES, DENSITY, LOT BREAKDOWN, REQUIRED PARKING, PROVIDED PARKING.

ENGINEER'S CERTIFICATION:

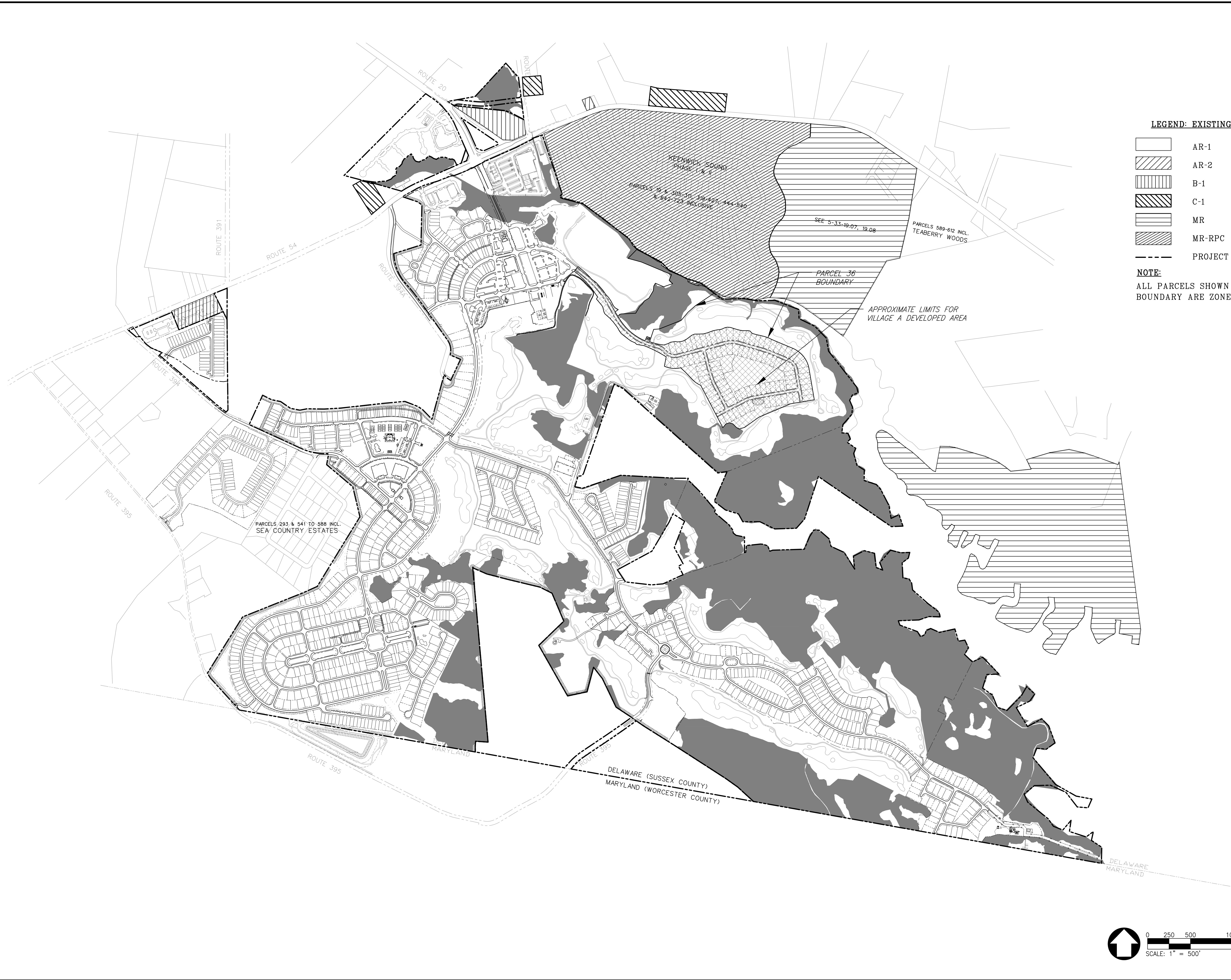
I, STEPHEN L. MARSH, P.E., HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE... MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEVE REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

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

APPROVED BY DATE SUSSEX COUNTY PLANNING AND ZONING COMMISSION

APPROVED BY DATE SUSSEX COUNTY COUNCIL PRESIDENT

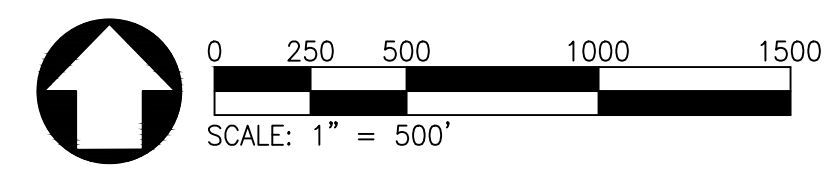
PLOT CODE
 PINK-RED 1/8" INCHES (15mm)
 PINK-YELLOW 1/8" INCHES (15mm)
 PINK-GREEN 1/8" INCHES (15mm)
 PINK-BLUE 1/8" INCHES (15mm)
 PINK-WHITE 1/8" INCHES (15mm)
 PINK-GRAY 1/8" INCHES (15mm)



LEGEND: EXISTING ZONING

	AR-1
	AR-2
	B-1
	C-1
	MR
	MR-RPC
	PROJECT BOUNDARY

NOTE:
 ALL PARCELS SHOWN WITHIN PROJECT BOUNDARY ARE ZONED MR-RPC .



PRINTS ISSUED FOR RECORDATION
DATE
REVISIONS
NO.

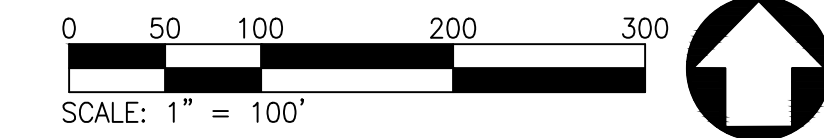
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 SALISBURY, MARYLAND 21801
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AMERICANA BAYSIDE
Carrollwood COMMUNITIES
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

**VILLAGE A
 LIMITS OF
 SUBMITTAL**

SCALE : 1" = 500'	SHEET NO.
DESIGN BY : KK/TMG	FSP1.1
DRAWN BY : RLM/KK	
CHECKED BY :	
GMB FILE : 97058-J	
DATE : FEB 2020	

BAYSIDE RESORT GOLF PRACTICE RANGE AND FUTURE CLUBHOUSE

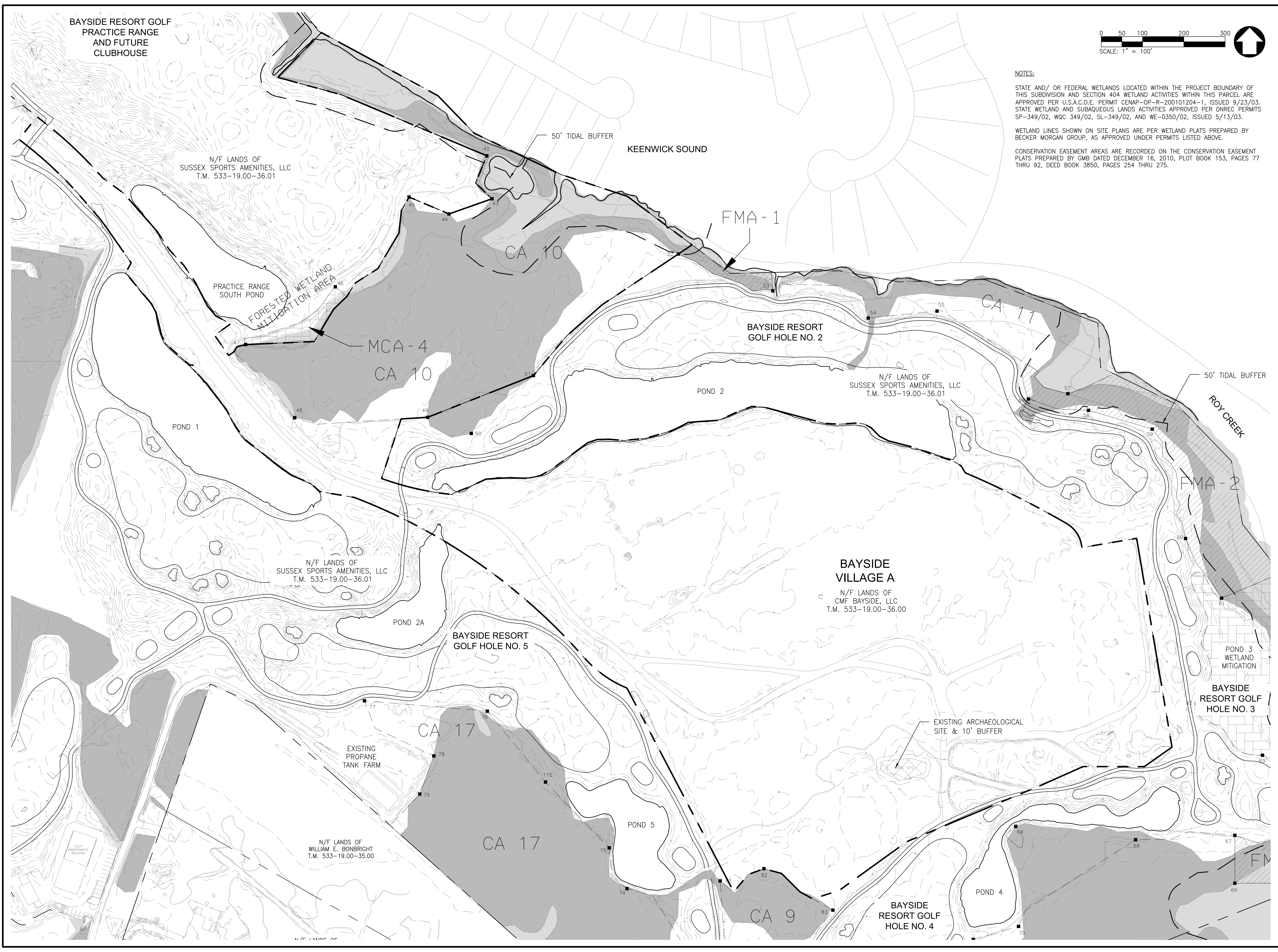


NOTES:

STATE AND/OR FEDERAL WETLANDS LOCATED WITHIN THE PROJECT BOUNDARY OF THIS SUBDIVISION AND SECTION 404 WETLAND ACTIVITIES WITHIN THIS PARCEL ARE APPROVED PER U.S.A.C.O.E. PERMIT CENAP-OP-R-200101204-1, ISSUED 9/23/03. STATE WETLAND AND SUBAQUEOUS LANDS ACTIVITIES APPROVED PER DNREC PERMITS SP-349/02, WQC 349/02, SL-349/02, AND WE-0350/02, ISSUED 5/13/03.

WETLAND LINES SHOWN ON SITE PLANS ARE PER WETLAND PLATS PREPARED BY BECKER MORGAN GROUP, AS APPROVED UNDER PERMITS LISTED ABOVE.

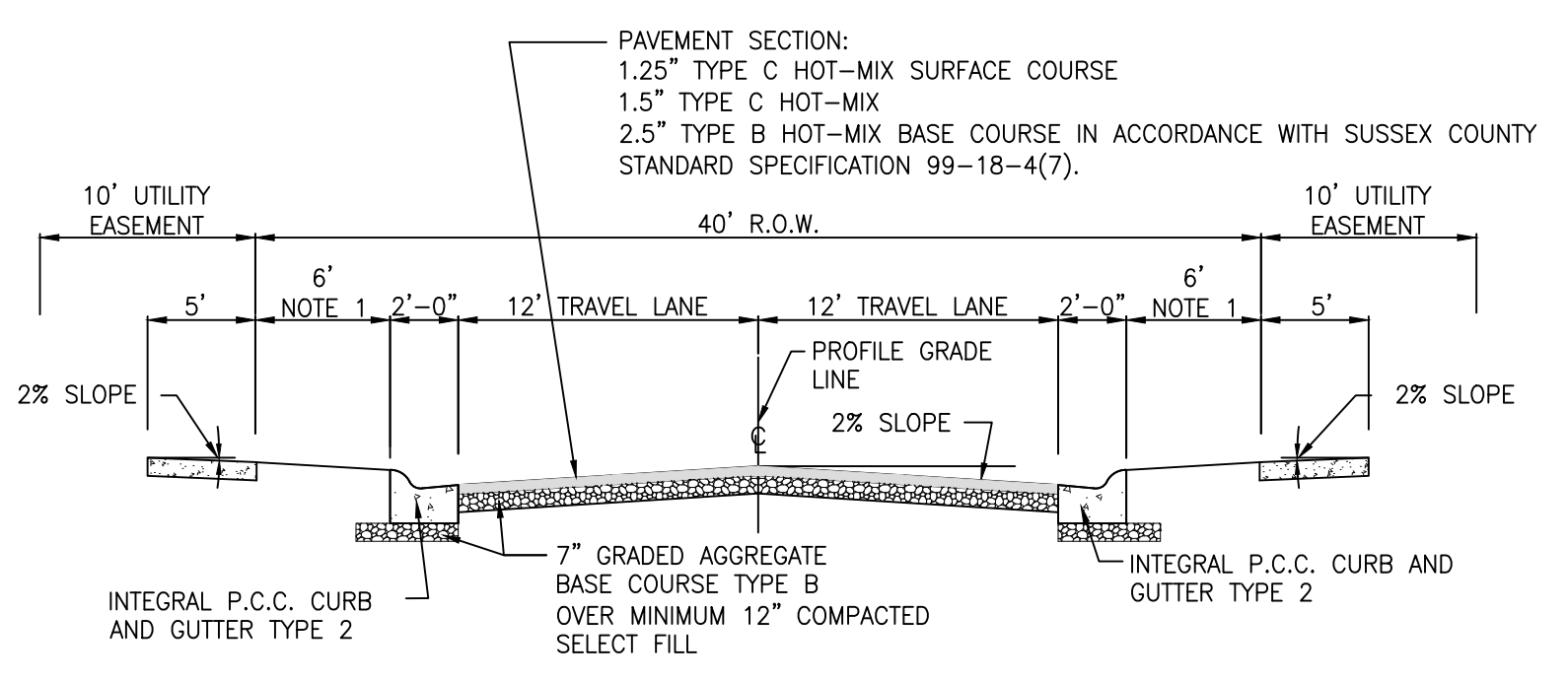
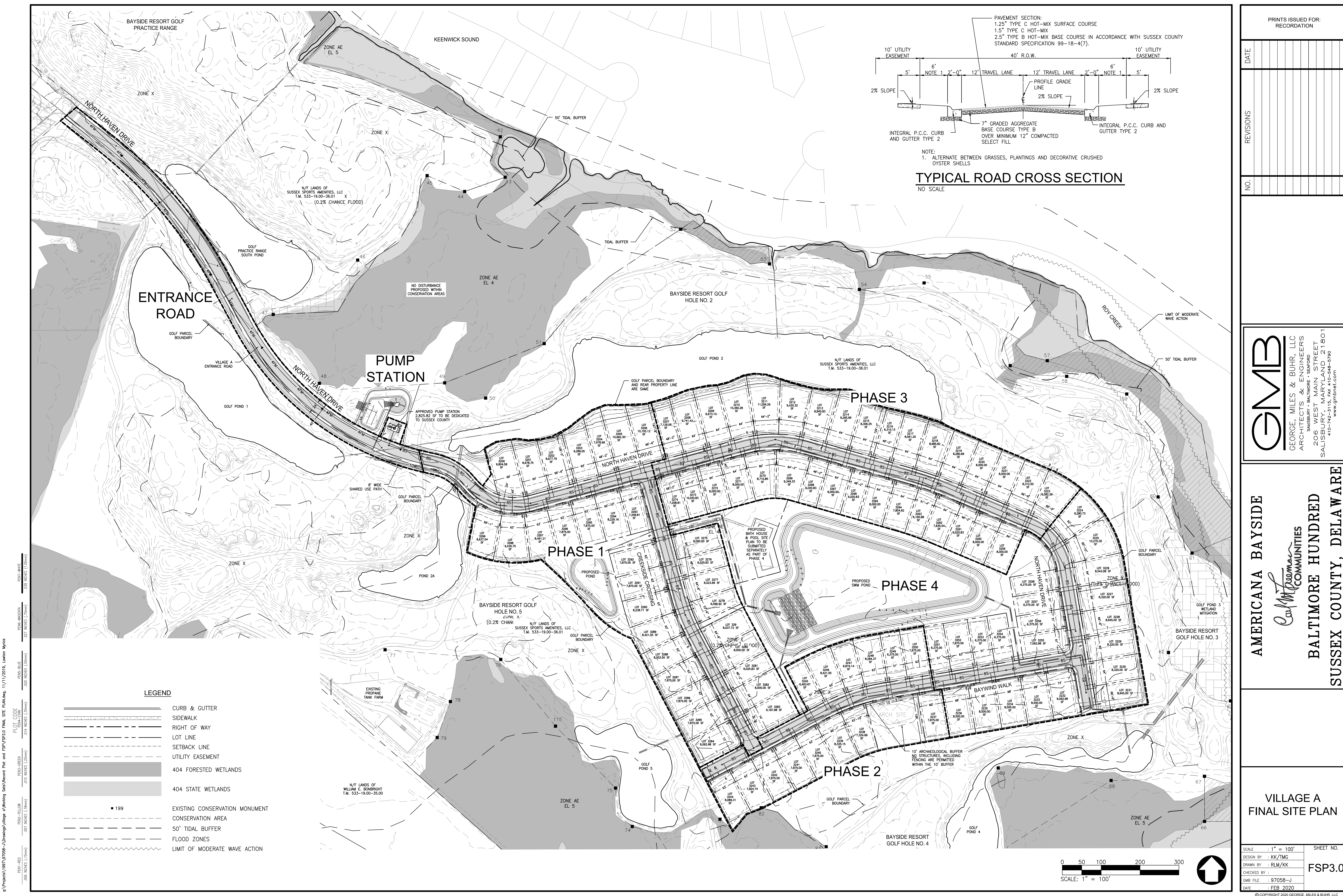
CONSERVATION EASEMENT AREAS ARE RECORDED ON THE CONSERVATION EASEMENT PLATS PREPARED BY GMB DATED DECEMBER 16, 2010, PLOT BOOK 153, PAGES 77 THRU 92, DEED BOOK 3850, PAGES 254 THRU 275.



