

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



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(302) 855-7878 T  
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sussexcountyde.gov

# Sussex County Planning & Zoning Commission

## AGENDA\*

June 24, 2021

5:00 P.M.

**PLEASE NOTE THAT THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION: COUNCIL CHAMBERS, SUSSEX COUNTY ADMINISTRATIVE OFFICE BUILDING, 2 THE CIRCLE, GEORGETOWN**

**PLEASE REVIEW THE MEETING LOCATION AND PARTICIPATION INSTRUCTIONS AT THE BOTTOM OF THE AGENDA**

### Call to Order

### Approval of Agenda

### Approval of Minutes – May 27, 2021

### Additional Business

DelDOT Presentation on the FY 2023 Capital Transportation Program

### Other Business

Plover Point (2018-09) (F.K.A Oak Landing) BM  
Final Subdivision Plan

Black Hog Village (S-18-64) KS  
Revised Preliminary Site Plan

Bayhealth Campus Rt. 9 (S-21-10) KS  
Revised Preliminary Site Plan

Lands of H & S Properties, LLC (S-20-11) KS  
Revised Preliminary Site Plan

Sea Colony West (C/Z 1153) BM  
Revised Amenities Plan

Chase Oaks (2019-05) BM  
Revised Amenities Plan



**Lands of Wanderson Nogueira**  
Minor Subdivision off a 50-ft easement

KS

**Lands of Ponderosa Acres**  
Minor Subdivision off a 15-ft easement

KH

**Old Business**

**2020-14 Barron's Place** HW  
A standard subdivision to divide 21.88 acres +/- into 21 single family lots to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County. The property is lying on the east side of Christ Church Road (S.C.R. 465A), approximately 450 feet north of Laurel Road (Rt. 24). Tax Parcel: 232-18.00-4.00. Zoning District: AR-1 (Agricultural Residential District).

**Public Hearings**

**2020-08 Lockhaven** KS  
A standard subdivision to divide 125.8 acres +/- into 25 single family lots to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County. The property is lying on the west side of Round Pole Bridge (S.C.R. 257), approximately 0.48 mile west of Hudson Rd. (S.C.R. 258). Tax Parcel: 235-15.00-34.00. Zoning District: AR-1 (Agricultural Residential District).

**2020-13 Terrapin Island (FKA Salt Cedars)** BM  
A cluster subdivision to divide 32.13 acres +/- into 42 single family lots to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County. The property is lying on the east side of Camp Arrowhead Road (S.C.R. 279), approximately 1.12 miles southeast of Angola Rd. (S.C.R. 277). Tax Parcel: 234-18.00-31.00. Zoning District: AR-1 (Agricultural Residential District).

**C/U 2250 – Paola Pacheco Vasquez** KH  
**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a construction business, work trailer, and outdoor storage to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 2.968 acres, more or less.** The property is lying on the northwest side of Clendaniel Rd. (S.C.R. 625), approximately 0.65 mile west of Dupont Boulevard (Rt. 113). 911 Address: None Available. Tax Parcel: 230-12.00-10.04

**C/U 2254 – Richard Tilghman** HW  
**An Ordinance to grant a Conditional Use of land in an GR General Residential District for an auto glass tinting shop to be located on a certain parcel of land lying in and being in Little Creek Hundred, Sussex County, containing 1.021 acres, more or less.** The property is lying on north side of West Line Rd. (S.C.R. 512), approximately 0.24 mile east of Old Racetrack Road (S.C.R. 502). 911 Address: 8227 W. Line Rd., Delmar. Tax Parcel: 532-19.00-52.00

**C/U 2259 Evergreene Companies, LLC** BM  
**An Ordinance to grant a Conditional Use of land in an MR Medium-Density Residential Zoning District for multi-family dwelling units (30 units) to be located on a certain parcel**

**of land lying and being in Baltimore Hundred, Sussex County, containing 11.96 acres, more or less.** The property is lying on the north side of Fred Hudson Road (S.C.R. 360), approximately 0.25 mile east of Cedar Neck Road (S.C.R. 357). 911 Address: N/A Tax Parcel: 134-13.00-72.02

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on June 17, 2021 at 10:00 a.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.**

**Please note that the public hearing for application C/U 2281 – Susan Ritter is not included in the meeting agenda as this application has been withdrawn at the request of the Applicant.**

-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.

**PLEASE NOTE:** The meeting is to be held at the following location: **COUNCIL CHAMBERS, SUSSEX COUNTY ADMINISTRATIVE OFFICE BUILDING, 2 THE CIRCLE, GEORGETOWN**

The public is encouraged to view the meeting on-line. Any person attending in-person will be required to go through a wellness and security screening, including a no-touch temperature check. The public may be required to wear a facial mask.

Seating capacity is limited and seating assignments will be enforced.

The meeting will be streamed live at: <https://sussexcountyde.gov/council-chamber-broadcast>

The County is required to provide a dial-in telephone number for the public to comment during the appropriate time of the meeting. **Note, the on-line stream experiences a 30-second delay.** Any person who dials in by telephone should listen to the teleconference audio to avoid the on-line stream delay.

To join the meeting via telephone, please dial:

**Conference Number: 1 302-394-5036**

**Conference Code: 570176**

Members of the public joining the meeting on the telephone will be provided an opportunity to make comments for those items listed under public hearings on this agenda.

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

If any member of the public would like to submit comments electronically, these may be sent to [pandz@sussexcountyde.gov](mailto:pandz@sussexcountyde.gov). All comments are encouraged to be submitted by 4:00 P.M on Wednesday, June 23, 2021.

###



## Memorandum

To: Sussex County Planning Commission Members

From: Jamie Whitehouse, Director, Department of Planning & Zoning; Jenny Norwood, Planning and Zoning Manager; Lauren DeVore, Planner III; Christin Scott, Planner I; Nicholas Torrance, Planner I; Chase Phillips, Planner I; and Elliott Young, Planner I

CC: Vince Robertson, Assistant County Attorney

Date: June 17<sup>th</sup>, 2021

RE: Other Business for the June 24<sup>th</sup>, 2021 Planning Commission Meeting

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This memo is to provide background for the Planning Commission to consider as a part of the Other Business to be reviewed during the June 24, 2021 Planning Commission meeting.

### **Plover Point (2018-9) (F.K.A. Oak Landing)**

BM

Final Subdivision Plan

This is a Final Subdivision Plan for the creation of a cluster subdivision to consist of one-hundred and forty-seven (147) single-family lots with access off of Oak Orchard Road (Route 5) in Long Neck, Delaware. The Preliminary Subdivision Plan was approved by the Planning and Zoning Commission at their meeting of Thursday, September 13, 2018 subject to sixteen (16) conditions. A Revised Preliminary Subdivision Plan was approved by the Planning and Zoning Commission at their meeting of Thursday, December 10, 2020. The changes to the plan included the removal of Scarlett Oak Drive, adding cul-de-sacs on both ends of Chestnut Oak Drive, the addition of stormwater management ponds along the project's frontage, and a decrease of 92 lots. The Final Subdivision Plan complies with the Sussex County Subdivision Code and all Conditions of Approval. Tax Parcel: 234-34.00-97.00. Zoning: General Residential (GR). Staff are in receipt of all agency approvals.

### **Black Hog Village (S-18-64)**

KS

Revised Preliminary Site Plan

This is a Revised Preliminary Site Plan for the establishment of six (6) retail buildings totaling 21,818 square feet, associated parking and additional site improvements to be located on the south side of New Road (S.C.R. 266). The Preliminary Site Plan for the site was approved by the Planning and Zoning Commission at their meeting of Thursday, October 11, 2018 with final approvals to be made by staff upon the receipt of all required agency approvals. Changes to the plans include reducing the previous total square footage by 550 square feet, a reduction of the total number of parking spaces by seven (7) spaces. Additional improvements to the site include a proposed pedestrian entrance, bicycle parking for the trail, outdoor stage, two raised decks and a porch. Other structural changes to the plans include: Building #1 (10 additional square feet), Building #2 (600 additional square feet), Building #3 (reduction of 744 square feet), Building #4 (reduction of 516 square feet), and Building #5 (120 additional square feet). Building #6 remained unchanged from the original proposal. The Applicant has coordinated with DelDOT regarding the provision of landscaping and a shared use path for the Lewes Byway. The Applicant is requesting to defer the inclusion of plantings for the proposed Lewes Byway along the project's frontage until DelDOT has constructed the Nassau/New Road construction project (Contract # T201612501) and will engage in further discussion with the Lewes Byways Committee. The Applicant has also indicated that the developer of Black Hog Village fully intends to provide an interconnection with the Lewes-Georgetown trail that is located along the rear



of the property. The Applicant's response has been included in the Commission's packet. The Site Plan complies with the Sussex County Zoning Code. Tax Parcel: 334-5.00-76.00. Zoning: General Commercial (C-1). Staff are in receipt of all agency approvals.

**Bayhealth Campus Rt. 9 (S-21-10)**

KS

Revised Preliminary Site Plan

This is a Revised Preliminary Site Plan for the establishment of a 48,500 square foot medical office building, 287 parking spaces and other site improvements to be located on the north west corner of Lewes Georgetown Highway (Rt. 9) and Hudson Road (S.C.R. 258). The site has an approved Change of Zone (C/Z 1866) that was approved by the Sussex County Council on February 5, 2019 through Ordinance No. 2632. The Site Plan complies with the Sussex County Zoning Code. Tax Parcel: 235-27.00-11.01. Zoning: Institutional (I-1). Staff are awaiting agency approvals.

**Lands of H&S Properties, LLC (S-20-11)**

KS

Revised Preliminary Site Plan

This is a Revised Preliminary Site Plan for the establishment of a two-story office addition to an existing one-story building. The plan proposes to relocate a shed, a loading area, and 9 parking spaces. Staff note that parking exists and is proposed to remain within the front yard setback. The property is located on the northwestern corner of Church Street (S.C.R. 285B) and Beaver Dam Road (S.C.R. 23). This plan is a revision to the Preliminary Site Plan that was first reviewed and approved by the Planning and Zoning Commission at the meeting of September 8, 2020. Furthermore, this development is now participating in the Henlopen Transportation District (IID), and this agreement is currently being drafted. This plan complies with the Sussex County Zoning Code and all Conditions of Approval. Tax Parcel: 334-5.00-212.00. Zoning: AR-1 (Agricultural Residential) Zoning District. Staff are awaiting DelDOT approval which is the last agency approval required.

**Sea Colony West (C/Z 1153)**

BM

Revised Amenities Plan

This is a Revised Amenities Plan for Sea Colony West (C/Z 1153) for a proposed 2,028 square foot clubhouse, a splash pad, jacuzzi tubs, and other site improvements to be located on the south side of Pine Wood Dr within the Sea Colony West community. Change of Zone No. 1153 was approved by the Sussex County Council at their meeting of Tuesday May 19, 1992 and adopted through Ordinance No. 829. The Revised Amenities Plan complies with the Sussex County Zoning Code and all Conditions of Approval. Tax Parcel: 134-17.00-41.00. Zoning: High Density Residential – Residential Planned Community (HR-RPC)

**Chase Oaks (2019-5)**

BM

Revised Amenities Plan

This is a Revised Amenities Plan for the Chase Oaks Subdivision, for a proposed 3,380 square foot clubhouse, a 8,330 square foot pool area, a 6,720 square foot pickle ball court, a 400 square foot mailbox pavilion and other site improvements to be located on the south east side of Chase Oaks Dr within the Chase Oaks subdivision. The Final Subdivision plan for the Chase Oaks Subdivision was approved by the Planning and Zoning Commission at its meeting of December 17, 2020. The Revised Amenities Plan complies with the Sussex County Zoning Code and all Conditions of Approval. Tax Parcel: 234-6.00-96.00. Zoning: Agricultural Residential (AR-1). Staff are awaiting agency approvals.

**Lands of Wanderson Noguera**

KS

Minor Subdivision off a 50-ft easement

This is a Minor Subdivision for the subdivision of a 7.66-acre +/- parcel of land into two (2) buildable lots consisting of 6.38 acres +/- and 1.27 acres +/-, with access off of a proposed 50-ft ingress/egress access easement. The parcels are located on the north side of Stockley Road (S.C.R. 280). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 234-5.00-44.00. Zoning: AR-1 (Agricultural Residential District). Staff are in receipt of all agency approvals.

**Lands of Ponderosa Acres**

KH

Minor Subdivision off a 15-ft easement

This is a Minor Subdivision and Lot Line Adjustment Plan for the subdivision of a parcel that is approximately 65.10 acres. This plan proposes one lot that is 1.0 acre +/- . Additionally, this subdivision involves the adjustment of two adjacent parcels. Approximately 0.053 acres +/- is proposed to be removed from Tax Parcel 130-6.00-113.01, and 0.9947 acres +/- will come from Tax Parcel 130-6.00-113.04 which is the residual land. The property will have access off Johnson Road (S.C.R. 207) through an access easement that is 15-feet wide which is proposed over an existing driveway. The site is located on the northeastern corner of Johnson Road and Dupont Boulevard (Rt. 113). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 130-6.00-113.04. Zoning: AR-1 (Agricultural Residential). Staff are in receipt of all agency approvals; therefore, this plan may be considered for both Preliminary and Final Subdivision Plan approval.



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# PLOVER POINT

(fka OAK LANDING)

## INDIAN RIVER HUNDRED

### SUSSEX COUNTY, DELAWARE

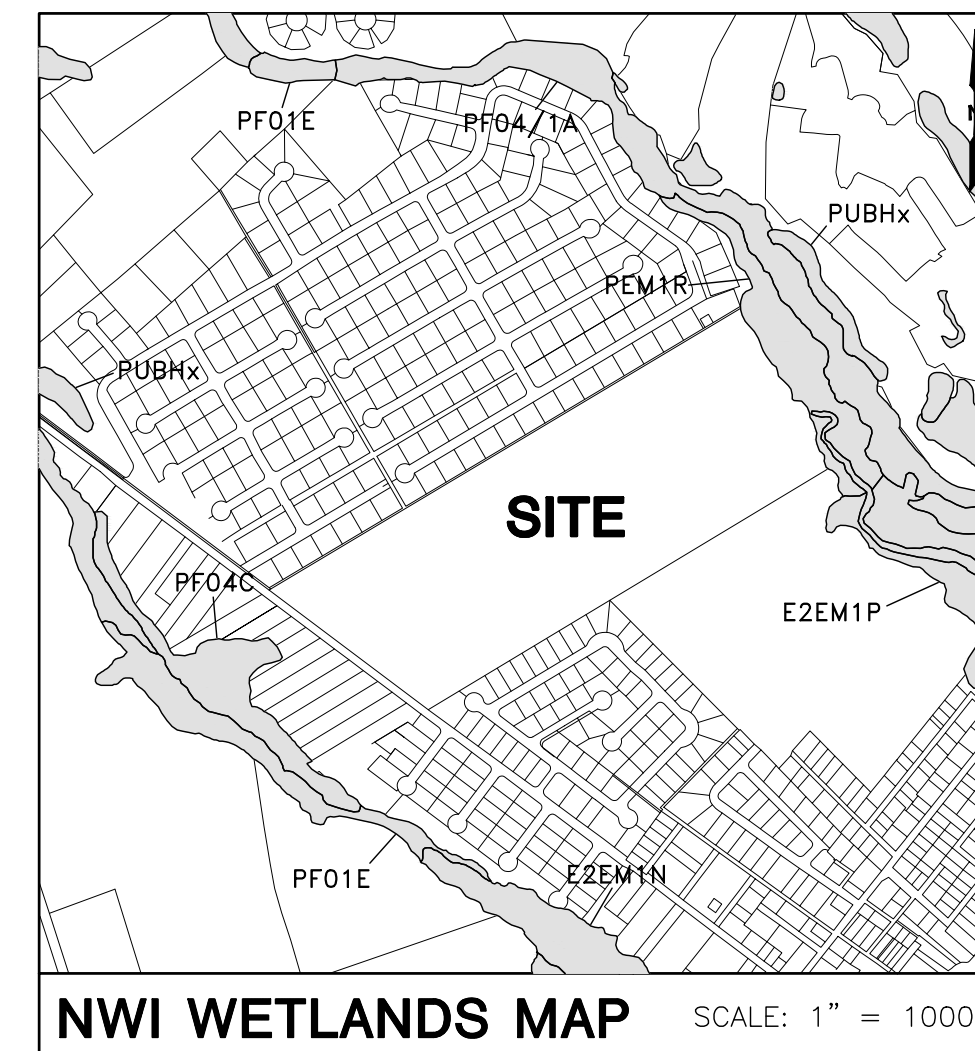
#### RECORD PLAN

#### FINAL SUBDIVISION PLAN

#### SUBDIVISION 2018-9

#### FEBRUARY, 2021

DBF # 0700C001



#### DATA COLUMN

TAX MAP ID: 2-34-34.00-97.00  
 DATUM: NAVD 88  
 VERTICAL: NAD 83 (DE STATE PLANE)  
 HORIZONTAL: 2017-06-04  
 PLUS #:  
 LAND USE EXISTING: AGRICULTURAL  
 PROPOSED: RESIDENTIAL  
 ZONING EXISTING: GR-GENERAL RESIDENTIAL  
 NUMBER OF EXISTING LOTS: 1  
 UNITS SINGLE FAMILY LOTS: 147  
 TYPICAL LOT SIZE: 75' X 125' (9,375 S.F.)  
 AVERAGE LOT SIZE: 0.22 AC. (9,425 S.F.)  
 DENSITY MAXIMUM: 4.0 UNITS PER AC.  
 PROPOSED: 2.6 UNITS PER AC.

MINIMUM REQUIREMENTS  
 LOT AREA (GR-REQUIRED): 10,000 S.F. (0.23 AC)  
 LOT AREA (COASTAL CLUSTER): 7,500 S.F. (0.17 AC) (SEE GENERAL NOTE #14)  
 LOT DEPTH: 100 FT.  
 LOT WIDTH: 75 FT.  
 FRONT SETBACK: 30 FT.  
 SIDE SETBACK: 10 FT.  
 REAR SETBACK: 10 FT.  
 CORNER SETBACK: 15 FT.

MAXIMUM REQUIREMENTS  
 BUILDING HEIGHT: 42 FT.  
 PROPOSED: BUILDING HEIGHT: 36 FT. (2 STORIES)

AREAS:  
 EXISTING SITE AREA: 60.675 AC.  
 DNREC/CORPS REGULATED TIDAL WETLANDS: 2.907 AC.  
 SECTION 404 CORPS REGULATED NON-TIDAL WETLANDS: 0.318 AC.  
 LAND DEDICATED TO PUBLIC RIGHT-OF-WAY: -0.476 AC.  
 TOTAL SITE AREA: 60.199 AC.

PROPOSED SITE  
 LOT AREA: 31,804 AC.  
 RIGHT-OF-WAY: 7,104 AC.  
 OPEN SPACE (TOTAL): 21,281 AC. (35%)  
 OPEN SPACE A: 12,058 AC.  
 OPEN SPACE B: 3,004 AC.  
 OPEN SPACE C: 3,004 AC.  
 WETLANDS: 3,225 AC. (5%)  
 TOTAL SITE AREA: 60.199 AC.

IMPERVIOUS AREAS:  
 PAVEMENT (STREETS): 4.536 AC.  
 SIDEWALK: 1.587 AC.  
 PARKING: 0.102 AC.  
 SHARED-USE-PATH: 0.234 AC.  
 TOTAL IMPERVIOUS AREAS: 6.459 AC. (11%)

FORESTED AREAS  
 EXISTING: 9.168 AC.  
 REMOVED: 2.972 AC.  
 TOTAL PRESERVED: 6.896 AC. (11%)

SWM DISCHARGE LOCATIONS & L.O.D.:  
 POND 1: (N:219,352, E:723,206) 10.6 AC.  
 POND 2: (N:219,048, E:723,643) 7.4 AC.  
 POND 3: (N:219,817, E:724,480) 28.9 AC.  
 POND 4: (N:220,251, E:725,431) 9.0 AC.

UTILITIES  
 SEWER PROVIDER: PUBLIC (SUSSEX COUNTY)  
 WATER PROVIDER: PUBLIC (TIDEWATER UTILITIES, INC.)

LAT/LON:  
 CONCRETE MONUMENT FOUND:  
 BENCHMARK: NORTH EAST PROPERTY CORNER  
 LAT:38.6026, LON:75.1839  
 CONCRETE MONUMENT FOUND:  
 BENCHMARK: SOUTH EAST PROPERTY CORNER  
 LAT:38.6009, LON:75.1810

PROPOSED BUILDING CONSTRUCTION: WOOD/CONCRETE BLOCK

WETLANDS - THIS PROPERTY IS IMPACTED BY WETLANDS.

FLOODPLAIN - THE PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10001C0481K DATED MARCH 16, 2015.

THIS PROPERTY IS LOCATED WITHIN A WELLHEAD PROTECTION AREA.

THIS PROPERTY IS LOCATED WITHIN AN AREA OF POOR, FAIR, AND GOOD GROUNDWATER RECHARGE.

STATE STRATEGIES MAP: INVESTMENT LEVEL 2 & 3

THIS PROPERTY IS NOT LOCATED WITHIN A TID.

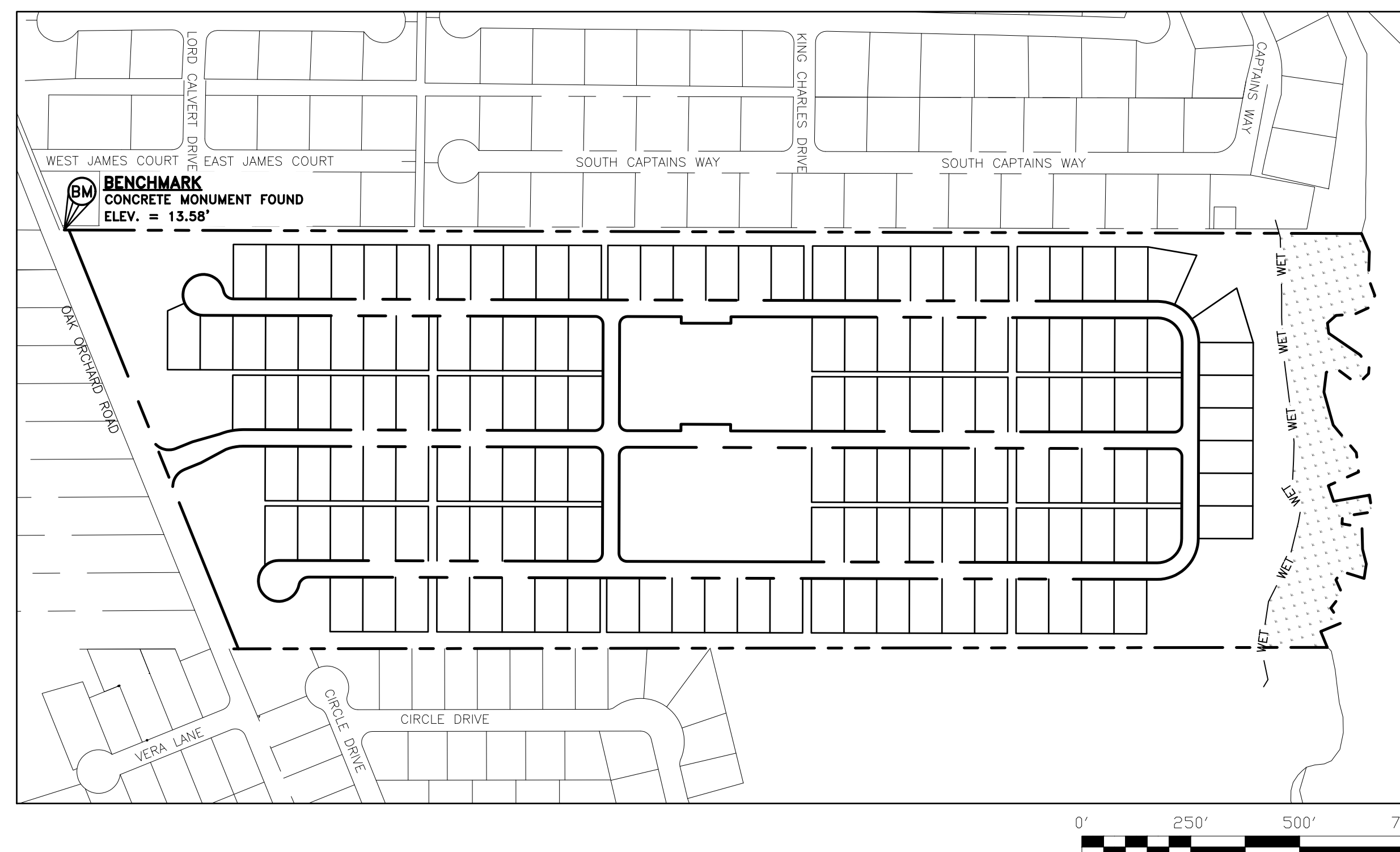
THIS PROPERTY IS LOCATED 1,594± TO THE SOUTHEAST OF THE INTERSECTION OF CAPTAINS WAY AND OAK ORCHARD ROAD (SCR 297).

OAK ORCHARD ROAD POSTED SPEED LIMIT: 50/40 M.P.H.

PROPERTY OWNER  
 IRVIN W. MOORE, JANICE M. CHORMAN, AND ROBERT L. MOORE ET AL.  
 32414 OAK ORCHARD ROAD  
 MILLSBORO, DE 19966

DEVELOPER:  
 DOUBLE H DEVELOPMENT, LLC.  
 BOBBY HORSEY  
 28107 BEAVER DAM ROAD  
 LAUREL, DE 19956  
 PHONE: 302-875-3033  
 BOBBYDGH@AOL.COM

ENGINEER:  
 DAVIS, BOWEN & FRIEDEL, INC.  
 CLIFTON D. MUMFORD, P.E.  
 1 PARK AVENUE  
 MILFORD, DE 19963  
 PHONE: 302-424-1441  
 FAX: 302-424-0430



RECORD PLAN	
RECORD PLAN - TITLE SHEET	V-101
RECORD PLAN - OVERVIEW	V-102
RECORD PLAN - SITE PLAN	V-103 & V-104
RECORD PLAN - TYPICAL SECTIONS	V-105

#### LEGEND

---	PROPERTY BOUNDARY LINE	##	PROPERTY LABEL
- - -	PROPOSED PROPERTY LINE	●	IRON ROD WITH CAP SET
- · - · -	PROPOSED RIGHT-OF-WAY LINE	■	CONCRETE MONUMENT SET
- · - · -	PROPOSED BUILDING SETBACK LINE	○	PROPERTY CORNER LOCATE
- + - + -	PROPOSED EASEMENT LINE	○	FENCE
- - -	EXISTING PROPERTY LINE	○	DNREC/CORPS REGULATED TIDAL WETLANDS
- · - · -	EXISTING RIGHT-OF-WAY LINE	○	SECTION 404 CORPS REGULATED NON-TIDAL WETLANDS
▒ ▒ ▒	EXISTING WETLAND LINE	○	
▒ ▒ ▒	ACOE/DNREC TIDAL WETLANDS LINE	○	
WET WET WET	404 NON-TIDAL WETLANDS LINE	○	

#### SUSSEX COUNTY PLANNING & ZONING APPROVAL

SUSSEX COUNTY PLANNING & ZONING STAFF \_\_\_\_\_ DATE \_\_\_\_\_  
 SUSSEX COUNTY COUNCIL PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

#### SUSSEX CONSERVATION DISTRICT APPROVAL BOX

#### OWNERS STATEMENT

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAN, THAT THE PLAN WAS MADE BY MY DIRECTION AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

NAME \_\_\_\_\_ DATE \_\_\_\_\_

#### SUBDIVISION 2018-9 CONDITIONS OF APPROVAL:

- THERE SHALL BE NO MORE THAN 163 LOTS WITHIN THE SUBDIVISION.
- THE APPLICANT SHALL FORM A HOMEOWNER'S ASSOCIATION TO BE RESPONSIBLE FOR THE MAINTENANCE OF STREETS, ROADS, BUFFERS, STORMWATER MANAGEMENT FACILITIES AND OTHER COMMON AREAS.
- THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET OR EXCEED THE REQUIREMENTS OF THE STATE AND COUNTY AND SHALL MAXIMIZE GROUNDWATER RECHARGE.
- ALL ENTRANCES SHALL COMPLY WITH ALL OF DELDOT'S REQUIREMENTS.
- SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS.
- NO WETLANDS SHALL BE INCLUDED WITHIN ANY LOT LINES.
- THE DEVELOPMENT SHALL BE SERVED BY SUSSEX COUNTY SEWER IN ACCORDANCE WITH SUSSEX COUNTY ENGINEERING DEPARTMENT SPECIFICATIONS AND REGULATIONS.
- THE DEVELOPMENT SHALL BE SERVED BY CENTRAL WATER.
- THE FINAL SITE PLAN SHALL CONTAIN THE APPROVAL OF THE SUSSEX CONSERVATION DISTRICT FOR THE DESIGN AND LOCATION OF ALL STORMWATER MANAGEMENT AREA AND EROSION AND SEDIMENTATION CONTROL FACILITIES.
- A MINIMUM 50-FOOT BUFFER SHALL BE PROVIDED BETWEEN THE STATE WETLANDS ASSOCIATED WITH EMILY'S GUT AND ANY LOT LINES.
- THE RECREATIONAL AMENITIES SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE BOTH RESIDENTIAL BUILDING PERMIT. THE RECREATIONAL AMENITIES SHALL INCLUDE A POOL, POOL HOUSE/CLUBHOUSE AND PLAYGROUND.
- DELIVERIES OF DIRT, FILL OR OTHER SIMILAR MATERIALS SHALL ONLY BE MADE TO OR FROM THE SITE BETWEEN THE HOURS OF 8:00 A.M. THROUGH 5:00 P.M., MONDAY THROUGH FRIDAY.
- NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON THE SITE BETWEEN 6:00 P.M. AND 8:00 A.M. ON THE WEEKDAYS AND AFTER 2:00 P.M. ON SATURDAYS. NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAYS.
- A SIX-FOOT BOARD-ON-BOARD FENCE SHALL BE INSTALLED ALONG THE ENTIRE SHARED PROPERTY BOUNDARY BETWEEN THIS PROPERTY AND LANDS OF CHARLES CLARK. THIS FENCE SHALL NOT EXTEND INTO THE WETLANDS AREA. THIS FENCE SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- THE PRELIMINARY APPROVAL IS CONTINGENT UPON THE APPLICANT SUBMITTING A REVISED PRELIMINARY SITE PLAN EITHER DEPICTING OR NOTING THE CONDITIONS OF APPROVAL ON IT. STAFF SHALL APPROVE THE REVISED PLAN UPON CONFIRMATION THAT THE CONDITIONS OF APPROVAL BEEN DEPICTED OR NOTE ON IT.
- THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.

#### GENERAL NOTES:

- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN, IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §151). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE SIDEWALK AND SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR SHARED-USE PATH.
- ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
- 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 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.
- 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.
- THE DEVELOPER SHOULD ENTER INTO AN AGREEMENT WITH DELDOT TO MAKE AN EQUITABLE CONTRIBUTION TOWARDS DELDOT'S HIGHWAY SAFETY IMPROVEMENT PROGRAM, DELAWARE ROUTE 24 AT MOUNT JOY ROAD INTERSECTION PROJECT.
- ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT FROM THE COUNTY.
- A SEPARATE AMENITIES PLAN IS REQUIRED TO BE SUBMITTED PRIOR TO THE CONSTRUCTION OR INSTALLATION OF ANY AMENITIES.
- THIS PROJECT IS APPLYING THE CLUSTERING/REDUCED MINIMUM LOT SIZE OF 7,500 SQUARE FEET APPLICABLE TO SINGLE-FAMILY LOTS IN ALL RESIDENTIAL ZONING DISTRICTS PURSUANT TO §115-194.3(C)(3) THAT LIE WITHIN THE COASTAL ZONE OVERLAY DISTRICT FOR DEVELOPMENTS USING A CENTRAL WATER AND SEWER SYSTEM.

#### ENGINEER'S STATEMENT

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

DAVIS, BOWEN & FRIEDEL, INC.  
 by CLIFTON D. MUMFORD, P.E.

#### WETLAND STATEMENT

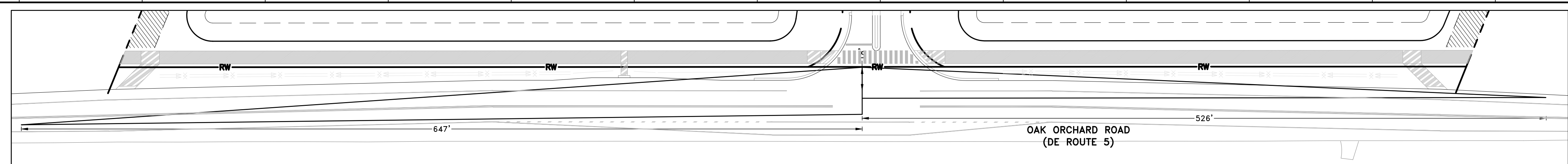
I, EDWARD M. LAUNAY, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR §28.34(a)(5)), 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.

THE BOUNDARIES OF STATE REGULATED WETLANDS ON THIS PROPERTY WERE DETERMINED IN ACCORDANCE WITH DNREC WETLAND MAPS NO. DNR-80 & DNR-429

EDWARD M. LAUNAY, PWS No. 875  
 SOCIETY OF WETLANDS SCIENTISTS  
 CORPS OF ENGINEERS, CERTIFIED WETLAND  
 DELINEATOR WDCP93MD0510036B

Date \_\_\_\_\_

V-101

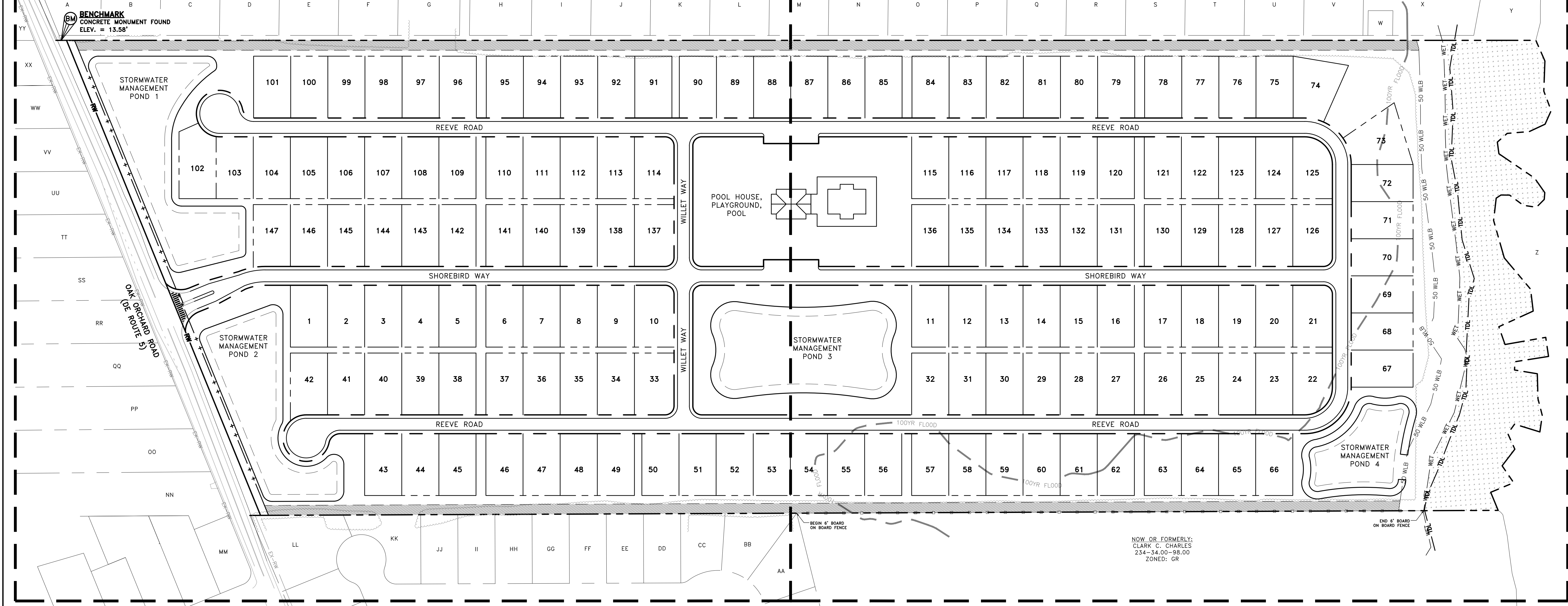


SIGHT DISTANCE TRIANGLES

SCALE: 1" = 50'

SHEET V-103

SHEET V-104



**ADJACENT PROPERTY OWNERS**

PARCEL#	OWNER	DEED	ZONED	
A	234-29.00-636.00	MARION ONEILL	D/5226/286	GR
B	234-29.00-635.00	DANIEL M. & AMY MARCUS	D/4033/24	GR
C	234-29.00-634.00	ROBERT GRUVER DAVIS	D/3490/207	GR
D	234-29.00-633.00	JUDITH A. HILTON-HYDE	D/5206/195	GR
E	234-29.00-632.00	RICHARD B. & LORRAINE MCCrackEN	D/5157/89	GR
F	234-29.00-631.00	MICHAEL E. & BARBARA GrogAN	D/4029/167	GR
G	234-29.00-630.00	FRANK R. & VIOLA M. GRAY	D/2736/304	GR
H	234-29.00-756.00	DONNA C. IRVINE	D/2511/312	GR
I	234-29.00-755.00	MARY C. SMITH	D/3619/53	GR
J	234-29.00-754.00	ROBERT C. SR. & JULIE G. LEGATES	D/2440/333	GR
K	234-29.00-753.00	RICHARD C. & NANCY J. PANAGACOS	D/2424/345	GR
L	234-29.00-752.00	JOHN L. & JEAN C. SALOMONE	D/4116/44	GR
M	234-29.00-751.00	JOHN J. BENDER & BRENESA M. CHAVEZ	D/2496/123	GR
N	234-29.00-750.00	JAMES E. & MARY J. HEATLY	D/3619/53	GR
O	234-29.00-749.00	VINGENT & FRED A. LENTZ	D/2787/119	GR
P	234-29.00-748.00	PEGGY L. ROSSITTO	D/3247/195	GR
Q	234-29.00-747.00	MERVIN D. & SHIRLEY E. NESTER	D/2936/250	GR
R	234-29.00-746.00	GEORGE W. & DONNA M. KLOSKE	D/4187/87	GR
S	234-29.00-745.00	WILLIAM H. & DENISE A. KLOPP	D/2751/287	GR
T	234-29.00-744.00	STEPHEN R. & BRENDA D. STAPPELLI	D/4483/25	GR
U	234-29.00-743.00	JOHN C. & MICHELLE MARIE VICKERS	D/4432/263	GR
V	234-29.00-742.00	EUGENE PAUL & MARY COLLEEN MCGREW	D/3927/125	GR
W	234-29.00-277.00	SUSSEX COUNTY (PUMP STATION)	D/3751/98	GR
X	234-29.00-277.00	CAPTAINS GRANT HOMEOWNER ASSOC.	D/331/327	GR
Y	234-29.00-277.00	CAPTAINS GRANT HOMEOWNER ASSOC.	D/331/327	GR
Z	234-30.00-1.03	THE PENINSULA COMMUNITY ASSOC., INC.	D/5021/293	MR

**ADJACENT PROPERTY OWNERS**

PARCEL#	OWNER	DEED	ZONED	
AA	234-34.08-129.00	NAOMI P. MORRISON	D/3831/136	GR
BB	234-34.08-130.00	LAWRENCE M. & MASHA E. FRIEND	D/3040/260	GR
CC	234-34.08-131.00	GLEN E. SARGEANT	D/5028/233	GR
DD	234-34.08-132.00	MICHAEL J. & ANGELA D. WILLIAMS	D/4590/89	GR
EE	234-34.08-133.00	BUSH PLETCHER ENTERPRISES, LLP	D/4083/58	GR
FF	234-34.08-134.00	GLORIA M. ALTEMOSE		GR
GG	234-34.08-135.00	LONNIE RAY & PATRICIA LEE DIXON	D/4258/297	GR
HH	234-34.08-136.00	JAMES A. LUCIANO	D/3145/97	GR
II	234-34.08-137.00	NICOLE & JOE ROMANO	D/4411/307	GR
JJ	234-34.08-138.00	JOHN L. & KIMBERLY ANN BOONE	D/4424/11	GR
KK	234-34.08-139.00	DOMINIC H. RHOLETTER	D/4175/145	GR
LL	234-34.08-140.00	VICTOR & KENNILYNN KOVELESKI	D/5181/80	GR
MM	234-34.08-1.00	JEFFREY D. SR. & LORRAINE A. SAREKYA	D/5181/80	GR
NN	234-34.00-96.00	NICHOLAS BELL	D/4215/165	GR
OO	234-34.00-95.00	JEFFERY STEVEN & JOANN REV NOVAK, TR	D/4755/170	GR
PP	234-34.00-94.00	ROBERT L. & MARTHA E. MOORE		GR
QQ	234-34.00-93.00	JANICE M. CHORMAN	D/4027/187	GR
RR	234-34.00-92.00	JAMES R. JR. & KIMBERLY D. FORD	D/3691/140	GR
SS	234-34.00-91.00	IRVIN W. MOORE	D/3581/142	GR
TT	234-34.00-90.00	JEAN MOORE		GR
UU	234-34.00-89.00	SUSAN P. MUMFORD & SANDRA MOORE	D/2289/345	GR
VV	234-34.00-88.00	RONALD W., BARBARA R., & ROONEY T. MCGEE	D/2159/266	GR
WW	234-34.00-87.00	A & E PROPERTY SOLUTIONS, LLC.	D/5185/264	GR
XX	234-34.00-86.00	LEON & RAYMOND C. JOHNSON, TERESA H. SMITH	D/3892/304	GR
YY	234-29.00-234.00	ANGELA J. DUNMORE	D/3962/5	GR

PROPOSED CURVE TABLE FOR RIGHT-OF-WAY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
RC-1	43.00'	50.39'	47.55'	S 03°22'58" W	67°08'28"
RC-2	105.99'	40.63'	40.38'	S 48°10'30" W	21°57'40"
RC-3	18.00'	28.27'	25.46'	N 75°50'41" W	90°00'00"
RC-4	18.00'	28.27'	25.46'	N 14°09'19" W	90°00'00"
RC-5	47.00'	212.02'	72.81'	S 70°04'32" E	258°27'52"
RC-6	23.00'	31.50'	29.09'	S 19°55'26" W	78°27'47"
RC-7	94.00'	147.65'	132.94'	N 14°09'19" E	90°00'00"
RC-8	94.00'	147.65'	132.94'	N 75°50'41" W	90°00'00"
RC-9	23.00'	31.50'	29.09'	S 81°56'47" E	78°27'47"
RC-10	47.00'	212.02'	72.81'	S 08°23'09" W	258°27'56"
RC-11	18.00'	28.27'	25.46'	N 75°50'41" W	90°00'00"
RC-12	18.00'	28.27'	25.46'	N 14°09'19" W	90°00'00"
RC-13	144.00'	55.34'	55.00'	S 48°08'47" W	22°01'04"
RC-14	43.00'	50.39'	47.72'	N 70°39'10" E	67°23'58"
RC-15	18.00'	28.27'	25.46'	S 14°09'19" W	90°00'00"
RC-16	18.00'	28.27'	25.46'	N 75°50'41" W	90°00'00"
RC-17	56.00'	87.96'	79.20'	N 14°09'19" E	90°00'00"
RC-18	18.00'	28.27'	25.46'	S 75°50'41" E	90°00'00"
RC-19	18.00'	28.27'	25.46'	S 75°50'41" E	90°00'00"
RC-20	18.00'	28.27'	25.46'	S 14°09'19" W	90°00'00"
RC-21	56.00'	87.96'	79.20'	N 75°50'41" W	90°00'00"
RC-22	18.00'	28.27'	25.46'	S 75°50'41" E	90°00'00"

PROPOSED CURVE TABLE FOR LOTS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
PC-5A	47.00'	35.21'	34.39'	S 37°41'44" W	42°55'21"
PC-5B	47.00'	176.61'	89.51'	N 88°27'48" E	215°32'51"
PC-8A	94.00'	56.85'	55.99'	N 48°10'19" W	34°39'17"
PC-8B	94.00'	51.62'	50.98'	N 81°13'55" W	31°27'56"
PC-8C	94.00'	39.18'	38.89'	S 71°05'43" W	23°52'42"
PC-10A	47.00'	157.97'	93.43'	S 41°19'49" W	192°34'36"
PC-10B	47.00'	46.92'	45.00'	S 83°33'36" E	57°12'14"
PC-9C	47.00'	74.11'	74.12'	N 63°29'44" E	84°16'05"
PC-13A	144.00'	24.11'	24.08'	S 54°21'50" W	9°35'39"
PC-13B	144.00'	31.22'	31.16'	S 43°20'58" W	12°25'26"

WETLANDS LINE TABLE

LINE BEARING	DISTANCE	LINE BEARING	DISTANCE
WL-A1	N 00°40'58" E 19.13'	WL-11	N 45°26'46" W 84.81'
WL-A2	N 42°54'39" W 72.00'	WL-12	N 20°42'04" W 50.68'
WL-A3	N 22°48'20" W 48.68'	WL-13	N 07°13'23" W 83.79'
WL-A4	N 22°23'52" W 61.25'	WL-14	N 09°53'40" W 88.82'
WL-A5	N 04°19'10" W 103.72'	WL-15	N 09°02'47" W 37.16'
WL-A6	N 17°12'56" W 91.91'	WL-16	N 15°42'15" W 46.58'
WL-A7	N 20°33'32" W 23.53'	WL-17	N 28°16'15" W 66.58'
WL-A8	N 46°55'02" W 16.63'	WL-18	N 36°29'11" W 18.46'
WL-A9	N 64°34'16" W 39.38'	WL-19	N 27°55'27" W 107.86'
WL-A10	N 07°29'20" W 21.43'	WL-20	N 14°23'37" W 37.10'
WL-A11	N 28°09'03" W 49.28'	WL-21	N 46°12'14" W 82.19'
WL-A12	N 29°12'50" W 42.80'	WL-22	N 12°12'50" W 99.25'
WL-A13	N 37°06'37" W 70.78'	WL-23	N 11°42'03" W 66.79'
WL-A14	N 38°21'36" W 94.73'	WL-24	N 28°21'20" W 92.88'
WL-A15	N 37°22'22" W 61.40'	WL-25	N 15°07'51" W 90.84'
WL-A16	N 32°59'52" W 61.36'	WL-26	N 21°03'15" W 87.89'
WL-A17	N 31°01'14" W 57.86'		
WL-A18	N 31°49'57" W 59.53'		
WL-A19	N 32°51'55" W 75.94'		
WL-A20	N 46°46'45" W 40.52'		

NOW OR FORMERLY:  
CLARK C. CHARLES  
234-34.00-98.00  
ZONED: GR

**PLOVER POINT**  
**OAK ORCHARD ROAD**  
**SUSSEX COUNTY, DELAWARE**

Revisions:  
2021-04-30: SCE  
SCD  
TUI  
FM  
2021-05-21: SCE  
SCE  
SCE  
2021-06-07: SCE

Date: FEBRUARY, 2021

Scale: 1" = 100'

Own. By: TAJ

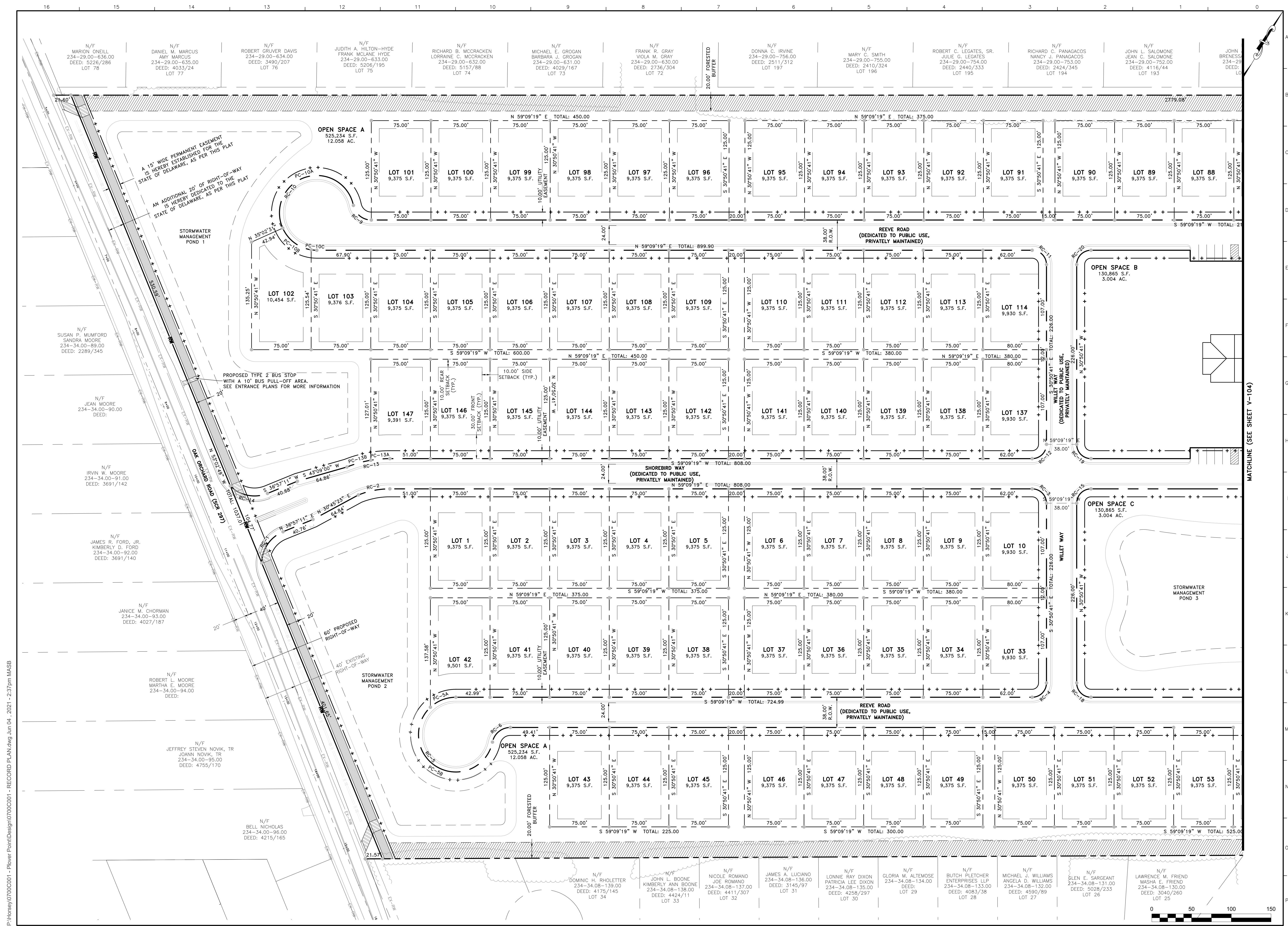
Proj. No.: 0700C001

Dwg. No.: V-102

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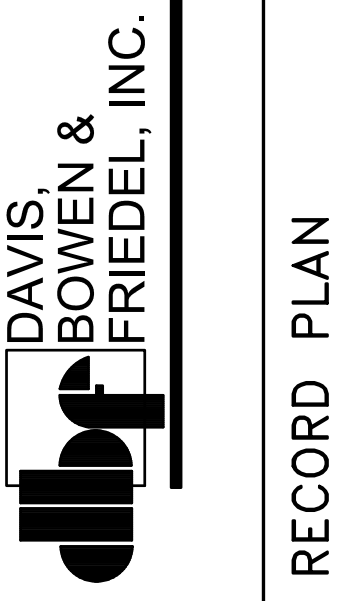
**DAVIS, BOWEN & FRIEDEL, INC.**  
ARCHITECTS ENGINEERS SURVEYORS  
CALDWELL, MARYLAND (301) 653-8800  
MILFORD, DELAWARE (302) 432-1441  
EASTON, MARYLAND (410) 770-4744

RECORD PLAN - OVERVIEW



P:\Horse\0700C001 - Plover Point\Design\0700C001 - RECORD PLAN.dwg Jun 04, 2021 - 2:37pm M:ASB

ARCHITECTS ENGINEERS SURVEYORS  
 DAVIS, BOWEN & FRIEDEL, INC.  
 1500 W. MARKET STREET  
 WILMINGTON, DELAWARE 19801  
 (302) 427-1441  
 (410) 770-4744

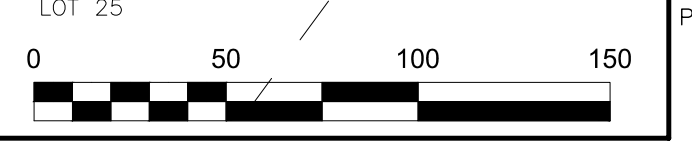


RECORD PLAN

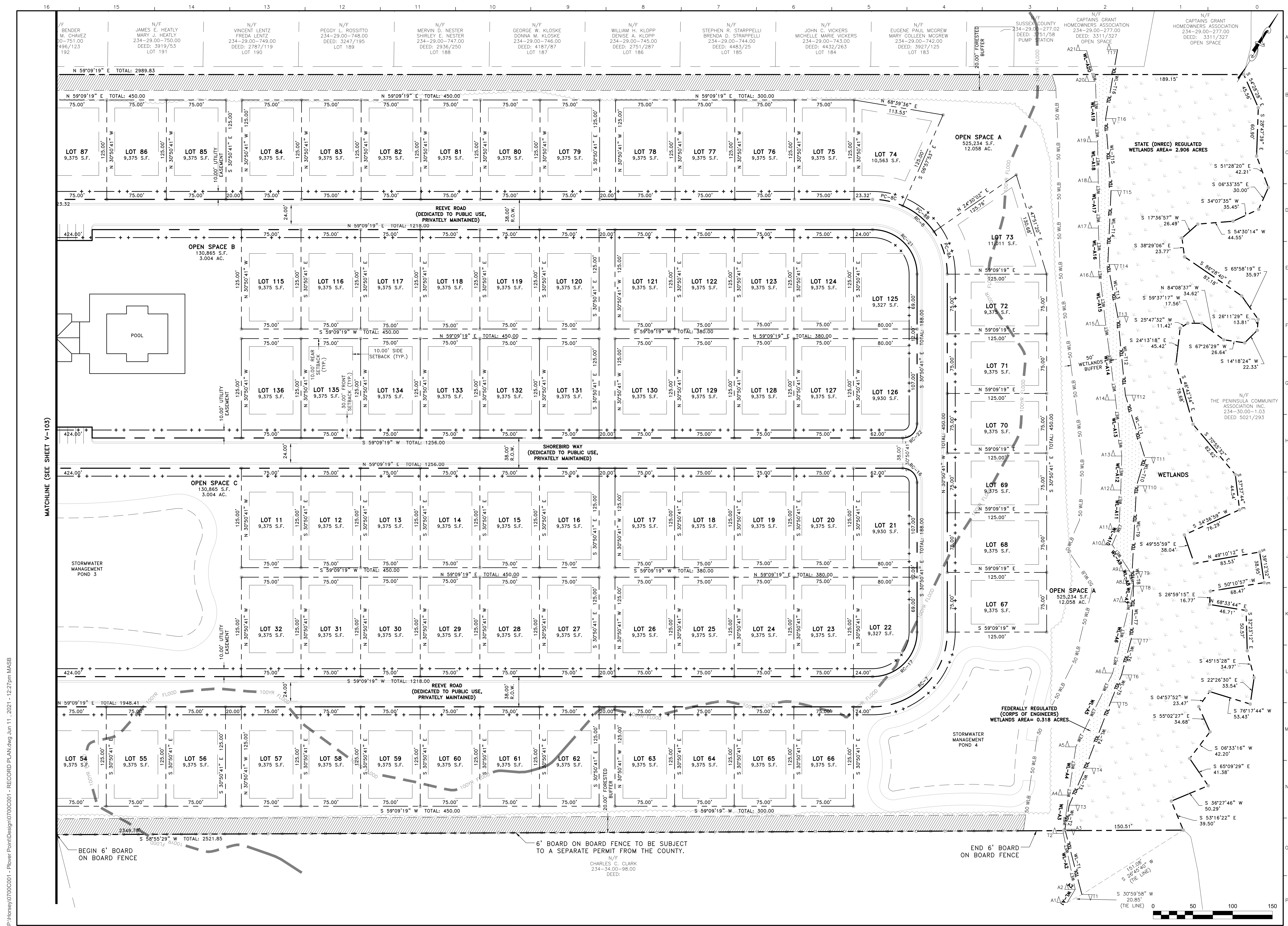
**PLOVER POINT**  
**OAK ORCHARD ROAD**  
**SUSSEX COUNTY, DELAWARE**

Revisions:  
 2021-04-30: SCE  
 SCD  
 TUF  
 FM  
 SCD  
 2021-05-21: SCE

Date: FEBRUARY, 2021  
 Scale: 1" = 50'  
 Dwn. By: TAJ  
 Proj. No.: 0700C001  
 Dwg. No.: V-103



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MATCHLINE (SEE SHEET V-103)

P:\Horsey\0700C001 - Plover Point\Design\0700C001 - RECORD PLAN.dwg, Jun 11, 2021 - 12:27pm, M.A.S.B.

N/F  
CHARLES C. CLARK  
234-34.00-98.00  
DEED:

ARCHITECTS ENGINEERS SURVEYORS  
DAVIS, BOWEN & FRIEDEL, INC.  
1000 W. MARKET STREET, SUITE 200  
MILFORD, DELAWARE 19967  
(302) 421-1411  
(302) 421-1411  
(410) 770-4744

RECORD PLAN

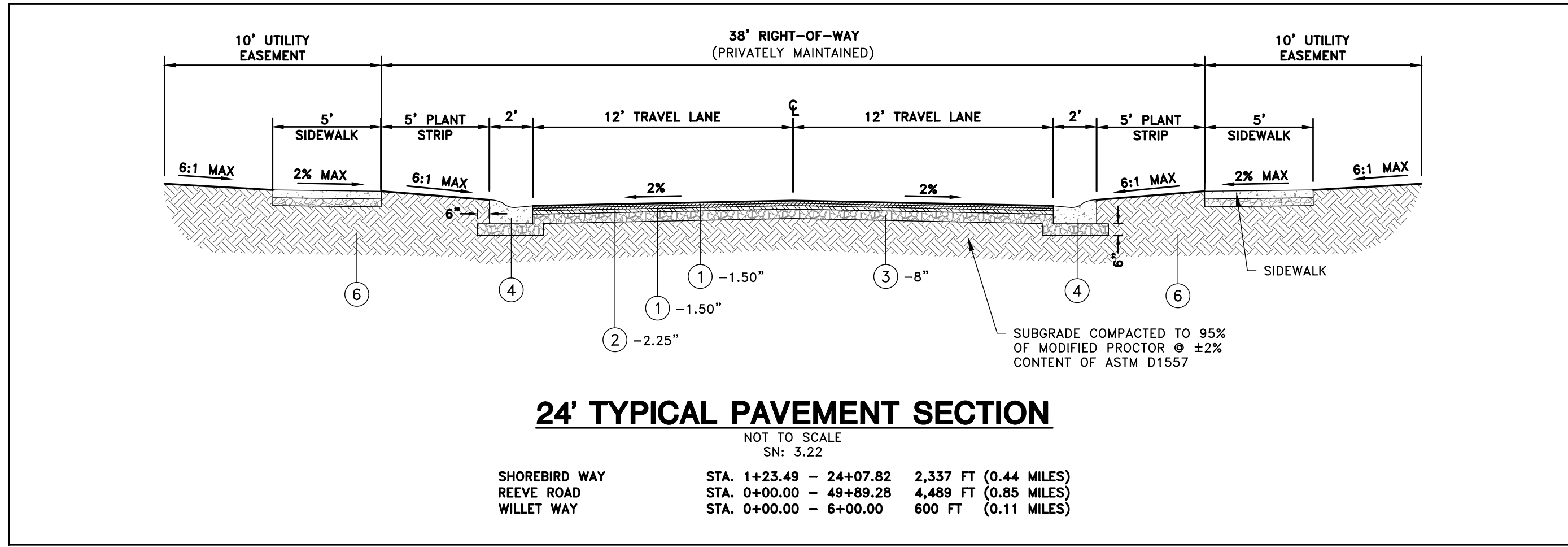
**PLOVER POINT  
OAK ORCHARD ROAD  
SUSSEX COUNTY, DELAWARE**

Revisions:  
2021-04-30: SCE  
SCD  
TUI  
FM  
SCD  
SCE  
SCE  
2021-05-21  
2021-06-07

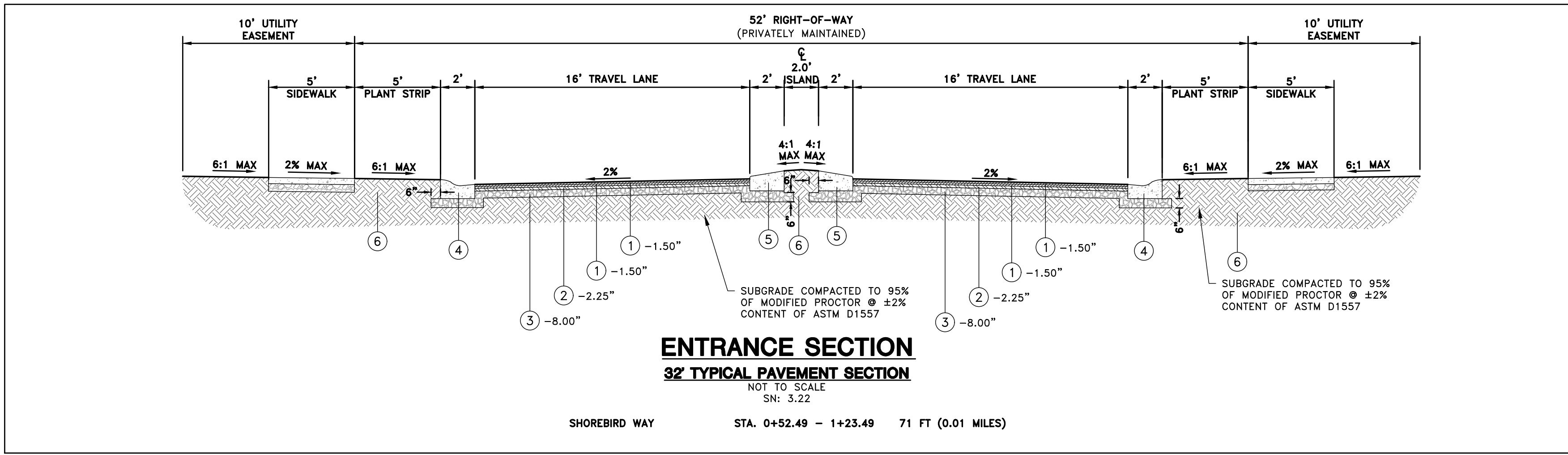
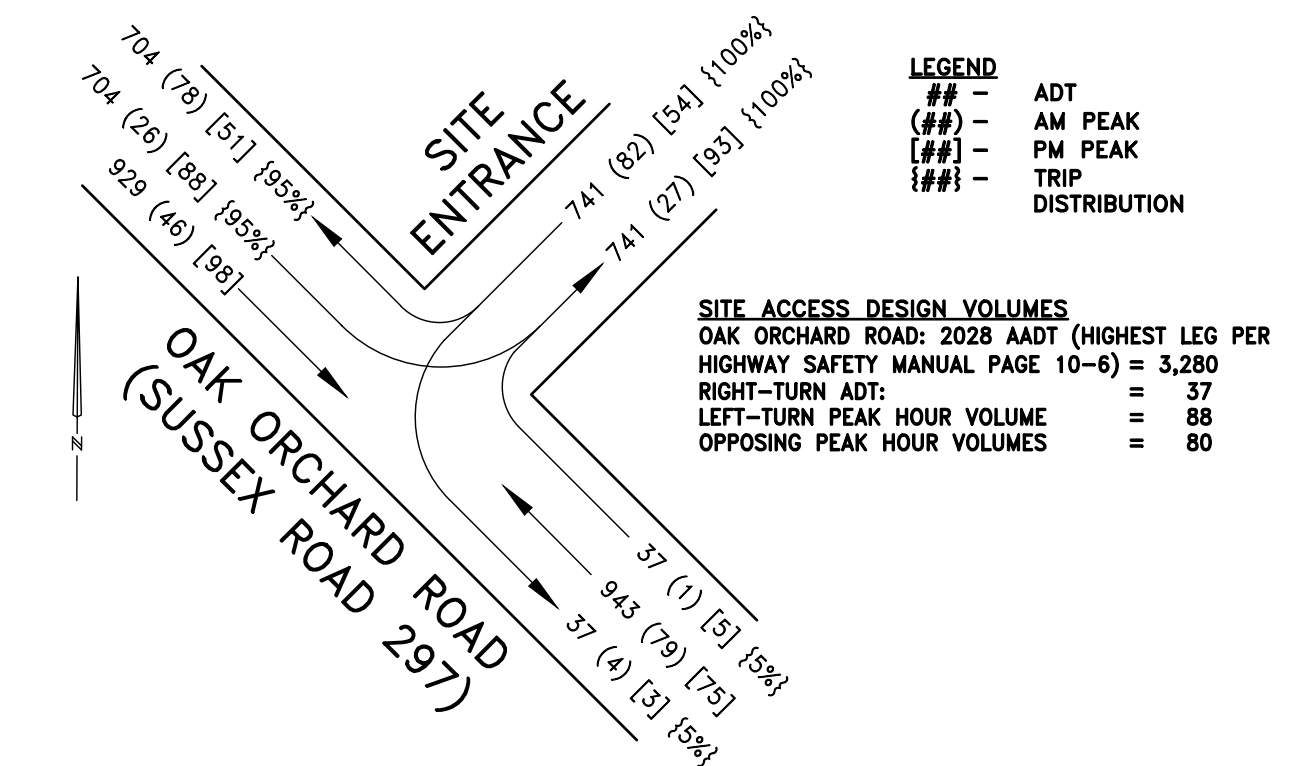
Date: FEBRUARY, 2021  
Scale: 1" = 50'  
Dwn. By: TAJ  
Proj. No.: 0700C001  
Dwg. No.:

**V-104**

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**ROAD DATA**  
OAK ORCHARD ROAD (DE ROUTE 5, SUSSEX ROAD 297)  
FUNCTIONAL CLASSIFICATION - MAJOR COLLECTOR  
AADT (2021 DAVIS, BOWEN & FRIEDEL, INC.) = 1,614  
10 YR PROJECTED AADT = 1.16 X 1,614 = 1,872  
10 YR PROJECTED AADT + SITE ADT NW OF SITE (1,408) = 3,280  
10 YR PROJECTED AADT + SITE ADT SE OF SITE (74) = 1,946  
PEAK HOUR = 9.23% X 1,872 = 173  
AM DIRECTIONAL SPLIT = 62.83% (NB) / 37.17% (SB) = 79/46  
PM DIRECTIONAL SPLIT = 56.41% (SB) / 43.59% (NB) = 98/75  
8.06% TRUCK % X 173 = 14  
SPEED - POSTED = 50 MPH  
85TH PERCENTILE SPEED - NORTHBOUND = 47 MPH  
85TH PERCENTILE SPEED - SOUTHBOUND = 51 MPH  
TRAFFIC PATTERN GROUP = 3



**SITE TRIPS GENERATED**

TYPE OF DEV.	ITE	CODE	# UNITS	AM	PM	ADT
SINGLE FAMILY		210	147	109	147	1,482

NOTES:  
-TRIP GENERATION BASED ON ITE TRIP GENERATION MANUAL, 10TH EDITION.  
-DESIGN VEHICLE: SU-30/WB-40.  
-ONE (1) FULL SITE ACCESS PROPOSED.

- LEGEND**
- ① BITUMINOUS CONCRETE, SUPERPAVE, TYPE 'C', PG 64-22, 160 GYRATIONS (CARBONATE STONE)
  - ② BITUMINOUS CONCRETE, SUPERPAVE, TYPE 'B', PG 64-22, 160 GYRATIONS
  - ③ GRADED AGGREGATE BASE COURSE, TYPE 'B', SHALL BE OVER APPROVED SUBGRADE
  - ④ INTEGRAL P.C.C. CURB & GUTTER TYPE 2
  - ⑤ P.C.C. CURB TYPE 2
  - ⑥ ITEM 908002 - TOPSOIL (6" DEPTH),  
ITEM 908014 - PERMANENT GRASS SEEDING, DRY GROUND

ARCHITECTS ENGINEERS SURVEYORS  
**DAVIS, BOWEN & FRIEDEL, INC.**  
CALDWELL, MARYLAND (301) 643-8800  
MILFORD, DELAWARE (302) 442-1441  
EASTON, MARYLAND (410) 770-4744

RECORD PLAN - TYPICAL SECTIONS

**PLOVER POINT**  
**OAK ORCHARD ROAD**  
**SUSSEX COUNTY, DELAWARE**

Revisions:

2021-04-30	SCD	TUI
2021-05-21	FM	SCD
	SCD	SCE

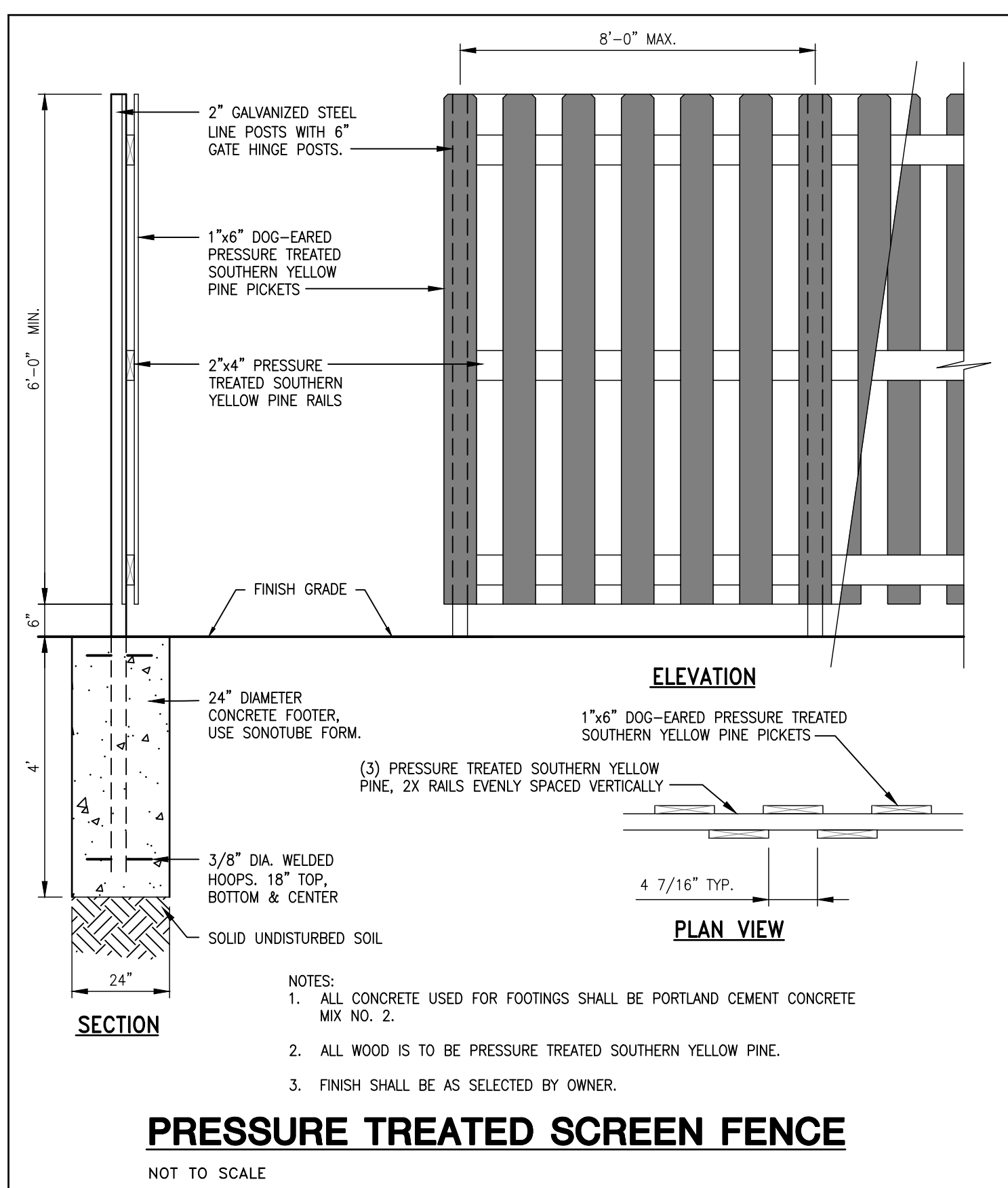
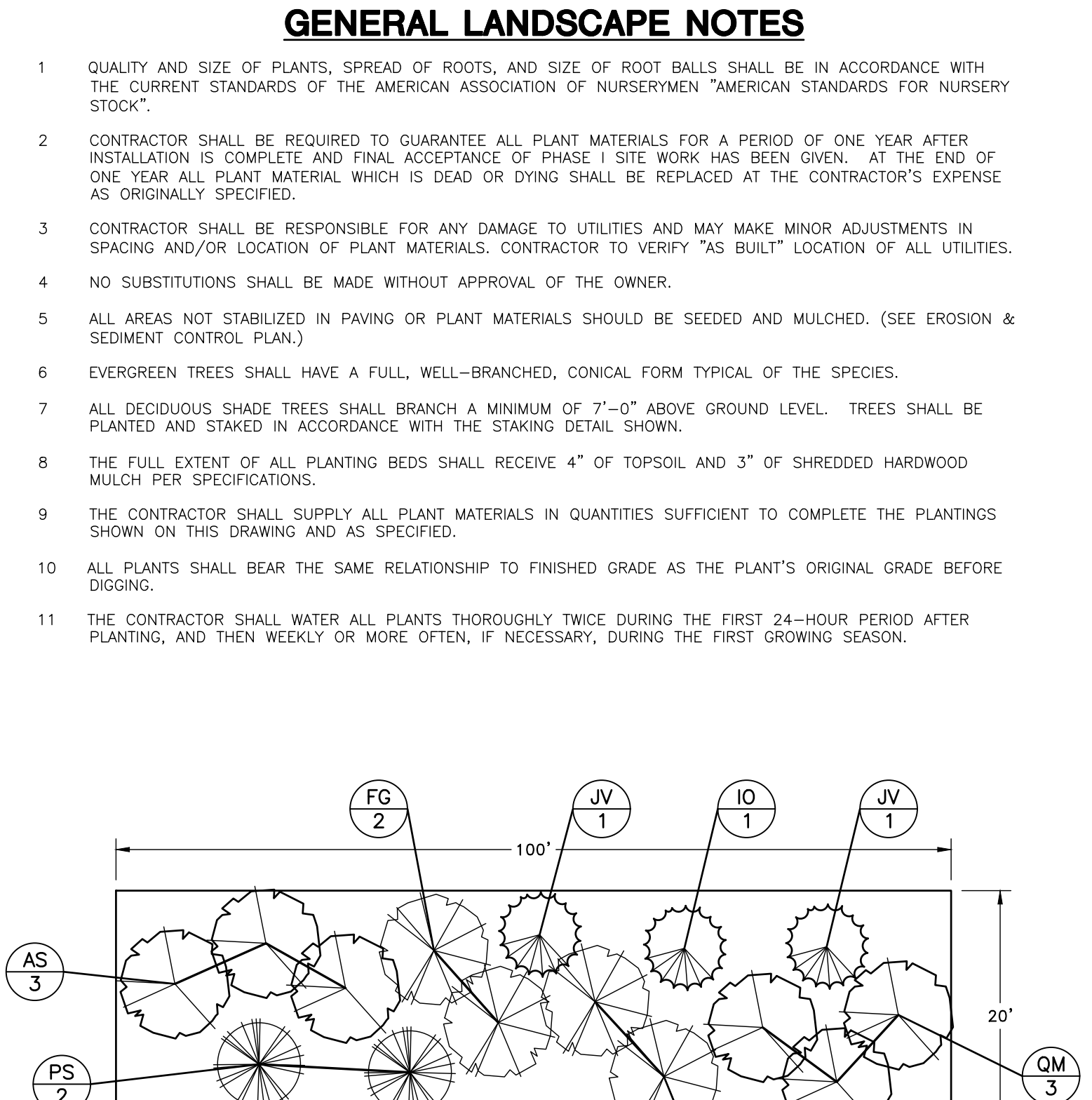
Date: FEBRUARY, 2021  
Scale: AS SHOWN  
Dwn.By: BJM  
Proj.No.: 0700C001  
Dwg.No.:

**V-105**



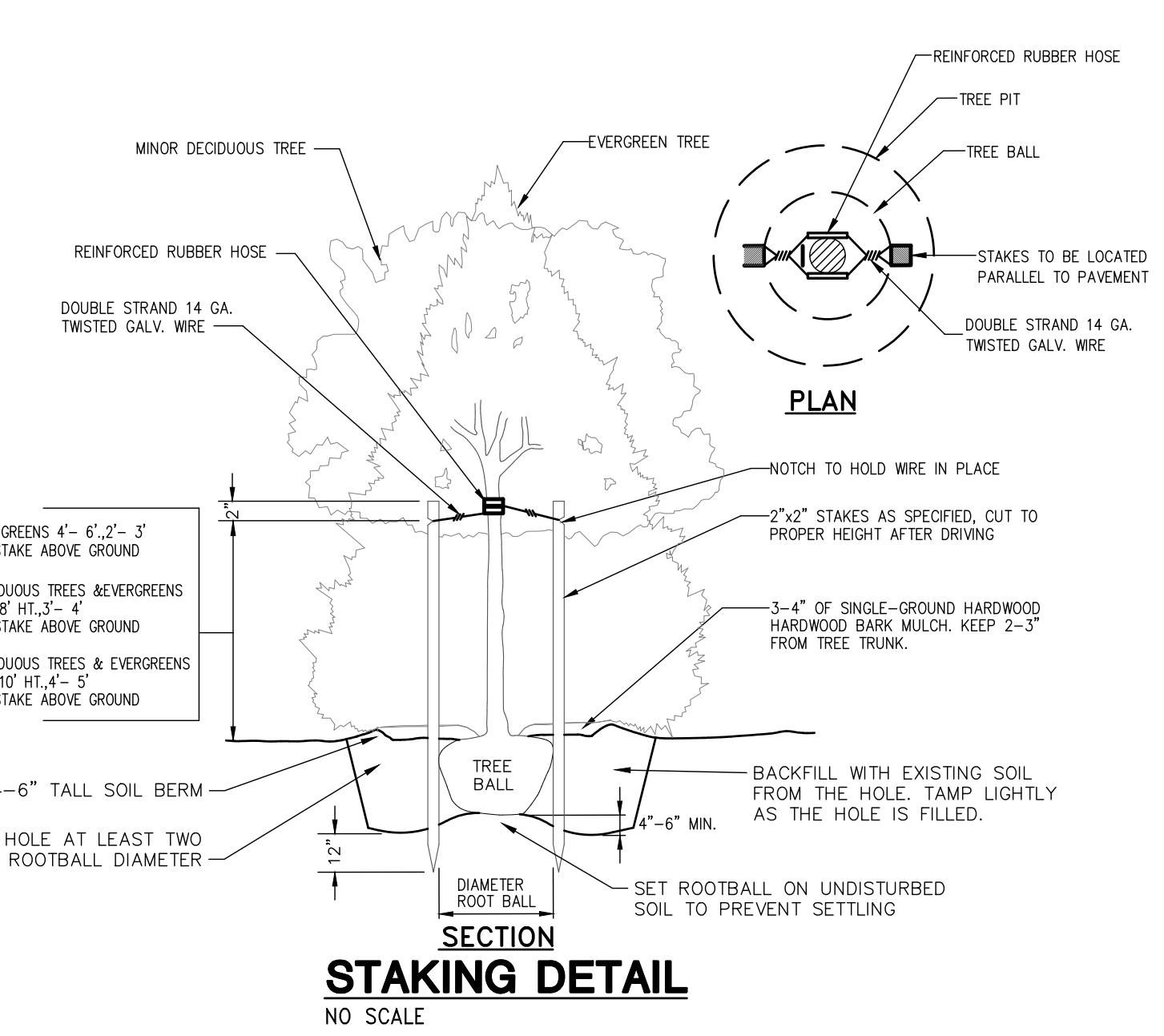
**ADJACENT PROPERTY OWNERS**

PARCEL#	OWNER	DEED	ZONED
A	234-29.00-636.00	MARION ONEILL	D/5226/286 GR
B	234-29.00-635.00	DANIEL M. & AMY MARCUS	D/4033/24 GR
C	234-29.00-634.00	ROBERT GRUVER DAVIS	D/3490/207 GR
D	234-29.00-633.00	JUDITH A. HILTON-HAYDE	D/5206/195 GR
E	234-29.00-632.00	RICHARD B. & LORRAINE MCCrackEN	D/5157/88 GR
F	234-29.00-631.00	MICHAEL E. & BARBARA GROCAN	D/4029/167 GR
G	234-29.00-630.00	FRANK R. & VIOLA M. GRAY	D/2736/304 GR
H	234-29.00-756.00	DONNA C. IRVINE	D/2511/312 GR
I	234-29.00-755.00	MARY C. SMITH	D/2410/324 GR
J	234-29.00-754.00	ROBERT C. SR. & JULIE G. LEGATES	D/2440/333 GR
K	234-29.00-753.00	RICHARD C. & NANCY J. PANAGACOS	D/2424/345 GR
L	234-29.00-752.00	JOHN L. & JEAN C. SALOMONE	D/4116/44 GR
M	234-29.00-751.00	JOHN J. BENDER & BRENESA M. CHAVEZ	D/2496/123 GR
N	234-29.00-750.00	JAMES E. & MARY J. HEATLY	D/3919/53 GR
O	234-29.00-749.00	VINCENT & FREDA LENTZ	D/2787/119 GR
P	234-29.00-748.00	PEGGY L. ROSSITTO	D/3247/195 GR
Q	234-29.00-747.00	MERVIN D. & SHIRLEY E. NESTER	D/2936/250 GR
R	234-29.00-746.00	GEORGE W. & DONNA M. KLOSKE	D/4187/87 GR
S	234-29.00-745.00	WILLIAM H. & DENISE A. KLOPP	D/2751/287 GR
T	234-29.00-744.00	STEPHEN R. & BRENDA D. STAPPELLI	D/4483/25 GR
U	234-29.00-743.00	JOHN C. & MICHELLE MARIE VICKERS	D/4432/263 GR
V	234-29.00-742.00	EUGENE PAUL & MARY COLLEEN MCGREW	D/3927/125 GR
W	234-29.00-277.02	SUSSEX COUNTY (PUMP STATION)	D/3751/58 GR
X	234-29.00-277.00	CAPTAINS GRANT HOMEOWNER ASSOC.	D/331/327 GR
Y	234-29.00-277.00	CAPTAINS GRANT HOMEOWNER ASSOC.	D/331/327 GR
Z	234-30.00-1.03	THE PENINSULA COMMUNITY ASSOC., INC.	D/5021/293 MR
AA	234-34.08-129.00	NAOMI P. MORRISON	D/3831/136 GR
BB	234-34.08-130.00	LAWRENCE M. & MASHA E. FRIEND	D/3040/280 GR
CC	234-34.08-131.00	GLEN E. SARGEANT	D/5028/233 GR
DD	234-34.08-132.00	MICHAEL J. & ANGELA D. WILLIAMS	D/4590/89 GR
EE	234-34.08-133.00	BUSH PLETCHER ENTERPRISES, LLP	D/4083/38 GR
FF	234-34.08-134.00	GLORIA M. ALTEMOSE	D/4258/297 GR
GG	234-34.08-135.00	LONNIE RAY & PATRICIA LEE DIXON	D/3145/97 GR
HH	234-34.08-136.00	JAMES A. LUCIANO	D/4411/307 GR
II	234-34.08-137.00	NICOLE & JOE ROMANO	D/4424/11 GR
JJ	234-34.08-138.00	JOHN L. & KIMBERLY ANN BOONE	D/4175/145 GR
KK	234-34.08-139.00	DOMINIC H. RHOLETER	D/5181/80 GR
LL	234-34.08-140.00	VICTOR & KENNYLYNN KOVLELSKI	D/5181/80 GR
MM	234-34.08-1.00	JEFFREY D. SR. & LORRAINE A. SAREYKA	D/5181/80 GR
NN	234-34.00-96.00	NICHOLAS BELL	D/4215/165 GR
OO	234-34.00-95.00	JEFFERY STEVEN & JOANN REV NOVAK, TR	D/4755/170 GR
PP	234-34.00-94.00	ROBERT L. & MARTHA E. MOORE	GR
QQ	234-34.00-93.00	JANICE M. CHORMAN	D/4027/187 GR
RR	234-34.00-92.00	JAMES R. JR. & KIMBERLY D. FORD	D/3691/142 GR
SS	234-34.00-91.00	IRVIN W. MOORE	GR
TT	234-34.00-90.00	JEAN MOORE	GR
UU	234-34.00-89.00	SUSAN P. MUMFORD & SANDRA MOORE	D/2289/345 GR
VV	234-34.00-88.00	RONALD W., BARBARA R., & RODNEY T. MCGEE	D/2159/266 GR
WW	234-34.00-87.00	A & E PROPERTY SOLUTIONS, LLC.	D/5186/264 GR
XX	234-34.00-86.00	LEON & RAYMOND C. JOHNSON, TERESA H. SMITH	D/3892/304 GR
YY	234-29.00-234.00	ANGELA J. DUNMORE	D/3962/5 GR



**FORESTED BUFFER PLANT SCHEDULE**

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	
<b>DECIDUOUS TREE</b>						
AR		ACER rubrum	RED MAPLE	1 3/4 - 2" Cal., B&B	TBD	
AS		ACER saccharum	SUGAR MAPLE	1 3/4 - 2" Cal., B&B	TBD	
QM		QUERCUS phellos	WILLOW OAK	1 3/4 - 2" Cal., B&B	TBD	
FG		FAGUS grandifolia	AMERICAN BEECH	1 3/4 - 2" Cal., B&B	TBD	
					TOTAL	TBD
<b>EVERGREEN TREE</b>						
PS		PINUS strobus	EASTERN WHITE PINE	5'-6" Ht., B&B	TBD	
JV		JUNIPERUS virginiana	EASTERN RED CEDAR	5'-6" Ht., B&B	TBD	
IO		ILEX opaca	AMERICAN HOLLY	5'-6" Ht., B&B	TBD	
					TOTAL	TBD



**LANDSCAPE ARCHITECT'S STATEMENT**

I, TIMOTHY M. METZNER, HEREBY STATE THAT I AM A REGISTERED LANDSCAPE ARCHITECT 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 ARCHITECTURAL PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

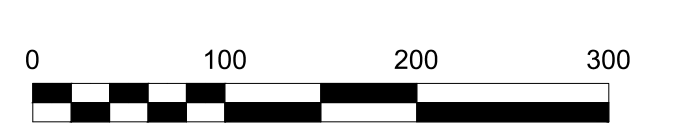
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

REGISTERED LANDSCAPE ARCHITECT: TIMOTHY M. METZNER  
DAVIS, BOWEN & FRIEDEL, INC.  
1 PARK AVENUE  
MILFORD, DELAWARE 19963

**TYPICAL FORESTED BUFFER 100' X 20'**  
NOT TO SCALE

**PRESSURE TREATED SCREEN FENCE**  
NOT TO SCALE

**STAKING DETAIL**  
NO SCALE



**DAVIS, BOWEN & FRIEDEL, INC.**  
ARCHITECTS ENGINEERS SURVEYORS  
MILFORD, DELAWARE (302) 427-1441  
EASTON, MARYLAND (410) 770-4744

**PLOVER POINT**  
**OAK ORCHARD ROAD**  
**SUSSEX COUNTY, DELAWARE**

Revisions:  
2021-04-30: SCE  
SCD  
TUI  
2021-05-21: FM  
SCD  
SCE  
2021-06-07: SCE

Date: FEBRUARY, 2021  
Scale: 1" = 100'

Down By: BJM  
Proj. No.: 0700C001  
Dwg. No.:

**L-101**



**2018-9 Oak Landing – NCSW, LP**

An Environmentally Sensitive Developing District Overlay Zone subdivision to divide 59.82 acres +/- into 163 single family lots to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County. The property is lying on the northeast side Oak Orchard Road and approximately 1.3 miles southeast of John J. Williams Highway Tax Parcel: 234-34.00-97.00. Zoning District. GR (General Residential Zoning District).

The Planning Commission discussed the application which has been deferred since July 26, 2018.