PRINTS ISSUED FOR: RECORDATION	
DATE	
REVISIONS	
NO.	
<p style="font-size: x-small; margin: 0;"> GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS SALISBURY • BALTIMORE • SEAFORD 206 WEST MAIN STREET SALISBURY, MARYLAND 21801 410-742-3115, FAX 410-548-9790 www.gmbnet.com </p>	
<p>AMERICANA BAYSIDE</p> <p><i>Carl Zimmerman</i> COMMUNITIES</p> <p>BALTIMORE HUNDRED</p> <p>SUSSEX COUNTY, DELAWARE</p>	
<p>VILLAGE A</p> <p>EXISTING</p> <p>CONDITIONS</p>	
SCALE: 1" = 100'	SHEET NO.
DESIGN BY: KK/TMG	FSP2.0
DRAWN BY: RLM/KK	
CHECKED BY:	
GMB FILE: 97058-J	
DATE: FEB 2020	
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G:\Projects\1997\97058-J\Drawings\Village A\Existing Conditions.dwg, 11/11/2019, Lester Nyck

PLOT CODE: PFM=OPEN (200 INCHES (50mm)), PFM=GREEN (200 INCHES (50mm)), PFM=YELLOW (200 INCHES (50mm)), PFM=RED (200 INCHES (50mm))
 PLOT CODE: PFM=OPEN (200 INCHES (50mm)), PFM=GREEN (200 INCHES (50mm)), PFM=YELLOW (200 INCHES (50mm)), PFM=RED (200 INCHES (50mm))
 PLOT CODE: PFM=OPEN (200 INCHES (50mm)), PFM=GREEN (200 INCHES (50mm)), PFM=YELLOW (200 INCHES (50mm)), PFM=RED (200 INCHES (50mm))
 PLOT CODE: PFM=OPEN (200 INCHES (50mm)), PFM=GREEN (200 INCHES (50mm)), PFM=YELLOW (200 INCHES (50mm)), PFM=RED (200 INCHES (50mm))



TYPICAL ROAD CROSS SECTION
NO SCALE

PRINTS ISSUED FOR:
RECORDATION

DATE	
REVISIONS	
NO.	

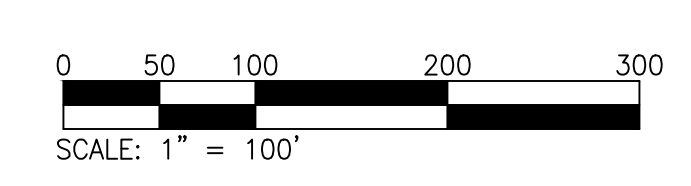
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Carrollwood COMMUNITIES
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

VILLAGE A
FINAL SITE PLAN

SCALE: 1" = 100'
SHEET NO. FSP3.0
DESIGN BY: KK/TMG
DRAWN BY: RLM/KK
CHECKED BY:
GMB FILE: 97058-J
DATE: FEB 2020

PLOT CODE: PLOT-RED (200 INCHES (50mm)), PLOT-ORANGE (200 INCHES (50mm)), PLOT-YELLOW (200 INCHES (50mm)), PLOT-GREEN (200 INCHES (50mm)), PLOT-BLUE (200 INCHES (50mm)), PLOT-MAGENTA (200 INCHES (50mm)), PLOT-CYAN (200 INCHES (50mm)), PLOT-BLACK (200 INCHES (50mm))

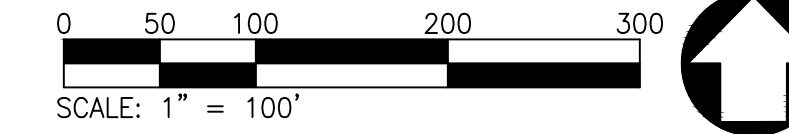


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P1.1

BAYSIDE RESORT GOLF PRACTICE RANGE

KEENWICK SOUND



N/F LANDS OF SUSSEX SPORTS AMENITIES, LLC
T.M. 533-19.00-36.01

CA 10

FMA 1

BAYSIDE RESORT GOLF HOLE NO. 2

P1.2

N/F LANDS OF SUSSEX SPORTS AMENITIES, LLC
T.M. 533-19.00-36.01

CA 11

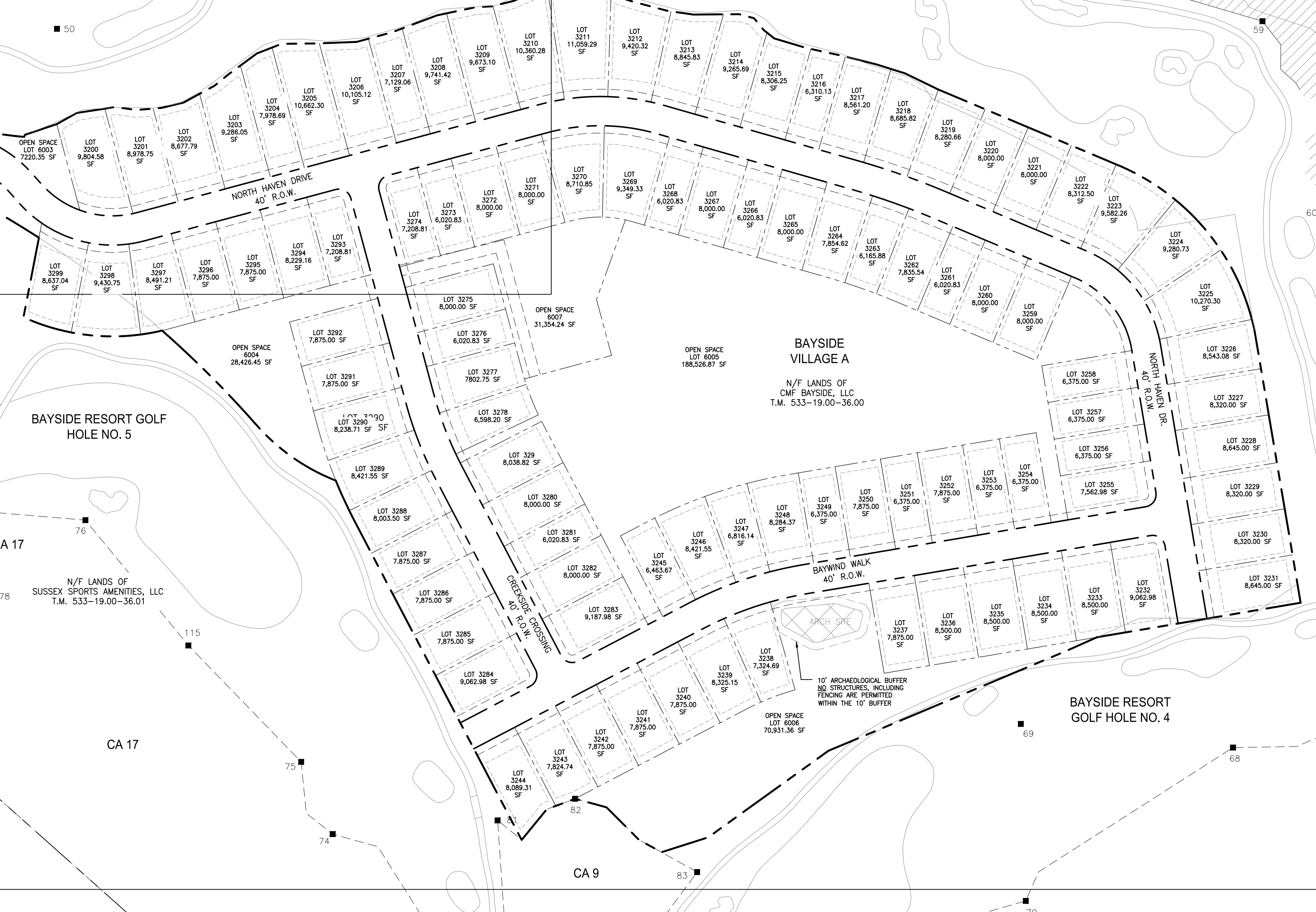
ROY CREEK

FMA 2

MCA-5 FORESTED MITIGATION AREA

APPROVED PUMP STATION
2,625.82 SF TO BE DEDICATED TO SUSSEX COUNTY

PLOT CODE: P1.1 (0.25" = 100'), P1.2 (0.25" = 100')
 PENN-RED: 0.06" (1.5mm), PENN-YELLOW: 0.07" (1.8mm), PENN-GREEN: 0.08" (2.0mm), PENN-BLUE: 0.09" (2.3mm), PENN-MAGENTA: 0.10" (2.5mm), PENN-WHITE: 0.11" (2.8mm)



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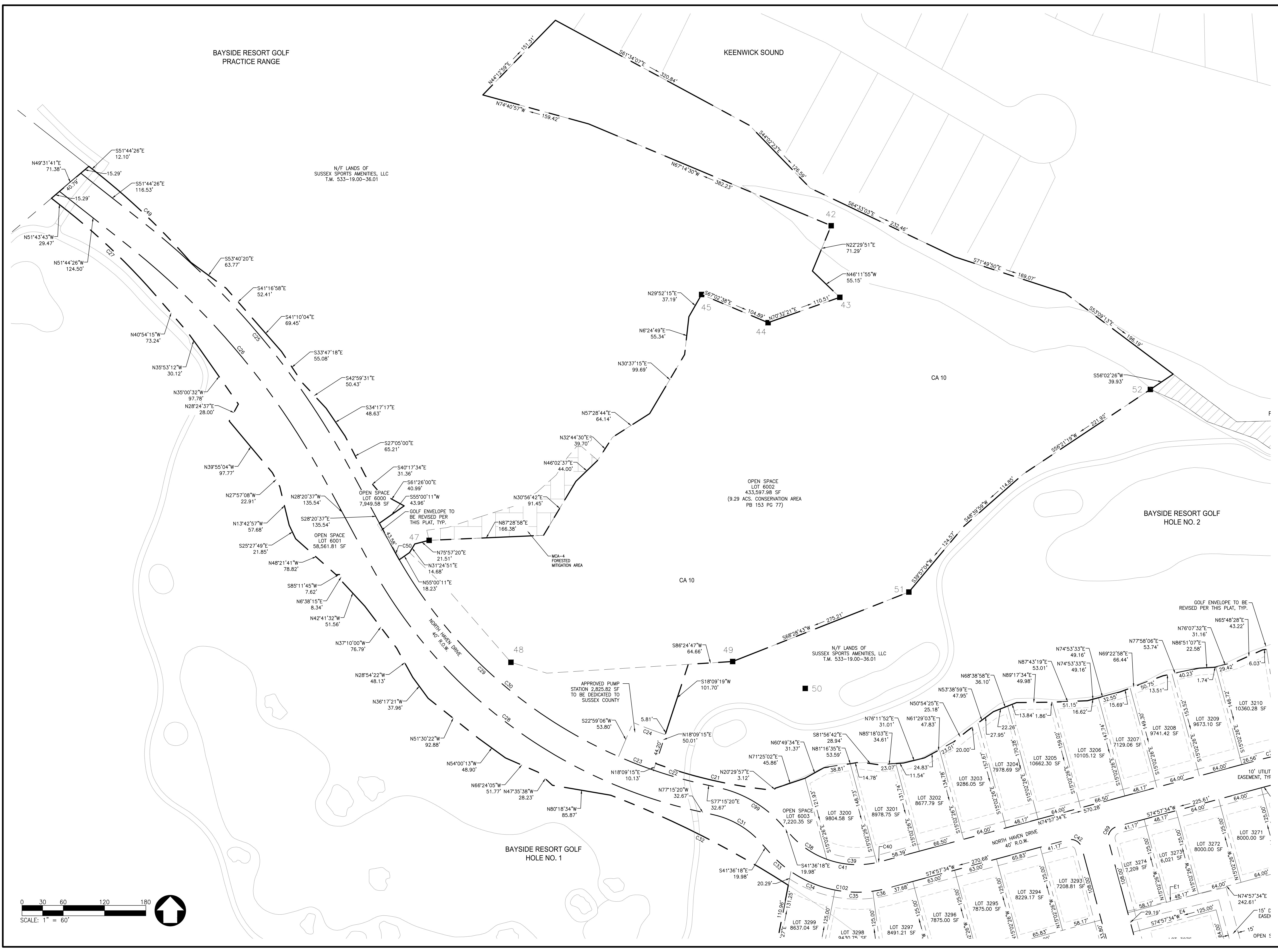
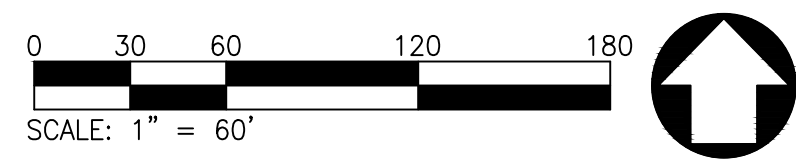
AMERICANA BAYSIDE
Carl M. Zimmerman
 COMMUNITIES
 BALTIMORE HUNDRED
 SUSSEX COUNTY, DELAWARE

VILLAGE A
 RECORD PLAT
 KEY SHEET

SCALE: 1" = 100'
 SHEET NO. P1.0
 DESIGN BY: KK/TMG
 DRAWN BY: RLM/KK
 CHECKED BY:
 GMB FILE: 97058-J
 DATE: FEB 2020

Project: 190737050 - Drawings Village A Record Plat and FSR (p.1) RECORD Plat.dwg, 1/11/2020, Landon Myrick

PLOT CODE: P11
 P11-RED (300 INCHES (25mm))
 P11-YELLOW (300 INCHES (25mm))
 P11-ORANGE (300 INCHES (25mm))
 P11-GREEN (300 INCHES (25mm))
 P11-BLUE (300 INCHES (25mm))
 P11-BROWN (300 INCHES (25mm))
 P11-GRAY (300 INCHES (25mm))
 P11-WHITE (300 INCHES (25mm))



PRINTS ISSUED FOR: RECORDATION

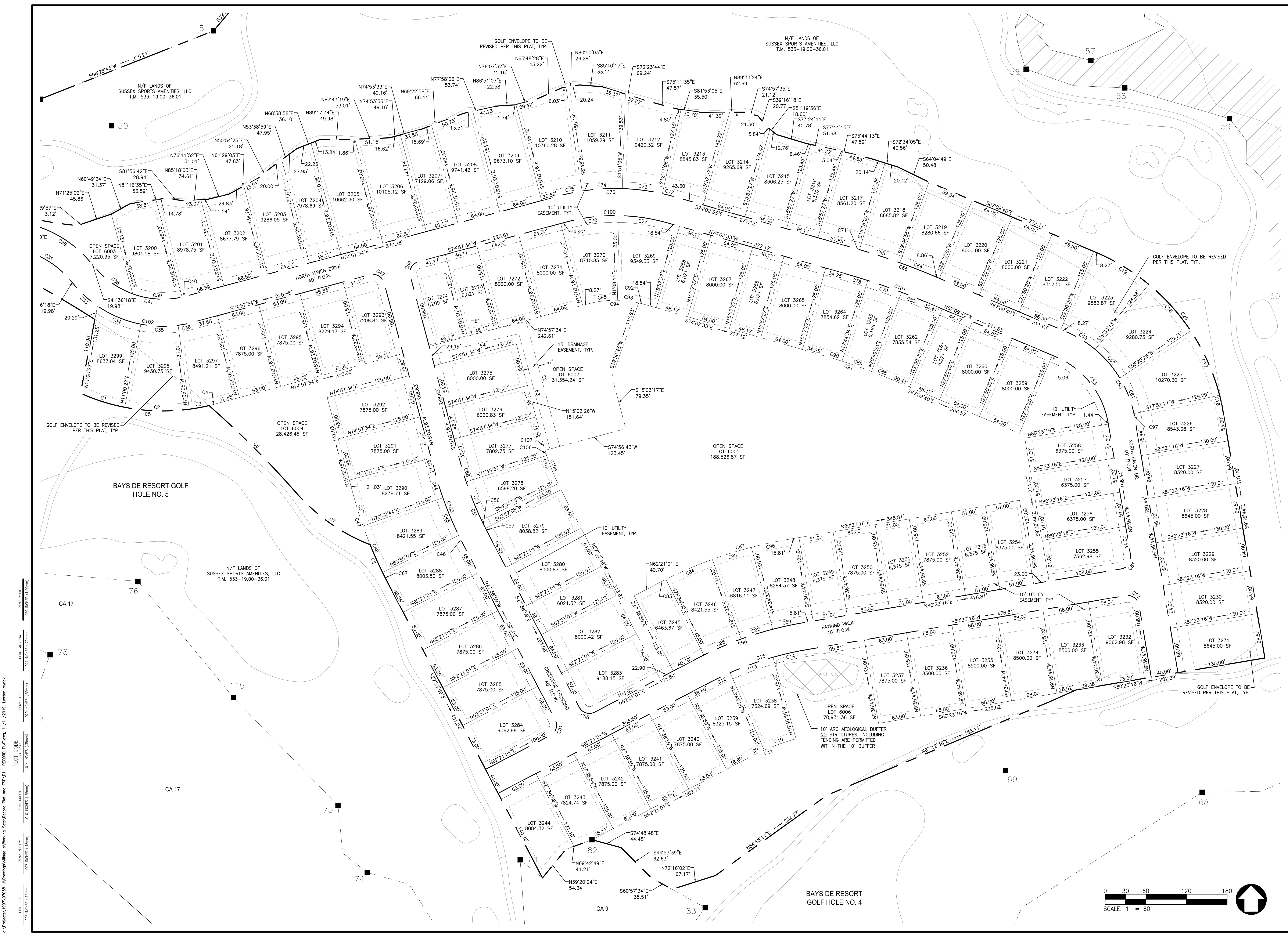
DATE	REVISIONS	NO.

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AMERICANA BAYSIDE
Carrollwood COMMUNITIES
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

VILLAGE A RECORD PLAT

SCALE: 1" = 60'
 SHEET NO. **P1.1**
 DESIGN BY: KK/TMG
 DRAWN BY: RLM/KK
 CHECKED BY:
 GMB FILE: 97058-J
 DATE: FEB 2020



Project: 1997-07058 - Drawings Village A Record Plat and P&M (p.1) RECORD P&M.dwg, 11/17/2019, Landon Myrick
 PLOT CODE: P&M-ORANGE (200 INCHES (50mm))
 P&M-RED (200 INCHES (50mm))
 P&M-YELLOW (200 INCHES (50mm))
 P&M-ORANGE (200 INCHES (50mm))
 P&M-ORANGE (200 INCHES (50mm))
 P&M-ORANGE (200 INCHES (50mm))
 P&M-ORANGE (200 INCHES (50mm))

PRINTS ISSUED FOR: RECORDATION

NO.	REVISIONS	DATE

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BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

VILLAGE A RECORD PLAT

SCALE: 1" = 60'	SHEET NO.
DESIGN BY: KK/TMG	P1.2
DRAWN BY: RLM/KK	
CHECKED BY:	
GMB FILE: 97058-J	
DATE: FEB 2020	

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CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD DIRECTION, CHORD, BEGINNING COORDINATE, ENDING COORDINATE. Contains 61 curve entries.

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD DIRECTION, CHORD, BEGINNING COORDINATE, ENDING COORDINATE. Contains 61 curve entries.

EASEMENT LINE TABLE with columns: LINE, LENGTH, DIRECTION. Contains 4 entries (E1-E4).



PRINTS ISSUED FOR RECORDATION table with columns: DATE, REVISIONS, NO.

GMB logo and contact information for GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS.

AMERICANA BAYSIDE BALTIMORE HUNDRED COMMUNITIES logo and project location: BALTIMORE HUNDRED SUSSEX COUNTY, DELAWARE.

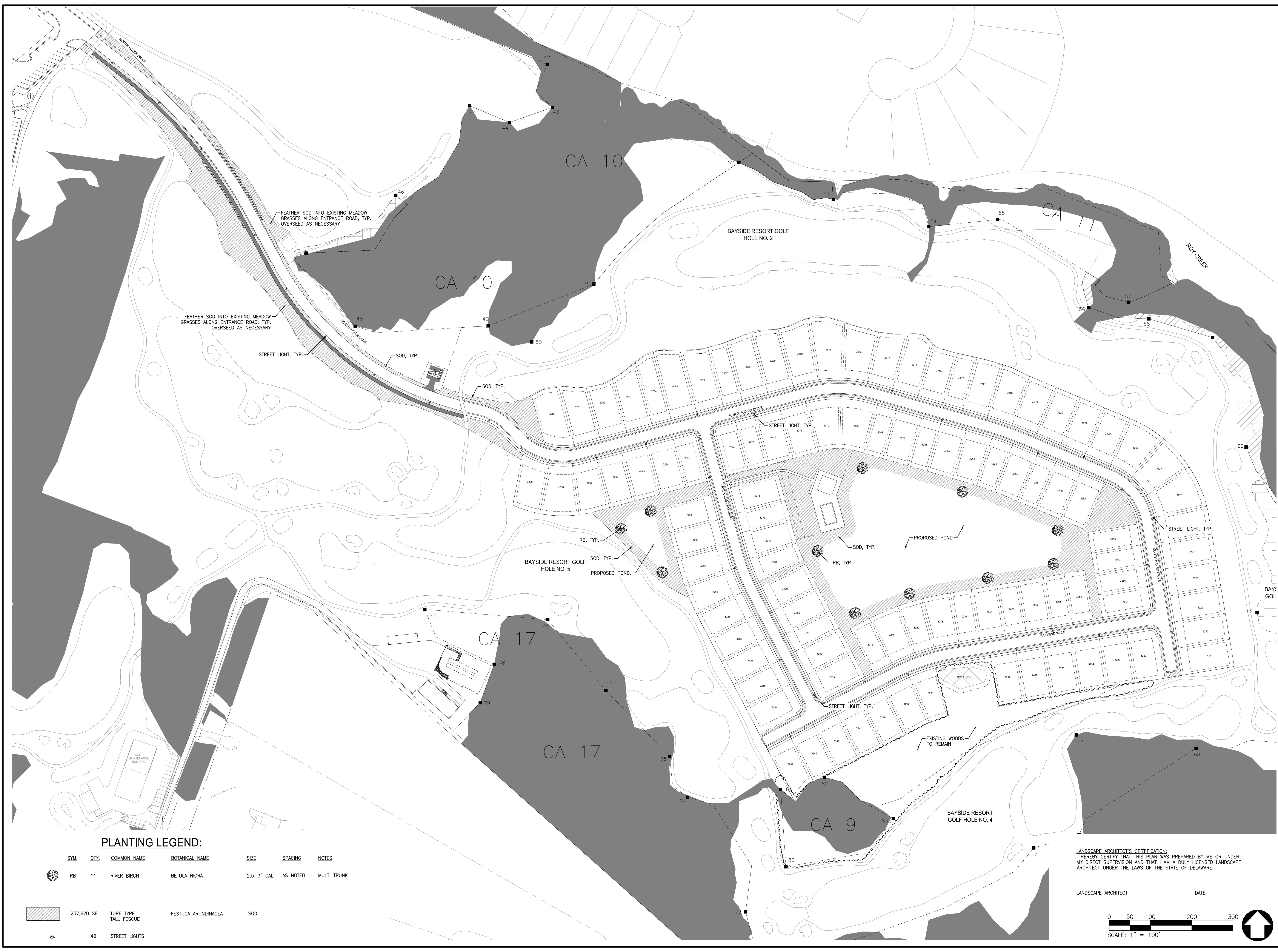
VILLAGE A LINE AND CURVE TABLE SHEET NO. P1.3. Includes scale (1" = 60'), drawing date (FEB 2020), and design/draw information.

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AMERICANA BAYSIDE
Carl M. Zimmerman
 COMMUNITIES
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

**VILLAGE A
 LANDSCAPING
 AND LIGHTING
 PLAN**

SCALE: 1" = 100'	SHEET NO.
DESIGN BY: KK/TMG	L1.0
DRAWN BY: RLM/KK	
CHECKED BY:	
GMB FILE: 97058-J	
DATE: FEB 2020	

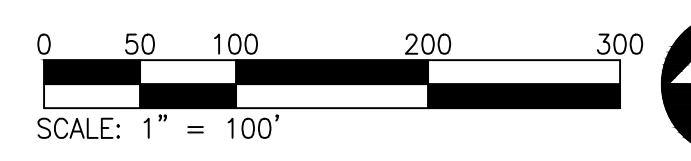


PLANTING LEGEND:

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	NOTES
	11	RIVER BIRCH	BETULA NIGRA	2.5-3" CAL.	AS NOTED	MULTI TRUNK
	237,620 SF	TURF TYPE TALL FESCUE	FESTUCA ARUNDINACEA	SOD		
	40	STREET LIGHTS				

LANDSCAPE ARCHITECT'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF DELAWARE.

LANDSCAPE ARCHITECT _____ DATE _____



PLOT CODE: PFM-WHITE (204 INCHES (519mm)), PFM-MEDIUM (207 INCHES (526mm)), PFM-BLUE (209 INCHES (531mm)), PFM-RED (206 INCHES (523mm)), PFM-ORANGE (208 INCHES (529mm))



GEORGE, MILES & BUHR, LLC



ARCHITECTS
ENGINEERS

206 WEST MAIN STREET
SALISBURY, MD 21801
PH: 410.742.3115
PH: 800.789.4462
FAX: 410.548.5790

SALISBURY
BALTIMORE
SEAFORD

www.gmbnet.com



February 18, 2020

Sussex County Department of Planning & Zoning
2 The Circle
Georgetown, DE 19947

Attn: Lauren DeVore
Planner III

Re: Americana Bayside R.P.C.
Parcel P
GMB # 200018

Dear Ms. DeVore:

We have received your comment letter dated, February 18, 2020 for the above referenced project and offer the following responses.

Comment 1: The plans indicate that this site lies within the Combined Highway Corridor Overlay Zoning District (CHCOZ). However, this zone is only established along and includes all unincorporated lands within 600 feet on each side of Routes 1, 13, and 113 (§115-194.1(B)). Please remove and correct this information on the plans.

Response 1: ***According to #7 of the Zoning Conditions for CMF Bayside, LLC – Change of Zone No. 1393, the applicant shall establish a 60’ Highway Corridor Overlay Zone Setback along the property fronting Route 54.***

Comment 2: Staff notes that there is parking within the front yard setback. The applicant will need to request approval from the Planning and Zoning Commission to allow for parking within the front yard setback.

Response 2: ***We are requesting approval for parking within the front yard setback.***

Comment 3: Staff notes that 2 ADA accessible parking spaces have been included on the plans. This does not meet the minimum ADA space provision requirements per the 2012 IBC standards which require 3 ADA spaces for parking upwards of 50 spaces (International Building Code, 2012, Table 1106.1, page 11-4).

Response 3: ***A third ADA accessible parking spot has been added to the plan.***

Comment 4: Please include the street name (Lighthouse Road) on the plans under “Route 54” for additional clarity.

Response 4: ***The street name has been added to the plan.***

JAMES H. WILLEY, JR., PE
PETER A. BOZICK, JR., PE
JUDY A. SCHWARTZ, PE
CHARLES M. O'DONNELL, III, PE
W. BRICE FOXWELL, PE
A. REGGIE MARINER, JR., PE
JAMES C. HOAGESON, PE
STEPHEN L. MARSH, PE
DAVID A. VANDERBEEK, PE
ROLAND E. HOLLAND, PE
JASON M. LYTLE, PE
CHRIS B. DERBYSHIRE, PE
W. MARK GARDOCKY, PE
MORGAN H. HELFRICH, AIA
KATHERINE J. MCALLISTER, PE

JOHN E. BURNSWORTH, PE
MICHAEL G. KOBIN, PE
VINCENT A. LUCIANI, PE
ANDREW J. LYONS, JR., PE
W. NICHOLAS LLOYD
AUTUMN J. WILLIS

Comment 5: Please include topographic contours at one-foot intervals, unless waived by the Commission as clearly unnecessary to review the project or proposal (§115-220(B)(4).

Response 5: *Contours at one-foot intervals are shown on the site plan.*

Comment 6: Please include the net development area of the project. The net development area shall refer to the total area of land available for development. It shall not include open space, drainage land, regional roads and land used for other public facilities (§115-220(B)(6).

Response 6: *Areas have been added to the cover sheet.*

Comment 7: Please add the height of the proposed building and include the maximum height permitted in the MR Zoning District in the Site Data Column (§115-220(B)(8).

Response 7: *Proposed building height has been added to the Site Data Column.*

Comment 8: Please include the acreage of wetlands currently on the parcel in the Site Data Column (§115-220(B)(13).

Response 8: *Added to the cover sheet.*

Comment 9: Please clearly delineate the location of all flood zones (§115-220(B)(14).

Response 9: *Flood zone lines have been made a heavier line weight for clarification.*

Comment 10: Please include the dimensions of the proposed dumpsters and indicate if any screening is proposed. If proposed, the screening must meet the provisions of §115-170.1(C) (1-4).

Response 10: *This will be included on the Final Site Plan.*

Comment 11: Please include details regarding any landscaping to be proposed.

Response 11: *Proposed landscaping and lighting will be included on the Final Site Plan.*

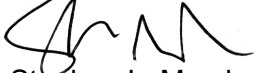
Comment 12: Prior to approval of the Final Site Plan, approval letters or letters of objection from the following agencies shall be submitted to the Sussex County Planning and Zoning Office:

- a. Sussex Conservation District
- b. Office of the State Fire Marshal
- c. Delaware Department of Transportation (DeIDOT)

Response 12: *Agency Approvals/Letters of No Objection will be provided prior to Final Site Plan approval.*

Thank you for your time and attention in this matter.

Sincerely,



Stephen L. Marsh, P.E.
Sr. Vice President

Enclosures:

- One (1) copy of Revised Preliminary Site Plan (paper and electronic)

cc: CMF Bayside
Attn: Josh Mastrangelo (w/ electronic encl)