Ms. Stevenson moved that the Commission grant preliminary approval for Subdivision 2018-9 for Oak Landing for NCSW, L.P. based upon the record made during the public hearing and for the following reasons:

1. This application is for property that previously received approval for 196 lots. That approval expired, and this new application seeks approval for 163 lots.
2. The project is located in the Environmentally Sensitive Developing Area according to the current Sussex County Comprehensive Plan Update.
3. The project is on land zoned GR General Residential which provides for medium density residential use with a permitted density of up to 4 units per acre.
4. The Applicant has proposed 163 lots within the project, which is less than the allowable density for a GR Subdivision on this land.
5. The project will be a restricted residential development and is consistent with existing neighboring and adjacent properties in the Oak Orchard area and will not have an adverse impact on the neighboring properties or community.
6. The project will be served by County Sewer. Central water will be provided by Tidewater Utilities, Inc.
7. The proposed subdivision generally meets the purpose of the Subdivision Ordinance in that it promotes the orderly growth of the County. The project is also in compliance with Section 99-9C of the Subdivision Ordinance.
8. Open space is being preserved, which buffers and protects Emily's Gut and adjoining wetlands. In addition, there are increased perimeter buffers over the previously approved subdivision on this parcel.
9. This approval is subject to the following conditions:
  - A. There shall be no more than 163 lots within the Subdivision.
  - B. The Applicant shall form a homeowner's association to be responsible for the maintenance of streets, roads, buffers, stormwater management facilities, and other common areas.
  - C. The stormwater management system and erosion and sedimentation control measures shall meet or exceed the requirements of the State and County and shall maximize groundwater recharge.
  - D. All entrances shall comply with all of DelDOT's requirements.
  - E. Sidewalks shall be provided on both sides of all streets.
  - F. No wetlands shall be included within any lot lines.

- G. The development shall be served by Sussex County Sewer in accordance with Sussex County Engineering Department specifications and regulations.
- H. The development shall be served by central water.
- I. The Final Site Plan shall contain the approval of the Sussex Conservation District for the design and location of all stormwater management area and erosion and sedimentation control facilities.
- J. A minimum 50-foot buffer shall be provided between the State Wetlands associated with Emily's Gut and any lot lines.
- K. The recreational amenities shall be completed prior to issuance of the 80<sup>th</sup> residential building permit. The recreational amenities shall include a pool, pool house/clubhouse and playground.
- L. Deliveries of dirt, fill or other similar materials shall only be made to or from the site between the hours of 8:00 a.m. through 5:00 p.m., Monday through Friday.
- M. No construction activities shall occur on the site between 6:00 p.m. and 8:00 a.m. on the weekdays and after 2:00 p.m. on Saturdays. No construction activities shall occur on Sundays.
- N. A six-foot board-on-board fence shall be installed along the entire shared property boundary this property and lands of Charles Clark. This fence shall not extend into the wetlands area. This fence shall be installed prior to the issuance of the first certificate of occupancy.
- O. The Preliminary Approval is contingent upon the applicant submitting a revised Preliminary Site Plan either depicting or noting the conditions of this approval on it. Staff shall approve the revised Plan upon confirmation that the conditions of approval been depicted or note on it.
- P. The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.

Ms. Stevenson, seconded by Ms. Wingate and carried unanimously to grant Preliminary approval for the reasons stated. Motion carried 5-0.

**2018-10 Overbrook Meadows – Overbrook Acres, LLC**

A cluster/Environmentally Sensitive Developing District Overlay Zone subdivision to divide 64.2 acres+/- into 135 single family lots to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County. The property is lying on the northeast side of Coastal Hwy. (Rt. 1) across from Cave Neck Rd. Tax Parcel: 235-23.00-1.00. Zoning District. AR-1 (Agricultural Residential District).

The Planning Commission discussed the application which has been deferred since July 26, 2018.

Mr. Hudson moved that the Commission grant preliminary approval for Subdivision for 2018-10 for Overbook Meadows-Overbrook Acres, LLC based upon the record made during the public hearing and for the following reasons:

1. The Applicant is seeking approval of a subdivision within the Environmentally Sensitive Developing Area and the AR-1 Zoning District. The Applicant is seeking clustered lots

## THE MINUTES OF THE REGULAR MEETING OF DECEMBER 10, 2020

The regular meeting of the Sussex County Planning and Zoning Commission was held on Thursday evening, December 10, 2020 in the County Council Chamber, Sussex County Administration Office Building, Georgetown, Delaware. Members of the public also attended this meeting by teleconference. The teleconference system was tested during the meeting by staff to confirm connectivity.

The meeting was called to order at 5:00 p.m. with Chairman Wheatley presiding. The following members of the Commission were present: Mr. Robert Wheatley, Ms. Kim Hoey-Stevenson, Mr. Keller Hopkins, Ms. Holly Wingate, Mr. J. Bruce Mears, with Mr. Vincent Robertson – Assistant County Attorney, Mr. Jamie Whitehouse – Planning & Zoning Director, and Ms. Lauren DeVore – Planner III and Mr. Chase Phillips – Planner I.

Mr. Whitehouse noted that the Agenda was amended to remove Bioenergy Development Group, LLC (CU1962) to be heard at a future meeting. Motion by Ms. Wingate seconded by Ms. Stevenson and carried unanimously to approve the amended Agenda. Motion carried 5-0.

Motion by Ms. Stevenson, seconded by Mr. Hopkins to approve the Minutes of the November 12, 2020 and November 19, 2020 Planning and Zoning Commission meeting as revised. Motion carried 5-0.

### OTHER BUSINESS

#### **Dagsboro Trace (2004-34)**

##### Revised Subdivision Plan

This Revised Subdivision Plan proposes to remove the sidewalks from the subdivision. The Planning and Zoning Commission previously reviewed this request at their meeting of Thursday, September 24, 2020, where they had requested additional information be provided from the applicant prior to a final decision being rendered. The sidewalks have not been installed and the proposed location of the sidewalks would require the relocation of street lighting and transformers already installed throughout the development. The Planning and Zoning Office has received documentation that 51% of existing property owners within the subdivision consent to this proposed change. Tax Parcel: 233-11.00-194.01 & 233-11.00-194.05. Zoning: AR-1 (Agricultural Residential Zoning District).

Motion by Mr. Mears, seconded by Ms. Wingate, and carried unanimously to approve the Revised Subdivision Plan. Motion carried 5-0.

#### **Plover Point (F.K.A. Oak Landing) (2018-9)**

##### Revised Preliminary Subdivision Plan

This is a Revised Preliminary Subdivision plan for the creation of a cluster subdivision to consist of one-hundred and forty-seven (147) single-family lots with private roads, open space and associated amenities on a 60.199-acre parcel of land. The proposed subdivision is located on the east side of Route 5 (Oak Orchard Road). At their meeting of Thursday, September 13, 2018, the Planning and Zoning Commission approved the Preliminary Subdivision Plan for what was previously known as the Oak Landing subdivision subject to 16 conditions. The proposed changes to the plan include the removal of Scarlett Oak Drive, adding cul-de-sacs on both ends of Chestnut Oak Drive, the addition of stormwater management ponds along the project's frontage, and a decrease of 92 lots. The Revised Preliminary Subdivision Plan complies with the Sussex County Zoning and Subdivision Code and all Conditions of

Approval. Tax Parcel: 234-34.00-97.00. Zoning: GR (General Residential Zoning District). Staff are awaiting agency approvals.

Motion by Mr. Mears, seconded by Mr. Hopkins, and carried unanimously to approve the Revised Preliminary Subdivision Plan with final approval by the Planning and Zoning Commission. Motion carried 5-0.

**Cripple Creek Golf and Country Club (S-89-12)**

Revised Preliminary Site Plan

This is a Revised Preliminary Site Plan for a 5,000 square foot proposed pool house, three different building additions, parking modifications, fencing, and pickleball and bocce courts. The property is located off Cripple Creek Drive which is a private lane that has access from Irons Lane (S.C.R. 348). While an overall reduction in parking is proposed, staff note the plan complies with the Sussex County Zoning Code. Tax Parcel: 134-3.00-2.00. Zoning: HR-2 (High Density Residential Zoning District). Staff are awaiting agency approvals.

Motion by Mr. Mears, seconded by Ms. Stevenson, and carried unanimously to approve the Revised Preliminary Site Plan with final approval by staff upon receipt of all agency approvals. Motion carried 5-0.

**Seaglass at Rehoboth Beach (F.K.A. Herola Property) (S-20-39)**

Preliminary Site Plan

This is a Preliminary Site Plan for a proposed 224-unit multi-family apartment complex to consist of a clubhouse, pool, dog park, tot lot, 448 parking spaces and other site improvements located on 18.759 acres +/- . The property is located directly east of John J. Williams Hwy (Route 24) just south of Coastal Highway (Route 1). The applicant is seeking relief for 74 parking spaces to be located within the front setback of a private right of way. The Preliminary Site Plan otherwise complies with the Sussex County Zoning Code. Tax Parcel: 334-12.00-127.01 & 127.10. Zoning: CR-1 (Commercial Residential Zoning District). Staff are awaiting Sussex Conservation District approvals.

Motion by Mr. Mears, seconded by Mr. Hopkins, and carried unanimously to approve the Preliminary Site Plan with final approval by staff upon receipt of Sussex Conservation District approval. Motion carried 5-0.

**Jerry Ann McLamb Medical Pavilion (S-20-46)**

Preliminary Site Plan

This is a Preliminary Site Plan for a proposed 40,000 square foot medical facility to be located off Milton Ellendale Highway (Route 16) in Milton. The plan includes 209 parking spaces, a stormwater management basin, and other site improvements on a parcel of land that is approximately 142 acres. Staff note the potential subdivision of this site is considered, and it was requested the site plan process be pursued while Minor Subdivision Plans are generated. The Preliminary Site Plan complies with the Sussex County Zoning Code. Tax Parcel: 235-14.00-77.00. Zoning: C-1 (General Commercial Zoning District) & HR-2 (High Density Residential Zoning District). Staff are awaiting agency approvals.

Motion by Ms. Stevenson, seconded by Ms. Wingate, and carried unanimously to approve the Preliminary Site Plan with final approval by staff upon receipt of all agency approvals. Motion carried 5-0.

June 14, 2021

Michael R. Wigley, AIA, LEED AP  
W. Zachary Crouch, P.E.  
Michael E. Wheedleton, AIA, LEED GA  
Jason P. Loar, P.E.  
Ring W. Lardner, P.E.  
Jamie L. Sechler, P.E.

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

Attn: Lauren DeVore, Planner III

RE: **Plover Point (F.K.A. Oak Landing)**  
**Check Print Submittal**  
Tax Map No.:234-34.00-97.00  
DBF #700C001

Dear Ms. Devore:

On behalf of the developer, Double H Development, LLC, we are pleased to submit a revised check print per your comments dated June 2, 2021, to be placed on the June 24, 2021, Planning Commission Agenda. We offer the following item-by-item response:

*Final Subdivision Plan*

- 1. The Conditions of Approval are not featured on the plans. Please include Conditions of Approval to the plans to comply with Condition "O" of the Conditions of Approval which require a Revised Subdivision Plan to be submitted featuring the Conditions of Approval on it. A copy of the Conditions of Approval as originally approved by the Commission on 9/13/18 will be provided to the Applicant.*

**The conditions of approval have been added to the Title Sheet.**

- 2. The front yard setback shown on the submitted plans (dated February 2021) is notated as 25-ft instead of 30-ft. The Site Data Column must be amended to reflect the 30-ft front yard setback required in the General Residential Zoning District under §115-42(B) of the Sussex County Code. There is no provision in the Code to allow for reduced setbacks in the GR Zoning District, unless a blanket variance is sought for this proposal for consideration by the Board of Adjustment.*

**The Data Column has been updated to a 30' setback.**

- 3. For additional future clarity, please add text which explains that this project is applying the clustering/reduced minimum lot size of 7,500 square feet applicable to single-family lots in all residential zoning districts pursuant to §115-194.3(C)(3)) that lie within the Coastal Zone Overlay District for developments using a central water and sewer system.*

**Text that explains the clustering in this project has been added to the General Notes on the Title Sheet and referenced in the data column.**

4. *The allowable density is listed in the Site Data column at 4.36 dwelling units per acre. This is in excess of the requirements of the underlying zoning district (General Residential) which permits a maximum density of 4 dwelling units to the acre (and up to 12 as a Conditional Use.) As a general reminder, for purposes of the Coastal Area, the allowable density shall be determined by calculating the lot area and the area of land set aside for common open space or recreational use but shall exclude any areas designated as a tidal tributary stream or tidal wetlands (§115-194.3(C)(3)).*

**The allowable and proposed density has been updated in the Data Column.**

5. *Condition “N” states, “A six-foot board-on-board fence shall be installed along the entire shared property boundary between this property and the Lands of Charles Clark. This fence shall not extend into the wetlands area. This fence shall be installed prior to the issuance of the first certificate of occupancy.” Please show the location of this fence on the plans and provide additional details regarding the height and material of the fence. Please also note on the plans that the fence will be subject to a separate permit from the County.*

**Leaders have been added showing the beginning and end of the 6’ board on board fence to be installed. There is also a leader added stating that the fence is subject to a separate permit from the county.**

6. *Please include the County Project Reference Number on the Cover Sheet (2018-9).*

**The subdivision number has been added to the Title Sheet.**

7. *Please note on the Cover Sheet that the subdivision is formerly known as Oak Landing under the proposed subdivision name on the Cover Sheet.*

**Formerly known as Oak Landing has been added to the Title Sheet.**

8. *Please include on the Cover Sheet under the proposed and approved Subdivision name that this a Final Subdivision plan for additional clarity.*

**A note stating this is the final subdivision plan has been added to the Title Sheet.**

9. *Please add in the Site Data Column that the project is located within a Wellhead Protection Area in order to comply with the provisions of Chapter 89 “Source Water Protection” of the Sussex County Code (§89-6).*

**A note has been added to the data column about the property being in a wellhead protection area.**

10. *Please add in the Site Data Column that the project is located within an area of “poor,” “fair” and “good” Groundwater Recharge Potential in order to comply with the provisions of Chapter 89 “Source Water Protection” of the Sussex County Code (§89-7).*

**A note has been added to the data column that the property is in a poor, fair, and good recharge area.**

11. *Please include the wetlands totals in the Site Data Column and also include a breakdown of the wetlands (tidal vs. non-tidal, State regulated (DNREC) vs. federally regulated (Army Corp. of Engineers Section 404 of the Clean Water Act) (§99-26(A)(17)).*

**The breakdown of tidal and non-tidal wetlands has been added to the Data Column.**

12. *The Cover Sheet indicates that the current Property Owner of the subject property is Double H. Development, LLC. The County's Online Mapping System indicates that the property is currently owned by Martha and Janice Moore. Please ensure that this information is correct. If the property has been sold to Double H. Development, LLC, an updated deed will need to be recorded with the Recorder of Deeds Office. If the property has not yet been sold, please include this information in the Site Data Column under the current Property Owner.*

**The property owner has been updated to the current owners.**

13. *Please include within the Site Data Column that a portion of the site lies within Flood Zones AE and the 0.2 percent annual chance flood hazard zone. Please add annotation which shows the location of these flood zones on Sheet V-102.*

**The flood zone line has been shown on Sheet V-102.**

14. *Please change the statement under the Site Data Column from "This property is not located near a TID" to "This property is not located within a TID" for additional specificity.*

**The statement in the data column has been updated.**

15. *Please include a General Note which states that all proposed signage will require a separate permit from the County (sign permit).*

**A note about a sign permit has been added to the General Notes as note #12.**

16. *Please note that a separate Amenities Plan is required to be submitted prior to the construction or installation of any amenities associated with the site (ie: clubhouse, pool, recreational areas, etc).*

**A note about a separate Amenities Plan has been added to the General Notes as note #13.**

17. *Please provide a Landscape Plan with the Final Subdivision Plan submittal which conforms to the requirements of §99-5 of the Sussex County Code.*

**The Landscape Plan has been provided.**

18. *Please show the location of any proposed lighting on the plans.*

**Proposed lighting has been shown on the Landscape Plan.**

19. *Prior to approval of any Final Subdivision Plan, it will be necessary to provide letters of approval/no-objection from the following agencies (All agencies which appear in bold still require submittal to the Department. All agencies in which a check mark appears have been received by the Department and placed on the file.)*

- a. *Sussex County Department of Mapping and Addressing ~ - Approval for street naming and subdivision name.*
- b. **Delaware Department of Transportation (DelDOT)**
- c. **Sussex Conservation District**

- d. Sussex County Engineering*
- e. Office of the State Fire Marshal*
- f. The Division of Public Health, Office of Water Supply*
- g. Approval from the relevant school district for any proposed bus stops to be provided within the subdivision and by use of residents within the subdivision.*
- h. Copies of any HOA documents for the proposed subdivision.*

Included with this letter are letters from SCD and SCE requesting final plans for approval, as well as Fire Marshal approval and DHSS (water) approval. We have requested approval from the Indian River School District to use the proposed clubhouse as a bust stop within the subdivision. HOA documents will be provided when they are drafted.

Should you have any questions regarding this submission, please contact me at (302) 424-1441 or via e-mail at [cdm@dbfinc.com](mailto:cdm@dbfinc.com).

Sincerely,  
*Davis, Bowen & Friedel, Inc.*



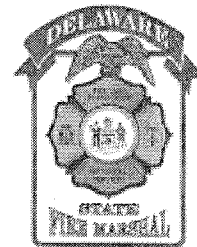
Cliff Mumford, P.E.  
Associate





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

22705 Park Avenue  
Georgetown, DE 19947



**SFMO PERMIT**

**Plan Review Number:** 2021-04-206229-MJS-02

**Tax Parcel Number:** 234-34.00-97.00

**Status:** Approved as Submitted

**Date:** 05/12/2021

**Project**

Plover Point

32414 Oak Orchard Road  
Millsboro DE 19966

Double H Development Property

**Scope of Project**

**Number of Stories:**

**Square Footage:**

**Construction Class:**

**Fire District:** 80 - Indian River Volunteer Fire Co.,  
Inc.

**Occupant Load Inside:**

**Occupancy Code:** 9601

**Applicant**

Cliff Mumford  
1 Park Avenue  
Milford, DE 19963

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

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

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

A final inspection is required.

This Plan Review Project was prepared by:

Dennett Pridgeon

## FIRE PROTECTION PLAN REVIEW COMMENTS

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**Plan Review Number:** 2021-04-206229-MJS-02

**Tax Parcel Number:** 234-34.00-97.00

**Status:** Approved as Submitted

**Date:** 05/12/2021

### PROJECT COMMENTS

- 1002 A** This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at [www.statefiremarshal.delaware.gov](http://www.statefiremarshal.delaware.gov). These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
- 1030 A** This site meets Water Flow Table 2, therefore the following water for fire protection requirements apply: Main Sizes: 6" minimum. Minimum Capacity: 500 gpm @ 20 psi residual for 1 hour duration. Hydrant Spacing: 1,000' on center.
- 9999**  
REVIEW IS FOR RESIDENTIAL AREA ONLY - POOL AND CLUBHOUSE NOT INCLUDED IN APPROVAL.
- 2710 A** The following items will be field verified by this Agency at the time of final inspection:
- 1408 A** All premises where emergency personnel may be called upon to provide emergency services, which are not readily accessible from streets, shall be provided with suitable gates, access roads, and fire lanes so that all buildings on the premises are accessible to emergency apparatus. (DSFPR Regulation 705, Chapter 5, Section 2).
- 1170 A** The minimum paved radius of a cul-de-sac is 38 feet unobstructed as shown in Figure 5-1. (DSFPR Regulation 705, Chapter 5, Section 2.3.2).
- 1093 A** In the case of one and two-family dwellings emergency service access shall be provided in such a manner so that emergency apparatus will be able to locate within 100 feet from the street to the primary entrance. Where alleys are provided, pumpers shall be able to access all portions of the alley without strict restrictions for entrance radii. (DSFPR Regulation 705, Chapter 5, Sections 2.2 and 2.2.1).

- 1119 A** All proposed fire hydrants and water mains shall be installed in accordance with the most current edition of the Delaware State Fire Prevention Regulations (DSFPR, Part II, Chapters 6 & 7).
- 1130 A** Provide a water flow test on the subdivision hydrant(s) once they have been installed, and before they are placed into service (DSFPR Part I, Section 4 4.2 and Part III, Chapter 3). Results are to be forwarded to this Agency for review.
- 1132 A** Fire hydrants shall be color coded in accordance with the DSFPR, Part III, Section 3 4. This includes both color coding the bonnet and 2" reflective tape around the barrel under the top flange.
- 1232 A** All threads provided for fire department connections, to sprinkler systems, standpipes, yard hydrants or any other fire hose connections shall be uniform to those used by the fire department in whose district they are located. DSFPR Part III, Section 1.1.5.1.
- 1332 A** The distance between a fire hydrant and the fire lane shall not be greater than seven feet (DSFPR Part V, Chapter 5, Section 5 10.4).
- 1432 A** The steamer connection of all fire hydrants shall be so positioned so as to be facing the street or fire lane. (DSFPR Regulation 705, Chapter 5, Section 10). The center of all hose outlet(s) on fire hydrants shall be not less than 18 inches above final grade (NFPA 24, Section 7.3.3).
- 2500 A** A final inspection is required for this project prior to occupancy (DSFPR Part I, Section 4-7). Contact this Agency to schedule this inspection. Please have the plan review number available. **A MINIMUM OF FIVE (5) WORKING DAYS NOTICE IS REQUIRED.**



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

NICOLE MAJESKI  
SECRETARY

May 11, 2021

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

**SUBJECT: Letter of No Objection to Recordation  
Plover Point (fka Oak Landing)**  
Tax Parcel # 234-34.00-97.00  
SCR00297-OAK ORCHARD ROAD  
Indian River Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Site Plan, dated May 7, 2021 (last revised April 30, 2021), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawings. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Site Plan is not recorded prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

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

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

Plover Point (fka Oak Landing)  
Mr. Jamie Whitehouse  
Page 2  
May 11, 2021

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

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

Very truly yours,



R. Stephen McCabe  
Sussex County Review Coordinator  
Development Coordination

cc: Bobby Horsey, Oak Landing, LLC  
Ring Lardner, Davis, Bowen & Friedel, Inc.  
William Kirsch, South District Entrance Permit Supervisor  
Rusty Warrington, Sussex County Planning & Zoning  
Jessica L. Watson, Sussex Conservation District  
Matt Schlitter, South District Public Works Engineer  
Scott Rust, South District Public Work Manager  
James Argo, South District Project Reviewer  
Richard Larkin, South District Subdivision Manager  
Jennifer Pinkerton, Chief Materials & Research Engineer  
Kerry Yost, Traffic Calming & Subdivision Relations  
Linda Osiecki, Pedestrian Coordinator  
John Fiori, Bicycle Coordinator  
Mark Galipo, Traffic Development Coordination Engineer  
Tim Phillips, Maintenance Support Manager  
Dan Thompson, Safety Officer North District  
Jared Kauffman, DTC Planner  
James Kelley, JMT  
Wendy L. Polasko, Subdivision Engineer  
Kevin Hickman, Sussex County Reviewer



May 6, 2021

**TIDEWATER UTILITIES, INC.**

**APPROVAL TO CONSTRUCT**

Plover Point Connection

**Meadows District**

PWS #DE0000271

Approval #21W65

Mr. Bobby Horsey  
Double H Development, LLC  
28107 Beaver Dam Road  
Laurel, DE 19956

Dear Mr. Horsey:

As provided by Section 2.11 of the *State of Delaware Regulations Governing Public Drinking Water Systems*, you are granted approval to connect Plover Point to the existing main in accordance with the plans submitted by Davis, Bowen & Friedel, Inc. The plans consist of:

1. Transmittal letter dated May 4, 2021.
2. Application for Construction of New or Existing PWS
3. Two copies of the plans entitled "Plover Point" dated February 2021 and revised April 30, 2021.

These plans, as noted, are made a part of this approval. This approval is granted subject to the enclosed list of conditions. It is the owner's responsibility to ensure as-built drawings are maintained throughout all phases of construction. Prior to receiving an Approval to Operate, the Office of Engineering requires one set of as-built drawings, including profile markups.

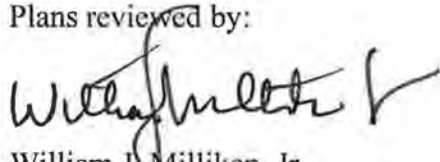
The Office of Engineering recommends detectable tracer tape that is three inches wide and blue in color to be installed directly above all water mains larger than two inches in diameter.

I am sending one set of plans with a copy of this approval to Davis, Bowen & Friedel, Inc. that is signed and dated by the Office of Engineering.

Mr. Bobby Horsey  
Double H Development, LLC  
May 6, 2021  
Page 2

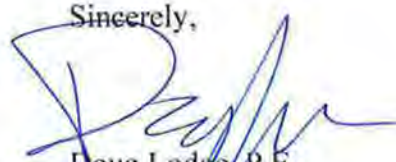
Should you have any questions regarding this matter, please feel free to contact Bill Milliken at (302) 741-8646.

Plans reviewed by:



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

Sincerely,



Doug Lodge, P.E.  
Supervisor of Engineering  
Office of Engineering

cc: Public Service Commission  
Clifton D. Mumford, Davis, Bowen & Friedel, Inc.  
Alexis Virdin-Gede, Tidewater Utilities, Inc.  
Ashley Kunder, Office of Drinking Water

1. The approval is void if construction has not been started by May 6, 2022.
2. The project shall be constructed in accordance with the approved plans and all required conditions listed in this Approval to Construct. If any changes are necessary, revised plans shall be submitted and a supplemental approval issued prior to the start of construction. As-built plans including profile mark-ups must be submitted to the Office of Engineering after construction has been completed.
3. Representatives of the Division of Public Health may inspect this project at any time during the construction.
4. This approval does not cover the structural stability of any units or parts of this project.
5. The water system shall be operated in conformance with the *State of Delaware Regulations Governing Public Drinking Water Systems*.
6. All wells, pipes, tanks, and equipment which can convey or store potable water shall be disinfected in accordance with the current AWWA procedures. Plans or specifications shall outline the procedure and include the disinfectant dosage, contact time, and method of testing the results of the procedure. (Recommended Standards for Water Works 2018 Edition 2.15)
7. Water mains crossing sanitary and storm sewers should be laid to provide a minimum vertical distance of 18 inches between the outside of the water main and the outside of the sewer, and the water main should be above the sewer. At crossings, one full length of water pipe should be located so both joints will be as far from the sewer as possible. Special structural support for the water and sewer pipes may be required. In cases where it is not practical to maintain an 18-inch separation, the Division may allow deviation on a case-by-case basis if supported by data from the design engineer.
8. Water mains should be laid 10 feet horizontally from any existing or proposed sanitary or storm sewers. The distance should be measured edge to edge. In cases where it is not practical to maintain a 10-foot separation, the Division may allow deviation on a case-by-case basis if supported by data from the design engineer.
9. All chemicals, materials, mechanical devices, and coatings in contact with potable water shall comply with National Sanitation Foundation/American National Standards Institute Standards (NSF/ANSI) 60 and 61 and shall be inert, nontoxic, and shall not impart any taste, odor, or color to the water.
10. Sufficient valves should be provided so that inconvenience and sanitary hazards will be minimized during repairs. Valves should be located at not more than 500-foot intervals in commercial districts and at not more than one block or 800-foot intervals in other districts.



11. There shall be no connection between the distribution system and any pipes, pumps, hydrants, or tanks whereby unsafe water or other contaminating materials may be discharged or drawn into the system.
12. Fire hydrant drains shall not be connected to or located within 10 feet of sanitary sewers, storm sewers, or storm drains.
13. Prior to usage of water from this new well, water plant, storage plant, or distribution system, approval for the water quality must be obtained from the Division of Public Health.
14. The water system should be capable of providing at least 25 psi at ground level at all times throughout the distribution system.
15. All plastic pipe utilized in this drinking water system shall be approved for potable water use (NSF-pw). If any piping is joined with solder or flux, the solder and flux shall be lead free (less than or equal to 0.2 percent lead).
16. All water lines should be buried to a depth of at least 3 feet.
17. A Certificate of Public Conveniences and Necessity should be acquired from the Public Service Commission, (302) 739-4247.
18. This approval is for the distribution system only. Plans and specifications for all well plumbing, pumps, storage (including any interior coatings), and treatment must be submitted to and approved by this office prior to their installation.
19. The approval is subject to immediate revocation upon violation of any of the preceding conditions.
20. All other local (county/city/town) approvals or permits needed must be obtained prior to beginning construction.
21. Upon completion of construction and before the system is placed into operation, a "Notice of Completion" must be submitted to the Office of Engineering. Before placing the system into operation, the following must be adhered to:
  - a. Submit a set of as-built plans with profile markups to the Office of Engineering.
  - b. Obtain an Approval to Operate from the Office of Engineering.



June 4, 2021

Clifton Mumford  
Davis, Bowen & Friedel, Inc.  
[cdm@dbfinc.com](mailto:cdm@dbfinc.com)

RE: **Plover Point – Millsboro, DE**

Mr. Mumford,

Sussex Conservation District has reviewed the sediment and stormwater management plans submitted for the above referenced project. The District has found the submittal to be acceptable, please provide the District with the following:

- Submit 5 sets of plans for approval.
- Submit 1 set scaled 12 x 18 for approval.
- Submit an electronic copy (PDF) of the project's complete construction set.
- Submit an electronic copy (PDF) of the Stormwater Report (and all exhibits).
- Provide a check for inspection fee for \$18,492 and maintenance fee for \$3,400. (These fees can be combined on one check.)

*Please note:*

- Every plan sheet is to be signed and sealed by a qualified design professional.
- The SCD Owners Certification Statement is to be signed in ink on each set of plans.

If plans are submitted with any of the above items missing, they will **not** be approved. Be advised if there are any deficiencies which cannot be addressed within 72 hours the plans will be considered withdrawn and therefore, you will need to entirely resubmit. We appreciate your cooperation in this matter as we are trying to maintain a professional and structured office to better serve you.

If ownership is going to change, the District will require a new application and two sets of plans with the new owner's information and signed certification statement. In addition, the authorization to discharge stormwater under the regulations *Part 2 Special Conditions for Storm*

*Water Discharges Associated with Construction Activities*, must be transferred by the original owner to the new owner, please contact DNREC at 302-739-9921 for assistance.

If you have any questions or concerns regarding the aforementioned, please do not hesitate to contact the District at 302-856-2105.

Sincerely,

**John Justice**

Plan Reviewer

Cc: Chad Warren, DBF,Inc.

## ENGINEERING DEPARTMENT

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

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



# Sussex County

DELAWARE  
sussexcountyde.gov  
HANS M. MEDLARZ, P.E.  
COUNTY ENGINEER

June 08, 2021

Davis, Bowen & Friedel, Inc.  
1 Park Ave.  
Milford, DE 19963  
Attn: Cliff D. Mumford, P.E.

**RE: PLOVER POINT (FKA OAK LANDING)  
OAK ORCHARD SANITARY SEWER DISTRICT  
SUBDIVISION NO. 2004-46  
SUSSEX COUNTY TAX MAP NUMBERS 234-34.00-97.00 – CLASS-1  
AGREEMENT NO. 407-1**

Dear Mr. Mumford,

A review of the above referenced plans has been completed by the Sussex County Engineering Department. Please have a completed review, **with confirmation** from DNREC for this projects waste water construction permit before submitting plans for Sussex County approval. Provide five (5) sets of plans in a size of 24" x 36", and one (1) CD or file transfer of PDFs for each sheet. One set of plans will be returned to the Engineer/Consultant for their record.

Each sheet must be signed and sealed by the Engineer and the cover sheet of the plan shall have the owner/developer's and wetland consultant signature, this includes PDFs being submitted prior to Sussex County Engineering Department approval.

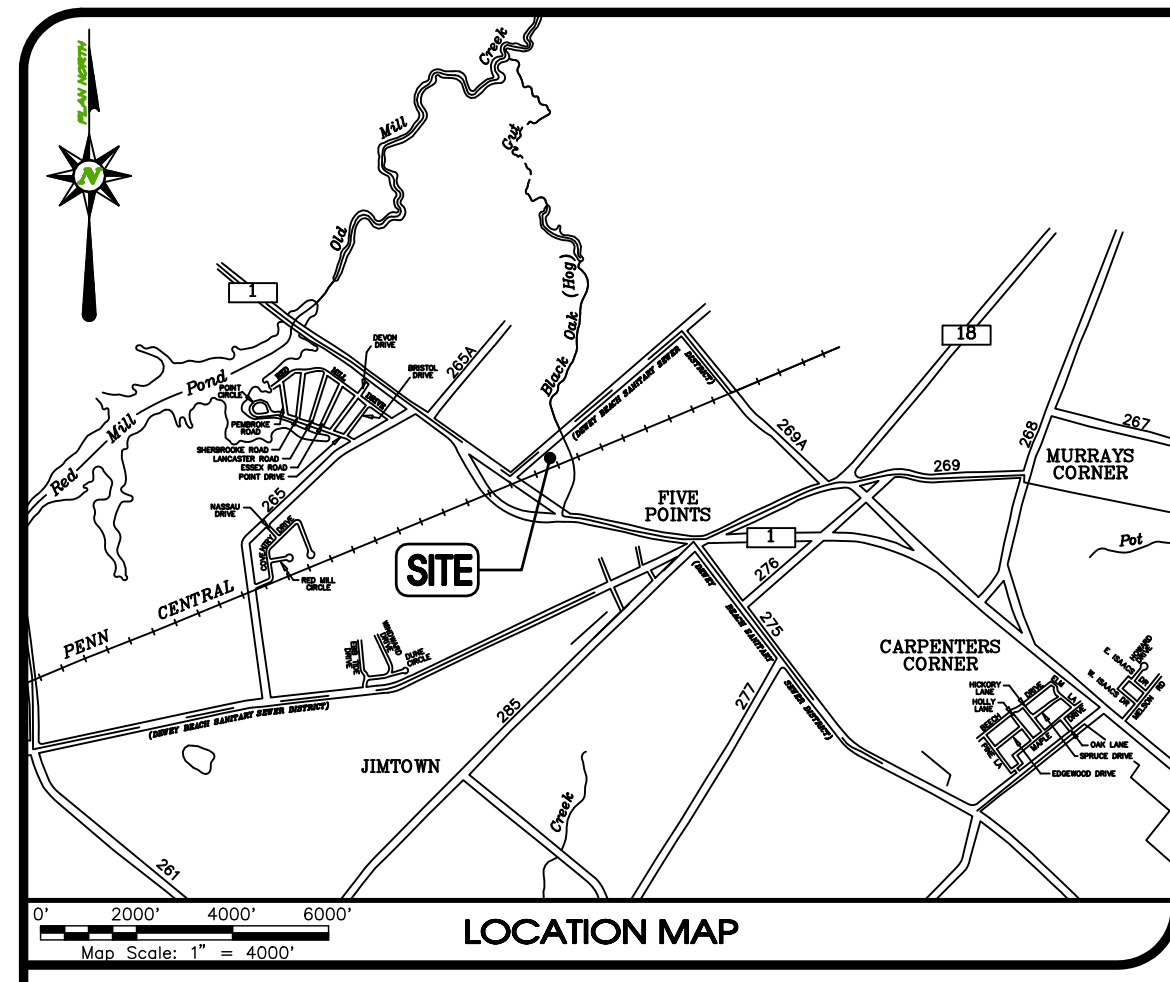
Should you have any questions, please do not hesitate to contact me.

Sincerely,

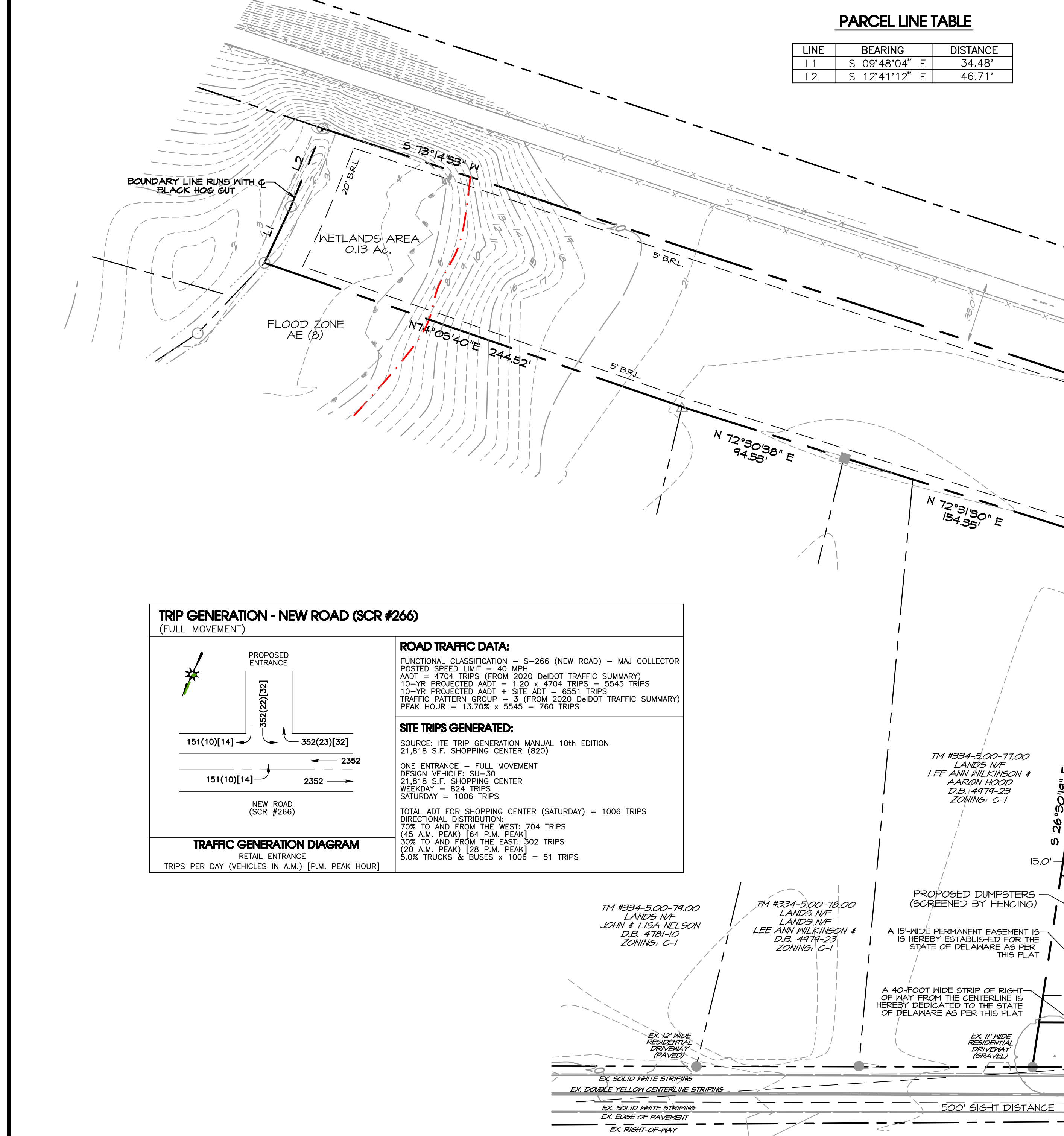
SUSSEX COUNTY ENGINEERING DEPARTMENT



Scott A. Thornton  
Engineering Technician IV



LOCATION MAP



**PARCEL LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 09°48'04" E	34.48'
L2	S 12°41'12" E	46.71'

**PLAN LEGEND**

- SUPPLEMENTAL CONTOUR (1' INTERVAL)
- INDEX CONTOUR (5' INTERVAL)
- EXISTING ROAD CENTERLINE
- EXISTING PAVEMENT STRIPING
- EXISTING PAVEMENT EXTENTS
- PROPOSED PAVEMENT EXTENTS
- PROPOSED STRUCTURE
- EXISTING CURB LINE
- BUILDING RESTRICTION LINES
- PROPOSED PAVEMENT STRIPING
- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY EXTENTS
- ADJOINING PROPERTY BOUNDS
- PROPOSED RIGHT-OF-WAY DEDICATION
- PROPOSED PERMANENT EASEMENT
- FLOOD ZONE LIMITS
- DELINEATED WETLANDS BOUNDARY
- EXISTING FENCE LINE
- IRON PIPE (FOUND)
- POINT ON LINE
- IRON ROD (TO BE SET)
- FENCE POST (FOUND)
- CONCRETE MONUMENT (FOUND)

**SITE DATA and ZONING SCHEDULE**

REQUIREMENT:	PROVIDED:
MINIMUM LOT AREA	10,000 Sq. Ft.
MINIMUM LOT WIDTH	150 Ft.
MINIMUM LOT DEPTH	100 Ft.
MINIMUM SETBACKS:	
FRONT	60 Ft.
SIDE	5 Ft.
REAR	5 Ft.
MAXIMUM BUILDING HEIGHT	42 Ft. (3 Stories)
PARKING SPACE QTY.	113 SPACES
ADA PARKING SPACES	5 SPACES
SEWER SERVICE	SUSSEX COUNTY
WATER SERVICE	PRIVATE WELL

**ORDINANCE ITEM**

RETAIL USE  
 1 SPACE/200 S.F. DISPLAY AREA +  
 2 SPACE/2 MP ON LARGEST SHIFT  
 15,658 DISPLAY =  
 79 SPACES +  
 16 EMPLOYEES =  
 8 SPACES  
 87 TOTAL SPACES

PROPERTY OWNER/APPLICANT  
 NASSAU STATION, LLC  
 323 E. REHOBOTH STREET  
 REHOBOTH BEACH, DE 19971  
 Phone: 302.227.1314  
 Fax: 302.227.5829

**DELDOT SITE GENERAL NOTES**

- NO LANDSCAPING SHALL BE ALLOWED WITHIN R/W UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROTECTS ONLY AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S "SHARED-USE PATH AND/OR SIDEWALK TERMINATION POLICY".
- THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.
- 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 2.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.
- THE ENDS OF ALL CURBS SHALL BE TRANSITIONED TO BE FLUSH WITH THE PAVEMENT AT A RATIO OF TWELVE TO ONE (12:1).
- ALL PROPOSED BUILDINGS SHALL BE ACCESSED FROM THE INTERIOR DRIVE AISLES ONLY. NO DIRECT ACCESS SCR 266 SHALL BE PERMITTED.
- THE ENTRANCE GEOMETRY SHOWN ON THIS PLAN IS TEMPORARY AND MEANT ONLY TO SUPPORT ONE (1) OF THE PROPOSED STRUCTURES. AS PART OF DELDOT CONTRACT 1201512501, THIS PERMANENT SITE ENTRANCE WILL BE CONSTRUCTED, INCLUDING A RIGHT-TURN DECELERATION LANE AND A PROTECTED LEFT-TURN LANE. A CONTRACTOR SELECTED BY DELDOT WILL CONSTRUCT THESE IMPROVEMENTS AND THEY WILL BE PAID-FOR BY THE DEVELOPER/PROPERTY OWNER.

**GENERAL NOTES**

- THE PROJECT SITE IS KNOWN AS BLACK HOG VILLAGE, (T.P. 334-5.00-76.00), AND IS LOCATED ON THE SOUTH SIDE OF NEW ROAD (SCR #266), APPROXIMATELY 450' EAST OF NASSAU ROAD (SCR #266) IN LEWES, DE.
- THE BOUNDARY, EXISTING FEATURES AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY BY FORESIGHT SERVICES, INC. 2103A COASTAL HWY. DEWEY BEACH, DELAWARE 19971. TOPOGRAPHY IS BASED ON NAVD88 AND NORTH REFERENCE IS DELAWARE STATE PLANE COORDINATE SYSTEM NAD83.
- ALL DRIVE AISLES AND PARKING AREAS, AS SHOWN ON THIS PLAN, ARE TO BE MAINTAINED BY THE PROPERTY OWNER. THE STATE OF DELAWARE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE AREAS.
- ALL PROPOSED STORMWATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
- THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
- THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST EDITION).
- CONSTRUCTION MATERIALS AND PROCEDURES SHALL FOLLOW THE SUSSEX COUNTY ENGINEERING DEPARTMENT SPECIFICATIONS AND STANDARD DRAWINGS (LATEST EDITION).
- EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY FORESIGHT SERVICES, INC. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS AN AID IN THE PROJECT DESIGN. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. ACCORDINGLY, UTILITY INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORED LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 100029 D193 K, MAP NUMBER 100029459K, DATED MARCH 16, 2015, PORTIONS OF THIS PROPERTY ARE IN A ZONE AE (UNSHADED) WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AND IN A ZONE AE (WITH A BASE FLOOD ELEVATION OF 8).
- THE WETLANDS BOUNDARY SHOWN WAS DELINEATED BY ATLANTIC RESOURCE MANAGEMENT, INC.
- ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
- THE PROPOSED STRUCTURES WILL BE WOOD-FRAMED CONSTRUCTION, TYPE V (GOOD) AND WILL NOT BE PROTECTED BY AUTOMATIC SPRINKLERS IN ACCORDANCE WITH NFPA 1.3.
- IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS PART V, CHAPTER 4, SECTION 4-1.1, THE DEVELOPER SHALL PROVIDE TO THE EMERGENCY DISPATCH CENTER HAVING JURISDICTION A FLOT PLAN OF THE DEVELOPMENT SHOWING EACH LOT LOCATION. THE DEVELOPER SHALL ALSO ASSIGN NUMBERS TO ALL HOMES IN A CONSECUTIVE MANOR AND HAVE PLACED THE ASSIGNED NUMBER IN A READILY VISIBLE LOCATION ON EACH HOME TO ELIMINATE CONFUSION IN THE EVENT THAT AN EMERGENCY VEHICLE IS NEEDED.
- ANY WALLS OF PROPOSED BUILDINGS, OR PORTIONS THEREOF, THAT ARE SITUATED WITHIN 15.0' OF THE PROPERTY LINE SHALL BE ONE (1) HOUR FIRE RATED (MIN.) IN ACCORDANCE WITH DELAWARE STATE FIRE PREVENTION REGULATIONS, SECTION 702 CHAPTER 6.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA.
- THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DESIGNATED AS HAVING "EXCELLENT" AND "GOOD" GROUNDWATER RECHARGE POTENTIAL.
- ANY PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT ISSUED BY THE COUNTY.
- ALL LIGHTING IS TO BE DOWNWARD FACING AND SCREENED TO MINIMIZE GLARE ON PROPERTIES WITHIN A RESIDENTIAL AREA.

**WETLANDS CERTIFICATION**

TEN BEARS ENVIRONMENTAL (TBE) EXAMINED THIS PROPERTY (TAX MAP # 334-5.00-76.00) IN SUMMER, 2018 FOR THE PRESENCE OF WATERS OF THE UNITED STATES INCLUDING WETLANDS IN ACCORDANCE WITH CRITERIA FOUND IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987) AND ASSOCIATED REGULATIONS. THE Delineated WATERS, INCLUDING NON-TIDAL WETLANDS, FORESIGHT SERVICES SURVEYED THE DELINEATION FLAGS, AND ADDED THE BOUNDARIES TO THIS PLAN. THIS BOUNDARY HAS NOT BEEN VERIFIED BY THE CORPS OF ENGINEERS AS OF THIS DATE. THERE ARE NO STATE WETLANDS LOCATED ON THE SUBJECT PROPERTY.

**OWNER CERTIFICATE**

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

**WETLANDS CERTIFICATION**

KYLE FINKBEINER  
 TEN BEARS ENVIRONMENTAL  
 606 FEDERAL STREET  
 MILTON, DE 19968  
 302.684.5080

**TRIP GENERATION - NEW ROAD (SCR #266)**  
 (FULL MOVEMENT)



**ROAD TRAFFIC DATA:**  
 FUNCTIONAL CLASSIFICATION - S-266 (NEW ROAD) - MAJ COLLECTOR  
 POSTED SPEED LIMIT - 40 MPH  
 ADT = 4704 TRIPS (FROM 2020 DVIDOT TRAFFIC SUMMARY)  
 10-YR PROJECTED ADT = 1,200 x 4704 TRIPS = 5545 TRIPS  
 10-YR PROJECTED ADT + SITE ADT = 6551 TRIPS  
 TRAFFIC PATTERN GROUP - 3 (FROM 2020 DVIDOT TRAFFIC SUMMARY)  
 PEAK HOUR = 13.70% x 5545 = 760 TRIPS

**SITE TRIPS GENERATED:**  
 SOURCE: ITE TRIP GENERATION MANUAL 10th EDITION  
 21,818 S.F. SHOPPING CENTER (820)  
 ONE ENTRANCE - FULL MOVEMENT  
 DESIGN VEHICLE: SU-30  
 21,818 S.F. SHOPPING CENTER  
 WEDNESDAY = 524 TRIPS  
 SATURDAY = 1006 TRIPS  
 TOTAL ADT FOR SHOPPING CENTER (SATURDAY) = 1006 TRIPS  
 DIRECTIONAL DISTRIBUTION:  
 70% TO AND FROM THE WEST: 704 TRIPS  
 (4.5 A.M. PEAK) [64 P.M. PEAK]  
 30% TO AND FROM THE EAST: 302 TRIPS  
 (20 A.M. PEAK) [28 P.M. PEAK]  
 5.0% TRUCKS & BUSES x 1006 = 51 TRIPS

**TRAFFIC GENERATION DIAGRAM**  
 TRIPS PER DAY (VEHICLES IN A.M.) [P.M. PEAK HOUR]

**TM #334-5.00-76.00 LANDS N/F JOHN & LISA NELSON D.B. 4781-10 ZONING: C-1**

**TM #334-5.00-76.00 LANDS N/F LEE ANN WILKINSON & AARON HOOD D.B. 4174-23 ZONING: C-1**

**TM #334-5.00-76.00 LANDS N/F HALSETT G. KNAPP JEAN D. KNAPP LESLIE G. KNAPP MARINI, TRUSTEE D.B. 4005-67 ZONING: AR-1**

**TM #334-5.00-76.00 LANDS N/F MID-ATLANTIC IRA L.L.C. D.B. 532-2 ZONING: C-1**

**TM #334-5.00-76.00 LANDS N/F NASSAU ORCHARD INC. D.B. 4202-2 ZONING: C-1**

**TM #334-5.00-76.00 LANDS N/F G.K. & K. KNAPP FAMILY LIMITED PARTNERSHIP D.B. 2444-214**

**SUSSEX COUNTY ROAD #266**  
 (NEW ROAD - 30' R/W PER P.B. 60-156 - MAJOR COLLECTOR)

**REVISIONS**

NO.	DATE	DESCRIPTION
1	09/27/18	REVISIONS PER P&Z WRITTEN COMMENTS
2	10/02/18	REVISIONS PER P&Z WRITTEN COMMENTS
3	10/23/18	REVISIONS PER P&Z WRITTEN COMMENTS
4	10/23/18	REVISIONS PER P&Z WRITTEN COMMENTS
5	10/23/18	REVISIONS PER P&Z WRITTEN COMMENTS
6	10/23/18	REVISIONS PER P&Z WRITTEN COMMENTS
7	09/25/21	REVISIONS PER P&Z WRITTEN COMMENTS

**DESIGN PROFESSIONAL**

DATE

**OWNER/APPLICANT:** NASSAU STATION, LLC  
 323 E. REHOBOTH STREET  
 REHOBOTH BEACH, DE 19971  
 Phone: 302.227.1314  
 Fax: 302.227.5829

**PARCEL INFORMATION:**  
 T.P. 334-5.00-76.00  
 D.B. 478-106  
 GROSS AREA: 4.37 Acres  
 NET AREA: 4.37 Acres

**THE KERCHER GROUP, INC.**  
 CONSULTING • SYSTEMS • ENGINEERING  
 37385 REHOBOTH AVE., UNIT 11 - REHOBOTH BEACH, DELAWARE 19971  
 302.854.9064 (Voice) 302.854.9064 (Fax) www.kerchergroup.com

**BLACK HOG VILLAGE** Map, May 5, 2021 (16262)



January 17, 2020

Mr. Sean McMahon  
c/o The Kercher Group  
37385 Rehoboth Avenue, Unit II  
Rehoboth Beach, DE 19971

**RE: Active Pest Solutions – Lewes, DE**

Dear Mr. McMahon:

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

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

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

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

Sincerely,

*Jessica Watson*

Jessica Watson  
Program Manager

JW/jmg

cc: Janelle Cornwell

RECEIVED

JAN 23 2020

SUSSEX COUNTY  
PLANNING & ZONING



TO: Sussex County Planning & Zoning

DATE: 7 May 2021

JOB NO: 18-0402EG

ATTN: Lauren DeVore

RE: Black Hog Village

---

**We are sending you:**     Attached     Under separate cover     via: ups  
 Shop drawings     Prints     Plans     Specifications  
 Copy of letter     Change Order     Submittals

---

Copies	Date	No.	Description
6	05/05/21	1	Site Plan

---

**THESE ARE TRANSMITTED as checked below:**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved                 |
| <input type="checkbox"/> As requested            | <input type="checkbox"/> Returned for corrections |
| <input type="checkbox"/> For review and comment  | <input type="checkbox"/> For your signature       |
| <input type="checkbox"/> For bids due            | <input type="checkbox"/> Approved for payment     |
| <input type="checkbox"/> For your use            | <input type="checkbox"/> Approved as Noted        |
| <input type="checkbox"/> Reviewed                | <input type="checkbox"/> Reviewed with Notations  |

**REMARKS:**

Lauren,

Attached is an updated copy of the Site Plan for the Black Hog Village project. The plan has been revised as per your written comments, dated April 23, 2021, in the following manner:

**Revised Preliminary Site Plan**

1. The zoning reference for the parcels in question has been updated to C-1 (General Commercial).
2. The property owner information for the referenced parcels has been updated. Note that parcel 80.00 is owned by the State of Delaware.
3. The zoning for parcel 72.00 has been included on the plan.
4. The number of required and proposed ADA-accessible parking spaces has been included in the Site Data and Zoning Schedule.
5. A notation for Black Hog Gut has been provided on the plan.
6. The information regarding the wellhead protection area has been added to the plan as General Note #16.
7. Please note that none of the proposed impervious cover for the project is located within the excellent groundwater recharge potential area. General Note #17 has also been added to the plan regarding the recharge areas.

**THE KERCHER GROUP, INC.**



8. The net development/impervious area has been provided in the Site Data and Zoning Schedule.
9. As per our email correspondence, an additional notation for the rear yard setback has been included on the right-hand side of the plan.

#### **Final Site Plan**

1. General Note #18 has been added to the plan regarding the need for separate signage permitting.
2. General Note #19 has been added to the plan regarding site lighting.
3. As per our email correspondence, we had several meetings where a member of the Lewes Byways Committee was present and landscaping across the property frontage was not required. This is because the state has a major roadway improvement project that will be taking place in this area and they will be responsible for the planting. Our client's entrance will be temporary and the state will be constructing their permanent entrance when they make their improvements.
4. As per our email correspondence, this comment has been satisfied by the addition of General Note #18.
5. The total acreage of wetlands has been added in the Site Data and Zoning Schedule.
6. The flood zone information has been added in the Site Data and Zoning Schedule.
7. The amount and percentage of impervious cover has been added in the Site Data and Zoning Schedule.
8. A bulk grading plan has been submitted electronically.
9. The areas for proposed loading have been added to the plan.
10. The dumpster location has been shown on the plan.
11. No screening has been proposed at this time.
12. Noted.

Thank you for your assistance and please do not hesitate to contact our office if you should have any questions or concerns.

Thanks.

SINCERELY

John Murray

**THE KERCHER GROUP, INC.**



## ENGINEERING DEPARTMENT

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



# Sussex County

DELAWARE

[sussexcountyde.gov](http://sussexcountyde.gov)

HANS M. MEDLARZ, P.E.  
COUNTY ENGINEER

MICHAEL E. BRADY  
DIRECTOR OF PUBLIC WORKS

May 27, 2020

Mr. Jeffrey C. Williams, PE  
The Kercher Group, Inc.  
37385 Rehoboth Ave., Unit 11  
Rehoboth Beach, DE 19971

REF: **BLACK HOG VILLAGE  
SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT – WEST  
REHOBOTH AREA  
SUSSEX COUNTY TAX MAP NUMBERS 334-5.00-76.00 – CLASS-1  
AGREEMENT NO. 1138**

Dear Mr. Williams:

The above referenced project was approved on May 20, 2020 and one (1) set of the approved plans are enclosed. This approval is valid for three (3) years, unless prior to expiration of that three (3) year period, a time extension is requested and approved by the Department. Plans granted an extension beyond the three (3) period will be required to meet updated standards and specifications.

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

Please contact Mr. Keith Bryan in the Department's Division of Utility Engineering to initiate pre-construction procedures for sanitary sewer.

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

Sincerely,

SUSSEX COUNTY ENGINEERING DEPARTMENT

Chris Calio  
Planning Technician

cc: Mr. Keith Bryan, w/2 enclosures  
Owner/Developer



COUNTY ADMINISTRATIVE OFFICES  
2 THE CIRCLE | PO BOX 589  
GEORGETOWN, DELAWARE 19947



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

JENNIFER COHAN  
SECRETARY

December 10, 2019

Mr. John Murray  
Kercher Engineering Inc.  
37385 Rehoboth Ave Unit #11  
Rehoboth Beach, Delaware 19971

**SUBJECT: Entrance Plan Approval Letter**  
**Activ Pest Solutions**  
Tax Parcel #334-5.00-76.00  
SCR266-NEW ROAD  
Lewes & Rehoboth Hundred, Sussex County

RECEIVED

JAN 23 2020

SUSSEX COUNTY  
PLANNING & ZONING

Dear Mr. Murray:

The Department of Transportation has reviewed the Commercial Entrance Plans dated February 6, 2019 (last revised December 3, 2019) for the referenced project and determined that they are in general conformance with the Department's current regulations, specifications and standard details. By signing and sealing the plan set, the developer's engineer is responsible for accuracy of content. Any errors, omissions or required field changes will be the responsibility of the developer. This plan approval shall be valid a period of **three (3) years**. If an entrance permit has not been obtained within three years, then the plans must be updated to meet current requirements and resubmitted for review and approval.

**This letter does not authorize the commencement of entrance construction. The following items will be required prior to the permit being issued. A pre-construction meeting may be required as determined by the South District Public Works office.**

1. A copy of the recorded Site Plan which is consistent with the DelDOT "No Objection to Recordation" stamped plan and all appropriate signatures, seals, plot book and page number.
2. Three (3) copies of the approved entrance plans.
3. Completed permit application.
4. Executed agreements (i.e. construction, signal, letter).
5. An itemized construction cost estimate.
6. A 150% security based upon an approved itemized construction cost estimate and W-9 form (if providing escrow).
7. A letter of source of materials, work schedule, list of subcontractors, emergency telephone numbers and names of contact persons.



Activ Pest Solutions  
Mr. Murray  
Page 2  
December 10, 2019

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

Sincerely,



Susanne K. Laws  
Sussex County Review Coordinator  
Development Coordination

cc: John Murray, Kercher Engineering Inc.  
Janelle Cornwell, Sussex County Planning & Zoning Commission  
Rusty Warrington, Sussex County Planning & Zoning  
Jessica L. Watson, Sussex Conservation District  
Gemez Norwood, South District Public Work Manager  
James Argo, South District Subdivision Manager  
William Kirsch, South District Entrance Permit Supervisor  
Jerry Nagyiski, Safety Officer Supervisor  
Peter Haag, Chief of Traffic Engineering  
Jennifer Pinkerton, Chief Materials & Research Engineer  
Linda Osiecki, Consistency Control Engineer  
John Fiori, Bicycle Coordinator  
Maria Andaya, Pedestrian Coordinator  
Mark Galipo, Traffic Development Coordination Engineer  
Tim Phillips, Maintenance Support Manager  
Dan Thompson, Safety Officer North District  
Joseph Ellis, Contech Manager  
Jared Kaufman, DTC Planner  
James Kelley, JMT  
Todd Sammons, Subdivision Engineer  
Derek Sapp, Sussex Plan Reviewer



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

NICOLE MAJESKI  
SECRETARY

March 10, 2021

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

**SUBJECT: Letter of No Objection to Recordation**  
**Black Hog Village**  
Tax Parcel # 334-5.00-76.00, 334-5.00-80.01  
New Road (SCR266)  
Lewes & Rehoboth Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Site Plan, dated June 28, 2018 (last revised March 02, 2021), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawings. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Site Plan is not recorded prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

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

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



Black Hog Village  
Mr. Jamie Whitehouse  
Page 2  
March 10, 2021

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

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

Very truly yours,



R. Stephen McCabe  
Sussex County Review Coordinator  
Development Coordination

cc: Harold Dukes, Harold E. Dukes, Jr.  
John Murray, The Kercher Group  
William Kirsch, South District Entrance Permit Supervisor  
Rusty Warrington, Sussex County Planning & Zoning  
Jessica L. Watson, Sussex Conservation District  
Matt Schlitter, South District Public Works Engineer  
Scott Rust, South District Public Work Manager  
James Argo, South District Project Reviewer  
William Kirsch, South District Entrance Permit Supervisor  
Jennifer Pinkerton, Chief Materials & Research Engineer  
Kerry Yost, Traffic Calming & Subdivision Relations  
Linda Osiecki, Pedestrian Coordinator  
John Fiori, Bicycle Coordinator  
Mark Galipo, Traffic Development Coordination Engineer  
Tim Phillips, Maintenance Support Manager  
Dan Thompson, Safety Officer North District  
Jared Kauffman, DTC Planner  
James Kelley, JMT  
Wendy L. Polasko, Subdivision Engineer  
Derek Sapp, Subdivision Manager, Development Coordination



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

22705 Park Avenue  
Georgetown, DE 19947



**SFMO PERMIT**

**Plan Review Number:** 2019-04-200917-MJS-01  
**Status:** Approved as Submitted

**Tax Parcel Number:** 334-5.00-76.00  
**Date:** 07/05/2019

**Project**

Activ Pest Control (MJS)  
Nassau Station LLC Property

16861 New Road  
Lewes DE 19958

**Scope of Project**

**Number of Stories:**  
**Square Footage:**  
**Construction Class:**  
**Fire District:** 82 - Lewes Fire Dept Inc

**Occupant Load Inside:**  
**Occupancy Code:** 9680

**Applicant**

John Murray  
37385 Rehoboth Avenue  
Rehoboth Beach, DE 19971

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

The owner understands that this construction start approval is limited to preliminary site construction and foundation work only. No other construction of any kind shall be permitted until the required building plan review is completed.

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

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

This Plan Review Project was prepared by:

Joseph Moran

## FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2019-04-200917-MJS-01

Tax Parcel Number: 334-5.00-76.00

Status: Approved as Submitted

Date: 07/05/2019

### PROJECT COMMENTS

<b>1002 A</b>	This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at <a href="http://www.statefiremarshal.delaware.gov">www.statefiremarshal.delaware.gov</a> . These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
<b>1014 A</b>	Per Fire Flow Table 1, the following occupancies: Storage, Industrial, and Mercantile Shall not exceed 5,000 aggregate gross square footage; and Shall have a minimum setback of 15' from all property lines and 15' setback from exposure hazards on the same property; OR Shall not exceed 10,000 aggregate square footage; and Shall have a minimum setback of 25' from all property lines and 15' setback from exposure hazards on the same property.
<b>1012 A</b>	Per Fire Flow Table 1, the following occupancies: Health Care, Business, and Education Shall not exceed 10,000 aggregate gross square footage; shall not exceed 30" or two stories; and Shall have a minimum setback of 15" from all property lines and 10" setback from exposure hazards on the same property.
<b>1180 A</b>	This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.
<b>1190 A</b>	Separate plan submittal is required for the building(s) proposed for this project.
<b>1501 A</b>	If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes or revisions to the plans occur, plans are required to be submitted, reviewed, and approved.



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

22705 Park Avenue  
Georgetown, DE 19947



**SFMO PERMIT**

**Plan Review Number:** 2019-04-201315-MJS-02

**Tax Parcel Number:** 334-5.00-76.00

**Status:** Approved as Submitted

**Date:** 09/26/2019

**Project**

Black Hog Village (MJS)

16861 New Road

Nassau Station LLC Property

Lewes DE 19958

**Scope of Project**

**Number of Stories:**

**Square Footage:**

**Construction Class:**

**Fire District:** 82 - Lewes Fire Dept Inc

**Occupant Load Inside:**

**Occupancy Code:**

**Applicant**

John Murray

37385 Rehoboth Avenue

Rehoboth Beach, DE 19971

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

The owner understands that this construction start approval is limited to preliminary site construction and foundation work only. No other construction of any kind shall be permitted until the required building plan review is completed.

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

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

This Plan Review Project was prepared by:

Desiree McCall



## FIRE PROTECTION PLAN REVIEW COMMENTS

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**Plan Review Number:** 2019-04-201315-MJS-02

**Tax Parcel Number:** 334-5.00-76.00

**Status:** Approved as Submitted

**Date:** 09/26/2019

### PROJECT COMMENTS

**1002 A** This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at [www.statefiremarshal.delaware.gov](http://www.statefiremarshal.delaware.gov). These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.

**1014 A** Per Fire Flow Table 1, the following occupancies: Storage, Industrial, and Mercantile Shall not exceed 5,000 aggregate gross square footage; and Shall have a minimum setback of 15' from all property lines and 15' setback from exposure hazards on the same property; OR Shall not exceed 10,000 aggregate square footage; and Shall have a minimum setback of 25' from all property lines and 15' setback from exposure hazards on the same property.

\* MERCANTILE OCCUPANCY

**1180 A** This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.

**1190 A** Separate plan submittal is required for the building(s) proposed for this project.

\* EACH BUILDING WILL REQUIRE A SEPARATE SUBMITTAL

**1501 A** If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes or revisions to the plans occur, plans are required to be submitted, reviewed, and approved.

## PLANNING & ZONING COMMISSION

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



# Sussex County

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

May 7, 2021

Mr. Johnathan Murray, P.E.  
The Kercher Group, Inc.  
37385 Rehoboth Avenue - Unit 11  
Rehoboth Beach, DE 19971

By email to: [jom@kerchergroup.com](mailto:jom@kerchergroup.com)

RE: Staff Review of the Revised Preliminary Site Plan for Black Hog Village (S-18-64) for the establishment of six (6) retail buildings totaling 21,818 square feet, a reduction of the total number of parking spaces by seven (7) parking spaces and additional site improvements to be located on the south side of New Road (S.C.R. 266).  
Tax Parcel: 334-5.00-76.00

Dear Mr. Murray,

Further to your submission of March 15, 2021, the Planning and Zoning Department has reviewed the submitted Revised Preliminary Site Plan for Black Hog Village (S-18-64) for the establishment of six (6) retail buildings totaling 21,818 square feet (reducing the previous total of square footage by 550 square feet), a reduction of the total number of parking spaces by seven (7) spaces (113 parking spaces total) and additional site improvements to be located on the south side of New Road (S.C.R. 266). Additional improvements to the site include a proposed pedestrian entrance, bicycle parking, outdoor stage, two raised decks and a porch. Other structural changes to the plans include: Building #1 (10 additional square feet), Building #2 (600 additional square feet), Building #3 (reduction of 744 square feet), Building #4 (reduction of 516 square feet), and Building #5 (120 additional square feet). Building #6 remained unchanged from the original proposal. The parcel is zoned General Commercial (C-1). The parcel also lies within the Commercial Area per Sussex County's 2019 Comprehensive Plan. The Preliminary Site Plan was approved by the Planning and Zoning Commission at their meeting of Thursday, October 11, 2018. Staff have reviewed the proposed site plan for compliance with the Sussex County Zoning Code and have the following comments:

### Revised Preliminary Site Plan

1. Tax Parcel Numbers 334-5.00-75.00 and 334-5.00-74.01 are listed as being zoned CR-1 (Commercial Residential Zoning District). However, they are showing up per the County's Online Mapping System as C-1 (General Commercial). Please amend the plans to reflect this change.



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

2. Tax Parcel Numbers 334-5.00-77.00, 78.00 and 80.00 are shown as being owned by Lands of Nassau Gardens, LLC. The property appears to have been sold and the current property owner is listed as “Lee Ann Wilkinson and Aaron Hood.” Please update this information on the plans.
3. Tax Parcel Number 334-5.00-72.00 does not show the current zoning of the parcel. Please include the zoning on the plans. The parcel is zoned Agricultural Residential (AR-1) Zoning District.
4. Please add the number of ADA accessible required spaces within the Site Data Column. According to the IBC, 2012 edition, a site containing a total of 101-150 parking spaces requires a total of 5 ADA accessible parking spaces (Table 1106.1 “Accessible Parking Spaces,” Page 11-14.)
5. Please add annotation to the plans which clearly shows the existing location of Black Hog Gut on the parcel.
6. Please add within the Site Data Column that the property is not located within a Wellhead Protection Area to comply with Chapter 89 “Source Water Protection” of the Sussex County Code (§89-6).
7. Please add within the Site Data Column that the property is located within an area of “Excellent” and “Good” Groundwater Recharge Potential to comply with Chapter 89 “Source Water Protection” of the Sussex County Code (§89-7). Please ensure that the impervious cover of the portion of the tax parcel located within the excellent recharge area is 35% or less.
8. Please include the Net Development Area of the parcel within the Site Data Column. As a general reminder, the net development area shall include the total area of land available for development and shall not include open space, drainage land, regional roads and land used for other public facilities (§115-220(B)(6)).
9. Please include the rear yard setback on the righthand side of the plans. As noted within the Site Data Column, the applicable rear yard setback within the C-1 (General Commercial Zoning District) is 5-ft (§115-82(B)) (115-221(B)(8)).

#### Final Site Plan

1. Please include a General Note on the plans which indicates that any proposed signage will require a separate permit issued from the County.
2. Please include a General Note which clarifies that all lighting is to be downward screened to minimize glare on properties within a residential area.
3. Please include the proposed height of all screen planting and landscaping on the plans (§115-221(B)(9)). New Road (S.C.R. 266) falls within the Lewes Byway. It is recommended that coordination is undertaken with the Lewes Byways Committee to provide additional landscaping and screening along New Road where feasible. Please ensure that any proposed landscaping is shown as part of a separate Landscape Plan and that the plans are signed and agreed to by a certified landscape architect.

4. Please include the size and height of all proposed signs on the plans (§115-221(B)(11)).
5. Please include the total acreage of wetlands on the plans within the Site Data Column (§115-221(B)(13)). For additional clarity, please specify the type of wetlands present on the site (tidal, non-tidal, ephemeral, etc.) and also the organization the wetlands are governed by (state (DNREC), federal (Army Corp of Engineers)).
6. Please include the information regarding the one-hundred-year floodplain designation within the Site Data Column (§115-221(B)(14)). As correctly stated as part of General Note #10, the site lies within Flood Zone “X – Areas determined to be outside of the 0.2 percent annual chance floodplain and in Zone “AE.” The property does not lie within the Flood Zone “A.”
7. Please include the percentage of impervious surface cover area within the Site Data Column (§115-221(B)(15)).
8. Please include a bulk grading plan (§115-221(B)(17)).
9. Please show the location of any proposed loading areas on the plans. Please note, for retail buildings and department stores containing a floor area of 2,000-10,000 square feet, a total of 1 loading space is required (§115-167).
10. Please include the nature and location of all proposed dumpsters on the plans. The dumpsters shall meet the following setbacks: 60-ft front, 30-ft sides and 30-ft rear yards (§115-170.1(C)(2)(a)).
11. Staff recommends providing screening on the plans adjacent to the residentially used parcel (Tax Parcel: 334-5.00-77.00) to include either a fence or tree plantings.
12. Prior to approval of the Final Site Plan, approval letters or letters of no objection from the following agencies shall be submitted to the Sussex County Planning and Zoning Office (All items in which a check mark appears have been received by the Department. Any items in bold have not been received and still require submittal to the Department):
  - a. Sussex Conservation District ✓
  - b. Office of State Fire Marshal ✓
  - c. Delaware Department of Transportation (DelDOT) ✓
  - d. Sussex County Engineering Department ✓

Once all of the above matters have been addressed, please provide **one (1) full-size copy** and **one (1) electronic copy** of a Revised Site Plan at least ten (10) days prior to the Planning and Zoning Commission meeting you wish for your application to be considered at. If you wish for your application to be considered by the Planning and Zoning Commission as an “Other Business” item at their meeting scheduled for **May 13, 2021**, please submit all required materials later than close of business on **May 3, 2021**.

Staff Review Letter – Black Hog Village (S-18-64)  
Final Site Plan  
May 7, 2021  
Page 4

Please feel free to contact me with any questions during business hours 8:30 A.M. – 4:30 P.M., Monday through Friday at 302-855-7878.

Sincerely,

A handwritten signature in black ink that reads "Lauren DeVore". The signature is written in a cursive style with a large, stylized initial 'L'.

Ms. Lauren DeVore  
Planner III



May 11, 2020

Mr. Harold Dukes  
c/o The Kercher Group, Inc.  
37385 Rehoboth Avenue, Unit 11  
Rehoboth Beach, DE 19971

**RE: Black Hog Village**

Dear Mr. Dukes:

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

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

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

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

Sincerely,

*Jessica Watson*

Jessica Watson  
Program Manager

JW/jmg

cc: Janelle Cornwell

## CONDITIONS OF APPROVAL

### NOTIFICATION

1. This approved plan will remain valid for 5 years from the date of this approval. If construction does not begin within five years, the approved plan will be considered to have expired, and must be resubmitted to the District for a new review. In addition, if work is not completed within the five-year timeframe, the District must be contacted and a request for an extension submitted. Depending on regulation changes, a new plan may need to be submitted to ensure that all stormwater management facilities are constructed to the most recent standards.
2. Submittal of the Notice of Intent (NOI) for Storm Water Discharges Associated with Construction Activities together with this approval of the detailed Sediment and Stormwater Plan provide this project with Federal permit coverage to be authorized to discharge storm water associated with construction activities. It is the owner's responsibility to ensure that permit coverage remains valid throughout construction by submitting the NOI fee annually as requested. The developer is responsible for weekly self-inspection reporting to be retained onsite.
3. Notify the Sussex Conservation District Sediment and Stormwater Management Section of your intent to begin construction in writing five (5) days prior to commencing. Failure to do so constitutes a violation of the approved plan.

### CHANGES

4. This project is to be undertaken in accordance with the plans submitted and as approved. If changes are necessary at any time during the completion of the project, submit revised plans, prior to further construction, to the Sussex Conservation District Sediment and Stormwater Program for review and approval of the revision.
5. Should ownership change during the construction period, a revised plan must be submitted for approval showing the new owner's signature on the owner's certification. In addition, a Transfer of Authorization form must be submitted to DNREC to transfer Federal permit coverage to the new owner.

### CONSTRUCTION AND CLOSEOUT

6. A pre-construction meeting must take place before any land disturbing activity begins. The meeting may take place on site and be attended by the owner, contractor, design consultant, Certified Construction Reviewer and Sussex Conservation District Sediment and Stormwater Program Construction Reviewer. The owner or the owner's designee shall contact the Sussex Conservation Construction Reviewer to schedule the pre-construction meeting.
7. Keep available onsite, during all phases of construction, a copy of the approved Sediment and Stormwater Management Plan.
8. Keep available onsite, during all phases of construction, copies of the Developers weekly self-inspection reports and/or the CCR Reports.
9. Any sediment transported off-site to roads or road rights-of-way including ditches shall be removed. Any damage to ditches shall be repaired and stabilized to original condition.
10. Grading shall not impair surface drainage, create an erosion hazard, or create a source of sediment to any adjacent watercourse or property owner.
11. Failure to implement the permanent stormwater management practices as mentioned herein constitutes a violation of the conditions of this plan approval; it may result in the suspension or revocation of building permits or grading permits issued by the local jurisdiction; and it may result in legal action by the DNREC to bring the site into compliance with the approved Sediment and Stormwater Management Plan and the *Delaware Sediment and Stormwater Regulations*.
12. The permanent stormwater management facility or facilities must be constructed and accepted by the Sussex Conservation District Sediment and Stormwater Program prior to final closeout of the project site. Post construction verification documentation of the stormwater management facility or facilities must be completed as soon as construction of the facility or facilities is complete so that any necessary modifications may be made during the construction period.

Plan includes a 3,670 S.F clubhouse, swimming pool and 44-space car parking area. The Preliminary Amenities Plan complies with the Zoning Code, and all conditions of approval. Staff are awaiting agency approvals. Zoning: AR-1 (Agricultural Residential Zoning District) and GR (General Residential Zoning District). Tax Parcel: 234-15.00-40.00 and 234-15.00-40.01.

Motion by Ms. Stevenson seconded by Ms. Wingate and carried unanimously to approve the Preliminary Amenities Plan with final approval by staff upon receipt of all agency approvals. Motion carried 5-0.

### **Scott Randall Witzke**

#### **Preliminary Site Plan**

Ms. Bulkilvish advised the Commission that this is a Preliminary Site Plan for Scott Randall Witzke (CU #2401) for Retail Auto Sales on a 10 Ac parcel of land located off Delmar Rd. (Rt. 54). The Planning Commission approved the Conditional Use June 7, 2016. The submitted Preliminary Site Plan complies with all conditions of approval, and the Zoning Code. The Preliminary Site Plan meets the requirements for Final Site Plan approval. Tax Parcel: 532-19.00-7.00. Zoning AR-1 (Agricultural Residential Zoning District). Staff is in receipt of all agency approvals.

Motion by Mr. Hopkins seconded by Mr. Hudson and carried unanimously to approve the Preliminary Site Plan and Final Site Plan. Motion carried 5-0.

### **RKJ Properties (CU #2132)**

#### **Preliminary Site Plan**

Ms. Bulkilvish advised the Commission that this is a Preliminary Site Plan for a proposed hair studio in an existing 800 sf. building with parking as part of Conditional Use #CU 2132. The Conditional Use was approved by County Council on July 31, 2018 with conditions. Tax Parcel: 335-12.06-58.00. Zoning District: AR-1 (Agricultural Residential District). Staff are awaiting agency approvals.

Motion by Ms. Wingate seconded by Ms. Stevenson and carried unanimously to approve the Preliminary Site Plan with final approval by staff upon receipt of all agency approvals. Motion carried 5-0.

### **S-18-64 - Black Hog Village**

#### **Preliminary Site Plan**

Ms. Bulkilvish advised the Commission that this is a Preliminary Site Plan for a small commercial center with six buildings totaling 22,368 sf. in addition to an existing pest control business that will be relocated to another portion of the property located off New Road (SCR 266). There is proposed parking and other site improvements and the applicant is working with DelDOT on their proposed intersection improvements for New Road and Nassau Road, which may involve an interconnection being incorporated into the site design. Tax Parcel: 334-5.00-76.00. Zoning District: C-1 (General Commercial Zoning District). Staff are awaiting agency approvals.

Motion by Mr. Hopkins seconded by Ms. Wingate and carried unanimously to approve the Preliminary Site Plan with final to Planning Commission upon the receipt of all agency approvals. Motion carried 5-0.



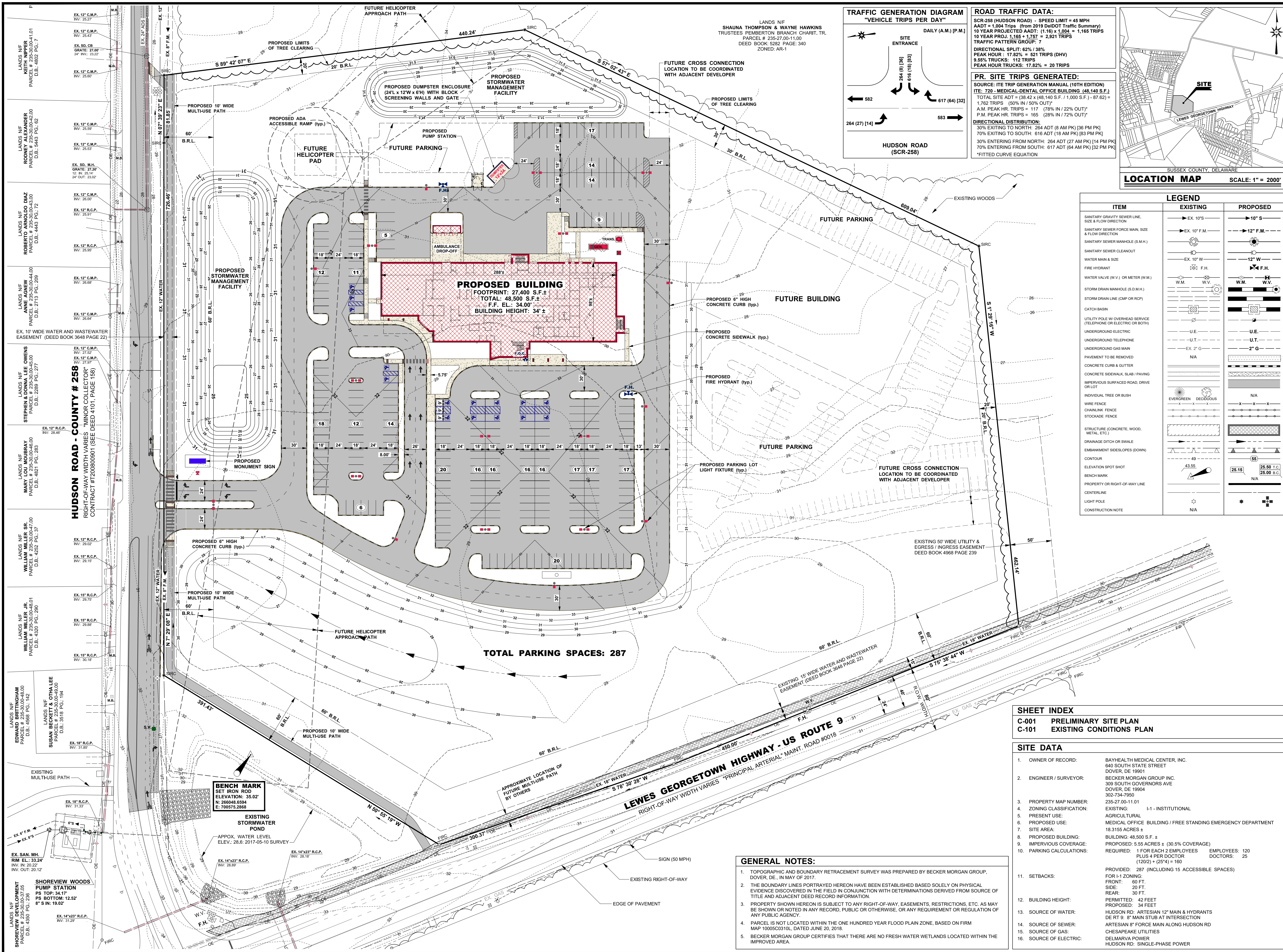
**Seabrook (2008-16) (FKA Deerbrook)**

**Preliminary Amenities Plan**

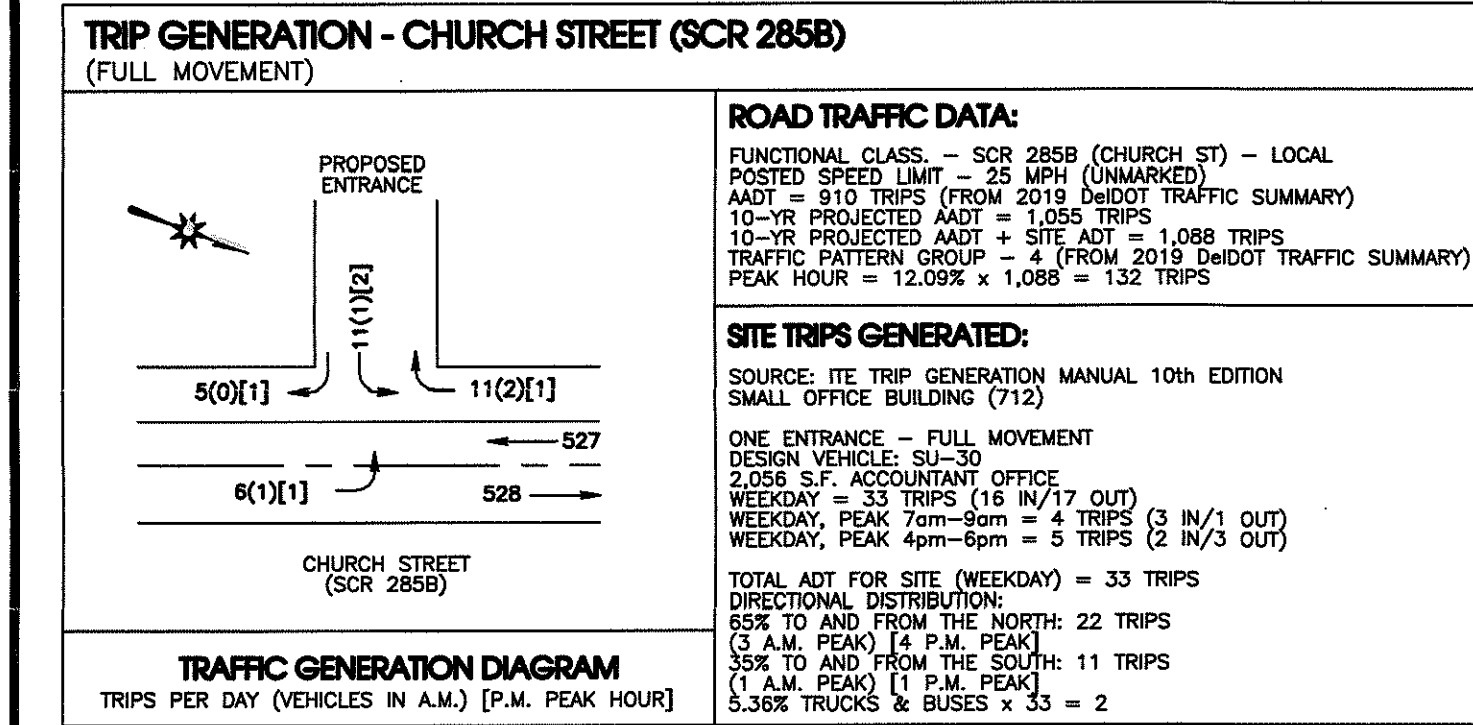
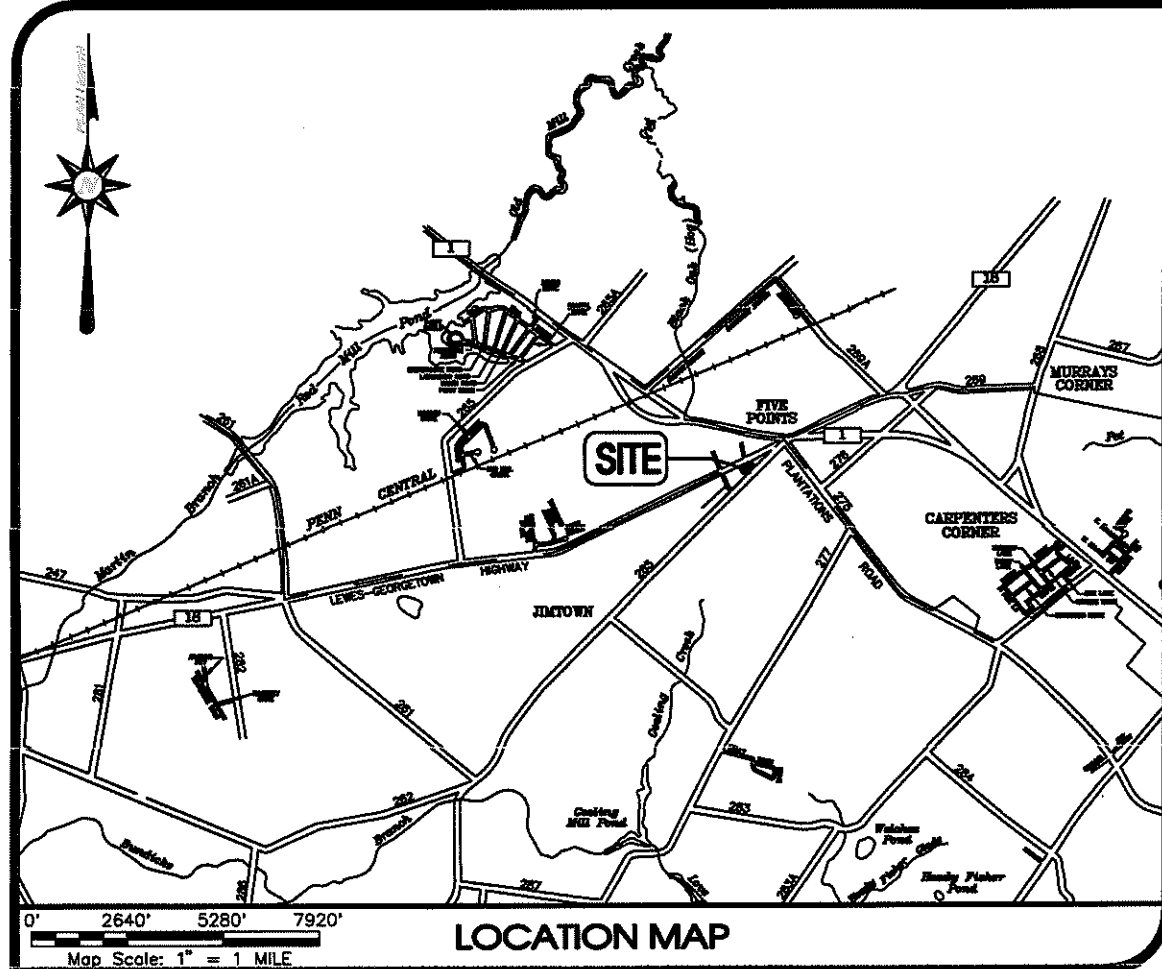
Mr. Whitehouse advised the Commission that this is a Preliminary Amenities Plan for a proposed pool, pool house, and other site improvements located within Seabrook. The Subdivision Plan was approved by the Planning Commission on June 23, 2016. The Preliminary Amenities Plan complies with the Zoning Code and all conditions of approval. Staff are in receipt of all agency approvals and the Amenities Plan may therefore be approved as a Final Amenities Plan. Tax Parcels: 234-23.00-112.00, 134.00, & 135.00. Zoning District: GR (General Residential Zoning District)

Motion by Ms. Stevenson seconded by Ms. Wingate and carried unanimously to the Preliminary Amenities Plan and Final Site Plan. Motion carried 5-0.