ZONING CONDITIONS

FEBRUARY 6, 2001 - AMENDED SEPTEMBER 23, 2003 AND APRIL 13, 2010

CMF BAYSIDE, L.L.C. - CHANGE OF ZONE NO. 1393

CONDITIONS

- 1. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS SHALL NOT EXCEED 1,700.
2. THE DEVELOPER MAY PROVIDE A MINIMUM OF 104 ASSISTED LIVING UNITS. REDUCTION OF ANY TYPE OF RESIDENTIAL UNITS WILL BE AT THE DISCRETION OF THE APPLICANT.
3. THE MAXIMUM SQUARE FOOTAGE OF RETAIL/OFFICE SPACE SHALL BE 170,000 SQUARE FEET. THE DEVELOPER SHALL PROVIDE A MEDICAL FACILITY.
4. RESIDENTIAL CERTIFICATES OF OCCUPANCY SHALL NOT EXCEED 200 ANNUALLY ON A CUMULATIVE BASIS.
5. SITE PLAN REVIEW FOR EACH PHASE OF DEVELOPMENT SHALL BE REVIEWED AND APPROVED BY THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.
6. ALL ENTRANCES, INTERSECTIONS, AND ROADWAY IMPROVEMENTS REQUIRED BY DELDOT SHALL BE COMPLETED BY THE APPLICANT IN ACCORDANCE WITH ANY FURTHER MODIFICATIONS REQUIRED BY DELDOT, ONCE 200 CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED.
7. THE APPLICANT SHALL ESTABLISH A 60-FOOT HIGHWAY CORRIDOR OVERLAY ZONE SETBACK ALONG THE PROPERTY FRONTING ROUTE 54.
8. RECREATIONAL FACILITIES, I.E., GOLF, TENNIS COURTS, SWIMMING POOLS, ETC., SHALL BE CONSTRUCTED TO COINCIDE WITH CONSTRUCTION PHASES SCHEDULED AND SUBJECT TO REVIEW AND APPROVAL BY THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.
9. THE RPC SHALL BE SERVED BY THE SUSSEX COUNTY SOUTH COASTAL REGIONAL WASTEWATER FACILITY PER SUSSEX COUNTY ENGINEERING DEPARTMENT REGULATIONS AND SPECIFICATIONS.
10. THE RPC SHALL BE SERVED BY A CENTRAL WATER SYSTEM PROVIDING DRINKING WATER AND FIRE PROTECTION PER APPLICABLE REGULATIONS AND APPROVAL OF THE DEPARTMENT OF NATURAL RESOURCES, THE STATE FIRE MARSHAL'S OFFICE, THE PUBLIC SERVICE COMMISSION, AND THE STATE OF DELAWARE OFFICE OF PUBLIC HEALTH.
11. STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL SHALL EQUAL OR EXCEED ALL APPLICABLE STATE AND COUNTY REGULATIONS.
12. THE APPLICANT SHALL ESTABLISH "BEST MANAGEMENT PRACTICES" IN REGARD TO GOLF COURSE MAINTENANCE AND PROTECTION OF NON-TIDAL WETLANDS. THE OPERATOR OF THE GOLF COURSE SHALL FILE A NUTRIENT MANAGEMENT PROGRAM WITH THE APPROPRIATE STATE AGENCY.
13. THE APPLICANT SHALL COORDINATE WITH THE CENTER FOR THE INLAND BAYS THE DEVELOPMENT OF A PUBLIC INLAND BAY NATURE TRAIL AND OBSERVATORY.
14. STATE AND FEDERAL WETLANDS SHALL BE MAINTAINED AS NON-DISTURBANCE AREAS, EXCEPT FOR DISTURBANCE AUTHORIZED BY A VALID FEDERAL OR STATE PERMIT. THERE SHALL BE NO CONSTRUCTION IN ANY WETLANDS WITHOUT VALID PERMITS.
15. THE APPLICANT SHALL PROVIDE, AT NO COST, A PARCEL OF LAND APPROPRIATE FOR USE BY THE DELAWARE STATE POLICE AND A PARCEL OF LAND APPROPRIATE FOR USE BY THE ROXANA VOLUNTEER FIRE COMPANY WHEN DEEMED APPROPRIATE BY SAID ORGANIZATIONS. THE LOCATION AND SIZE OF SAID PARCELS SHALL BE AS MUTUALLY AGREED UPON BY THE PARTIES INVOLVED.
16. THE APPLICANT SHALL PROVIDE SHUTTLE SERVICE TO THE RESIDENTS OF AMERICANA BAYSIDE, AS NEEDED, TO THE BEACHES FOR RECREATION AND SHOPPING. THE APPLICANT SHALL PLAN TO EDUCATE AND ENCOURAGE THE USE OF THIS SERVICE IN REGARD TO DECREASING TRAFFIC ON ROUTE 54.
17. THE APPLICANT SHALL PROVIDE ADEQUATE SECURITY FOR DEVELOPMENT. SECURITY SHOULD INCLUDE A 24-HOUR EMERGENCY CENTER, SUFFICIENT STAFF AND VEHICLES, WITH INCREASING STAFF TO COINCIDE WITH INCREASING OCCUPANTS FOR THE PROJECT.
18. THE APPLICANT SHALL COORDINATE WITH THE STATE AND COUNTY EMERGENCY PLANNING OFFICES IN DEVELOPMENT AND IMPLEMENTATION OF AN EMERGENCY EVACUATION PROCEDURE FOR THE DEVELOPMENT, WHICH WILL BE INCORPORATED INTO THE RESTRICTIONS OF THE DEVELOPMENT AND MAY REQUIRE EARLY MANDATORY EVACUATION, IF NEEDED, BY SAID OFFICES.
19. THE RPC SHALL NOT CONTAIN A MARINA, INDIVIDUAL BOAT DOCK FACILITIES, OR BOAT LAUNCHING FACILITIES OTHER THAN A COMMUNITY WATER TAXI SERVICE FACILITY. NON-MOTORIZED WATERCRAFT SHALL BE PERMITTED AT THE BOAT LAUNCHING FACILITY OF THE COMMUNITY WATER TAXI SERVICE.
20. NO SITE PREPARATION, SITE DISTURBANCE, SITE EXCAVATION, OR OTHER SITE CONSTRUCTION SHALL BE COMMENCED UNTIL ALL PERMITS REQUIRED BY ALL OTHER LAWS, ORDINANCES, RULES AND REGULATIONS SHALL HAVE BEEN ISSUED AND THE APPROVED FINAL SITE PLAN IS RECORDED, EXCEPT SUCH SITE WORK FOR WHICH A PERMIT HAS BEEN ISSUED BY THE SUSSEX CONSERVATION DISTRICT. THE SITE WORK AUTHORIZED BY THE SUSSEX CONSERVATION DISTRICT PERMIT MAY BE COMMENCED UPON SUBMISSION OF COPIES OF THE APPLICATION FOR PERMITS FROM THE SUSSEX COUNTY ENGINEERING DEPARTMENT AND DELDOT TO THE DIRECTOR OF PLANNING AND ZONING AND SUBMISSION OF A BOND IN AN AMOUNT EQUAL TO 125% OF THE COST OF THE SITE WORK AUTHORIZED BY THE SUSSEX CONSERVATION DISTRICT PERMIT AND IN A FORM ACCEPTABLE TO THE COUNTY ATTORNEY. THE BOND SHALL BE RELEASED UPON THE ISSUANCE OF ALL OTHER PERMITS AND THE FILING OF AN APPROVED MASTER PLAN OR FINAL SITE PLAN.
21. NO EXISTING STATE ROADS IN THE DEVELOPMENT SHALL BE VACATED, THE DEVELOPERS ARE PROPOSING TO REALIGN COUNTY ROAD 394 AND 394A; THAT THESE ROADS WILL REMAIN OPEN TO THE PUBLIC; THAT TRAFFIC CALMING DEVICES WILL BE INCORPORATED INTO THE DESIGN; THAT THE RELOCATION OF THE ROADS DOES NOT CONSTITUTE THE VACATION OR ABANDONMENT OF A ROAD; AND THAT THE APPROVAL WILL STILL BE SUBJECT TO DELDOT'S APPROVAL THROUGH A HEARING PROCESS.
22. PUBLIC ACCESS SHALL BE PERMITTED AT THE END OF STATE ROUTE 394. ACCESS SHALL INCLUDE SUFFICIENT PARKING FOR EIGHT VEHICLES.
23. ASSISTED LIVING UNITS MAY BE LOCATED ON THE NORTH SIDE OF ROUTE 54, WEST OF ROUTE 20.
24. ALL COMMERCIAL ACTIVITIES SHALL BE LIMITED TO THE SOUTH SIDE OF ROUTE 54, EXCEPT FOR A 1.27 ACRE PARCEL DESIGNATED TAX MAP 35-33-19.00 PARCEL 17.01, LOCATED ON THE NORTH SIDE OF ROUTE 54 ON WHICH COMMERCIAL USE SHALL BE PERMITTED SUBJECT TO COMMERCIAL ENTRANCE APPROVAL FROM DELDOT. ENTRANCE TO THE COMMERCIAL AREA LOCATED ON THE SOUTH SIDE OF ROUTE 54 SHALL BE A MINIMUM OF 300 FEET FROM ROUTE 54, EXCEPT FOR A SINGLE RIGHT-IN/RIGHT-OUT COMMERCIAL ENTRANCE TO A PARCEL DESIGNATED AS TAX MAP 5-33-19.00 PARCEL 16.00, WHICH IS SUBJECT TO APPROVAL FROM DELDOT.

PLANNING & ZONING DESIGN CONDITIONS - SEPTEMBER 23, 2003

- A. THE COMMISSION APPROVED A 35-FOOT AGGREGATE YARD FOR TOWNHOUSE UNITS WITH A MINIMUM FRONT YARD SETBACK OF 15-FEET.
B. THE COMMISSION APPROVED 75-FOOT SINGLE FAMILY LOTS ALONG ROADS 394 AND 394A.
C. THE COMMISSION APPROVED THE HEIGHTS OF THE STRUCTURES IN THE COMMERCIAL AREAS, TOWNHOUSES, MULTI-FAMILY UNITS AND THE MIXED USES TO BE 52- FEET IN HEIGHT AS PERMITTED IN THE HIGH DENSITY RESIDENTIAL DISTRICTS; THERE MAY BE PARKING LOCATED UNDERNEATH THESE STRUCTURES WHICH WILL RESULT IN MORE OPEN SPACE BEING CREATED; AND THAT ALL SINGLE FAMILY RESIDENCES WILL NOT EXCEED THE MAXIMUM ALLOWED 42-FOOT HEIGHT LIMIT WITH THE FOLLOWING STIPULATIONS:
1. THERE SHALL BE NO LIVING SPACE ABOVE 42- FEET.
2. THE MAXIMUM HEIGHT OF THE ROOF PEAK SHALL NOT EXCEED 52- FEET.
3. ORNAMENTAL IMPROVEMENTS, SUCH AS CUPOLAS, WIDOW'S WATCHES, CROW'S NEST OR SIMILAR, SHALL NOT EXCEED 8- FEET ABOVE THE PEAK OF THE ROOF.
D. THE COMMISSION APPROVED PARKING SPACES LOCATED BELOW THE MULTI-FAMILY STRUCTURES ONLY TO BE 9- FEET BY 18- FEET IN SIZE, THAT THESE SPACES WILL FIT WITHIN THE BUILDING FOOTPRINTS OF THE MULTI-FAMILY UNITS; THAT THERE WILL BE A SHUTTLE SERVICE FOR THE COMMUNITY; THAT ALL OTHER PARKING SPACES WILL COMPLY WITH THE REQUIREMENTS OF THE ZONING CODE; AND THAT THE ENTIRE PROJECT WILL REQUIRE 5,339 PARKING SPACES WHICH WILL BE PROVIDED.

SUSSEX COUNTY BOARD OF ADJUSTMENT - CASE #8702

ON JULY 12, 2004, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A VARIANCE REQUEST FOR CHAPTER 115, ARTICLE XVI, SUBSECTION 127 REDUCING THE MINIMUM SINGLE FAMILY LOT SIZE TO 6,000 SQUARE FEET, A VARIANCE OF 1,500 SQUARE FEET, FOR 127 HOMES LABELED AS "PATIO HOMES" ON THE APPROVED MR-RPC MASTER PLAN.

SUSSEX COUNTY BOARD OF ADJUSTMENT - CASE #9853

ON JUNE 4, 2007, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A VARIANCE REQUEST FOR CMF BAYSIDE, LLC TO INSTALL A VEE-SHAPED GROUND SIGN AT ROUTE 54 APPROXIMATELY 240 SQUARE FEET ON EACH SIDE.

SUSSEX COUNTY PLANNING AND ZONING COMMISSION

ON MARCH 22, 2012, THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION UNANIMOUSLY APPROVED A REQUEST TO AMEND THE SIDE YARD SETBACK FOR SINGLE FAMILY DWELLINGS AND DUPLEX HOME TYPES TO 5 FEET FOR FUTURE HOMES IN THE PROJECT.

SUSSEX COUNTY BOARD OF ADJUSTMENT - CASE #11282

ON SEPTEMBER 9, 2013, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A REQUEST FROM CMF BAYSIDE, LLC FOR A 20 FOOT VARIANCE FROM THE 60 FEET LOT WIDTH REQUIREMENT TO 40 FEET AND A 2,500 SQUARE FEET VARIANCE FROM THE MINIMUM 7,500 SQUARE FEET LOT AREA REQUIREMENT TO 5,000 SQUARE FEET FOR THE LOTS IN VILLAGE C, PHASE 1 AMERICANA BAYSIDE.

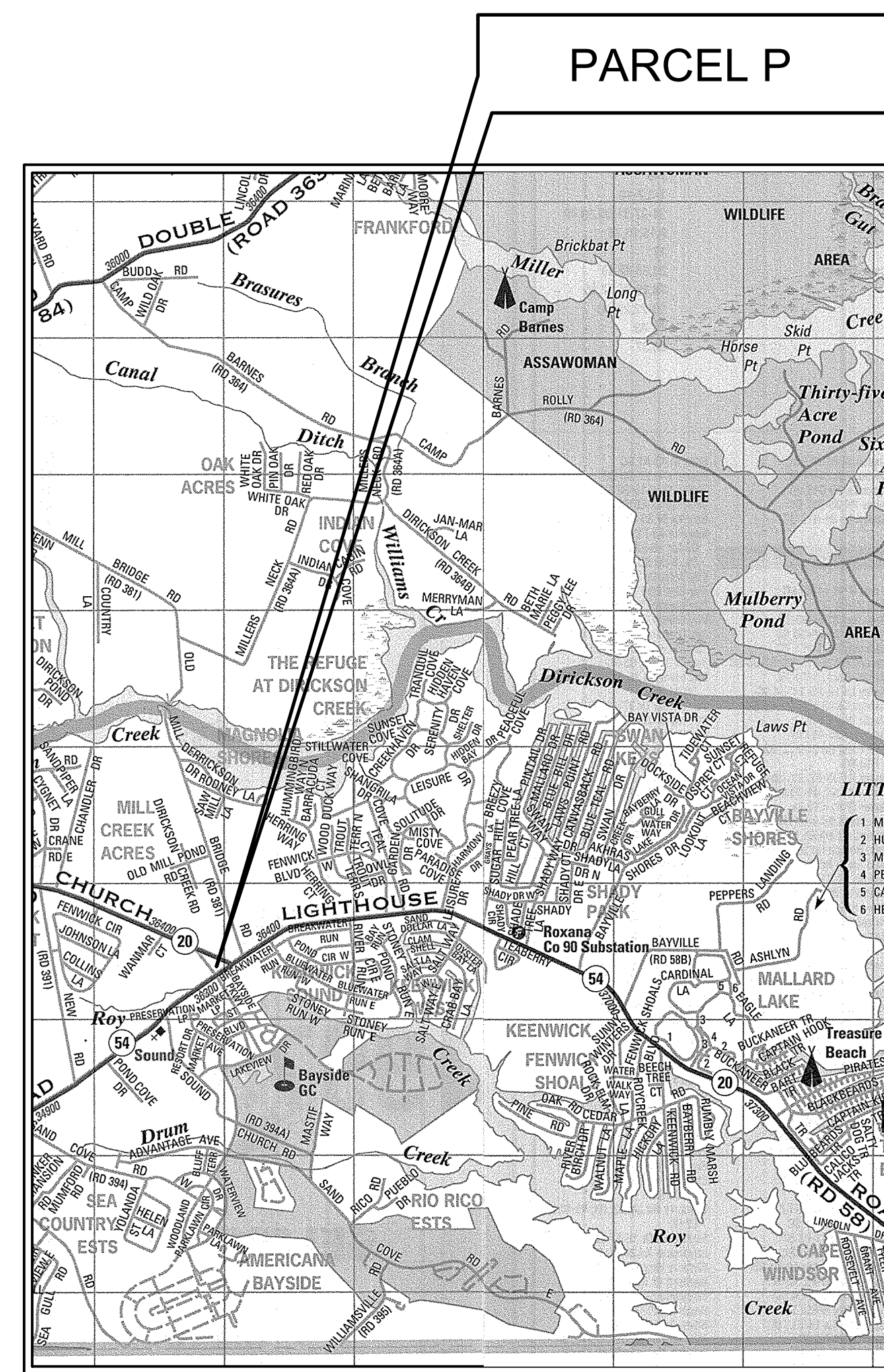
AMERICANA BAYSIDE



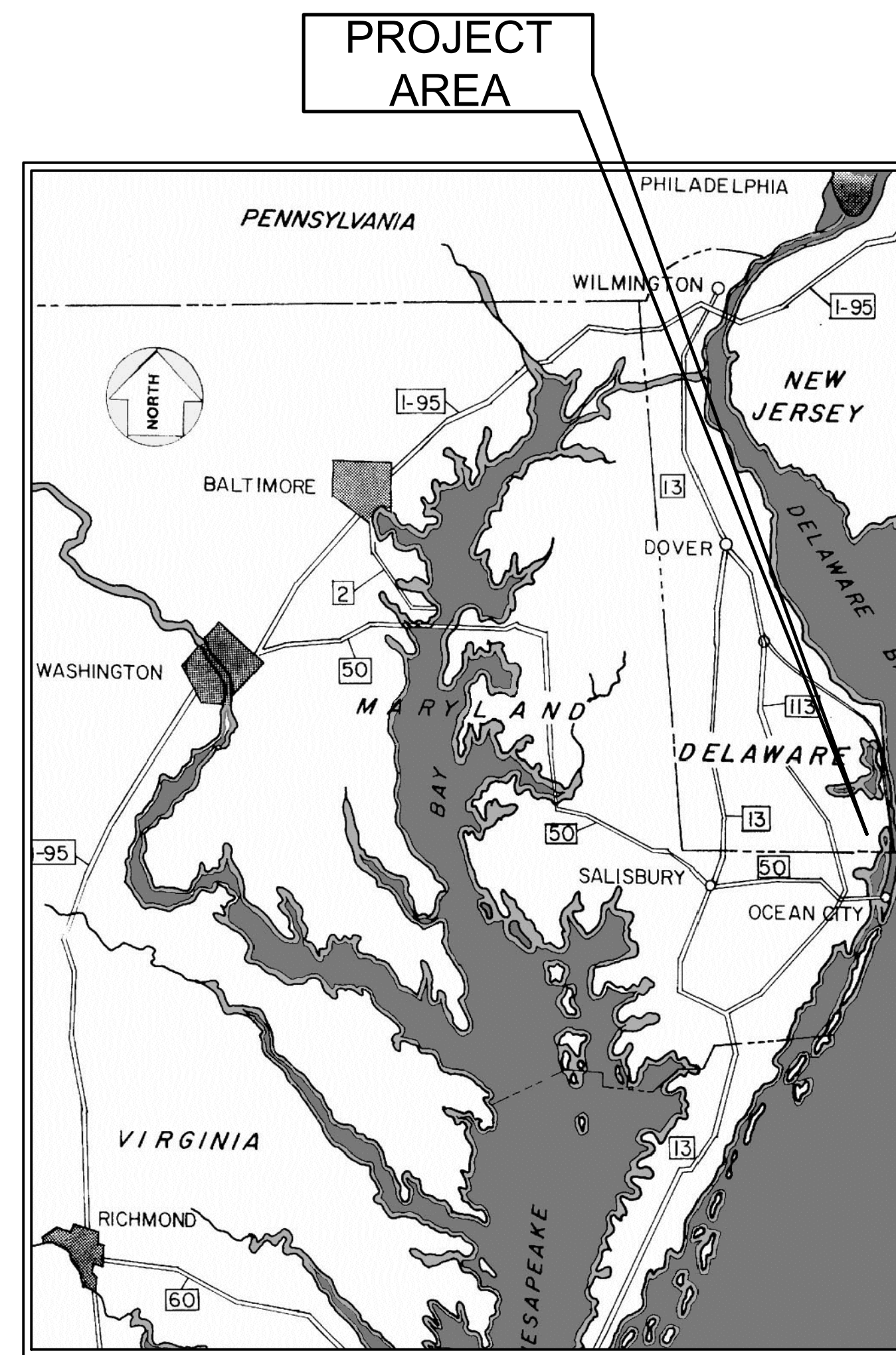
SUSSEX COUNTY, DELAWARE

PARCEL P PRELIMINARY SITE PLAN

GMB File No. 200018



LOCATION MAP SCALE: 1" = 2000'



VICINITY MAP SCALE: 1" = 20 MILES

LIST OF DRAWINGS:

- PSP-1 COVER SHEET
PSP-2 PRELIMINARY SITE PLAN

CONSULTANT TEAM

OWNER/APPLICANT: CMF BAYSIDE, LLC
21 VILLAGE GREEN DRIVE, SUITE 200
OCEAN VIEW, DE 19970
CONTACT: JOSH MASTRANGELO
(PHONE) 302-436-3000

CIVIL ENGINEER: GEORGE, MILES & BUHR, LLC
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
CONTACT: STEPHEN L. MARSH, P.E.
410-742-3115 (PHONE)
410-546-5790 (FAX)

WETLANDS SPECIALIST: ENVIRONMENTAL RESOURCES, INC.
38173 DUPONT BLVD
SELBYVILLE, DE 19975
CONTACT: ED LAUNAY
302-436-9637 (PHONE)

SITE DATA:

TAX MAP #: 533-19.00 PARCEL 17.01
DEED REFERENCE: 2429/347
TOTAL PARCEL 17.01 AREA: 62825'
ZONING CLASSIFICATION: MR-RPC
PROPOSED USE: COMMERCIAL/RETAIL
BUILDING SIZE: 6,300 SQ.FT.
MAXIMUM BUILDING HEIGHT: 42'

FLOOD INFORMATION: SPECIAL FLOOD HAZARD AREAS:
ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
ZONE AE 4
FER FIRM MAP 10005C0651K, DATED MARCH 16, 2015

BUILDING SETBACKS: 60' FRONT YARD FROM RT. 54
40' FRONT YARD FROM RT. 20
10' REAR YARD
REQUIRED PARKING (1 PER 200 SQ.FT.): 32
PARKING PROVIDED: 57 (INCLUDING 3 ADA ACCESSIBLE SPACES)
WATER PROVIDER: TIDEWATER UTILITIES, INC.
SEWER PROVIDER: SUSSEX COUNTY

OWNERS CERTIFICATION:

I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING AT THE DEPARTMENTAL SPONSORED OR APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT CONTROL BEFORE INITIATION OF THE PROJECT. I CERTIFY THAT THE DEPARTMENT OR DELEGATED INSPECTION AGENCY HAS THE RIGHT TO CONDUCT ON-SITE INSPECTIONS.

JOSH MASTRANGELO, SENIOR VICE PRESIDENT DATE

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

ENGINEER'S SIGNATURE DATE

APPROVED BY SUSSEX COUNTY COUNCIL CHAIRMAN OR VICE CHAIRMAN

APPROVED BY SUSSEX COUNTY PLANNING AND ZONING COMMISSION

Table with columns for DATE, REVISIONS, and NO.

GMB logo and contact information for George, Miles & Buhr, LLC.

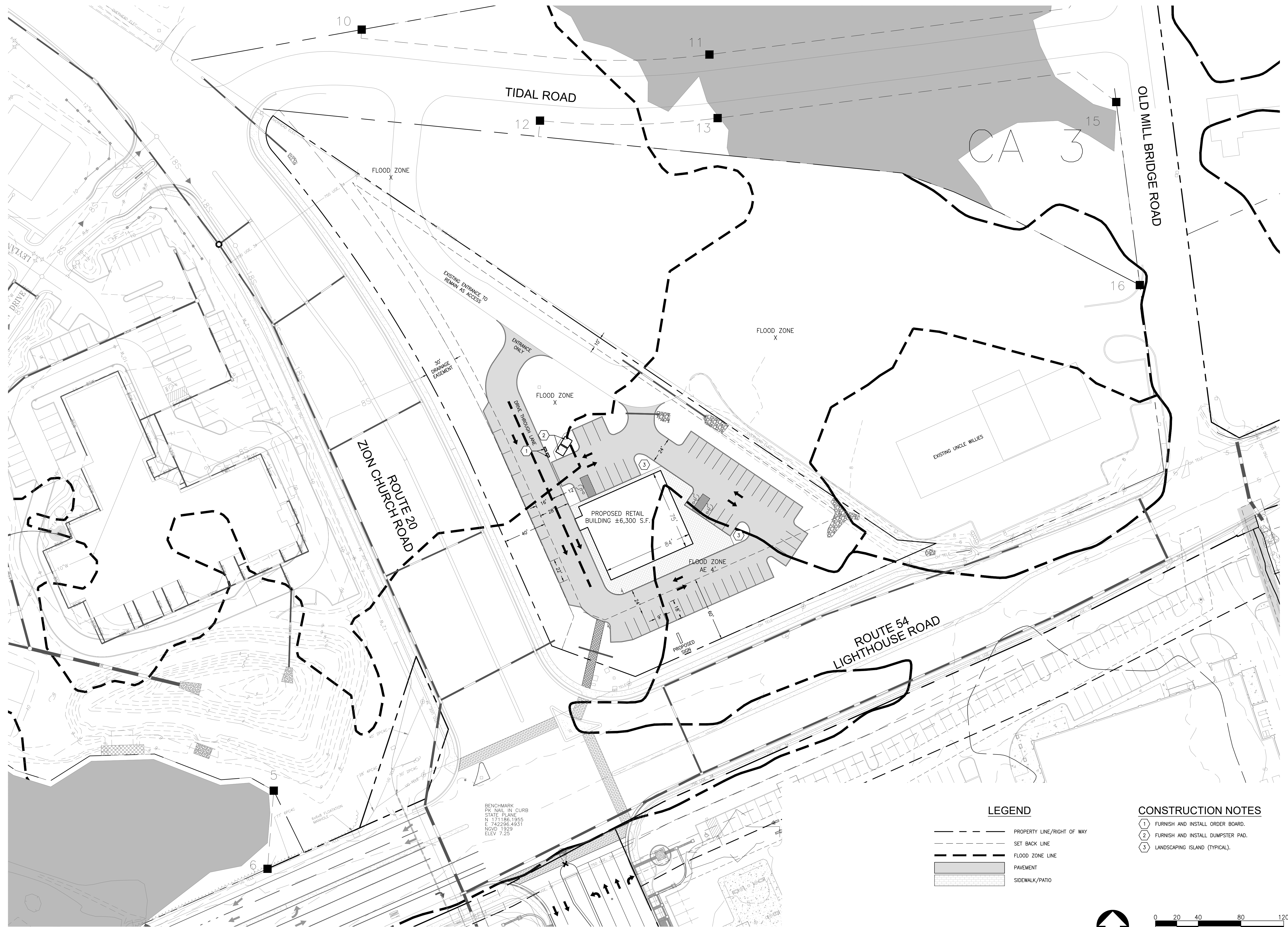
AMERICANA BAYSIDE
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

PARCEL P PRELIMINARY SITE PLAN COVER SHEET

Table with columns for SCALE, DESIGN, DRAWN, CHECKED, GMB FILE, DATE, SHEET NO., and PSP-1.

Vertical text on the left margin containing project details and scale information.

PLOT CODE
 P100-RED 1/8" = 1" (10mm)
 P100-YELLOW 1/8" = 1" (10mm)
 P100-GREEN 1/8" = 1" (10mm)
 P100-BLUE 1/8" = 1" (10mm)
 P100-BROWN 1/8" = 1" (10mm)
 P100-WHITE 1/8" = 1" (10mm)



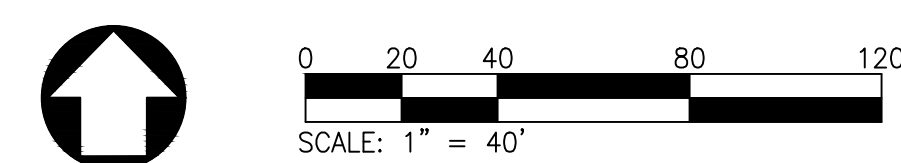
BENCHMARK
 PK NAIL IN CURB
 STATE PLANE
 N 171186.1955
 E 742236.4951
 NOD 1929
 ELEV 7.25

LEGEND

- PROPERTY LINE/RIGHT OF WAY
- SET BACK LINE
- FLOOD ZONE LINE
- PAVEMENT
- SIDEWALK/PATIO

CONSTRUCTION NOTES

- 1 FURNISH AND INSTALL ORDER BOARD.
- 2 FURNISH AND INSTALL DUMPSTER PAD.
- 3 LANDSCAPING ISLAND (TYPICAL).



PRINTS ISSUED FOR:
PRELIMINARY SITE PLAN

NO.	REVISIONS	DATE

GMB
 GEORGE, MILES & BUHR, LLC
 ARCHITECTS & ENGINEERS
 SALISBURY • BALTIMORE • SEAFORD
 206 WEST MAIN STREET
 SALISBURY, MARYLAND 21801
 410-742-3115, FAX 410-548-9790
 www.gmbnet.com

AMERICANA BAYSIDE

 BALTIMORE HUNDRED
 SUSSEX COUNTY, DELAWARE

**PARCEL P
 PRELIMINARY SITE
 PLAN**

SCALE: 1" = 40'	SHEET NO.
DESIGN BY: KK	PSP-2
DRAWN BY: RFT	
CHECKED BY:	
GMB FILE: 200018	
DATE: FEB 2020	

LEGEND

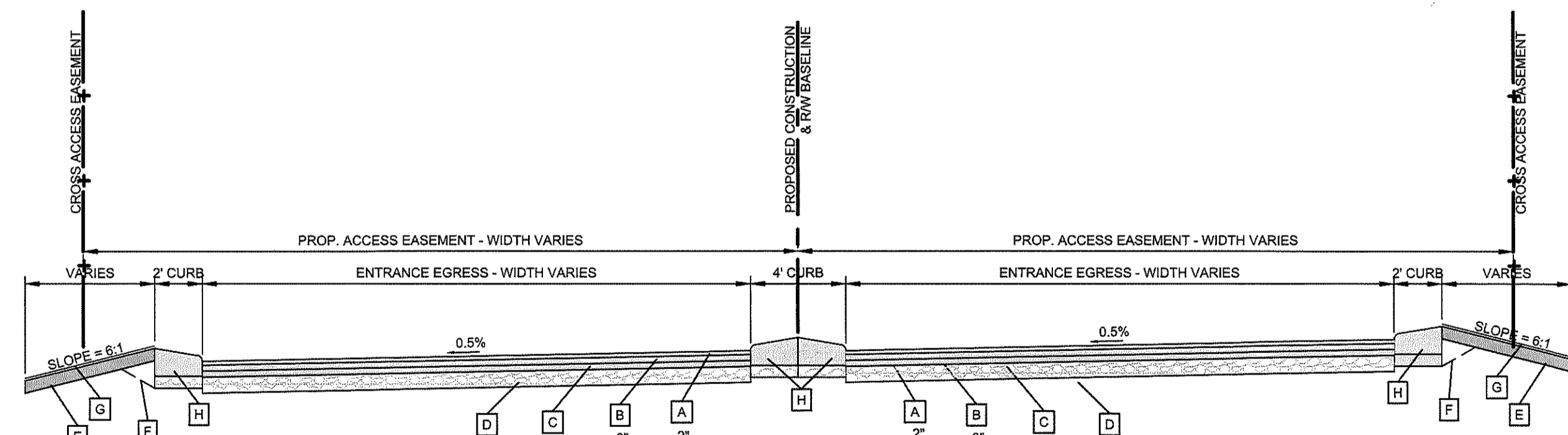
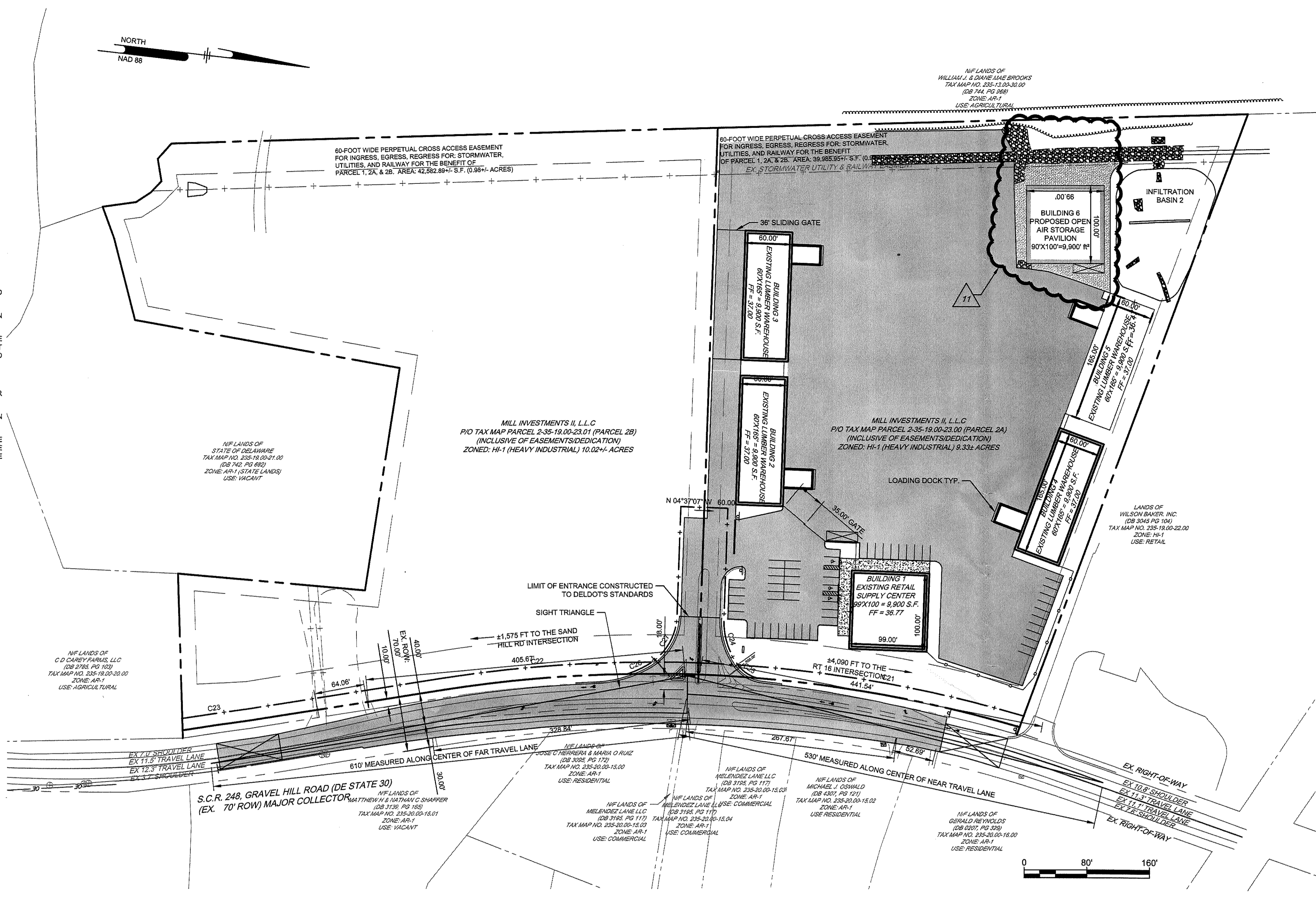
EXISTING	PROPOSED
	GRAVEL
	PAVEMENT
	BUILDINGS
	PROPERTY LINE
	RIGHT OF WAY
	EASEMENT
	PAVEMENT MARKINGS
	IRON ROD/PIN FOUND
	MONUMENT TO BE SET

DELDOT RECORD/SITE PLAN NOTES (REVISED 3-21-2019):

- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- 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.