Meeting adjourned at 10:17 p.m.



MARK	DATE	DESCRIPTION
PROJ. NO.:	2020291.00	
DATE:	2021-06-14	
SCALE:	1" = 50'	
DRAWN BY:	M.A.R.	PROJ. MGR.: J.S.F.
SHEET		
<b>C-001</b>		
COPYRIGHT: 2021		



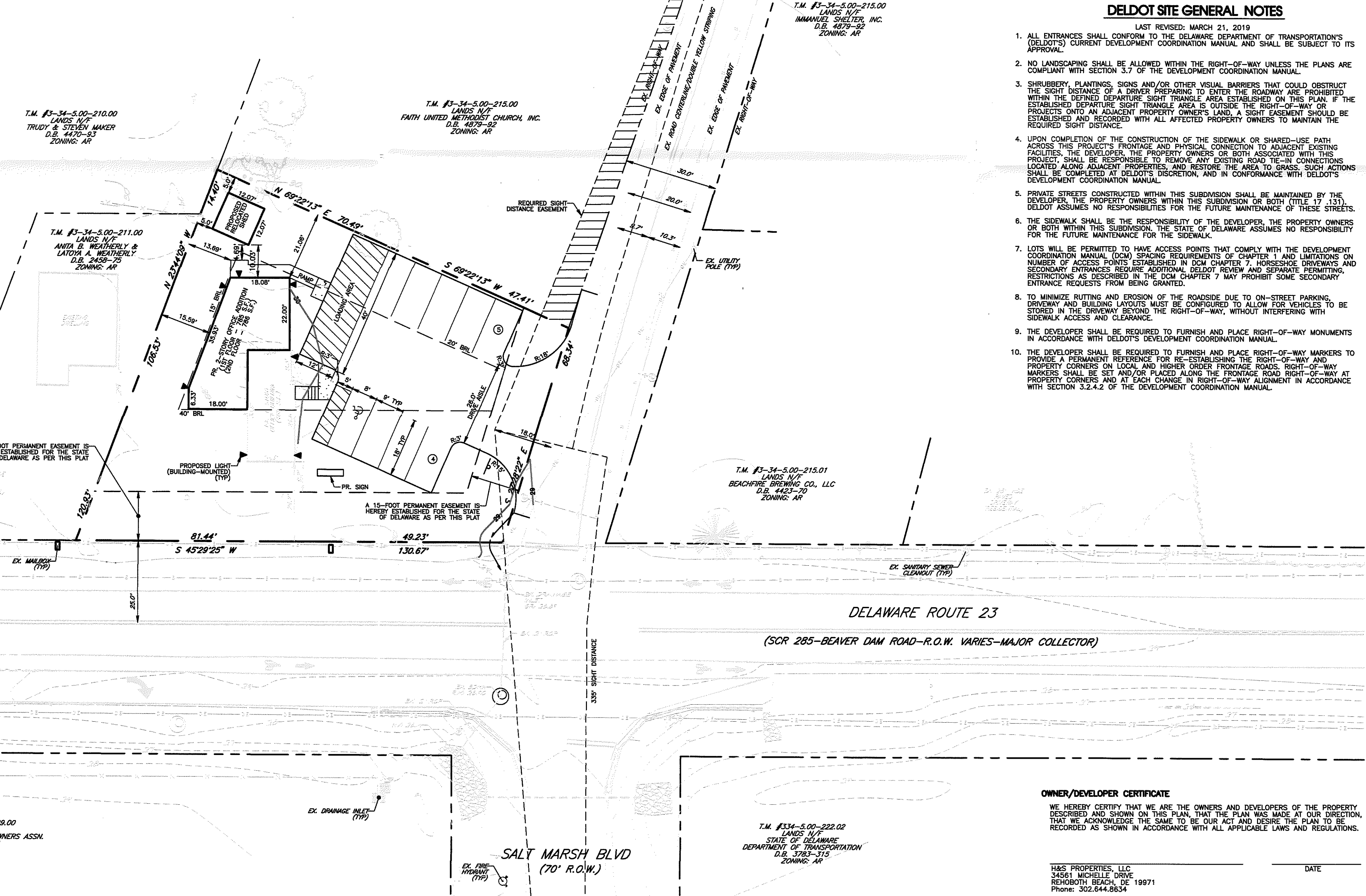
- ### CONDITIONS OF APPROVAL (CU 2190)
- APPROVED JANUARY 7, 2020
- THE USE SHALL BE LIMITED TO PROFESSIONAL OFFICES ONLY.
  - THIS CONDITIONAL USE IS APPROVED SUBJECT TO THE APPLICANT'S NEWLY SUBMITTED SITE PLAN ENTITLED "LANDS OF H&S PROPERTIES, LLC" PREPARED BY THE KERCHER GROUP, INC. DATED NOVEMBER 11, 2019 WHICH SHOWS THE SITE CONTAINS SUFFICIENT SPACE FOR THE USE AND REQUIRED PARKING.
  - THE HOURS OF OPERATION SHALL BE LIMITED TO 7:00 A.M. AND 7:00 P.M., MONDAY THROUGH SATURDAY AND BY APPOINTMENT DURING TAX SEASON.
  - THE CURRENT STRUCTURE IS NONCONFORMING AND SHALL NOT BE PERMITTED FOR THIS USE (BUSINESS VS. RESIDENTIAL). ALL FUTURE IMPROVEMENTS ON THE PROPERTY SHALL COMPLY WITH ALL SETBACKS. THE SIZE AND CHARACTERISTICS OF THIS PROPERTY MAY POSE CHALLENGES TO DESIGNING AND BUILDING FOR THE USE THAT CONFORMS WITH THE SETBACKS ON THE PROPERTY, AND VARIANCES MAY NEED TO BE SOUGHT FROM THE BOARD OF ADJUSTMENT. APPROVAL OF THIS CONDITIONAL USE IS NOT DETERMINATIVE OF WHETHER ANY VARIANCES SHOULD OR SHOULD NOT BE GRANTED FOR THIS PROPERTY.
  - NO PARKING SHALL BE PERMITTED IN THE FRONT YARD SETBACKS. ALL PARKING SHALL BE SHOWN ON THE FINAL SITE PLAN.
  - ALL PARKING AND ENTRANCES SHALL BE IN COMPLIANCE WITH DELDOT REQUIREMENTS AND THE SUSSEX COUNTY ZONING CODE. DELDOT APPROVAL SHALL BE REQUIRED BEFORE THE APPLICANT RECEIVES FINAL SITE PLAN APPROVAL.
  - ONE UNLIGHTED SIGN SHALL BE PERMITTED ON THE PROPERTY. THE SIGN SHALL NOT EXCEED 36" BY 36" AND SHALL NOT BE PERMITTED IN THE FRONT YARD SETBACK.
  - ALL EXTERIOR LIGHTING SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.
  - ALL STORMWATER MANAGEMENT SHALL MEET DNREC STANDARDS AND SHALL BE SHOWN ON THE FINAL SITE PLAN.
  - THE APPLICANT SHALL BE REQUIRED TO REMOVE ALL DEAD TREES ON THE SITE AND ALL LANDSCAPING SHALL BE SHOWN ON THE FINAL SITE PLAN.
  - THE FINAL SITE PLAN SHALL BE SUBJECT TO REVIEW AND APPROVAL OF THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.

- ### PLAN LEGEND
- SUPPLEMENTAL CONTOUR (1' INTERVAL)
  - INDEX CONTOUR (5' INTERVAL)
  - EXISTING PAVEMENT EXTENTS
  - EXISTING PAVEMENT STRIPING
  - EXISTING PROPERTY BOUNDARY
  - ADJOINING PROPERTY LINE
  - EXISTING GAS MAIN
  - EXISTING STORM CULVERT
  - EXISTING SANITARY SEWER MAIN
  - EXISTING ELECTRIC LINE (OVERHEAD)
  - EXISTING ELECTRIC LINE (BURIED)
  - EXISTING FENCE LINE
  - PROPOSED EDGE OF PAVEMENT
  - PROPOSED BUILDING RESTRICTION LINE
  - EXISTING IRON PIPE FOUND
  - EXISTING IRON ROD FOUND
  - EXISTING UTILITY POLE
  - IRON PIPE TO BE SET

### SITE DATA and ZONING SCHEDULE

TAX PARCEL No.:	334-5.00-212.00	
PROPERTY ADDRESS:	17662 BEAVER DAM ROAD LEWES, DE 19958	
NET DEVELOPMENT AREA:	11,387 S.F.	
EXISTING NUMBER OF LOTS:	ONE (1)	
EXISTING SITE USE:	PROFESSIONAL OFFICE	
PROPOSED NUMBER OF LOTS:	ONE (1)	
PROPOSED SITE USE:	PROFESSIONAL OFFICE	
EXISTING ZONING:	AR-1 (AGRICULTURAL/RESIDENTIAL) - CU #2190	
INVESTMENT LEVEL AREA:	LEVEL ONE (1)	
LAND USE APPROVAL AGENCY:	SUSSEX COUNTY	
EXISTING OFFICE BUILDING SIZE:	485 S.F.	
PROPOSED OFFICE ADDITION SIZE:	785 S.F. (1ST FLOOR) 785 S.F. (2ND FLOOR)	
TOTAL OFFICE BUILDING SIZE:	2,056 S.F. (1,800 S.F. FLOOR AREA FOR OFFICE USE)	
THIS PROJECT IS LOCATED WITHIN THE HENLOPEN TRANSPORTATION IMPROVEMENT DISTRICT (TID)		
ORDINANCE ITEM	REQUIREMENT:	PROVIDED:
MINIMUM LOT AREA	20,000 Sq. Ft.	11,387 Sq. Ft.
MINIMUM LOT WIDTH	100 FT.	130.67 FT.
MINIMUM LOT DEPTH	100 FT.	120.93 FT.
MINIMUM SETBACKS:		
FRONT	40 FT.	40 FT.
RIGHT CORNER	15 FT.	15 FT.
REAR	20 FT.	20 FT.
MAXIMUM BUILDING HEIGHT	42 Ft./3 Stories	42 Ft./2 Stories
PARKING SPACE QTY. (OFFICE USE)	1/200 S.F.	9 SPACES
SEWER SERVICE	SUSSEX COUNTY	
WATER SERVICE	PRIVATE WELL	
PROPERTY OWNER/DEVELOPER	H&S PROPERTIES, LLC 34561 MICHELLE DRIVE REHOBOTH BEACH, DE 19971 302.644.8634	

- ### GENERAL NOTES
- THE PROJECT SITE IS KNOWN AS LANDS OF H&S PROPERTIES, LLC - PH2 (T.P. 334-5.00-212.00), AND IS LOCATED AT 17662 BEAVER DAM ROAD, LEWES, DE 19958.
  - THE PROPERTY BOUNDS, EXISTING FEATURES AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY FORESTRY SERVICES VERTICAL DATUM NAVORS AND HORIZONTAL DATUM IS DELAWARE STATE PLANE COORDINATE SYSTEM NAD83.
  - THE PROPOSED DEVELOPMENT STREETS ARE TO BE PRIVATE AND MAINTAINED BY THE DEVELOPER/PROPERTY OWNER. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
  - ALL PROPOSED STORMWATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY THE DEVELOPER/PROPERTY OWNER.
  - THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
  - THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES.
  - ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST EDITION).
  - CONSTRUCTION MATERIALS AND PROCEDURES SHALL FOLLOW THE DELAWARE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARD DRAWINGS (LATEST EDITION).
  - EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY FORESTRY SERVICES. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS AN INDICATIVE PROJECT DESIGN. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN DEPT. OF TRANSPORTATION, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE CONSTRUCTION.
  - BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 100229 0331 K, MAP NUMBER 100502031K, DATED MARCH 16, 2015, THE SUBJECT PROPERTY IS LOCATED IN AN AREA DESIGNATED WHICH IS AN AREA FLOODPRONE TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - NO STATE OR FEDERAL JURISDICTIONAL WETLANDS EXIST ON THE SUBJECT PROPERTY.
  - ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
  - IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS PART V, CHAPTER 4, SECTION 4-1.1, THE DEVELOPER SHALL PROVIDE TO THE EMERGENCY DISPATCH CENTER HAVING JURISDICTION, A PLOT PLAN OF THE DEVELOPMENT SHOWING EACH BUILDING LOCATION. THE DEVELOPER SHALL ALSO ASSIGN NUMBERS TO ALL BUILDINGS IN A CONSISTENT MANNER AND HAVE PLACED THE ASSIGNED NUMBER IN A READILY VISIBLE LOCATION ON EACH BUILDING TO ELIMINATE CONFUSION IN THE EVENT THAT AN EMERGENCY VEHICLE IS NEEDED.
  - AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.
  - THE BUILDING WILL BE ACCESSIBLE TO EMERGENCY APPARATUS, A MINIMUM OF 50% OF THE BUILDING WILL BE ACCESSIBLE BY EMERGENCY SERVICES PERSONNEL.
  - LOCATION OF FIRE LANES, THEIR WIDTHS, AND THEIR MARKINGS, FIRE LANE SIGNS, WORKING AND 4" LINES OF DEMARCATION, AND YELLOW PAINTED CURBING ARE TO BE SHOWN ON THE PLAN WHERE APPLICABLE.
  - ALL PROPOSED LANDSCAPE BUFFERS ARE TO BE MAINTAINED BY THE PROPERTY OWNER/DEVELOPER.
  - THE EXISTING BUILDING TYPE IS NFPA (000).
  - THE PROPOSED SIGNAGE DEPICTED ON THE PLAN IS INDICATIVE ONLY. SEPARATE APPLICATIONS SHALL BE REQUIRED FOR ALL SIGNAGE.
  - THE OFFICES SHALL BE ACCESSED FROM THE INTERIOR DRIVE AISLES ONLY. NO SECONDARY ACCESS TO SCR 285 OR SCR 285-B SHALL BE PERMITTED.



### REVISIONS

NO.	DATE	DESCRIPTION
1	05/29/21	REVISIONS PER P&Z COMMENTS
2	04/29/21	REVISIONS PER DELDOT COMMENTS
3	04/19/21	REVISIONS PER OSPI COMMENTS

DESIGN PROFESSIONAL DATE

SCALE IN FEET (1" = 20')

OWNER/APPLICANT: H&S PROPERTIES, LLC  
LANDS OF H&S PROPERTIES, LLC - PH2  
LEWES & REHOBOTH HUNDRED - SUSSEX COUNTY - DELAWARE

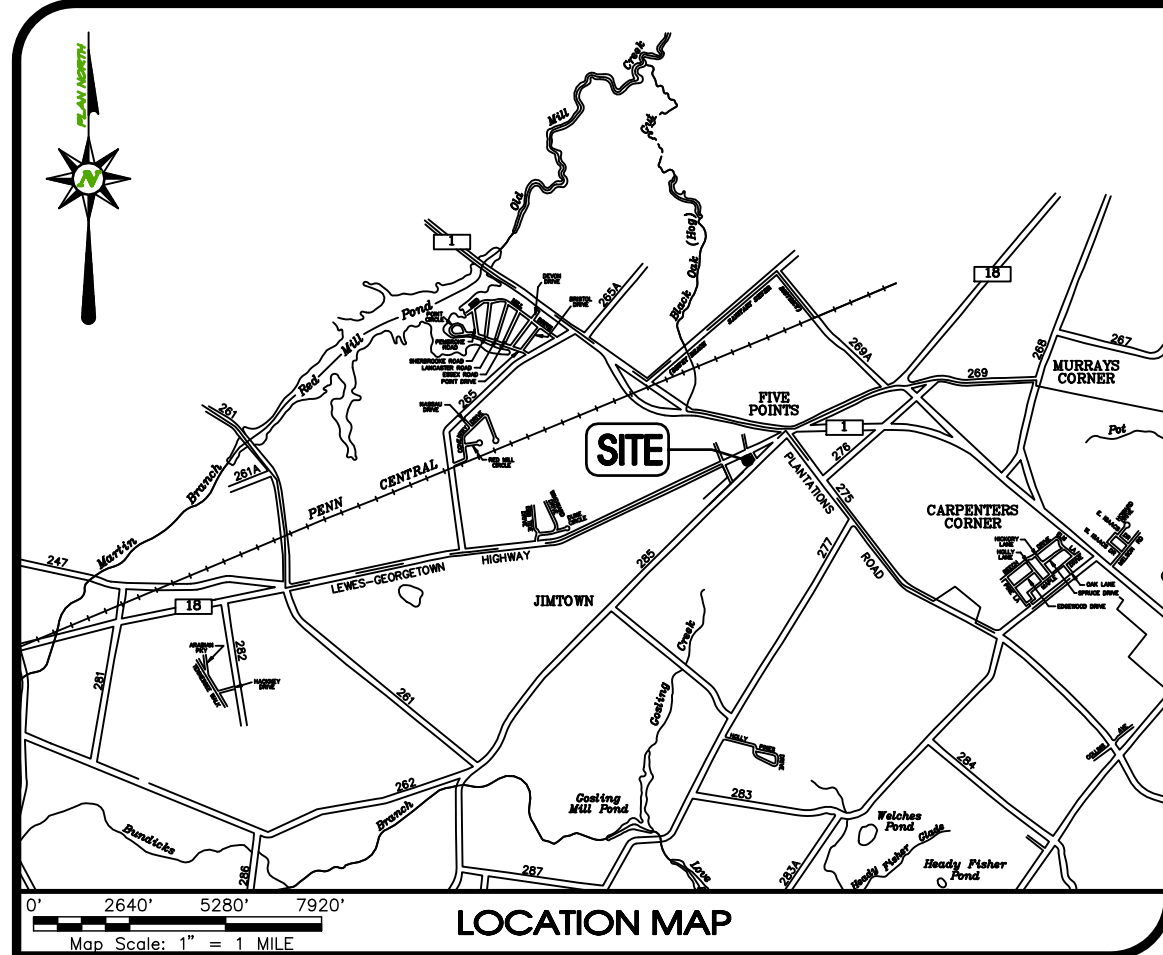
DESIGNED BY: J.C.M.  
DRAWN BY: K.T.S.  
CHECKED BY: K.T.S.  
APPROVED BY: B.O.C.

THE KERCHER GROUP, INC.  
CONSULTING • SYSTEMS • ENGINEERING  
34561 MICHELLE DRIVE  
REHOBOTH BEACH, DE 19971  
302.644.8634 (local) 302.644.8634 (toll-free) www.kerchergroup.com

JOB No: 19-1104ES  
PLAN DATE: March 31, 2021  
SHEET No.: S1

H&S PROPERTIES, LLC  
34561 MICHELLE DRIVE  
REHOBOTH BEACH, DE 19971  
Phone: 302.644.8634

DATE



**PLAN LEGEND**

- SUPPLEMENTAL CONTOUR (1' INTERVAL)
- INDEX CONTOUR (5' INTERVAL)
- EXISTING PAVEMENT EXTENTS
- EXISTING PAVEMENT STRIPING
- EXISTING PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE
- EXISTING GAS MAIN
- EXISTING STORM CULVERT
- EXISTING SANITARY SEWER MAIN
- EXISTING ELECTRIC LINE (OVERHEAD)
- EXISTING ELECTRIC LINE (BURIED)
- EXISTING FENCE LINE
- PROPOSED EDGE OF PAVEMENT
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- EXISTING IRON PIPE FOUND
- ▲ EXISTING IRON ROD FOUND
- EXISTING UTILITY POLE
- IRON PIPE TO BE SET

**SITE DATA and ZONING SCHEDULE**

TAX PARCEL No.: 334-5.00-212.00  
 PROPERTY ADDRESS: 17662 BEAVER DAM ROAD LEWES, DE 19958  
 NET DEVELOPMENT AREA: 11,387 S.F.  
 EXISTING NUMBER OF LOTS: ONE (1)  
 EXISTING SITE USE: RESIDENTIAL DWELLING  
 PROPOSED NUMBER OF LOTS: ONE (1)  
 PROPOSED SITE USE: PROFESSIONAL OFFICE  
 EXISTING ZONING: AR-1 (AGRICULTURAL/RESIDENTIAL)  
 INVESTMENT LEVEL AREA: LEVEL ONE (1)  
 LAND USE APPROVAL AGENCY: SUSSEX COUNTY

THIS PROJECT IS LOCATED WITHIN THE HENLOPEN TRANSPORTATION IMPROVEMENT DISTRICT (TID)

ORDINANCE ITEM	REQUIREMENT:	PROVIDED:
MINIMUM LOT AREA	20,000 Sq. Ft.	11,387 Sq. Ft.
MINIMUM LOT WIDTH	100 FT.	130.67 FT.
MINIMUM LOT DEPTH	100 FT.	120.93 FT.
MINIMUM SETBACKS:		
FRONT	40 FT.	40 FT.
CORNER	15 FT.	15 FT.
SIDE	15 FT.	15 FT.
REAR	20 FT.	20 FT.
MAXIMUM BUILDING HEIGHT	42 FT./3 Stories	16 FT./1 Story
PARKING SPACE QTY. (OFFICE USE)	1,200 S.F. 485 5.7-6.3 SPACES	5 SPACES
SEWER SERVICE	SUSSEX COUNTY	
WATER SERVICE	PRIVATE WELL	
PROPERTY OWNER/DEVELOPER	H&S PROPERTIES, LLC 34561 MICHELLE DRIVE REHOBOTH BEACH, DE 19971 302.644.8634	

**GENERAL NOTES**

- THE PROJECT SITE IS KNOWN AS LANDS OF H&S PROPERTIES, LLC, (T.P. 334-5.00-212.00), AND IS LOCATED AT 17662 BEAVER DAM ROAD, LEWES, DE 19958.
- THE PROPERTY BOUNDS, EXISTING FEATURES AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY FORESIGHT SERVICES VERTICAL DATUM IS NAVD83 AND HORIZONTAL DATUM IS DELAWARE STATE PLANE COORDINATE SYSTEM NAD83.
- THE PROPOSED DEVELOPMENT STREETS ARE TO BE PRIVATE AND MAINTAINED BY THE DEVELOPER/PROPERTY OWNER. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- ALL PROPOSED STORMWATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY THE DEVELOPER/PROPERTY OWNER.
- THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
- THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST EDITION).
- CONSTRUCTION MATERIALS AND PROCEDURES SHALL FOLLOW THE DELAWARE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARD DRAWINGS (LATEST EDITION).
- EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY FORESIGHT SERVICES. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS AN AID IN THE PROJECT DESIGN. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORATION LOCATIONS. UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 100029 0331 K, MAP NUMBER 100050331K, DATED MARCH 16, 2015, THIS SUBJECT PROPERTY IS LOCATED IN A ZONE X UNSHARED WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- NO STATE OR FEDERAL JURISDICTIONAL WETLANDS EXIST ON THE SUBJECT PROPERTY.
- ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
- IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS PART V, CHAPTER 4, SECTION 4-1.1, THE DEVELOPER SHALL PROVIDE TO THE EMERGENCY DISPATCH CENTER HAVING JURISDICTION, A PLOT PLAN OF THE DEVELOPMENT SHOWING EACH BUILDING LOCATION. THE DEVELOPER SHALL ALSO ASSIGN NUMBERS TO ALL BUILDINGS IN A CONSECUTIVE MANOR AND HAVE PLACED THE ASSIGNED NUMBER IN A READILY VISIBLE LOCATION ON EACH BUILDING TO ELIMINATE CONFUSION IN THE EVENT THAT AN EMERGENCY VEHICLE IS NEEDED.
- AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.
- THE BUILDING WILL BE ACCESSIBLE TO EMERGENCY APPARATUS, A MINIMUM OF 50% OF THE BUILDING WILL BE ACCESSIBLE BY EMERGENCY SERVICES PERSONNEL.
- LOCATION OF FIRE LANES, THEIR WIDTHS, AND THEIR MARKINGS, FIRE LANE SIGNS, WORKING AND 4" LINES OF DEMARCATION AND YELLOW PAINTED CURBING ARE TO BE SHOWN ON THE PLAN WHERE APPLICABLE.
- ALL PROPOSED LANDSCAPE BUFFERS ARE TO BE MAINTAINED BY THE PROPERTY OWNER/DEVELOPER.
- THE EXISTING BUILDING TYPE IS NFPA V0000.
- THE PROPOSED SIGNAGE DEPICTED ON THE PLAN IS INDICATIVE ONLY. SEPARATE APPLICATIONS SHALL BE REQUIRED FOR ALL SIGNAGE.
- THE OFFICES SHALL BE ACCESSED FROM THE INTERIOR DRIVE AISLES ONLY. NO SECONDARY ACCESS TO SCR 285 OR SCR 285-B SHALL BE PERMITTED.

**CONDITIONS OF APPROVAL (CU 2190)**

APPROVED JANUARY 7, 2020

- THE USE SHALL BE LIMITED TO PROFESSIONAL OFFICES ONLY.
- THIS CONDITIONAL USE IS APPROVED SUBJECT TO THE APPLICANT'S NEWLY SUBMITTED SITE PLAN ENTITLED, "LANDS OF H&S PROPERTIES, LLC" PREPARED BY THE KERCHER GROUP, INC. DATED NOVEMBER 11, 2019 WHICH SHOWS THE SITE CONTAINS SUFFICIENT SPACE FOR THE USE AND REQUIRED PARKING.
- THE HOURS OF OPERATION SHALL BE LIMITED TO 7:00 A.M. AND 7:00 P.M., MONDAY THROUGH SATURDAY AND BY APPOINTMENT DURING TAX SEASON.
- THE CURRENT STRUCTURE IS NONCONFORMING AND SHALL NOT BE PERMITTED FOR THIS USE (BUSINESS VS. RESIDENTIAL). ALL FUTURE IMPROVEMENTS ON THE PROPERTY SHALL COMPLY WITH ALL SETBACKS. THE SIZE AND CHARACTERISTICS OF THIS PROPERTY MAY POSE CHALLENGES TO DESIGNING AND BUILDING FOR THE USE THAT CONFORMS WITH THE SETBACKS ON THE PROPERTY, AND VARIANCES MAY NEED TO BE SOUGHT FROM THE BOARD OF ADJUSTMENT. THE APPROVAL OF THIS CONDITIONAL USE IS NOT DETERMINATIVE OF WHETHER ANY VARIANCES SHOULD OR SHOULD NOT BE GRANTED FOR THIS PROPERTY.
- NO PARKING SHALL BE PERMITTED IN THE FRONT YARD SETBACKS. ALL PARKING SHALL BE SHOWN ON THE FINAL SITE PLAN.
- ALL PARKING AND ENTRANCES SHALL BE IN COMPLIANCE WITH DELDOT REQUIREMENTS AND THE SUSSEX COUNTY ZONING CODE. DELDOT APPROVAL SHALL BE REQUIRED BEFORE THE APPLICANT RECEIVES FINAL SITE PLAN APPROVAL.
- ONE UNLIGHTED SIGN SHALL BE PERMITTED ON THE PROPERTY. THE SIGN SHALL NOT EXCEED 36" BY 36" AND SHALL NOT BE PERMITTED IN THE FRONT YARD SETBACK.
- ALL EXTERIOR LIGHTING SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.
- ALL STORMWATER MANAGEMENT SHALL MEET DNREC STANDARDS AND SHALL BE SHOWN ON THE FINAL SITE PLAN.
- THE APPLICANT SHALL BE REQUIRED TO REMOVE ALL DEAD TREES ON THE SITE AND ALL LANDSCAPING SHALL BE SHOWN ON THE FINAL SITE PLAN.
- THE FINAL SITE PLAN SHALL BE SUBJECT TO REVIEW AND APPROVAL OF THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.

**DELDOT SITE GENERAL NOTES**

LAST REVISED: MARCH 21, 2019

- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND. A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 .131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.
- LOTS WILL BE PERMITTED TO HAVE ACCESS POINTS THAT WITH THE DEVELOPMENT COORDINATION MANUAL (DCM) SPACING REQUIREMENTS OF CHAPTER 1 AND LIMITATIONS ON NUMBER OF ACCESS POINTS ESTABLISHED IN DCM CHAPTER 7, HORSESHOE DRIVEWAYS AND SECONDARY ENTRANCES REQUIRE ADDITIONAL DELDOT REVIEW AND SEPARATE PERMITTING. RESTRICTIONS AS DESCRIBED IN THE DCM CHAPTER 7 MAY PROHIBIT SOME SECONDARY ENTRANCE REQUESTS FROM BEING GRANTED.
- 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.

**REVISIONS**

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE ORDINANCES OF SUSSEX COUNTY AND THE LAWS OF THE STATE OF DELAWARE.

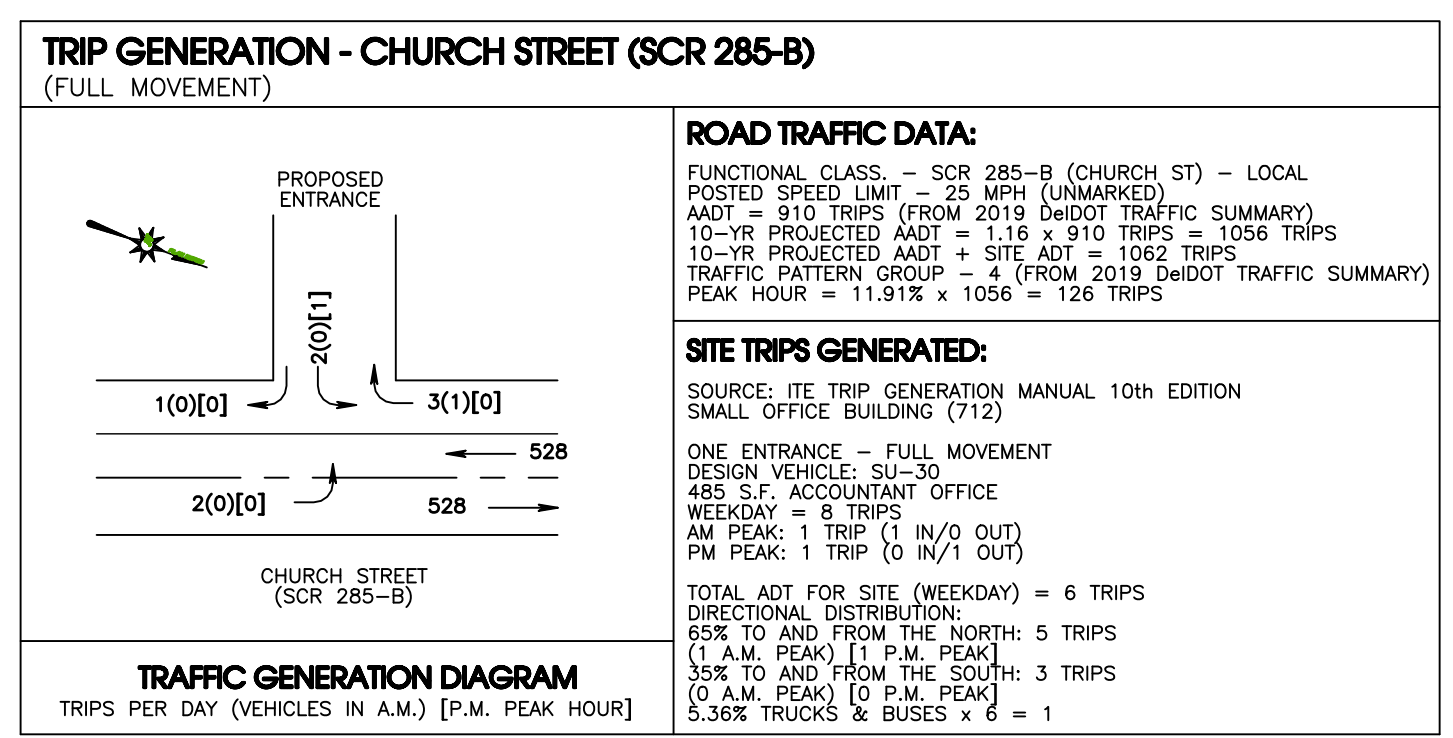
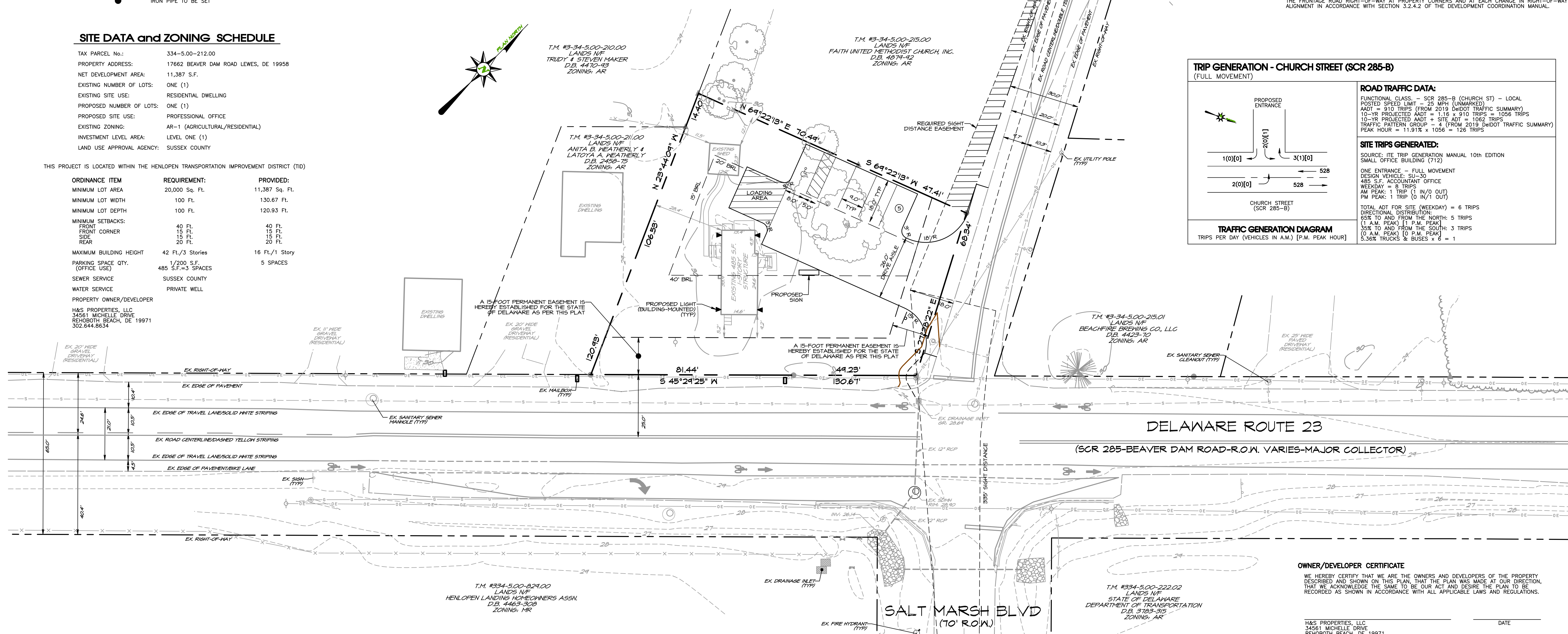
DESIGN PROFESSIONAL: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ TITLE: \_\_\_\_\_  
 SCALE: 1" = 40'  
 ONLY SHOWN FOR INFORMATION. THESE INFORMATION SHALL BE USED FOR THE DEVELOPER'S REFERENCE ONLY. THE DEVELOPER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE INFORMATION SHOWN ON THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT SHOWN ON THIS PLAN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OTHER INFORMATION OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. © COPYRIGHT 2020, THE ARCHITECT GROUP, INC.

OWNER/APPLICANT: H&S PROPERTIES, LLC  
 34561 MICHELLE DRIVE  
 REHOBOTH BEACH, DE 19971  
 Phone: 302.644.8634  
 PARCEL INFORMATION:  
 T.P. 334-5.00-212.00  
 17662 BEAVER DAM ROAD  
 REHOBOTH BEACH, DE 19958  
 PG 282, PG 82

LANDS OF H&S PROPERTIES, LLC  
 LEWES & REHOBOTH HUNDRED - SUSSEX COUNTY - DELAWARE  
 THE KERCHER GROUP, INC.  
 CONSULTING • SYSTEMS • ENGINEERING  
 37385 REHOBOTH AVE., UNIT 11 - REHOBOTH BEACH, DELAWARE 19971  
 302.854.9062 (Voice) 302.854.9064 (Fax) www.kerchergroup.com

JOB No.: 19-1104ES  
 PLAN DATE: Nov. 11, 2019  
 SHEET No.: S1



**OWNER/DEVELOPER CERTIFICATE**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS AND DEVELOPERS OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

H&S PROPERTIES, LLC DATE: \_\_\_\_\_  
 34561 MICHELLE DRIVE  
 REHOBOTH BEACH, DE 19971  
 Phone: 302.644.8634

**THE MINUTES OF THE REGULAR MEETING OF SEPTEMBER 24, 2020**

The regular meeting of the Sussex County Planning and Zoning Commission was held on Thursday evening, September 24, 2020 in the County Council Chamber, Sussex County Administration Office Building, Georgetown, Delaware. Members of the public also attended this meeting by teleconference. The teleconference system was tested during the meeting by staff to confirm connectivity.

The meeting was called to order at 5:00 p.m. with Chairman Wheatley presiding. The following members of the Commission were present: Mr. Robert Wheatley, Ms. Kim Hoey-Stevenson, Mr. Keller Hopkins, Ms. Holly Wingate, Mr. J. Bruce Mears, with Mr. Vincent Robertson – Assistant County Attorney, Mr. Jamie Whitehouse – Planning & Zoning Director, Ms. Jenny Norwood – Planner I, Ms. Lauren DeVore – Planner III and Mr. Nick Torrance – Planner I.

Mr. Whitehouse noted that there were no changes to the Agenda. Motion by Ms. Stevenson, seconded by Ms. Wingate and carried unanimously to approve the Agenda. Motion carried 5-0.

Motion by Ms. Stevenson, seconded by Mr. Hopkins to approve the Minutes of the September 10, 2020, Planning and Zoning Commission meeting. Motion carried 5-0.

**OTHER BUSINESS**

**Lands of Arturo Granados-Gonzalez (2019-31)**

**Final Subdivision Plan**

This is a Final Subdivision plan for the subdivision of a 2.152-acre parcel of land into two (2) buildable lots. Proposed Lot #3A will consist of 1.075 acres +/- and proposed Lot #3B will consist of 1.074 acres +/- . At their meeting of Thursday, February 27, 2020, the Planning and Zoning Commission approved the Preliminary Subdivision Plan. The lots will be located on the south side of Burbage Road (S.C.R. 353). The Final Subdivision Plan complies with the Sussex County Zoning and Subdivision Code and all conditions of approval. Tax Parcel: 134-14.00-20.04. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are in receipt of all agency approvals.

Motion by Mr. Mears, seconded by Ms. Wingate, and carried unanimously to approve the Final Subdivision Plan. Motion carried 5-0.

**Lands of H&S Properties (S-20-11/CU 2190)**

**Request for Interpretation of Conditions of Approval**

The applicant has requested clarification from the Commission regarding Conditions “B” and “D” which were originally issued by the Sussex County Council and appear to contradict one another. Condition “B” indicates the Conditional Use has been “approved subject to the applicant’s newly submitted site plan” but Condition “D” states that “the current structure is nonconforming and shall not be permitted for this use (business v. residential).” The applicant does not believe that there is reason to prohibit the use of the structure on the subject property for a professional office and does not understand the rationale behind this statement.

Motion by Ms. Stevenson, seconded by Mr. Hopkins, and carried unanimously that no action be taken, and the matter be reviewed by County Council. Motion carried 5-0.

**Lands of H&S Properties (S-20-11/CU 2190)**

Preliminary Site Plan

This is a Preliminary Site plan for a proposed professional office to be located within an existing 485 square foot, single-story dwelling. At their meeting of Tuesday, January 7, 2020, the Sussex County Council approved the Conditional Use subject to eleven (11) conditions. The office is located at the intersection of Beaver Dam Road (Route 23) and Church Street (S.C.R. 285B). The Preliminary Site Plan complies with the Sussex County Zoning Code. Tax Parcel: 334-5.00-212.00. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are awaiting agency approvals.

Motion by Ms. Stevenson, seconded by Mr. Hopkins, and carried unanimously to defer action for further consideration until information is received from County Council. Motion carried 5-0.

**Cellco Communications Tower (Verizon Wireless Communication Facility) (S-20-23)**

Preliminary Site Plan

This is a Preliminary Site Plan for a proposed wireless cellular communications tower to be located at 26602 Harbeson Road. At their meeting of Monday, November 20, 2018, the Sussex County Board of Adjustment approved Special Use Exception No. 12201 for the location and operation of the cell tower. The proposed cell tower will be located within a compound that is 50-ft X 60-ft that will also include various utilities. The proposed cell tower includes warning lights as regulated by the Federal Aviation Communications Commission (FCC) and the Federal Aviation Administration (FAA). The Preliminary Site Plan complies with the Sussex County Zoning Code, particularly the 50-ft setback required for the tower itself. Tax Parcels: 234-10.00-70.06 & 234-10.00-70.07. Zoning C-1 (General Commercial Zoning District.) Staff are awaiting agency approvals.

Motion by Ms. Stevenson, seconded by Ms. Wingate, and carried unanimously to approve the Preliminary Site Plan with final approval by staff subject to receipt of all agency approvals. Motion carried 5-0.

**Dollar General - Lincoln (S-20-27)**

Preliminary Site Plan

This is a Preliminary Site Plan for 9,100 square foot Dollar General retail store and 30 parking spaces. The Dollar General will be located on the south side of Johnson Rd. (S.C.R. 207). The applicant is requesting a modification in the parking layout with 15 parking spaces proposed within the front yard setback, as well as a providing 30 parking spaces where 39 spaces are required. The Planning & Zoning Commission previously denied the Preliminary Site Plan at the August 27, 2020 meeting. The applicant has provided a response highlighting existing constraints located on the property that impact the site design. Tax Parcels: 230-5.20-43.00 & 230-6.17-1.01. Zoning: AR-1 (Agricultural Residential Zoning District) & B-1 (Neighborhood Business Zoning District). Staff are awaiting agency approvals.

Motion by Mr. Hopkins, seconded by Ms. Stevenson, and carried unanimously to approve the Preliminary Site Plan with final approval by staff subject to receipt of all agency approvals with the condition that all lighting be downward screened. Motion carried 5-0.

**Dagsboro Trace (2004-34)**

Revised Subdivision Plan

This Revised Subdivision Plan proposes to remove the sidewalks from the subdivision. The sidewalks have not been installed and the proposed location of the sidewalks would require the relocation of street lighting and transformers already installed throughout the development. The Planning and Zoning Office has received documentation that 51% of existing property owners within the subdivision consent to this

proposed change. Tax Parcel: 233-11.00-194.01. Zoning: AR-1 (Agricultural Residential Zoning District).

Motion by Mr. Hopkins, seconded by Ms. Wingate, and carried defer action for receipt of additional information. Motion carried 5-0.

### **Lands of Ribinsky**

Minor Subdivision off a 24-ft easement

This is a concept plan for a proposed minor subdivision off a 24-ft easement over an existing driveway the proposed plan will create one (1) lot from an existing 7.06 acre +/- parcel located off of Lawton Lane. The proposed lot will be accessed from the proposed 24-ft easement. The proposed plan will also increase the lot size of Tax Parcel 234-18.00-51.10 by 0.5 acres +/- . A Preliminary Subdivision Plan will be reviewed by staff for compliance with the Sussex County Subdivision Code prior to the approval of any Final Subdivision Plan. Tax Parcels: 234-18.00-51.08 & 234-18.00-51.10. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are awaiting agency approvals.

Motion by Mr. Mears, seconded by Ms. Wingate, and carried unanimously to approve the Minor Subdivision off a 24' Easement. Motion carried 5-0.

### **Lands of Wilkinson**

Minor Subdivision off a 50-ft easement

This is a Preliminary Subdivision Plan for a minor subdivision off a 50-ft easement over an existing driveway to create three (3) lots with a residual lot located off of Benson Road. Lot 4 will measure 1.1288 acres +/-, Lot 5 will measure 1 acre +/-, Lot 6 will measure 1.0083 acres +/- and the residual lot will measure 39.844 acres +/- . Tax Parcel: 230-20.00-30.00. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are awaiting agency approvals.

Motion by Mr. Hopkins, seconded by Ms. Stevenson, and carried unanimously to approve the Minor Subdivision off a 50' Easement with final approval by staff subject to receipt of all agency approvals. Motion carried 5-0.

### **Lands of John and Melody Pettyjohn**

Minor Subdivision off a 30-ft easement

This is a Preliminary Subdivision Plan for a minor subdivision off a 5.1169-acres parcel to create one (1) lot consisting of 3.448 acres, off a proposed 50-ft ingress/egress easement, over an existing driveway. The residual lands will consist of 1.672 acres. This property is located off Johnson Road (S.C.R. 434A). The Preliminary Subdivision Plan complies with Sussex County Zoning and Subdivision Code. Tax Parcel: 232-20.00-49.00. Zoning: AR-1 (Agricultural Residential Zoning District.) Staff are in receipt of all agency approvals.

Motion by Ms. Stevenson, seconded by Mr. Hopkins, and carried unanimously to approve the Minor Subdivision off a 30' Easement with the condition that a shared easement maintenance agreement be provided. Motion carried 5-0.

### **Lands of Mitchell**

Minor Subdivision off a 50-ft easement

This is a Preliminary Subdivision Plan for a minor subdivision of a 4.669-acres parcel to create one (1) lot consisting of 1.000 acre off an existing 50-ft access easement and existing driveway. The residual land will measure 3.669 acres. This property is located off Harbeson Road (Rt. 5). The Preliminary Subdivision Plan complies with the Sussex County Zoning and Subdivision Code. Tax Parcel: 235-

26.00-17.09. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are in receipt of all agency approvals.

Motion by Ms. Stevenson, seconded by Ms. Wingate, and carried unanimously to approve the Minor Subdivision off a 50' Easement with the condition that a shared easement maintenance agreement be provided. Motion carried 5-0.

#### OLD BUSINESS

#### **C/Z 1913 FW & SV Thoroughgood Family Limited Partnership**

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a HI-1 Heavy Industrial District for a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 3.60 acres, more or less.** The property is lying on the west side of Thorogoods Road. 911 Address: 30512 & 30540 Thorogoods Road, Dagsboro. Tax Parcel: 233-5.00-70.00.

The Commission discussed this application which has been deferred since September 10, 2020.

Ms. Wingate moved that the Commission recommend approval for Change of Zone 1913 FW & SV Thoroughgood Family Limited Partnership based upon the record made during the Public Hearing and for the following reasons:

1. The location is appropriate for HI zoning. The property is in a Developing Area and is adjacent to an Industrial Area according to the Future Land Use Map of the County's Comprehensive Land Use Plan.
2. The properties to the north and east of the site are currently zoned HI-1, and this property will be an appropriate expansion of this existing zoning.
3. The site is adjacent to an existing rail line accessing the property. This makes this location appropriate for industrial zoning.
4. The site is currently used as a truck repair facility approved as a conditional use by Ordinance #1039. The rezoning from the conditional use to HI-1 is a reasonable expansion of the current use of the property.
5. HI zoning is appropriate, since the Zoning Code states that the purpose of the district is "to provide for a variety of industrial operations, but to restrict or prohibit those industries which have characteristics likely to produce serious adverse effects within or beyond the limits of the district."
6. The rezoning will promote the local economy and will create jobs in the area for Sussex County residents.
7. While a HI zone has many possible uses, there are only a limited number of uses that are permissible without a further hearing in front of the County Board of Adjustment.
8. Under the HI zoning, if a possible use is "potentially hazardous" or if there is any doubt as to whether it is potentially hazardous, there will be another public hearing on the particular use before the Board of Adjustment. The Board of Adjustment cannot approve the particular use unless it finds that the public's health and welfare will be protected and that there are safeguards to protect area waters, property and people.



9. The HI zoning, with the safeguard of having further hearings limiting potential uses, will not adversely affect the neighboring or adjacent properties.
10. No parties appeared in opposition to the application.
11. Any future use and development of the property will be subject to site plan review by the Sussex County Planning and Zoning Commission.

Motion by Ms. Wingate, seconded by Mr. Mears, and carried unanimously to recommend approval for the reasons and with the conditions stated in the Motion. Motion carried 5-0.

**C/Z 1919 Newton Farms, LLC**

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a C-1 (General Commercial District) to a LI-2 (Light Industrial District) for a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 23.7021 acres, more or less.** The property is lying on the south side of E. Newton Road, approximately 791 feet west of Sussex Highway (Route 13). 911 Address: N/A. Tax Parcel: 131-6.00-8.00.

The Commission discussed this application which has been deferred since September 10, 2020.

Mr. Hopkins moved that the Commission recommend approval for Change of Zone 1919 Newton Farms, LLC based upon the record made during the Public Hearing and for the following reasons:

1. The land that is the subject of this application is adjacent to other Properties that are zoned LI-2. This parcel is a reasonable expansion of the existing LI-2 District.
2. This location, along Route 404, is surrounded by uses that are essentially industrial in character and zoning. This is an appropriate use for LI-2 Zoning. This is basically an infill zoning.
3. The intended use of the site will be for manufacturing, light industrial uses and flex space. These are appropriate uses for this area, and they are consistent with the surrounding uses.
4. The rezoning will not have an adverse impact on neighboring properties, roadways or other public facilities.
5. This small expansion of the LI-2 zone satisfies the stated purpose of the district according to the Sussex County Zoning Code.
6. No parties appeared in opposition to this application.
7. Any development of this property under LI-2 zoning will be subject to site plan review by the Sussex County Planning and Zoning Commission to ensure that it complies with all requirements of the zoning code.

Motion by Mr. Hopkins, seconded by Ms. Stevenson, and carried unanimously to recommend approval for the reasons and with the conditions stated in the Motion. Motion carried 5-0.

PUBLIC HEARINGS

Mr. Robertson described the procedures for public hearings before the Planning and Zoning Commission.

**C/U 2237 Samuel C. Warrington II**

**AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR OUTDOOR RV AND BOAT STORAGE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 2.5 ACRES MORE OR LESS.**

The property is lying on the southeast side of Postal Lane, approximately 0.38 mile southwest of Coastal Highway (Route 1). 911 Address: 34378 Postal Lane, Lewes. Tax Parcel: 334-12.00-55.01 (portion of).

Mr. Whitehouse advised the Commission that submitted into the record is a site plan, a staff analysis, a copy of the DelDOT service level evaluation response, and comments from the Sussex County Engineering Department Utility Planning Division. Mr. Whitehouse noted that 90 letters of opposition have been submitted to the Planning and Zoning Department.

The Commission found that Mr. Tim Willard, Esquire was present on behalf of the applicant, Samuel C. Warrington, II, that also present are Sam Warrington, II and Sam Warrington, III; that the Warrington family have owned this property since 1914; that the Applicant and his son live on Postal Lane; that tourism is a big part of Sussex County which is encouraged and that includes boating; that the conditional use for boat storage will support and encourage that use in an area where it is needed and that it is an appropriate use for this property; that the Sussex County Comprehensive Plan states that the eastern portion of Sussex County is characterized by popular ocean side seasonal vacation towns; that Sussex County is a draw for seasonal visitors and tourism has become an indispensable part of the local economy; that the Future Land Use Plan encourages tourism; that in 2015 tourism spent 1.8 billion dollars; that the tourism sector employs over 19,000 individuals; that the Future Land Use Plan also encourages recreation, the county is famous for beaches, boat launches with access to the ocean and inland bays; that the property is identified as being in the Coastal Area which is a growth area and allows for light commercial; that the property is surrounded by MR and HR which are high density and medium density; that there are several conditional uses in the area; that this use would not generate a lot of traffic as people would come periodically to pick up or drop off their RVs or boats; that it would be consistent with the land use for the area based on the surrounding uses; that the use would be on 2.5 acres of a 40-acre property; that the entrance to the storage area would be on Postal Lane adjacent to Sam Warrington III residence; that the Applicant has submitted proposed findings and conditions; and that for all the reasons stated this is an appropriate use as it will not adversely affect the neighborhood and is semi-public in nature as it supports tourism in the area.

Mr. Samuel C. Warrington, III confirmed that the statements made by Mr. Willard were true and correct and that he would be managing the RV and Boat storage if it gets approval.

Ms. Stevenson asked about the type of lighting. Mr. Willard stated that the lighting will be inward facing and for security purposes only.

Ms. Wingate asked Mr. Willard to elaborate on the type of landscaping that will be used. Mr. Willard stated that there will be fencing; that the landscaping will be outside the fence around the perimeter of the storage area and will be a buffer from neighboring properties.

Mr. Mears asked if the boat storage would be only for seasonal use. Mr. Willard stated that it may also be used by weekend boaters, but the Applicant does not anticipate people coming on a day to day basis to drop off or pick up their boats.

Mr. Wheatley asked if the Applicant would be offering shrink wrap services, fuel sales, accessory sales, or boat engine service. Mr. Willard stated there will be no fuel sales, accessory sales or engine service on the property.

The Commission found that no one spoke in favor of and two people spoke in opposition to the Application.

Mr. Ron Scala spoke on behalf of the 146 homeowners in Heritage Village. Mr. Scala stated the Heritage Village is located on the south side of Postal Lane and are adjacent to the subject property; that the community of Sandy Brae lies on the northside of Postal Lane for a total of over 400 homes making Postal Lane a heavily traveled road; that the request for RV and Boat storage will greatly increase the large vehicle traffic for the area; that it will pose many safety and environmental concerns for the residents; that there were over 90 requests to deny the Application; that the residents of Heritage Village feel that this location is not appropriate for this use; that there are no sidewalks in this area; that the Commission previously denied an application for 14 townhomes citing a heavily traveled road and it would not support health, safety, convenience and general welfare of the neighborhood and County; and that for all these reasons the residents of Heritage Village are opposed to this request.

Mr. John Luzzi spoke on behalf of the residents of Sandy Brae. Mr. Luzzi stated that the residents of Sandy Brae are requesting that the Commission deny the Application for safety reasons and that a commercial use on Postal Lane is not in keeping with the residential character of the area; that there are school bus stops on Postal Lane; entrances to single-family homes; that traffic cuts through Sandy Brae trying to avoid Postal Lane causing confusion and more safety issues; and that having commercial use in the area will affect property values.

Ms. Wingate asked who owns the roads within Sandy Brae. Mr. Luzzi responded that they are County roads.

Ms. Joy Greevy spoke by teleconference. Ms. Greevy stated that she agreed with the previous speakers and has further safety concerns about vehicles using Bethpage Drive to turn around.

Upon there being no further questions or comments, Chairman Wheatley closed the public hearing for this application.

At the conclusion of the Public Hearings, the Commission discussed C/U 2237 Samuel C. Warrington, II. Motion by Ms. Stevenson, second by Mr. Mears, to defer action for further consideration. Motion carried 5-0.

### **2019-32 – Lands of Coroc/Rehoboth, III, LLC**

A standard subdivision to divide 10.00 acres +/- into 3 lots to be located on a certain parcel of land lying and being in Lewes and Rehoboth, Hundred, Sussex County. The property is lying on the west side of Holland Glade Road (S.C.R. 271), approximately 0.11-mile northeast of Coastal Highway (Route 1). Tax Parcel: 334-13.00-325.36. Zoning District: C-3 (Heavy Commercial District).

Mr. Whitehouse advised the Commission that submitted into the record is the Applicant's subdivision plat, a copy of the chapter 999C response, a copy of the Applicants environment assessment public facility evaluation report and an exhibit book.

The Commission found that Mr. Ring Lardner, P.E. was present on behalf of the Applicant, Coroc/Rehoboth, III, LLC.; that the owners were not able to be present this evening but are available by teleconference; that the request is for a 3-lot commercial major subdivision; that a revised site plan was submitted following Staff comments; that this property was rezoned to C-3 (Heavy Commercial) in 2019; that two site plans for Planet Fitness and Microtel which were approved by Commission in 2020; that the subject parcel is a 10-acre lot and is located to the rear of Tanger Seaside Outlets on Holland Glade Road; that the lands to the north are owned by the State of Delaware, to the east is the Epworth United Methodist Church and is surrounded by other commercial uses; that the Applicant wishes to adjust the lot line so the storm water management ponds for the Tanger Outlets will be on the Tanger property and then divide the remaining land into three lots; that there will be cross-access easement from Holland Glade Road into the Tanger outlets through the subject property; that lot one will be occupied by the Microtel, lot two by Planet Fitness and lot three is to be determined; the external setbacks will meet the residential setbacks and the interior setbacks between the proposed lots will be the commercial setbacks of 5 ft.; that the subject property is not in the 100 year flood plain and does not contain any wetlands; that it is located in level 2 and level 3 of the State Strategies Map; that it is identified as being in the Coastal Area in the Comprehensive Plan; the subdivision is being integrated into the surrounding community by its location adjacent to the existing Tanger parcel and using residential setbacks for lands owned by the State of Delaware; that the parcel does not contain woodlands or any natural historic features; that the site will be served by public water and sewer; that stormwater will be treated by infiltration ponds; that the commercial use will not negatively affect schools, public buildings or community facilities; that a traffic impact study was not required and each parcel will be required to obtain DelDOT approval; that the proposed subdivision meets the requirements of chapters 89, 99, and 115 of Sussex County Code; and that for all the reasons stated the Applicant is requesting preliminary approval of the subdivision.

Mr. Charles Worsham, Tanger Outlets spoke by teleconference in favor of the Application. Mr. Worsham thanked the Commission for considering the Application; that Tanger continues to remain a partner in the community and look forward to developing this property.

The Commission found that no one spoke in opposition to the Application. Upon there being no further questions, Chairman Wheatley closed the public hearing for this application.

At the conclusion of the Public Hearings, the Commission discussed 2019-32 – Lands of Coroc/Rehoboth, III, LLC. Motion by Mr. Mears, second by Ms. Wingate, to defer action for further consideration. Motion carried 5-0.

**2020-06 – Lands of James & Denise Taylor**

A standard subdivision to divide 8.925 acres +/- into 4 single family lots to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County. The property is lying on the south side of Asketum Branch Road (S.C.R. 442), approximately 0.21 mile south west of Bryans Store Road (S.C.R. 435). Tax Parcel: 133-14.00-3.05 Zoning District: AR-1 (Agricultural Residential District).

Mr. Whitehouse advised the Commission that submitted into the record is a copy of the Applicant's subdivision plan, comments from the Sussex County Engineering Department Utility Planning Division, a request from the Applicant for a waiver from the forested buffer requirement, a waiver from the street design standards, and a copy of the Applicant's soil feasibility study. Mr. Whitehouse noted that one letter has been received raising concerns about the proposed subdivision.

The Commission found that Mr. James Taylor and Ms. Denise Taylor were present on behalf of their application. Ms. Taylor stated that she and her husband purchased the property to create lots for her children and to have her parents close by for care; that all approvals have been obtained from other agencies; that they did not expect to have a public hearing regarding the subdivision.

Mr. Wheatley explained that a public hearing is sometimes necessary following more in depth evaluation of the property.

Mr. Hopkins asked if the Applicants would be open to a shared use agreement for the access easement to the lots. Both Mr. and Ms. Taylor agreed to a shared use agreement.

The Commission found that no one spoke in favor of the Application.

Mr. Don Eskridge spoke in opposition to the Application. Mr. Eskridge stated that he owns the lot adjacent to the property; that he is not opposed to the Application if the restrictions of buffers will be maintained.

Mr. Whitehouse stated that this lot was part of a previous subdivision and Mr. Eskridge may be referring to the current deed restrictions.

Mr. Robertson asked that the Commission defer action on this Application until he has an opportunity to review the restrictions mentioned by Mr. Eskridge.

Ms. Eskridge stated that there is a 30-foot buffer between property lines per the current deed restrictions and that he is concerned about the buffer between his lot and the subject property and not with the buffers within the proposed subdivision.

Upon there being no further questions, Chairman Wheatley closed the public hearing for this application.

At the conclusion of the Public Hearings, the Commission discussed 2020-06 – Lands of James & Denise Taylor. Motion by Mr. Hopkins, second by Ms. Stevenson, to defer action for further consideration and to leave the record open to review deed restrictions on the property. Motion carried 5-0.

**C/Z 1906 Eliud Ramirez-Mejia**

**AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A C-2 MEDIUM COMMERCIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN DAGSBORO HUNDRED, SUSSEX COUNTY, CONTAINING 2.53 ACRES, MORE OR LESS.** The property is lying on the west side of Dagsboro Road, approximately 0.24 mile south of Crickett Street. 911 Address: 27436 Dagsboro Road, Dagsboro. Tax Parcel: 233-5.00-172.00.

Mr. Whitehouse advised the Commission that submitted into the record is a site plan, a staff analysis, a copy of the DelDOT service level evaluation response, and comments from the Sussex County Engineering Department Utility Planning Division.

The Commission found that Mr. Tim Willard, Esquire was present on behalf of the Applicant, Mr. Eliud Ramirez-Mejia; that also present was Mr. Eliud Ramirez-Mejia; that this is a request for a change of

zone for a 2.5-acre parcel; that the property is located off Route 113 on Dagsboro Road adjacent to the business park; that the property is improved with a residence and a pole building; that the Applicant is a contractor with 47 employees; that the Applicant purchased this property with the intent to improve the lot with some pole buildings which could be used for his contractors business; that there is commercial zoning in the area and all along Route 113; that the property is located in the Coastal Area per the Comprehensive Plan; that the property is served by a septic system and a well; that a traffic impact study was not required by DelDOT; and that the Applicant has submitted proposed conditions of approval.

Mr. Eliud Ramirez-Mejia stated that the statements made by Mr. Willard are true and correct.

Ms. Wingate asked if this case was on a previous agenda. Mr. Willard stated that Mr. Ramirez-Mejia had submitted the Application but then hired Mr. Willard to represent him, so the Application was refiled.

The Commission found that no one spoke in favor of or in opposition to the Application. Upon there being no further questions, Chairman Wheatley closed the public hearing for this application.

At the conclusion of the Public Hearings, the Commission discussed C/Z 1906 Eliud Ramirez-Mejia. Motion by Ms. Wingate, second by Mr. Mears, to defer action for further consideration. Motion carried 5-0.

**C/U 2239 Coastal Services, LLC**

**AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A B-1 NEIGHBORHOOD BUSINESS DISTRICT AND A GR GENERAL RESIDENTIAL DISTRICT FOR A GENERAL CONTRACTING BUSINESS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 1.08 ACRES, MORE OR LESS.** The property is lying on the west side of Cedar Neck Rd. (Rt. 357) approximately 0.64 mile north of Fred Hudson Rd. (S.C.R. 360). 911 Address: 30430 & 30432 Cedar Neck Rd., Ocean View. Tax Parcel: 134-9.00-67.00.

Mr. Whitehouse advised the Commission that submitted into the record is an exhibit book, a staff analysis, a boundary survey from the Applicant, and comments from the Sussex County Engineering Department Utility Planning Division.

The Commission found that Ms. Mackenzie Peet, Esquire was present on behalf of the applicant, Coastal Services, LLC, that also present are Mr. George Elliott, owner of Coastal Services, LLC; that the business has been in operation in Sussex County for more than 20 years; that the Applicant is requesting a conditional use for a contracting business to be located in Neighborhood Business (B-I) and General Residential (GR) zoning districts; that the Applicant purchased the GR property to the rear of the B-1 zoned property already owned by him and combined the lots creating the split zoned property; that the business is a permitted use in the B-1 zoned area of the property; that the request is for the GR zoned portion of the property; that a pole barn of over 6,000 sf is being proposed; that an application for a side yard variance has been submitted for a public hearing before the Board of Adjustment; that the properties to the north and west of the subject property are zoned GR, the property to the east is zoned General Commercial (C-1) and the property to the side is split zoned as B-1 and GR zoning; that the Applicant has spoken with adjacent landowners and has their support; that one property has requested that a fence be installed on the perimeter of the property and the Applicant will comply with that request; that the business operates from 7:00 am – 5:00 pm; that employees do not necessarily visit this site before going

to the work site and therefore there would be no impact on traffic; that the location of this business is compatible with surrounding uses; that all existing buildings meet setbacks; that the staff memo states that the proposed could be consistent with surrounding uses.

The Commission found that no one spoke in favor of or in opposition to the Application. Upon there being no further questions, Chairman Wheatley closed the public hearing for this application.

At the conclusion of the Public Hearings, the Commission discussed C/U 2239 Coastal Services, LLC. Motion by Mr. Mears, second by Ms. Wingate, to defer action for further consideration. Motion carried 5-0.

ADDITIONAL BUSINESS

**Request for 6-month time extension for Subdivision 2017-01 Bayliss Estates Phase 2**

The Preliminary Subdivision Plan was granted approval on May 18, 2017. A 6-month time extension was granted by the Planning and Zoning Commission at its meeting on February 13, 2020, which was set to expire in May 2020. The Applicant is requesting an additional 6-month time extension as they existing extension is set to expire on November 18, 2020.

The Commission discussed the request.

Motion by Mr. Hopkins, seconded by Mr. Mears, and carried unanimously to approval a six-month extension of time for Bayliss Estates Subdivision Phase 2 (2017-1). Motion carried 5-0.

**Meeting adjourned at 7:21 p.m.**

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**Planning and Zoning Commission meetings can be monitored on the internet at**

**[www.sussexcountyde.gov](http://www.sussexcountyde.gov)**

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June 15, 2020

Mr. John Murray  
The Kercher Group, Inc.  
37385 Rehoboth Ave, Unit 11  
Rehoboth Beach, DE 19971

RE: **H&S Properties LLC**  
**TM # 334-5.00-212.00**

Dear Mr. Murray,

The Sussex Conservation District has reviewed the proposed site plan for the above referenced property. The total disturbance of the project appears to be less than 5,000 square feet, and is therefore exempt from the Delaware Sediment and Stormwater Regulations. If the project scope or total disturbance should change, please contact the District to obtain a Non-Residential Standard Permit for the construction activity.

If you have any questions, please do not hesitate to contact the District for assistance.

Sincerely,

*Valerie Thompson*

Plan Reviewer







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

22705 Park Avenue  
Georgetown, DE 19947



**SFMO PERMIT**

**Plan Review Number:** 2020-04-203538-MJS-01

**Tax Parcel Number:** 334-5.00-212.00

**Status:** Approved as Submitted

**Date:** 04/03/2020

**Project**

Office & Parking Lot

17662 Beaver Dam Road

Lands of H & S Properties

Lewes DE 19958

**Scope of Project**

**Number of Stories:**

**Square Footage:**

**Construction Class:**

**Fire District:** 82 - Lewes Fire Dept Inc

**Occupant Load Inside:**

**Occupancy Code:** 9680

**Applicant**

John Murray

37385 Rehoboth Avenue

Rehoboth Beach, DE 19971

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

The owner understands that this construction start approval is limited to preliminary site construction and foundation work only. No other construction of any kind shall be permitted until the required building plan review is completed.

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

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

This Plan Review Project was prepared by:

  
Dennett Pridgeon

## FIRE PROTECTION PLAN REVIEW COMMENTS

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**Plan Review Number:** 2020-04-203538-MJS-01

**Tax Parcel Number:** 334-5.00-212.00

**Status:** Approved as Submitted

**Date:** 04/03/2020

### PROJECT COMMENTS

- 1002 A** This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at [www.statefiremarshal.delaware.gov](http://www.statefiremarshal.delaware.gov). These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
- 1012 A** Per Fire Flow Table 1, the following occupancies: Health Care, Business, and Education shall not exceed 10,000 aggregate gross square footage; shall not exceed 30" or two stories; and shall have a minimum setback of 15" from all property lines and 10" setback from exposure hazards on the same property.
- 2710 A** The following items will be field verified by this Agency at the time of final inspection:
- 1408 A** All premises where emergency personnel may be called upon to provide emergency services, which are not readily accessible from streets, shall be provided with suitable gates, access roads, and fire lanes so that all buildings on the premises are accessible to emergency apparatus. (DSFPR Regulation 705, Chapter 5, Section 2).
- 1180 A** This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.
- 1190 A** Separate plan submittal is required for the building(s) proposed for this project.  
Site plan review for conversion of a SFD to a Business occupancy
- 2500 A** A final inspection is required for this project prior to occupancy (DSFPR Part I, Section 4-7). Contact this Agency to schedule this inspection. Please have the plan review number available. A MINIMUM OF FIVE (5) WORKING DAYS NOTICE IS REQUIRED.



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

January 11, 2021

Mr. John Murray  
The Kercher Group  
37385 Rehoboth Avenue Unit #11  
Rehoboth Beach, Delaware 19971

**SUBJECT: Entrance Plan Approval Letter**  
**Lands of H&S Properties, LLC**  
Tax Parcel #334-5.00-212.00  
Beaver Dam Road (SCR 285)  
Church Street (SCR 285B)  
Lewes & Rehoboth Hundred, Sussex County

Dear Mr. Murray:

The Department of Transportation has reviewed the Commercial Entrance Plans dated November 11, 2019, (last revised January 4, 2021) for the referenced project and determined that they are in general conformance with the Department's current regulations, specifications and standard details. By signing and sealing the plan set, the developer's engineer is responsible for accuracy of content. Any errors, omissions or required field changes will be the responsibility of the developer. This plan approval shall be valid a period of **three (3) years**. If an entrance permit has not been obtained within three years, then the plans must be updated to meet current requirements and resubmitted for review and approval.

**This letter does not authorize the commencement of entrance construction. The following items will be required prior to the permit being issued. A pre-construction meeting may be required as determined by the South District Public Works office.**

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

Lands of H&S Properties, LLC  
Mr. Murray  
Page 2  
January 11, 2021

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

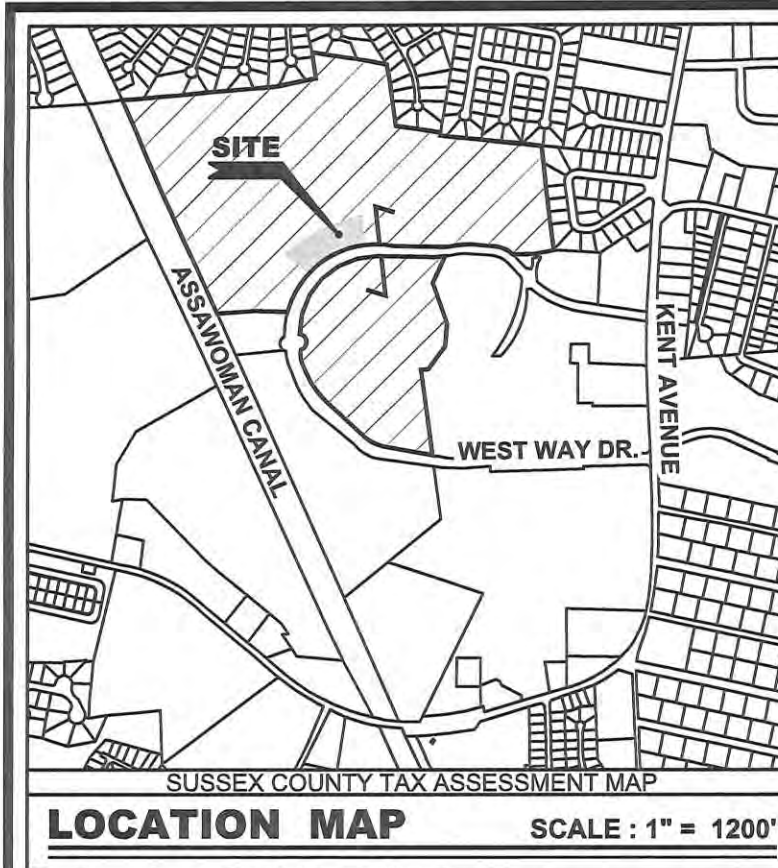
Please contact the South District Public Works office (302) 853-1340 concerning any questions you may have relative to the aforementioned required items.

Sincerely,



Susanne K. Laws  
Sussex County Review Coordinator  
Development Coordination

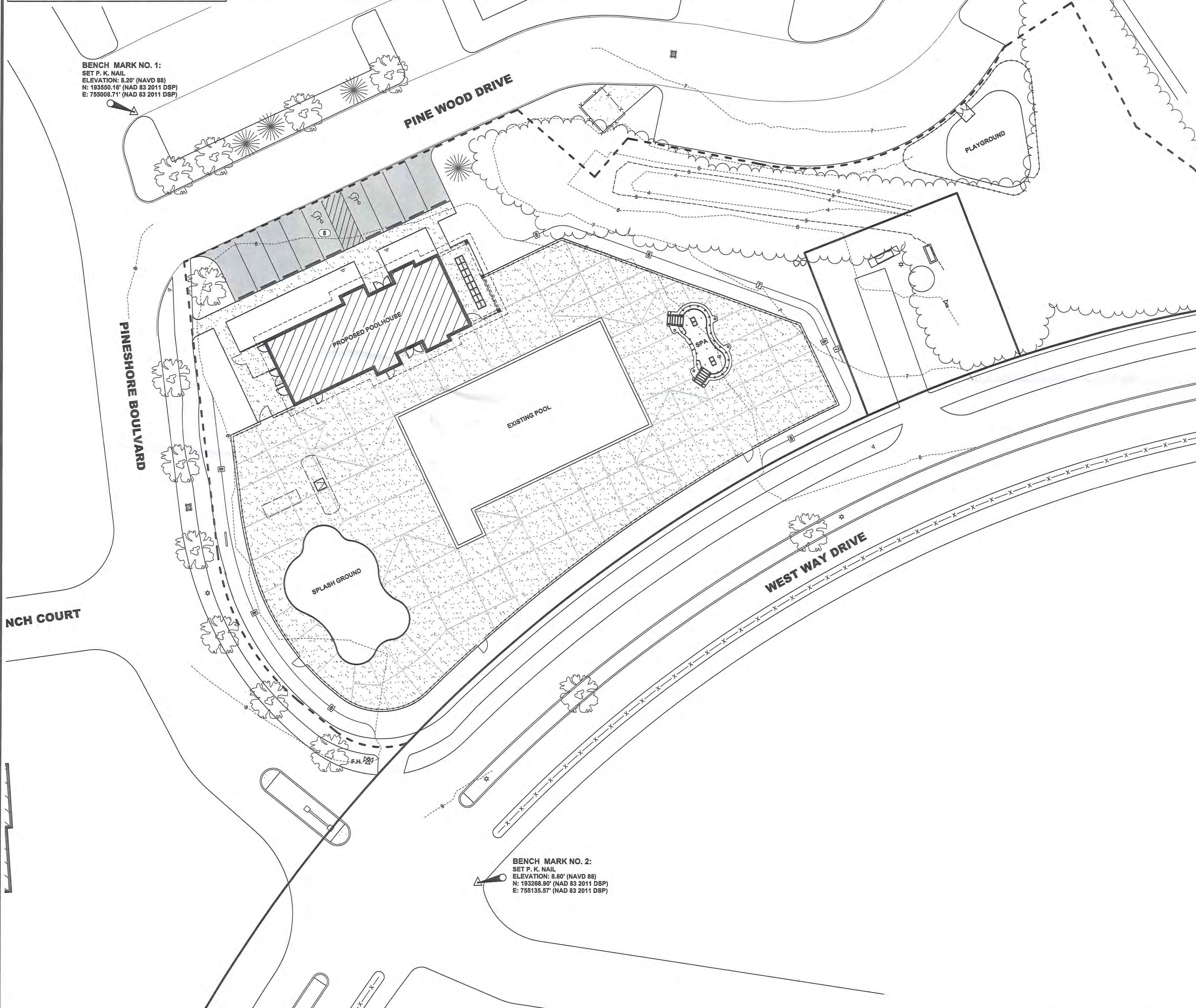
cc: Steven Falcone, H&S Properties, LLC  
Jamie Whitehouse, Sussex County Planning & Zoning Commission  
Rusty Warrington, Sussex County Planning & Zoning  
Jessica L. Watson, Sussex Conservation District  
Matt Schlitter, South District Public Works Engineer  
Gemez Norwood, South District Public Work Manager  
James Argo, South District Project Reviewer  
William Kirsch, South District Entrance Permit Supervisor  
Jerry Nagyiski, Safety Officer Supervisor  
Kerry Yost, Traffic Calming & Subdivision Relations Manager  
Jennifer Pinkerton, Chief Materials & Research Engineer  
Linda Osiecki, Pedestrian Coordinator  
John Fiori, Bicycle Coordinator  
Mark Galipo, Traffic Development Coordination Engineer  
Tim Phillips, Maintenance Support Manager  
Dan Thompson, Safety Officer North District  
Jared Kauffman, DTC Planner  
James Kelley, JMT  
Wendy L. Polasko, Subdivision Engineer  
Brian Yates, Sussex County Reviewer



LEGEND			
ITEM	EXISTING	ITEM	EXISTING
CONCRETE CURB & GUTTER		SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION	EX. 10" S
CONCRETE SIDEWALK, SLAB / PAVING		SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION	EX. 10" F.M.
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT		SANITARY SEWER MANHOLE (S.M.H.)	
INDIVIDUAL TREE OR BUSH		SANITARY SEWER CLEANOUT	
WIRE FENCE		WATER MAIN & SIZE	EX. 10" W
CHAINLINK FENCE		FIRE HYDRANT	F.H.
STOCKADE FENCE		WATER VALVE (W.V.) OR METER (W.M.)	W.M. W.V.
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)		STORM DRAIN MANHOLE (S.D.M.H.)	
DRAINAGE DITCH OR SWALE		STORM DRAIN LINE (CMP OR RCP)	
EMBANKMENT SIDESLOPES (DOWN)		CATCH BASIN	
CONTOUR		UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)	
ELEVATION SPOT SHOT		UNDERGROUND ELECTRIC	U.E.
BENCH MARK		UNDERGROUND TELEPHONE	U.T.
PROPERTY OR RIGHT-OF-WAY LINE		UNDERGROUND GAS MAIN	EX. 2" G
CENTERLINE		PAVEMENT TO BE REMOVED	N/A
LIGHT POLE			

BENCH MARK NO. 1:  
SET P. K. NAIL  
ELEVATION: 5.20' (NAVD 88)  
N: 193559.19' (NAD 83 2011 DSP)  
E: 755008.71' (NAD 83 2011 DSP)

BENCH MARK NO. 2:  
SET P. K. NAIL  
ELEVATION: 8.60' (NAVD 88)  
N: 193288.90' (NAD 83 2011 DSP)  
E: 755135.57' (NAD 83 2011 DSP)



**SITE DATA**

- OWNER OF RECORD: SEA COLONY RECREATION ASSOCIATION INC. 33363 SEA COLONY WAY, SUITE A BETHANY BEACH, DE 19801
- ENGINEER / SURVEYOR: BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVENUE DOVER, DELAWARE 19904 302.734.7950 PHONE 302.734.7965 FAX
- PROPERTY MAP NUMBER: 134-17-00-41-00
- ZONING CLASSIFICATION: EXISTING: HR-1 / SUSSEX COUNTY PROPOSED: HR-1 / SUSSEX COUNTY
- DEED SUMMARY: DEED BOOK 3908, PAGE 198
- PRESENT USE: POOL HOUSE / AQUATIC CENTER
- PROPOSED USE: POOL HOUSE / AQUATIC CENTER
- TOTAL SITE AREA: 94.32 ± ACRES
- EXISTING BUILDING: 1494 SF ±
- PROPOSED BUILDING: 2028 SF ±
- PROPERTY LOCATION: LATITUDE N38° 31' 50.56" GR80 - NAD83 (2011) LONGITUDE W75° 04' 15.27" GR80 - NAD83 (2011)
- PROPERTY ADDRESS: WEST WAY LANE, BALTIMORE HUNDRED, DE 11930
- SETBACKS: HIGH DENSITY RESIDENTIAL DISTRICT (HR-1) FRONT: 40 FT. SIDE: 10 FT. REAR: 10 FT.
- SIGNAGE: N/A
- SOURCE OF WATER: TIDEWATER UTILITIES INC.
- SOURCE OF SEWER: SUSSEX COUNTY
- SOURCE OF GAS: ON-SITE PROPANE
- SOURCE OF ELECTRIC: DELMARVA POWER CONTACT: ANTHONY D'INTINO PHONE: (302) 934-3357
- SURVEY BENCHMARK: SET P.K. NAIL B.M. NO. 1 & NO. 2 VERTICAL: NAVD 88 HORIZONTAL: NAD 83 2011 DSP
- MONUMENTATION: EXISTING: 0 FOUND PROPOSED: 0 SET
- TOTAL DISTURBED AREA: 35,981 S.F. (0.82 AC) ±
- BUILDING HEIGHT: POOLHOUSE: 1 STORY, 12 FT., PERMITTED: 42'-0"
- BUILDING CONST. TYPE: POOLHOUSE: TYPE V-000
- FIRE PROTECTION: PROPOSED POOLHOUSE WILL NOT BE PROTECTED BY AUTOMATIC SPRINKLERS

**GENERAL NOTES:**

- THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (1-800-282-8555) TO VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. IF THE CONTRACTOR RELIES ON THE UTILITY LOCATIONS SHOWN HEREON, HE DOES SO AT HIS OWN RISK AND WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO TIME DELAYS FROM SAID RELIANCE.
- TOPOGRAPHIC SURVEY DATA SHOWN HERE ON WAS PREPARED BY BECKER MORGAN GROUP, SALISBURY, MD IN SEPTEMBER 2011, VERTICAL DATUM IS BASED ON NAVD 88, HORIZONTAL DATUM IS BASED NAD 83.
- DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOLDED DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISCARDED.
- THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENT FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS.
- BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM ALL STATE AGENCIES INCLUDING SUSSEX CONSERVATION DISTRICT, STATE FIRE MARSHAL AND APPROPRIATE STATE AND COUNTY AGENCIES.
- A WETLANDS DELINEATION WAS CONDUCTED ON THIS SITE BY ENVIRONMENTAL RESOURCES, INC. IN SEPTEMBER 2011. FRESH WATER WETLANDS (WATERS OF THE U.S.) WERE FOUND TO EXIST ON THIS SITE AND ARE SHOWN ON THIS PLAN.
- THIS AREA OF DEVELOPMENT IS NOT IMPACTED BY THE 100 YEAR FLOOD PLAN AS SHOWN ON FIRM # 10005C0514K, DATED MARCH 16, 2015, IS INSIDE OF ZONE X AREAS DETERMINED OUTSIDE OF 0.2% ANNUAL CHANCE OF FLOODING.
- ALL ROADS, PARKING AND OTHER PAVED AREAS WILL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT INTENDED FOR DEDICATION.
- ALL ACCESSIBLE PARKING DEMARCATIONS STALLS AND BUILDING ACCESSIBLE RAMPWAYS SHALL COMPLY WITH THE "AMERICAN WITH DISABILITIES ACT".
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE SUSSEX COUNTY AND THE STATE OF DELAWARE STANDARDS, SUSSEX COUNTY DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION SPECIFICATIONS.
- SITE LANDSCAPE WILL BE COMPLETED BY OTHERS
- LANDSCAPE IRRIGATION SYSTEM TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO COORDINATE WITH OWNER AND ENGINEER. CONTRACTOR TO SUBMIT A SHOP DRAWINGS / DESIGN DRAWINGS FOR REVIEW BY ENGINEER PRIOR TO INSTALLATION OF SYSTEM.

**FIRE MARSHAL GENERAL NOTES:**

- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE'S STATE FIRE PREVENTION REGULATIONS (DSFPR)
- THE PROPOSED POOLHOUSE BUILDING WILL NOT BE PROTECTED BY AUTOMATIC SPRINKLERS.

**WATER SYSTEM - GENERAL NOTES**

- PRESSURE PIPE FOR WATER MAINS 4" AND GREATER SHALL BE IN ACCORDANCE WITH AWWA C900 DR18 FOR PVC PIPE OR AWWA C909 CLASS 150 FOR PVC PIPE.
- FITTINGS FOR WATER MAINS 4" AND GREATER SHALL BE MECHANICAL JOINT DUCTILE IRON PROVIDED BY TYLER UNION OR APPROVED EQUAL. MECHANICAL JOINT RESTRAINTS SHALL BE MEGALUG R SERIES 2000PV PRODUCED BY EBAA IRON INC. OR APPROVED EQUAL.
- DUCTILE IRON PIPE SHALL BE CLASS 150 IN ACCORDANCE WITH AWWA C151; AWWA C111 WITH CEMENT LINING AND BITUMINOUS COATING.
- PRESSURE PIPE FOR 2" AND LESS SHALL BE HIGH DENSITY POLYETHYLENE PIPE IN ACCORDANCE WITH AWWA C901 FABRICATED FROM MATERIAL WITH A CLASSIFICATION OF ASTM D1248. THE PIPE SHALL BE COPPER TUBE I.D., SDR 9.
- WATER VALVES FOR MAINS 4" AND GREATER SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO AWWA C509. BURIED VALVES TO BE FITTED WITH A 2" OPERATING NUT WITH A NON-RISING STEEL VALVES SHALL BE AMERICAN FLOW CONTROL, SERIES 500 OR APPROVED EQUAL.
- VALVE BOXES SHALL BE CAST IRON 2 PIECE SCREW TYPE ADJUSTABLE WITH "WATER" CAST IN THE COVER PROVIDED BY TYLER UNION MODEL 564-S OR APPROVED EQUAL.
- CURB STOPS SHALL BE FORD FB1700 BALL CORP SERIES WITH CC THREADS.
- ALL WATER MAINS SHALL BE INSTALLED WITH TRACER WIRE FOR LOCATION EQUIPMENT CONNECTION. TRACER WIRE SHALL BE #12 SOLID COPPER CORE, BLUE COLOR, WITH THIN OR EQUAL INSULATION. TRACER WIRE TO BE RAN CONTINUOUSLY ALONG AND DIRECTLY ADHERED TO WATER MAIN ON TOP OF WATER MAIN UTILIZING INDUSTRIAL ADHESIVE DUCT TAPE. TRACER WIRE TO BE PULLED UP THROUGH ALL VALVE BOXES FOR LOCATION EQUIPMENT CONNECTION.
- ALL WATER MAINS TO HAVE METAL CONDUCTOR TYPE DETECTOR TAPE INSTALLED 2' DIRECTLY ABOVE AND CONTINUOUSLY ALONG WATER MAIN. DETECTOR TAPE SHALL BE TERRA-TAPE BY ALLEN SYSTEMS OR APPROVED EQUAL.
- BACKFLOW PREVENTERS, WHERE REQUIRED, SHALL MEET ALL REQUIREMENTS OF ASSE STANDARD 1013 AND AWWA C506, LATEST REVISION. BACKFLOW PREVENTERS SHALL BE WATTS SERIES 909 HW, CONBRACO SERIES 40-200 OR APPROVED EQUAL.
- NEWLY INSTALLED WATER MAIN SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C651 STANDARDS, LATEST REVISION BEFORE ACCEPTANCE CAN BE GRANTED.
- WATER MAINS SHALL HAVE A MINIMUM 5' HORIZONTAL AND 18" VERTICAL SEPARATION FROM SANITARY SEWER COMPONENTS.
- A PRE-CONSTRUCTION MEETING IS TO BE HELD BEFORE ANY CONSTRUCTION ACTIVITIES CAN COMMENCE.
- ALL WATER SYSTEM COMPONENTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST APPLICABLE AWWA STANDARDS. NOTE: "APPROVED EQUAL" DEFINED AS APPROVED BY THE ENGINEER.