DATA COLUMN

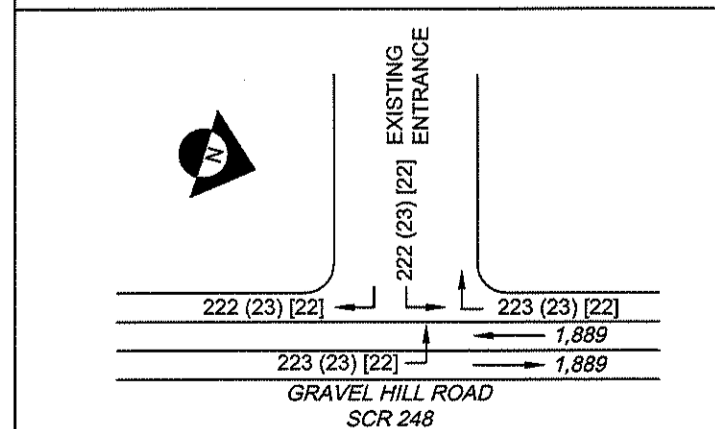
- TAX MAP ID: 2-35-19.00-23.001
- GROSS AREA: 9.33± (100% DEVOTED TO COMMERCIAL & WAREHOUSING)
NET DEVELOPMENT AREA: 9.33± (100% DEVOTED TO COMMERCIAL & WAREHOUSING)
- EXISTING ZONING: HEAVY INDUSTRIAL (HI-1)
PROPOSED ZONING: HEAVY INDUSTRIAL (HI-1)
EXISTING SITE AREA: 9.33 +/-
PROPOSED SITE AREA: 9.33 +/-
NUMBER OF LOTS: 1
- BULK AREA REQUIREMENTS:
MINIMUM LOT SIZE: 2 ACRES
200 FOOT WIDTH
200 FOOT DEPTH
- SET-BACKS:
FRONT: 50 FEET
SIDE: 20 FEET
REAR: 20 FEET (40 FEET WHEN ADJACENT TO AR1)
- MAXIMUM HEIGHT: 125 FEET
- PRESENT USE: AGRICULTURAL/FARM FIELD
PROPOSED USE: LUMBER YARD / WAREHOUSE / RETAIL
- WATER SUPPLY: EX. ON SITE WELL
WATER IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENTS OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.
- SEWER SUPPLY: EX. PRIVATE SEPTIC
- POSTED SPEED LIMIT (RT 30): 50 MPH
- BUILDING DATA (S.F. & HEIGHT)
EX. BUILDING 1: 9,900 S.F. | 30± BUILDING HEIGHT
EX. BUILDING 2: 9,900 S.F. | 30± BUILDING HEIGHT
EX. BUILDING 3: 9,900 S.F. | 30± BUILDING HEIGHT
EX. BUILDING 4: 9,900 S.F. | 30± BUILDING HEIGHT
EX. BUILDING 5: 9,900 S.F. | 30± BUILDING HEIGHT
EX. BUILDING 6: 9,900 S.F. | 30± BUILDING HEIGHT
TOTAL: 59,400 S.F.
- INVESTMENT LEVEL AREA: LEVEL 4
- REQUIRED PARKING: 1 FOR EVERY 200 S.F. OF RETAIL FLOOR AREA & 1 FOR EVERY TWO EMPLOYEES (LARGEST SHIFT)
RETAIL FLOOR AREA: 6,480 S.F.
NEEDED SPACES PER FLOOR AREA: 40
EXPECTED EMPLOYEES: 33
NEEDED SPACES FOR EMPLOYEES: 20
SPACES PROVIDED: 53
HANDICAP SPACES PROVIDED: 3
- LOADING SPACES: 1 PER BUILDING
NUMBER OF BUILDINGS: 6
LOADING SPACES PROVIDED: 6
- HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88
- EXISTING WETLANDS: NO WETLANDS EXISTING ON THE SITE
- STORMWATER DISCHARGE: PEMBERTON BRANCH / INFILTRATION
- LATITUDE & LONGITUDE STATE PLANE COORDINATES: LAT: N038° 46' 33.05" LONG: W075° 20' 31.50"
- EXISTING WETLAND AREA: NO WETLANDS EXIST ON THE SITE
- LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL: SUSSEX COUNTY



REVISION NOTE

- NO ADDITIONAL IMPERVIOUS AREA IS PROPOSED. THE PREVIOUS APPROVAL INCLUDED IMPERVIOUS PAVEMENT FOR THE AREA OF BUILDING 6. THE OWNER HAS WAITED TO PAVE FOR THE CONSTRUCTION OF BUILDING 6.
- CONTRACTOR SHALL FOLLOW ALL PROPOSED SEDIMENT CONTROL MEASURES TO ENSURE NO ADVERSE EFFECT ON THE STORMWATER MANAGEMENT SYSTEM.
- NO ADDITIONAL INCREASE IN TRAFFIC PROPOSED
- LIMITS OF DISTURBANCE IS 216 1/2" (0.49 AC), BUT WAS INCLUDED IN THE ORIGINAL APPROVAL FROM SCD.
- OWNER/CONTRACTOR/ARCHITECT TO DESIGN AND CONSTRUCT BUILDING SUPPORT SYSTEM (POLE BARN) TO STRADDLE THE EXISTING DRAINAGE SYSTEM. THE DRAINAGE SYSTEM MUST BE PROTECTED AND MAINTAINED DURING CONSTRUCTION ACTIVITIES.

TRIP GENERATION - GRAVEL HILL ROAD (S.C.R. 248)
(FULL MOVEMENT)



ROAD TRAFFIC DATA:
FUNCTIONAL CLASSIFICATION - SCR-248 (GRAVEL HILL ROAD) - MAJOR COLLECTOR
POSTED SPEED LIMIT - 50 MPH
AADT = 3,778 TRIPS (FROM 2018 DELDOT TRAFFIC SUMMARY)
10 YEAR PROJECTED AADT = 1.16 x 5,702 = 4,382 TRIPS
10 YEAR PROJECTED AADT + SITE ADT = 5,272 TRIPS
TRAFFIC PATTERN GROUP 6 (FROM 2018 DELDOT TRAFFIC SUMMARY)
PEAK HOUR = 12.07% X 5,272 = 636 TRIPS
TRUCK VOLUME = 15.99% X 5,272 = 843 TRIPS

SITE TRAFFIC DATA:
SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION
BUILDING MATERIALS AND LUMBER STORAGE (612)
ONE ENTRANCE - FULL MOVEMENT
DESIGN VEHICLE: WB-67 INTERSTATE SEMI-TRAILER
9,900 SQUARE FEET GROSS FLOOR AREA = 445 TRIPS
THE SUBDIVIDED LOT WILL HAVE 2 PARCELS. A LUMBER YARD IS PLANNED FOR ONE; THE OTHER PARCELS USE IS UNKNOWN. ENTRANCE ADT IS BASED ON THE LUMBER YARD'S ADT * 2 = 445 * 2 = 890 TRIPS.
DIRECTIONAL DISTRIBUTION:
50% TO AND FROM THE NORTH = 445 (26 AM PK) [44 PM PK]
50% TO AND FROM THE SOUTH = 445 (26 AM PK) [44 PM PK]
SITE TRUCK TRAFFIC = 134 TRIPS (15%)

- A ITEM 401801 - SUPERPAVE TYPE C, 160 GYRATION, PG 64-22
- B ITEM 401810 - SUPERPAVE TYPE B, 160 GYRATION, PG 64-22
- C ITEM 401819 - SUPERPAVE BCBC, 160 GYRATION, PG 64-22
- D ITEM 302007 - GRADED AGGREGATE BASE COURSE, TYPE B
- E ITEM 908004 - TOPSOIL, 6" DEPTH OR ITEM 908010 - TOPSOILING, 6" DEPTH
ITEM 908014 - PERMANENT GRASS SEEDING, DRY GROUND
ITEM 735006 - MULCHING STRAW
- F ITEM 209006 - BORROW, TYPE F
- G ITEM 908020 - EROSION CONTROL BLANKET MULCH, TYPE 3 FOR 1 ROLL WITH MINIMUM 6" OF WIDTH
- H ITEM 701011 - PORTLAND CEMENT CONCRETE CURB - TYPE 2

THIS PLAT SUPERCEDES PLAT BOOK 240, PAGES 81 & 82.

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 M. DECKTOR, PE (DE PE#17711)
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE MILTON, DE 19968
(302) 684-9030

DATE: 01-29-2016

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.

DAVE FAILING DATE: _____

MILL INVESTMENTS II, LLC
PO BOX 387
CAMDEN, DELAWARE 19934
(302) 270-1405

Pennoni

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

WYOMING MILLWORK FACILITY
SUSSEX COUNTY, BROADKILL HUNDRED
15080 GRAVEL HILL RD, MILTON, DE 19968

RECORD PLAN

MILL INVESTMENTS II, L.L.C.
PO BOX 387
CAMDEN, DE 19934

DATE	NO.	REVISIONS
01-15-16	5	DELDOT
7-6-16	6	SUSSEX CONSERVATION DISTRICT
8-1-16	7	DELDOT
9-14-16	8	STORMWATER
9-14-16	9	SUSSEX CONSERVATION DISTRICT
12-7-16	10	FINAL SITE PLAN REVISIONS PER SCOP COMMENTS
3-11-2020	11	ADDED BUILDING 6 PER CLIENT
		BY
		DMH
		DMH
		DMH
		DMH
		JRE
		KBE
		AM
		AM

PROJECT: MLINRV20000

DATE: 01-29-2016

DRAWING SCALE: 1" = 80'

DRAWN BY: KBE

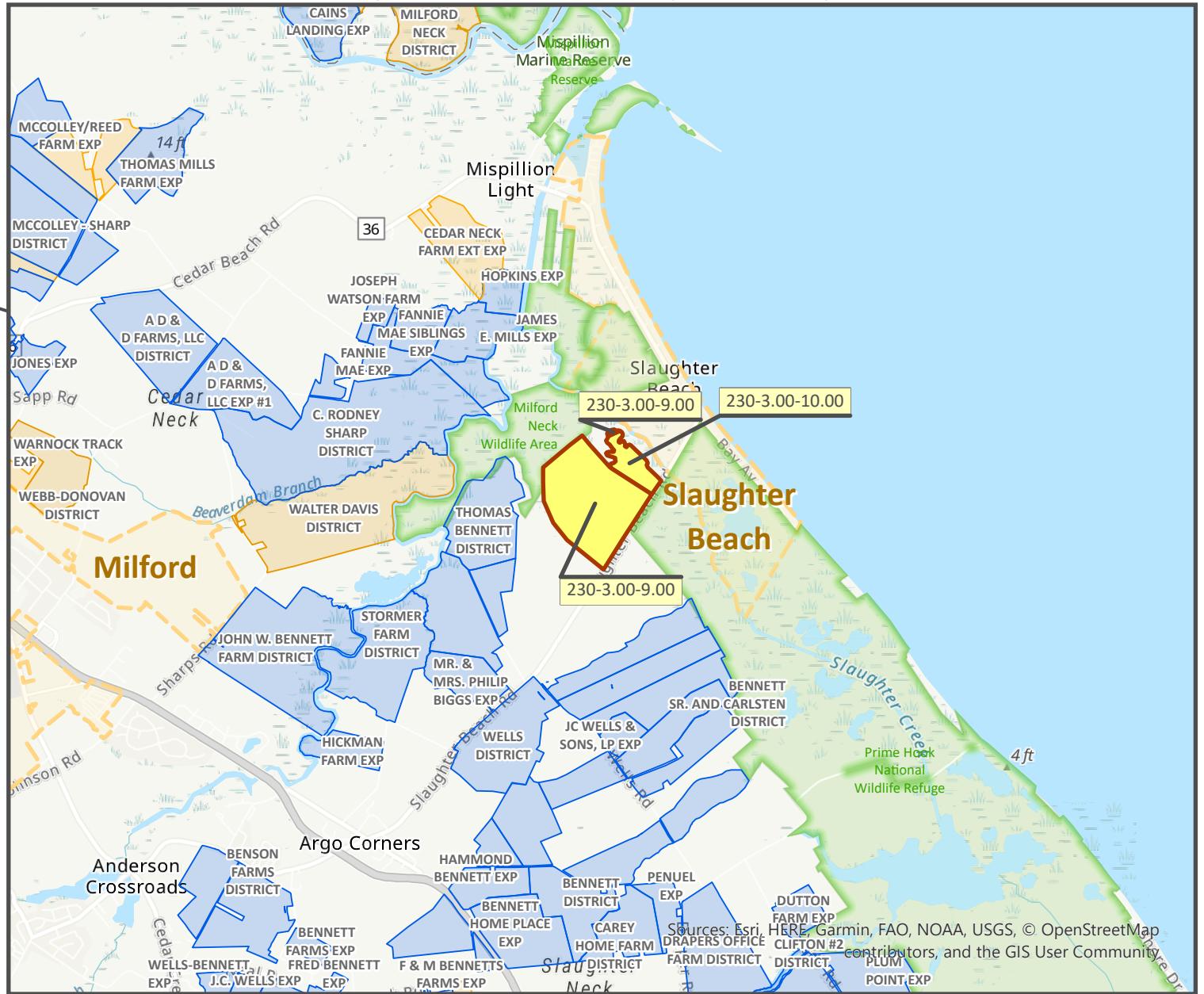
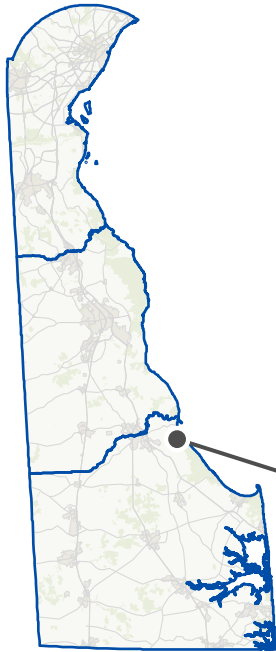
APPROVED BY: AMD

RP-1

SHEET 1 OF 2

WELLS DISTRICT

CEAR CREEK HUNDRED | DELAWARE |



AGRICULTURAL PRESERVATION DISTRICT



Project ID: S-20-03-291
 Total Acres: 280.69
 Program Status: Contingent
 Priority Zone: No

Parcel ID	County	Acres
230-3.00-10.00	Sussex	43.31
230-3.00-9.00	Sussex	237.38

DELAWARE AGRICULTURAL LANDS PRESERVATION FOUNDATION

Jimmy Kroon - Planner IV
 Delaware Dept of Agriculture
 2320 S. Dupont Hwy
 Dover, DE 19901

Pending / Contingent

Contingent

Pending

Agricultural Easement

Agricultural District

Agricultural Expansion

Forestland Area

Forestland Easement

Young Farmer



THIS PLAN IS A COMPILATION OF AVAILABLE INFORMATION OF RECORD AND IS NOT TO BE USED FOR ENGINEERING PURPOSES.