**SHEET INDEX**

C-001	COVER SHEET
C-101	EXISTING CONDITIONS AND DEMOLITION PLAN
C-201	SITE AND LAYOUT PLAN
C-301	UTILITY PLAN
C-401	SITE GRADING PLAN
C-501	EROSION AND SEDIMENT CONTROL
C-502 - 503	EROSION AND SEDIMENT CONTROL DETAILS
C-901 - 903	GENERAL CONSTRUCTION DETAILS
L-101	LANDSCAPE PLAN

**OWNERS CERTIFICATION**

WE, SEA COLONY RECREATION ASSOCIATION INC., 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 A DEPARTMENTAL SPONSORED OR APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT CONTROL BEFORE INITIATION OF THE PROJECT.

NAME	DATE

**ENGINEERS CERTIFICATION**

I, J. MICHAEL RIEMANN, 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 MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

NAME	P.E. NO.	DATE
J. MICHAEL RIEMANN		



ARCHITECT  
ENGINEER  
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309 South Governors Avenue  
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Salisbury, MD 218  
410.546.9100  
North Carolina  
3333 Jaeckle Drive, Su  
Wilmington, NC 28  
910.341.7600  
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PROJECT TITLE

**SEA COLONY  
T4 AQUATIC  
CENTER**

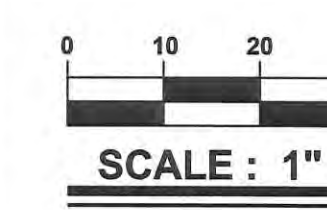
**SEA COLONY**

WEST WAY LANE  
BALTIMORE HUNDRED  
SUSSEX COUNTY, DE

OWNER REVIEW  
SET  
04/16/21

SHEET TITLE

**COVER SHEET**



ISSUE BLOCK

MARK	DATE	DESCR

PROJECT NO.:

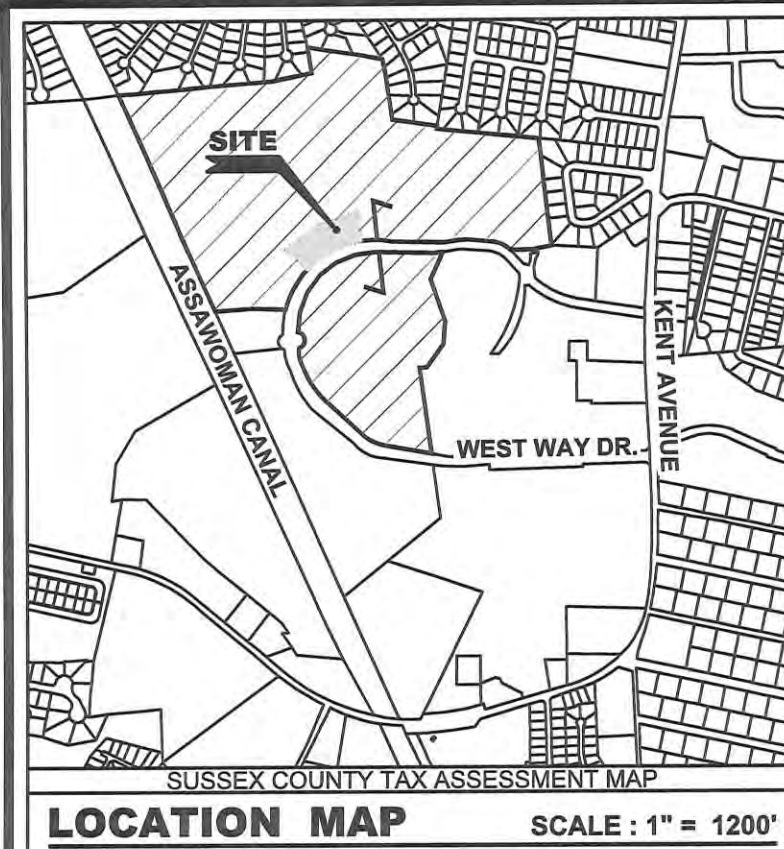
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DRAWN BY: K.N.G. PROJ. I

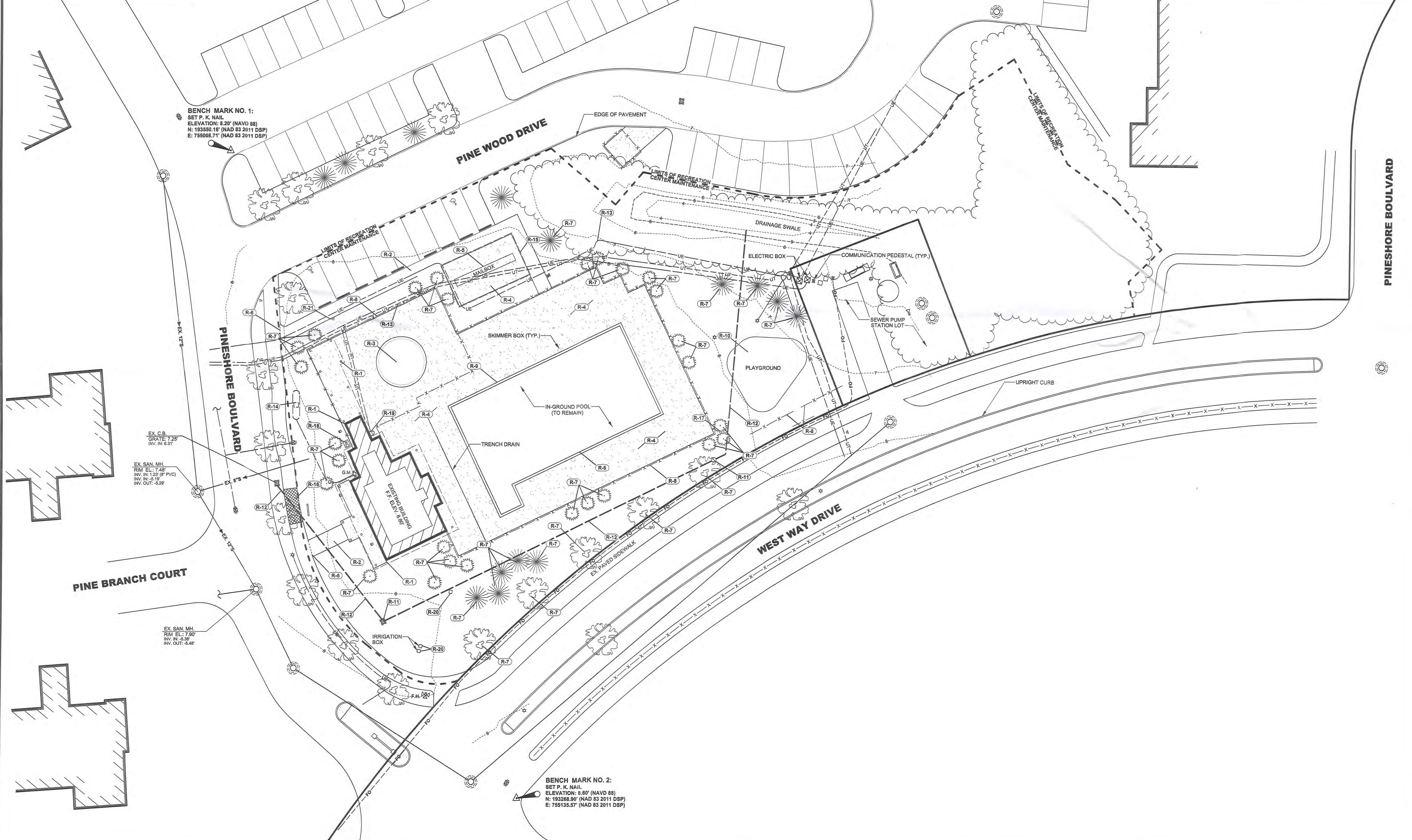
SHEET

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LEGEND			
ITEM	EXISTING	ITEM	EXISTING
CONCRETE CURBS & GUTTER	[Symbol]	SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION	EX. 10" S
CONCRETE SIDEWALK, (LAB / PAVING)	[Symbol]	SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION	EX. 10" F.M.
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT	[Symbol]	SANITARY SEWER MANHOLE (S.M.H.)	[Symbol]
INDIVIDUAL TREE OR BUSH	[Symbol]	SANITARY SEWER CLEANOUT	[Symbol]
WIRE FENCE	[Symbol]	WATER MAIN & SIZE	EX. 10" W
CHAINLINK FENCE	[Symbol]	FIRE HYDRANT	[Symbol] F.H.
STOCKADE FENCE	[Symbol]	WATER VALVE (W.V.) OR METER (W.M.)	[Symbol] W.M. W.V.
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)	[Symbol]	STORM DRAIN MANHOLE (S.D.M.H.)	[Symbol]
DRAINAGE DITCH OR SWALE	[Symbol]	STORM DRAIN LINE (CMP OR RCP)	[Symbol]
EMBANKMENT SIDESLOPES (DOWN)	[Symbol]	CATCH BASIN	[Symbol]
CONTOUR	[Symbol]	UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)	[Symbol] U.E.
ELEVATION SPOT SHOT	[Symbol]	UNDERGROUND ELECTRIC	[Symbol] -U.E.
BENCH MARK	[Symbol]	UNDERGROUND TELEPHONE	[Symbol] -U.T.
PROPERTY OR RIGHT-OF-WAY LINE	[Symbol]	UNDERGROUND GAS MAIN	EX. 2" G
CENTERLINE	[Symbol]	PAVEMENT TO BE REMOVED	N/A
LIGHT POLE	[Symbol]		

- ### DEMOLITION CONSTRUCTION NOTES
- R-1 DEMOLISH THE EXISTING BUILDING, SUPPORT STRUCTURES, AND REMOVE UTILITIES PER THE OWNER REQUIREMENTS IN ACCORDANCE WITH ALL PERMIT SPECIFICATIONS AND REQUIREMENTS.
  - R-2 REMOVE EXISTING CONCRETE (TYP.)
  - R-3 DEMOLISH AND REMOVE EXISTING SPA AND ASSOCIATED PLUMBING AND ELECTRIC.
  - R-4 REMOVE EXISTING CONCRETE POOL DECK (TYP.)
  - R-5 REMOVE EXISTING CLUSTER MAILBOXES. CONTRACTOR TO SALVAGE A MINIMUM OF SIX (6) MAILBOXES. COORDINATE WITH OWNER TO DETERMINE TEMPORARY MAILBOX LOCATION DURING CONSTRUCTION.
  - R-6 CONTRACTOR TO SAW CUT EXISTING CONCRETE IN CLEAN LINE TO PROVIDE REMOVAL OF EXISTING CONCRETE.
  - R-7 REMOVE EXISTING LANDSCAPE AS MARKED. REMOVE ALL MAIN ROOTBALL AND GRUB SURROUNDING WITHIN DRIPLINE.
  - R-8 REMOVE EXISTING CHAINLINK FENCING AS NOTED.
  - R-9 CONTRACTOR SHALL TAKE EVERY EFFORT TO MINIMIZE DISTURBANCE TO POOL COPING. COPING TO REMAIN.
  - R-10 REMOVE EXISTING PLAY STRUCTURE. BE MINDFUL NOT TO DAMAGE EQUIPMENT, AND STORE FOR RELOCATION ON SITE.
  - R-11 REMOVE EXISTING STORMWATER STRUCTURE
  - R-12 REMOVE EXISTING STORM DRAIN PIPE.
  - R-13 COORDINATE ELECTRIC AND COMMUNICATION RELOCATION WITH UTILITY COMPANIES. DELMARVA CONTROL #5134087.
  - R-14 REMOVE EXISTING PROPANE TANK AND UNDERGROUND PIPING.
  - R-15 CONTRACTOR TO SALVAGE EXISTING CANOPY AND COORDINATE WITH OWNER FOR FUTURE USE.
  - R-16 CONTRACTOR TO REMOVE AND REPLACE EXISTING SIDEWALK. SAW CUT EXISTING SIDEWALK IN CLEAN LINE TO PROVIDE REMOVAL OF EXISTING SIDEWALK.
  - R-17 REMOVE EXISTING YARD HYDRANT AND ASSOCIATED PIPING.
  - R-18 CONTRACTOR TO DEMOLISH A.C. UNIT. COORDINATE WITH OWNER TO SAFELY REMOVE AND DISPOSE OF SYSTEM.
  - R-19 CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR REMOVAL AND TURNOVER OF ELECTRIC METER.
  - R-20 CONTRACTOR TO REMOVE EXISTING IRRIGATION BOX AND ASSOCIATED IRRIGATION LINES.
  - R-21 CONTRACTOR TO REMOVE EXISTING SIGNAGE.



**BENCH MARK NO. 1:**  
 SET P. K. NAIL  
 ELEVATION: 8.20' (NAVD 88)  
 N: 193550.16' (NAD 83 2011 DSP)  
 E: 755008.71' (NAD 83 2011 DSP)

**BENCH MARK NO. 2:**  
 SET P. K. NAIL  
 ELEVATION: 8.60' (NAVD 88)  
 N: 193268.90' (NAD 83 2011 DSP)  
 E: 755135.57' (NAD 83 2011 DSP)

**BECK MORGAN GROUP**  
 ARCHITECT ENGINEERS  
 Delaware  
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 Newark, DE 19711  
 302.369.3700  
 Maryland  
 312 West Main Street  
 Salisbury, MD 21801  
 410.546.9100  
 North Carolina  
 3333 Jaeckle Drive, S  
 Wilmington, NC 28403  
 910.341.7600  
 www.beckmorg.com

PROJECT TITLE  
**SEA COLONY T4 AQUATIC CENTER**

OWNER REVIEW SET  
 04/16/21

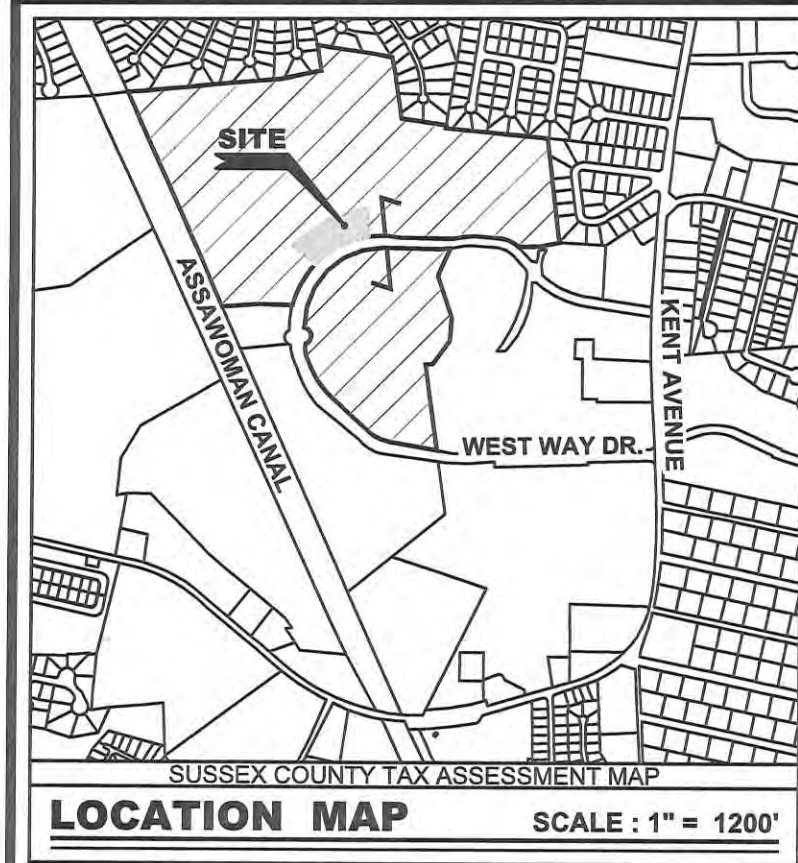
SHEET TITLE  
**EXISTING CONDITIONS & DEMOLITION**

SCALE: 1" = 10'

ISSUE BLOCK

MARK	DATE	DESCR

PROJECT NO.:  
 DATE:  
 SCALE:  
 DRAWN BY: K.N.G. PROJ. SHEET  
**C-101**  
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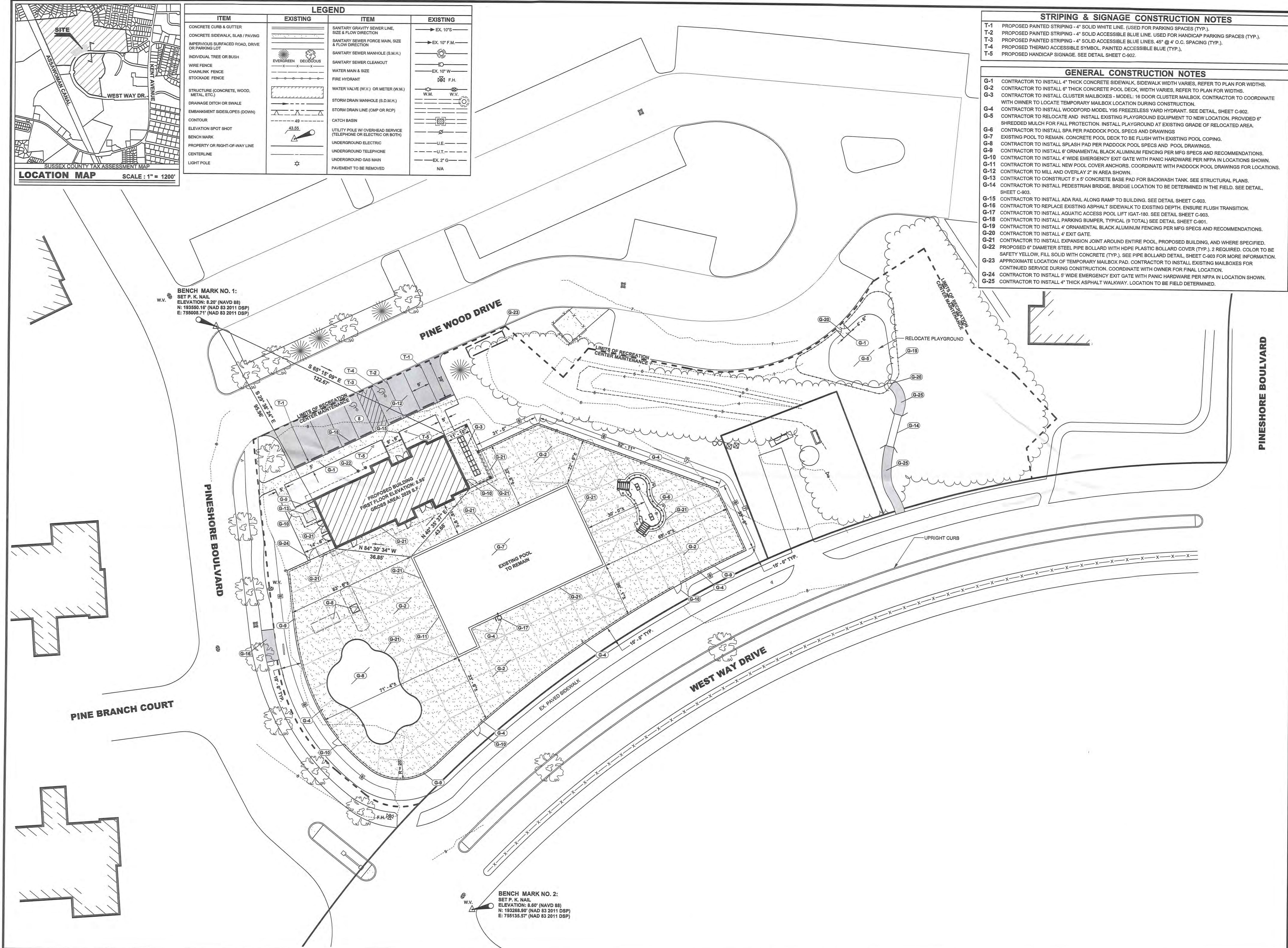


LEGEND			
ITEM	EXISTING	ITEM	EXISTING
CONCRETE CURB & GUTTER		SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION	
CONCRETE SIDEWALK, SLAB / PAVING		SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION	
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT		SANITARY SEWER MANHOLE (S.M.H.)	
INDIVIDUAL TREE OR BUSH		SANITARY SEWER CLEANOUT	
WIRE FENCE		WATER MAIN & SIZE	
CHAINLINK FENCE		FIRE HYDRANT	
STOCKADE FENCE		WATER VALVE (W.V.) OR METER (W.M.)	
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)		STORM DRAIN MANHOLE (S.D.M.H.)	
DRAINAGE DITCH OR SWALE		STORM DRAIN LINE (CMP OR RCP)	
EMBANKMENT SIDESLOPES (DOWN)		CATCH BASIN	
CONTOUR		UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)	
ELEVATION SPOT SHOT		UNDERGROUND ELECTRIC	
BENCH MARK		UNDERGROUND TELEPHONE	
PROPERTY OR RIGHT-OF-WAY LINE		UNDERGROUND GAS MAIN	
CENTERLINE		PAVEMENT TO BE REMOVED	
LIGHT POLE			

- STRIPING & SIGNAGE CONSTRUCTION NOTES**
- T-1 PROPOSED PAINTED STRIPING - 4" SOLID WHITE LINE. (USED FOR PARKING SPACES (TYP.))
  - T-2 PROPOSED PAINTED STRIPING - 4" SOLID ACCESSIBLE BLUE LINE. USED FOR HANDICAP PARKING SPACES (TYP.).
  - T-3 PROPOSED PAINTED STRIPING - 4" SOLID ACCESSIBLE BLUE LINES. 45° @ 4" O.C. SPACING (TYP.).
  - T-4 PROPOSED THERMO ACCESSIBLE SYMBOL. PAINTED ACCESSIBLE BLUE (TYP.).
  - T-5 PROPOSED HANDICAP SIGNAGE. SEE DETAIL SHEET C-902.
- GENERAL CONSTRUCTION NOTES**
- G-1 CONTRACTOR TO INSTALL 4" THICK CONCRETE SIDEWALK. SIDEWALK WIDTH VARIES. REFER TO PLAN FOR WIDTHS.
  - G-2 CONTRACTOR TO INSTALL 6" THICK CONCRETE POOL DECK. WIDTH VARIES. REFER TO PLAN FOR WIDTHS.
  - G-3 CONTRACTOR TO INSTALL CLUSTER MAILBOXES - MODEL: 16 DOOR CLUSTER MAILBOX. CONTRACTOR TO COORDINATE WITH OWNER TO LOCATE TEMPORARY MAILBOX LOCATION DURING CONSTRUCTION.
  - G-4 CONTRACTOR TO INSTALL WOODFORD MODEL Y95 FREEZELESS YARD HYDRANT. SEE DETAIL, SHEET C-902.
  - G-5 CONTRACTOR TO RELOCATE AND INSTALL EXISTING PLAYGROUND EQUIPMENT TO NEW LOCATION. PROVIDED 6" SHREDDED MULCH FOR FALL PROTECTION. INSTALL PLAYGROUND AT EXISTING GRADE OF RELOCATED AREA.
  - G-6 CONTRACTOR TO INSTALL SPA PER PADDOCK POOL SPECS AND DRAWINGS
  - G-7 EXISTING POOL TO REMAIN. CONCRETE POOL DECK TO BE FLUSH WITH EXISTING POOL COPING.
  - G-8 CONTRACTOR TO INSTALL SPLASH PAD PER PADDOCK POOL SPECS AND POOL DRAWINGS.
  - G-9 CONTRACTOR TO INSTALL 6" ORNAMENTAL BLACK ALUMINUM FENCING PER MFG SPECS AND RECOMMENDATIONS.
  - G-10 CONTRACTOR TO INSTALL 4" WIDE EMERGENCY EXIT GATE WITH PANIC HARDWARE PER NFPA IN LOCATIONS SHOWN.
  - G-11 CONTRACTOR TO INSTALL NEW POOL COVER ANCHORS. COORDINATE WITH PADDOCK POOL DRAWINGS FOR LOCATIONS.
  - G-12 CONTRACTOR TO MILL AND OVERLAY 2" IN AREA SHOWN.
  - G-13 CONTRACTOR TO CONSTRUCT 5' x 5' CONCRETE BASE PAD FOR BACKWASH TANK. SEE STRUCTURAL PLANS.
  - G-14 CONTRACTOR TO INSTALL PEDESTRIAN BRIDGE. BRIDGE LOCATION TO BE DETERMINED IN THE FIELD. SEE DETAIL, SHEET C-903.
  - G-15 CONTRACTOR TO INSTALL ADA RAIL ALONG RAMP TO BUILDING. SEE DETAIL SHEET C-903.
  - G-16 CONTRACTOR TO REPLACE EXISTING ASPHALT SIDEWALK TO EXISTING DEPTH. ENSURE FLUSH TRANSITION.
  - G-17 CONTRACTOR TO INSTALL AQUATIC ACCESS POOL LIFT (GAT-180). SEE DETAIL SHEET C-903.
  - G-18 CONTRACTOR TO INSTALL PARKING BUMPER, TYPICAL (9 TOTAL). SEE DETAIL SHEET C-901.
  - G-19 CONTRACTOR TO INSTALL 4" ORNAMENTAL BLACK ALUMINUM FENCING PER MFG SPECS AND RECOMMENDATIONS.
  - G-20 CONTRACTOR TO INSTALL 4" EXIT GATE.
  - G-21 CONTRACTOR TO INSTALL EXPANSION JOINT AROUND ENTIRE POOL, PROPOSED BUILDING, AND WHERE SPECIFIED.
  - G-22 PROPOSED 6" DIAMETER STEEL PIPE BOLLARD WITH HDPE PLASTIC BOLLARD COVER (TYP.). 2 REQUIRED. COLOR TO BE SAFETY YELLOW, FILL SOLID WITH CONCRETE (TYP.). SEE PIPE BOLLARD DETAIL, SHEET C-903 FOR MORE INFORMATION.
  - G-23 APPROXIMATE LOCATION OF TEMPORARY MAILBOX PAD. CONTRACTOR TO INSTALL EXISTING MAILBOXES FOR CONTINUED SERVICE DURING CONSTRUCTION. COORDINATE WITH OWNER FOR FINAL LOCATION.
  - G-24 CONTRACTOR TO INSTALL 5' WIDE EMERGENCY EXIT GATE WITH PANIC HARDWARE PER NFPA IN LOCATION SHOWN.
  - G-25 CONTRACTOR TO INSTALL 4" THICK ASPHALT WALKWAY. LOCATION TO BE FIELD DETERMINED.

BENCH MARK NO. 1:  
SET P. K. NAIL  
ELEVATION: 8.20' (NAVD 88)  
N: 193550.16' (NAD 83 2011 DSP)  
E: 755095.71' (NAD 83 2011 DSP)

BENCH MARK NO. 2:  
SET P. K. NAIL  
ELEVATION: 8.60' (NAVD 88)  
N: 193268.90' (NAD 83 2011 DSP)  
E: 755135.57' (NAD 83 2011 DSP)



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North Carolina  
3333 Jaeckle Drive, Su  
Wilmington, NC 28405  
910.341.7600

www.beckermorgan.com

---

PROJECT TITLE  
**SEA COLONY T4 AQUATIC CENTER**

SEA COLONY T4 AQUATIC CENTER  
WEST WAY LANE  
BALTIMORE HUNDR  
SUSSEX COUNTY, D

OWNER REV SET  
04/16/21

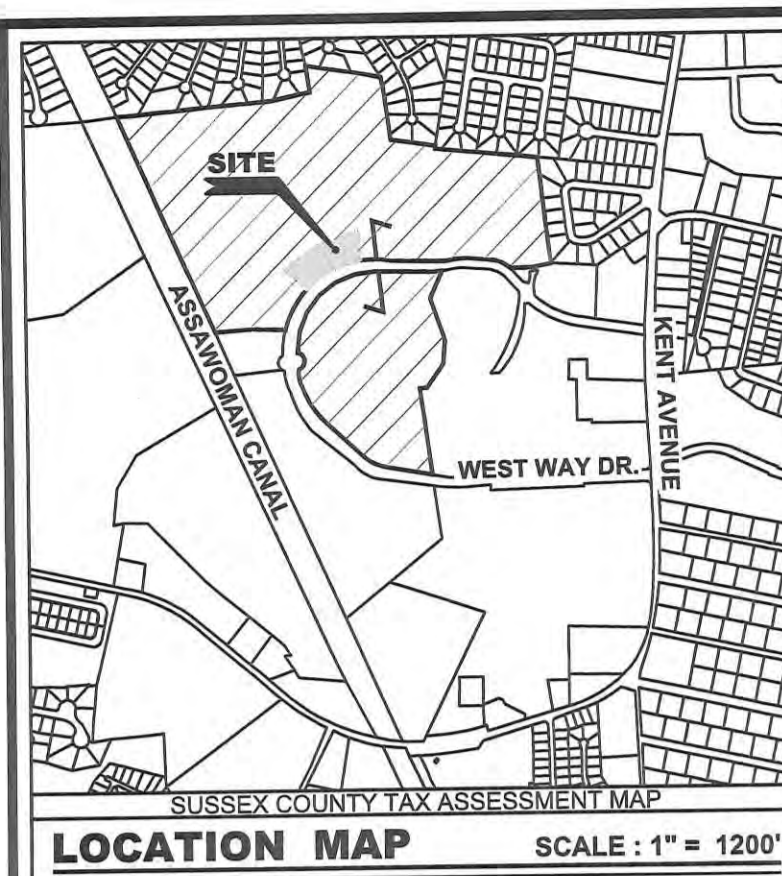
SHEET TITLE  
**SITE PLAN**

0 10 20  
SCALE: 1" = 120'

MARK	DATE	DESCRIP
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PROJECT NO.:	20	
DATE:	0	
SCALE:		
DRAWN BY: K.N.G.	PROJ. M	
	SHEET	

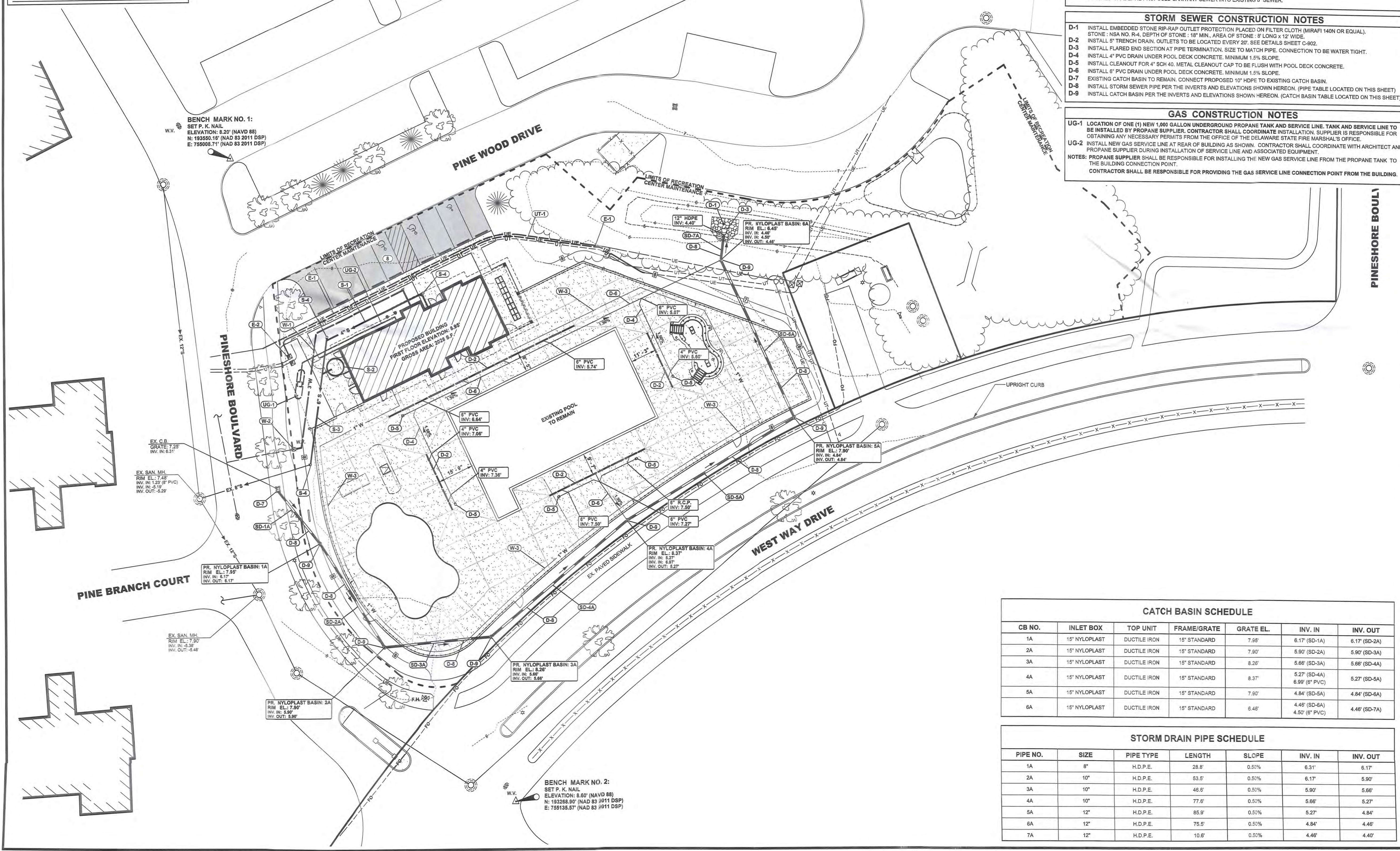
**C-201**  
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LEGEND			
ITEM	EXISTING	ITEM	EXISTING
CONCRETE CURB & GUTTER		SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION	EX. 10" S
CONCRETE SIDEWALK, SLAB / PAVING		SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION	EX. 10" F.M.
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT		SANITARY SEWER MANHOLE (S.M.H.)	
INDIVIDUAL TREE OR BUSH		SANITARY SEWER CLEANOUT	
WIRE FENCE		WATER MAIN & SIZE	EX. 10" W
CHAINLINK FENCE		FIRE HYDRANT	F.H.
STOCKADE FENCE		WATER VALVE (W.V.) OR METER (W.M.)	W.M. W.V.
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)		STORM DRAIN MANHOLE (S.D.M.H.)	
DRAINAGE DITCH OR SWALE		STORM DRAIN LINE (CMP OR RCP)	
EMBANKMENT SIDESLOPES (DOWN)		CATCH BASIN	
CONTOUR		UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)	U.E. U-T.
ELEVATION SPOT SHOT		UNDERGROUND ELECTRIC	U.E.
BENCH MARK		UNDERGROUND TELEPHONE	U-T.
PROPERTY OR RIGHT-OF-WAY LINE		UNDERGROUND GAS MAIN	EX. 2" G
CENTERLINE		PAVEMENT TO BE REMOVED	N/A
LIGHT POLE			

- ELECTRIC SERVICE CONSTRUCTION NOTES**
- E-1 RELOCATE UNDERGROUND ELECTRIC UTILITIES. CONTRACTOR TO COORDINATE RELOCATION WITH DELMARVA POWER, CONTROL #5134087 TO VERIFY THE SERVICE AND RELOCATE PER PLAN.
  - E-2 PROPOSED PRIMARY ELECTRIC SERVICE, PEDESTAL, AND TRANSFORMERS. CONTRACTOR SHALL COORDINATE WITH DELMARVA POWER ON EXACT LOCATION AND INSTALLATION.
- TELEPHONE SERVICE CONSTRUCTION NOTES**
- UT-1 RELOCATE UNDERGROUND COMMUNICATION UTILITIES. CONTRACTOR TO COORDINATE WITH UTILITY OWNER TO VERIFY THE SERVICE AND RELOCATE PER PLAN.
- DOMESTIC WATER SYSTEM CONSTRUCTION NOTES**
- W-1 PROPOSED 3" PE, AWWA C906, PRESSURE CLASS 160, SDR 11 WATER SERVICE AS SHOWN HEREON (48" MIN. BURIAL DEPTH). MAINTAIN 18" OF VERTICAL AND 5' HORIZONTAL SEPARATION FROM ALL SANITARY SEWER LINES.
  - W-2 PROPOSED 3" GATE VALVE AND VALVE BOX. SEE WATER VALVE DETAIL, SHEET C-901.
  - W-3 CONTRACTOR TO INSTALL 1" PVC PIPE A MINIMUM OF 30" BELOW FINAL GRADE. CONNECT TO YARD HYDRANTS AT PROPOSED LOCATIONS. SEE SHEET C-201 FOR YARD HYDRANT LOCATIONS.
- SANITARY SEWER CONSTRUCTION NOTES**
- S-1 PROPOSED 4" SDR-35 SANITARY SEWER CONNECTION, TRANSITION TO 6" SEWER LATERAL SIZE USING REQUIRED FITTINGS REQUIRED FITTINGS/ADAPTORS. (2.08% MINIMUM SLOPE).
  - S-2 PROPOSED POOL BACKWASH STORAGE TANK. CONNECT 2" OUTLET TO 6" SEWER LATERAL. SEE DETAIL SHEET C-902.
  - S-3 PROPOSED 6" SDR-35 SANITARY SEWER LATERAL. (2.08% MINIMUM SLOPE).
  - S-4 PROPOSED SANITARY SEWER CLEANOUT WITH CAST IRON FRAME AND COVER (TYP.). RIM SHALL BE FLUSH WITH FINISHED GRADE. THE PROPOSED SANITARY SEWER INTO EXISTING 6" SEWER.
- STORM SEWER CONSTRUCTION NOTES**
- D-1 INSTALL EMBEDDED STONE RIP-RAP OUTLET PROTECTION PLACED ON FILTER CLOTH (MIRAFI 140N OR EQUAL). STONE: NSA NO. R-4, DEPTH OF STONE: 18" MIN., AREA OF STONE: 8' LONG x 12' WIDE.
  - D-2 INSTALL 5" TRENCH DRAIN, OUTLETS TO BE LOCATED EVERY 20'. SEE DETAILS SHEET C-902.
  - D-3 INSTALL FLARED END SECTION AT PIPE TERMINATION. SIZE TO MATCH PIPE. CONNECTION TO BE WATER TIGHT.
  - D-4 INSTALL 4" PVC DRAIN UNDER POOL DECK CONCRETE. MINIMUM 1.5% SLOPE.
  - D-5 INSTALL CLEANOUT FOR 4" SCH 40. METAL CLEANOUT CAP TO BE FLUSH WITH POOL DECK CONCRETE.
  - D-6 INSTALL 6" PVC DRAIN UNDER POOL DECK CONCRETE. MINIMUM 1.5% SLOPE.
  - D-7 EXISTING CATCH BASIN TO REMAIN. CONNECT PROPOSED 10" HDPE TO EXISTING CATCH BASIN.
  - D-8 INSTALL STORM SEWER PIPE PER THE INVERTS AND ELEVATIONS SHOWN HEREON. (PIPE TABLE LOCATED ON THIS SHEET)
  - D-9 INSTALL CATCH BASIN PER THE INVERTS AND ELEVATIONS SHOWN HEREON. (CATCH BASIN TABLE LOCATED ON THIS SHEET)
- GAS CONSTRUCTION NOTES**
- UG-1 LOCATION OF ONE (1) NEW 1,000 GALLON UNDERGROUND PROPANE TANK AND SERVICE LINE. TANK AND SERVICE LINE TO BE INSTALLED BY PROPANE SUPPLIER. CONTRACTOR SHALL COORDINATE INSTALLATION. SUPPLIER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FROM THE OFFICE OF THE DELAWARE STATE FIRE MARSHAL'S OFFICE.
  - UG-2 INSTALL NEW GAS SERVICE LINE AT REAR OF BUILDING AS SHOWN. CONTRACTOR SHALL COORDINATE WITH ARCHITECT AND PROPANE SUPPLIER DURING INSTALLATION OF SERVICE LINE AND ASSOCIATED EQUIPMENT.
- NOTES: PROPANE SUPPLIER SHALL BE RESPONSIBLE FOR INSTALLING THE NEW GAS SERVICE LINE FROM THE PROPANE TANK TO THE BUILDING CONNECTION POINT.  
CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE GAS SERVICE LINE CONNECTION POINT FROM THE BUILDING.



BENCH MARK NO. 1:  
SET P. K. NAIL  
ELEVATION: 8.20' (NAVD 88)  
N: 193550.18' (NAD 83 2011 DSP)  
E: 756008.71' (NAD 83 2011 DSP)

BENCH MARK NO. 2:  
SET P. K. NAIL  
ELEVATION: 8.60' (NAVD 88)  
N: 193268.90' (NAD 83 2011 DSP)  
E: 755138.57' (NAD 83 2011 DSP)

CB NO.	INLET BOX	TOP UNIT	FRAME/GRATE	GRATE EL.	INV. IN	INV. OUT
1A	15" NYLOPLAST	DUCTILE IRON	15" STANDARD	7.98'	6.17' (SD-1A)	6.17' (SD-2A)
2A	15" NYLOPLAST	DUCTILE IRON	15" STANDARD	7.90'	5.90' (SD-2A)	5.90' (SD-3A)
3A	15" NYLOPLAST	DUCTILE IRON	15" STANDARD	8.28'	5.68' (SD-3A)	5.68' (SD-4A)
4A	15" NYLOPLAST	DUCTILE IRON	15" STANDARD	8.37'	5.27' (SD-4A) 6.99' (6" PVC)	5.27' (SD-5A)
5A	15" NYLOPLAST	DUCTILE IRON	15" STANDARD	7.90'	4.84' (SD-5A)	4.84' (SD-6A)
6A	15" NYLOPLAST	DUCTILE IRON	15" STANDARD	6.48'	4.46' (SD-6A) 4.50' (6" PVC)	4.46' (SD-7A)

PIPE NO.	SIZE	PIPE TYPE	LENGTH	SLOPE	INV. IN	INV. OUT
1A	8"	H.D.P.E.	28.8'	0.50%	6.31'	6.17'
2A	10"	H.D.P.E.	53.5'	0.50%	6.17'	5.90'
3A	10"	H.D.P.E.	46.6'	0.50%	5.90'	5.66'
4A	10"	H.D.P.E.	77.6'	0.50%	5.66'	5.27'
5A	12"	H.D.P.E.	85.9'	0.50%	5.27'	4.84'
6A	12"	H.D.P.E.	75.5'	0.50%	4.84'	4.46'
7A	12"	H.D.P.E.	10.6'	0.50%	4.46'	4.40'



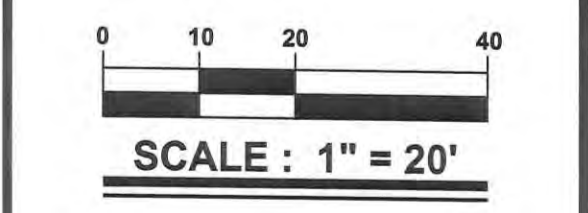
ARCHITECTURE  
ENGINEERING  
Delaware  
309 South Governors Avenue  
Dover, DE 19904  
302.734.7950  
The Tower at STAR Campus  
100 Discovery Boulevard, Suite 102  
Newark, DE 19713  
302.369.3700  
Maryland  
312 West Main Street, Suite 300  
Salisbury, MD 21801  
410.546.9100  
North Carolina  
3333 Jaecle Drive, Suite 120  
Wilmington, NC 28403  
910.341.7600  
www.beckermorgan.com



PROJECT TITLE  
**SEA COLONY T4 AQUATICS CENTER**  
**SEA COLONY WEST**  
WEST WAY LANE  
BALTIMORE HUNDRED  
SUSSEX COUNTY, DE

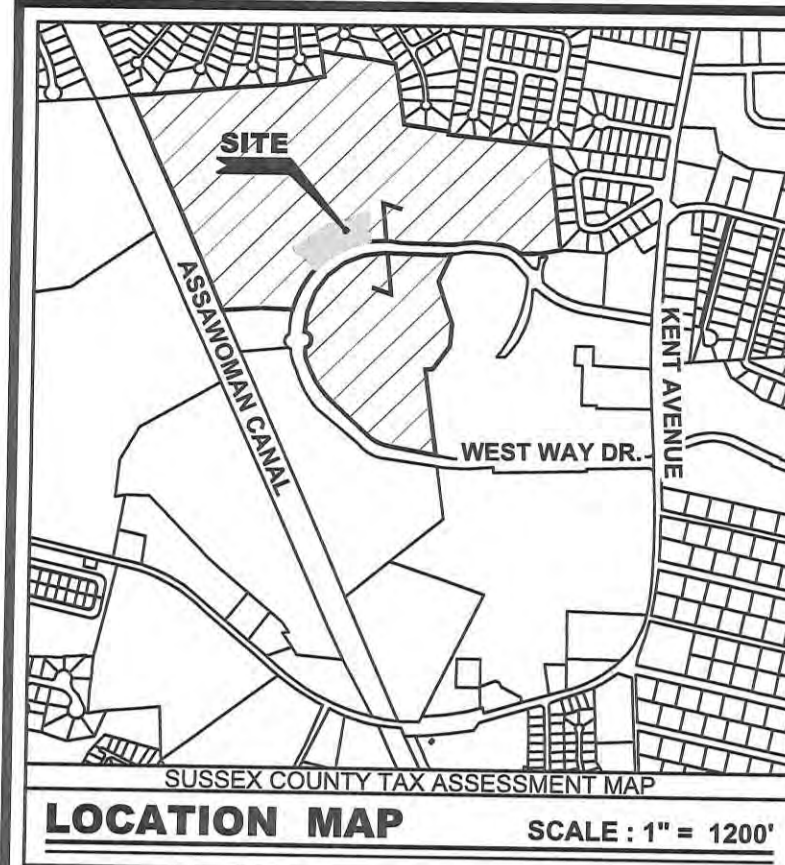
OWNER REVIEW SET  
04/16/21

SHEET TITLE  
**UTILITY PLAN**



MARK	DATE	DESCRIPTION
LAYER STATE: 0/0/0		
PROJECT NO.:	2018211.01	
DATE:	04/24/2020	
SCALE:	1" = 20'	
DRAWN BY:	K.N.G.	PROJ. MGR.: W.E.S.
SHEET		
<b>C-301</b>		
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LEGEND			
ITEM	EXISTING	ITEM	EXISTING
CONCRETE CURB & GUTTER		SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION	
CONCRETE SIDEWALK, SLAB / PAVING		SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION	
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT		SANITARY SEWER MANHOLE (S.M.H.)	
INDIVIDUAL TREE OR BUSH		SANITARY SEWER CLEANOUT	
WIRE FENCE		WATER MAIN & SIZE	
CHAINLINK FENCE		FIRE HYDRANT	
STOCKADE FENCE		WATER VALVE (W.V.) OR METER (W.M.)	
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)		STORM DRAIN MANHOLE (S.D.M.H.)	
DRAINAGE DITCH OR SWALE		STORM DRAIN LINE (CMP OR RCP)	
EMBANKMENT SIDESLOPES (DOWN)		CATCH BASIN	
CONTOUR		UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)	
ELEVATION SPOT SHOT		UNDERGROUND ELECTRIC	
BENCH MARK		UNDERGROUND TELEPHONE	
PROPERTY OR RIGHT-OF-WAY LINE		UNDERGROUND GAS MAIN	
CENTERLINE		PAVEMENT TO BE REMOVED	
LIGHT POLE			

BENCH MARK NO. 1:  
SET P. K. NAIL  
ELEVATION: 8.20' (NAVD 88)  
N: 193550.19' (NAD 83 2011 DSP)  
E: 755008.71' (NAD 83 2011 DSP)

BENCH MARK NO. 2:  
SET P. K. NAIL  
ELEVATION: 8.60' (NAVD 88)  
N: 193268.99' (NAD 83 2011 DSP)  
E: 755135.57' (NAD 83 2011 DSP)

- INLET PROTECTION - TYPE 1  
(SEE DETAIL, SHEET C-502)
- LIMIT OF DISTURBANCE  
0.82 ACRES +/-
- SILT FENCE  
(SEE DETAIL SHEET 502)
- TREE PROTECTION LINE  
(SEE DETAIL SHEET L101)

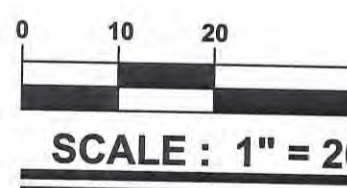
EROSION & SEDIMENT CONTROL LEGEND	
INLET PROTECTION	IP-1  IP-2
CONCRETE WASHOUT	CWS
CONCRETE MIXING OPERATION	CMO
STABILIZED CONSTRUCTION ENTRANCE	SCE
LIMIT OF DISTURBANCE	L.O.D.
SILT FENCE	S.F.
TREE PROTECTION	T.P.

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Maryland  
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Salisbury, MD 218  
410.546.9100  
North Carolina  
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910.341.7600  
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PROJECT TITLE  
**SEA COLONY T4 AQUATICS CENTER**  
SEA COLONY V  
WEST WAY LANE  
BALTIMORE HUNDRE  
SUSSEX COUNTY, DE

OWNER REVIEW SET  
04/16/21

SHEET TITLE  
**EROSION & SEDIMENT CONTROL PLAN**

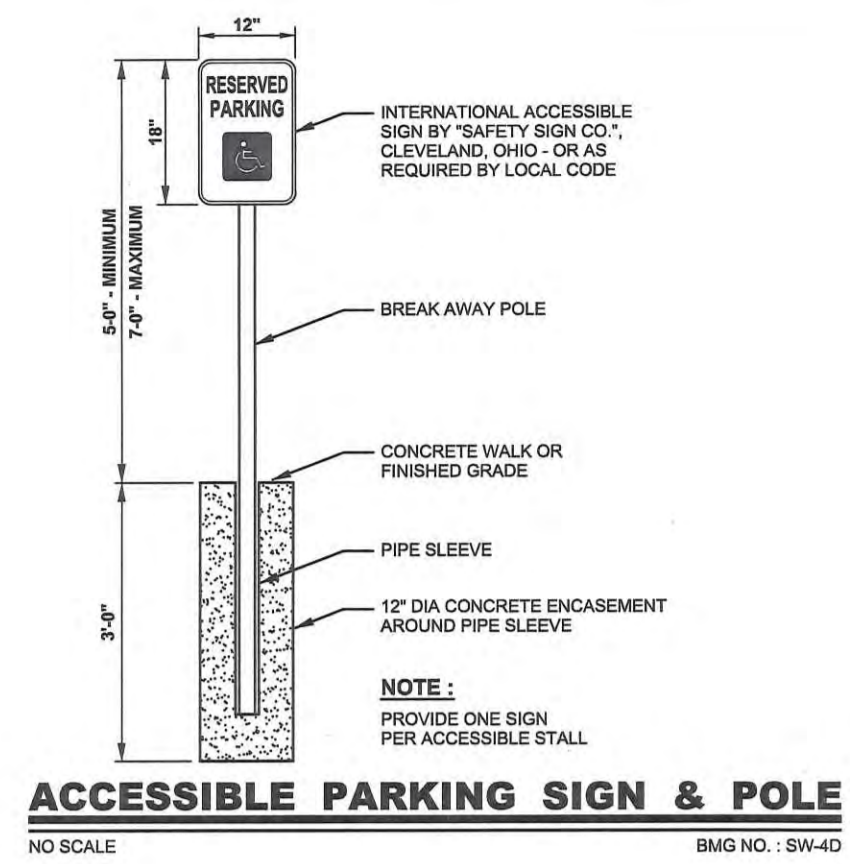


MARK	DATE	DESCRIPTION
PROJECT NO.:	2018	
DATE:	04/21	
SCALE:		
DRAWN BY:	K.N.G.	PROJ. MGR.
SHEET		

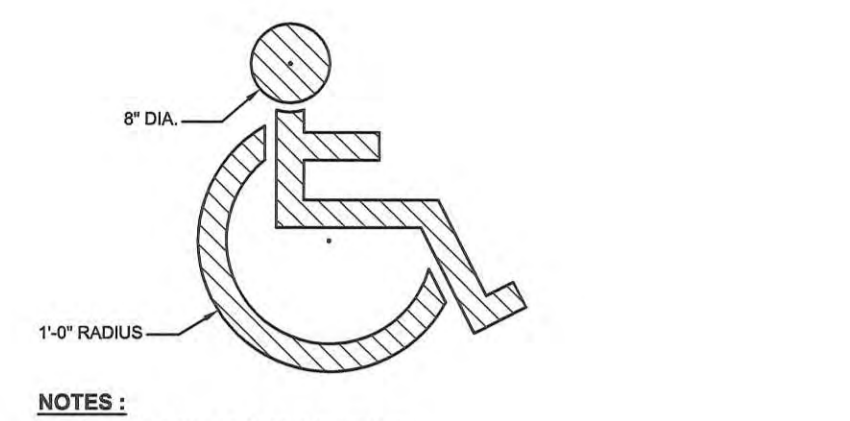
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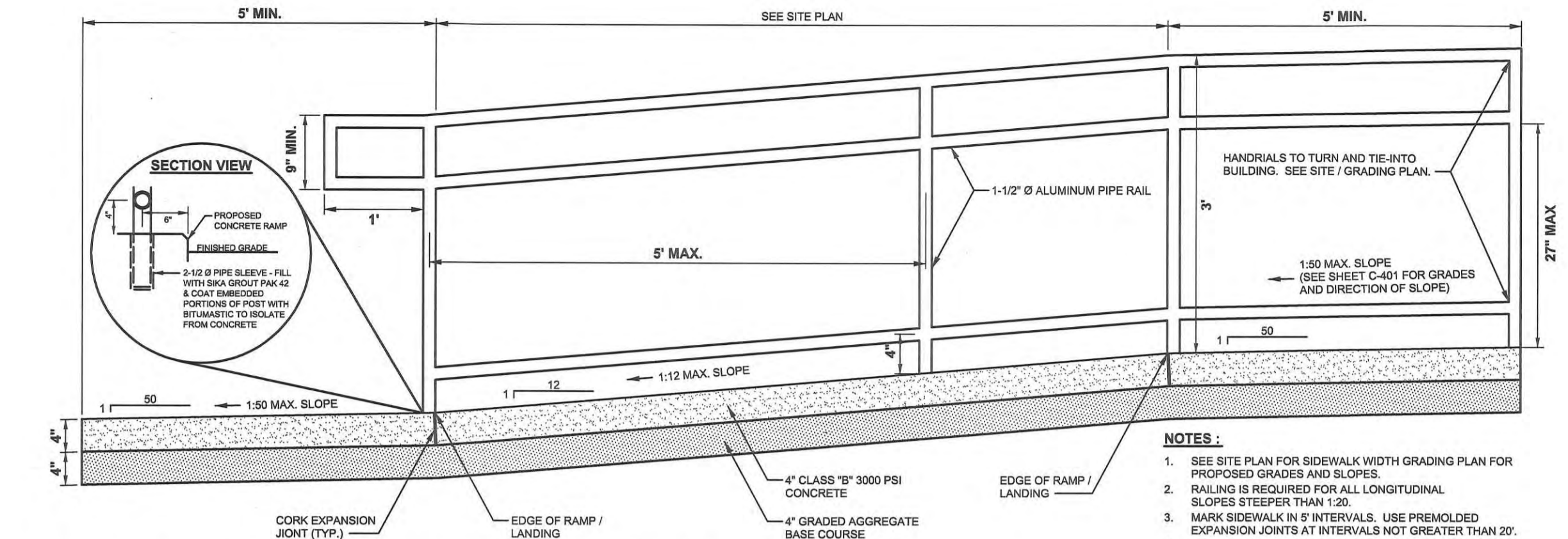
**ACCESSIBLE PARKING SIGN & POLE**  
NO SCALE BMG NO. : SW-4D



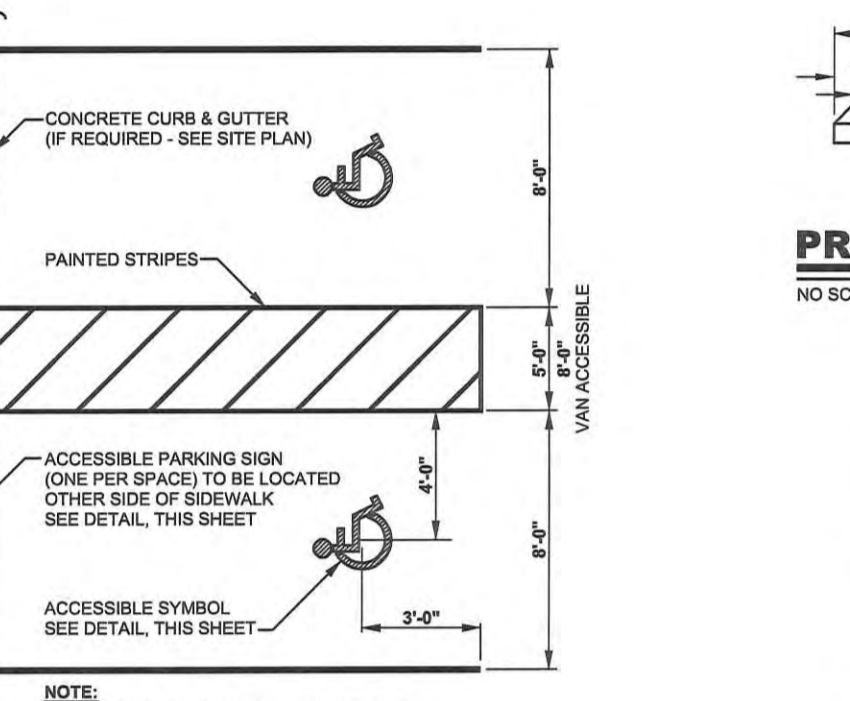
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NO SCALE BMG NO. : SW-4E



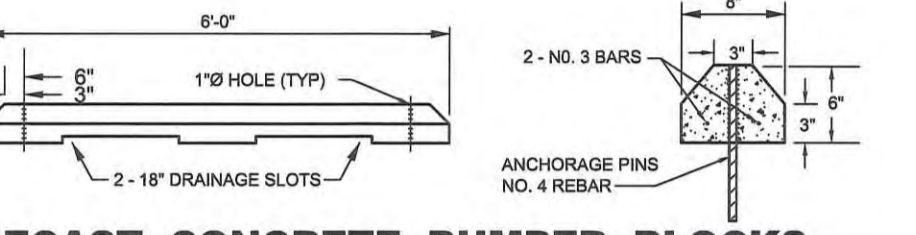
**ACCESSIBLE PARKING SIGN DETAIL**  
NO SCALE BMG NO. : SW-4C-2



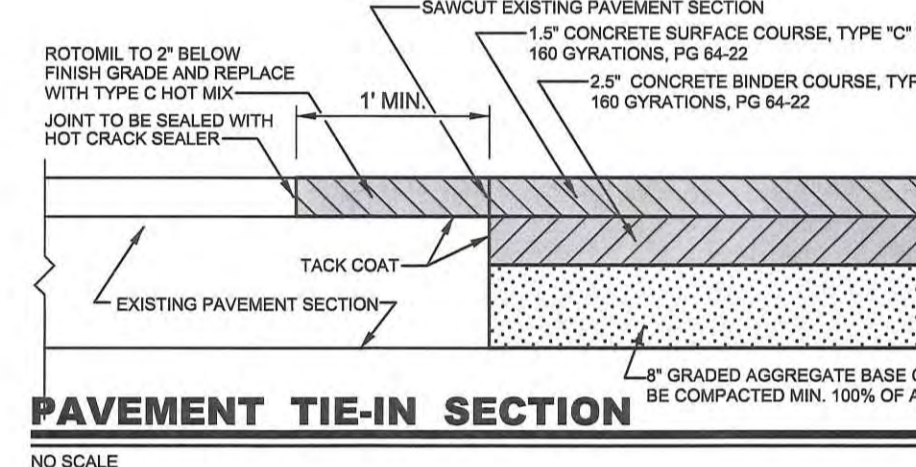
**ADA COMPLIANT HANDICAPPED RAMP & RAILING DETAIL**  
NO SCALE



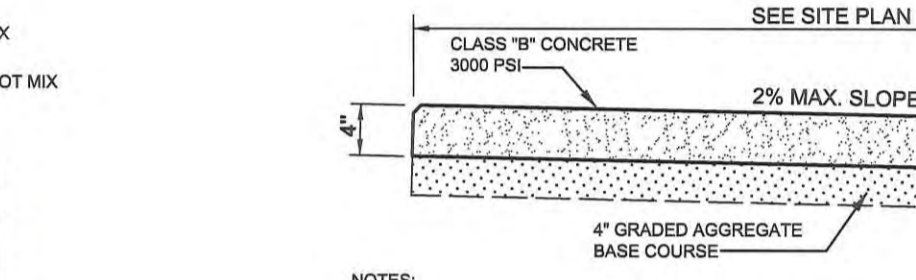
**ACCESSIBLE PARKING SPACE PLAN**  
NO SCALE BMG NO. : SW-4B



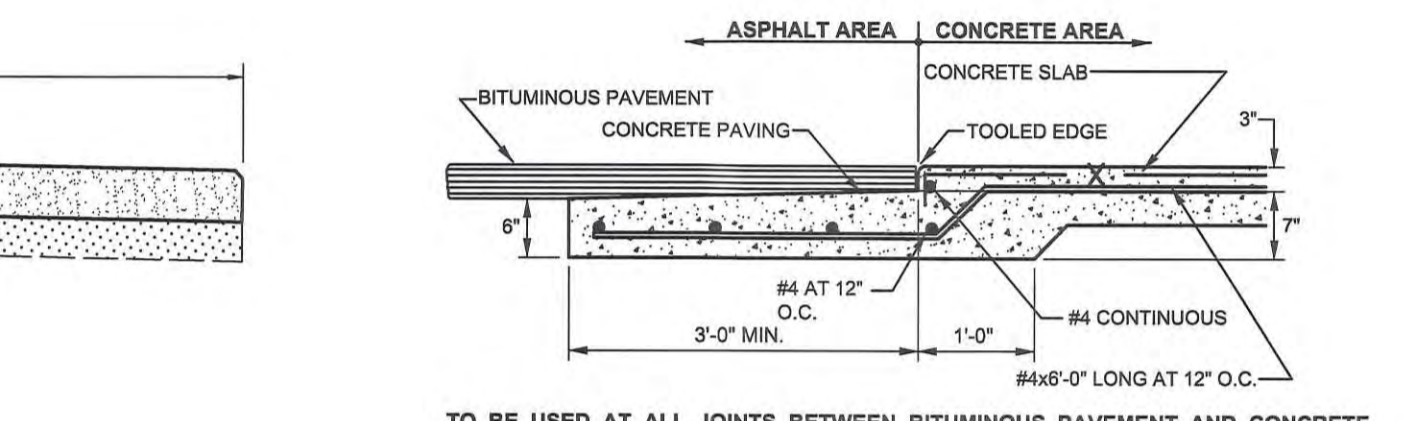
**PRECAST CONCRETE BUMPER BLOCKS**  
NO SCALE BMG NO. : SW-4A



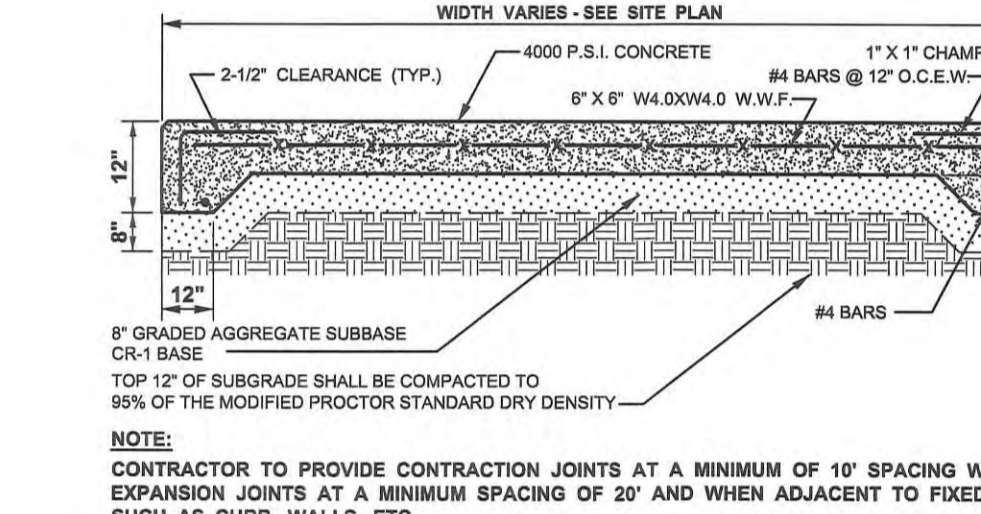
**PAVEMENT TIE-IN SECTION**  
NO SCALE BMG NO. : SW-2D



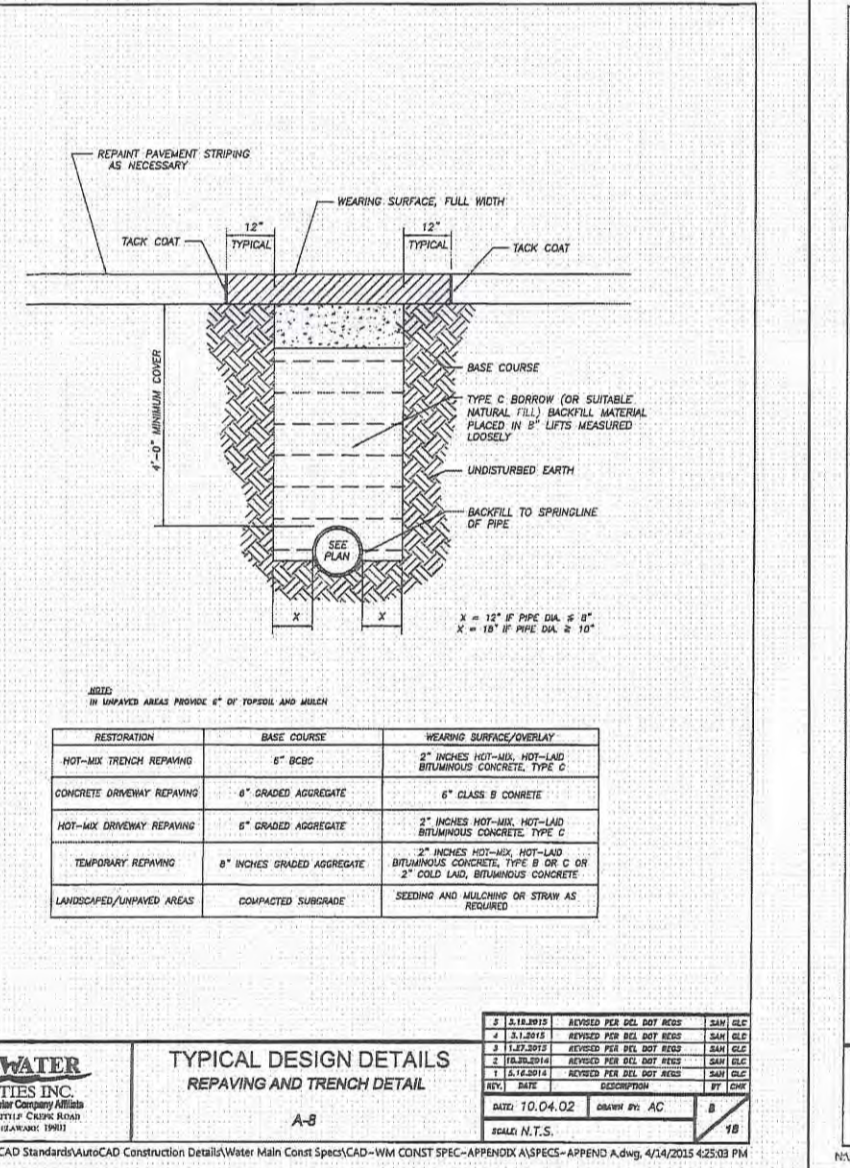
**CONCRETE SIDEWALK**  
NO SCALE BMG NO. : SW-3C



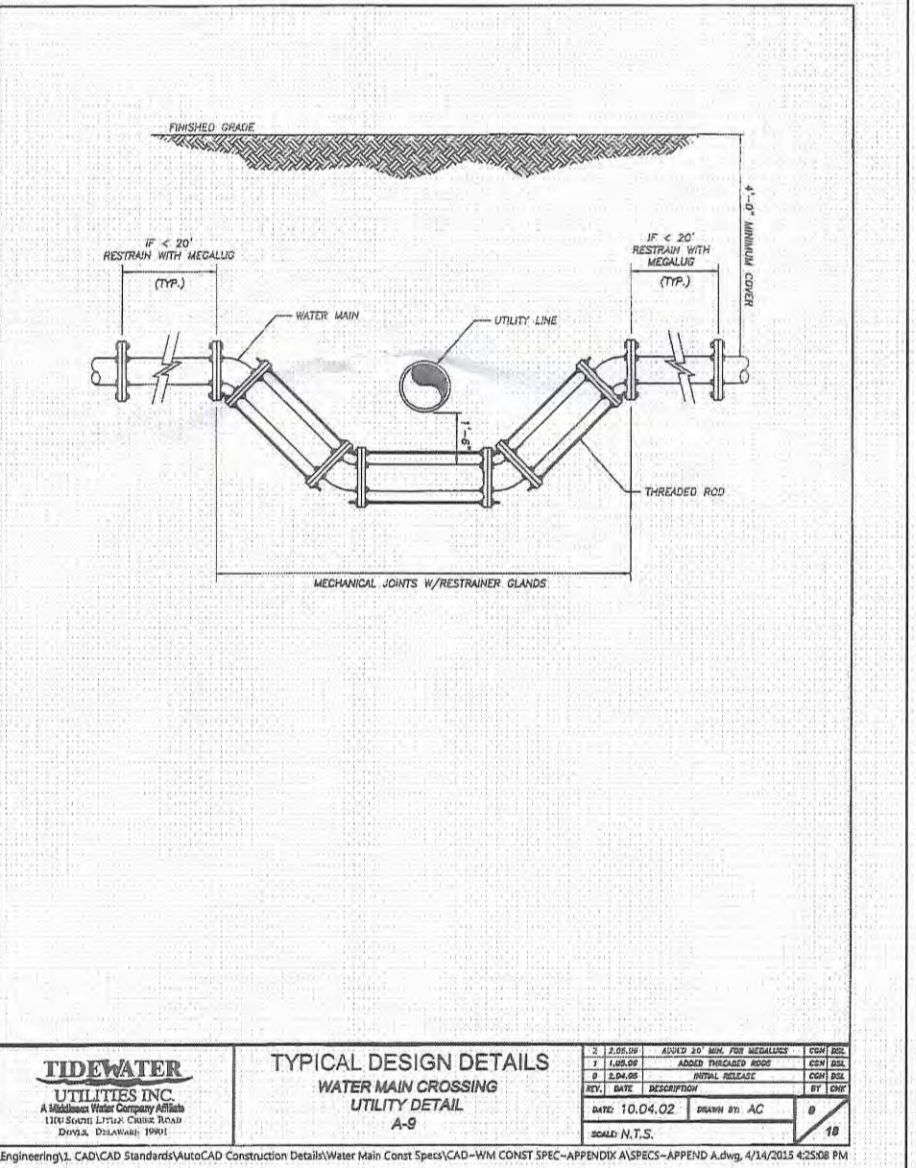
**PAVEMENT TO CONCRETE JOINT DETAIL**  
NO SCALE BMG NO. : SW-2E



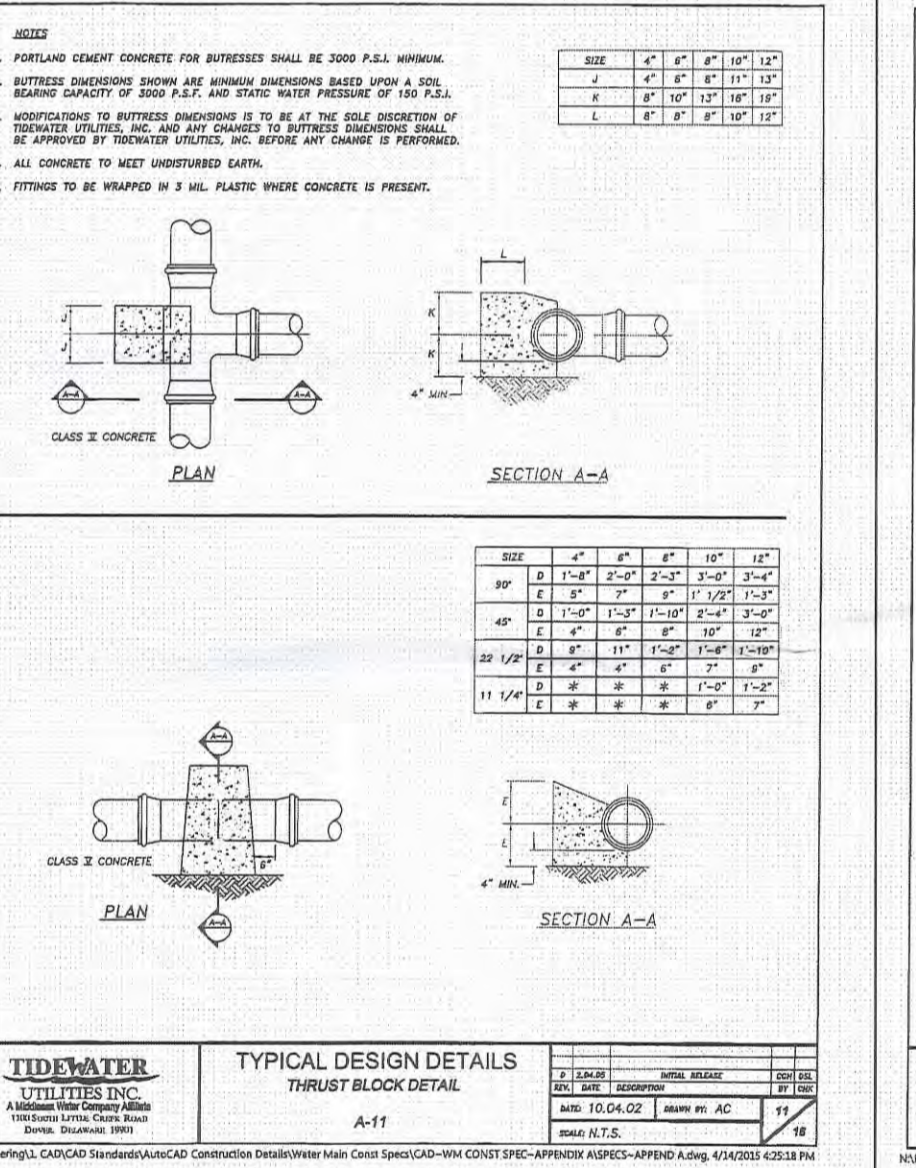
**6" CONCRETE SLAB DETAIL (POOL DECK)**  
NO SCALE BMG NO. : SW-4D



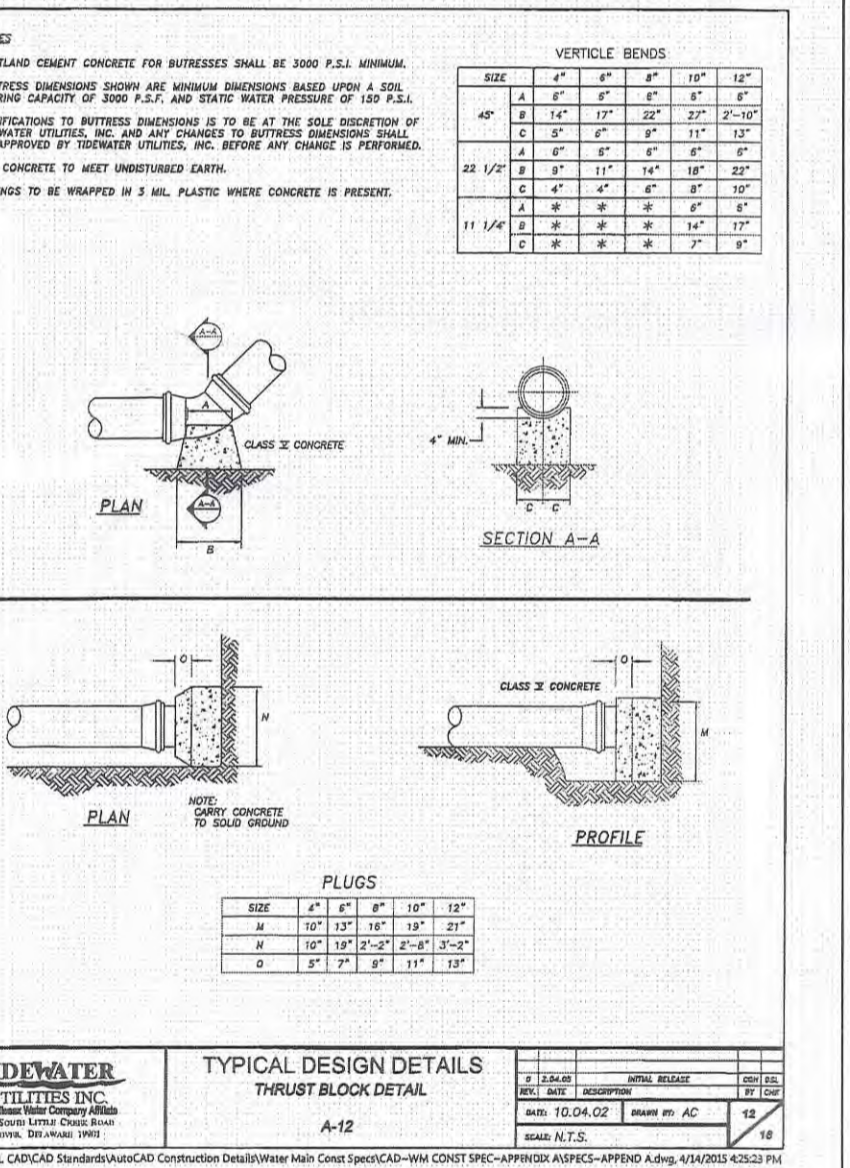
**TYPICAL DESIGN DETAILS**  
REPAVING AND TRENCH DETAIL  
NO SCALE BMG NO. : SW-4A



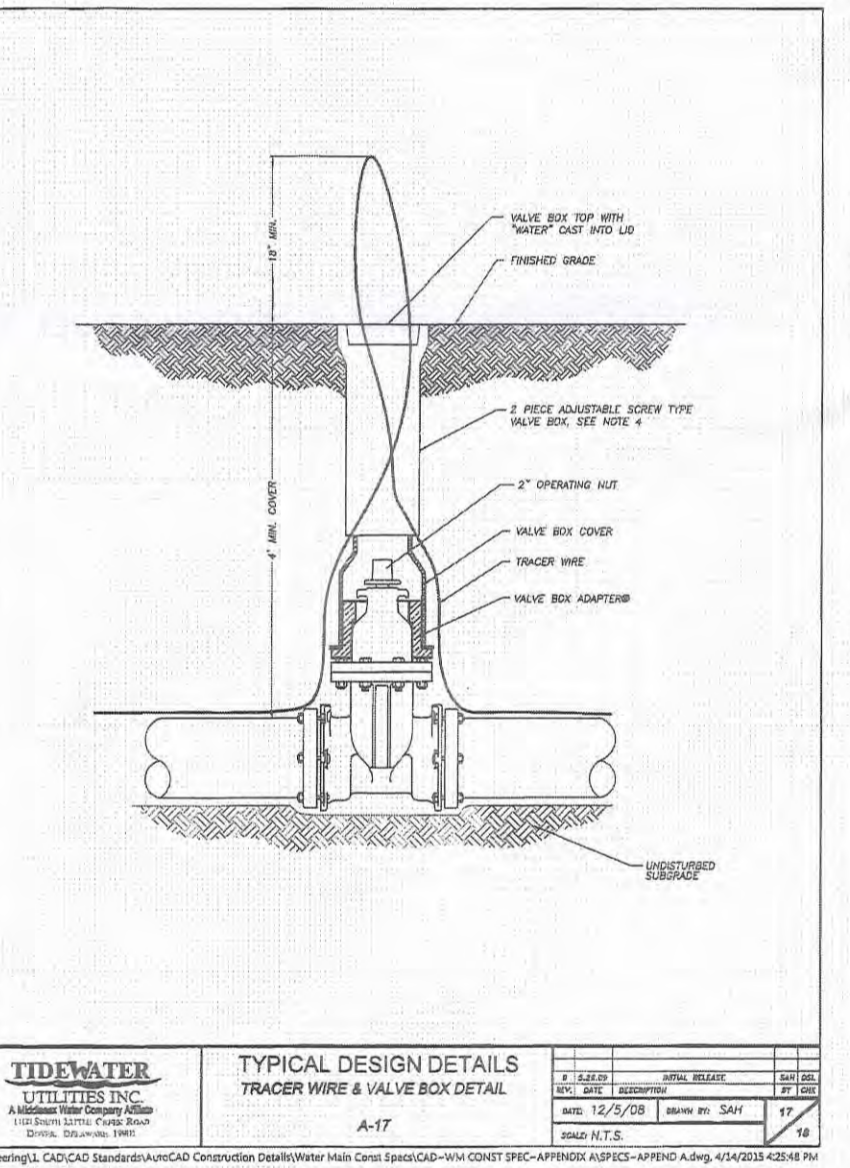
**TYPICAL DESIGN DETAILS**  
WATER MAIN CROSSING UTILITY DETAIL  
NO SCALE BMG NO. : SW-4A



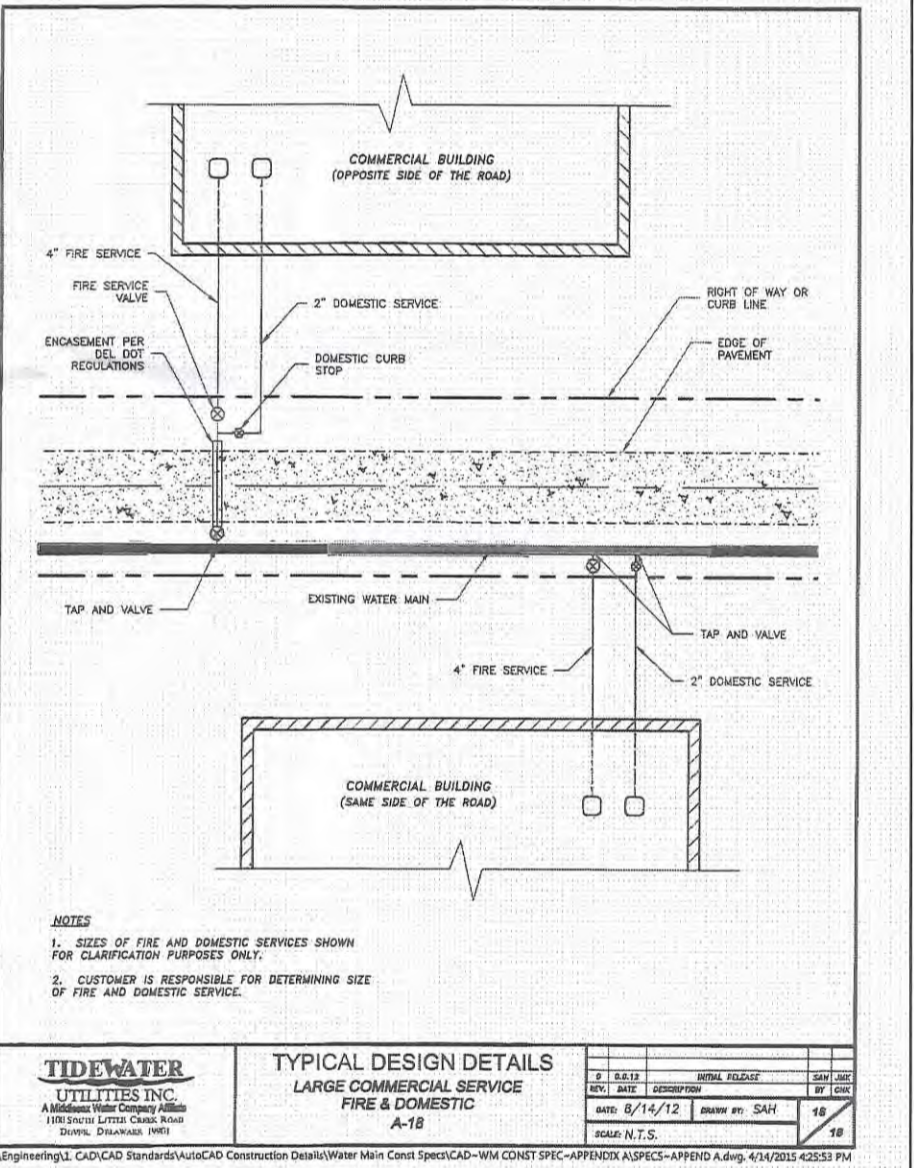
**TYPICAL DESIGN DETAILS**  
THRUST BLOCK DETAIL  
NO SCALE BMG NO. : SW-4A



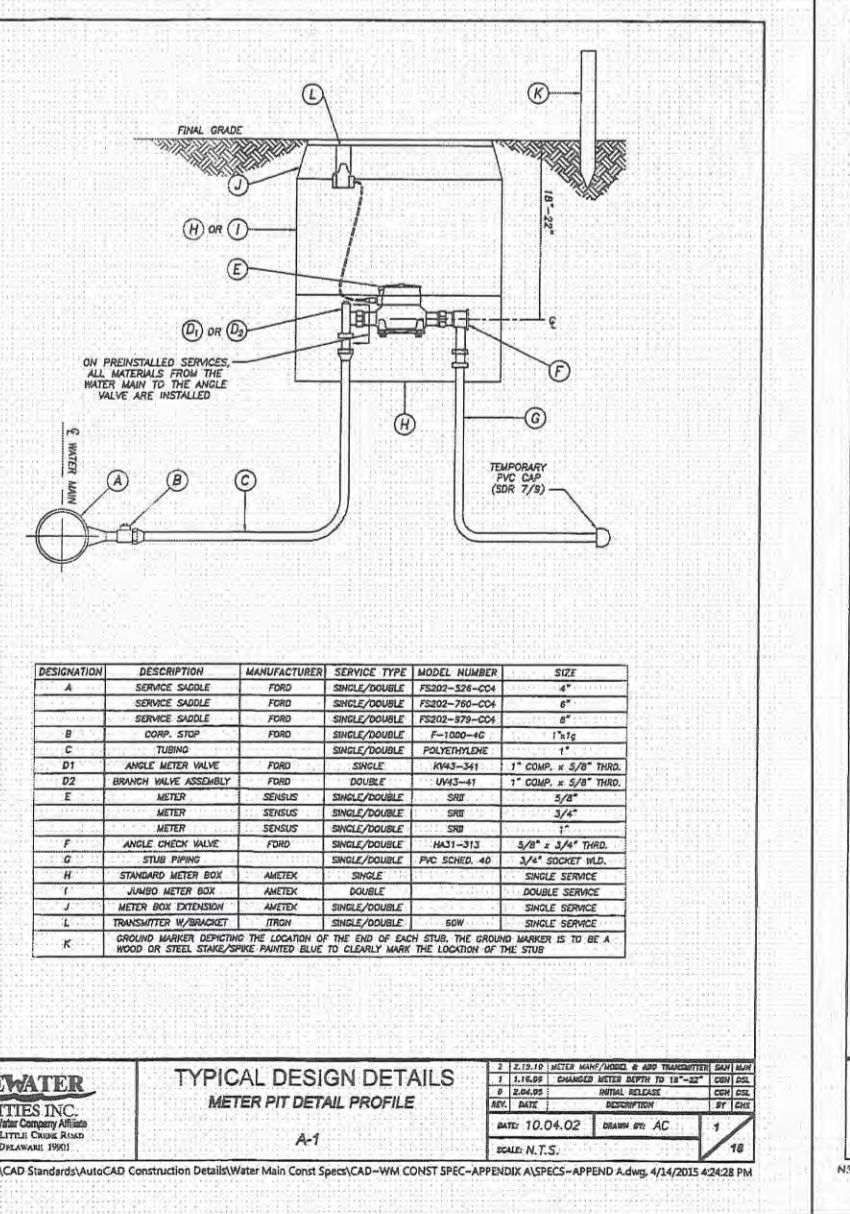
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THRUST BLOCK DETAIL  
NO SCALE BMG NO. : SW-4A



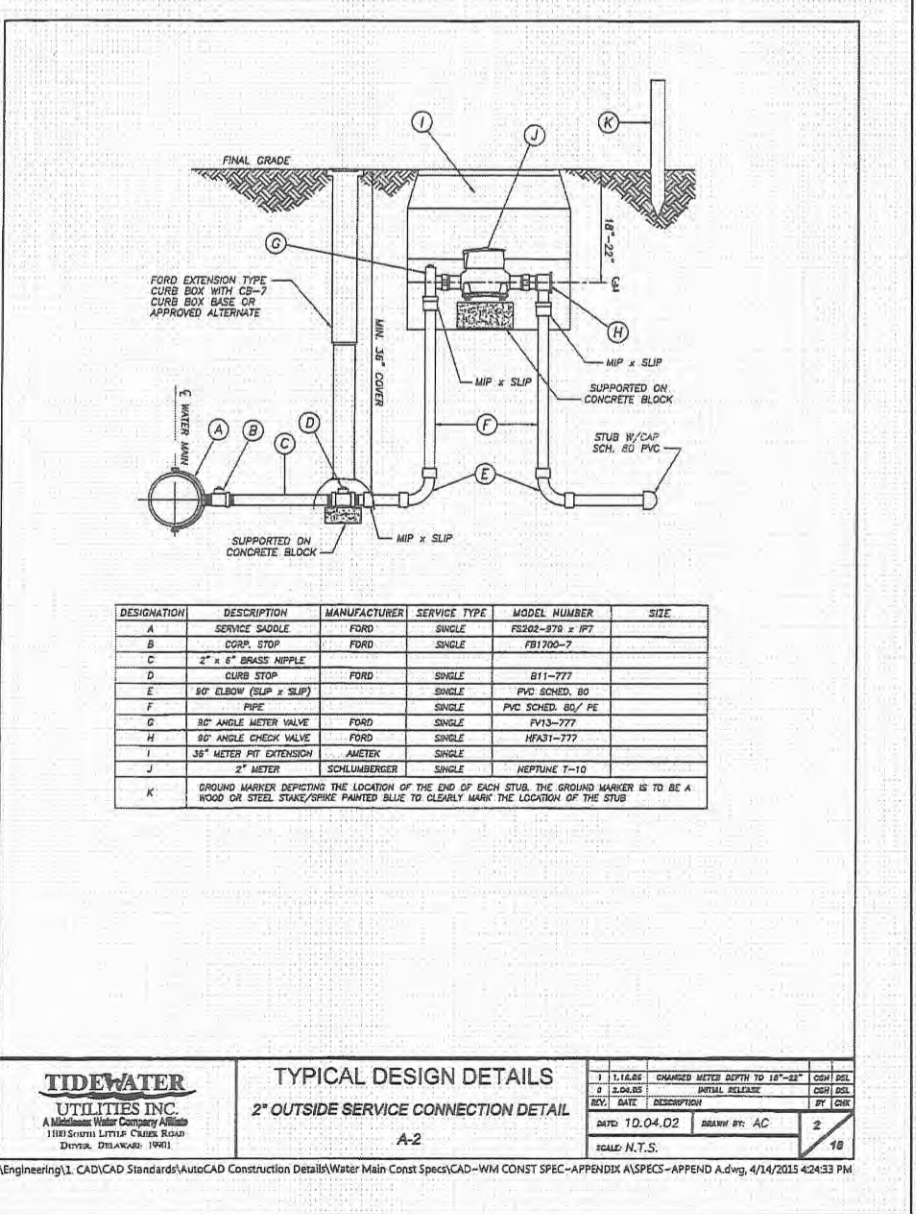
**TYPICAL DESIGN DETAILS**  
TRACER WIRE & VALVE BOX DETAIL  
NO SCALE BMG NO. : SW-4A



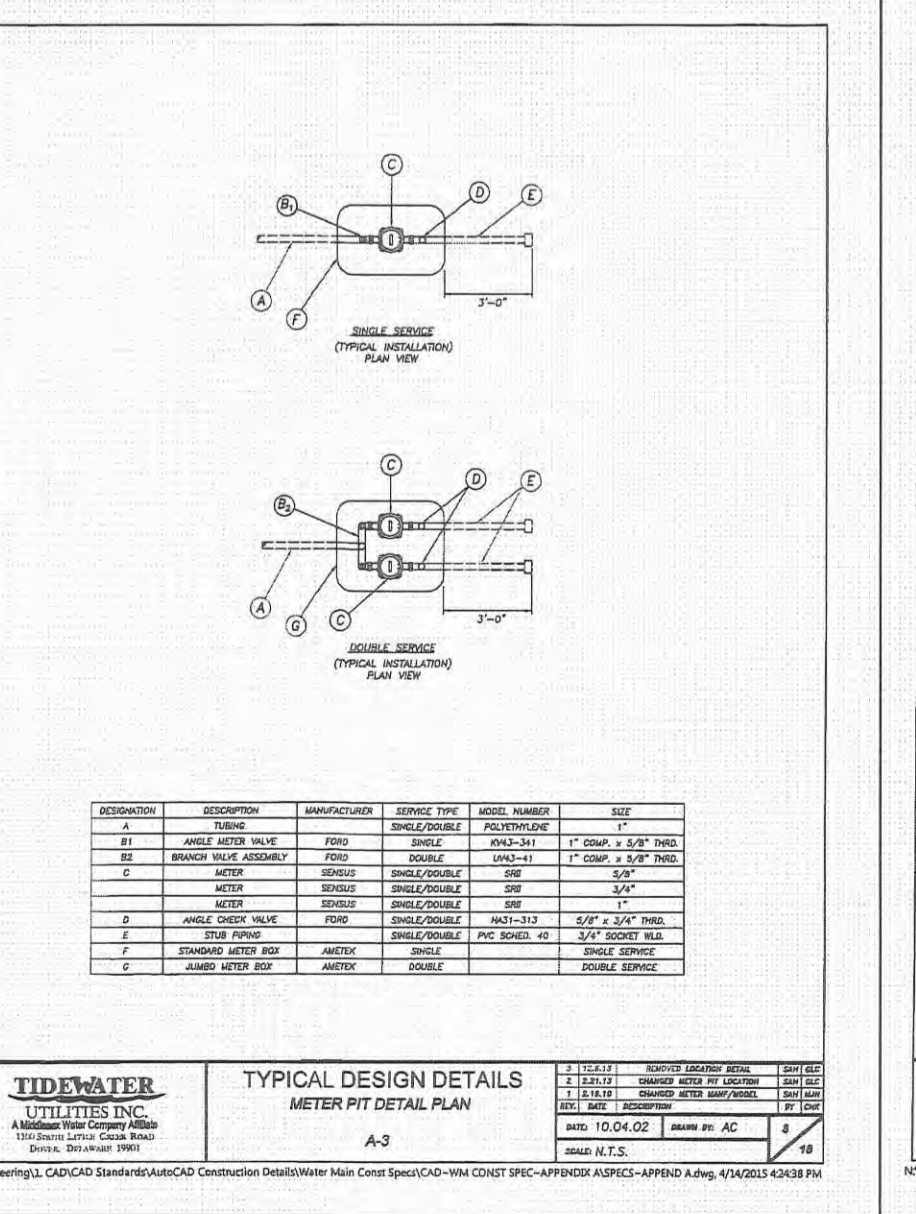
**TYPICAL DESIGN DETAILS**  
LARGE COMMERCIAL SERVICE FIRE & DOMESTIC  
NO SCALE BMG NO. : SW-4A



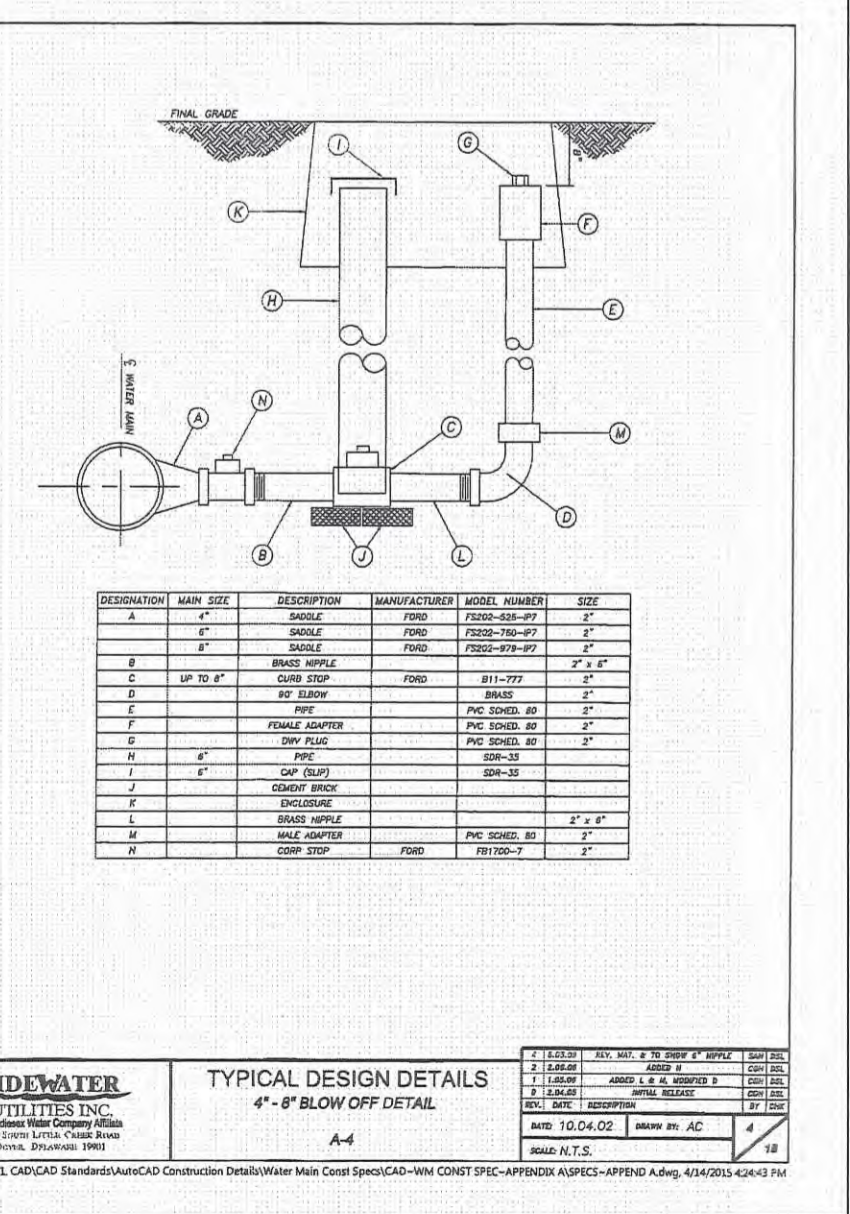
**TYPICAL DESIGN DETAILS**  
METER PIT DETAIL PROFILE  
NO SCALE BMG NO. : SW-4A



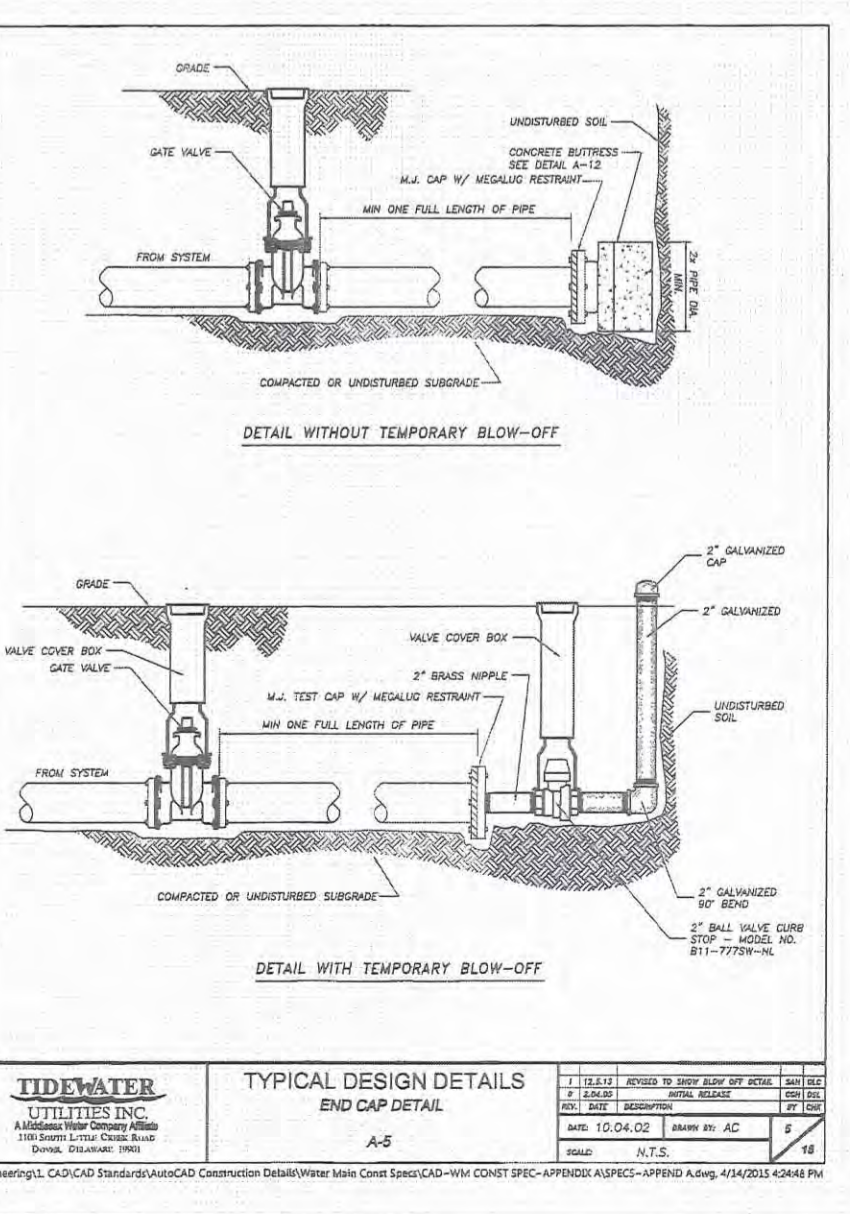
**TYPICAL DESIGN DETAILS**  
2" OUTSIDE SERVICE CONNECTION DETAIL  
NO SCALE BMG NO. : SW-4A



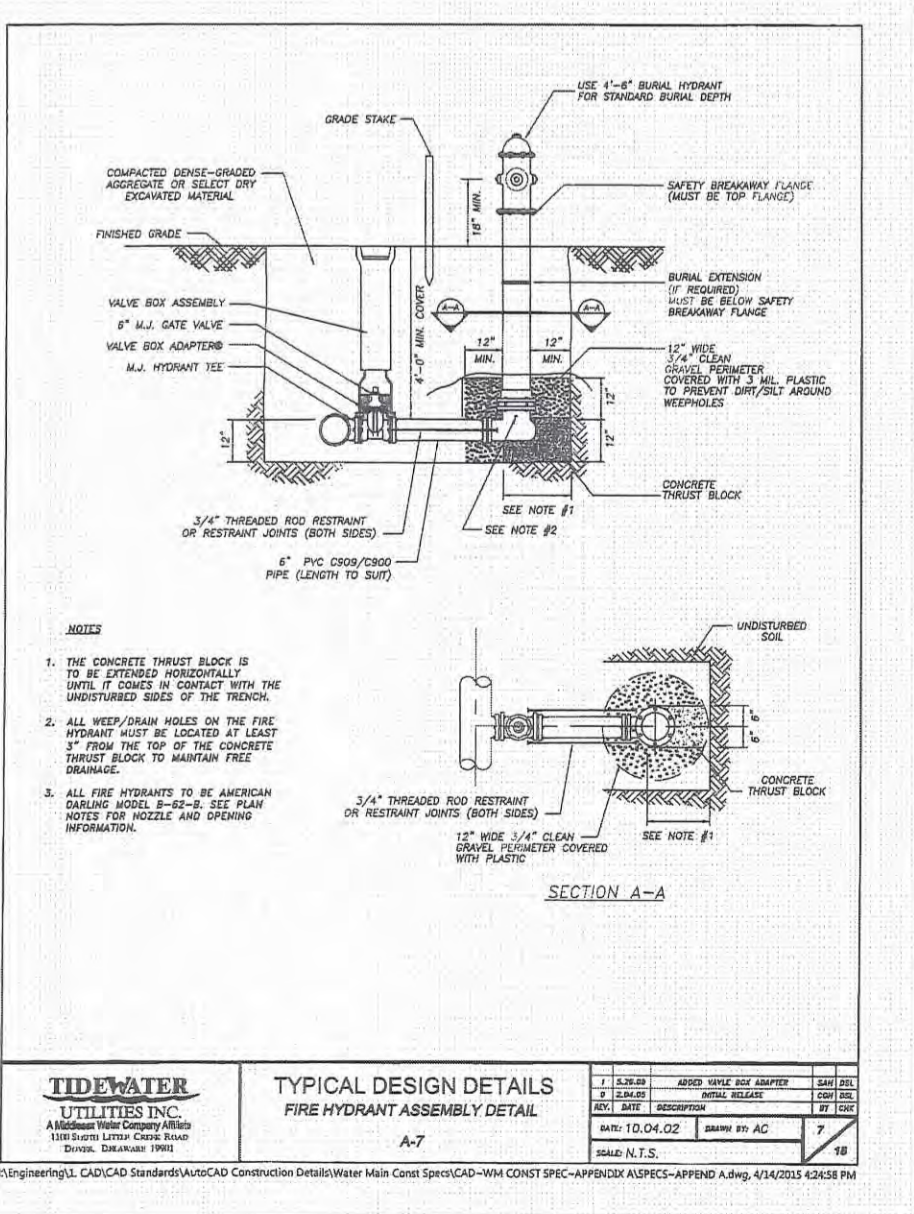
**TYPICAL DESIGN DETAILS**  
METER PIT DETAIL PLAN  
NO SCALE BMG NO. : SW-4A



**TYPICAL DESIGN DETAILS**  
4" BLOW OFF DETAIL  
NO SCALE BMG NO. : SW-4A



**TYPICAL DESIGN DETAILS**  
END CAP DETAIL  
NO SCALE BMG NO. : SW-4A



**TYPICAL DESIGN DETAILS**  
FIRE HYDRANT ASSEMBLY DETAIL  
NO SCALE BMG NO. : SW-4A

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Salisbury, MD 21801  
410.546.9100  
North Carolina  
3333 Jaekle Drive, S  
Wilmington, NC 28403  
910.341.7600  
www.beckermorg

PROJECT TITLE

**SEA COLONY T4 AQUATIC CENTER**

SEA COLONY

WEST WAY LANE  
BALTIMORE HUND  
SUSSEX COUNTY,

OWNER REVIEW SET  
04/16/21

SHEET TITLE

**TYPICAL SECTION & DETAILS**

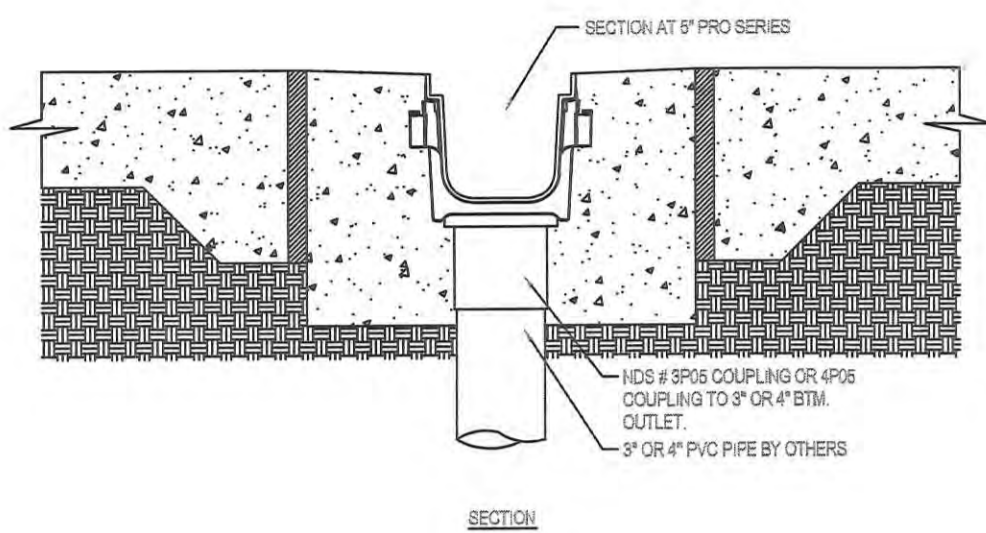
ISSUE BLOCK

MARK DATE DESC  
LAYER ESTATE: C-01  
PROJECT NO.:  
DATE:  
SCALE:  
DRAWN BY: K.N.G. PROJ  
SHEET

**C-901**  
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LINDSAY, CA 95247  
TOLL FREE: 1-800-726-1994  
PHONE: (559) 562-9699  
FAX: (559) 562-4488  
www.ndspro.com



- NOTES:
- CHANNELS TO BE INSTALLED WITH GRATE. GRATE TO BE PROTECTED FROM CONCRETE POUR.
  - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - DO NOT SCALE DRAWING.
  - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
  - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

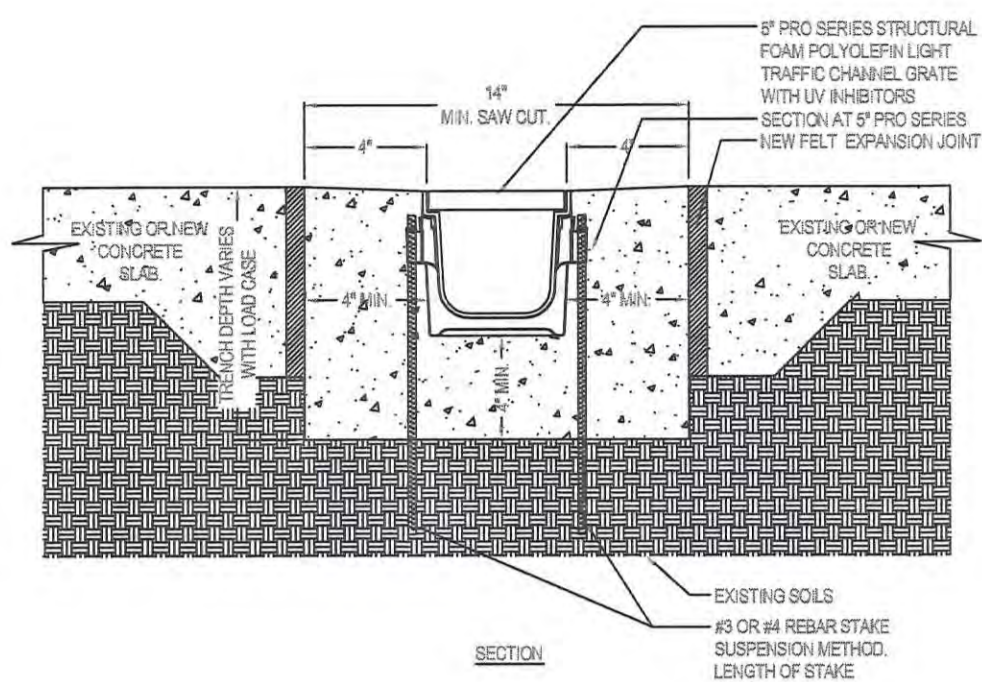
PRO SERIES CHANNEL DRAIN SYSTEM  
5" PRO SERIES PLUMBING DETAIL - 3" OR 4" PVC COUPLING TO 3" OR 4" BSM OUTLET CONNECTION

**NDS 5" PRO SERIES PLUMBING DETAIL**

NO SCALE



NDS, INC.  
851 NORTH HARVARD AVE.  
LINDSAY, CA 95247  
TOLL FREE: 1-800-726-1994  
PHONE: (559) 562-9699  
FAX: (559) 562-4488  
www.ndspro.com

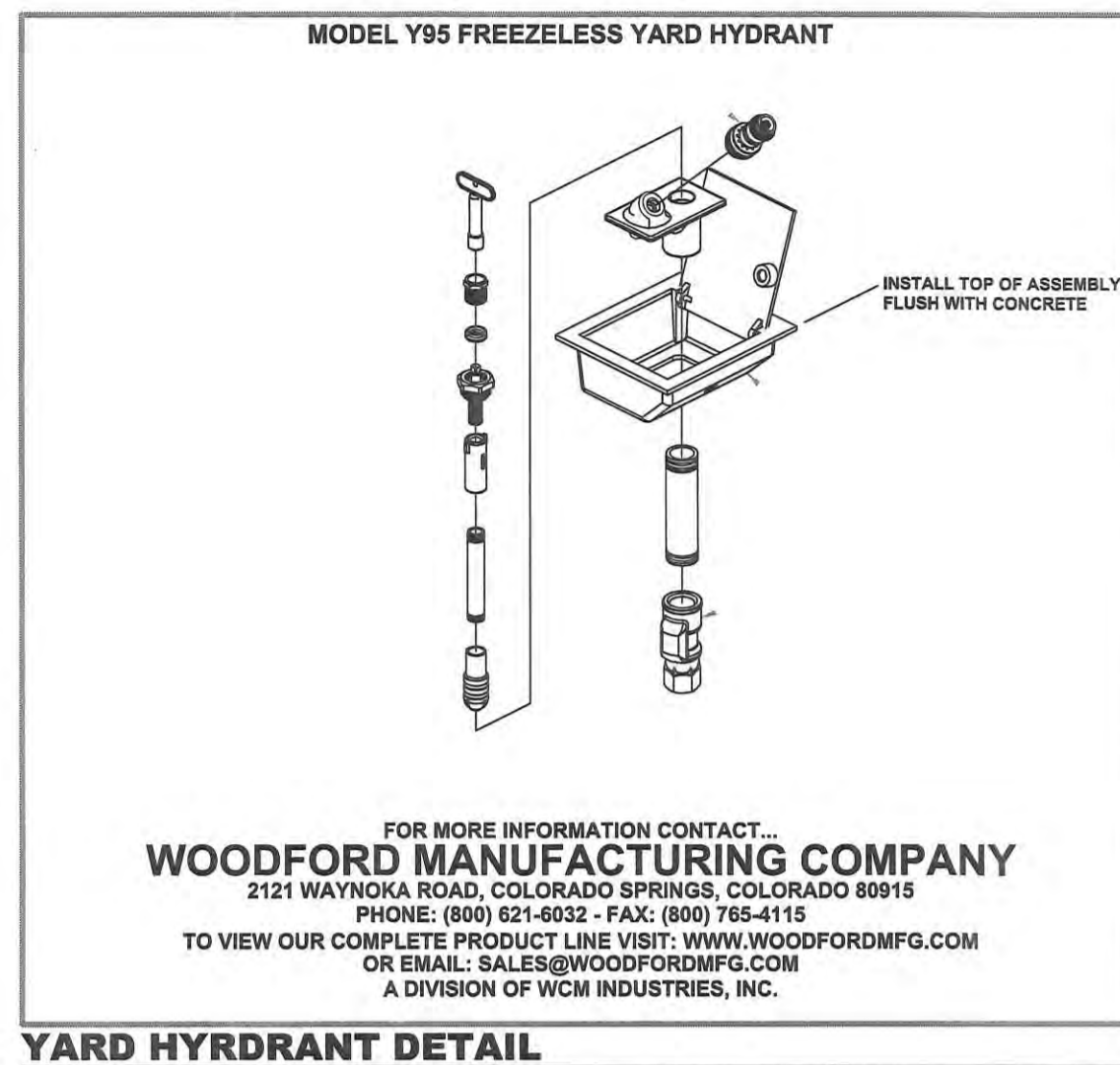


- NOTES:
- CHANNELS TO BE INSTALLED WITH GRATE. GRATE TO BE PROTECTED FROM CONCRETE POUR.
  - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - DO NOT SCALE DRAWING.
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PRO SERIES CHANNEL DRAIN SYSTEM  
5" PRO SERIES INSTALLATION DETAIL - LOAD CLASS 'A' & 'B' - 6" ENCASEMENT REBAR SUSPENSION

**NDS 5" PRO SERIES INSTALLATION DETAIL**

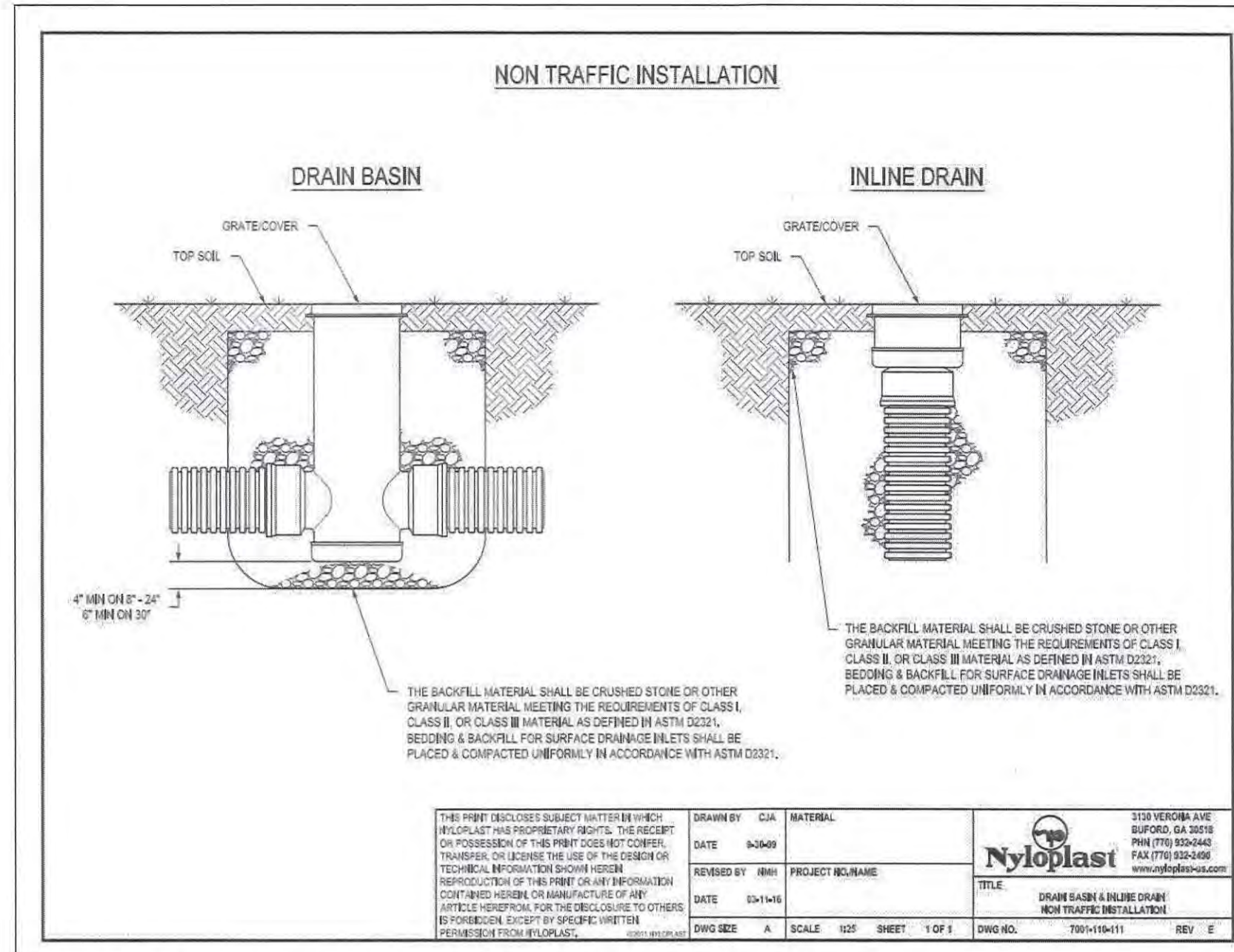
NO SCALE



**YARD HYDRANT DETAIL**

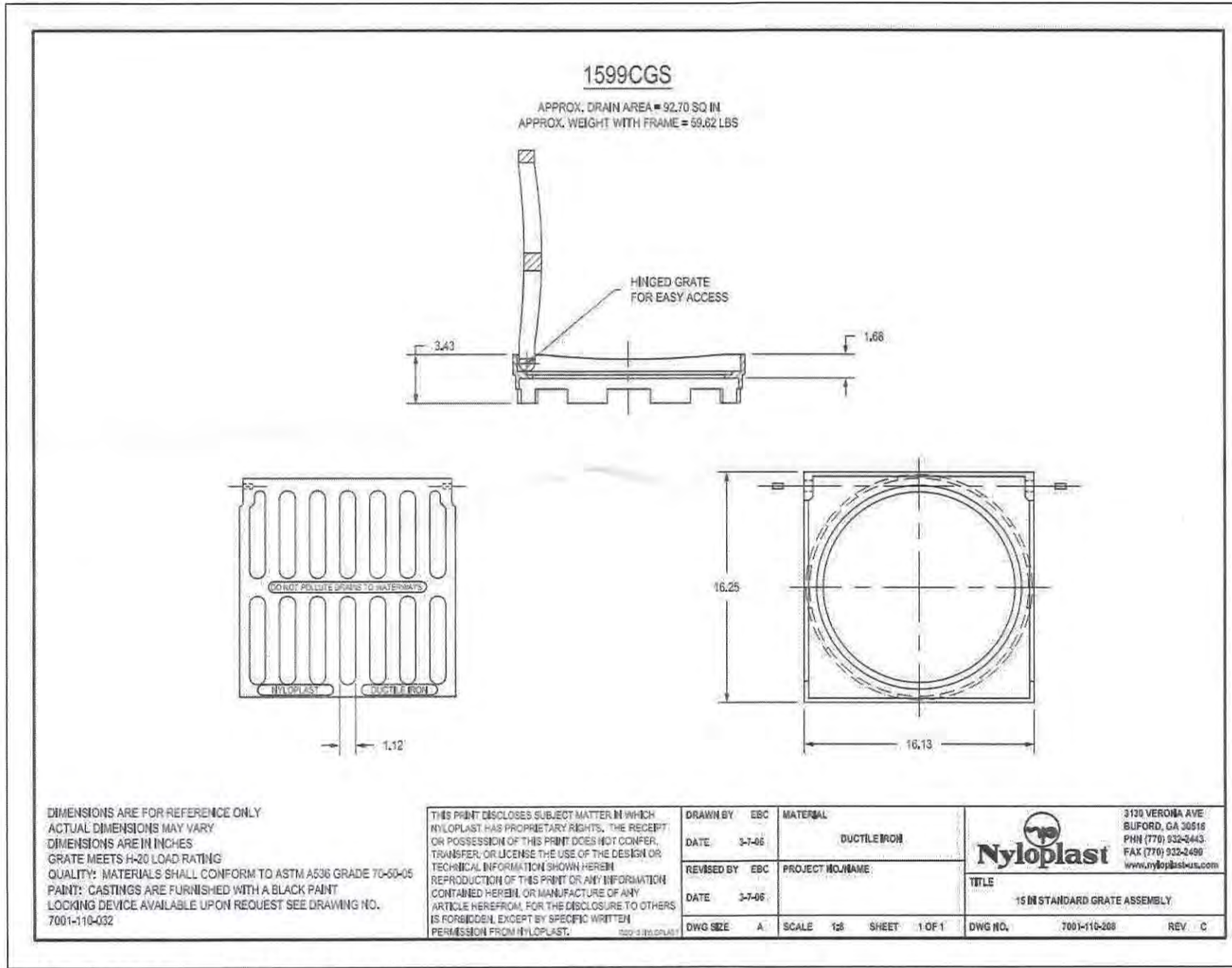
NO SCALE

FOR MORE INFORMATION CONTACT:  
**WOODFORD MANUFACTURING COMPANY**  
2121 WAYNOKA ROAD, COLORADO SPRINGS, COLORADO 80915  
PHONE: (800) 621-6032 - FAX: (800) 765-4115  
TO VIEW OUR COMPLETE PRODUCT LINE VISIT: WWW.WOODFORDMFG.COM  
OR EMAIL: SALES@WOODFORDMFG.COM  
A DIVISION OF WCM INDUSTRIES, INC.



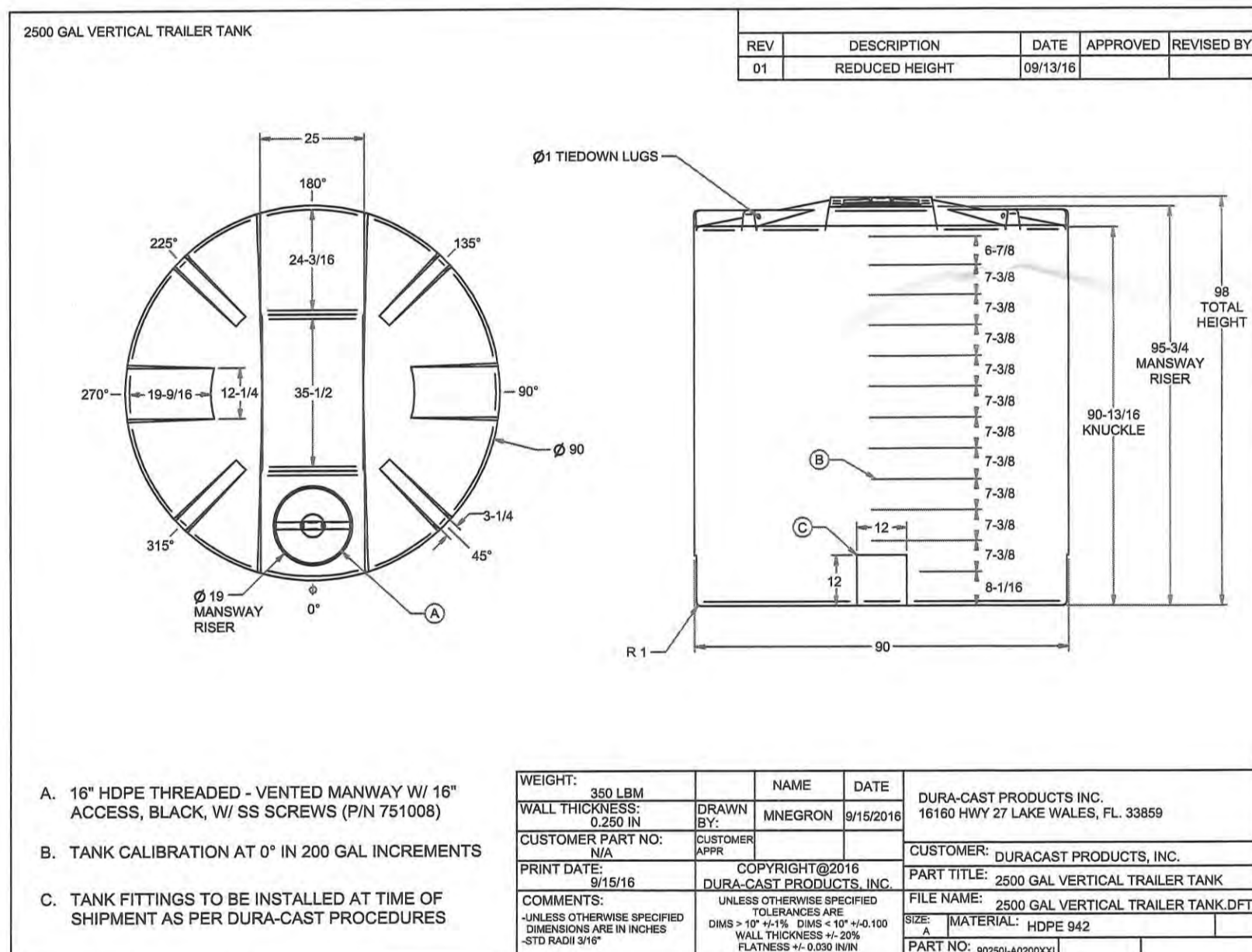
**NYLOPLAST NON TRAFFIC DRAIN BASIN DETAIL**

NO SCALE



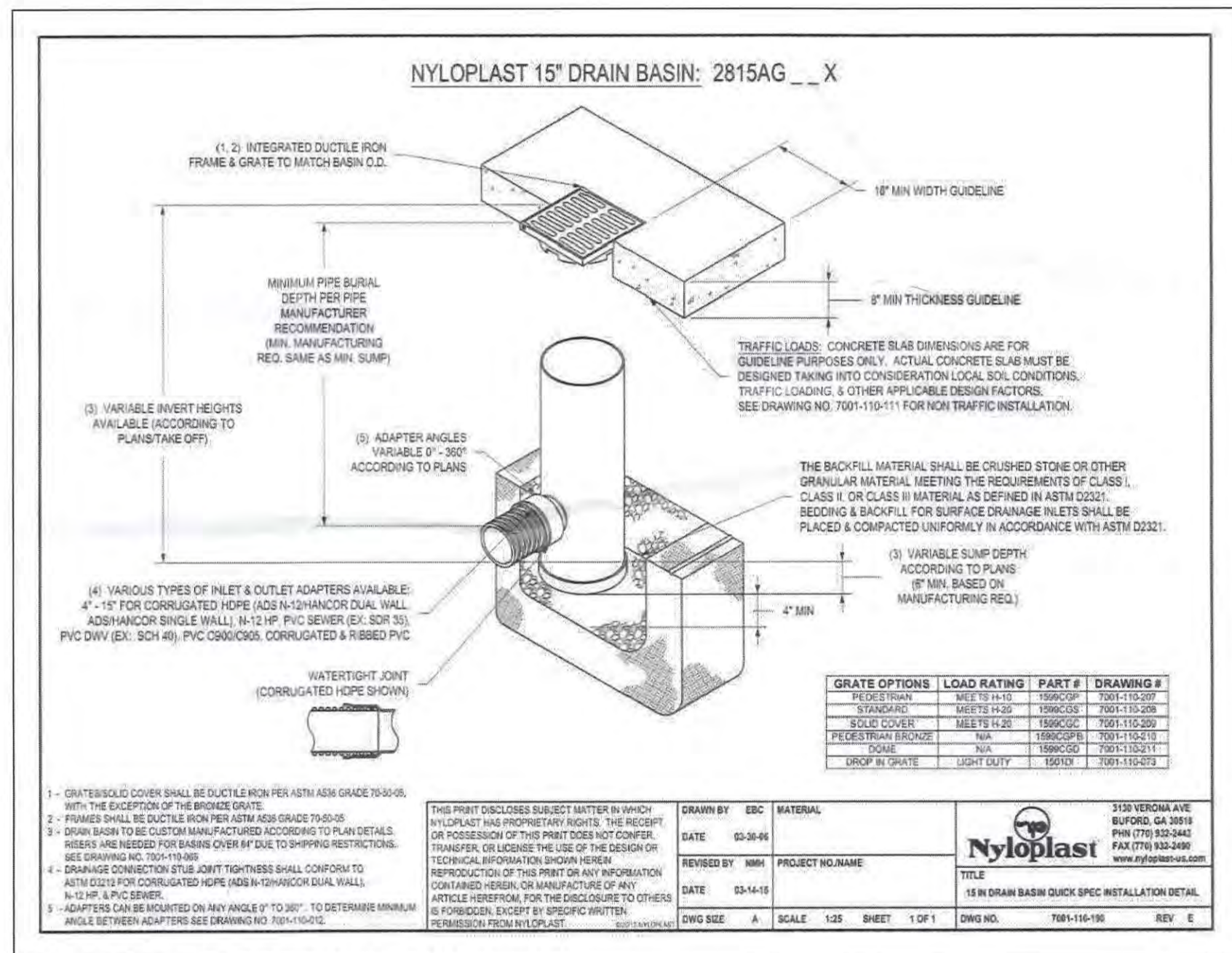
**NYLOPLAST STANDARD IRON GRATE DETAIL**

NO SCALE



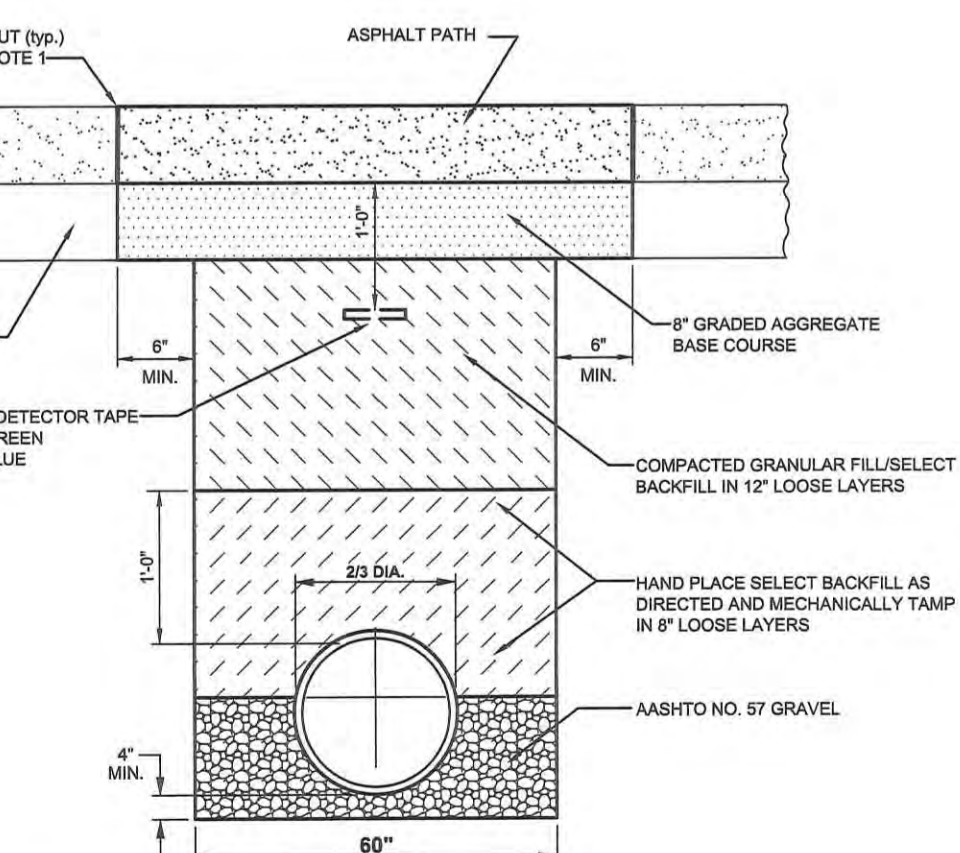
**BACKWASH TANK DETAIL**

NO SCALE



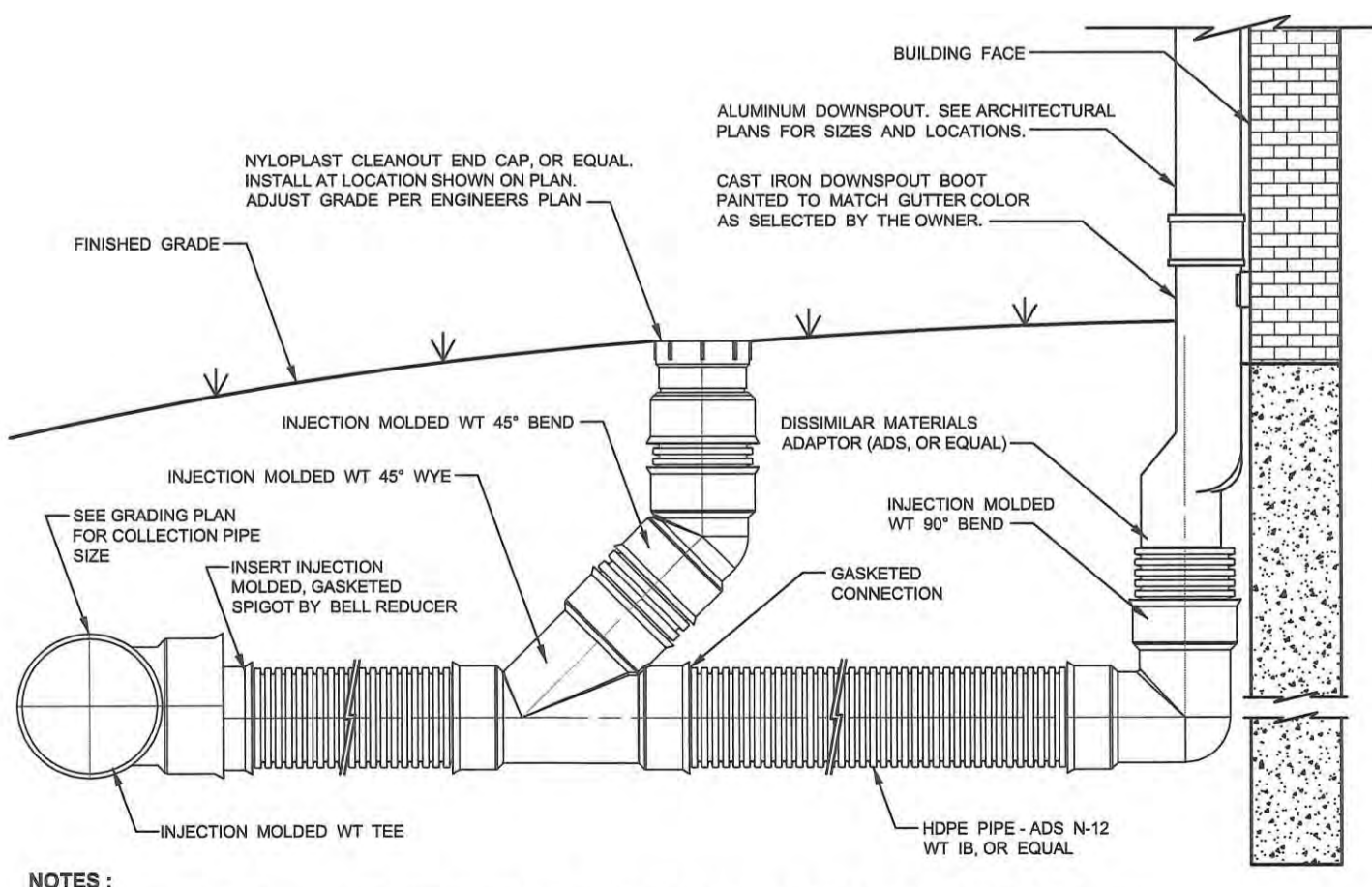
**NYLOPLAST 15" DRAIN BASIN DETAIL**

NO SCALE



**CONCRETE / TRENCH REPAIR DETAIL**

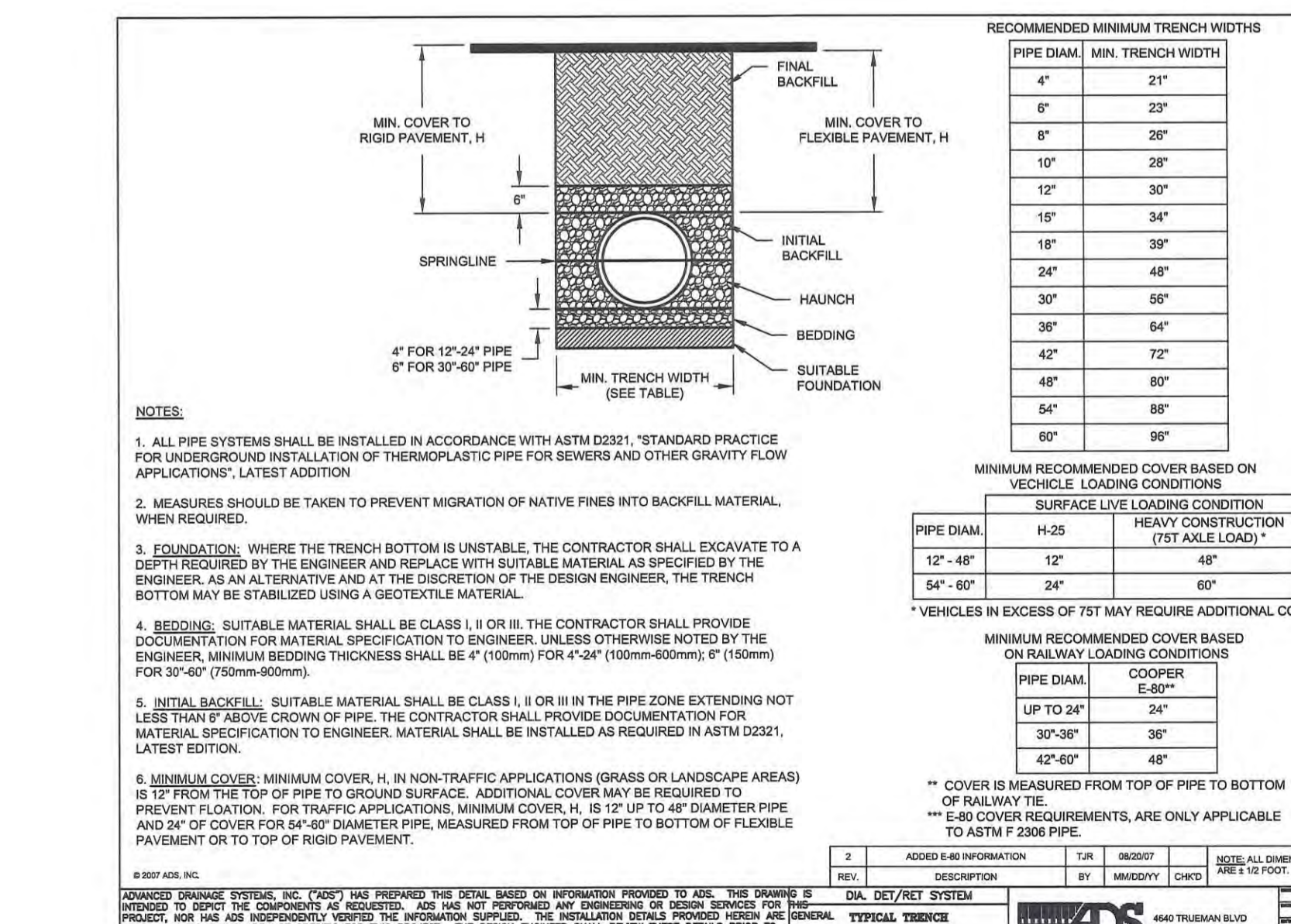
NO SCALE



**ROOF DRAIN WITH 45° WYE CLEANOUT**

NO SCALE

C-PR-ADS-ROOF-DRAIN-BOOT-WYE-CLEANOUT



**ADS PIPE TRENCH DETAIL (TYPICAL)**

NO SCALE

**BECK MORG**  
G R O

ARCHITECT  
ENGINEER

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Salisbury, MD  
410.546.910  
North Carolina  
3333 Jaeckle Drive  
Wilmington, NC  
910.341.760  
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PROJECT TITLE

**SEA COLON  
T4 AQUATIC  
CENTER**

**SEA COLON**

WEST WAY LANE  
BALTIMORE HUN  
SUSSEX COUNTY

OWNER RE  
SET  
04/16/2

SHEET TITLE

TYPICAL SE  
& DETAILS

ISSUE BLOCK

MARK DATE DE

LAYER DATE: 1/20

PROJECT NO.:

DATE:

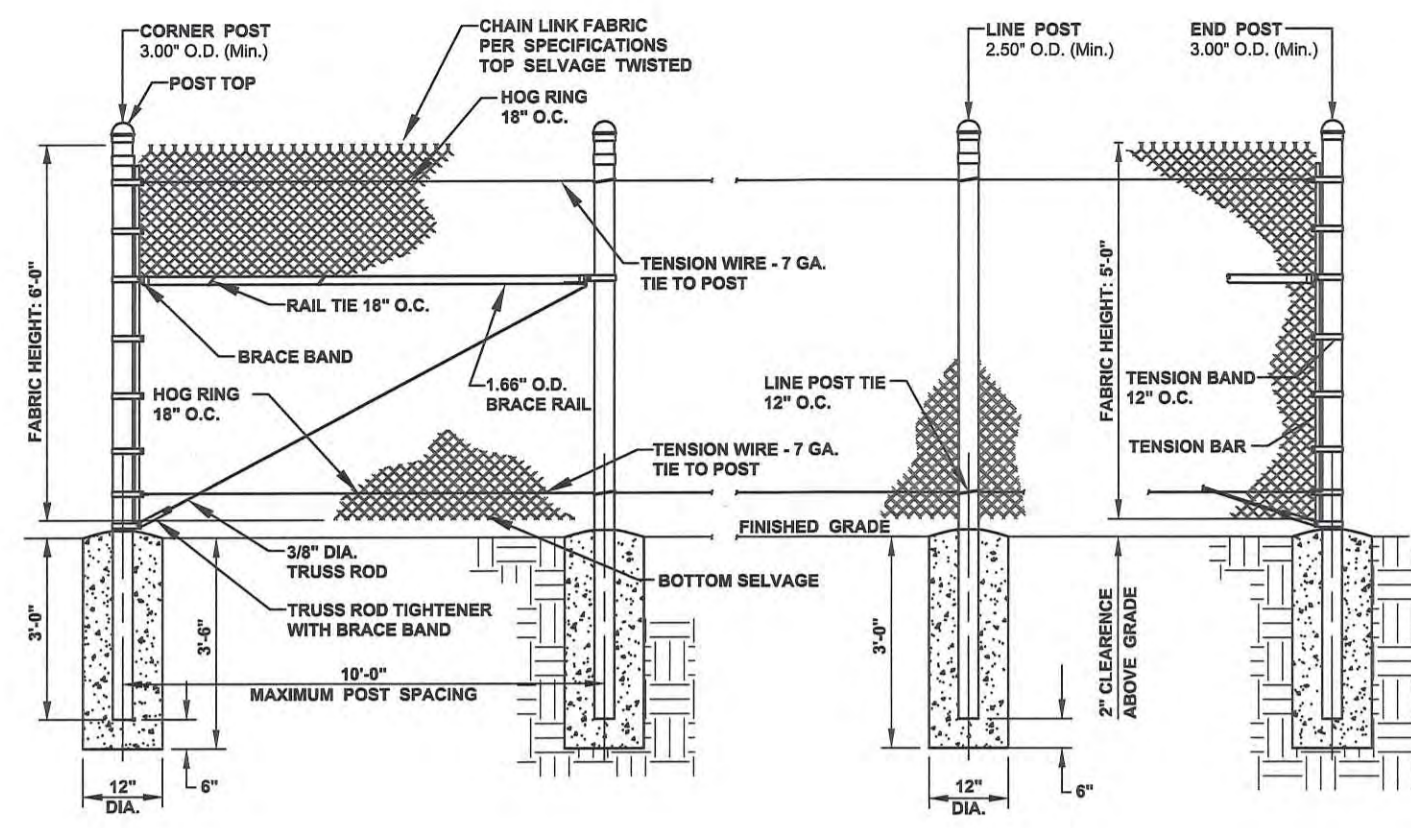
SCALE:

DRAWN BY: K.N.G. PR

SHEET

C-90

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- NOTES:**
1. THE CONTRACTOR SHALL PROVIDE, COMPLETE AND IN PLACE, FENCING AND GATES AS SHOWN ON THE CONTRACT DRAWINGS AND REQUIRED BY THE CONTRACT DOCUMENTS.
  2. THE FENCING SHALL BE CHAIN LINK FENCE 6 FEET HIGH, FABRIC TO BE 2\"/>

**6' HIGH CHAIN LINK FENCE DETAIL**  
NO SCALE

**Technical Information**

- Door Types - Wood, Hollow Metal, Fiberglass or Aluminum
- Door Thickness - Fits standard 1-3/4\"/>

**Fasteners - Machine and Self-Drilling Screws standard stainless steel 316 material**

**Recommended Plate Size**

Gate - 1/8\"/>

**Finishes**

605 / US3	Polished Brass	612 / US10	Brushed Bronze	630 / US32D	Brushed Stainless Steel
606 / US4	Brushed Brass	613 / US10B	Oil Rubbed Bronze	693 / SPBLK	Black, Painted
611 / US9	Polished Bronze	628 / US28	Aluminum Satin	695 / SP 313	Dark Bronze, Painted
		629 / US32	Polished Stainless Steel		

**Single Gate**

Overhead View

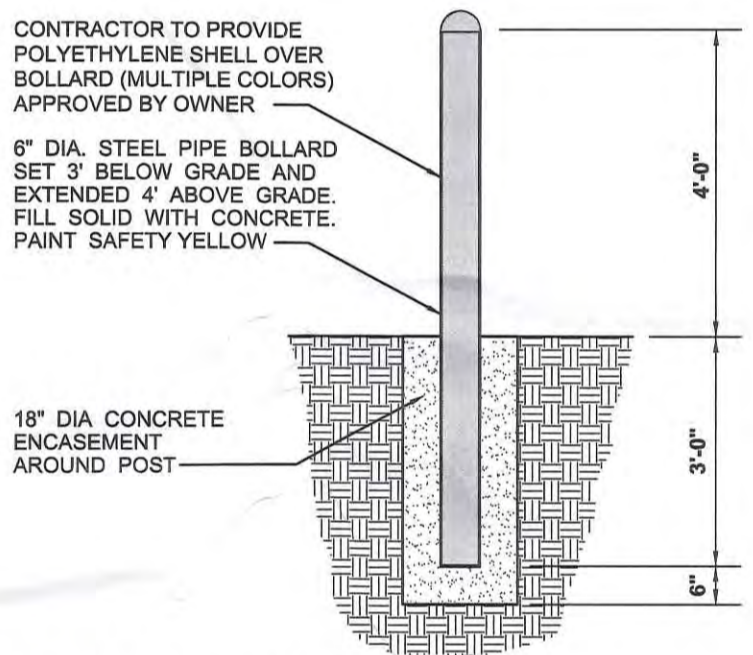
**Dimensions**

18\"/>

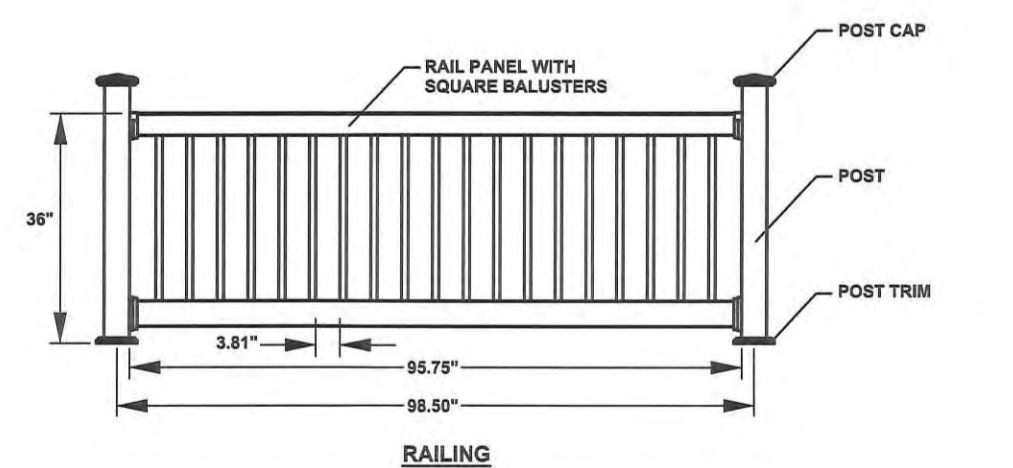
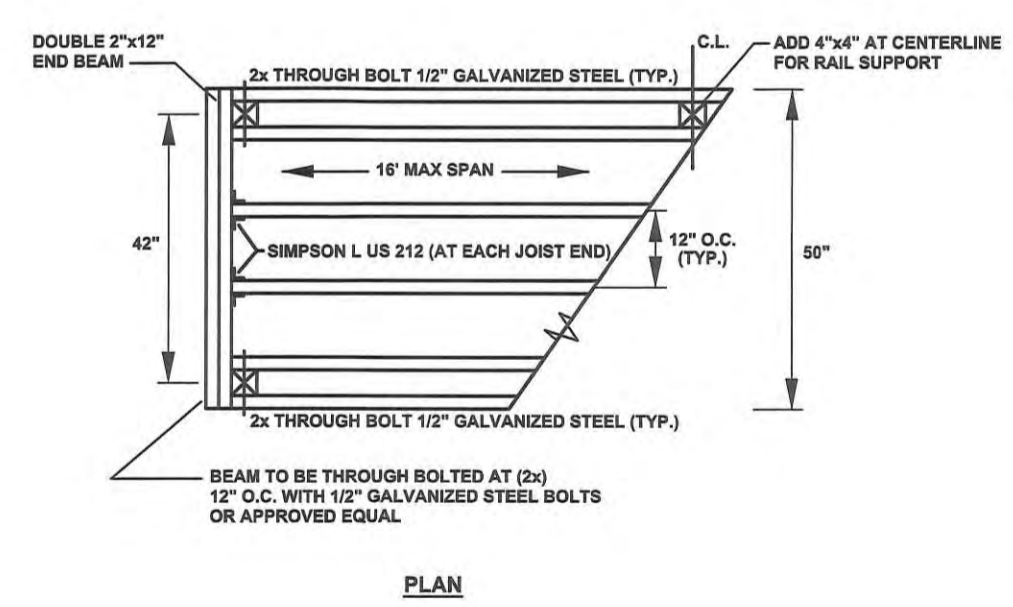
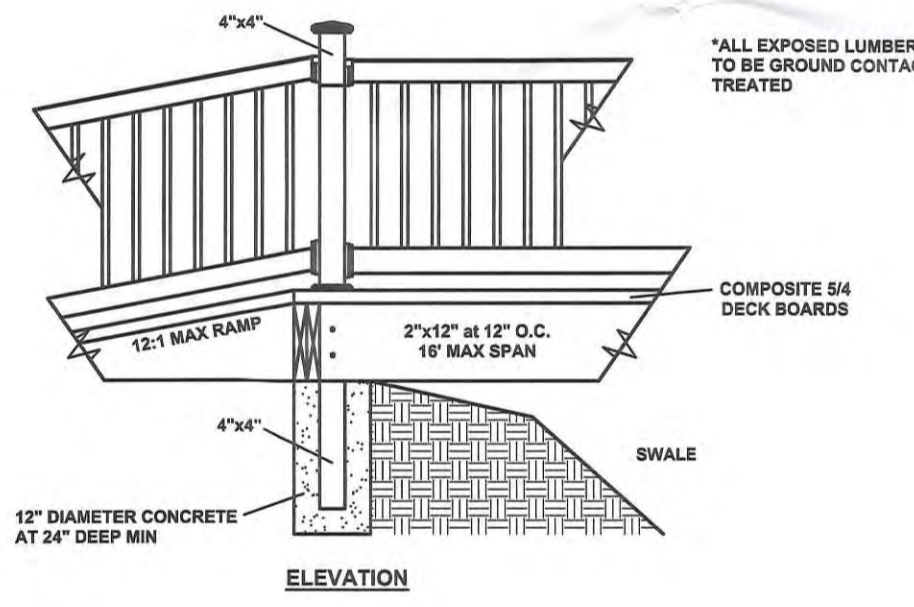
**GATE SPECIFICATIONS**

POOL EGRESS GATE - 48\"/>

**EMERGENCY EXIT GATE DETAIL**  
NO SCALE

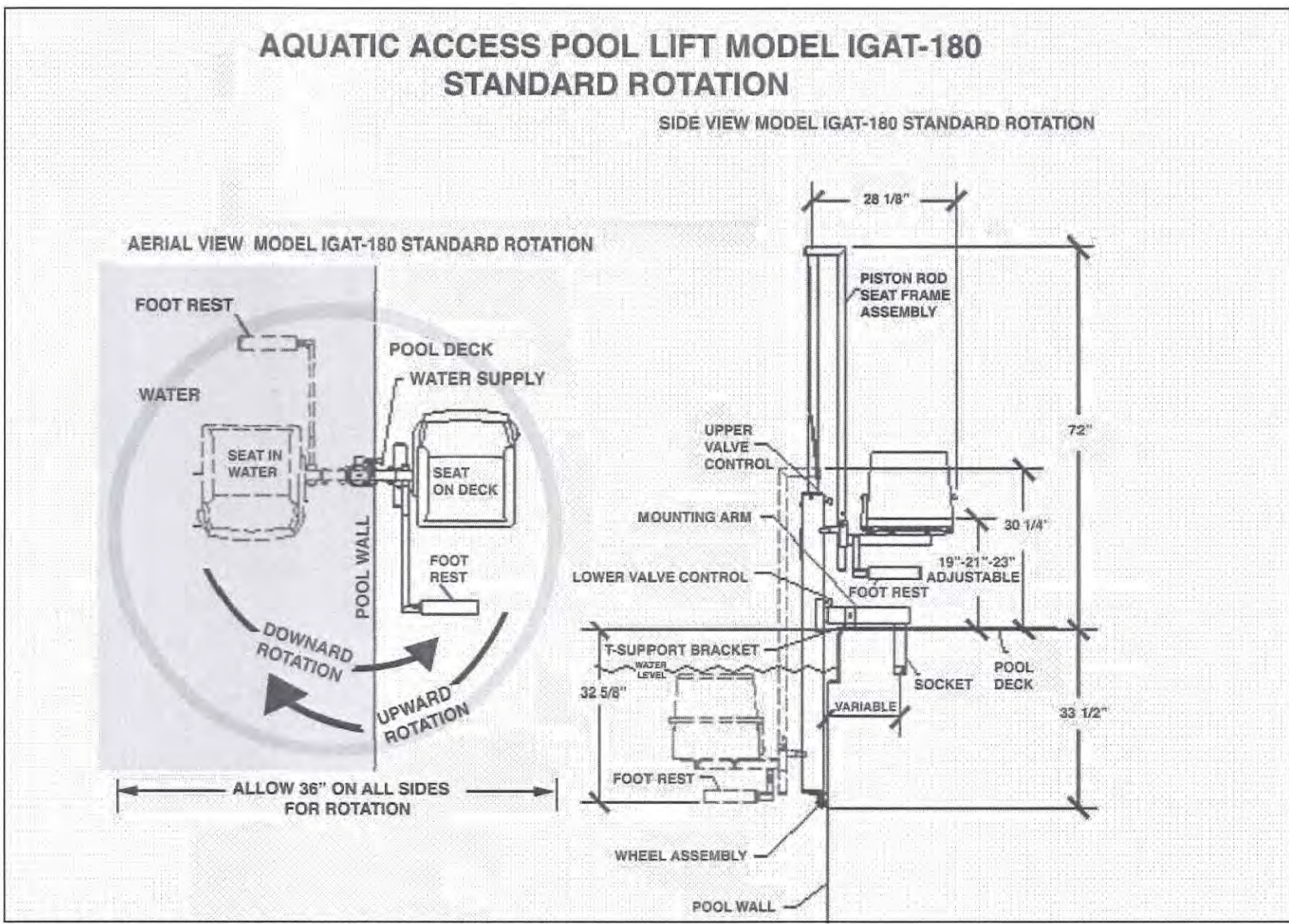


**PIPE BOLLARD DETAIL**  
NO SCALE

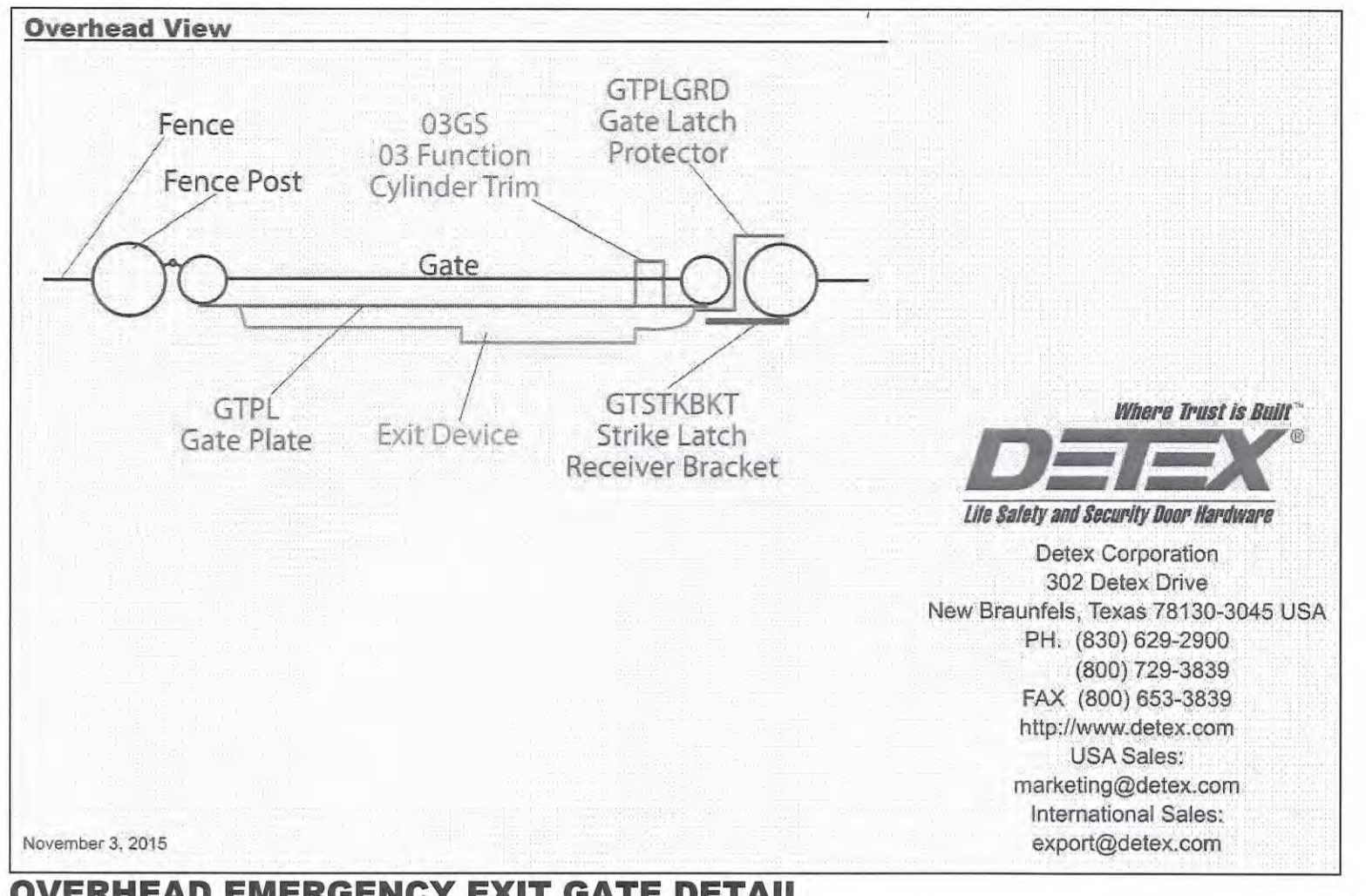


MANUFACTURER: RDI  
MODEL: FINYL LINE VINYL RAILING - BLACK ALUMINUM BALUSTERS  
COLOR: WHITE (OR APPROVED EQUAL)  
PHONE (MAIN OFFICE): (800) 488-7245  
PHONE (CUSTOMER SERVICE): (877) 420-7245  
EMAIL: CS@RDIRAIL.COM

**PEDESTRIAN BRIDGE DETAIL**  
NO SCALE



**POOL LIFT MODEL IGAT-180 DETAIL**  
NO SCALE



**OVERHEAD EMERGENCY EXIT GATE DETAIL**  
NO SCALE

**GTPLKIT**

The kit includes:

**GTPL / GTPL230X Adjustable Gate Plate**

- Specify GTPL230X for ECL-230X application
- Specify GTPL for Advantex or Value Series application
- Fits Single Gates 32\"/>

**GTPLGRD Gate Latch Protector**

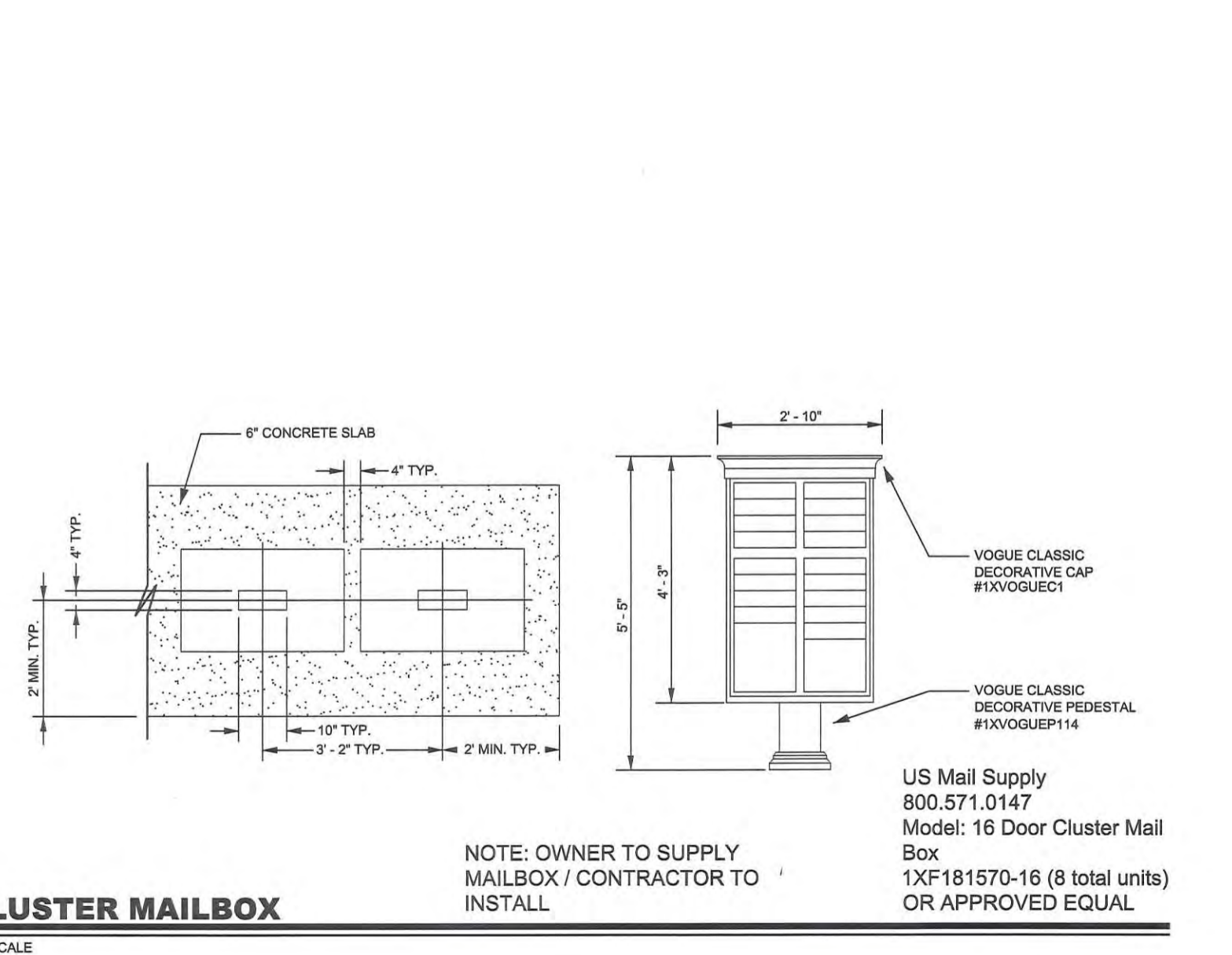
- Provides added security
- For use on existing gate plate application where gap is larger than 1\"/>

**GTSTKBKT Strike Latch Receiver Bracket**

- Stainless steel U-bolt, nuts, tek-screws
- 1/4\"/>

**GTPLKIT GATE HARDWARE DETAIL**  
NO SCALE

**GTPLKIT GATE HARDWARE DETAIL**  
NO SCALE



**CLUSTER MAILBOX**  
NO SCALE

NOTE: OWNER TO SUPPLY MAILBOX / CONTRACTOR TO INSTALL

US Mail Supply  
800.571.0147  
Model: 16 Door Cluster Mail Box  
1XF181570-16 (8 total units)  
OR APPROVED EQUAL

**ARCHITECT ENGINEER**  
Delaware  
309 South Governors  
Dover, DE 19902  
302.734.7950  
The Tower at STAR  
100 Discovery Boulevard  
Newark, DE 197  
302.369.3700  
Maryland  
312 West Main Street,  
Salisbury, MD 21  
410.546.9100  
North Carolina  
3333 Jaeckle Drive, S  
Wilmington, NC 2  
910.341.7600  
www.beckermorgan.com

PROJECT TITLE

**SEA COLONY T4 AQUATIC CENTER**

**SEA COLONY**

WEST WAY LANE  
BALTIMORE HUND  
SUSSEX COUNTY,

OWNER REVIEW SET  
04/16/21

SHEET TITLE

**TYPICAL SECTION & DETAILS**

ISSUE BLOCK

MARK DATE DESC

PROJECT NO.:

DATE:

SCALE:

DRAWN BY: K.N.G. PROJ

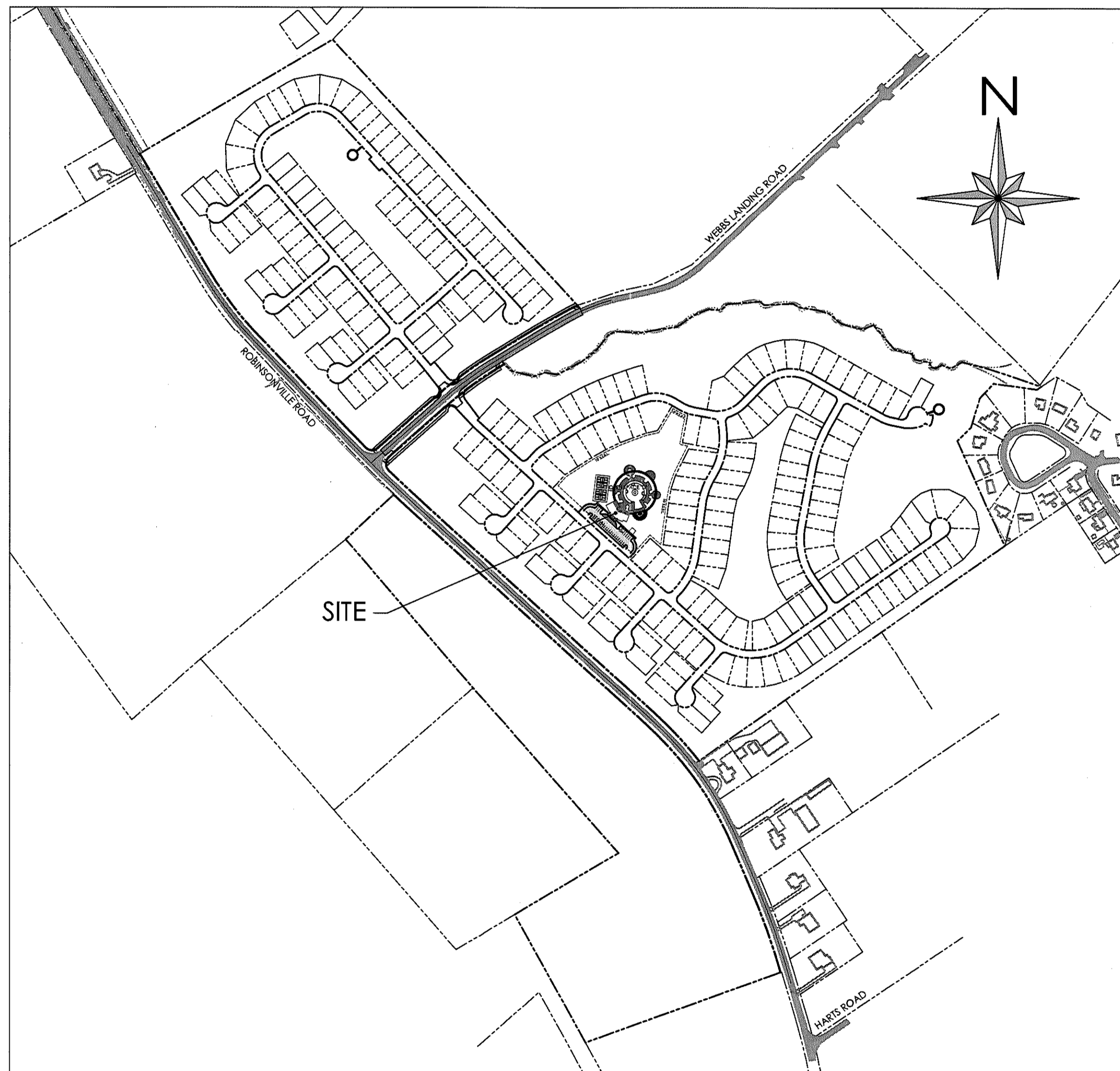
SHEET



# PRELIMINARY SITE PLAN FOR CHASE OAKS RECREATIONAL AREA INDIAN RIVER HUNDRED - SUSSEX COUNTY, DELAWARE

## LEGEND

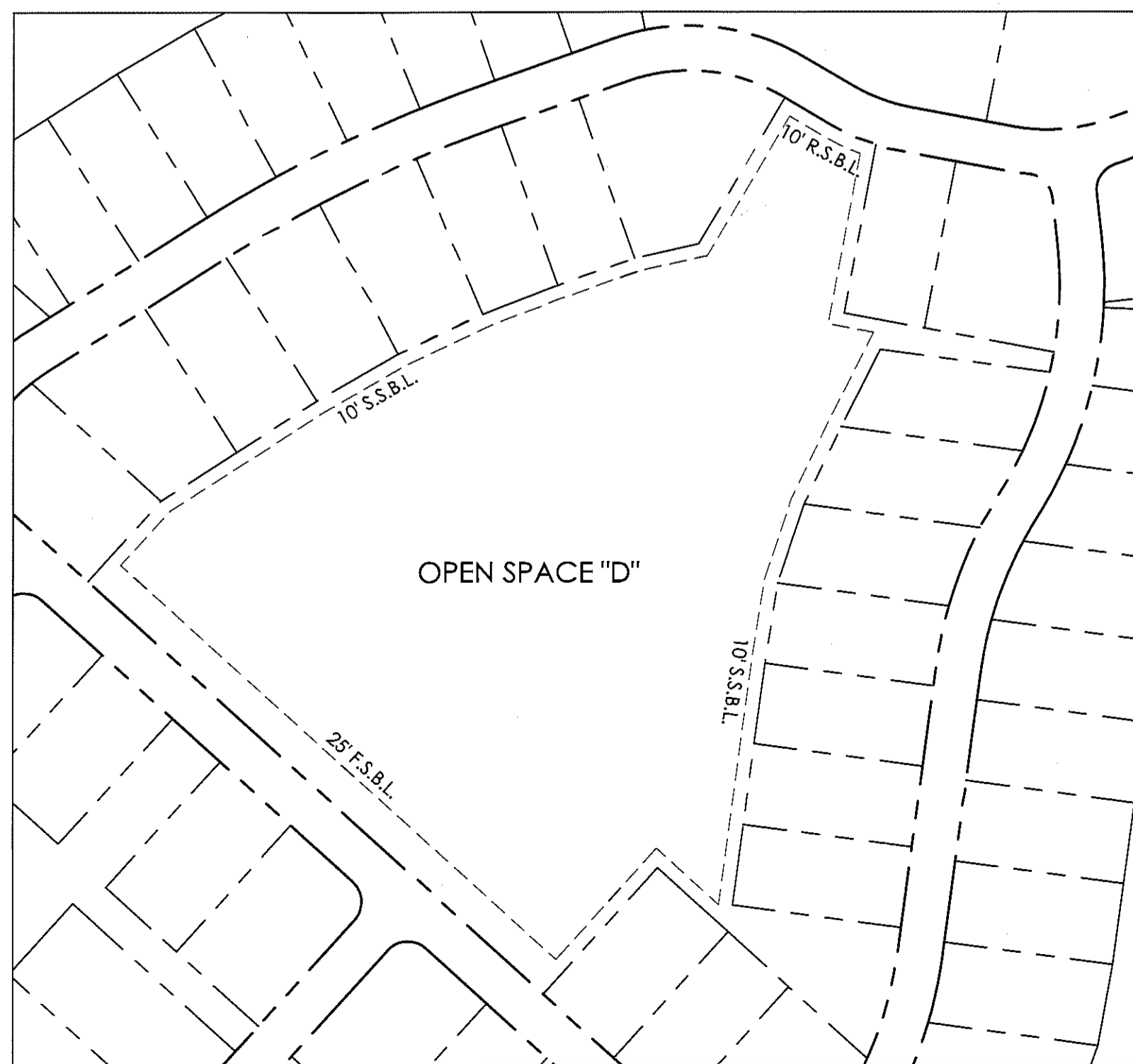
PROPERTY LINE	---	---
EASEMENT LINE	---	---
SETBACK LINE	---	---
SPOT ELEV. LABEL	x 19.25	19.25
MAJOR CONTOUR	---10---	10
MINOR CONTOUR	---7---	7
ROAD CENTERLINE	---	---
EDGE OF CONCRETE	---	---
EDGE OF PAVEMENT	---	---
EDGE OF GRAVEL	---	N/A
PAINT STRIPE	---	---
CURB	---	---
PAVEMENT HATCH	▨	▨
CONCRETE HATCH	▩	▩
BUILDING OUTLINE	---	---
SIDEWALK	---	---
SIDEWALK HATCH	▨	▨
SIGN	⊥	⊥
EDGE OF WETLAND	W	N/A
STORM MANHOLE	⊙	⊙
CURB INLET	⊕	⊕
YARD INLET	⊖	⊖
STORM PIPE	---	---
RIP RAP	▨	▨
SANITARY MANHOLE	N/A	⊙
SANITARY CLEANOUT	N/A	⊙
SANITARY PIPE	N/A	SS
WATER VALVE	N/A	W
WATER PIPE	N/A	W
FIRE HYDRANT	N/A	⊕
LIGHT POLE	⊙	⊙



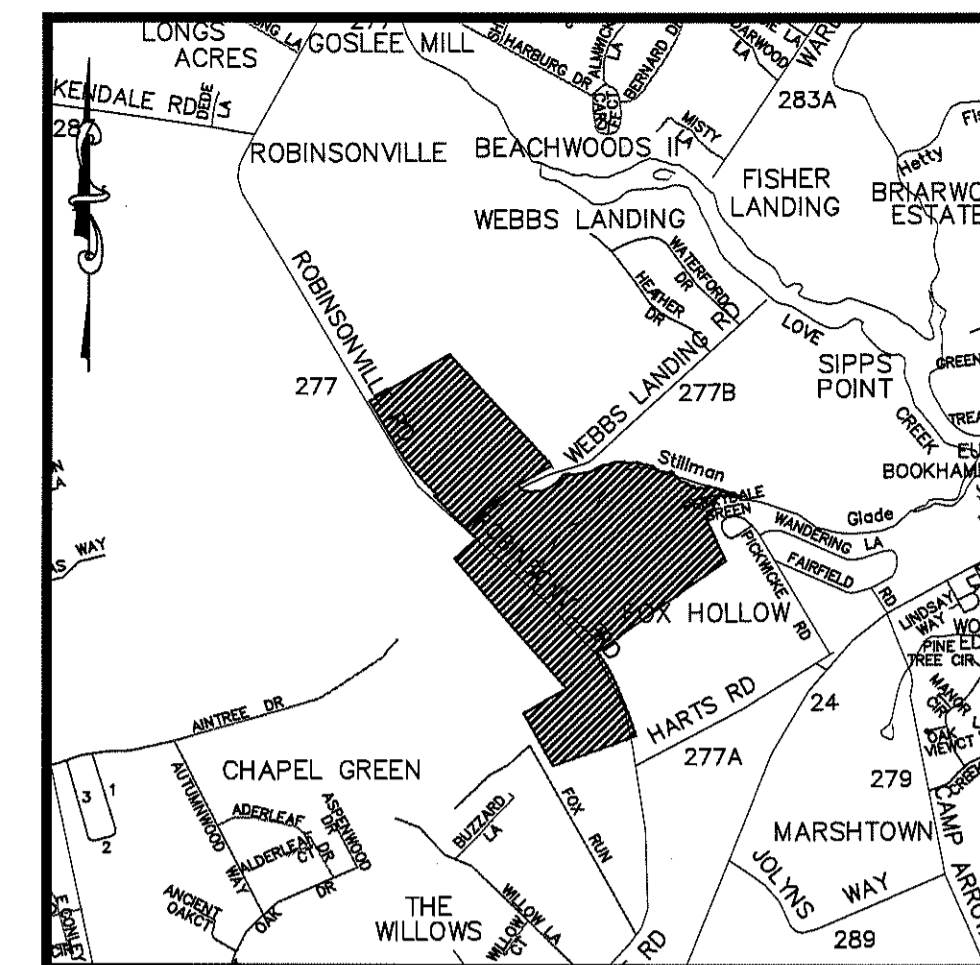
SITE MAP  
SCALE: 1" = 400'

## SHEET INDEX

- 1 COVER SHEET
- 2 SITE PLAN
- 3 GRADING PLAN
- 4 DETAILS
- 5 FIRE MARSHAL PLAN
- 6 EROSION AND SEDIMENT CONTROL PLAN



OPEN SPACE "D" SETBACK DETAIL  
SCALE: 1" = 100'



VICINITY MAP  
SCALE: 1" = 2,000'

## SITE DATA:

**OWNER/DEVELOPER:** CHASE OAKS DE LLC  
448 VIKING DRIVE, SUITE 220  
VIRGINIA BEACH, DE 23542  
CONTACT: RAYMOND L. GOTTLIEB

**ENGINEER:** SOLUTIONS IPEM  
303 NORTH BEDFORD STREET  
GEORGETOWN, DE 19947  
PHONE: 302-297-9215  
CONTACT: JASON PALKEWICZ, PE

- TAX MAP: P/O 234-6.00-96.00  
THE AMENITIES ARE LOCATED ON OPEN SPACE PARCEL D (AREA = 4.630 AC.) PER THE RECORD PLAN
- THE PARCEL IS NOT LOCATED WITHIN A WELHEAD PROTECTION AREA.
- THE PARCEL LIES WITHIN AN AREA OF "POOR" GROUNDWATER RECHARGE POTENTIAL.
- THE PARCEL DOES NOT CONTAIN ANY STATE OR FEDERAL WETLANDS
- SUSSEX COUNTY SUBDIVISION: 2019-5
- PROPOSED USE: RECREATIONAL FACILITIES
- EXISTING ZONING DISTRICT: AGRICULTURAL RESIDENTIAL (AR-1) (COASTAL AREA)
- PROPOSED SETBACKS:  
FRONT: 25'  
SIDE: 10'  
REAR: 10'
- MAXIMUM BUILDING HEIGHT = 42 FEET (FOR ALL BUILDINGS)
- FLOOD ZONE: THE PROPERTY IS LOCATED WITHIN FLOOD ZONE A - SPECIAL FLOOD HAZARD AREAS. NO BASE FLOOD ELEVATIONS DETERMINED AND FLOOD ZONE X (UNSHADED)- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FIRM MAP NUMBER 10005C0333 K, MAP REVISED MARCH 16, 2015.
- WATER SUPPLY: TIDEWATER UTILITIES, INC
- SANITARY SEWER: SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT
- TOPOGRAPHY AND BOUNDARY SHOWN HEREIN ARE AS PROVIDED BY SOLUTIONS IPEM, LLC
- PROJECT DATUM:  
HORIZONTAL: DELAWARE STATE PLAN NAD 83  
VERTICAL: NAVD 88
- PARKING  
REQUIRED: N/A  
PROVIDED: 31 SPACES (2 H.C.) → 1 SPACE PER 109 S.F.
- THE CONSTRUCTION OF THE AMENITY AREAS SHALL NOT BE PHASED.
- CHASE OAKS SUBDIVISION NET DEVELOPMENT AREA = 80.207 AC.
- CLUBHOUSE AREA/HEIGHT: 3,380 S.F./29 FT.\*  
MAILBOX PAVILION AREA/HEIGHT: 400 S.F./20 FT.\*  
POOL AREA: 8,330 S.F.  
PICKLE BALL COURT AREA: 6,720 S.F.  
\*BUILDING HEIGHTS ARE SUBJECT CHANGE PER THE FINAL ARCHITECTURE PLANS

## ENGINEER'S CERTIFICATION

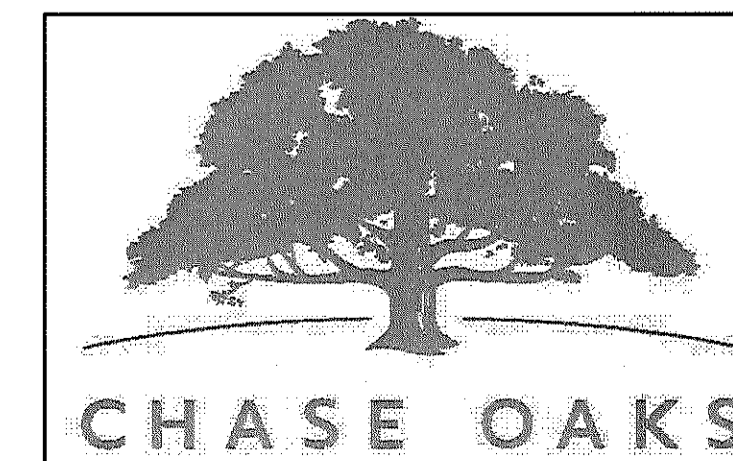
I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY SUPERVISION.