Exported: 4/1/2020

EXHIBIT A

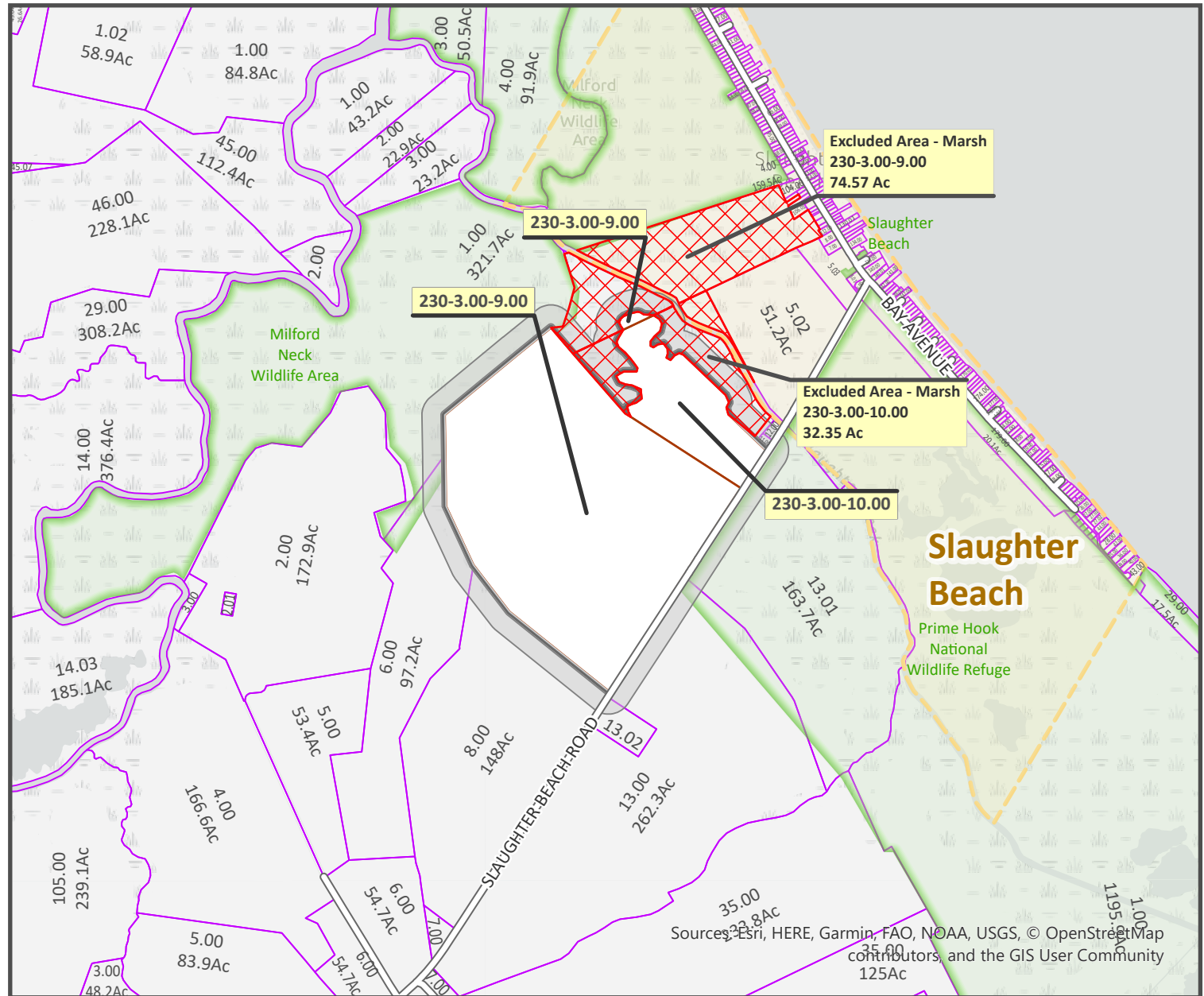
WELLS DISTRICT

Project ID: S-20-03-291

Parcel ID	County	Acres
230-3.00-10.00	Sussex	43.31
230-3.00-9.00	Sussex	237.38

Parcel 230-3.00-10.00: Agreement excludes marshland

Parcel 230-3.00-9.00: Agreement excludes marshland east of a channelized, unnamed tributary of Slaughter Creek



50 feet
IS THE 50' BOUNDARY LINE FROM AG DISTRICT; NO BUILDINGS FOR NON-AG PURPOSES CAN BE CONSTRUCTED INSIDE THIS AREA. "FOR ANY NEW SUBDIVISION DEVELOPMENT LOCATED IN WHOLE OR IN PART WITHIN FIFTY (50) FEET OF THE BOUNDARY OF AN AGRICULTURAL PRESERVATION DISTRICT, NO IMPROVEMENT REQUIRING AN OCCUPANCY APPROVAL SHALL BE CONSTRUCTED WITHIN FIFTY (50) FEET OF THE BOUNDARY OF THE AGRICULTURAL PRESERVATION DISTRICT," PURSUANT TO 3 DEL. C. ss910 (a) (2)

300 feet
IS THE 300' BOUNDARY LINE; NOTICE MUST BE GIVEN TO ALL NEW HOMEOWNERS IN NEW SUBDIVISIONS FILED AFTER THE APPROVAL DATE OF THIS DISTRICT. "FOR ANY NEW SUBDIVISION DEVELOPMENT LOCATED IN WHOLE OR IN PART WITHIN THREE HUNDRED (300) FEET OF THE BOUNDARY OF AN AGRICULTURAL PRESERVATION DISTRICT, THE OWNER SHALL PROVIDE IN THE DEED RESTRICTIONS AND ANY LEASES OR AGREEMENTS OF SALE FOR ANY RESIDENTIAL LOT OR DWELLING UNIT THE FOLLOWING NOTICE: 'AGRICULTURAL PRESERVATION DISTRICT: THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURAL PRESERVATION DISTRICT IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USE ACTIVITIES.'" PURSUANT TO 3 DEL. C. ss910 (a) (1)



Jimmy Kroon - Planner IV
Delaware Dept of Agriculture
2320 S. Dupont Hwy
Dover, DE 19901
Exported: 4/1/2020



2

DELAWARE AGRICULTURAL LANDS PRESERVATION FOUNDATION HEREBY CERTIFIES THAT THE PROPERTIES SHOWN AND DESCRIBED ON THIS PLAN, AND SUBJECT TO AN AGRICULTURAL PRESERVATION DISTRICT AGREEMENT FILED AND RECORDED WITH THE RECORDER OF DEEDS IN AND FOR SUSSEX COUNTY, DELAWARE, CONSTITUTE AN AGRICULTURAL PRESERVATION DISTRICT AS PROVIDED IN LEGAL REF. 3 DEL. C. CHAP. 9. FURTHER, I WITNESS THAT THIS DISTRICT HAS BEEN PROPERLY APPROVED AND THAT THE FOUNDATION DESIRES THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

ROBERT F. GAREY, CHAIRMAN
DELAWARE AGRICULTURAL LAND PRESERVATION FOUNDATION

DATE

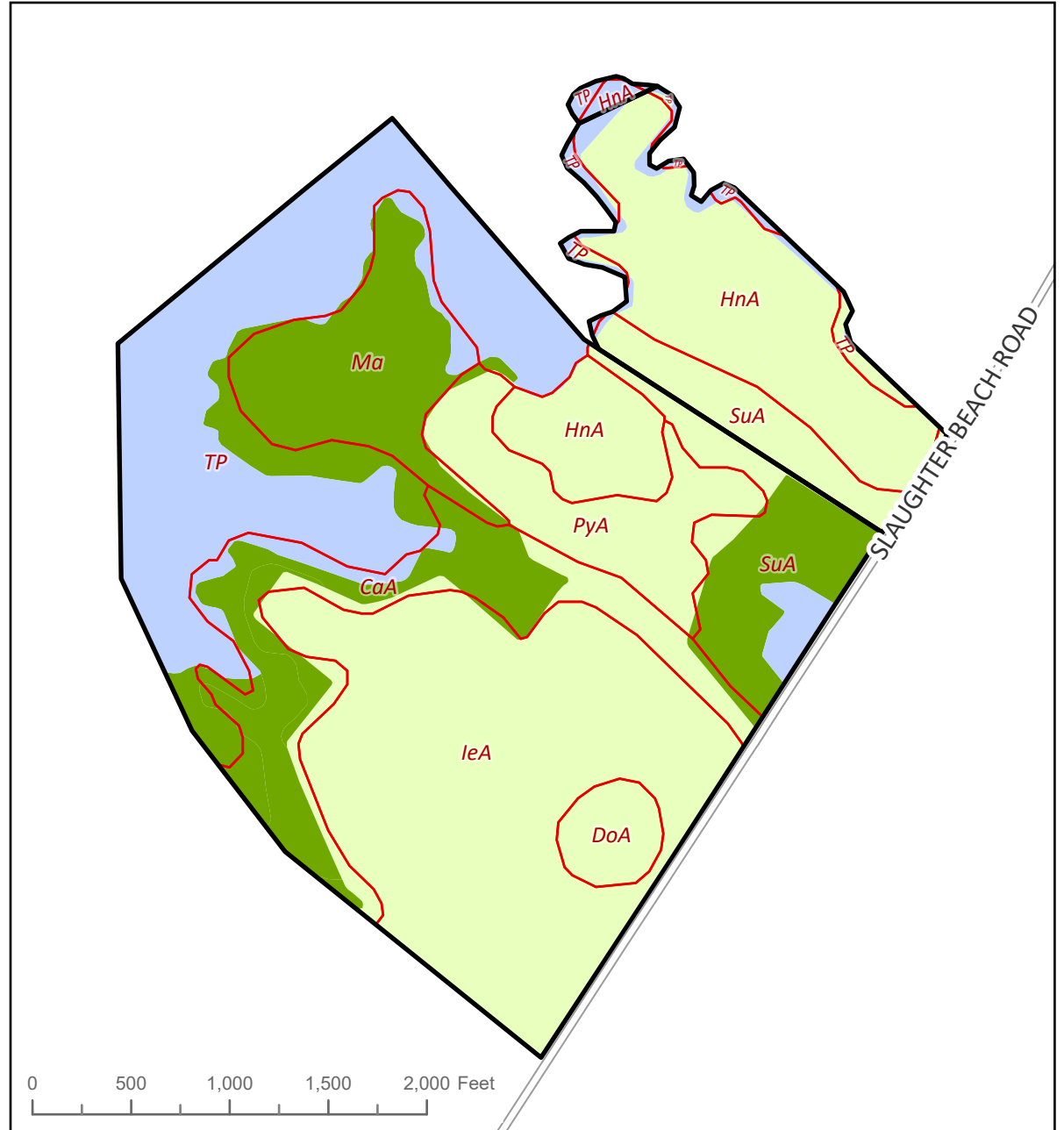
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

WELLS DISTRICT

NRCS Soils Present

- CaA, Carmichael loam, 0 to 2 percent slopes
- DoA, Downer sandy loam, 0 to 2 percent slopes, Northern Tidewater Area
- GoA, Glassboro sandy loam, 0 to 2 percent slopes
- HnA, Hammonton sandy loam, 0 to 2 percent slopes
- IeA, Ingleside loamy sand, 0 to 2 percent slopes
- Ma, Manahawkin muck, frequently flooded
- PyA, Pineyneck loam, 0 to 2 percent slopes
- SuA, Sunken mucky silt loam, 0 to 2 percent slopes, occasionally flooded, tidal
- TP, Transquaking and Mispillion soils, very frequently flooded, tidal

Parcel ID	Class	Soil	Rating	Acres
230-3.00-10.00	Agriculture	GoA	Farmland of statewide importance	0.094
230-3.00-10.00	Agriculture	HnA	All areas are prime farmland	28.928
230-3.00-10.00	Agriculture	SuA	Not prime farmland	8.900
230-3.00-10.00	Agriculture	TP	Not prime farmland	1.445
230-3.00-10.00	Wetland	HnA	All areas are prime farmland	1.988
230-3.00-10.00	Wetland	SuA	Not prime farmland	0.105
230-3.00-10.00	Wetland	TP	Not prime farmland	1.850
230-3.00-9.00	Agriculture	CaA	Farmland of statewide importance	8.532
230-3.00-9.00	Agriculture	DoA	All areas are prime farmland	5.228
230-3.00-9.00	Agriculture	HnA	All areas are prime farmland	9.987
230-3.00-9.00	Agriculture	IeA	All areas are prime farmland	72.162
230-3.00-9.00	Agriculture	Ma	Not prime farmland	0.230
230-3.00-9.00	Agriculture	PyA	All areas are prime farmland	16.808
230-3.00-9.00	Agriculture	SuA	Not prime farmland	4.625
230-3.00-9.00	Agriculture	TP	Not prime farmland	0.063
230-3.00-9.00	Forest	CaA	Farmland of statewide importance	19.632
230-3.00-9.00	Forest	IeA	All areas are prime farmland	0.252
230-3.00-9.00	Forest	Ma	Not prime farmland	19.991
230-3.00-9.00	Forest	PyA	All areas are prime farmland	0.380
230-3.00-9.00	Forest	SuA	Not prime farmland	11.548
230-3.00-9.00	Forest	TP	Not prime farmland	8.314
230-3.00-9.00	Wetland	CaA	Farmland of statewide importance	2.903
230-3.00-9.00	Wetland	HnA	All areas are prime farmland	0.736
230-3.00-9.00	Wetland	Ma	Not prime farmland	1.762
230-3.00-9.00	Wetland	SuA	Not prime farmland	2.431
230-3.00-9.00	Wetland	TP	Not prime farmland	51.796



Total: 280.69 Ac

Cropland: 157.00 Ac

Forest: 60.12 Ac

Prime Soil: 167.63 Ac

Impervious Cover: 0.26 Ac

Road Frontage: 3,775 Ft

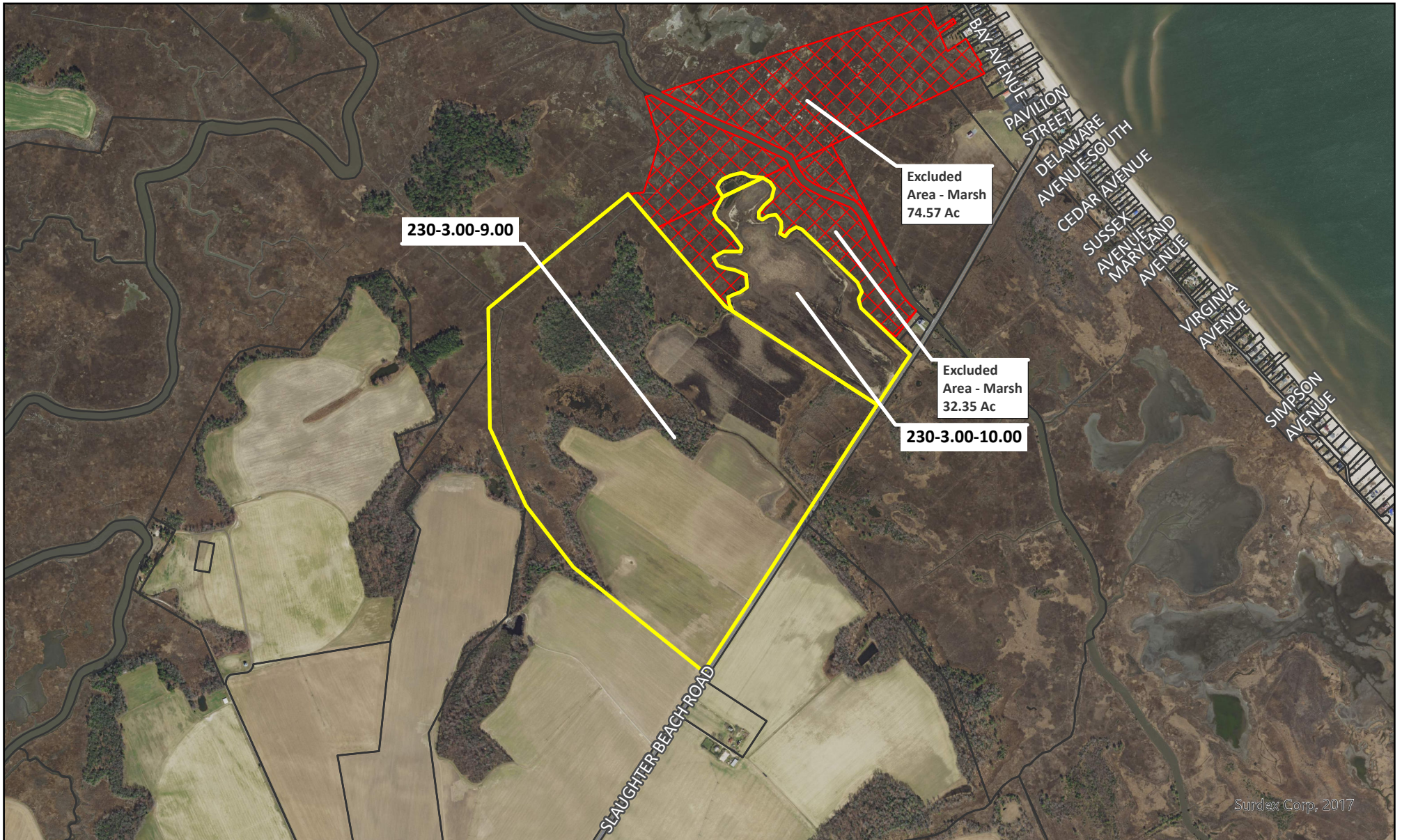
- Agriculture
- Forest
- Urban
- Wetland
- Other



EXHIBIT B

S-20-03-291

WELLS DISTRICT



Jimmy Kroon - Planner IV
 Delaware Dept of Agriculture
 2320 S. Dupont Hwy
 Dover, DE 19901
 Aerial Photo: April 2017
 Exported: 4/1/2020

Parcel ID	Acres	Dwellings	Residential Acres
230-3.00-10.00	43.31	0	0
230-3.00-9.00	237.38	0	0

Farms in Agricultural Preservation are allowed 1 acre of residential land use for every 20 total acres, with a minimum of 1 and maximum of 10 acres. Up to 3 dwellings may be placed on the residential acres. Allowances may be further assigned to parcels by subsequent acknowledgements. Refer to the district agreement, easement, and any recorded acknowledgments for current allowances.

Surdex Corp, 2017



Note 1 Please allow 45-60 days prior to settlement for the processing of this application.

AGRICULTURAL PRESERVATION DISTRICT APPLICATION

Return to: The Delaware Agricultural Lands Preservation Foundation

2320 S DuPont Highway, Dover, DE 19901

Phone (302)698-4530, or Toll Free in DE Only (800)282-8685

File# **S-20-03-291**

DATE: **3/29/20**

Est. Settlement Date: **BEFORE 5/31/20**

Seller(s) Name: **BAY VIEW ESTATES, LLC**

Phone Number: **302-422-7648**

Seller(s) Address: **902 POPLAR STREET, MILFORD, DE 19963** Email: _____

Buyer(s) Name: **J C WELLS & SONS**

Phone Number: **302-422-4732**

Buyer(s) Address: **7481 WELLS ROAD, MILFORD, DE 19963**

Seller(s) Attorney: **ROBERT G. GIBBS**

Phone Number: **302-856-0016**

Buyer(s) Attorney: **DAVID RUTT**

Phone Number: **302-856-8568**

Property's Adjoining Roads: **SLAUGHTER BEACH ROAD**

Total Acreage of Farm: **200+/-**

County Tax Parcel Number(s): **230-3.00-9.00 & 230-3.00-10.00**

Zoning Designation: **AR-1**

(call County Planning for zoning designation)

Type of Farm Operation: **GRAIN**

Type of Land Use: Crop Land **160+/-** Acres Aquaculture _____ Acres

Woodland **40+/-** Acres Pasture Land _____ Acres

Farmland Structures _____ Acres Tidal Wetlands _____ Acres

Residence _____ Acres Other (specify) _____ Acres

Of Dwelling Units: _____

Occupant's Name(s) & Relationship: _____

Historic Significance of Farm (if any): _____

Easements/Rights-of-Way (if any): Is the property land locked? **NO**

Is there a Federally approved soil and water conservation plan in effect?