JASON PALKEWICZ, PE DATE

## WETLAND STATEMENT

I, Edward M. Launay, PWS, STATES 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, ATLANTIC GULF COAST REGIONAL SUPPLEMENT, 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.

EDWARD M. LAUNAY, PWS No. 875 DATE  
SOCIETY OF WETLANDS SCIENTISTS  
CORPS OF ENGINEERS,  
CERTIFIED WETLAND DELINEATOR WDCP93MD05100368)



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Integrated Planning  
Engineering & Management

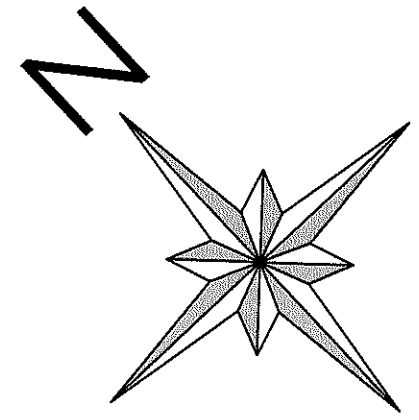
303 North Bedford Street  
Georgetown, DE 19947  
302-297-9215  
www.solutionsipem.com Copyright



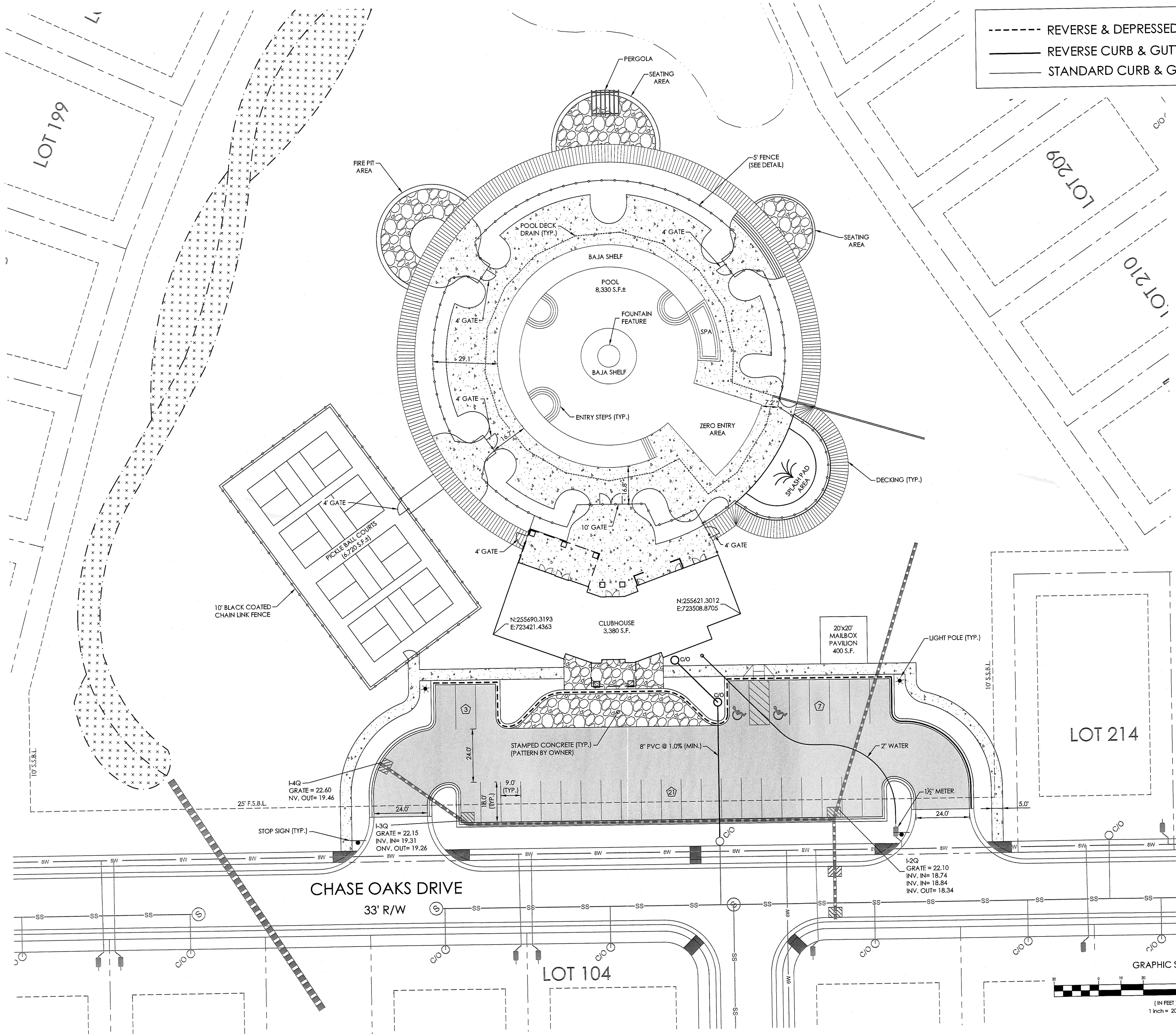
NO.	DATE	DESCRIPTION
1	6-7-21	REVISIONS PER COUNTY COMMENTS 6-2-21
2	6-14-21	REVISIONS PER COUNTY COMMENTS 6-11-21

COVER SHEET  
for  
**CHASE OAKS**  
INDIAN RIVER HUNDRED

Date:	10/5/20
Job Number:	G18040
Scale:	AS NOTED
Drawn By:	ML
Designed By:	JP
Sheet No.:	
File Name:	18040-

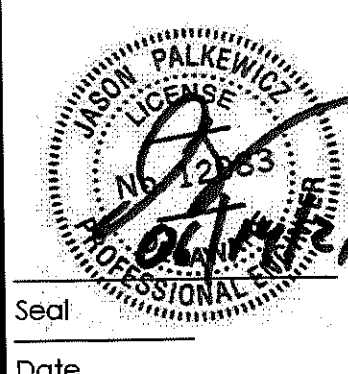


---	REVERSE & DEPRESSED CURB & GUTTER
---	REVERSE CURB & GUTTER
---	STANDARD CURB & GUTTER



**solutions**  
 Integrated Planning  
 Engineering & Management, L.L.C.

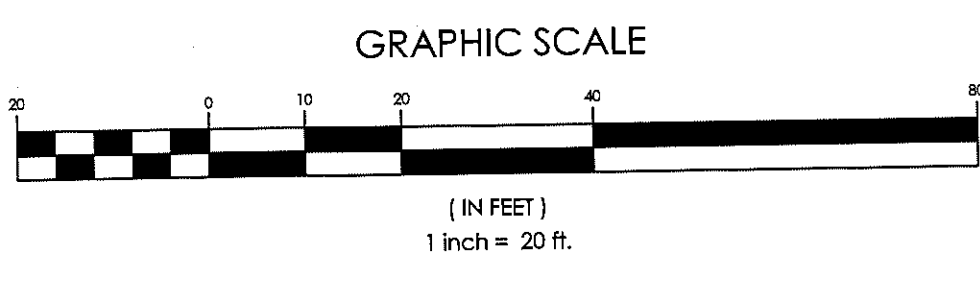
303 North Bedford St.  
 Georgetown, DE 19855  
 T. 302.297.1100  
 3003 Meritt Mill Rd.  
 Salisbury, MD 21804  
 T. 410.372.2200  
 www.solutionsipam.com Copyright © 2012

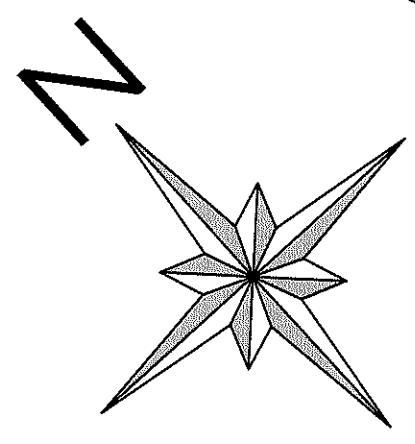


NO.	DATE	DESCRIPTION
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2	6-14-21	REVISIONS PER COUNTY COMMENTS 6-11-21

**SITE PLAN**  
 for  
**CHASE OAKS**  
 INDIAN RIVER HUNDRED

Date: 10/5/20  
 Job Number: GT18040  
 Scale: 1"=20'  
 Drawn By: HJB  
 Checked By: HJB  
 Sheet No.:  
 File Name:



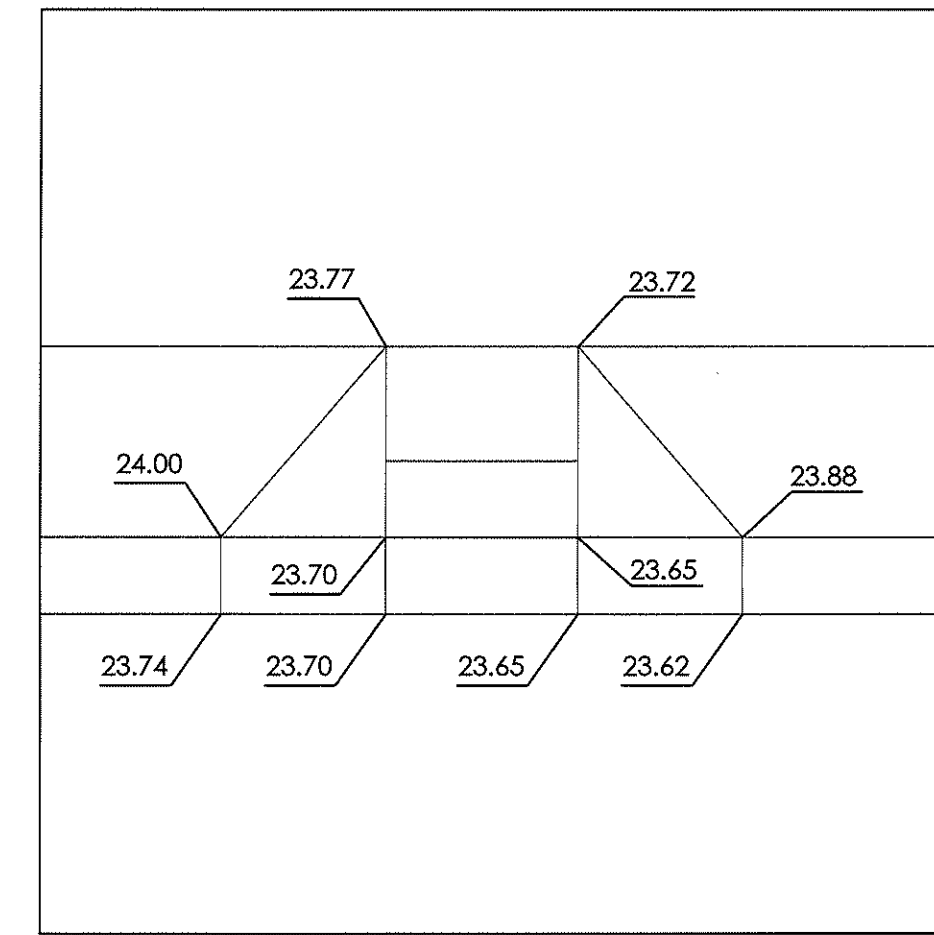
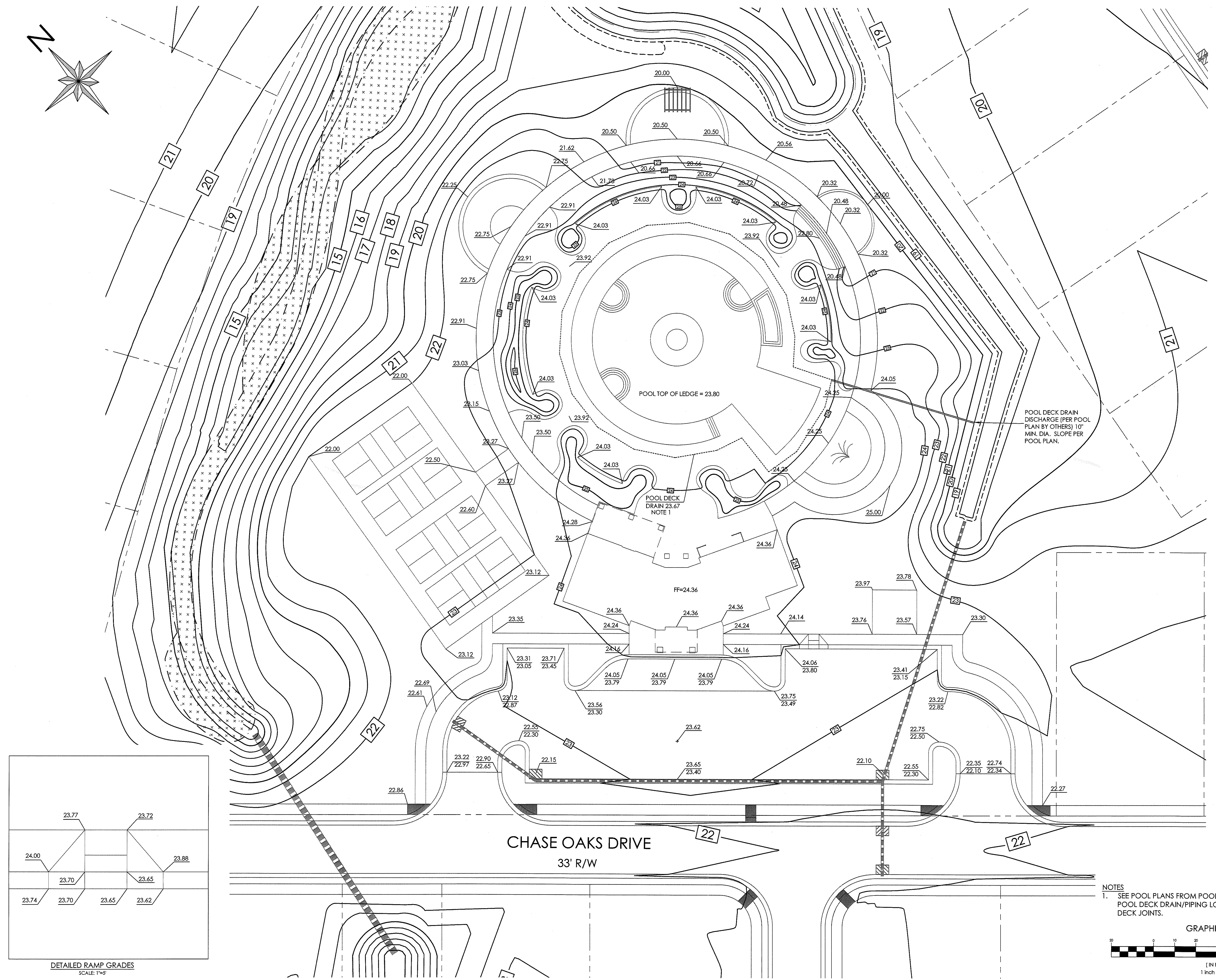


REVISIONS	
NO.	DESCRIPTION
1	REVISIONS PER COUNTY COMMENTS 6-9-21
2	REVISIONS PER COUNTY COMMENTS 6-11-21

GRADING PLAN  
 for  
**CHASE OAKS**  
 INDIAN RIVER HUNDRED  
 SUSSEX COUNTY, DELAWARE

Date:	10/6/20
Job Number:	G18040
Scale:	1"=20'
Drawn By:	HHB
Designed By:	HHB
Approved By:	JP

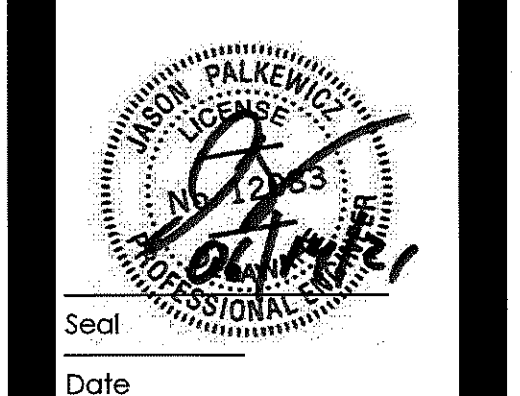
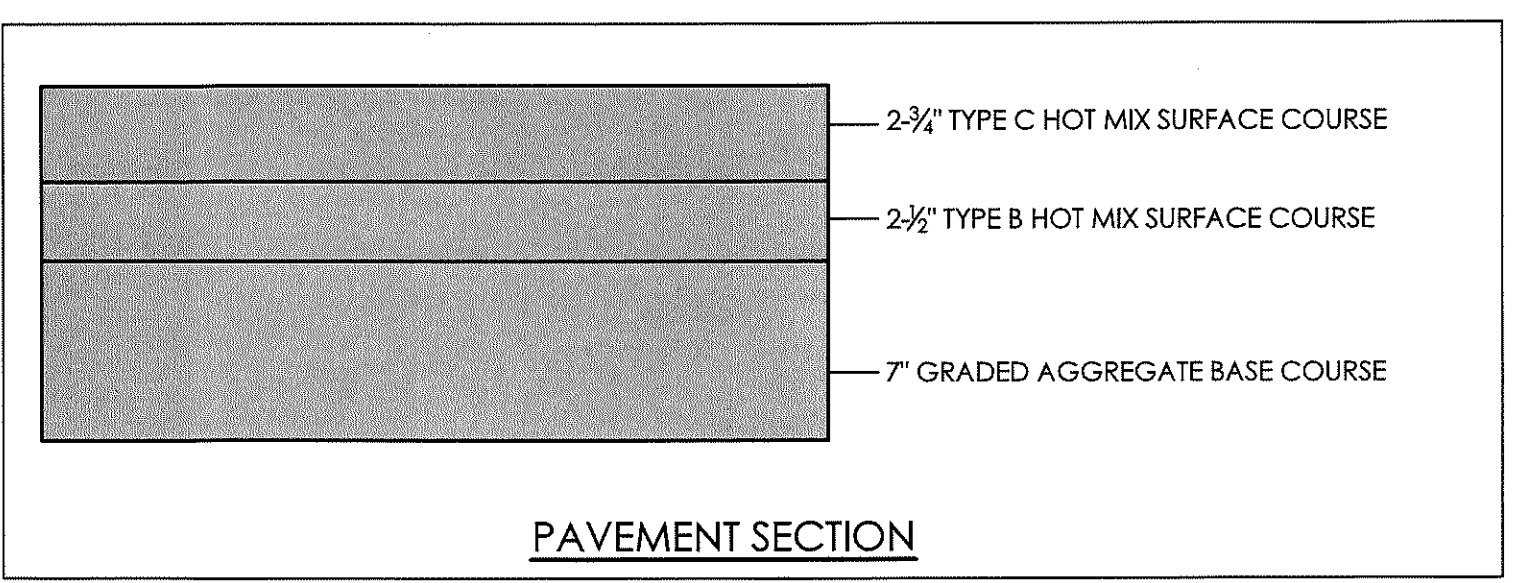
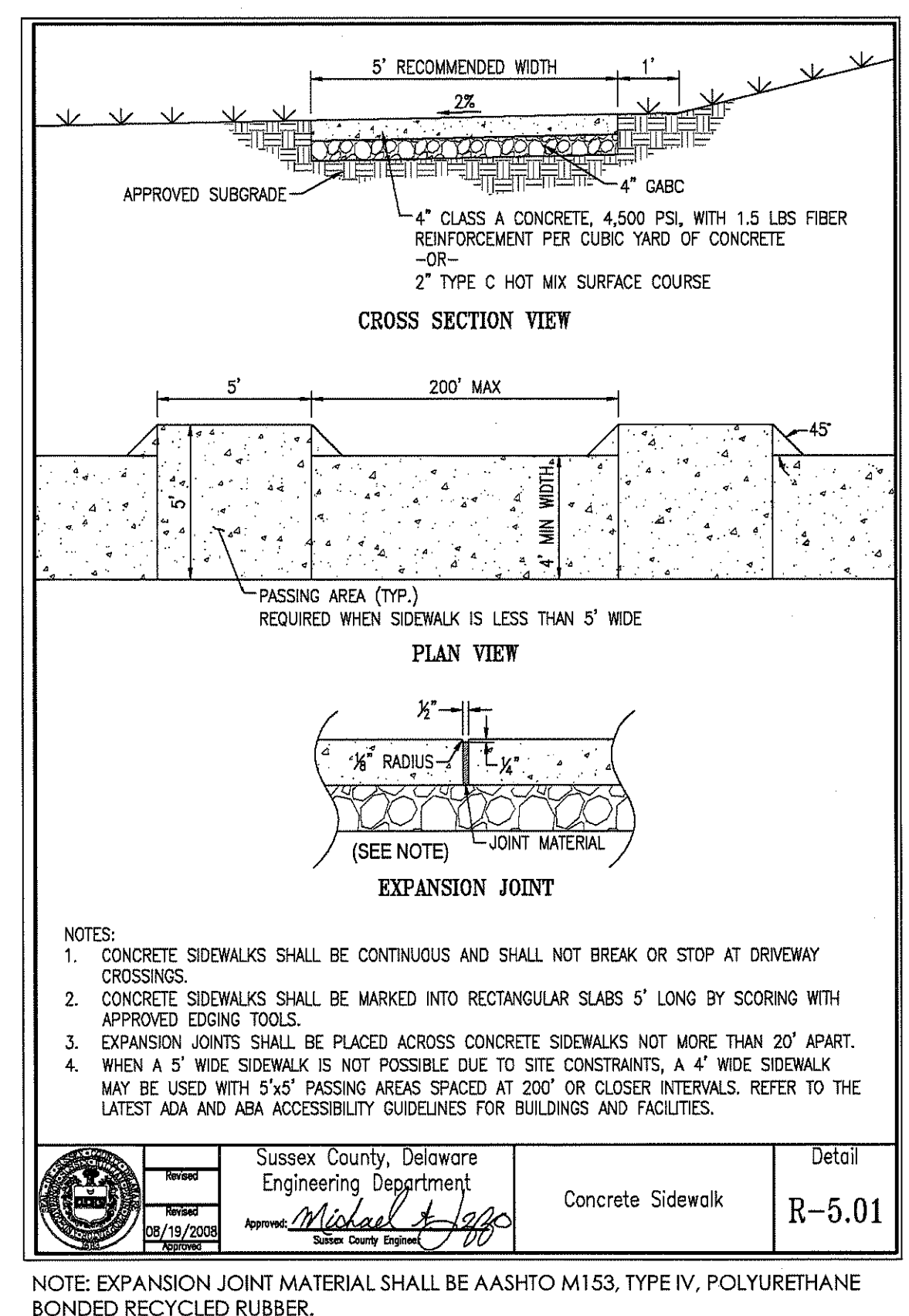
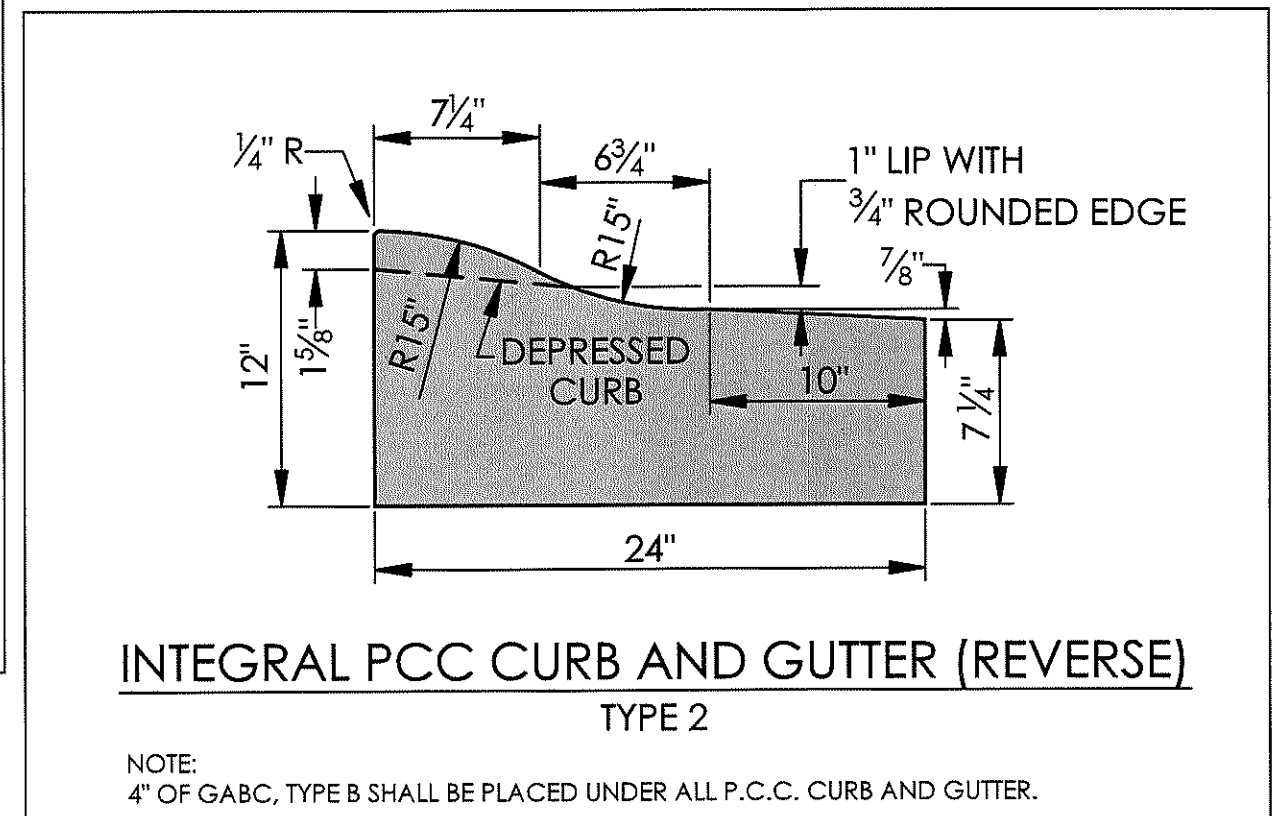
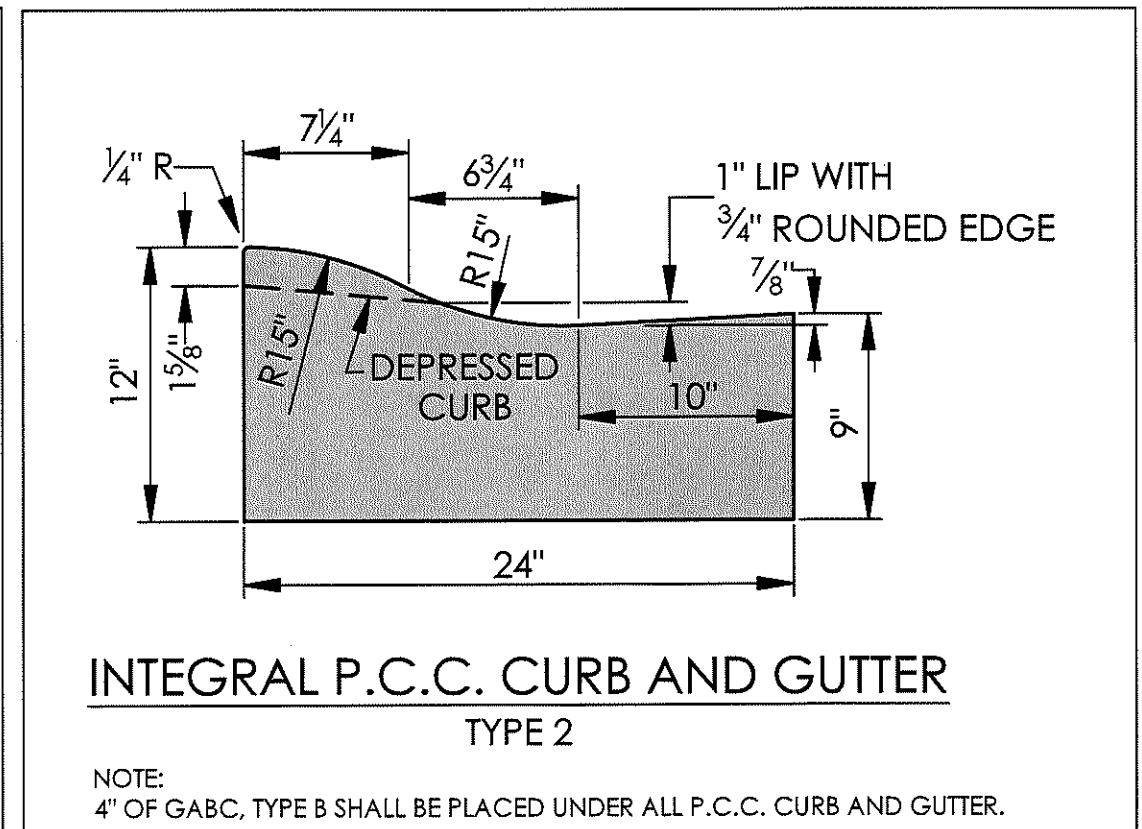
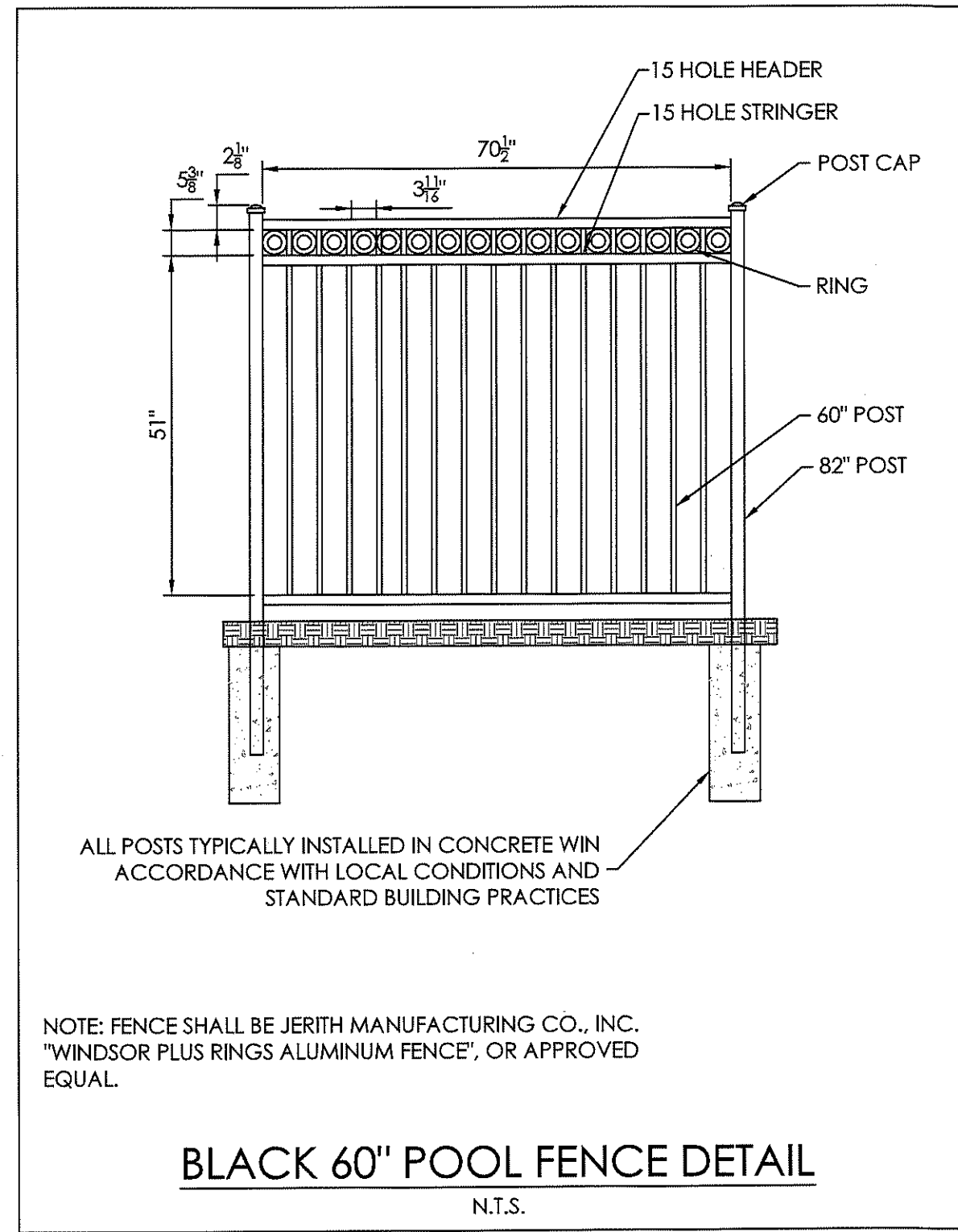
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 File Name: GRADING



DETAILED RAMP GRADES  
 SCALE: 1"=5'

**NOTES**  
 1. SEE POOL PLANS FROM POOL DESIGNER FOR ACTUAL POOL DECK DRAIN/PIPING LOCATIONS AND CONCRETE DECK JOINTS.

**GRAPHIC SCALE**  
 (IN FEET)  
 1 inch = 20 ft.



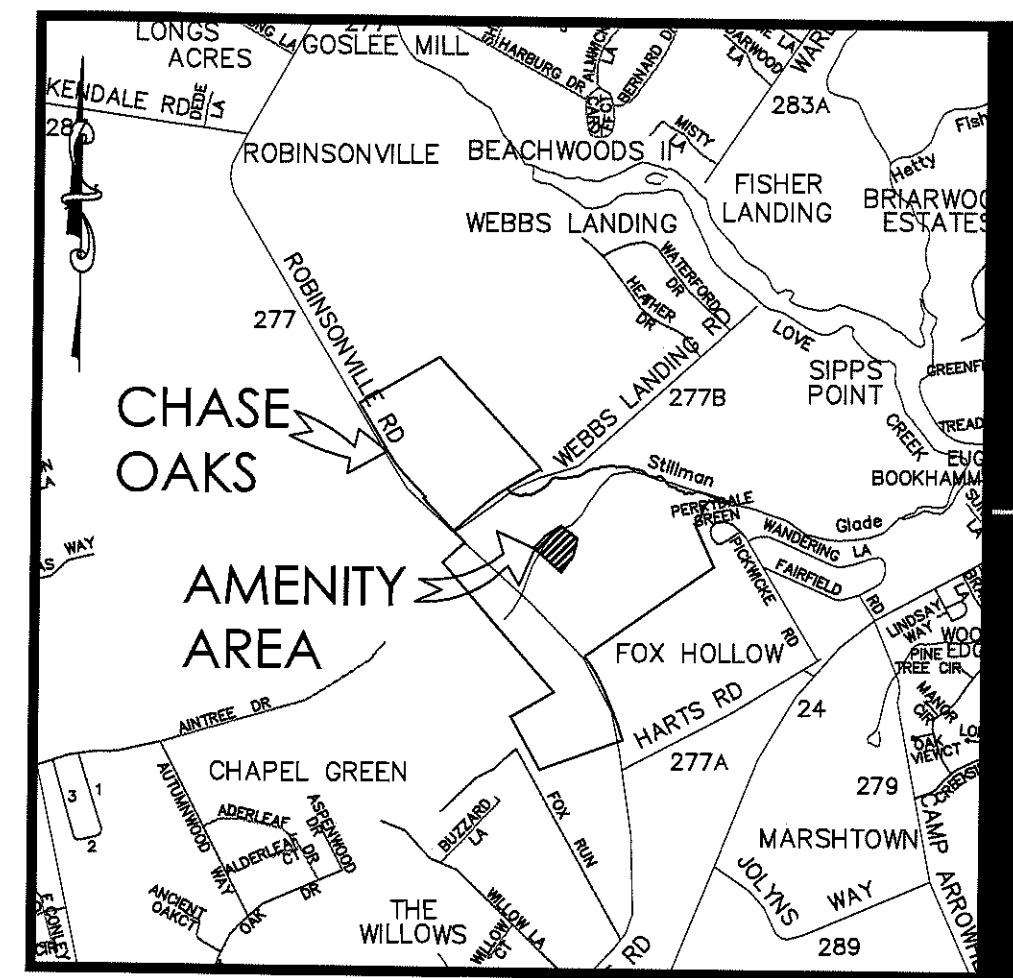
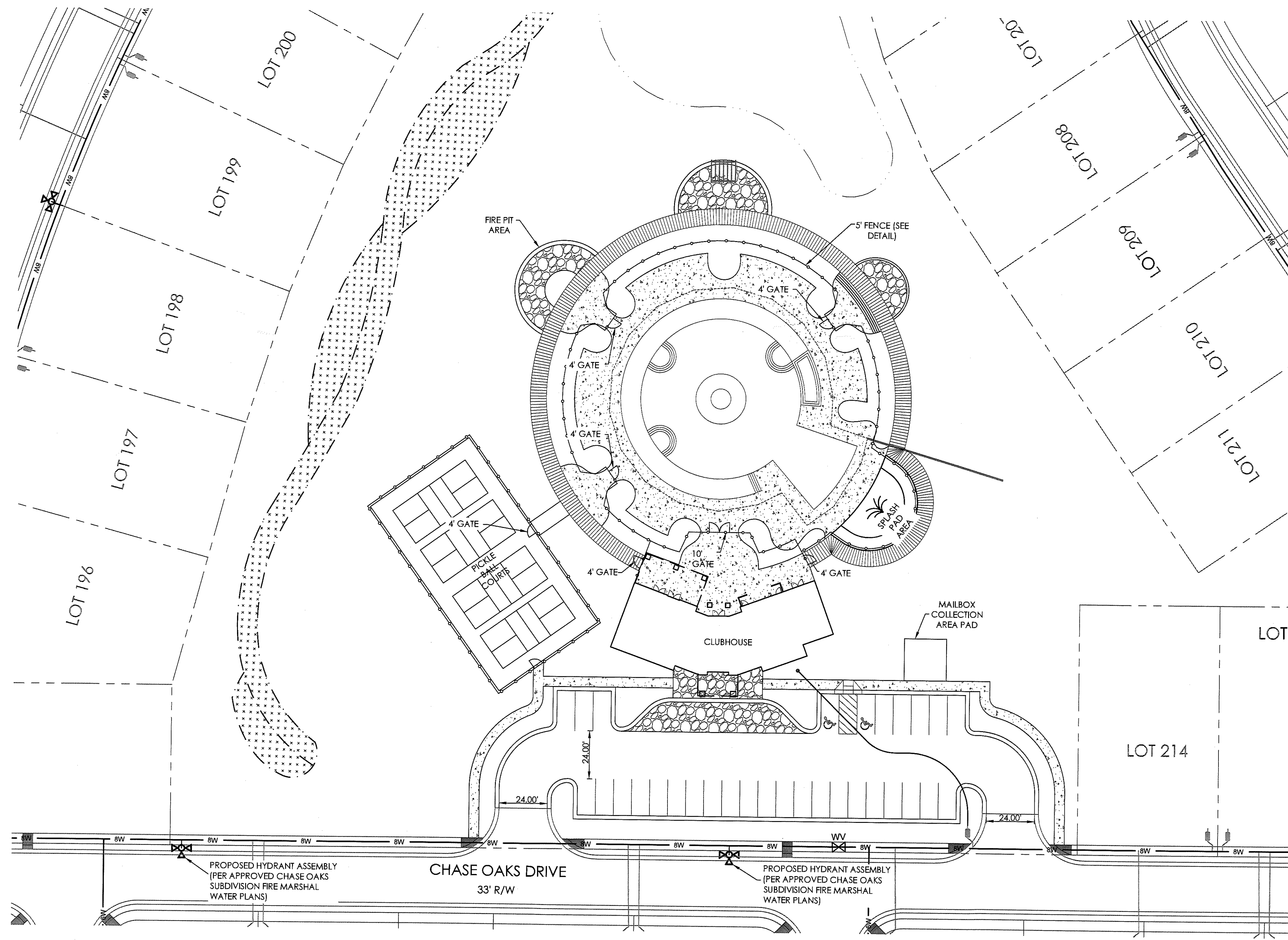
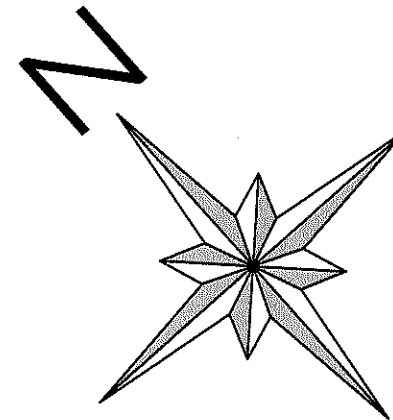
REVISIONS		DESCRIPTION
NO.	DATE	DESCRIPTION
1	6-7-21	REVISIONS PER COUNTY COMMENTS 6-2-21
2	6-14-21	REVISIONS PER COUNTY COMMENTS 6-11-21

DETAILS  
for  
**CHASE OAKS**  
INDIAN RIVER HUNDRED  
SUSSEX COUNTY, DELAWARE

Date:	10/5/20
Job Number:	G18040
Scale:	N.T.S.
Drawn By:	HHB
Designed By:	HHB
Approved By:	JP

# RECREATIONAL AREA FIRE MARSHAL PLAN FOR CHASE OAKS

INDIAN RIVER HUNDRED  
SUSSEX COUNTY, DELAWARE



VICINITY MAP  
SCALE: 1" = 2,000'

**SITE DATA:**

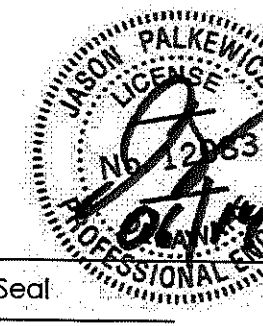
OWNER/APPLICANT: CHASE OAKS DE LLC  
448 VIRGIN DRIVE, SUITE 220  
VIRGINIA BEACH, DE 23542  
CONTACT: RAYMOND L. GOTTLIEB

ENGINEER: SOLUTIONS IPM  
303 NORTH BEDFORD STREET  
GEORGETOWN, DE 19947  
PHONE: 302-297-9215  
CONTACT: JASON PALKEWICZ, PE

- TAX MAP: 234-6.00-96.00
- EXISTING ZONING DISTRICT: AGRICULTURAL RESIDENTIAL (AR-1) (COASTAL AREA)
- PROPOSED USE: CLUBHOUSE, POOL & AMENITIES
- SUSSEX COUNTY SUBDIVISION NO.: 2019-5
- WATER SUPPLY: TIDEWATER UTILITIES, INC.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS AND AS SHOWN ON THESE SHEETS.
- WATER FLOW - CLUBHOUSE  
MAIN SIZES: 6" MINIMUM. MINIMUM CAPACITY: 100 GPM @ 20 PSI FOR 1 HOUR DURATION. HYDRANT SPACING: 800 FEET ON CENTER.
- ALL FIRE HYDRANT ASSEMBLIES SHALL BE PLACED A MAXIMUM OF 7' OFF THE EDGE OF THE PAVEMENT OR SIDEWALK.
- ALL PROPOSED FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE DELAWARE STATE FIRE PREVENTION REGULATIONS (DSFPR, PART II, CHAPTERS 6 & 7).
- FIRE HYDRANTS SHALL BE COLOR CODED IN ACCORDANCE WITH THE DSFPR, PART 703, CHAPTER 3, SECTION 4.0. THIS INCLUDES BOTH COLOR CODING BONNET AND 2" REFLECTIVE TAPE AROUND THE BARREL UNDER THE TOP FLANGE.
- THE STEAM CONNECTION OF ALL FIRE HYDRANTS SHALL BE SO POSITIONED SO AS TO BE FACING THE EDGE OF STREET, OR TRAFFIC LANE (DSFPR PART 705, CHAPTER 6, SECTION 2.0 AND 2.7).
- THE AMENITY BUILDING WILL NOT BE PROTECTED BY AUTOMATIC SPRINKLERS.
- MAXIMUM BUILDING HEIGHT: 42 FEET (ONE STORY)
- BUILDING CONSTRUCTION: NFPA TYPE V (000)

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302-297-9215  
www.solutionsipm.com



REVISIONS			
NO.	DATE	DESCRIPTION	REVISIONS PER COUNTY COMMENTS
1	6-7-21		6-2-21
2	6-14-21		6-11-21

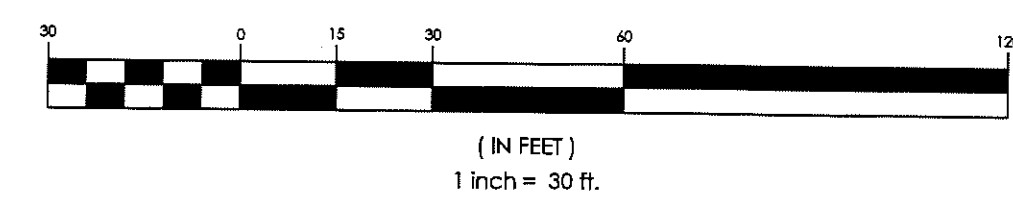
FIRE MARSHAL PLAN  
for  
**CHASE OAKS**  
INDIAN RIVER HUNDRED

Date:	10/5/20
Job Number:	G18040
Scale:	1"=30'
Drawn By:	HHB
Designed By:	HHB

Sheet No.:

File Name: fire mar

GRAPHIC SCALE



**SITE DATA:**

OWNER/ DEVELOPER: CHASE OAKS DE LLC  
 448 VIKING DRIVE, SUITE 220  
 VIRGINIA BEACH, DE 23542  
 CONTACT: RAYMOND L. GOTTLIEB

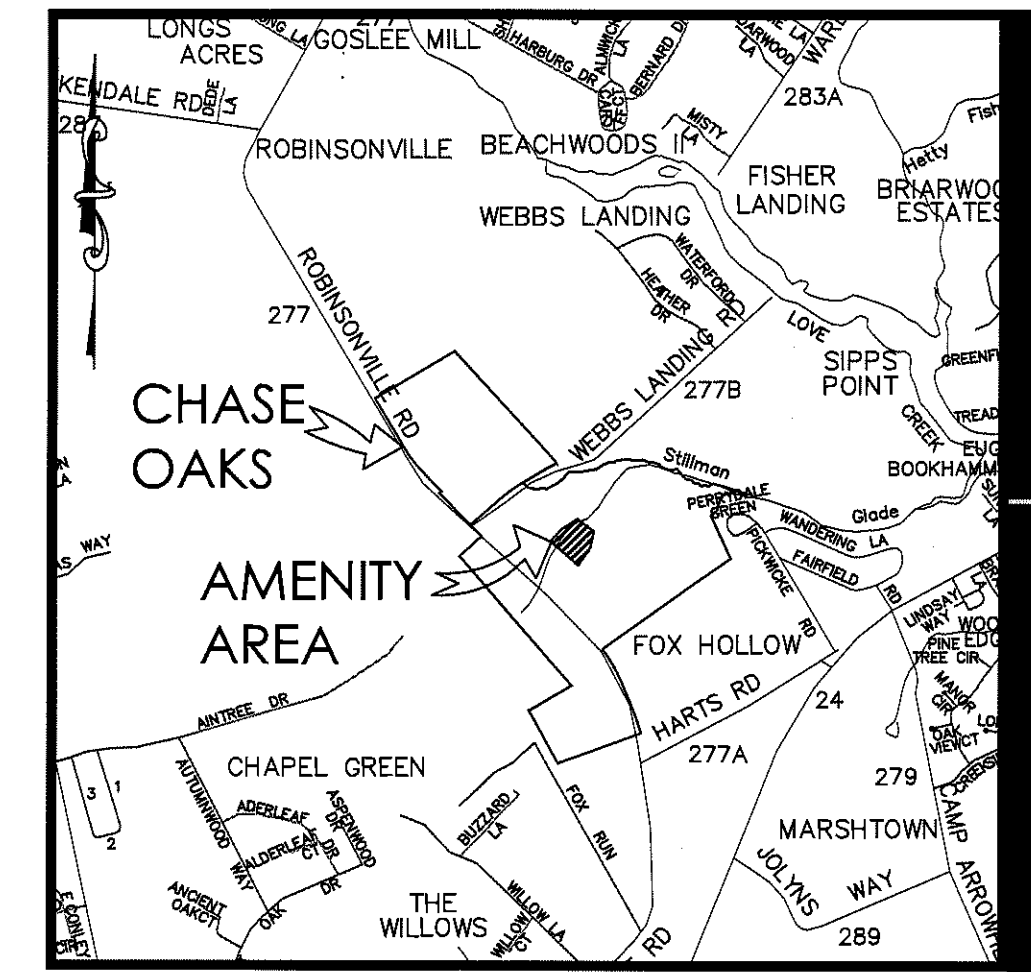
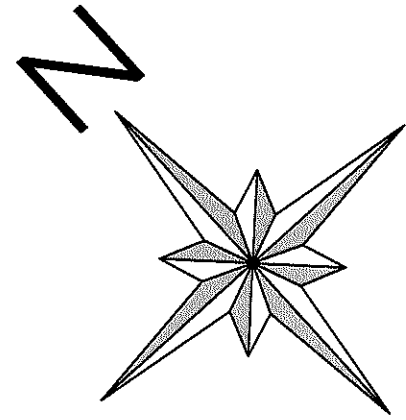
ENGINEER: SOLUTIONS IPEM  
 303 NORTH BEDFORD STREET  
 GEORGETOWN, DE 19947  
 PHONE: 302-297-9215  
 CONTACT: JASON PALKIEWICZ, PE

- TAX MAP: 234-6.00-96.00  
 AREA = 27.89 AC.±
- 234-6.00-97.00  
 AREA = 11.08 AC.±
- 234-6.00-98.00  
 AREA = 106.37 AC.±
- TOTAL AREA = 145.34 AC.±
- EXISTING ZONING: AR-1 (COASTAL AREA)
- FLOOD ZONE: THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM MAP NUMBER 10005C0333K, REVISED MARCH 16, 2015.
- WATER SUPPLY: TIDEWATER UTILITIES, INC.
- SANITARY SEWER: SUSSEX COUNTY - ANGOLA SANITARY SEWER DISTRICT
- PROPOSED BUILDINGS: CLUBHOUSE BUILDING = 3,380 S.F. ±
- TOPOGRAPHY SHOWN HEREIN ARE AS PROVIDED BY SOLUTIONS IPEM, LLC.

# RECREATIONAL AREA EROSION AND SEDIMENT CONTROL PLAN

## FOR CHASE OAKS

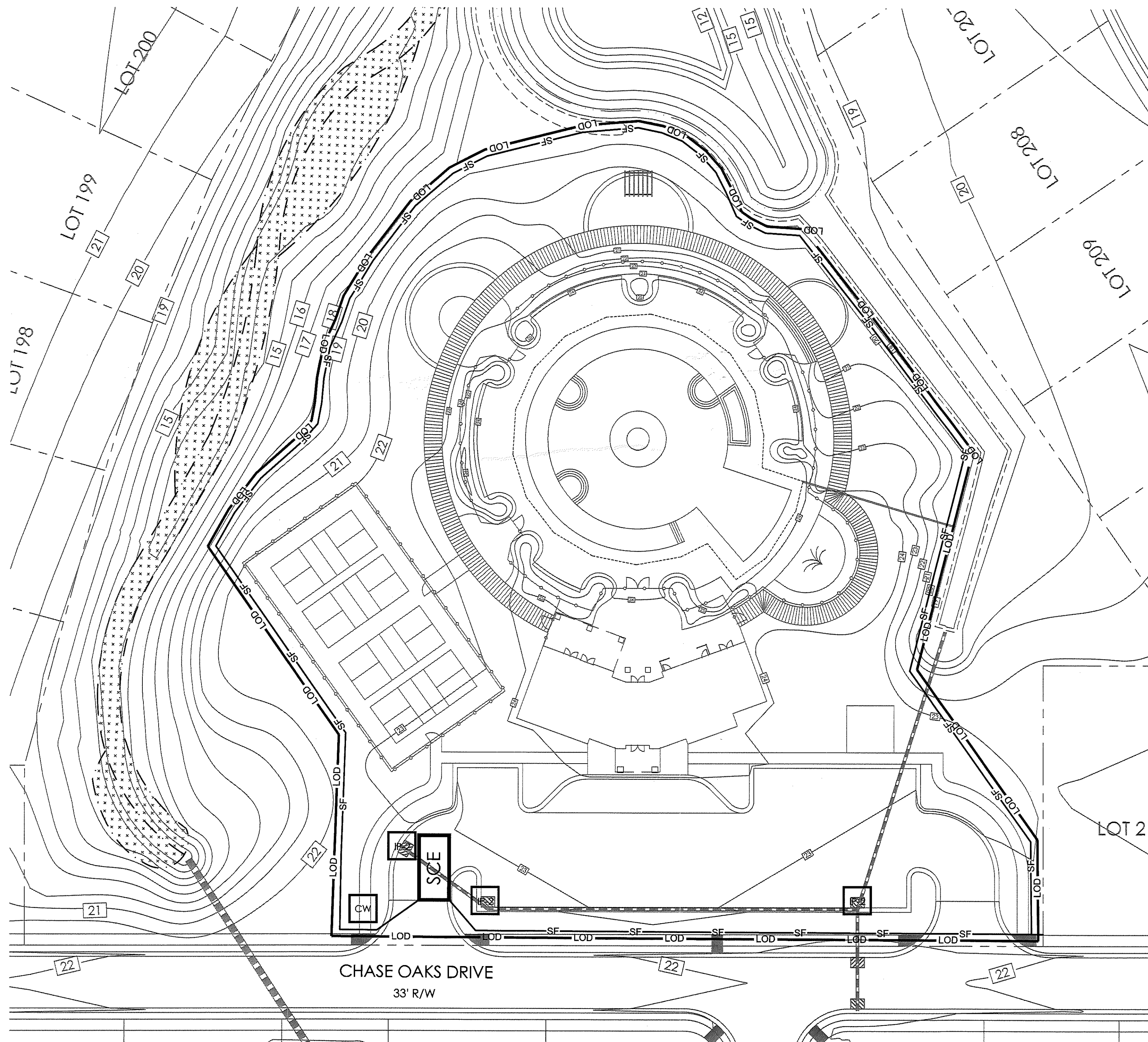
INDIAN RIVER HUNDRED  
 SUSSEX COUNTY, DELAWARE



VICINITY MAP  
 SCALE: 1" = 2,000'

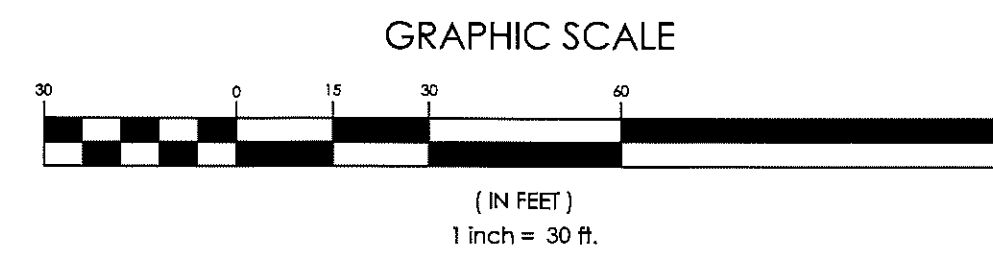
**SEDIMENT AND STORMWATER NOTES:**

- SS1. THE SUSSEX CONSERVATION DISTRICT MUST BE NOTIFIED IN WRITING FIVE (5) DAYS PRIOR TO COMMENCING WITH CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
- SS2. REVIEW AND APPROVAL OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE SEDIMENT AND STORMWATER REGULATIONS, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.
- SS3. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE SUSSEX CONSERVATION DISTRICT.
- SS4. FOLLOWING SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED FOR ALL PERIMETER SEDIMENT CONTROLS, SOIL STOCKPILES, AND ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE WITHIN 14 CALENDAR DAYS UNLESS MORE RESTRICTIVE FEDERAL REQUIREMENTS APPLY.
- SS5. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL COMPLY WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
- SS6. AT ANY TIME A DEWATERING OPERATION IS USED, IT SHALL BE PREVIOUSLY APPROVED BY THE AGENCY CONSTRUCTION SITE REVIEWER FOR A NON-EROSIVE POINT OF DISCHARGE, AND A DEWATERING PERMIT SHALL BE APPROVED BY DNREC WELL PERMITTING BRANCH.
- SS7. APPROVED PLANS REMAIN VALID FOR 5 YEARS FROM THE DATE OF APPROVAL.
- SS8. POST CONSTRUCTION VERIFICATION DOCUMENTS ARE TO BE SUBMITTED TO THE SUSSEX CONSERVATION DISTRICT SEDIMENT AND STORMWATER PROGRAM WITHIN 60 DAYS OF STORMWATER MANAGEMENT FACILITY COMPLETION.
- SS9. APPROVAL OF A SEDIMENT AND STORMWATER PLAN DOES NOT GRANT OR IMPLY A RIGHT TO DISCHARGE STORMWATER RUNOFF. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ANY AND ALL AGREEMENTS, EASEMENTS, ETC. NECESSARY TO COMPLY WITH STATE DRAINAGE AND OTHER APPLICABLE LAWS.
- SS10. THE NOTICE OF INTENT FOR A NPDES GENERAL PERMIT FOR THIS PROJECT IS # 6310. AT ANY TIME THE OWNERSHIP FOR THIS PROJECT CHANGES, A TRANSFER OF AUTHORIZATION OR A CO-PERMITTEE APPLICATION MUST BE SUBMITTED TO DNREC. THE PERMITTEE OF RECORD SHALL NOT BE RELIEVED OF THEIR RESPONSIBILITIES UNTIL A NOTICE OF TERMINATION IS PROCESSED BY DNREC.
- SS11. THE OWNER SHALL BE FAMILIAR WITH AND COMPLY WITH ALL ASPECTS OF THE NPDES CONSTRUCTION GENERAL PERMIT.
- SS12. BEFORE ANY EARTHWORK OR EXCAVATION TAKES PLACE, THE CONTRACTOR SHALL CALL MISS UTILITY AT 811 OR 1.800.282.8555 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, TO HAVE ALL EXISTING UTILITIES MARKED ON-SITE.
- SS13. THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PHASED PERIMETER CONTROLS SHALL BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENT FROM LEAVING THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR ALTER MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.
- SS14. BEFORE ANY EARTHWORK OR EXCAVATION TAKES PLACE, THE CONTRACTOR SHOULD CALL MISS UTILITY AT 811 OR 1-800-282-8555 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, TO HAVE ALL EXISTING UTILITIES MARKED ON-SITE.
- SS15. BEST AVAILABLE TECHNOLOGY (BAT) SHALL BE EMPLOYED TO MANAGE TURBID DISCHARGES IN ACCORDANCE WITH REQUIREMENTS OF 7 DEL.C. CH. 60 AND THE CURRENT DELAWARE CONSTRUCTION GENERAL PERMIT (CGP).
- SS16. DOCUMENTATION OF SOIL TESTING AND MATERIALS USED FOR TEMPORARY OR PERMANENT STABILIZATION INCLUDING BUT NOT LIMITED TO SOIL TEST RESULTS, SEED TAGS, SOIL AMENDMENT TAGS, ETC. SHALL BE PROVIDED TO THE DEPARTMENT OR DELEGATED AGENCY TO VERIFY THAT THE PERMANENT OR TEMPORARY STABILIZATION HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLAN. THE DEPARTMENT OR DELEGATED AGENCY MAY REQUIRE ADDITIONAL SOIL TESTING AND REAPPLICATION OF PERMANENT OR TEMPORARY STABILIZATION IN ACCORDANCE WITH SPECIFICATIONS PROVIDED IN THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, OR ALTERNATIVE MEASURES THAT PROVIDE FUNCTIONAL EQUIVALENCY.
- SS17. MUST HAVE A COPY OF DNREC APPROVED CMMP (CONTAMINATED MATERIALS MANAGEMENT PLAN) ON-SITE AT ALL TIMES.
- SS18. CCR (3RD PARTY CERTIFIED CONSTRUCTION REVIEWER) MUST BE OSHA CERTIFIED.
- SS19. CONTRACTOR MUST BE OSHA LEVEL 10 CERTIFIED.
- SS20. ALL CLEAN FILL MUST MEET DNREC RESIDENTIAL STANDARDS.



NOTES:  
 THIS PLAN SHOWS APPROXIMATE, ESTIMATED GRADING IN THE POOL DECK AREA.  
 FINAL GRADES AND ANY DRAINAGE FEATURES FOR THE POOL DECK AND BOCCIE BALL COURTS  
 ARE TO BE BY OTHERS ON A SEPARATE PLAN.

PORCH/COVERED PATIO AREAS ARE TO BE INSTALLED PER THE ARCHITECTURAL DRAWINGS. THE GRADES HERE-IN TIE INTO THE RELATIVE ELEVATIONS PROVIDED BY THE ARCHITECT. SOLUTIONS IPEM IS NOT CERTIFYING THE GRADING WITHIN THE PORCH/COVERED PATIO AREAS.



**LEGEND**

- LIMIT OF DISTURBANCE: LOD
- SILT FENCE: SF
- STABILIZED CONSTRUCTION ENTRANCE: SCE
- INLET PROTECTION (TYPE 2): IP-2
- CONCRETE WASHOUT AREA: CW

**OWNER'S CERTIFICATION**

I HEREBY CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL (I.E., BLUE CARD HOLDER) INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING PRIOR TO INITIATION OF THE PROJECT, AT A DNREC SPONSORED OR APPROVED TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION. IN ADDITION, I GRANT THE DNREC SEDIMENT AND STORMWATER PROGRAM AND/OR THE RELEVANT DELEGATED AGENCY THE RIGHT TO CONDUCT ON-SITE REVIEWS, AND I UNDERSTAND MY RESPONSIBILITIES UNDER THE NPDES CONSTRUCTION GENERAL PERMIT AS REFERENCED ON THIS COVER SHEET.

**ENGINEER'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

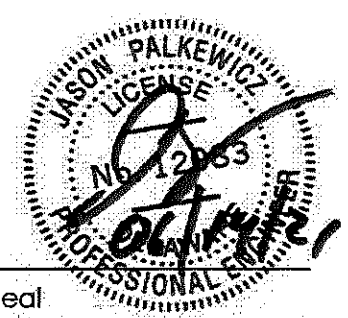
JASON PALKIEWICZ, PE

**solutions**  
 Integrated Planning  
 Engineering & Management, LLC

303 North Bedford Street  
 Georgetown, DE 19947  
 T. 302.297.9215

3003 Merritt Mill Road  
 Salisbury, MD 21804  
 T. 410.572.8855

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REVISIONS		DESCRIPTION
NO.	DATE	REVISIONS PER COUNTY COMMENTS 6-2-21
1	6-7-21	
2	6-14-21	REVISIONS PER COUNTY COMMENTS 6-11-21

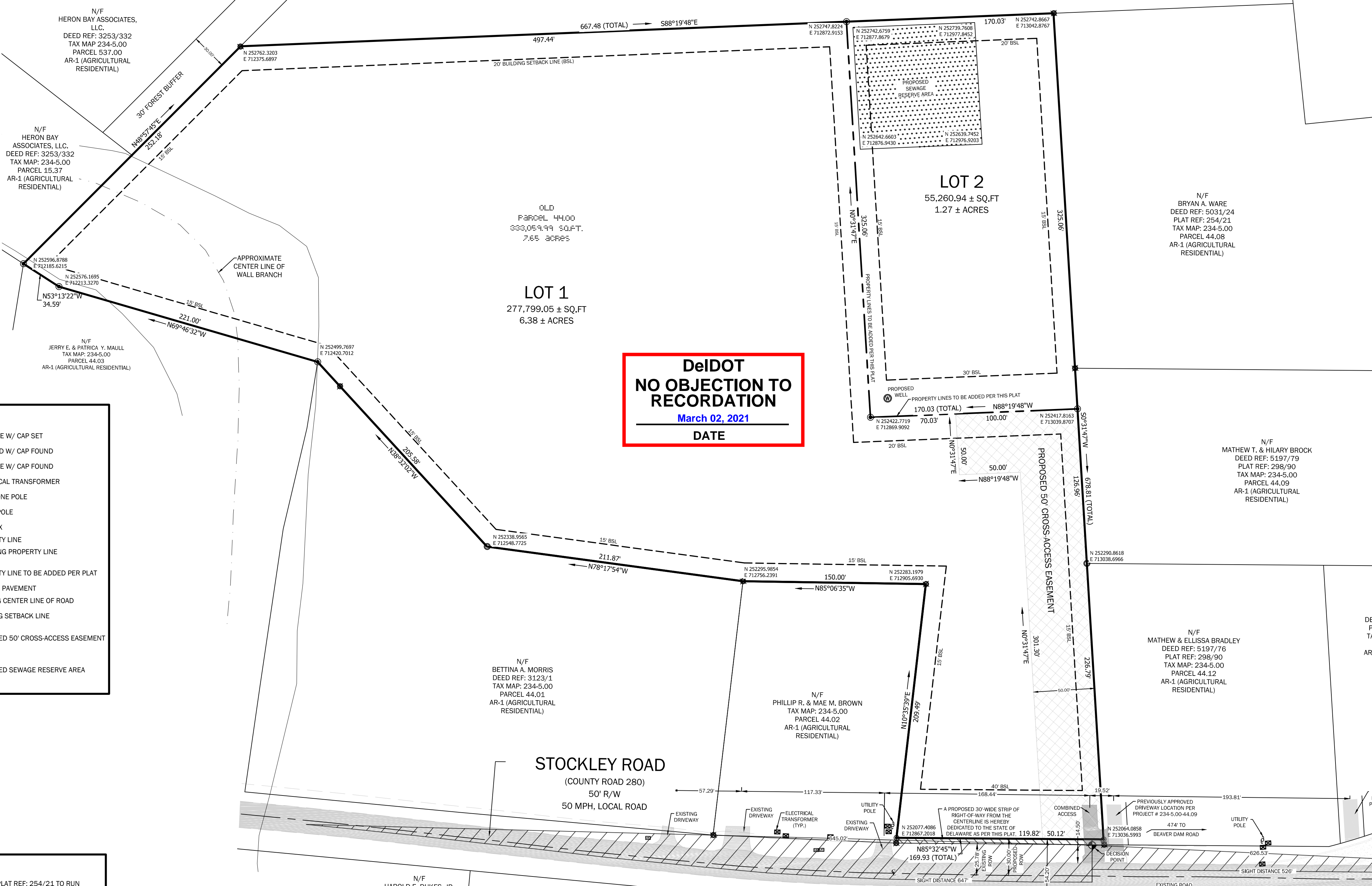
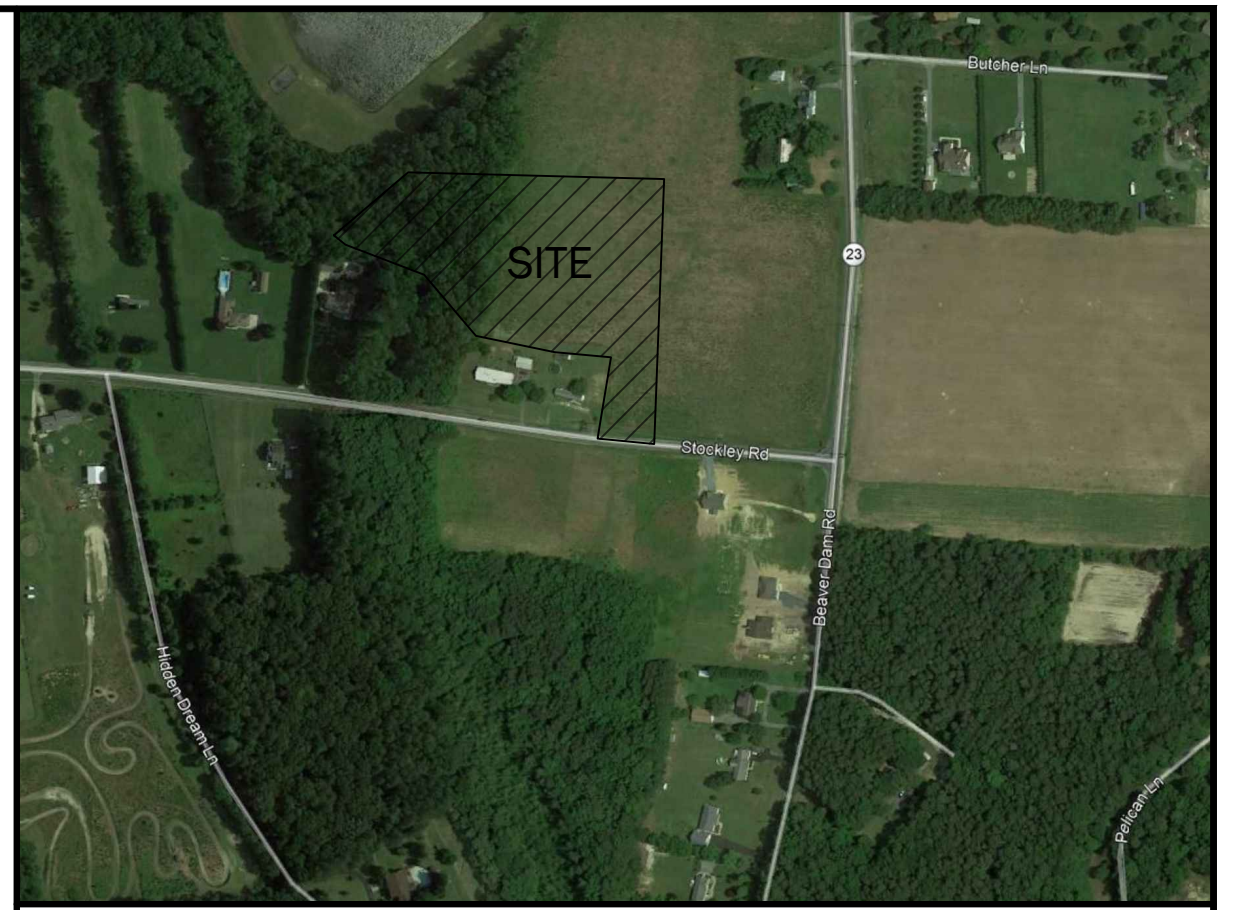
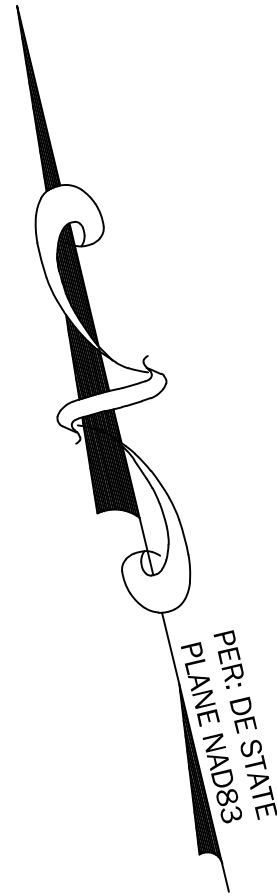
EROSION AND SEDIMENT CONTROL PLAN

for  
**CHASE OAKS**  
 INDIAN RIVER HUNDRED  
 SUSSEX COUNTY, DELAWARE

Date:	10/5/20
Job Number:	G18040
Scale:	1"=30'
Drawn By:	HRB
Designed By:	HRB
Approved By:	JP

Sheet No.: **6**

File Name: esc



**LEGEND**

- = IRON PIPE W/ CAP SET
- = IRON ROD W/ CAP FOUND
- = IRON PIPE W/ CAP FOUND
- = ELECTRICAL TRANSFORMER
- = TELEPHONE POLE
- = UTILITY POLE
- = MAIL BOX
- = PROPERTY LINE
- = ADJOINING PROPERTY LINE
- = PROPERTY LINE TO BE ADDED PER PLAT
- = EDGE OF PAVEMENT
- = EXISTING CENTER LINE OF ROAD
- = BUILDING SETBACK LINE
- = PROPOSED 50' CROSS-ACCESS EASEMENT
- = PROPOSED SEWAGE RESERVE AREA

- NOTES**
- A 10' WIDE UTILITY EASEMENT WAS CREATED PER PLAT REF: 254/21 TO RUN PARALLEL TO THE EASTERN BOUNDARY LINE OF PARCEL 44.00 AS SHOWN HEREON. THE 10' WIDE ELECTRIC EASEMENT SHALL BE FOR THE BENEFIT OF LOT 3.
  - LOT 1 & LOT 2 SHALL HAVE ACCESS TO COUNTY ROAD 280 VIA THE 50-FOOT WIDE INGRESS/EGRESS EASEMENT.
  - THE BOUNDARY INFORMATION SHOWN HEREON WAS DERIVED FROM THE LAND RECORDS OF SUSSEX COUNTY, DELAWARE AND WAS SUPPORTED BY BOUNDARY MONUMENTS LOCATED/FOUND DURING OUR FIELD RUN SURVEY.
  - THE AR-1 (AGRICULTURAL-RESIDENTIAL) ZONING SHOWN HEREON WAS DERIVED FROM SUSSEX COUNTY DE MAPING.
  - THIS SUBDIVISION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS-OF-WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.
  - ALL ENTRANCES SHALL CONFORM TO DELDOTS DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
  - NO BUILDING, STRUCTURE OR OTHER PERMANENT OBSTRUCTION SHALL BE PLACED ON ANY EASEMENT.
  - 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 3.4.2.1.E.
  - SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT OF 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 OF THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNERS LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
  - INTENDED USE OF BUILDING: RESIDENTIAL SINGLE FAMILY HOME
  - NAME OF WATER SUPPLIER: PRIVATE RESIDENTIAL WELL. NO FIRE HYDRANTS OR WATER MAINS IN IMMEDIATE VICINITY.
  - MAX BUILDING HEIGHT OF FUTURE DWELLING PER SUSSEX COUNTY CODE IS 42 FEET.
  - PROPOSED BUILDING CONSTRUCTION: RESIDENTIAL HOUSE TO BE BUILT OF WOOD AND CONCRETE FEATURES; WILL NOT BE PROTECTED BY SPRINKLER SYSTEM.
  - ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.

**SITE DATA**

1. THE PROPERTY SHOWN HEREON IS OWNED BY: PARCEL 44 PREMISES ADDRESS: 30271 STOCKLEY ROAD MILTON, DE 19958	MAILING ADDRESS: NOGUEIRA WANDERSON 18456 GRAVEL HILL ROAD GEORGETOWN, DE 19947 302-242-8774 BRAZL@WNBUILDERSINC.COM
---	---

- SUSSEX COUNTY NOTES**
- THE ENTRANCE MUST BE CONSTRUCTED UNDER A VALID PERMIT FROM THE DEPARTMENT OF TRANSPORTATION AND COMPLETED TO ALL REQUIRED STANDARDS.
  - THE ACCESS EASEMENT MUST BE CLEARED AND DRIVEWAY MATERIAL INSTALLED. PHOTOS MUST BE TAKEN OF BOTH ENTRANCE AND ACCESS EASEMENT.

- DATA BLOCK**
- GROSS AREA OF PROPERTY = 7.66 ± ACRES
  - ZONING = AR-1 (AGRICULTURAL-RESIDENTIAL)
  - PRESENT USE = AGRICULTURAL
  - PROPOSED USE = RESIDENTIAL
  - SEWER PROVIDER = PRIVATE SEPTIC
  - WATER PROVIDER = PRIVATE WELL
  - TAX PARCEL NUMBER = 234-5-00-44.00
  - TOTAL NUMBER OF EXISTING LOTS = 1, EXISTING PARCELS = 1
  - TOTAL NUMBER OF PROPOSED LOTS = 5
  - STOCKLEY ROAD POSTED SPEED LIMIT = 45 MPH

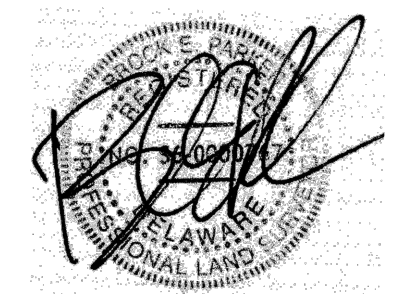
I, NOGUEIRA WANDERSON, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTIES DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW

*[Signature]* 5/7/2021  
NOGUEIRA WANDERSON OWNER OF PARCEL 44.00 DATE

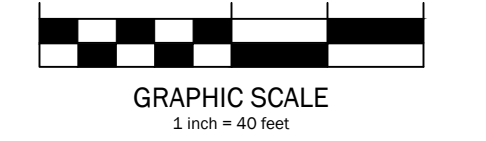
**BEAVER DAM ROAD**  
COUNTY RD. 23 SCB 285 MAJOR COLLECTOR: 60' R/W

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF DELAWARE LICENSE NUMBER #58-0000767, RENEWAL DATE JUNE 30, 2021

*[Signature]* 5/7/2021  
ROCK E. PARKER REGISTERED PROFESSIONAL LAND SURVEYOR LIC. #58-0000767 RENEWAL DATE 06/30/21 528 RIVERSIDE DRIVE SALISBURY, MD 21804



<b>REVISIONS</b> DATE REF. 1/13/2021 RLP 2/17/2021 RLP 2/24/2021 RLP 5/7/2021 RLP		<b>MINOR SUBDIVISION PLAT</b> 30271 STOCKLEY ROAD "REVISED & REASSEMBLED SURVEY PLAN" CLIENT: VLEIRA NOGUEIRA WANDERSON	
LOCATION INDIAN RIVER ELECTION DISTRICT, SUSSEX COUNTY, DELAWARE		SCALE 1" = 40' DATE 11/19/2020 TAX MAP 234-5-00	
JOB NO. L8540 DRAWN BY RLP PARCEL 44.00	JOB NO. L8540 DRAWN BY RLP PARCEL 44.00	CIVIL ENGINEERING INC.	FORESTRY <b>PARKER ASSOCIATES</b> ESTABLISHED 1972 SALISBURY, MD 21804 SITE PLANNING





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

22705 Park Avenue  
Georgetown, DE 19947



**SFMO PERMIT**

**Plan Review Number:** 2021-04-206461-MIS-01  
**Status:** Approved as Submitted

**Tax Parcel Number:** 234-5.00-44.00  
**Date:** 03/29/2021

**Project**

Wanderson Minor Subdivision  
BMM & M LLC Property

30271 Stockley Road  
Milton DE 19958

**Scope of Project**

**Number of Stories:**  
**Square Footage:**  
**Construction Class:**  
**Fire District:** 82 - Lewes Fire Dept Inc

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

**Applicant**

Will Kernodle  
528 Riverside Drive  
Salisbury, MD 21801

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

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

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

A final inspection is required.

This Plan Review Project was prepared by:

  
\_\_\_\_\_  
John Colpo  
Fire Protection Specialist





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

NICOLE MAJESKI  
SECRETARY

March 02, 2021

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

**SUBJECT: Minor Subdivision - Letter of No Objection to Recordation**  
**30271 Stockley Road**  
Tax Parcel # 234-5.00-44.00  
Stockley Road (SCR 280)  
Indian River Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Minor Subdivision Plan dated November 19, 2020 (last revised February 24, 2021), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawing. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Minor Subdivision Plan is not recorded and/or an entrance permit is not issued for the lot(s) prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

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

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



30271 Stockley Road  
Mr. Jamie Whitehouse  
Page 2  
March 02, 2021

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

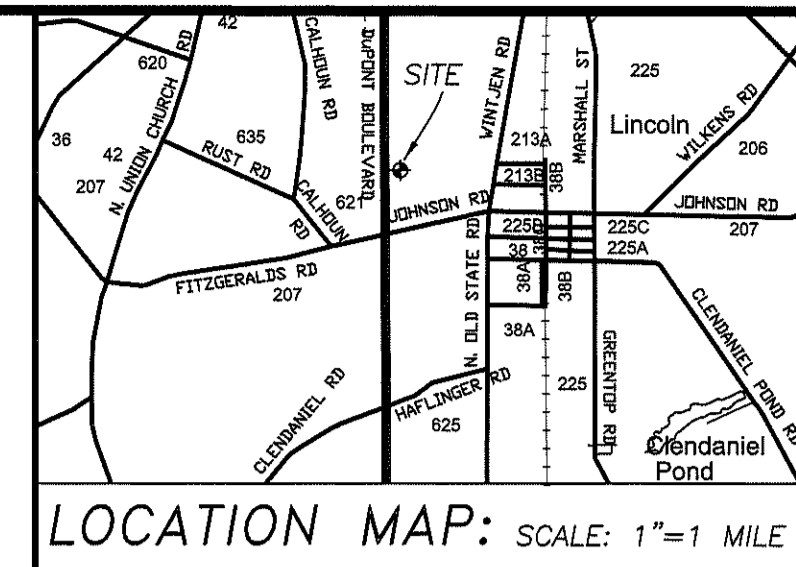
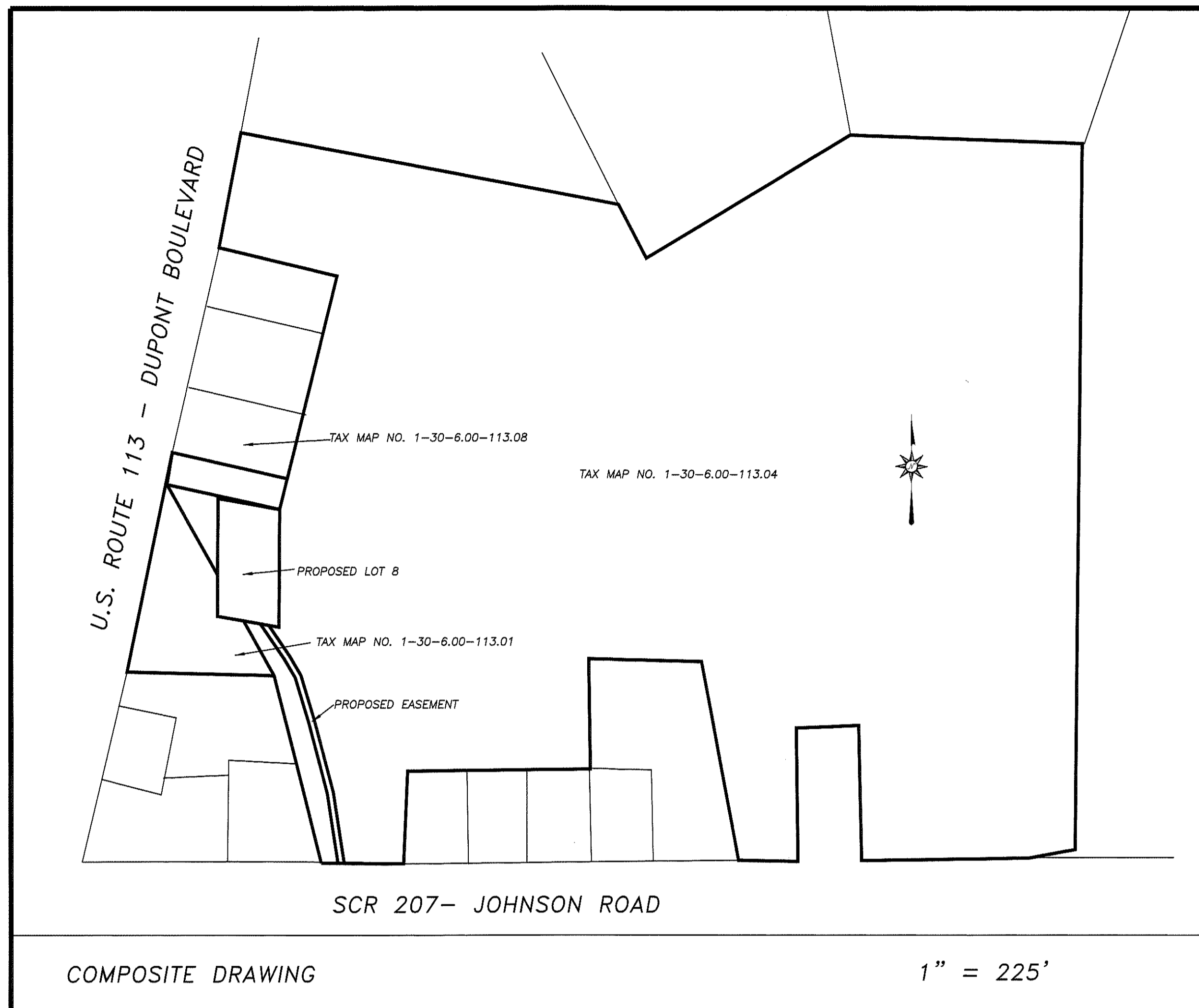
The owner shall be responsible to submit a copy of the recorded Minor Subdivision Plan showing all appropriate signatures, seals, plot book and page number to the South District Public Works office (302) 853-1341 in order to obtain the entrance permit(s) for the proposed minor subdivision.

Sincerely,



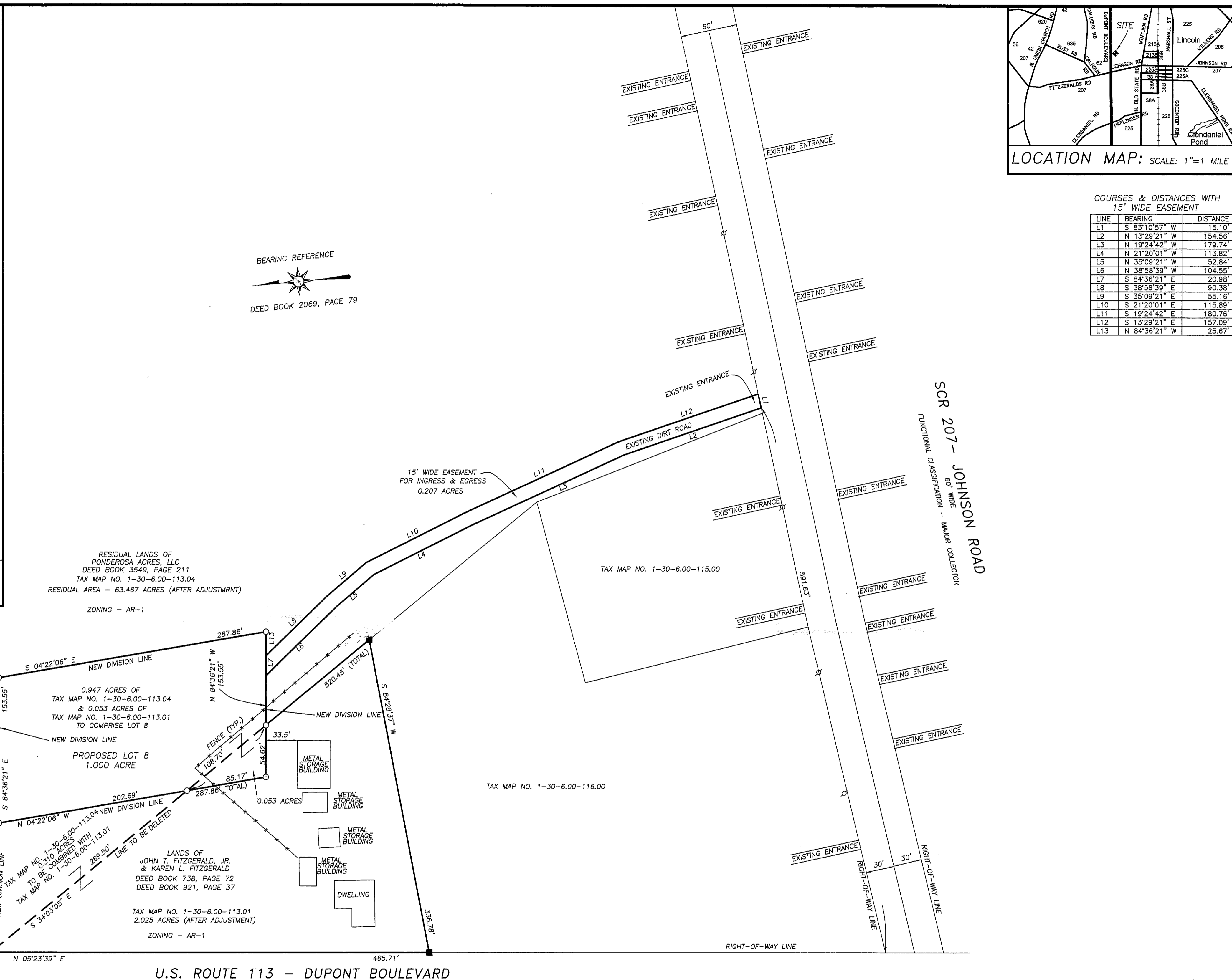
Richard McCabe  
Sussex County Review Coordinator  
Development Coordination

cc: Wilbur Kernodle, Parker and Associates, Inc.  
Rusty Warrington, Sussex County Planning & Zoning  
Jessica L. Watson, Sussex Conservation District  
Matt Schlitter, South District Public Works Engineer  
James Argo, South District Project Reviewer  
William Kirsch, South District Entrance Permit Supervisor  
Shannon Anderson, South District Public Work Admin Specialist  
Wendy L. Polasko, Subdivision Engineer  
Brian Yates, Sussex County Reviewer



COURSES & DISTANCES WITH 15' WIDE EASEMENT

LINE	BEARING	DISTANCE
L1	S 83°10'57" W	15.10'
L2	N 13°29'21" W	154.56'
L3	N 19°24'42" W	179.74'
L4	N 21°20'01" W	113.82'
L5	N 35°09'21" W	52.84'
L6	N 38°58'39" W	104.55'
L7	S 84°36'21" E	20.98'
L8	S 38°58'39" E	90.38'
L9	S 35°09'21" E	55.16'
L10	S 21°20'01" E	115.89'
L11	S 19°24'42" E	180.78'
L12	S 13°29'21" E	157.09'
L13	N 84°36'21" W	25.67'



**DATA COLUMN:**

- OWNERS:  
JOHN T. FITZGERALD, JR. & KAREN L. FITZGERALD  
18117 JOHNSON ROAD  
LINCOLN, DE 19960  
302-236-7748  
kattix@comcast.net
- MICHAEL G. ATTIX & KIM F. ATTIX  
8229 DUPONT BOULEVARD  
LINCOLN, DE 19960  
302-236-7747  
kattix@comcast.net
- CLASS "C", RURAL SURVEY
- A TITLE SEARCH WAS NEITHER REQUESTED, PROVIDED OR UTILIZED FOR THIS SURVEY
- TOTAL NUMBER OF NEW LOTS - 1
- TAX MAP NO. 1-30-6.00-113.04  
RESIDUAL FRONTAGE - 990'+/-  
GROSS AREA - 65.100 ACRES+/-  
RESIDUAL AREA - 63.467 ACRES+/-
- ZONING - AR-1
- PRESENT USE - AGRICULTURAL
- PROPOSED USE - RESIDENTIAL
- WATER - ON SITE
- SEPTIC - ON SITE

**DELDOT NOTES:**

- ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- IF THE RESIDUAL LANDS OF PONDEROSA ACRES, LLC, ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCEL CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET AND ANY DIRECT ACCESS TO SCR 207 WILL BE ELIMINATED.
- 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 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 PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS ON THIS PROPERTY. NO TITLE SEARCH WAS REQUESTED OR PERFORMED.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS ALONG THE FRONTAGE OF ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL AND THE REQUIREMENTS OF THE LAND USE AGENCY.
- ALL ENTRANCES SHALL CONFORM TO CHAPTER 7 AND FIGURE 7.2.2.3-a OF DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- IF EXISTING ENTRANCES ARE ALTERED, THEY SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL. NO CONSTRUCTION ACTIVITY SHALL OCCUR IN THE RIGHT-OF-WAY (ROW) WITHOUT A DELDOT PERMIT.
- LOT 8 SHALL HAVE AN ACCESS TO & FROM SCR 207, VIA THE EXISTING DIRT ROAD WHICH RUNS INSIDE OF A PROPOSED 15' WIDE EASEMENT, AS SHOWN HEREON.
- THERE ARE NO TRANSPORTATION IMPROVEMENT DISTRICTS IN THE AREA.
- POSTED SPEED LIMIT - 40 MILES AN HOUR.

**SURVEYOR'S CERTIFICATION:**

I, DOUGLAS J. ANNAND, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRINCIPALS AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

*Douglas J. Annand* 05-11-2021  
DOUGLAS J. ANNAND, PLS 622 DATE

**OWNER'S CERTIFICATION:**

WE, JOHN T. FITZGERALD, JR., KAREN L. FITZGERALD, MICHAEL G. ATTIX & KIM F. ATTIX, HEREBY CERTIFY THAT WE ARE THE LEGAL OWNERS OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND THAT WE DESIRE THE PLAN TO BE RECORDED ACCORDING TO THE LAW.

*Karen L. Fitzgerald* 5/10/21  
KAREN L. FITZGERALD DATE  
(FOR JOHN T. FITZGERALD, JR.)

*Michael G. Attix* 5/10/21  
MICHAEL G. ATTIX DATE

*Kim F. Attix* 5/10/21  
KIM F. ATTIX DATE

**AGRICULTURAL USE PROTECTION NOTE:**

THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME FARM OPERATIONS.

**LEGEND:**

- FOUND IRON PIPE
- SET IRON PIPE
- FOUND CONCRETE MONUMENT
- ⊕ UTILITY POLE

PREPARED BY  
DOUGLAS J. ANNAND  
PROFESSIONAL LAND SURVEYOR  
10027 NORTH OLD STATE ROAD  
LINCOLN, DELAWARE 19960  
302-448-0320  
douglassannand7@gmail.com

*Douglas J. Annand*  
DOUGLAS J. ANNAND, PLS 622

**SUBDIVISION SURVEY PLAN**

PREPARED FOR  
PONDEROSA ACRES, LLC, JOHN T. FITZGERALD, JR.  
KAREN L. FITZGERALD, MICHAEL G. ATTIX & KIM F. ATTIX

SITUATED IN  
CEDAR CREEK HUNDRED  
SUSSEX COUNTY  
STATE OF DELAWARE  
SCALE: 1" = 60'  
DATE: APRIL 15, 2021  
REVISED: APRIL 23, 2021  
REVISED: MAY 9, 2021





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

NICOLE MAJESKI  
SECRETARY

May 03, 2021

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

**SUBJECT: Minor Subdivision - Letter of No Objection to Recordation**  
**PONDEROSA ACRES**  
Tax Parcel # 130-6.00-113.04  
SCR00207-JOHNSON RD  
SCR00113-DUPONT BOULEVARD  
Cedar Creek Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Minor Subdivision Plan dated April 15, 2021 (signed by the Surveyor on April 27, 2021), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawing. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Minor Subdivision Plan is not recorded and/or an entrance permit is not issued for the lot(s) prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

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

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




PONDEROSA ACRES  
Mr. Jamie Whitehouse  
Page 2  
May 03, 2021

any project rests with the local government in which the land use decisions are authorized. There may be other reasons (environmental, historic, neighborhood composition, etc.) which compel that jurisdiction to modify or reject this proposed plan even though DelDOT has established that these enumerated transportation improvements are acceptable.

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

Sincerely,

A handwritten signature in black ink that reads "Richard S. McCabe". The signature is written in a cursive style with a horizontal line through the middle of the name.

R. Stephen McCabe  
Sussex County Review Coordinator  
Development Coordination

cc: Douglas Annand, Douglas J. Annand Professional Land Surveyor  
Rusty Warrington, Sussex County Planning & Zoning  
Jessica L. Watson, Sussex Conservation District  
Matt Schlitter, South District Public Works Engineer  
James Argo, South District Project Reviewer  
William Kirsch, South District Entrance Permit Supervisor  
Shannon Anderson, South District Public Work Admin Specialist  
Wendy L. Polasko, Subdivision Engineer  
Derek Sapp, Sussex Plan Reviewer



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

22705 Park Avenue  
Georgetown, DE 19947



**SFMO PERMIT**

**Plan Review Number:** 2021-04-207093-MIS-01  
**Status:** Approved as Submitted

**Tax Parcel Number:** 130-6.00-113.01  
**Date:** 06/07/2021

**Project**

Ponderosa Acres Subdivision  
Fitzgerald Property

8283 Dupont Boulevard  
Lincoln DE 19960

**Scope of Project**

**Number of Stories:**  
**Square Footage:**  
**Construction Class:**  
**Fire District:** 42 - Carlisle Fire Co Inc

**Occupant Load Inside:**  
**Occupancy Code:** 9601

**Applicant**

Douglas J Annand  
10027 North Old State Road  
Lincoln, DE 19960


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

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

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

A final inspection is required.

This Plan Review Project was prepared by:

  
John Colpo  
Fire Protection Specialist



## FIRE PROTECTION PLAN REVIEW COMMENTS

**Plan Review Number:** 2021-04-207093-MIS-01  
**Status:** Approved as Submitted

**Tax Parcel Number:** 130-6.00-113.01  
**Date:** 06/07/2021

### PROJECT COMMENTS

**1002 A** This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at [www.statefiremarshal.delaware.gov](http://www.statefiremarshal.delaware.gov). These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.

**1010 A** The following water for fire protection requirements apply: NONE. On-Site Wells Proposed. this site meets Water Flow Table 1. therefore the provisions of NFPA 1142 shall apply to this site (DSFPR Regulation 702, Chapter 6, Section 3). Since wells are proposed for this site, no additional requirements will be made by this Agency for water for fire protection.

**1180 A** This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.

**1501 A** If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes or revisions to the plans occur, plans are required to be submitted, reviewed, and approved.

**PLANNING & ZONING COMMISSION**

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



**Sussex County**

DELAWARE  
sussexcountyde.gov  
302-855-7878 T  
302-854-5079 F  
JAMIE WHITEHOUSE, AICP  
DIRECTOR

**PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET**  
Planning Commission Public Hearing Date June 24, 2021

Application: Lockhaven (2020-08)

Applicant: Limitless Development Consulting, Inc.  
26412 Broadkill Road  
Milton, DE 19968

Owner: Lockhaven Farm, LLC  
26412 Broadkill Road  
Milton, DE 19968

Site Location: The property is lying on the west side of Round Pole Bridge (S.C.R. 257), approximately 0.48 mile west of Hudson Rd. (S.C.R. 258).

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

Proposed Use: 25 Single Family Lots as an AR-1 Standard Subdivision

Comprehensive Land Use Plan Reference: Low Density Area

Councilmanic District: Mr. Schaeffer

School District: Cape Henlopen School District

Fire District: Milton Fire Company

Sewer: Private (On-Site Septic)

Water: Private (On-Site Well)

Site Area: 125.80 +/- acres

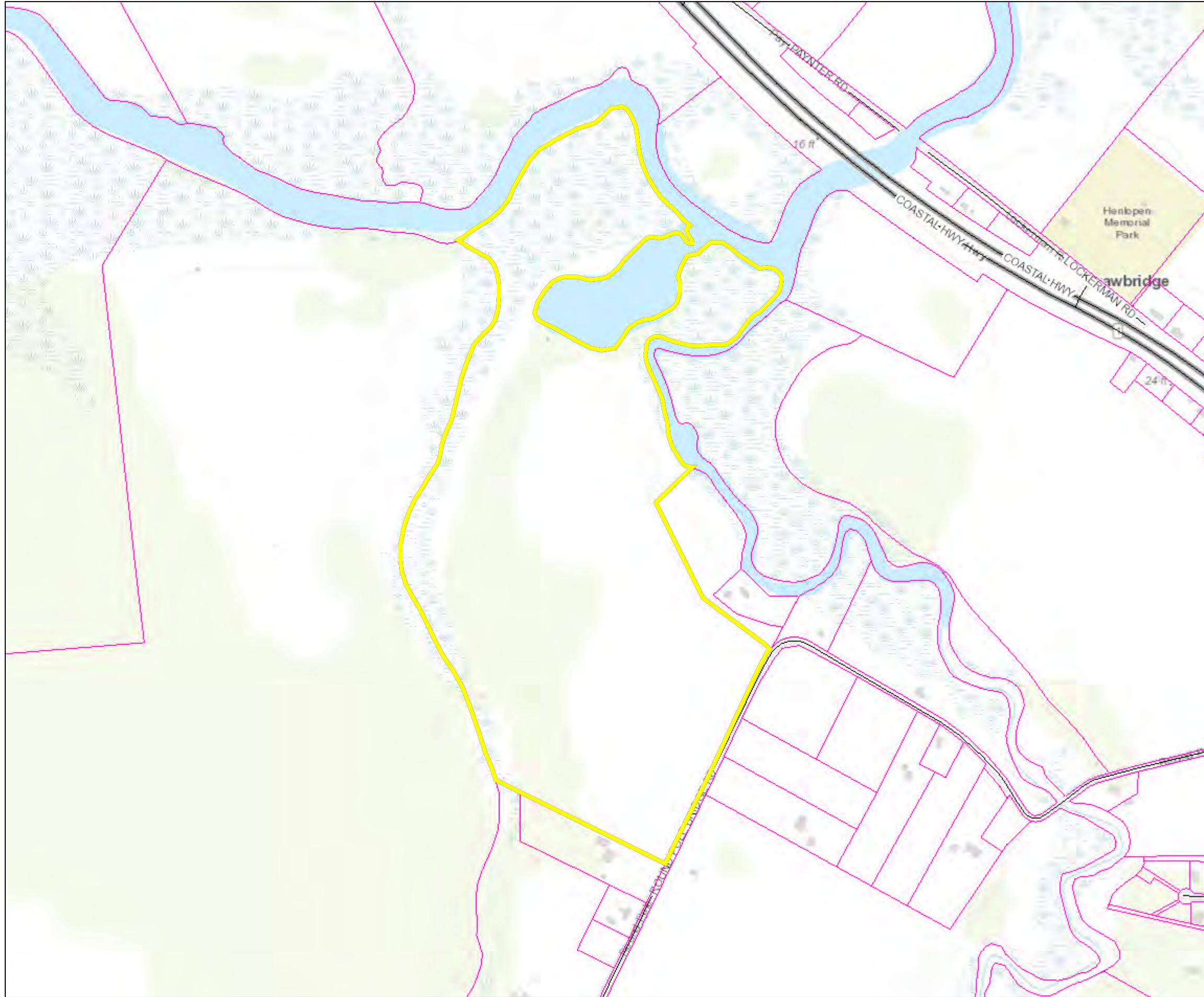
Tax Map ID.: 235-15.00-34.00







# Sussex County



<b>PIN:</b>	235-15.00-34.00	
<b>Owner Name</b>	LOCKHAVEN	FARM LLC
<b>Book</b>	4423	
<b>Mailing Address</b>	26412 BROADKILL ROAD	
<b>City</b>	MILTON	
<b>State</b>	DE	
<b>Description</b>	RD MILTON TO	
<b>Description 2</b>	DRAWBRIDGE VIA CAVE	
<b>Description 3</b>	NECK	
<b>Land Code</b>		

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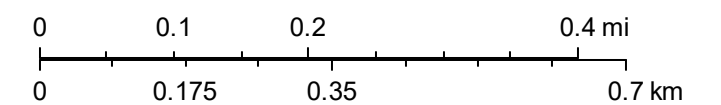
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Override 1

Tax Parcels

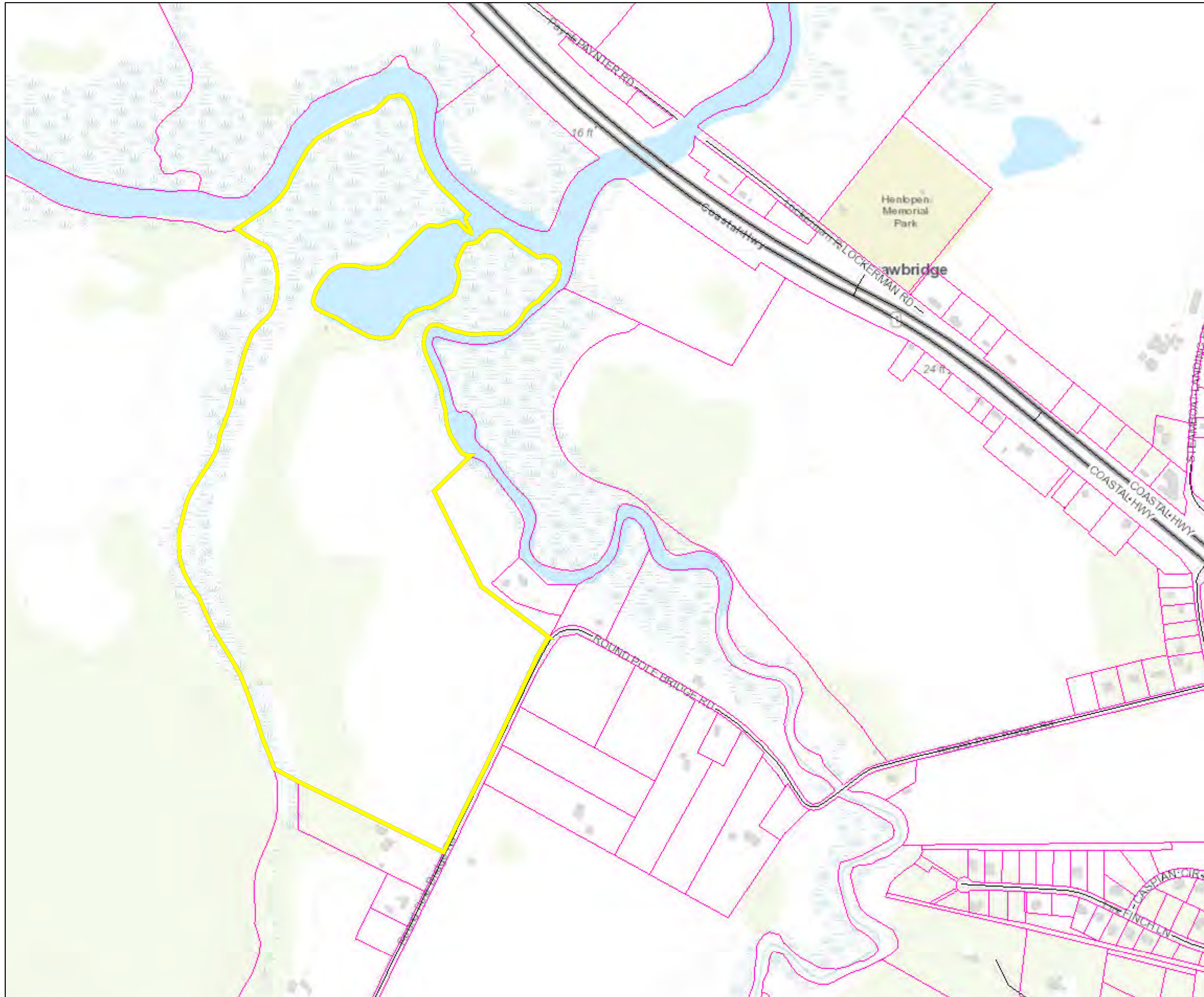
Streets

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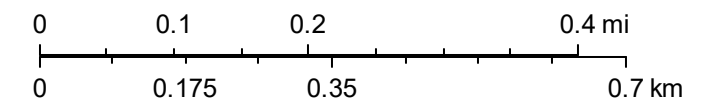
# Sussex County



<b>PIN:</b>	235-15.00-34.00	
<b>Owner Name</b>	LOCKHAVEN	FARM LLC
<b>Book</b>	4423	
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<b>Land Code</b>		

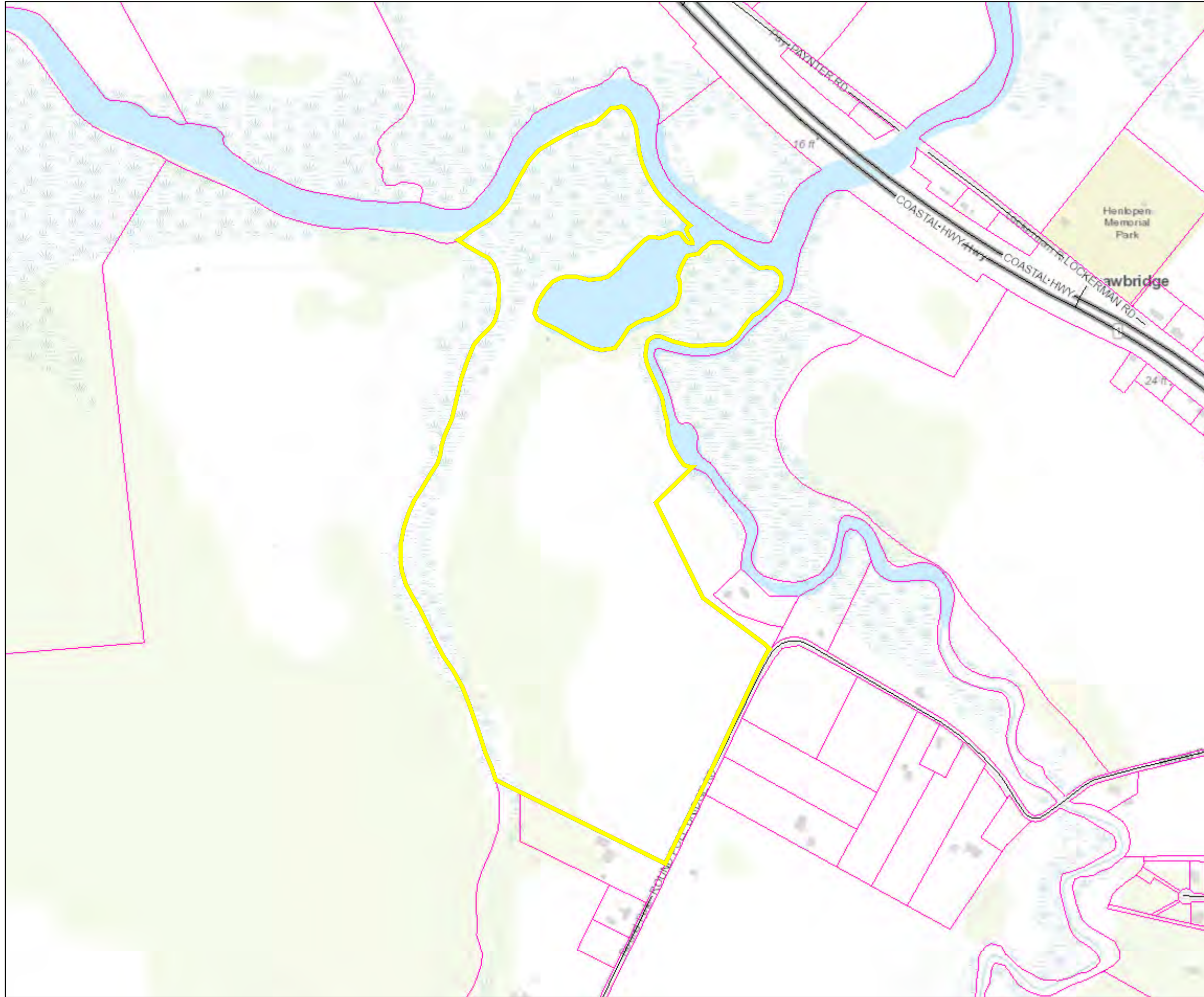
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- polygonLayer**
- Override 1
- Tax Parcels
- Streets
- County Boundaries

1:9,028





# Sussex County



<b>PIN:</b>	235-15.00-34.00	
<b>Owner Name</b>	LOCKHAVEN	FARM LLC
<b>Book</b>	4423	
<b>Mailing Address</b>	26412 BROADKILL ROAD	
<b>City</b>	MILTON	
<b>State</b>	DE	
<b>Description</b>	RD MILTON TO	
<b>Description 2</b>	DRAWBRIDGE VIA CAVE	
<b>Description 3</b>	NECK	
<b>Land Code</b>		

**polygonLayer**

Override 1

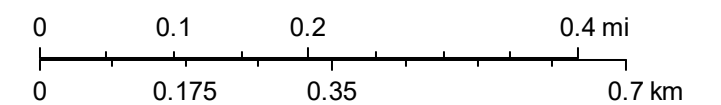
**polygonLayer**

Override 1

Tax Parcels

Streets

1:9,028



# Sussex County Major Subdivision Application

## Sussex County, Delaware

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

**Type of Application: (please check applicable)**

Standard:   
Cluster:   
ESDDOZ:

**Location of Subdivision:**

Round Pole Bridge Road, Milton, DE

**Proposed Name of Subdivision:**

Lockhaven

**Tax Map #:** 235-15.00-34.00 **Total Acreage:** 125.8

**Zoning:** AR-1 **Density:** 0.20 **Minimum Lot Size:** 1.69 **Number of Lots:** 25

**Open Space Acres:** 14.7

**Water Provider:** Private Well **Sewer Provider:** Private Septic

**Applicant Information**

Applicant Name: Limitless Development Consulting, Inc.  
Applicant Address: 26412 Broadkill Road  
City: Milton State: DE Zip Code: 19968  
Phone #: (302) 684-4844 E-mail: dal@lockwooddesigns.com

**Owner Information**

Owner Name: Lockhaven Farm LLC  
Owner Address: 26412 Broadkill Road  
City: Milton State: DE Zip Code: 19968  
Phone #: (302) 684-4844 E-mail: dal@lockwooddesigns.com

**Agent/Attorney/Engineer Information**

Agent/Attorney/Engineer Name: Scaled Engineering Inc.  
Agent/Attorney/Engineer Address: 20246 Coastal Highway  
City: Rehoboth Beach State: DE Zip Code: 19971  
Phone #: (302) 236-3200 E-mail: carlton@scaledengineering.com



# Check List for Sussex County Major Subdivision Applications

The following shall be submitted with the application

- Completed Application**
- Provide fifteen (15) copies of the Site Plan or Survey of the property and a PDF (via e-mail)**
  - Plan shall show the existing conditions, setbacks, roads, floodplain, wetlands, topography, proposed lots, landscape plan, etc. **Per Subdivision Code 99-22, 99-23 & 99-24**
  - Provide compliance with Section 99-9.
  - Deed or Legal description, copy of proposed deed restrictions, soil feasibility study
- Provide Fee \$500.00**
- Optional - Additional information for the Commission to consider** (ex. photos, exhibit books, etc.) If provided submit seven (7) copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.**
- PLUS Response Letter** (if required)
- 51% of property owners consent if applicable**

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

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

**Signature of Applicant/Agent/Attorney**

\_\_\_\_\_

Date: 5/4/21

**Signature of Owner**

\_\_\_\_\_

Date: 5/4/2021

**For office use only:**

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

Staff accepting application: \_\_\_\_\_ Application & Case #: \_\_\_\_\_

Location of property: \_\_\_\_\_

Date of PC Hearing: \_\_\_\_\_ Recommendation of PC Commission: \_\_\_\_\_

Sussex County, Delaware  
Technical Advisory Committee

Comment Sheet

\*\*\*\*\*



DATE OF REVIEW: October 21, 2020

REVIEWING AGENCY: Delaware State Fire Marshals Office, Sussex Office

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

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

RE: LOCKHAVEN (2020-08)

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

\*\*\*\*\*

At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation:

- a. **Fire Protection Water Requirements:**
  - Since the dwellings of the subdivision are proposed to be served by individual on-site wells (No Central or Public Water System within 1000' of property), set back and separation requirements will apply.
- b. **Fire Protection Features:**
  - The dock, if fueled boats, shall have fire department access via standpipe and fire department connection to provide fire fighting operations at the dock.
- c. **Accessibility:**
  - All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road (entrance) to the subdivision from Round Pole Bridge Road must be constructed so all fire department apparatus may negotiate it. If a median or boulevard is to be used it must be designed so that fire apparatus can make left and right hand turns into the subdivision.

- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.
- Any dead end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.
- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

d. **Gas Piping and System Information:**

- Provide type of fuel proposed, and show locations of bulk containers on plan.

e. **Required Notes:**

- Provide a note on the final plans submitted for review to read “ All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”
- Proposed Use
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- Provide Road Names, even for County Roads

Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website:

[www.statefiremarshal.delaware.gov](http://www.statefiremarshal.delaware.gov), technical services link, plan review, applications or brochures.

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







October 20, 2020

Mr. Nick Torrance  
Sussex County Planning & Zoning Commission  
PO Box 417  
Georgetown, DE 19947

**Re:** Sussex County Technical Advisory Committee

Dear Mr. Torrance:

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

1. **Application:**      *2020-08 Lockhaven*

This application does not indicate if central water or individual wells will supply water. *This project may require an Approval to Construct and an Approval to Operate from the Office of Engineering if constructing a new water system or altering an existing water system.* In order to obtain an Approval to Construct, plans and specifications must be prepared by a registered Delaware professional engineer. Plans for the system, including water mains or extensions thereto, storage facilities, treatment works, and all related appurtenances, must be approved by the Office of Engineering prior to construction. It is the owner's responsibility to ensure as-built drawings are maintained throughout all phases of construction.

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

Individual plumbing permits will be required for each home.

2. **Application:**      *2020-15 The Estuary at Oyster Rock*

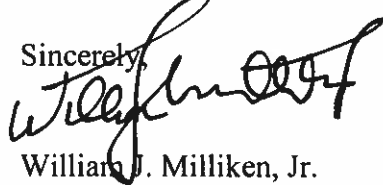
This application indicates central water will be supplied by Tidewater Utilities, Inc. *This project requires an Approval to Construct and an Approval to Operate from the Office of Engineering when constructing a new water system or altering an existing water system.* In order to obtain an Approval to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

Mr. Nick Torrance  
Sussex County Planning and Zoning  
October 20, 2020  
Page 2

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "William J. Milliken, Jr.", written over the word "Sincerely,".

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

DEPARTMENT OF TRANSPORTATION  
COMMENTS FOR  
T.A.C./PLUS MEETING  
OF October 21, 2020

**Lands of Lockhaven**

**Tax Map # 235-15.00-34.00**

**SCR 257**

**Sussex County**

**TAC Review 2020-08 Lockhaven**

1. Please refer to the “*Development Coordination Manual*” manual for the design of the subdivision streets and/or entrance. The website for the manual is the following;  
  
<http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes>
2. For all projects, any sub-station and/or wastewater facilities will be required to have access from the internal subdivision street with no direct access to the State maintained highway.
3. For all projects, a 20-foot wide buffer will be required from the edge of the stormwater management pond to the ultimate right-of-way of the County road. The ultimate right-of-way is based on the functional classification of the road.
4. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.2.5.1.2: Frontage Easements, a 15-foot wide permanent easement will need to be established across the property frontage. The location of the easement shall be outside the limits of the ultimate right-of-way for this road. The following note is required, “**A 15-foot wide permanent easement is hereby established for the State of Delaware, as per this plat.**”
5. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.2.5: Dedication of Right-Of-Way and Easements, Figure 3.2.5-a Minimum Standards for Total Roadway Right-Of-Way, the project shall be subject to dedicate right-of-way in accordance to the minimum standards.
6. Referring to the “*Development Coordination Manuals*”, Chapter 3 – Record Plan Design, Section 3.2.4.1: Subdivision Street Right-Of-Way Monuments, right-of-way monuments are recommended to be furnished and placed along the private subdivision street.
7. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.2.4.2; Frontage Road Right-of-Way Monumentation, concerning the right-of-way markers being placed to provide a permanent reference for re-establishing the right-of-way and property corners along frontage roads. Due to the right-of-way dedication,

show and note the property corners markers that will need to be installed.

8. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.5.5: Transit Facilities, transit facilities requirements shall be followed as required by DTC or DelDOT.
9. Referring to the “*Development Coordination Manual*”, under Chapter 3; Record Plan Design, Section 3.2.5.1.1 – Easements, if this development is proposing a neighborhood sign/structure, then a permanent easement shall be established at the entrance. The easement shall be located outside of any existing and/or proposed right-of-way. It will also need to be verified that the sign/structure does not pose a sight distance and/or safety hazard.
10. Metes and bounds and total areas need to be shown for any drainage easements. A minimum 20-foot wide drainage easement must be provided for storm drainage systems, open or closed, that fall outside the existing right-of-way or the drainage/utility easement. These easements shall be shown and noted on record plan.
11. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.5: Connectivity, connectivity requirements shall be followed for all development projects having access to state roads or proposing DelDOT maintained public road for subdivisions. Private or municipal streets should follow the local land use agency’s requirements for connectivity.
12. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.4.2.1: Record Plan Content, the traffic generation diagram is required. See Figure 3-4-2-a: Traffic Generation Diagram for what is required.
13. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.4.2: Record Plan Submittal Requirements, adjacent existing features are required to be shown in accordance with Figure 3.4.2-b.
14. It will need to be noted on the Record Plan the type of off-site improvements and when the off-site improvements are warranted for this project.
15. Referring to the “*Development Coordination Manual*”, Chapter 2 – Traffic Analysis and Improvements, it will need to be determined if a Traffic Impact Study (T.I.S.), Area-Wide Study Fee or a Traffic Operational Analysis (T.O.A.) will be required.
16. As per the Delaware State Strategies for Policy and Spending Map, this project is located within Investment Level III or IV. Referring to the Departments Shared-Use Path/Sidewalk Policy a project in all Level III and Level IV areas are required to install a path/sidewalk along the property frontage if the project abuts to an existing facility. If the project does not abut an existing facility, it will be at the Subdivision Engineer’s discretion. No fee in lieu of construction will be required.

- a. Projects in all Level area that generate 2,000-trips or greater are required to install a path/sidewalk along the property frontage.
17. Referring to the “*Development Coordination Manual*” under Chapter 5; Design Elements, Section 5.2.5 – Subdivision and Commercial Entrance Design Guidelines – Intersection Corner Radii, a separate turning template plan shall be provided to verify vehicles can safely enter/exit the entrance. The entrance shall be designed for the largest vehicle using the entrance.
  18. Please check to determine if any utilities will need to be relocated as part of this project.
  19. Standard General Notes have been updated and posted to the DelDOT Website. Please begin using the new versions. The notes can be found at the following website under the *Guidance* tab;  
<http://www.deldot.gov/Business/subdivisions/index.shtml>
  20. All PLUS/TAC comments shall be addressed prior to submitting the plans for review.
  21. Referring to the “*Development Coordination Manual*”, Chapter 6 – Construction Administration, Section 6.4.3: Commercial Entrances – Inspection and Acceptance, Figure 6.4.3-a: Construction Inspection Responsibilities, determine if the project is a Level 1 or Level 2 project and if an inspection agreement will be required.
  22. The Auxiliary Lane Spreadsheet has been posted to the DelDOT website. Use this spreadsheet to determine if auxiliary lanes are warranted. The Auxiliary Lane Spreadsheet can be found at the following website under the *Forms* tab;  
<http://www.deldot.gov/Business/subdivisions/index.shtml>
  23. Referring to the “*Development Coordination Manual*” under Chapter 5; Design Elements, Section 5.4 – Sight Distance, a sight distance triangle is required. A spreadsheet has been developed to assist with this task and can be found on the following website under the *Forms* tab;  
<http://www.deldot.gov/Business/subdivisions/index.shtml>
  24. Please refer to the “*Development Coordination Manual*” Chapter 3; Record Plan Design, Section 3.4.1 Commercial or Major Residential Subdivisions – Record Plan Application Process, concerning if a pre-submittal meeting is required.
  25. Effective August 1, 2015, all new and resubmittals shall be uploaded via the PDCA with any fees paid online via credit card or electronic check (ACH). The design firm making the submittal must create the project in the PDCA and upload all the required items to allow DelDOT to start the review process. Our website offers more detailed information,

including links to guidance about creating PDCA submittals. This information can be found at the following website under the PDCA section;

<http://www.deldot.gov/Business/subdivisions/index.shtml>

26. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.4.2: Record Plan Submittal Requirements, an Initial Stage review fee shall be assessed to this project.

27. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.4: Commercial or Major Residential Subdivisions, a record plan shall be prepared prior to issuing “Letter of No Objection”. The Record plan submittal shall include the items listed on the Critical Items for Acceptance: Record Plan document that can be found at the following website under the *Guidance* tab;

<https://www.deldot.gov/Business/subdivisions/index.shtml>

28. Referring to the “*Development Coordination Manual*”, Chapter 4 – Construction Plans, Section 4.3: Subdivision Construction Plan Submittal Requirements, the Construction Stage review fee shall be assessed to this project.

29. Referring to the “*Development Coordination Manual*”, Chapter 4 – Construction Plans, a subdivision/entrance plan shall be prepared prior to issuing subdivision/entrance approval. The Entrance/Construction/Subdivision plan submittal shall include the items listed on the Critical Items for Acceptance: Entrance/Construction/Subdivision Set Plans document that can be found at the following website under the *Guidance* tab;

<https://www.deldot.gov/Business/subdivisions/index.shtml>



Natural Resources  
Conservation Service

December 17, 2020

Georgetown  
Service Center

Jamie Whitehouse, Director  
Sussex County Planning & Zoning  
Sussex County Courthouse  
Georgetown, DE 19947

21315 Berlin Road  
Unit 3  
Georgetown, DE  
19947

Voice 302.856.3990  
Fax 855.306.8272

**RE: Lockhaven  
24 single family lots**

Dear Mr. Whitehouse:

Soils within the delineated area on the enclosed map are:

RECEIVED  
DEC 28 2020  
SUSSEX COUNTY  
PLANNING & ZONING

- FmB Fort Mott loamy sand, 2 to 5 percent slopes
- IgA Ingleside sandy loam, 0 to 2 percent slopes
- LO Longmarsh and Indiantown soils, frequently flooded
- RoA Rosedale loamy sand, 0 to 2 percent slopes
- TP Transquaking and Mispillion soils, very frequently flooded, tidal

Soil Interpretation Guide

Soil Limitation Class

Buildings

Map Symbol	Urbanizing Subclass	With Basement	Without Basement	Septic Filter Fields
FmB	G1	Not limited	Not limited	Somewhat limited
IgA	Y2	Somewhat limited	Not limited	Very limited
LO	R3	Very limited	Very limited	Very limited
RoA	Y2	Somewhat limited	Not limited	Very limited
TP	R5	Very limited	Very limited	Very limited

Definition of soil limitation ratings classes:

2020-08

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

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

**"Somewhat limited"** indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected.

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

**G1:**

These soils are on nearly level to strongly sloping (0-10% slopes), well drained, mostly permeable soils. As sites for large commercial, industrial, institutional, and residential developments, these soils have fewer limitations than any other soils in the state. Slopes are favorable, and grading can be done without difficulty. Foundation conditions are generally good. Grasses, trees, and do well. Principal soil limitations: No apparent soil limitations for conventional uses.

**R3:**

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

**R5:**

Areas of tidal marsh, swamp, and shallow muck which remain extremely wet all or most of the year. Excavations are likely to fill with water in late winter or early spring. Delayed construction in the spring - slow to dry out. Wet basements or foundations probable. Hazard of temporary ponding of water in areas lacking outlets. Potential flood damage, or subject to wave and tidal action.

**Y2:**

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



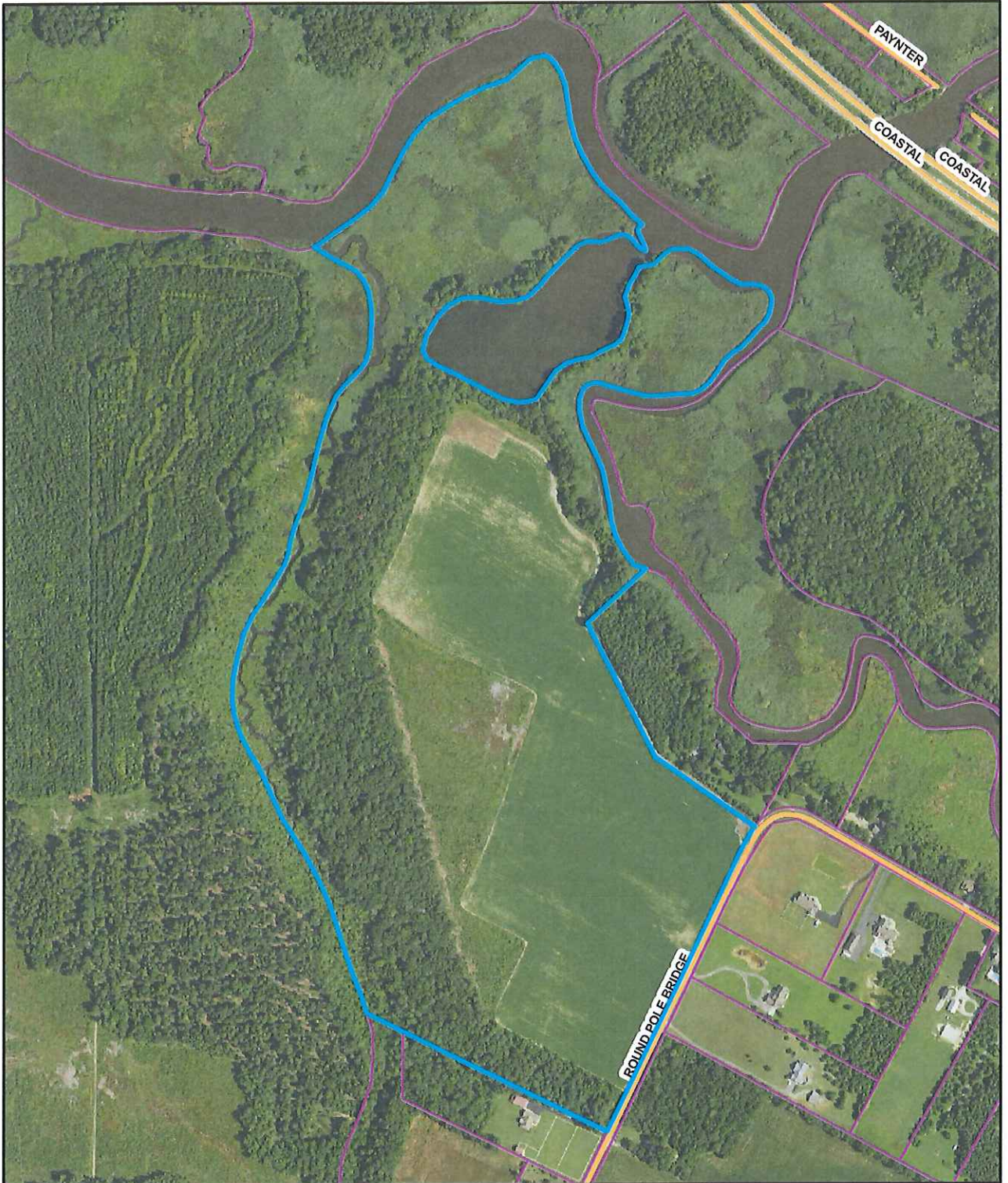
The soil interpretations above do not eliminate the need for detailed investigations at each proposed construction site. However, the interpretations can serve as a guide to planning more detailed investigations. No consideration was given in these interpretations regarding the size and shape of the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

Sincerely,

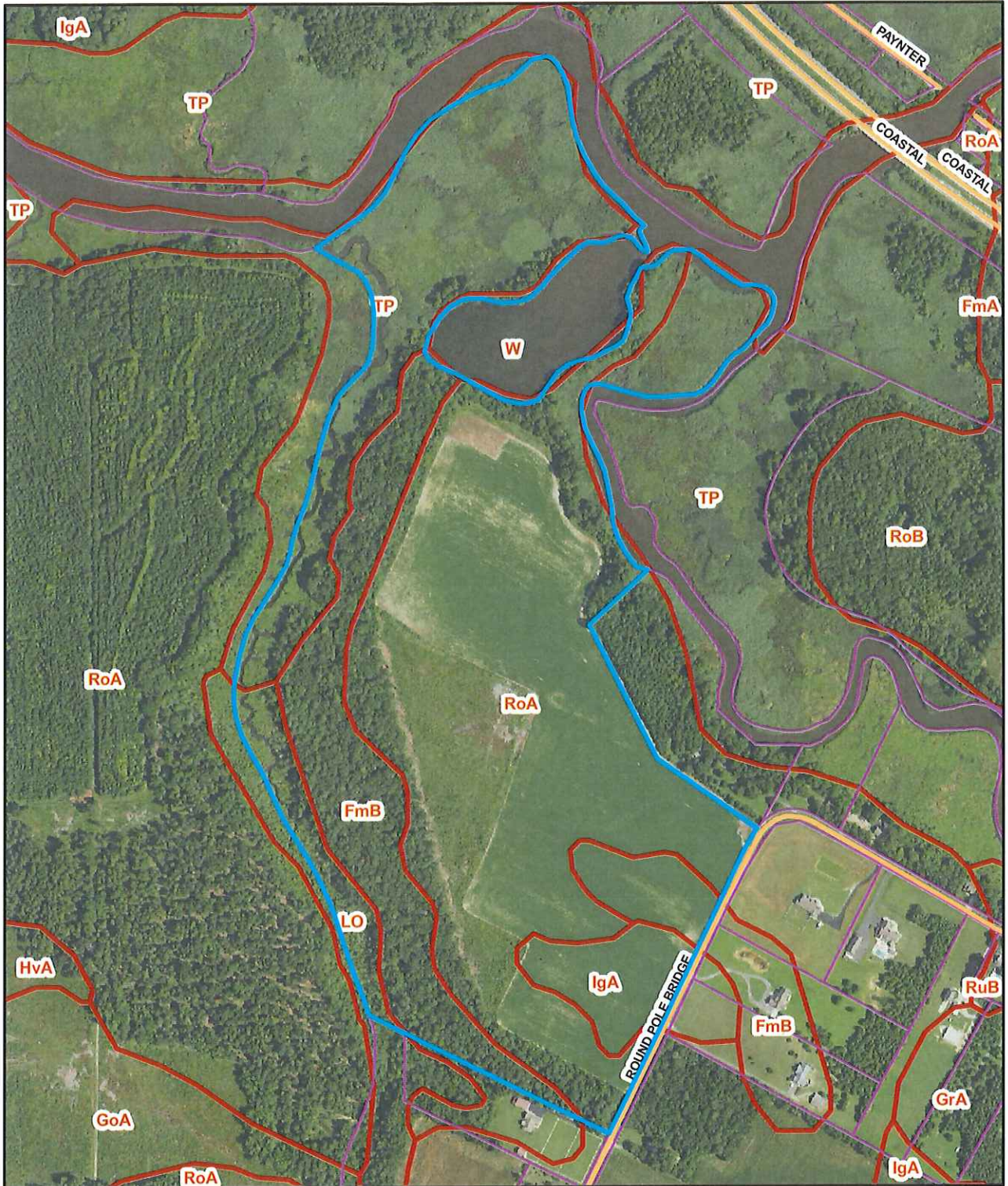
A handwritten signature in black ink, appearing to read "Thelton D. Savage". The signature is fluid and cursive, with a long horizontal stroke at the end.

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

TDS/bh



2020-08  
TM #235-15.00-34.00  
Lockhaven



2020-08  
TM #235-15.00-34.00  
Lockhaven

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

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **5/5/2021**

APPLICATION: **2020-08 Lockhaven**

APPLICANT: **Roger Gross, Merestone Consultants, Inc.**

FILE NO: **NCPA-5.03**

TAX MAP &  
PARCEL(S): **235-16.00-45.01**

LOCATION: **North side of the current Oyster Rock subdivision and  
accessed off Sandbar Court**

NO. OF UNITS: **21 single family lots**

GROSS  
ACREAGE: **28.8 +/-**

RECEIVED

MAY 06 2021

SUSSEX COUNTY  
PLANNING & ZONING

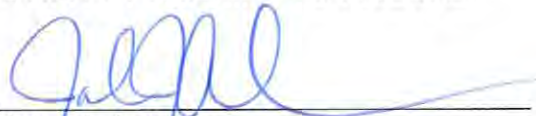
SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **2**

**SEWER:**

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?  
Yes  No
- a. If yes, see question (2).  
b. If no, see question (7).
- (2). Which County Tier Area is project in? **Tier 4**
- (3). Is wastewater capacity available for the project? **N/A** If not, what capacity is available? **N/A**.
- (4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **N/A** If yes, the current System Connection Charge Rate is **Unified \$6,360.00** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**
- Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **No**
- (8). Comments: **Click or tap here to enter text.**
- (9). Is a Sewer System Concept Evaluation required? **No**
- (10). Is a Use of Existing Infrastructure Agreement Required? **No**

UTILITY PLANNING APPROVAL:



John J. Ashman  
Director of Utility Planning

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

## Lauren DeVore

---

**From:** Brockenbrough, Thomas (DeIDOT) <Thomas.Brockenbrough@delaware.gov>  
**Sent:** Monday, June 7, 2021 2:59 PM  
**To:** Lauren DeVore; McCabe, Richard (DeIDOT)  
**Subject:** RE: Lockhaven (2020-08) Preliminary Subdivision Plan - Traffic Impacts/DeIDOT Review

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Hi Lauren,

It's not clear to me why Lot 25 is "reserved" but assuming it is for a 25<sup>th</sup> house, we would expect 25 houses to generate 290 trips per day, 27 in the evening peak hour. In the context of our MOA, it would be "Negligible," meaning that no TIS or Area Wide Study Fee is required.

Bill

---

**From:** Lauren DeVore <lauren.devore@sussexcountyde.gov>  
**Sent:** Monday, June 07, 2021 2:46 PM  
**To:** Brockenbrough, Thomas (DeIDOT) <Thomas.Brockenbrough@delaware.gov>; McCabe, Richard (DeIDOT) <Richard.McCabe@delaware.gov>  
**Subject:** Lockhaven (2020-08) Preliminary Subdivision Plan - Traffic Impacts/DeIDOT Review

Good Afternoon, Bill & Steve,

I was wondering if DeIDOT had reviewed the Lockhaven (2020-08) Subdivision yet and if so, what the impact to surrounding roads would be (diminutive, require a TIS or if the developer is opting to pay the Area Wide Study Fee?)

I can't imagine that a subdivision of this size would require a TIS, but I will refer to you both as professionals and traffic experts for that. 😊

Any assistance, documentation or clarification you could provide is always appreciated.

I hope you both have a great week.

Best Regards,

-Lauren

**MAPPING & ADDRESSING**

MEGAN NEHRBAS  
MANAGER OF GEOGRAPHIC  
INFORMATION SYSTEMS (GIS)  
(302) 855-1176 T  
(302) 853-5889 F



**Sussex County**  
DELAWARE  
sussexcountyde.gov

October 21, 2020

**Scaled Engineering**

Attn: Jeff R Evans

RE: Proposed Subdivision Name(s)

I have reviewed the name(s) submitted for your proposed subdivision which is located in Milton (235-15.00-34.00). In reviewing the proposed name(s) the following has been approved for this subdivision:

**Lockhaven**

Should you have any questions please contact the Sussex County Addressing Department at 302-853-5888 or 302-855-1176.

Sincerely,

*Terri L. Dukes*

Terri L. Dukes  
Addressing Technician II

CC: Christin Headley  
Planning & Zoning



Lauren DeVore

---

**From:** Denis S Le Digabel <denisledigabel@gmail.com>  
**Sent:** Thursday, June 10, 2021 9:23 PM  
**To:** PandZ@sussexcountyde.gov; Planning and Zoning  
**Subject:** Lockhaven Housing Development, Round Pole Bridge Road, Milton.  
**Categories:** Lauren

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Good Morning,

As a resident of Round Pole Bridge Road, I'm writing this to urge you to denied the application for the Lockhaven Housing Development, based on the following reasons.

1) Round Pole Bridge Road is a single lane narrow, twisty road, made of chip and tar, and a wooden bridge. It was never designed to handle the extra traffic that would be caused by this development, or the weight of the construction trucks that will damage the fragile surface of the road, that will in turn have to be fixed at taxpayer expense.

Furthermore the road is not wide enough, for opposite direction traffic between a construction truck and a car to pass, without one having to go in the grass, creating a safety hazard.

2) That development is right next to a branch of the Broadkill River, and parts of it floods under heavy rain or really high tide.

That development will not have access to public sewer and will instead rely on septic systems for waist.

What studies have been done, to guarantee that the waist will not find it way to the River or the underground well water sources we use?

Our water testing, already show an elevated level of Nitrates in our well water, we already use specialized filters at our own cost, but they do not remove all the Nitrates.

Nitrates is a known cause of Cancer, and the State of Delaware has an above average cancer rate.

In my opinion, approving more housing development anywhere, than in areas that have access to public sewer is irresponsible, and put the population that rely on well water at risk.

3) The development is trying to get an exemption from the 50 feet's buffer rule ( 50 feet is already less than the surrounding counties ) there is no justification for it, the Army Corp Of Engineers came to the same conclusion.

4) As the nonstop grows of housing development continues unabated, the wildlife has nowhere to go.

Over the last ten years, the amount of deers we see on our roadways has grown exponentially, to the point we now see them routinely during daylight hours, again creating a safety issue.

The amount of wildlife in my back yard continue to increase, with daily sightings of deers, foxes, raccoons, skunks, possums, turtles

( when not run over on the road ) during daylight hours.

Again the county official are looking the other way, and not addressing the problem, despite holding office to do just that, solving problems.

5) Population growth.



Sussex County is putting the cart before the horses, by allowing the population to grow above what the infrastructures of the county can support ( Sewers, Water treatment, Route 1 traffic, downtown parking, state parks above capacity). This in turn negatively impacts the quality of life, of the tax paying citizen that lives here.

I urge you to slowdown the population growth, until the infrastructure can catch up, as it is already behind p, and getting further behind by the day.

Denying housing development near wetland or at least reducing their size to what is actually sustainable, would be a good place to start.

Respectfully,

Denis Le Digabel  
28024 Round Pole Bridge Road, Milton, DE, 19968.

**Lauren DeVore**

---

**From:** Denise Leathem <dhleathem@gmail.com>  
**Sent:** Monday, June 14, 2021 7:21 AM  
**To:** Planning and Zoning; Lauren DeVore  
**Cc:** Wayne Leathem  
**Subject:** Lockhaven Development Hearing 6-24-2021

**Opposition  
Exhibit**

**Categories:** Lauren

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Members of the Planning and Zoning Commission and Ms. Devore:

As a near neighbor on Round Pole Bridge Road, we have concerns regarding the Lockwood development to be called Lockhaven and would like for these comments to be part of the June 24, 2021 Public Hearing.

- The 50-foot buffer of wetlands as shown on the plat should be increased to 100 feet.
- The ingress/egress access does not allow for sufficient acceleration or deceleration.
- Planning and Zoning needs to think about the cost of repairing this tar and chip road as construction vehicles will easily tear it up, especially in the hot summer months. Should these repairs be charged to the developer or to the taxpayer?
- The Round Pole Bridge tonnage has never been determined. It is currently a wooden deck bridge consisting of 6-foot by 6-foot beams, tar and chip over the top. Construction traffic will make this very dangerous as well as wrecking the bridge.
- This is a narrow road with no shoulders. The developer should bear the cost of these improvements at least for roadway fronting the proposed development as this road gets heavy bicycle and walking use.

Thank you for the opportunity to share our concerns.

Wayne and Denise Leathem  
27949 Round Pole Bridge Road  
Milton, DE 19968



## Lauren DeVore

---

**From:** janet ledigabel <jreganlinton@hotmail.com>  
**Sent:** Monday, June 14, 2021 5:55 PM  
**To:** Planning and Zoning  
**Cc:** Lauren DeVore  
**Subject:** RE: Lockhaven Subdivision Round Pole Bridge Road, Milton, DE

Opposition  
Exhibit

**Categories:** Lauren

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Good Day Ladies and Gentlemen of the Planning and Zoning Department and Commission,

I have a few concerns regarding the Lockhaven Development on Round Pole Bridge Road in Milton that is being developed by Don Lockwood, of Limitless Development and Consulting, Inc.

First, I would like an investigation by DELDOT regarding the condition of the road, which is not a paved asphalt road, it is tar and chip. This is not a properly maintained road and should be upgraded to proper standards before any new building is approved because the road is deteriorating on both sides of the road, crumbling into little chunks of tar and chip, making it skinnier and skinnier. It already has no shoulder and no centerline. With the curves in the road, one has to drive halfway into the oncoming lane to navigate the curves. Adding 25 homes will add to the deterioration of Round Pole Bridge Road, adding more traffic, congestion, and possibly car accidents or death.

2nd, Round Pole Bridge is a wooden bridge, not suitable for heavy construction trucks, and, it is a one-lane bridge, also adjacent to a curve. This is a serious problem as to what to do if the bridge collapses under heavy Construction trucks and could cause injury or death. If Mr. Lockwood proposed that the construction trucks use the Cave Neck Road entrance, who will patrol this? I would like information from DELDOT as to when the bridge was built, with what materials and the tonnage the bridge can hold.

3rd, the proposed entrance to the development is close to the sharpest curve on Round Pole Bridge Road, one of many. The road turns at a 90-degree angle very close to the entrance/exit from this proposed development. Adding more traffic north and southbound on the road with that dangerous curve is dangerous. I would like DELDOT to do an investigation/ traffic study. There is no suitable access to this development of 25 homes with a curve in the road there. Simply, the curve in the road cannot handle all the cars that will be entering and exiting with a 90-degree curve right there, several feet away from the proposed entrance.

4th, the intersections at Round Pole Bridge Road at Hudson Road, Round Pole Bridge Road at Cave Neck Road, Hudson Road at Rt 1, and Hudson Road at Cave Neck are DEATH TRAPS. No further development should even be considered by Planning and Zoning until further improvements on these roads have been implemented. We live here. Trying to get out of Round Pole Bridge Road through either access point, Hudson Road, or Cave Neck is a death trap. DELDOT has reported changes to these intersections, however, I repeat, no further development should be allowed until roadways are improved.

As you know, a Sussex County Commission has been formed dedicated to studying the effects of the buffer zone amidst the wetlands and developments, and the commission in the process of possibly expanding the buffer zone to a larger size. Mr. Lockwood has declared that the Lagoon was manmade and therefore exempt from the 50 ft buffer. In speaking with Hans Medlarz, his expertise says that Lagoon is influenced by the tides and is in fact in tidal waters. Ask any Round Pole Bridge Resident and we will tell you that at Low tide the reeds in the river can be seen and at High tide, the bridge is almost to water level. There is a difference of about 4 to 5 feet. Mr. Lockwood should not be allowed to have the Lagoon exempt from the buffer zone and sell houses to innocent buyers who will be further in a flood zone. This is unbelievable, selling a piece of wetlands buffer to make the almighty dollar. Furthermore, this development should not be approved until the Wetlands and Buffer working Group has concluded an investigation as to the effects of more houses, robbing the inhabitants of the natural wildlife, the birds, the fish. With the building of homes, where will the deer go? On the road? Or destroy the current property owner's lawns. Who will pay for this? Down Round Pole Bridge road 1 mile is a 130-acre parcel owned by the Nature Conservancy. How will this affect the nature trail/wildlife/ecosystem? Has Mr. Lockwood consulted with them? Any of those agencies?

I am requesting that this development should not be approved until the Sussex County Wetlands and Buffer Group, DelDOT, DENREC and the Nature Conservancy and the Center for the Inland Bays have studied this waterway for further reporting. I also ask that DENREC, and the Nature Conservancy, and DELDOT do a study on how the pollution from septic systems, wastewater systems, and bridge and traffic and condition of the road, will affect the existing residents of Round Pole Bridge Road. Mr. Lockwood has declared that 65 acres are wetlands, a 7-acre Lagoon, and acreage for roadways and a stormwater pond. This development will be approving 25 homes on 125 acres sounds delightful, but when you do that math, it really comes down to 25 homes on 50 acres. This is too dense for Round Pole Bridge Road and the ecosystems.

Lastly, we will have no natural resources left for our children, our children's children, our great-grandchildren if Planning and Zoning keep approving developments without consulting the environmental agencies on the ecosystems and wildlife. I believe it comes down to our elected officials first and foremost, but one person can start the change for the better.

Respectfully,

Janet Le Digabel  
28024 Round Pole Bridge Road  
Milton, DE 19968

**Lauren DeVore**

---

**From:** Sara Esposito <sara.b.esposito@gmail.com>  
**Sent:** Monday, June 14, 2021 3:51 PM  
**To:** Planning and Zoning; Lauren DeVore  
**Subject:** Re: Proposed Lockhaven Development

**Opposition  
Exhibit**

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I'm sorry, I'm not used to using Google on my desktop and accidentally hit send prematurely. Please see the entire letter below in bold.

Thank you,  
Sara Esposito  
28248 Round Pole Bridge Rd, Milton, DE 19968

**To Whom it May Concern,**

**While I am not generally enthralled with the idea of the proposed Lockhaven development on Round Pole Bridge Road, I do think the developer is doing the area justice by providing larger than required lots to fit in with the rural character of the roadway. However there are several concerns that I would like to share with you:**

- 1. Although the lagoon is manmade it is still tidally influenced by the Broadkill River. The buffer requirements should be examined by both DNREC and the Army Corps.**
- 2. A multi-modal path should be proposed along the road frontage.**
- 3. A traffic impact study should be performed to see the affects on:**
  - a. The existing wooden bridge over Beaverdam Creek. Particularly for heavy construction traffic**
  - b. The sharp 90 degree curves in the roadway just to the north of the proposed entrance and further south on Round Pole Bridge Road heading towards Cave Neck Road. The safety at these curves is already dangerous with multiple vehicle rollovers since we moved to the roadway in 2013..**
- 4. An updated septic evaluation should be completed.**

**Thank you for the opportunity to comment on the proposed subdivision,  
Sincerely,  
Sara Esposito  
28248 Round Pole Bridge Rd, Milton, DE 19968**

On Mon, Jun 14, 2021 at 3:41 PM Sara Esposito <sara.b.esposito@gmail.com> wrote:  
To Whom it May Concern,

While I am not generally enthralled with the idea of the proposed Lockhaven development on Round Pole Bridge Road, I do think the developer is doing the area justice by providing larger than required lots to fit in with the rural character of the roadway. However there are several concerns that I would like to share with you:

- Although the lagoon is manmade it is still tidally influenced by the Broadkill River. The buffer requirements should be examined by both DNREC and the Army Corps.
- A multi-modal path should be proposed along the road frontage.
- A traffic impact study should be performed to see the affects on:



**LFrom:** Lisa Cammy <lisamarkcammy90@gmail.com>  
**Sent:** Wednesday, June 16, 2021 2:59 PM  
**To:** Planning and Zoning; Lauren DeVore; chase.phillips@sussescountyde.gov  
**Subject:** Lockwood Development on Round Pole Bridge Road, Milton

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Good Afternoon,

We are writing to express our concerns regarding the proposed development of 25 homes by Don Lockwood on Round Pole Bridge Road.

We live directly across the road from where the entrance to the proposed development is planned and have several concerns as follows:

1. Our concern is for our loss of the quiet and peaceful enjoyment of our home and land. This development will now create a tremendous amount of traffic on this country road assuming a minimum of 2 cars per household equaling 50 cars. In addition, we noticed a boat ramp in the plans. Is this open to the public or for residents of the development only. This will also determine extra traffic. How does Mr. Lockwood plan to address this issue? As a condition, we would like for the developer to landscape a berm, to Sussex County Landscaping Standards, on our property as well as on the development property across the road.
2. What is being planned to improve the bridge? This bridge will not be able to withstand the constant traffic let alone the construction trucks for a sustained period of time.
3. What is being proposed to improve the road? Are there plans to widen and pave the road? Will we be compensated for loss of land needed to widen the road.

Unfortunately we are unable to attend the meeting in person and respectfully request that our concerns be considered and responded to.

We may be reached via reply to this email or via phone at 302-664-1264.

Thank you for your time.

Mark and Lisa Cammy  
28120 Round Pole Bridge Road, Milton



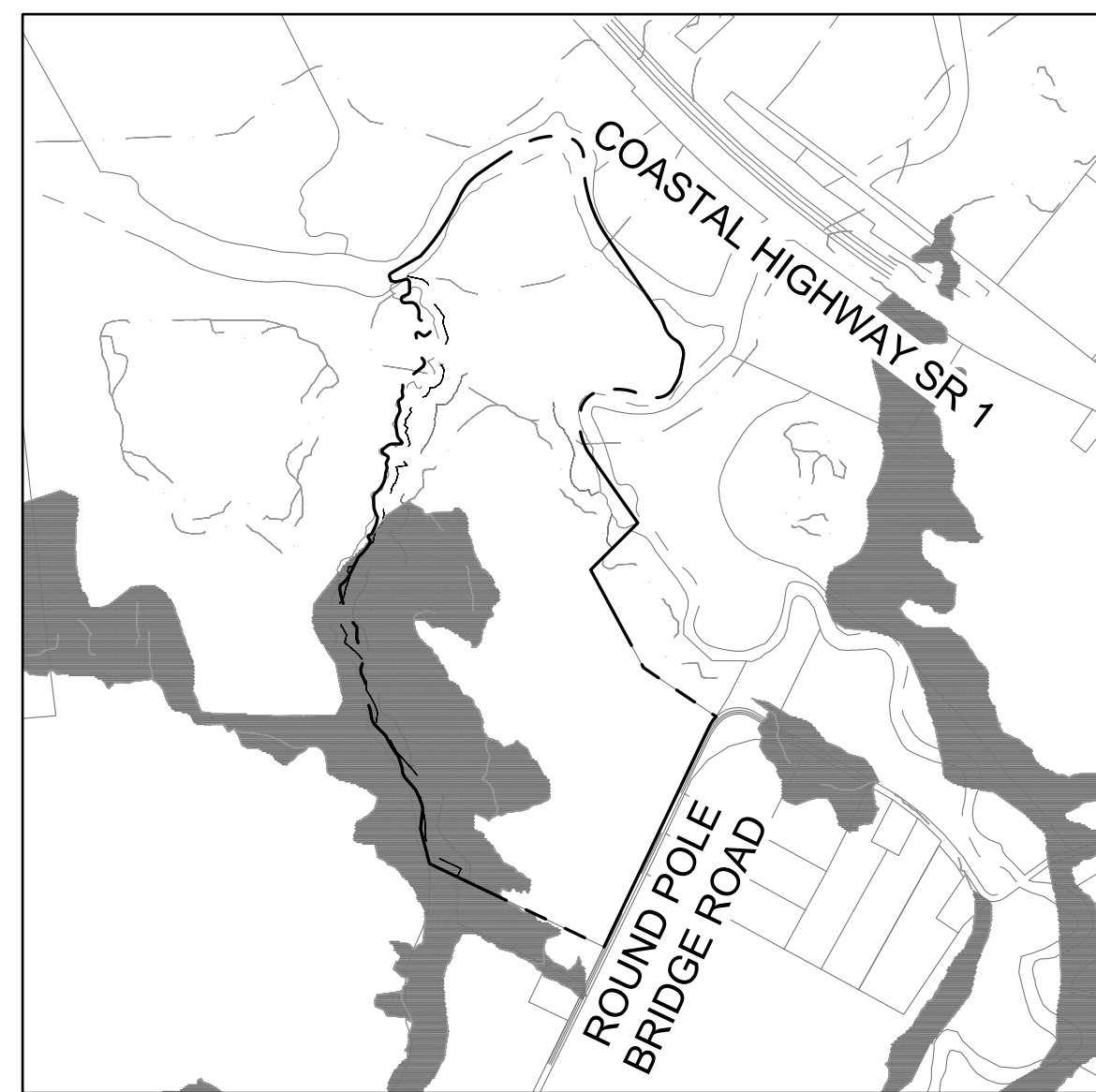
# LOCKHAVEN SUBDIVISION

SUSSEX COUNTY, DELAWARE  
 MAJOR SUBDIVISION PLAT  
 COUNTY PROJECT REFERENCE # 2020-08

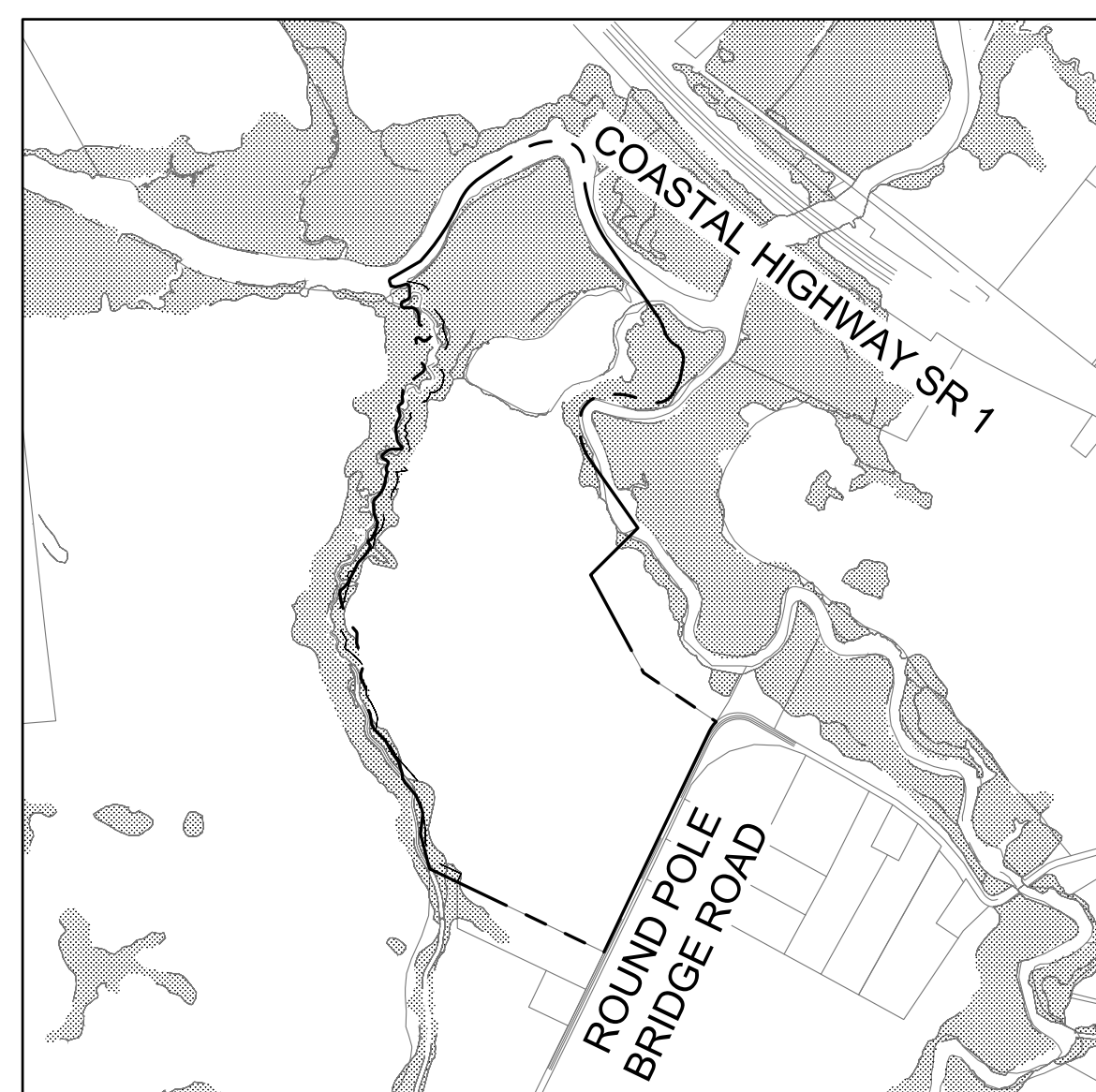


**SOILS MAP**  
 SCALE: 1" = 1,000'

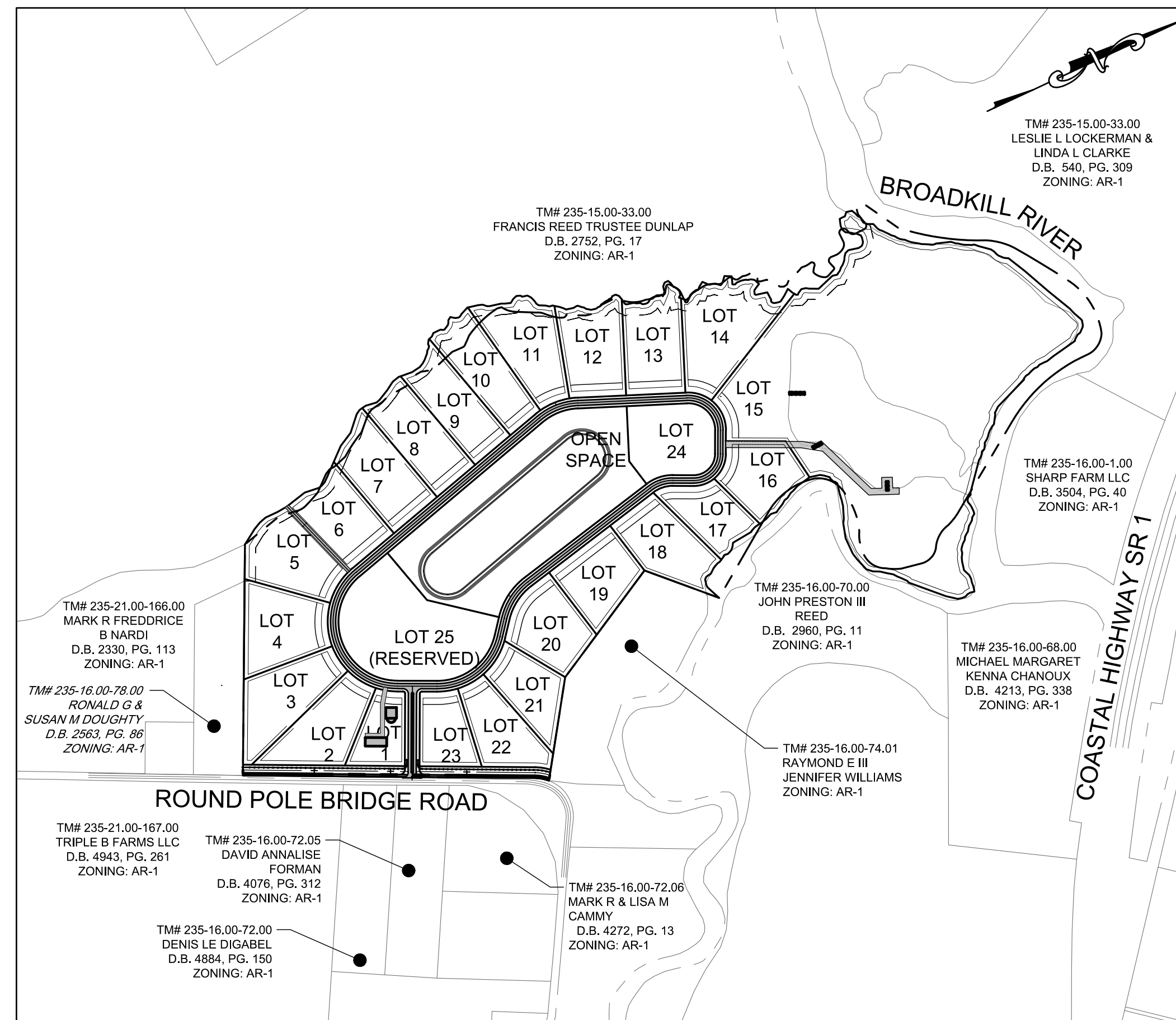
SYMBOL	NAME	SOIL GROUP
FmB	FORT MOTT LOAMY SAND, 2 TO 5 PERCENT SLOPES	A
LO	LONGMARSH AND INDIANTOWN SOILS, FREQUENTLY FLOODED	BD
IgA	INGLESIDE SANDY LOAM, 0 TO 2 PERCENT SLOPES	A
RoA	ROSEDALE LOAMY SAND, 0 TO 2 PERCENT SLOPES	A
TP	TRANSQUAKING AND MISPLILION SOILS, VERY FREQUENTLY FLOODED, TIDAL	AD
W	WATER	-



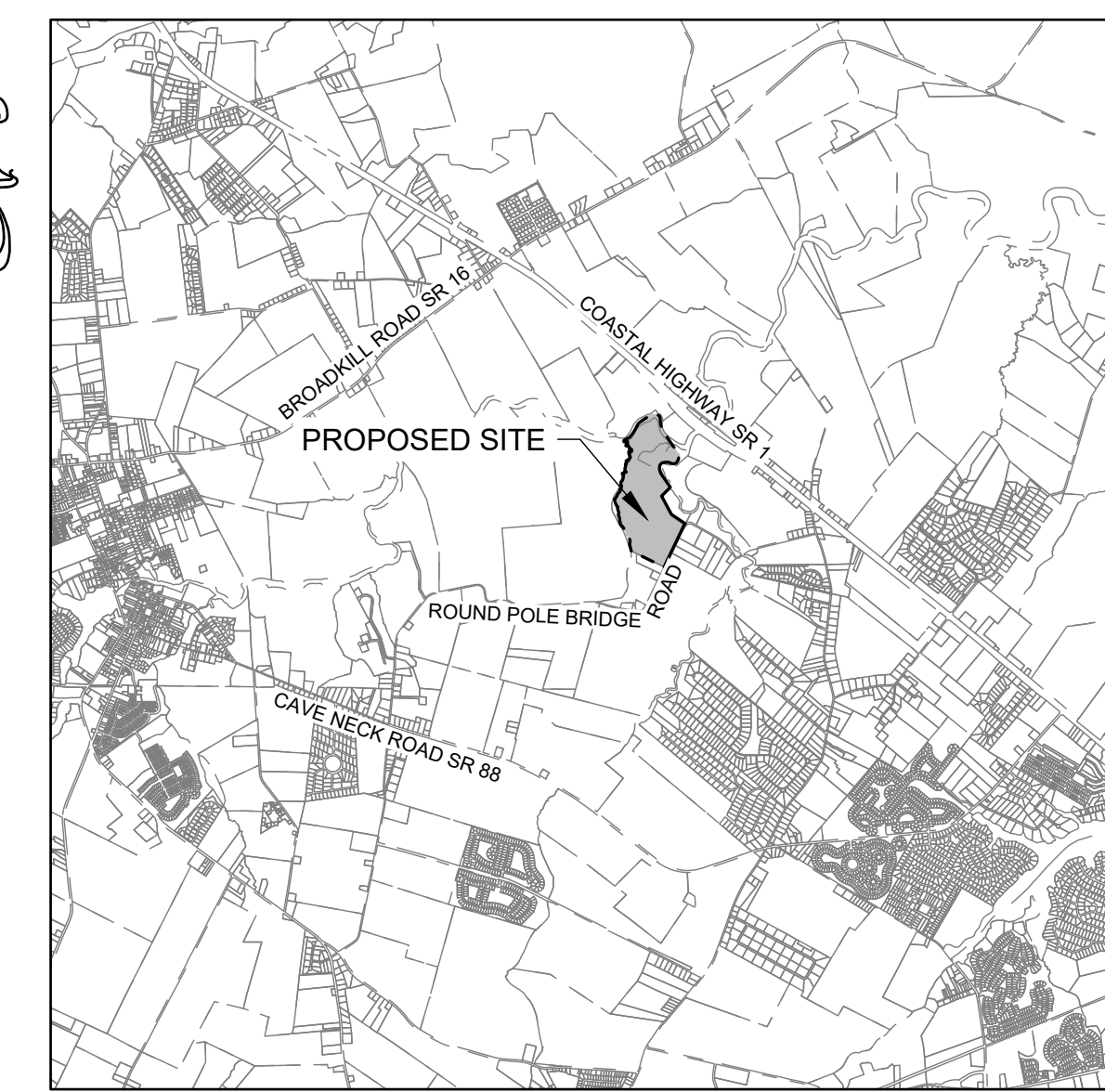
**FLOODPLAIN MAP**  
 SCALE: 1" = 1,000'



**WETLANDS MAP**  
 SCALE: 1" = 1,000'



**SITE OVERVIEW & ADJACENT ZONING**  
 SCALE: 1" = 500'



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

**LEGEND**

	EXISTING	PROPOSED
PROPERTY LINE / RIGHT OF WAY	---	---
ADJOINING PROPERTY LINE	---	---
BUILDING RESTRICTION LINE	---	---
EASEMENT	---	---
CENTER LINE OF ROAD	---	---
EDGE OF PAVING	---	---
CURB	---	---
DRIVEWAY	---	---
CONTOURS	---	---
SWALE	---	---
SOILS/DESIGNATION	---	---
SOIL BORING	---	---
WOODS	---	---
FENCE	---	---
SIDEWALK	---	---
BUILDING	---	---
WETLAND BUFFER	---	---
WETLAND AREA	---	---
FLOODPLAIN AREA	---	---

**INDEX OF DRAWINGS**

Sheet Number	Sheet Title
T-1	COVER SHEET
T-2	PROJECT NOTES
E-1	EXISTING FEATURES PLAN
O-1	OVERVIEW SHEET
C-1	PRELIMINARY SITE PLAN
C-2	PRELIMINARY SITE PLAN
C-3	PRELIMINARY SITE PLAN
C-4	PRELIMINARY SITE PLAN
C-5	PRELIMINARY SITE PLAN
C-6	PRELIMINARY SITE PLAN
C-7	PRELIMINARY SITE PLAN

**PROJECT TEAM**

**OWNER/DEVELOPER**  
 LIMITLESS DEVELOPMENT CONSULTING, INC.  
 26412 BROADKILL RD.  
 MILTON, DE 19968  
 302-684-4844

**SITE ENGINEER & SURVEYOR**  
 SCALED ENGINEERING, INC.  
 20246 COASTAL HIGHWAY  
 REHOBOTH BEACH, DE 19971  
 (302) 236-3600

LIMIT OF DISTURBANCE: \_\_\_ ACRES

**CALL Miss Utility of Delmarva  
 BEFORE YOU DIG  
 800-282-8555 or 811**

**OWNER(S) CERTIFICATION -  
 EROSION & SEDIMENT CONTROL**

I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL (I.E., BLUE CARD HOLDER) INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING PRIOR TO INITIATION OF THE PROJECT. AT A DNREC SPONSORED OR APPROVED TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION. IN ADDITION, I GRANT THE DNREC SEDIMENT AND STORMWATER PROGRAM AND/OR THE RELEVANT DELEGATED AGENCY THE RIGHT TO CONDUCT ON-SITE REVIEWS, AND I UNDERSTAND MY RESPONSIBILITIES UNDER THE NPDES CONSTRUCTION GENERAL PERMIT, AS REFERENCED ON THIS COVERSHEET.