Yes

No **X**

Is any portion of the proposed District currently subject to subdivision?

Yes

No **X**

District Name You Would Prefer **WELLS DISTRICT**

ZONE 10

Note 2 The Applicant is responsible for providing Parkowski Guerke & Swayze [PGS] (*Attorneys for the Delaware Agricultural Lands Preservation Foundation*) with the draft Deed at least one week prior to settlement in order for PGS to provide the applicant's attorney with the Acknowledgement and District Agreements.

DATA COLUMN:

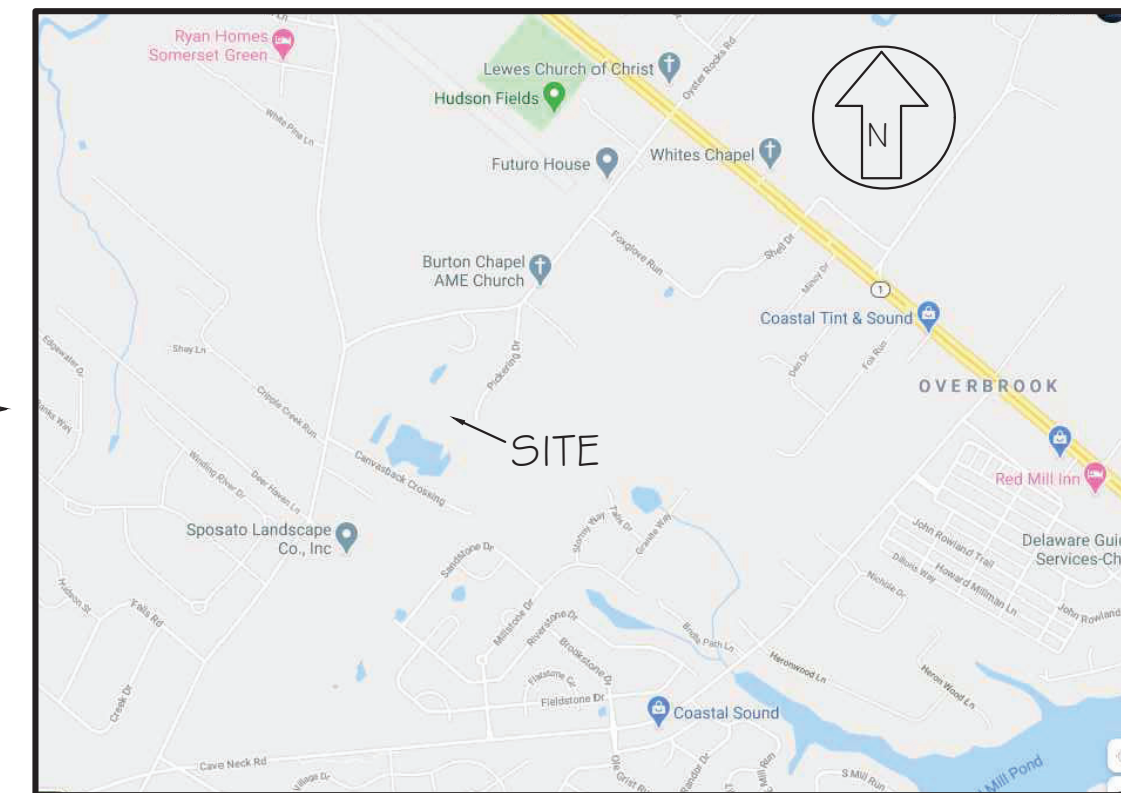
T.M.#235-22.00-23.12
 ZONING: AR-1
 TRACT AREA: 29.13 ACRES± (INCLUDING RESIDUAL AREA)
 EXISTING LOTS: 1
 PROPOSED LOTS: 1 NEW (2 TOTAL INCLUDING RESIDUAL LANDS)
 PRESENT USE: RESIDENTIAL
 PROPOSED USE: RESIDENTIAL
 ACCESS: S.C.R. 258 (HUDSON RD.)
 ROADWAY CLASSIFICATION: LOCAL ROADWAY
 WATER AND SEWER: INDIVIDUAL ON-SITE
 100 YEAR FLOODPLAIN: SITE IS NOT IMPACTED
 AS PER FIRM #10005CO188K DATED 3/16/15
 THIS PROJECT IS NOT IN THE PROXIMITY OF A TID
 SPEED LIMIT ON HUDSON RD. IS 50MPH (UNPOSTED)

- NOTES:**
- IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
 - ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DEL.D.O.T.'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
 - LOT 1 SHALL HAVE A SINGLE ACCESS TO SCR 258 VIA THE 30' WIDE INGRESS/EGRESS EASEMENT AS SHOWN ON THIS PLAT.
 - THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
 - PERPETUAL MAINTENANCE OF PROPOSED 30' WIDE INGRESS/EGRESS EASEMENT SHALL BE THE SHARED EQUAL RESPONSIBILITY OF THE PROPERTY OWNERS THAT THE ROAD SERVES.

FIRE MARSHAL NOTES:

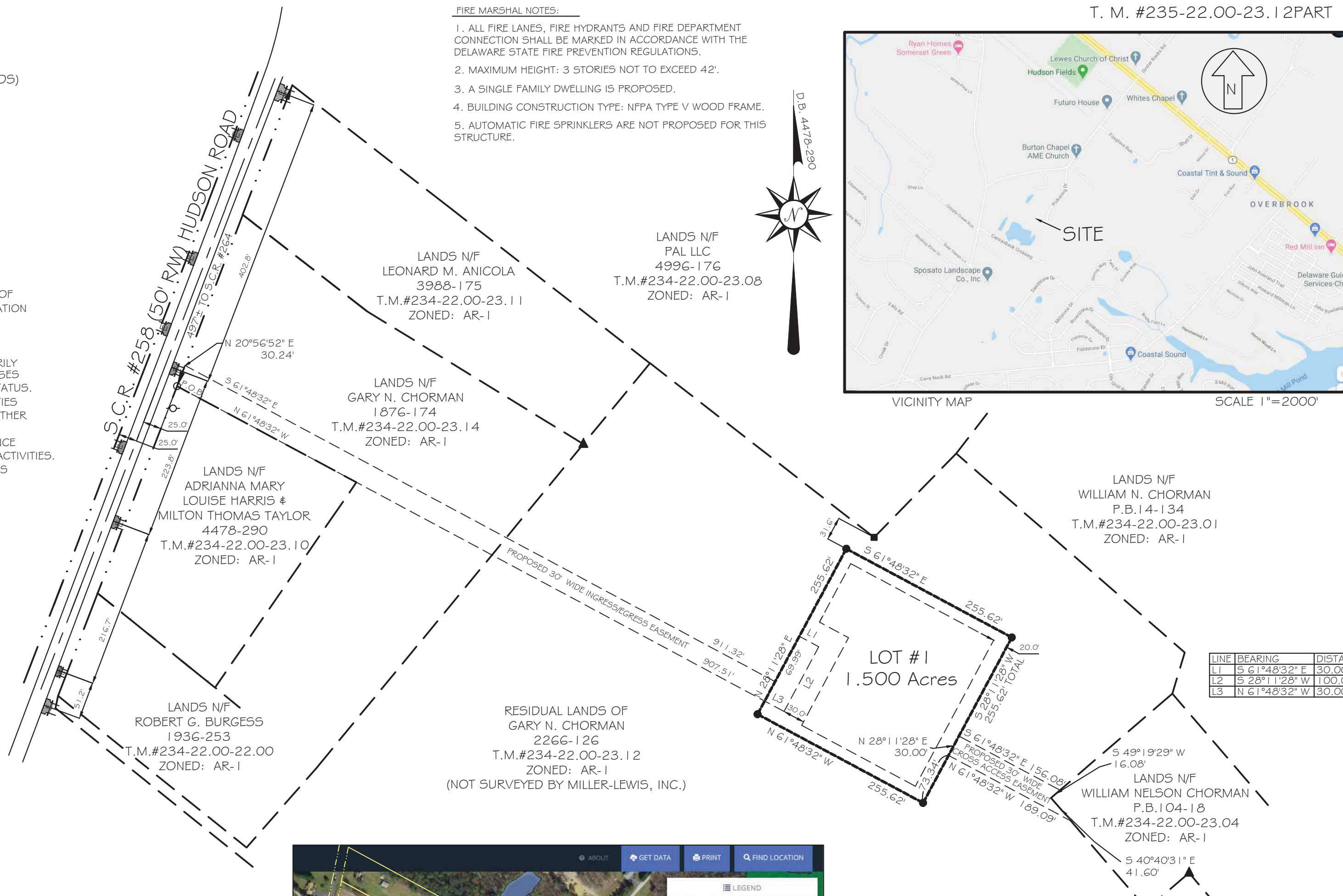
- ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTION SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
- MAXIMUM HEIGHT: 3 STORIES NOT TO EXCEED 42'.
- A SINGLE FAMILY DWELLING IS PROPOSED.
- BUILDING CONSTRUCTION TYPE: NFPA TYPE V WOOD FRAME.
- AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.

T. M. #235-22.00-23.12 PART



VICINITY MAP

SCALE 1"=2000'

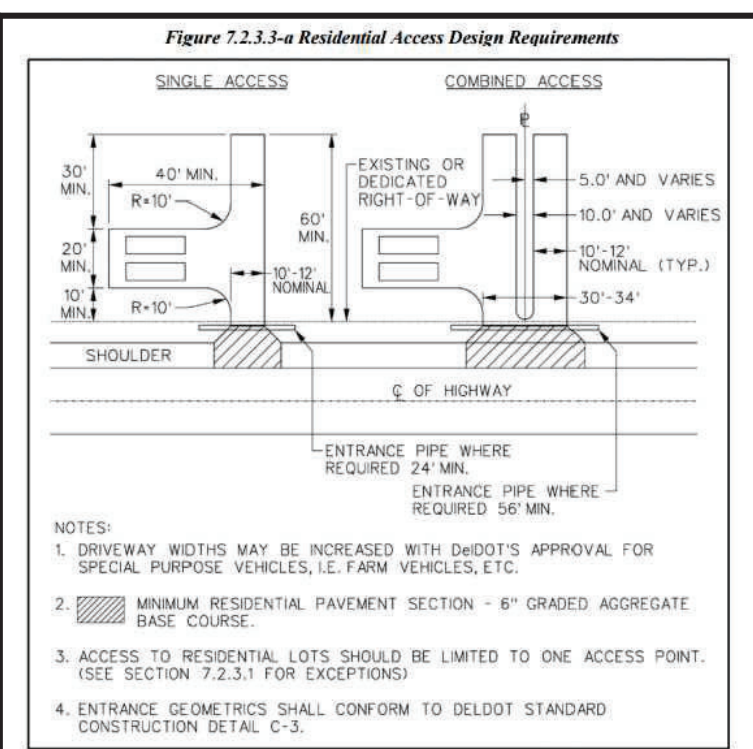
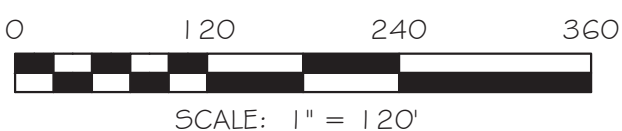


I, DONALD K. MILLER, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES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

Donald K. Miller 3/19/20
 DONALD K. MILLER, PLS 407 DATE

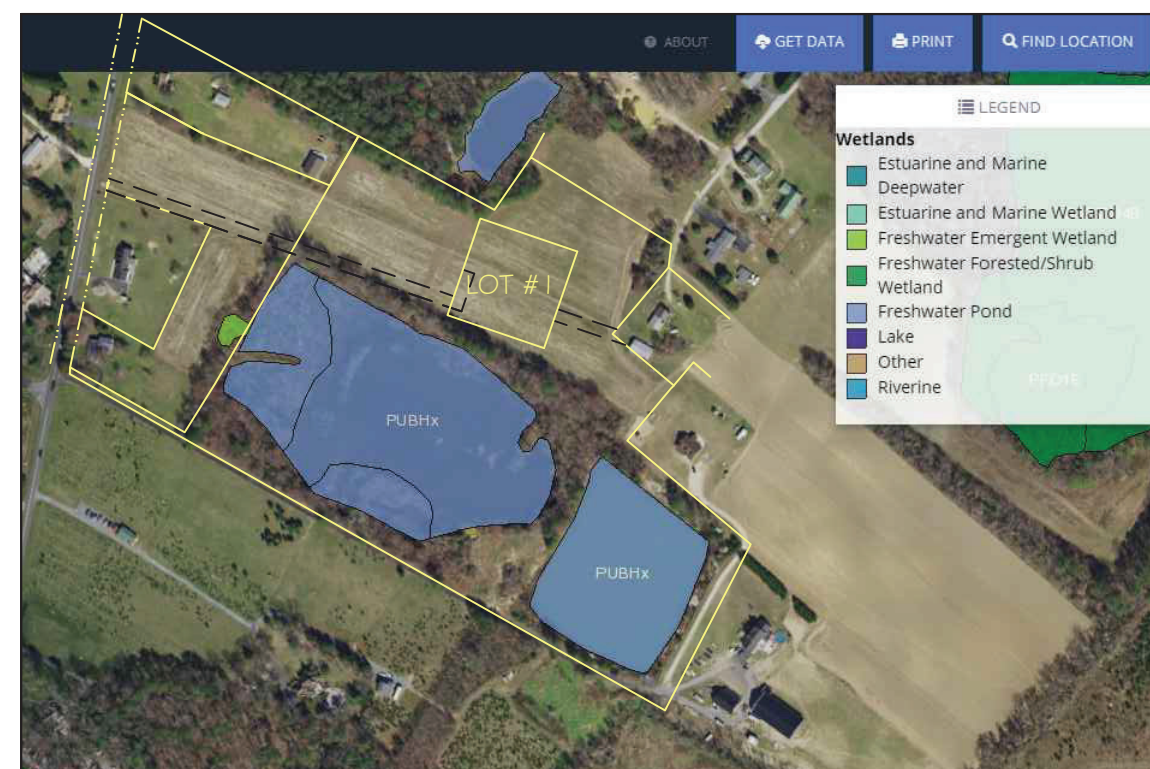
LEGEND:

- UTILITY POLE
- CONCRETE MONUMENT (FOUND)
- IRON PIPE (TO BE SET)
- POINT
- IRON ROD (FOUND)
- EXISTING ENTRANCE
- PROPOSED ENTRANCE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPERTY LINE
- CENTERLINE
- NEXT PROPERTY LINE
- PROPOSED PROPERTY LINE



NOTE: SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE 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.

OTHER THAN SHOWN, THIS SURVEY AND PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS CROSSING THIS PROPERTY. NO TITLE SEARCH PROVIDED OR STIPULATED.



PARENT TRACT & WETLANDS
 1" = 480'

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

WE CERTIFY THAT TITLE 17, SECTION 530 IS APPLICABLE TO THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN FOR VIRTUE OF:

- THE PARCEL IS SUBDIVIDED INTO NO MORE THAN 2 PARCELS WHICH WILL BE CONTINUED TO BE USED AS A FARM OR FARMLAND, OR
- THE SUBDIVIDED PARCEL OR PARCELS WILL BE TRANSFERRED TO A FAMILY MEMBER OR MEMBERS FOR PURPOSES OF USE AS A FAMILY MEMBER OR MEMBERS' PRINCIPAL RESIDENCE OR FARMLAND.

Gary N. Chorman 3/19/2020
 OWNER SIGNATURE DATE

MINOR SUBDIVISION PLAN FOR

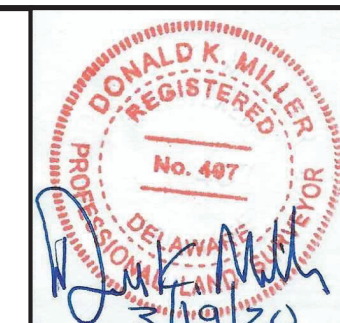
CAMDEN CHORMAN

OWNER: GARY N. CHORMAN
 29545 CANVASBACK CROSSING
 MILTON, DE. 19963

SURVEY CLASS: SUBURBAN

DATE	REVISION
3/13/2020	DEL. D.O.T. COMMENTS

MILLER LEWIS, INC.
 LAND SURVEYING
 1560 MIDDLEFORD RD.
 SEAFORD, DELAWARE 19973
 PH: 302-629-9895 FAX: 302-629-2391



HUNDRED	COUNTY
BROADKILL	SUSSEX
STATE	DRAWN BY
DELAWARE	D. A. MORRIS
REF.	FILE
2266-126	CHORMAN 235-22.00-23.12.dwg