LIMITLESS DEVELOPMENT CONSULTING, INC. \_\_\_\_\_ DATE \_\_\_\_\_  
 26412 BROADKILL RD.  
 MILTON, DE 19968  
 302-684-4844

**WETLANDS STATEMENT**

SCALED ENGINEERING, INC. HAS CONDUCTED A FIELD REVIEW WITHIN THE BOUNDARIES OF THIS PLAT TO EVALUATE THE PRESENCE OR ABSENCE OF POTENTIAL STATE AND FEDERAL JURISDICTIONAL WETLANDS FOR THE PURPOSES OF DELAWARE WETLAND AND SUBAQUEOUS LAND REGULATIONS AND SECTION 404 OF THE CLEAN WATER ACT. SCALED ENGINEERING, INC.'S REVIEW WAS CONDUCTED IN GENERAL ACCORDANCE WITH THE TECHNIQUES AND CRITERIA PROVIDED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL: ATLANTIC AND GULF COASTAL PLAN REGION (VERSION 2.0), DATED NOVEMBER 2010. NO WETLANDS OR WATERWAYS WERE OBSERVED WITHIN THE BOUNDARIES OF THIS PLAT. NO STATE OR FEDERAL JURISDICTIONAL APPROVAL WAS OBTAINED FOR THIS PROPERTY.

BRUCE B. BAGLEY, CPSS \_\_\_\_\_ DATE \_\_\_\_\_

**SUSSEX COUNTY**

COMMISSION CHAIRMAN / SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY COUNCIL PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER(S) CERTIFICATION**

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

LIMITLESS DEVELOPMENT CONSULTING, INC. \_\_\_\_\_ DATE \_\_\_\_\_  
 26412 BROADKILL RD.  
 MILTON, DE 19968  
 302-684-4844

**ENGINEERS CERTIFICATION**

IT IS HEREBY CERTIFIED THAT I AM A REGISTERED PROFESSIONAL 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.

CARLTON R. SAVAGE, JR., P.E. (LICENSE #16457) \_\_\_\_\_ DATE \_\_\_\_\_  
 20246 COASTAL HIGHWAY  
 REHOBOTH BEACH, DE 19971

**LOCKHAVEN**

**TM: 235-15.00-34.00**

**LIMITLESS DEVELOPMENT CONSULTING, LLC**

Date: APRIL 2021  
 Scale: AS NOTED  
 Dwn.By: JRE  
 Proj.No.: LDCC005  
 Dwg.No.:

**T-1**

**SCALED ENGINEERING**

Scalped Engineering, Inc.  
 20246 Coastal Highway  
 Rehoboth Beach, DE 19871  
 Phone: (302) 236-3600

**COVER SHEET**

**GENERAL NOTES:**

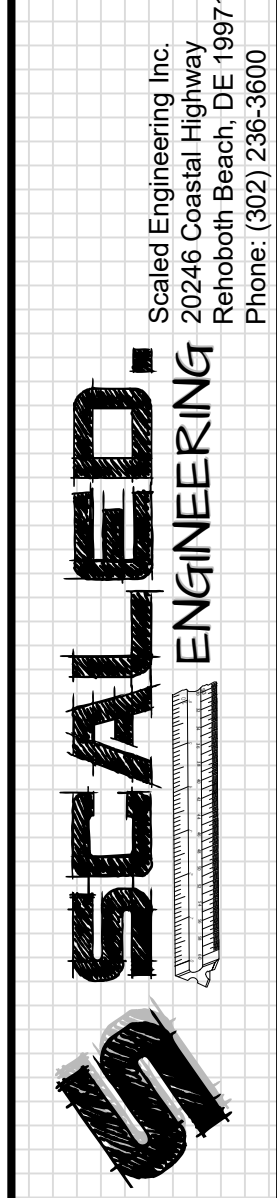
- STREETS, STORMWATER MANAGEMENT FACILITIES AND OTHER COMMON AREAS SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNER'S ASSOCIATION CAN PROVIDE FOR REQUIRED MAINTENANCE. SUSSEX COUNTY AND THE STATE OF DELAWARE ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE FACILITIES WITHIN THE SITE.
- SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY SHOWN ON THIS PLAN ARE PRIVATE AND ARE TO BE MAINTAINED BY THE DEVELOPER, PROPERTY OWNERS OR BOTH. THE STATE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- ACCESS TO ALL LOTS SHALL BE PROVIDED FROM THE PRIVATE SUBDIVISION STREETS PROPOSED WITH THIS PLAN. NO DIRECT ACCESS TO PUBLIC STREETS IS PROPOSED EXCEPT THE ENTRANCE SPECIFICALLY SHOWN ON THIS PLAN.
- BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0481K, DATED MARCH 16, 2015; THE PROPERTY CONTAINS AREAS DESIGNATED AS ZONE "X" (SHADED) AND ZONE AE (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD).
- WETLANDS DO EXIST ON THIS SITE AS SHOWN PER THE ONLINE DNRDC ENVIRONMENTAL NAVIGATOR.
- THE BOUNDARY, FLOODPLAIN, WETLAND AND TOPOGRAPHIC ENVIRONMENTAL GIS DATA AND TAX MAPS, TOPOGRAPHIC & BOUNDARY SURVEY TO BE PERFORMED BY SCALED ENGINEERING, INC.
- THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
- UTILITY EASEMENTS DEPICTED HEREON REPRESENT, TO THE GREATEST EXTENT PERMITTED BY LAW, PRIVATE EASEMENTS FOR THE EXCLUSIVE USE AND BENEFIT OF THOSE UTILITY COMPANIES AND/OR OTHER PROVIDERS OF SERVICES TO THE DEVELOPMENT AS MAY BE DESIGNED BY OWNER, OR ITS SUCCESSORS AND ASSIGNS, FROM TIME TO TIME BY AN INSTRUMENT IN WRITING, AND IN NO WAY GRANT, CONVEY OR CREATE ANY GENERAL PUBLIC UTILITY EASEMENT OR ANY GENERAL OR PUBLIC ACCESS RIGHTS.
- UNLESS OTHERWISE DESIGNATED BY OWNER, OR ITS SUCCESSORS AND ASSIGNS, FROM TIME TO TIME BY AN INSTRUMENT IN WRITING, STORM DRAIN EASEMENTS DEPICTED HEREON REPRESENT PRIVATE EASEMENTS TO ACCESS THE STORM DRAINS FOR THE SOLE PURPOSE OF MAINTAINING AND REPAIRING SUCH STORM DRAINS, AND IN NO WAY GRANT, CONVEY OR CREATE ANY GENERAL PUBLIC UTILITY EASEMENT OR ANY GENERAL OR PUBLIC ACCESS RIGHTS.
- FENCING IS PROPOSED ALONG RIGHT-OF-WAY ALONG ROUND POLE BRIDGE ROAD.
- THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER DRAINAGE AND MANAGEMENT FACILITIES RELATED TO THE RESIDENTIAL PROPERTIES, HOMEOWNERS' ASSOCIATION PROPERTIES AND ROAD RIGHT-OF-WAY WITHIN THE PROJECT. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION AS REQUIRED BY SUSSEX COUNTY, DELAWARE. SHOULD THE OWNER OR OWNERS OF THE PROPERTY DEFAULT IN THE MAINTENANCE OF THE STORMWATER DRAINAGE AND MANAGEMENT FACILITIES, THE HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT TO MAINTAIN THE FACILITIES SUBJECT TO THE TERMS AND CONDITIONS OF THE COVENANTS.
- AMENITIES TO BE BUILT AS A SEPARATE PHASE.
- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL WORK MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- THE CONTRACTOR SHALL TAKE PRECAUTIONS TO LOCATE PROPERTY LINES AND RIGHT OF WAY LINES PRIOR TO CONSTRUCTION AND AVOID CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY AND/OR RIGHTS OF WAYS WHERE SAID CONSTRUCTION IS PROHIBITED. THE CONTRACTOR MAY CONDUCT CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY PROVIDED IF HE HAS OBTAINED PRIOR WRITTEN PERMISSION FROM THE PROPERTY OWNER AND HAS SUBMITTED A COPY OF SAID WRITTEN PERMISSION TO SUSSEX COUNTY.
- FINAL SET OF APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE MAINTAINED ON THE JOB SITE AT ALL TIMES. FAILURE TO COMPLY WITH THIS PROVISION SHALL BE CONSIDERED CAUSE TO STOP THE WORK.
- THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF CONTRACT DRAWINGS ON WHICH HE SHALL NOTE, IN RED, THE ALIGNMENTS AND INVERTS OF ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED DURING THE PROSECUTION OF THE WORK. ALL DISCREPANCIES BETWEEN THE PLAN LOCATIONS AND ELEVATIONS OF BOTH THE EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN ON THE AS-BUILT DRAWINGS TO BE MAINTAINED BY THE CONTRACTOR IN THE FIELD.
- THE CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH OR ACCESS PITS WHICH CAN BE BACKFILLED AND STABILIZED AT THE END OF EACH WORKING DAY. STEEL PLATES SHALL BE USED ON ANY TRENCH OR ACCESS PITS WHICH MUST REMAIN OPEN OVERNIGHT. THIS REQUIREMENT DOES NOT APPLY TO AREAS COMPLETELY CLOSED AND SECURE FROM VEHICULAR OR PEDESTRIAN TRAFFIC.
- ALL UTILITY MATERIALS, INSTALLATION, TESTING AND INSPECTION SHALL BE PERFORMED IN ACCORDANCE WITH THE SUSSEX COUNTY "STANDARD SPECIFICATIONS FOR INSTALLATION OF UTILITY CONSTRUCTION PROJECTS AND SUBDIVISION PAVEMENT DESIGN", LATEST EDITION.
- THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, PARTS, AND PRODUCTS. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE INTENDED WORK.
- ROUTINE PERIODIC INSPECTIONS DURING CONSTRUCTION MAY BE CONDUCTED BY THE OWNER AND ENGINEER. THESE INSPECTIONS DO NOT RELIEVE THE CONTRACTOR FROM HIS OBLIGATION AND RESPONSIBILITY FOR CONSTRUCTING ALL WORK IN STRICT ACCORDANCE WITH ALL STANDARDS AND SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION. THE CONTRACTOR SHALL ERECT AND

- MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING, TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION:
  - OWNERS(S)
  - DELAWARE DEPARTMENT OF TRANSPORTATION (DelDOT)
  - SUSSEX CONSERVATION DISTRICT
  - STATE OF DELAWARE FIRE MARSHALS OFFICE
  - ELECTRIC PROVIDER
  - SCALED ENGINEERING INC.
- THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL MEASURES TO PROTECT STOCKPILE AREAS AND STORAGE AREAS. ALL AREAS USED BY THE CONTRACTOR FOR STAGING OPERATIONS SHALL BE FULLY RESTORED BY THE CONTRACTOR UPON COMPLETION OF THE PROJECT. IF THE STAGING AREA IS PAVED, IT SHALL BE RESTORED TO ITS ORIGINAL CONDITION. IF THE STAGING AREA IS UNPAVED, IT SHALL BE RE-GRADED, TOPSOILED, SEEDED AND MULCHED TO THE SATISFACTION OF THE ENGINEER. ALL COSTS ASSOCIATED WITH RESTORATION OF THE STAGING AREA SHALL BE AT THE CONTRACTOR'S EXPENSE. IF THE ENGINEER DETERMINES THAT A SATISFACTORY STAND OF GRASS DOES NOT EXIST AT THE TIME OF FINAL INSPECTION, ALL COSTS ASSOCIATED WITH RE-ESTABLISHING A SATISFACTORY STAND OF GRASS SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
- EQUIPMENT AND/OR STOCKPILE MATERIAL SHALL NOT BE STORED IN THE DRIP LINE AREA OF ANY TREE.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY SEED AND MULCH FOR ALL AREAS WHERE SOIL IS EXPOSED AND SILT FENCE IS NOT SPECIFIED, BY THE CLOSE OF EACH BUSINESS DAY.
- THE CONTRACTOR SHALL MAINTAIN PUBLIC ROADS AND STREETS IN A BROOM SWEEP CONDITION AT ALL TIMES.
- DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING AND INFORMATION SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE.
- THE DNRDC SEDIMENT AND STORMWATER PROGRAM MUST BE NOTIFIED IN WRITING FIVE (5) DAYS PRIOR TO COMMENCING WITH CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
- REVIEW AND OR APPROVAL OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.
- IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY DNRDC OR THE DELEGATED AGENCY.
- FOLLOWING SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED FOR ALL PERIMETER SEDIMENT CONTROLS, SOIL STOCKPILES, AND ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE WITHIN 14 CALENDAR DAYS UNLESS MORE RESTRICTIVE FEDERAL REQUIREMENTS APPLY.
- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL COMPLY WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
- AT ANY TIME A DEWATERING OPERATION IS USED, IT SHALL BE PREVIOUSLY APPROVED BY THE AGENCY CONSTRUCTION SITE REVIEWER FOR A NON-EROSIVE POINT OF DISCHARGE, AND A DEWATERING PERMIT SHALL BE APPROVED BY THE DNRDC WELL PERMITTING BRANCH.
- APPROVED PLANS REMAIN VALID FOR 5 YEARS FROM THE DATE OF APPROVAL.
- POST CONSTRUCTION VERIFICATION DOCUMENTS ARE TO BE SUBMITTED TO THE DNRDC SEDIMENT AND STORMWATER PROGRAM [OR, THE RELEVANT DELEGATED AGENCY] WITHIN 60-DAYS OF STORMWATER MANAGEMENT FACILITY COMPLETION.
- APPROVAL OF A SEDIMENT AND STORMWATER MANAGEMENT PLAN DOES NOT GRANT OR IMPLY A RIGHT TO DISCHARGE STORMWATER RUNOFF. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ANY AND ALL AGREEMENTS, EASEMENTS, ETC., NECESSARY TO COMPLY WITH STATE DRAINAGE AND OTHER APPLICABLE LAWS.
- THE NOTICE OF INTENT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER A NPDES GENERAL PERMIT FOR THIS PROJECT IS # 5854. AT ANY TIME THE OWNERSHIP FOR THIS PROJECT CHANGES, A TRANSFER OF AUTHORIZATION OR A CO-PERMITTEE APPLICATION MUST BE SUBMITTED TO DNRDC. THE PERMITTEE OF RECORD SHALL NOT BE RELIEVED OF THEIR RESPONSIBILITIES UNTIL A NOTICE OF TERMINATION HAS BEEN PROCESSED BY DNRDC.
- THE OWNER SHALL BE FAMILIAR WITH AND COMPLY WITH ALL ASPECTS OF THE NPDES CONSTRUCTION GENERAL PERMIT ASSOCIATED WITH THE PROJECT, INCLUDING, BUT NOT LIMITED TO, PERFORMING WEEKLY SITE INSPECTIONS DURING CONSTRUCTION AND AFTER RAIN EVENTS, AND MAINTAINING WRITTEN LOGS OF THESE INSPECTIONS.
- BEFORE ANY EARTHWORK OR EXCAVATION TAKES PLACE, THE CONTRACTOR SHALL CALL MISS UTILITY AT 811 OR 1.800.282.8555 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, TO HAVE ALL EXISTING UTILITIES MARKED ONSITE.
- THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PERIMETER CONTROLS SHALL BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENT FROM LEAVING THE SITE. ACCUMULATED SEDIMENT

- SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR ALTER MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.
- BEST AVAILABLE TECHNOLOGY (BAT) SHALL BE EMPLOYED TO MANAGE TURBID DISCHARGES IN ACCORDANCE WITH REQUIREMENTS OF 7. DEL. C. CH 60, REGULATIONS GOVERNING THE CONTROL OF WATER POLLUTION, SECTION 9.1.02, KNOWN AS SPECIAL 3.02.4.1-5 CONDITIONS FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES, AND DEPARTMENT POLICIES, PROCEDURES, AND GUIDANCE.
- DOCUMENTATION OF SOIL TESTING AND MATERIALS USED FOR TEMPORARY OR PERMANENT STABILIZATION INCLUDING BUT NOT LIMITED TO SOIL TEST RESULTS, SEED TAGS, SOIL AMENDMENT TAGS, ETC. SHALL BE PROVIDED TO THE DEPARTMENT OR DELEGATED AGENCY TO VERIFY THAT THE PERMANENT OR TEMPORARY STABILIZATION HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLAN. THE DEPARTMENT OR DELEGATED AGENCY MAY REQUIRE ADDITIONAL SOIL TESTING AND REAPPLICATION OF PERMANENT OR TEMPORARY STABILIZATION IN ACCORDANCE WITH SPECIFICATIONS PROVIDED IN THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, OR ALTERNATIVE MEASURES THAT PROVIDE FUNCTIONAL EQUIVALENCY.
- 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 OF AGRICULTURAL CHEMICALS, AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON THE ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. AGRICULTURAL USE PROTECTION NOTICE, AS REQUIRED BY SECTION 99-6(G) OF THE SUSSEX COUNTY CODE SHALL BE INCORPORATED IN THE DEED RESTRICTIONS AND ANY LEASES OR SOLE AGREEMENTS FOR ALL LOTS.
- ALL DOCKS SHALL NOT PROJECT MORE THAN 10% THE WIDTH OF THE WATERWAY AND MUST COMPLY WITH APPLICABLE COUNTY ORDINANCES, STATE LAWS AND APPLICABLE REGULATIONS OF THE UNITED STATES ARMY CORPS OF ENGINEERS (§115-186(B)(1)).
- LOTS 1-24 PER HOA RESTRICTIONS SHALL NOT BE SUBDIVIDED. REFER TO HOA DOCUMENTS FOR LOT 25 (RESERVED) USES AND RESTRICTIONS.

**SITE DATA:**

1. TAX MAP NUMBER:	235-15.00-34.00
2. DEED BOOK REF.:	DB 4423 PG 101
3. ZONING:	EXISTING PROPOSED AR-1 (AGRICULTURAL RESIDENTIAL) AR-1 (AGRICULTURAL RESIDENTIAL)
4. USE:	EXISTING PROPOSED AGRICULTURE RESIDENTIAL SUBDIVISION
5. AREA:	EXISTING PROPOSED 125.8 ACRES (BASED ON "CEDAR KNOLL SUBDIVISION" PLAN PB 72 PG 36 BY MILLER LEWIS, INC.) 125.8 ACRES (BASED ON "CEDAR KNOLL SUBDIVISION" PLAN PB 72 PG 36 BY MILLER LEWIS, INC.)
6. PROPOSED UNITS:	24 SINGLE FAMILY W/1 RESERVED LOT) - 25 TOTAL LOTS
7. PROPOSED CONSTRUCTION:	WOOD/CONCRETE BLOCK
8. COASTAL AREA:	PROJECT IS NOT LOCATED WITHIN THE COASTAL ZONE AREA
9. SOURCE WATER PROTECTION:	PROJECT IS NOT LOCATED WITHIN A
10. WELLHEAD PROTECTION AREA:	PROJECTS IS NOT LOCATED WITHIN THE "FAIR" GROUNDWATER RECHARGE AREA.
11. HEIGHT, AREA, AND BULK REQUIREMENTS (AR-1):	MAXIMUM HEIGHT 42 FT MINIMUM LOT AREA 32,670 SQ FT. MINIMUM LOT WIDTH (FEET) 100 FT MINIMUM LOT DEPTH (FEET) 100 FT
12. MINIMUM YARD REQUIREMENTS:	FRONT 30 FT (60 FT PER HOA RESTRICTIONS) CORNER YARD 15 FT SIDE 15 FT REAR 20 FT
13. OPEN SPACE:	A 0.69 AC B 0.56 AC C 13.50 AC
14. SITE AREA AND ACREAGE:	GROSS ACREAGE / NET DEVELOPMENT AREA 125.80 AC  LOTS 1-24 98.28 AC LOT 25 (RESERVED) 6.37 AC DELDOT R.O.W. DEDICATION 0.16 AC PRIVATE ROAD R.O.W. 6.24 AC TOTAL OPEN SPACE 14.75 AC (12%) TOTAL : 125.80 AC
15. IMPERVIOUS AREA:	ROADWAY OPEN SPACE A 0 AC OPEN SPACE B 0 AC OPEN SPACE C 0 AC LOTS 1-24 (20,000 SF ASSUMED PER LOT) 11.02 AC LOT 25 (RESERVED) (40,000 SF ASSUMED) 6.37 AC TOTAL
16. TOTAL WOODLAND:	30.84 AC
17. TOTAL CLEARING:	11.50 AC (37%)
18. WATER:	PRIVATE WELL
19. SEWER:	PRIVATE SEPTIC
20. FIRE DISTRICT:	MILTON
21. SCHOOL DISTRICT:	CAPE HENLOPEN
22. VERTICAL DATUM:	NAVD 88
23. HORIZONTAL DATUM:	NAV 83
24. WETLANDS DO EXIST ON THIS SITE AS SHOWN PER PER THE U.S. FISH AND WILDLIFE NATIONAL WETLANDS INVENTORY.	
25. THIS PROPERTY IS IMPACTED BY THE 100 YEAR FLOOD ZONE, DELINEATED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS SHOWN AS ON FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 10005C0167K ZONE X, MARCH 16, 2015.	



Scaled Engineering Inc.  
2000 North  
Rehoboth Beach, DE 19801  
Phone: (302) 236-3600

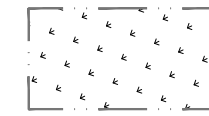
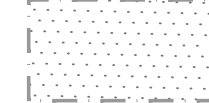
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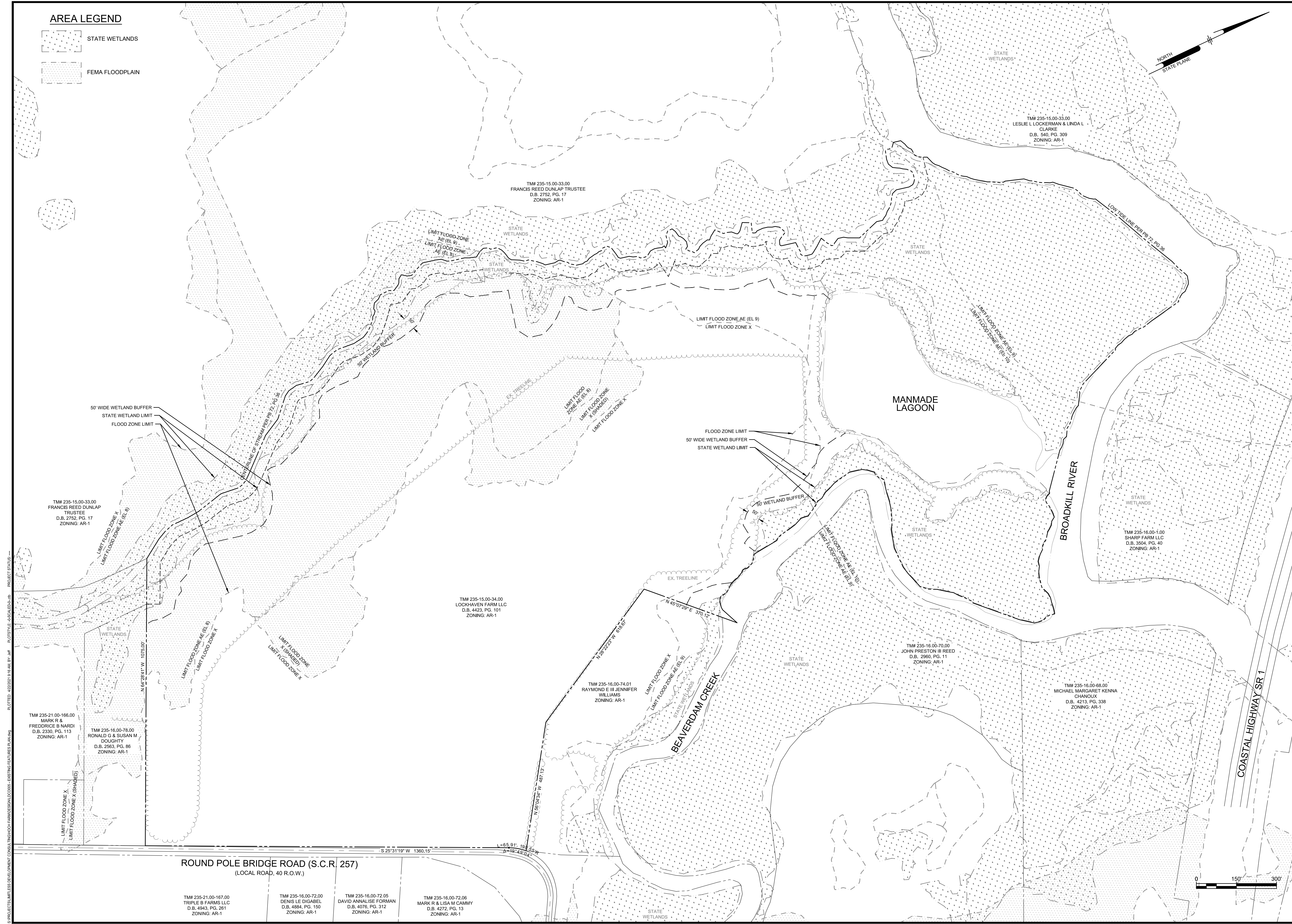
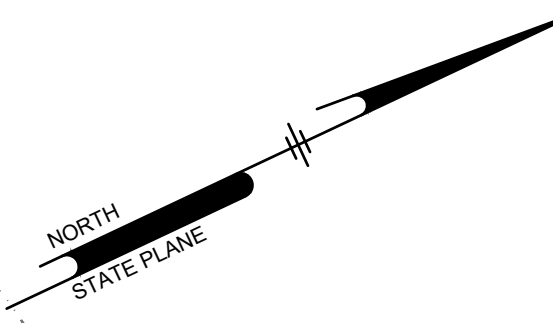
LOCKHAVEN  
TM: 235-15.00-34.00  
LIMITLESS DEVELOPMENT CONSULTING, LLC

Date:	APRIL 2021
Scale:	AS NOTED
Dwn.By:	JRE
Proj.No.:	LDC0005
Dwg.No.:	

T-2

**AREA LEGEND**

-  STATE WETLANDS
-  FEMA FLOODPLAIN



TM# 235-15.00-33.00  
LESLIE L LOCKERMAN & LINDA L CLARKE  
D.B. 540, PG. 309  
ZONING: AR-1

TM# 235-15.00-33.00  
FRANCIS REED DUNLAP TRUSTEE  
D.B. 2752, PG. 17  
ZONING: AR-1

TM# 235-15.00-33.00  
FRANCIS REED DUNLAP TRUSTEE  
D.B. 2752, PG. 17  
ZONING: AR-1

TM# 235-15.00-34.00  
LOCKHAVEN FARM LLC  
D.B. 4423, PG. 101  
ZONING: AR-1

TM# 235-16.00-74.01  
RAYMOND E III JENNIFER WILLIAMS  
ZONING: AR-1

TM# 235-16.00-70.00  
JOHN PRESTON III REED  
D.B. 2860, PG. 11  
ZONING: AR-1

TM# 235-16.00-68.00  
MICHAEL MARGARET KENNA CHANOUX  
D.B. 4213, PG. 338  
ZONING: AR-1

TM# 235-16.00-1.00  
SHARP FARM LLC  
D.B. 3504, PG. 40  
ZONING: AR-1

TM# 235-21.00-166.00  
MARK R & FREDORICE B NARDI  
D.B. 2330, PG. 113  
ZONING: AR-1

TM# 235-16.00-78.00  
RONALD G & SUSAN M DOUGHTY  
D.B. 2263, PG. 86  
ZONING: AR-1

**ROUND POLE BRIDGE ROAD (S.C.R. 257)**  
(LOCAL ROAD, 40 R.O.W.)

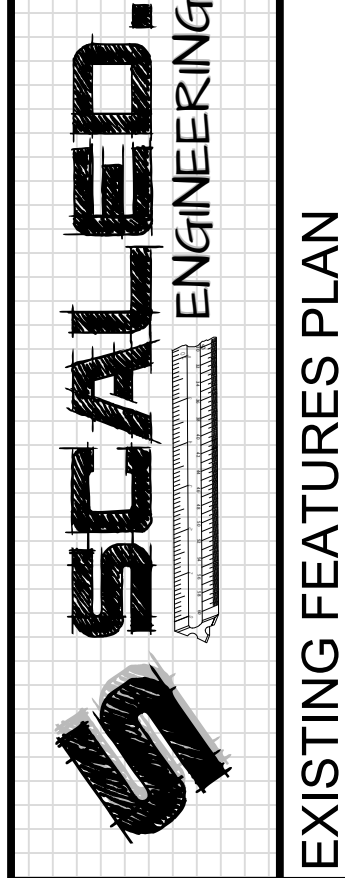
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TRIPLE B FARMS LLC  
D.B. 4943, PG. 261  
ZONING: AR-1

TM# 235-16.00-72.00  
DENIS LE DIGABEL  
D.B. 4884, PG. 150  
ZONING: AR-1

TM# 235-16.00-72.05  
DAVID ANNALISE FORMAN  
D.B. 4078, PG. 312  
ZONING: AR-1

TM# 235-16.00-72.06  
MARK R & LISA M CAMMY  
D.B. 4272, PG. 13  
ZONING: AR-1

Scaled Engineering Inc.  
2030 Highway 101  
Rehoboth Beach, DE 19871  
Phone: (302) 238-3600



**EXISTING FEATURES PLAN**

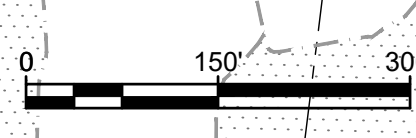
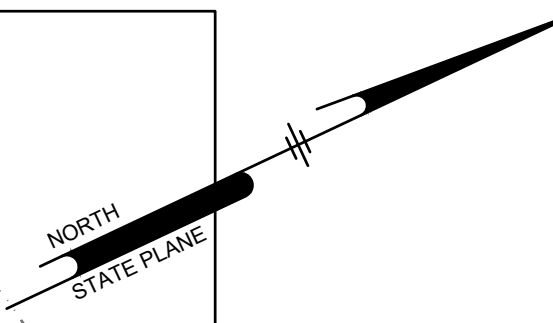
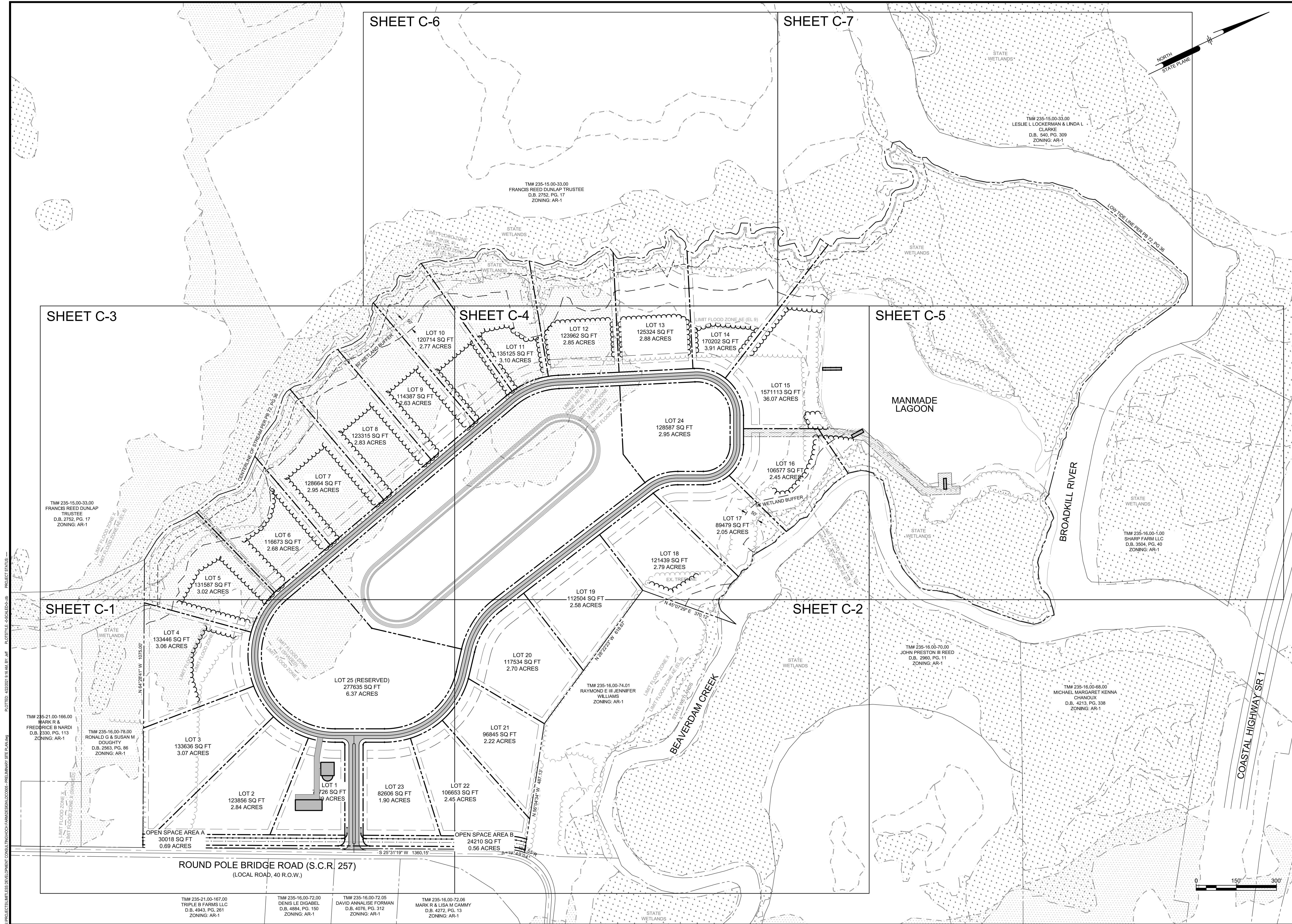
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**TM: 235-15.00-34.00**  
**LIMITLESS DEVELOPMENT CONSULTING, LLC**

Date: APRIL 2021  
Scale: 1" = 150'  
Dwn.By: JRE  
Proj.No.: LDCC005  
Dwg.No.:

**E-1**

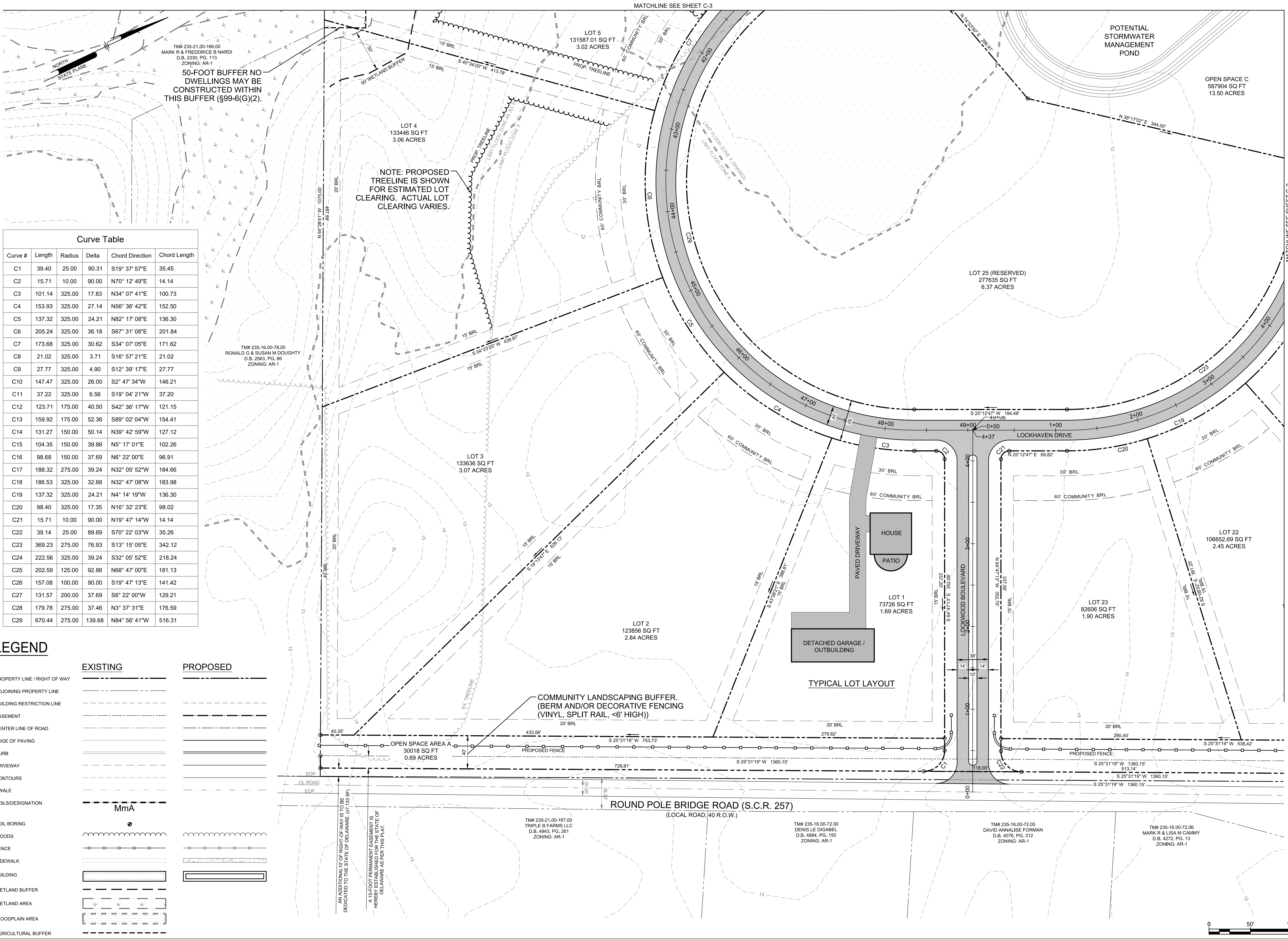
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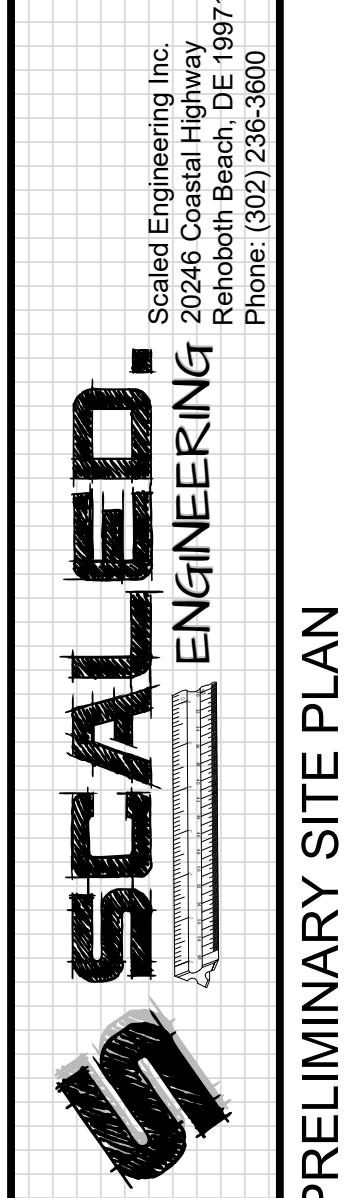
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**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.40	25.00	90.31	S19° 37' 57"E	35.45
C2	15.71	10.00	90.00	N70° 12' 49"E	14.14
C3	101.14	325.00	17.83	N34° 07' 41"E	100.73
C4	153.93	325.00	27.14	N56° 36' 42"E	152.50
C5	137.32	325.00	24.21	N82° 17' 08"E	136.30
C6	205.24	325.00	36.18	S67° 31' 08"E	201.84
C7	173.68	325.00	30.62	S34° 07' 05"E	171.62
C8	21.02	325.00	3.71	S16° 57' 21"E	21.02
C9	27.77	325.00	4.90	S12° 39' 17"E	27.77
C10	147.47	325.00	26.00	S2° 47' 34"W	146.21
C11	37.22	325.00	6.56	S19° 04' 21"W	37.20
C12	123.71	175.00	40.50	S42° 36' 17"W	121.15
C13	159.92	175.00	52.36	S89° 02' 04"W	154.41
C14	131.27	150.00	50.14	N39° 42' 59"W	127.12
C15	104.35	150.00	39.86	N5° 17' 01"E	102.26
C16	98.68	150.00	37.69	N6° 22' 00"E	96.91
C17	188.32	275.00	39.24	N32° 05' 52"W	184.66
C18	186.53	325.00	32.88	N32° 47' 08"W	183.98
C19	137.32	325.00	24.21	N4° 14' 19"W	136.30
C20	98.40	325.00	17.35	N16° 32' 23"E	98.02
C21	15.71	10.00	90.00	N19° 47' 14"W	14.14
C22	39.14	25.00	89.69	S70° 22' 03"W	35.26
C23	369.23	275.00	76.93	S13° 15' 05"E	342.12
C24	222.56	325.00	39.24	S32° 05' 52"E	218.24
C25	202.59	125.00	92.86	N68° 47' 00"E	181.13
C26	157.08	100.00	90.00	S19° 47' 13"E	141.42
C27	131.57	200.00	37.69	S6° 22' 00"W	129.21
C28	179.78	275.00	37.46	N3° 37' 31"E	176.59
C29	670.44	275.00	139.68	N84° 56' 41"W	516.31

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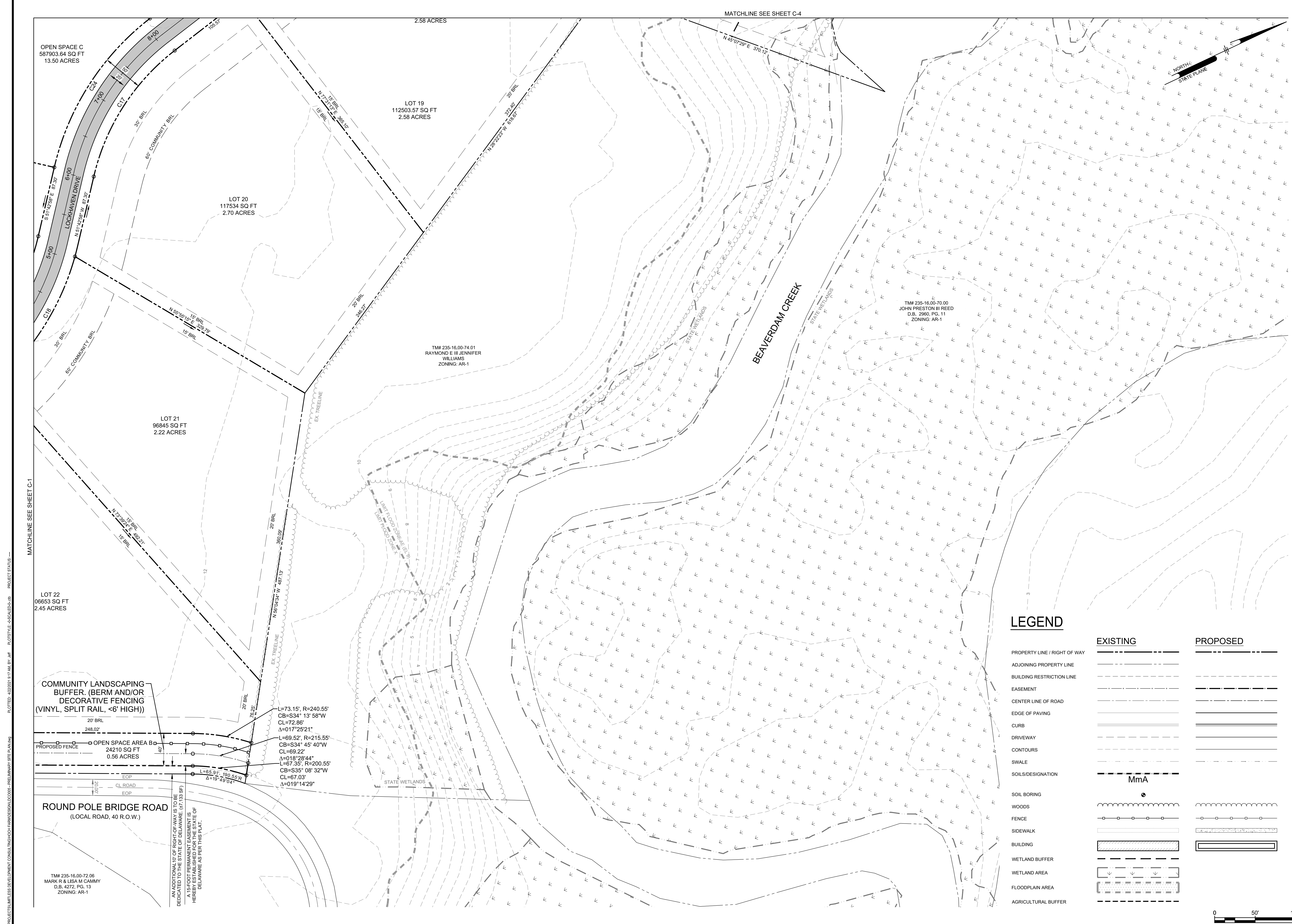
PRELIMINARY SITE PLAN

**LOCKHAVEN**  
 TM: 235-15.00-34.00  
 LIMITLESS DEVELOPMENT CONSULTING, LLC

Date: APRIL 2021  
 Scale: 1" = 50'  
 Dwn. By: JRE  
 Proj. No.: LDC0005  
 Dwg. No.:

**C-1**

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OPEN SPACE C  
587903.64 SQ FT  
13.50 ACRES

LOT 19  
112503.57 SQ FT  
2.58 ACRES

LOT 20  
117534 SQ FT  
2.70 ACRES

LOT 21  
96845 SQ FT  
2.22 ACRES

LOT 22  
06653 SQ FT  
2.45 ACRES

TMM 235-16.00-74.01  
RAYMOND E III JENNIFER  
WILLIAMS  
ZONING: AR-1

TMM 235-16.00-70.00  
JOHN PRESTON III REED  
D.B. 2960, PG. 11  
ZONING: AR-1

COMMUNITY LANDSCAPING  
BUFFER. (BERM AND/OR  
DECORATIVE FENCING  
(VINYL, SPLIT RAIL, <6' HIGH))

OPEN SPACE AREA B  
24210 SQ FT  
0.56 ACRES

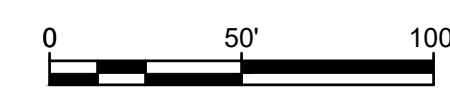
ROUND POLE BRIDGE ROAD  
(LOCAL ROAD, 40 R.O.W.)

AN ADDITIONAL 10' OF RIGHT-OF-WAY IS TO BE  
DEDICATED TO THE STATE OF DELAWARE (47', 135 SF)  
A 15-FOOT PERMANENT EASEMENT IS  
HEREBY GRANTED TO THE STATE OF  
DELAWARE AS PER THIS PLAN.

TMM 235-16.00-72.06  
MARK R & LISA M CAMMY  
D.B. 4272, PG. 13  
ZONING: AR-1

### LEGEND

	EXISTING	PROPOSED
PROPERTY LINE / RIGHT OF WAY		
ADJOINING PROPERTY LINE		
BUILDING RESTRICTION LINE		
EASEMENT		
CENTER LINE OF ROAD		
EDGE OF PAVING		
CURB		
DRIVEWAY		
CONTOURS		
SWALE		
SOILS DESIGNATION		
	<b>MmA</b>	
SOIL BORING		
WOODS		
FENCE		
SIDEWALK		
BUILDING		
WETLAND BUFFER		
WETLAND AREA		
FLOODPLAIN AREA		
AGRICULTURAL BUFFER		



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 PLOTTED: 4/20/21 9:17 AM BY: JMK PROJECT: SCALED-06  
 PROJECT STATUS:

Scaled Engineering Inc.  
 2020  
 3000  
 Rehoboth Beach, DE 19871  
 Phone: (302) 236-3600

**SCALED.**

ENGINEERING

**PRELIMINARY SITE PLAN**

LOCKHAVEN

TM: 235-15.00-34.00

LIMITLESS DEVELOPMENT CONSULTING, LLC

Date: APRIL 2021

Scale: 1" = 50'

Dwn. By: JRE

Proj. No.: LDCC005

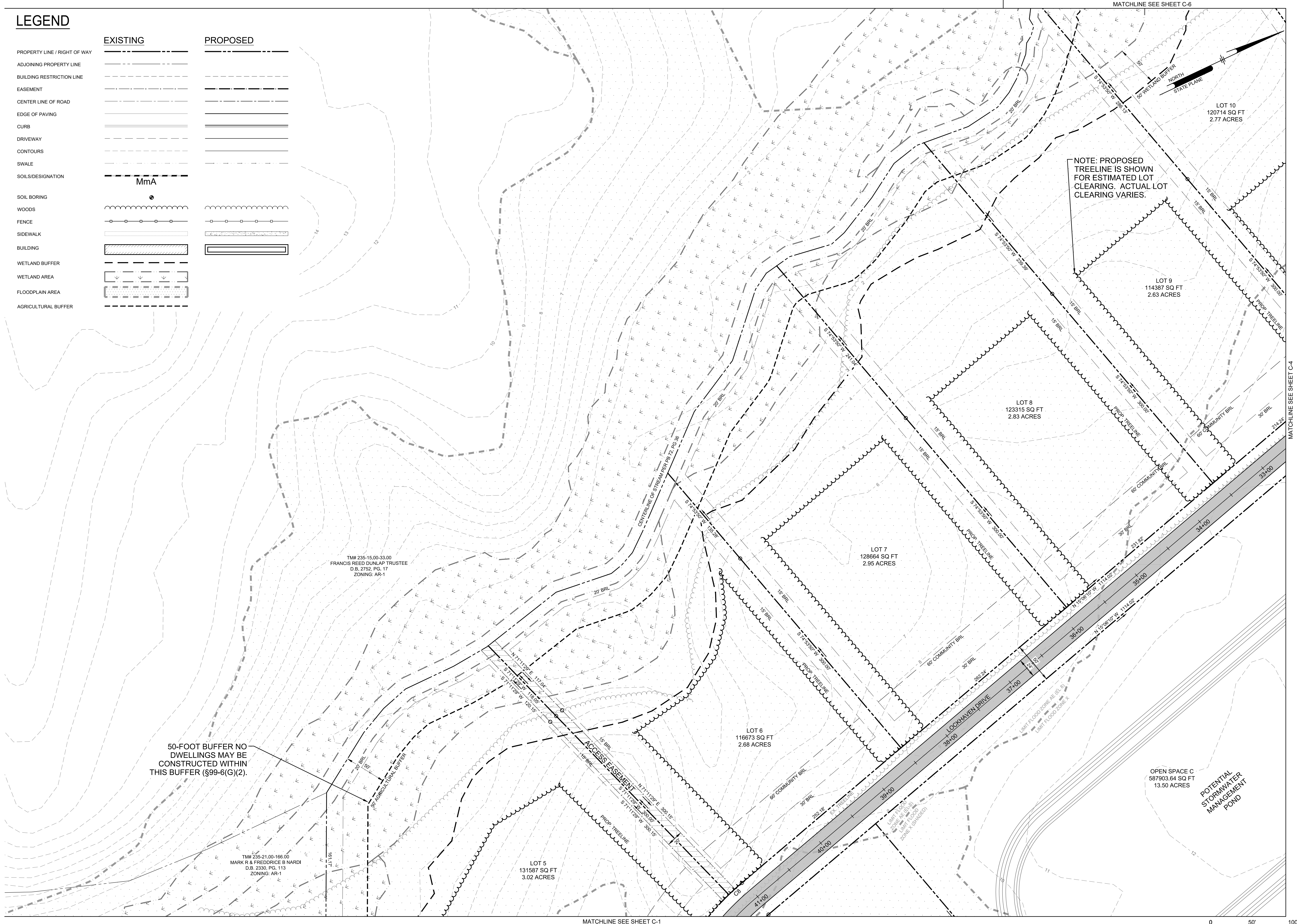
Dwg. No.:

C-2

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**LEGEND**

	EXISTING	PROPOSED
PROPERTY LINE / RIGHT OF WAY	---	---
ADJOINING PROPERTY LINE	---	---
BUILDING RESTRICTION LINE	---	---
EASEMENT	---	---
CENTER LINE OF ROAD	---	---
EDGE OF PAVING	---	---
CURB	---	---
DRIVEWAY	---	---
CONTOURS	---	---
SWALE	---	---
SOILS/DESIGNATION	MmA	MmA
SOIL BORING	○	○
WOODS	~	~
FENCE	□	□
SIDEWALK	---	---
BUILDING	▨	▨
WETLAND BUFFER	---	---
WETLAND AREA	---	---
FLOODPLAIN AREA	---	---
AGRICULTURAL BUFFER	---	---



NOTE: PROPOSED TREELINE IS SHOWN FOR ESTIMATED LOT CLEARING. ACTUAL LOT CLEARING VARIES.

50-FOOT BUFFER NO DWELLINGS MAY BE CONSTRUCTED WITHIN THIS BUFFER (\$99-6(G)(2)).

TMP 235-15.00-33.00  
FRANCIS REED DUNLAP TRUSTEE  
D.B. 2752, PG. 17  
ZONING: AR-1

TMP 235-21.00-166.00  
MARK R & FREDRICE B NARDI  
D.B. 2330, PG. 113  
ZONING: AR-1

LOT 5  
131587 SQ FT  
3.02 ACRES

LOT 6  
116673 SQ FT  
2.68 ACRES

LOT 7  
126664 SQ FT  
2.95 ACRES

LOT 8  
123315 SQ FT  
2.83 ACRES

LOT 9  
114387 SQ FT  
2.63 ACRES

LOT 10  
120714 SQ FT  
2.77 ACRES

OPEN SPACE C  
587903.64 SQ FT  
13.50 ACRES

POTENTIAL STORMWATER MANAGEMENT POND

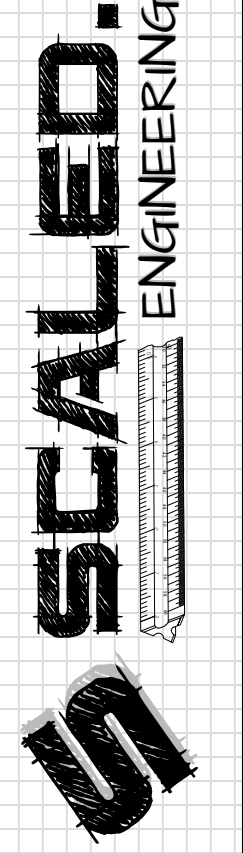
**LOCKHAVEN**

TM: 235-15.00-34.00

LIMITLESS DEVELOPMENT CONSULTING, LLC

Date: APRIL 2021  
Scale: 1" = 50'  
Dwn.By: JRE  
Proj.No.: LDC0005  
Dwg.No.:

**C-3**



**PRELIMINARY SITE PLAN**

Scaled Engineering Inc.  
20300 Highway 101  
RoboTech Beach, DE 19871  
Phone: (302) 236-3600

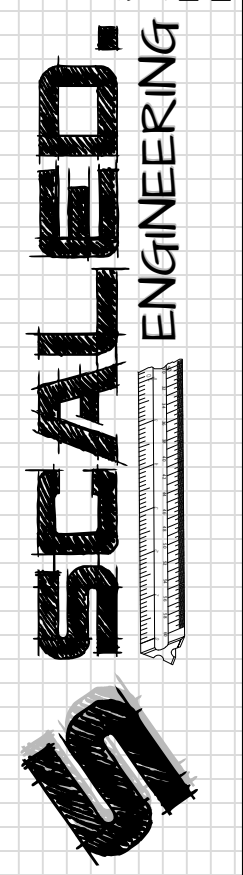
MATCHLINE SEE SHEET C-6

MATCHLINE SEE SHEET C-7



NOTE: PROPOSED TREELINE IS SHOWN FOR ESTIMATED LOT CLEARING. ACTUAL LOT CLEARING VARIES.

NOTE: LOCATION TO BE FIELD ADJUSTED BASED ON CONDITIONS. IF APPROVAL IS NEEDED FOR INSTALLATION - DEVELOPER WILL SEEK APPROVAL FOR INSTALLATION.



PRELIMINARY SITE PLAN

**LOCKHAVEN**  
 TM: 235-15.00-34.00  
 LIMITLESS DEVELOPMENT CONSULTING, LLC

Date: APRIL 2021  
 Scale: 1" = 50'  
 Dwn.By: JRE  
 Proj.No.: LDC0005  
 Dwg.No.:

**C-4**

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MATCHLINE SEE SHEET C-7

NORTH  
STATE PLANE

LOT 15  
1571113.48 SQ FT  
36.07 ACRES

MANMADE LAGOON

BROADKILL RIVER

BEAVERDAM CREEK

### LEGEND

	EXISTING	PROPOSED
PROPERTY LINE / RIGHT OF WAY	---	---
ADJOINING PROPERTY LINE	---	---
BUILDING RESTRICTION LINE	---	---
EASEMENT	---	---
CENTER LINE OF ROAD	---	---
EDGE OF PAVING	---	---
CURB	---	---
DRIVEWAY	---	---
CONTOURS	---	---
SWALE	---	---
SOILS/DESIGNATION	---	---
	MmA	
SOIL BORING	●	●
WOODS	~	~
FENCE	—○—	—○—
SIDEWALK	—	—
BUILDING	▨	▨
WETLAND BUFFER	▭	▭
WETLAND AREA	▭	▭
FLOODPLAIN AREA	▭	▭
AGRICULTURAL BUFFER	▭	▭

MATCHLINE SEE THIS SHEET

LOT 15  
1571113.48 SQ FT  
36.07 ACRES

TM# 235-16.00-70.00  
JOHN PRESTON III REED  
D.B. 2960, PG. 11  
ZONING: AR-1

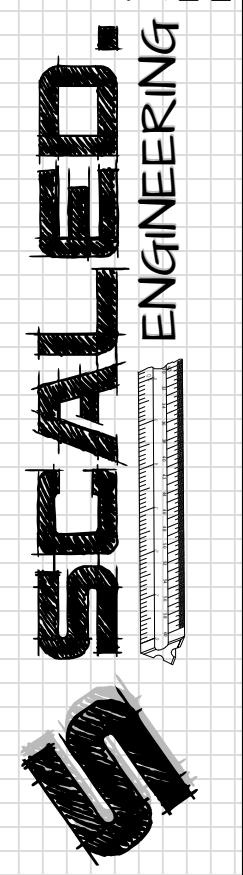
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MATCHLINE SEE SHEET C-4

MATCHLINE SEE THIS SHEET

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Scaled Engineering Inc.  
20300 Highway 101  
RoboTech Beach, DE 19871  
Phone: (302) 236-3600

PRELIMINARY SITE PLAN

LOCKHAVEN

TM: 235-15.00-34.00

LIMITLESS DEVELOPMENT CONSULTING, LLC

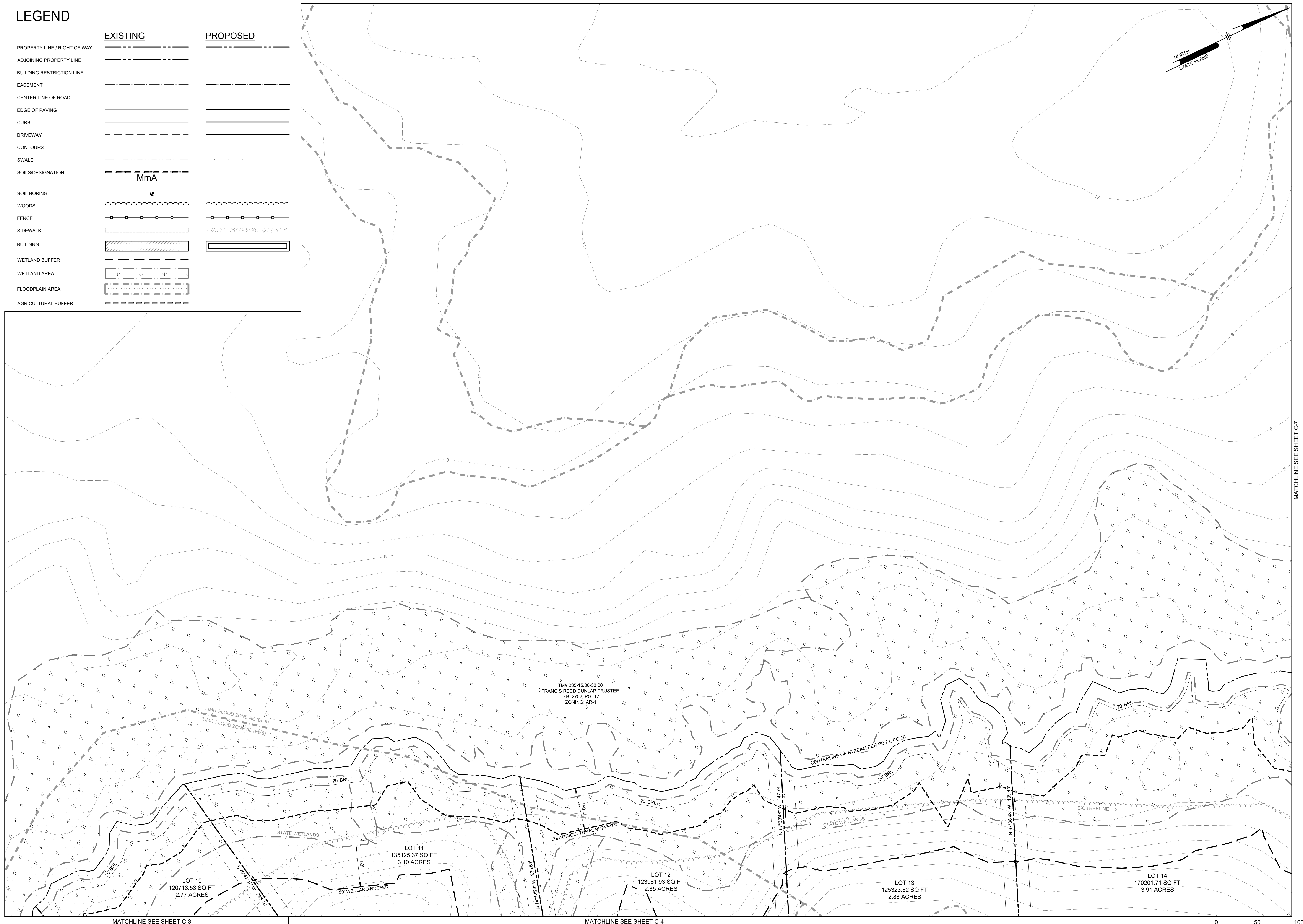
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Dwn.By: JRE  
Proj.No.: LDC0005  
Dwg.No.:

C-5

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**LEGEND**

	EXISTING	PROPOSED
PROPERTY LINE / RIGHT OF WAY	---	---
ADJOINING PROPERTY LINE	---	---
BUILDING RESTRICTION LINE	---	---
EASEMENT	---	---
CENTER LINE OF ROAD	---	---
EDGE OF PAVING	---	---
CURB	---	---
DRIVEWAY	---	---
CONTOURS	---	---
SWALE	---	---
SOILS/DESIGNATION	---	---
	MmA	
SOIL BORING	●	
WOODS	~	~
FENCE	—○—○—○—○—	—○—○—○—○—
SIDEWALK	▬	▬
BUILDING	▨	▨
WETLAND BUFFER	---	---
WETLAND AREA	~	~
FLOODPLAIN AREA	~	~
AGRICULTURAL BUFFER	---	---



**SCALED ENGINEERING**  
 Scaled Engineering Inc.  
 20300 Highway 101  
 Rehoboth Beach, DE 19871  
 Phone: (302) 238-3600

**PRELIMINARY SITE PLAN**

**LOCKHAVEN**  
**TM: 235-15.00-34.00**  
 LIMITLESS DEVELOPMENT CONSULTING, LLC

Date:	APRIL 2021
Scale:	1" = 50'
Dwn.By:	JRE
Proj.No.:	LDC0005
Dwg.No.:	

**C-6**

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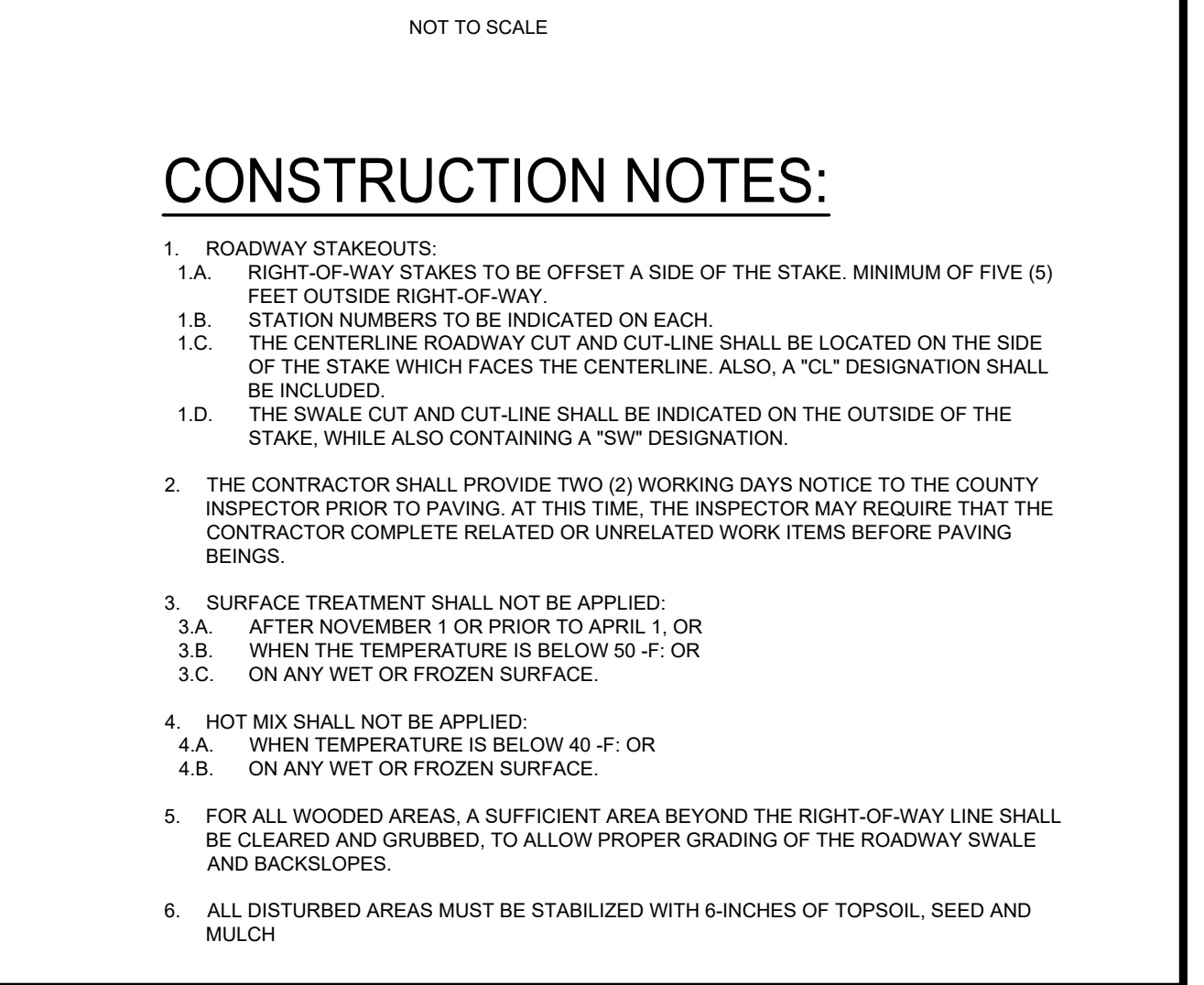
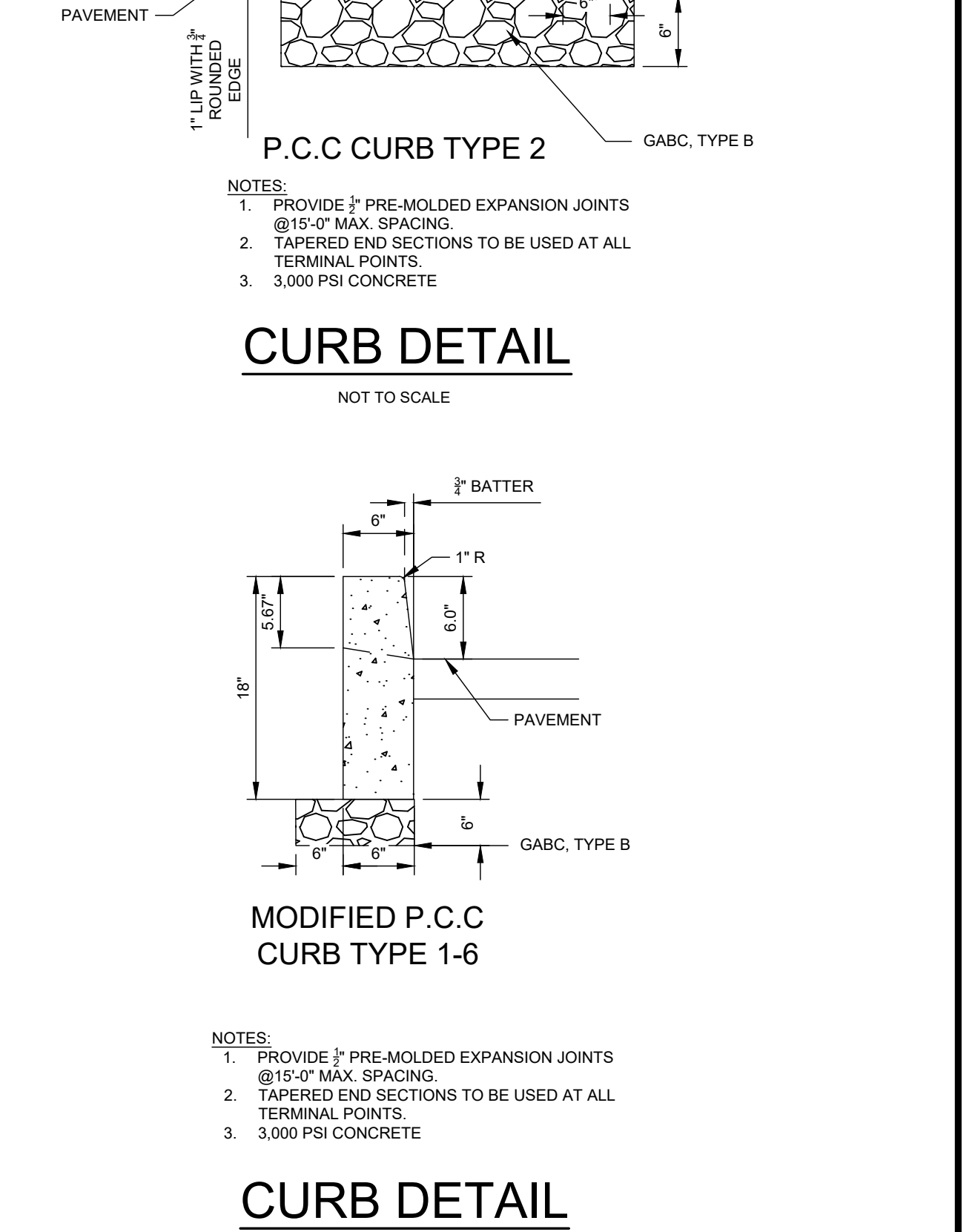
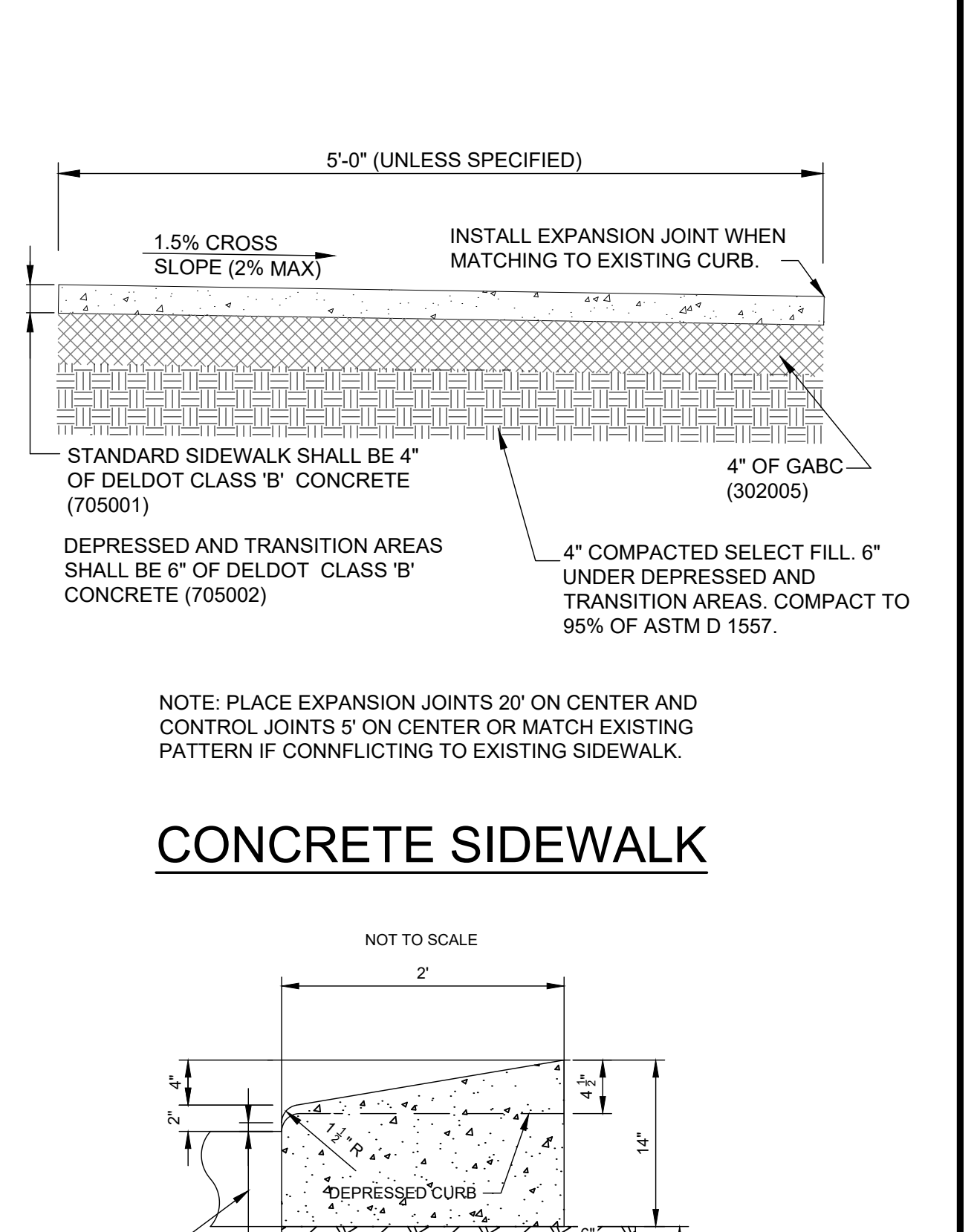
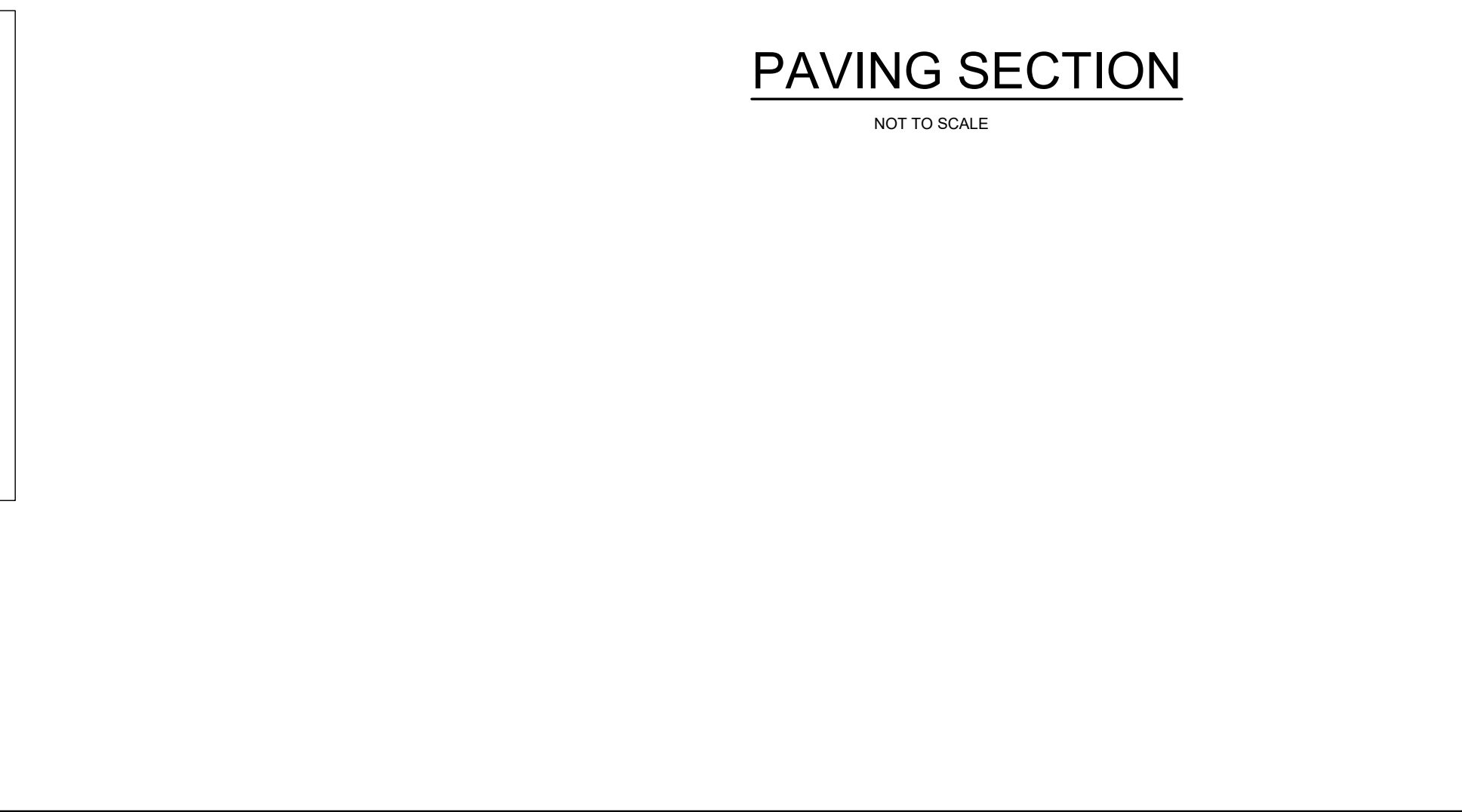
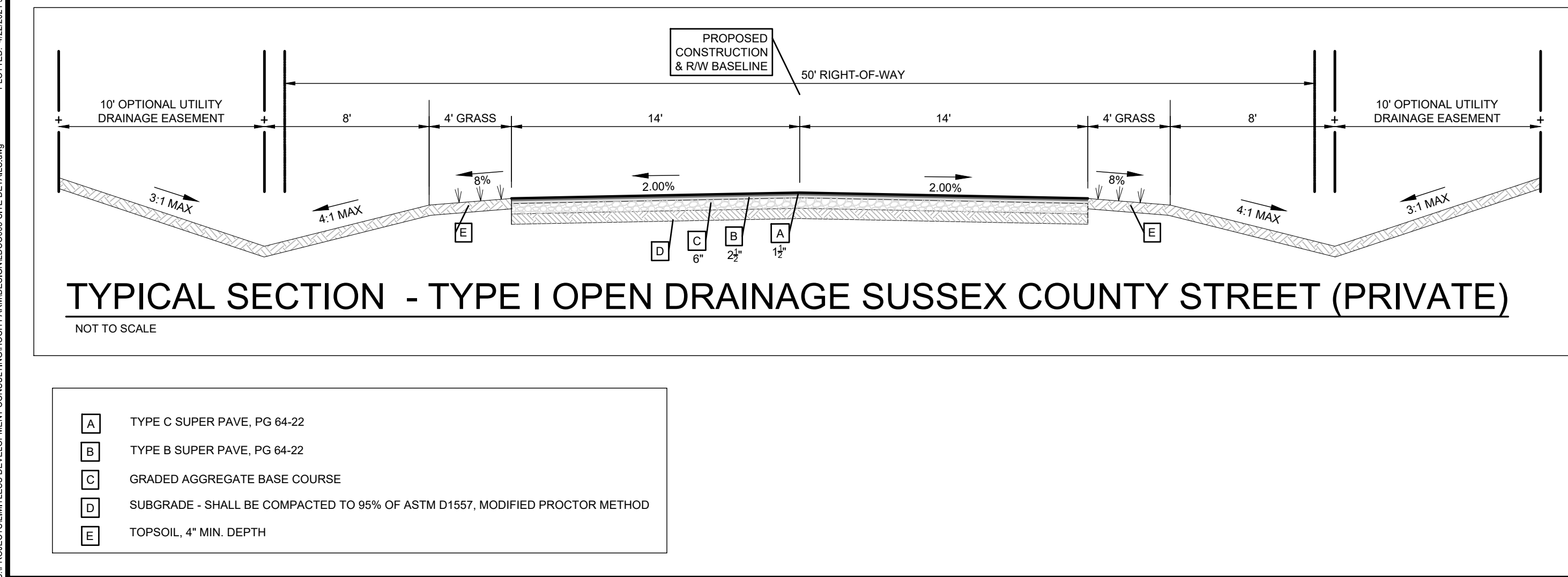
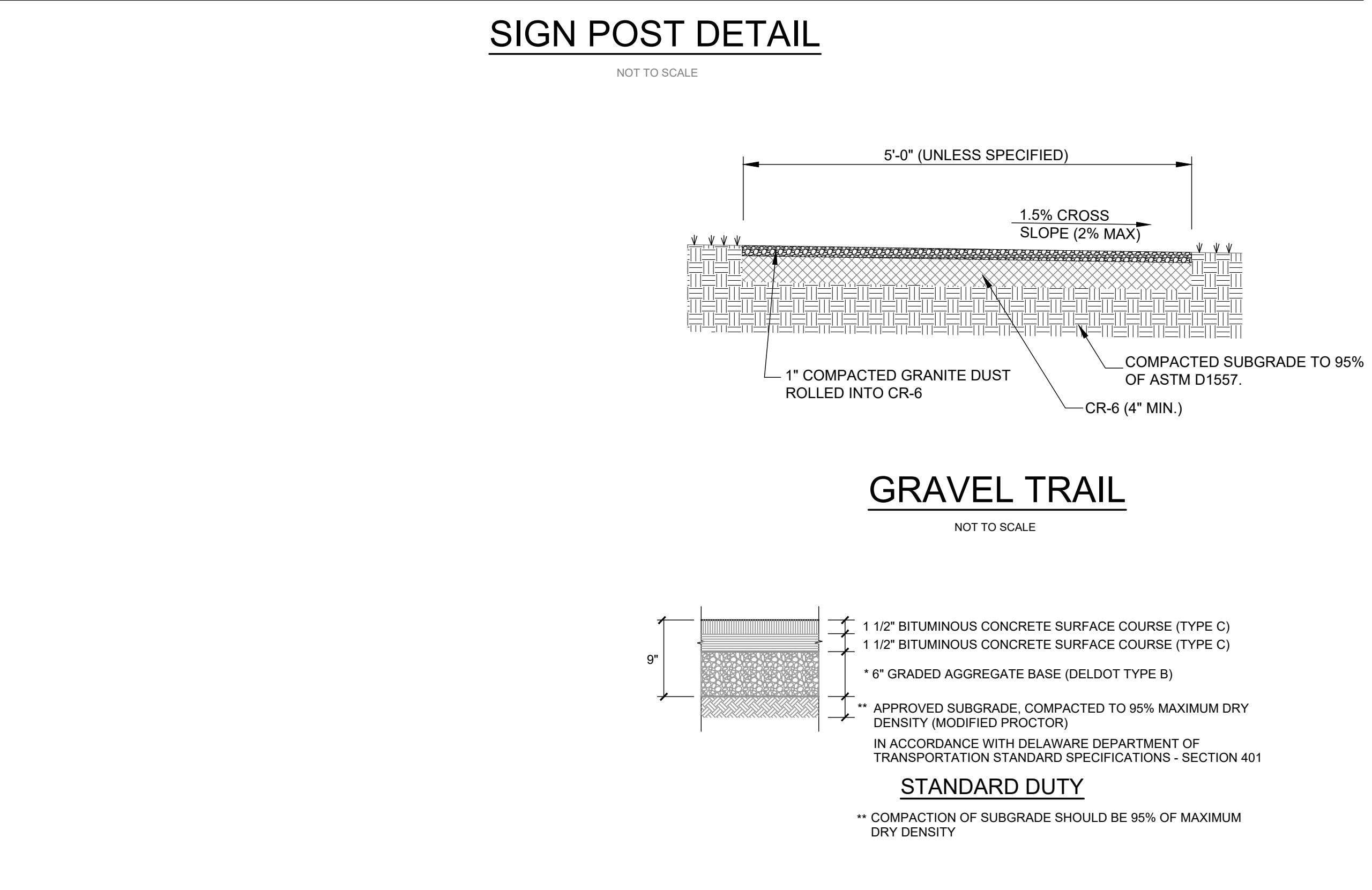
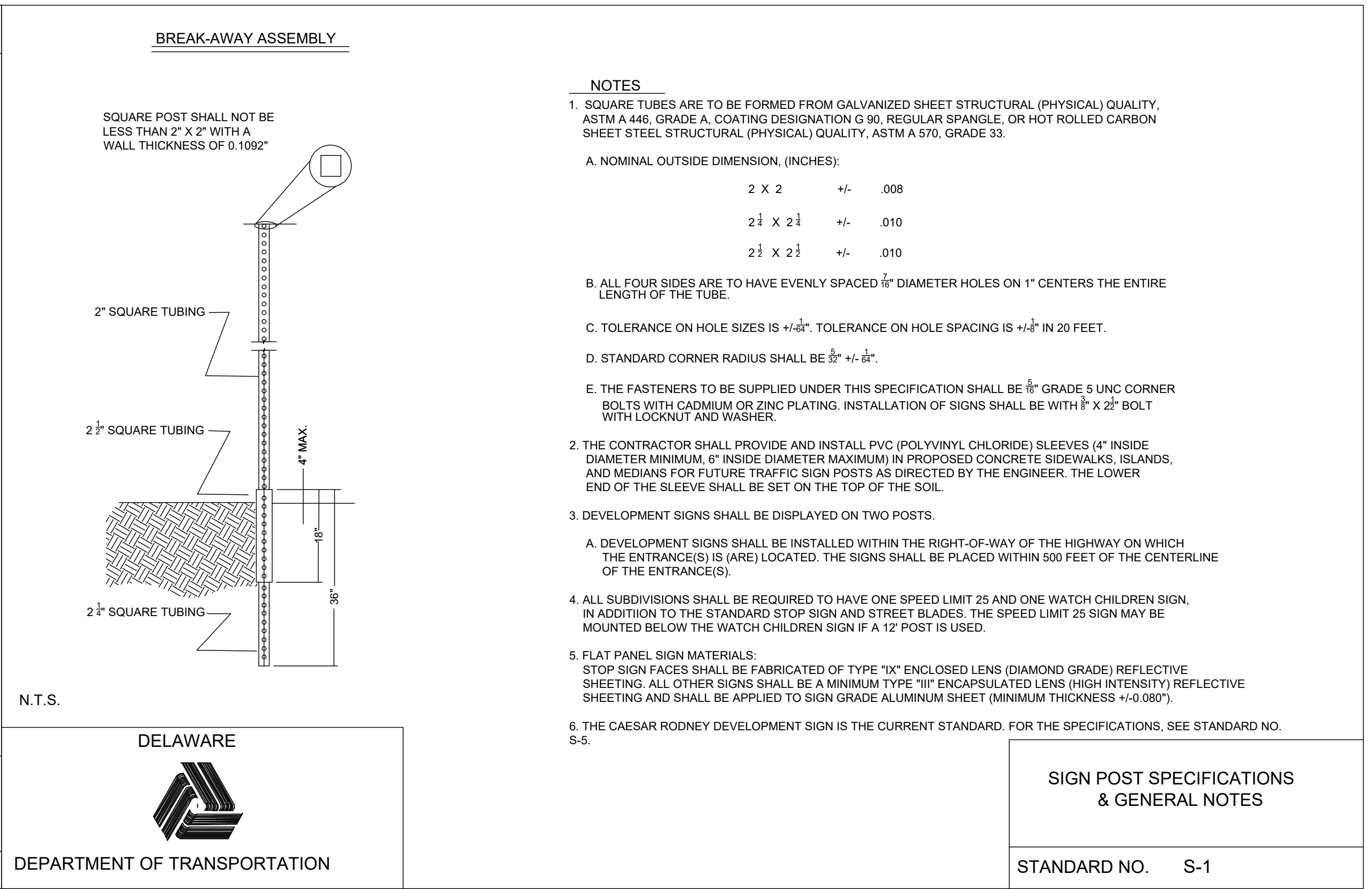
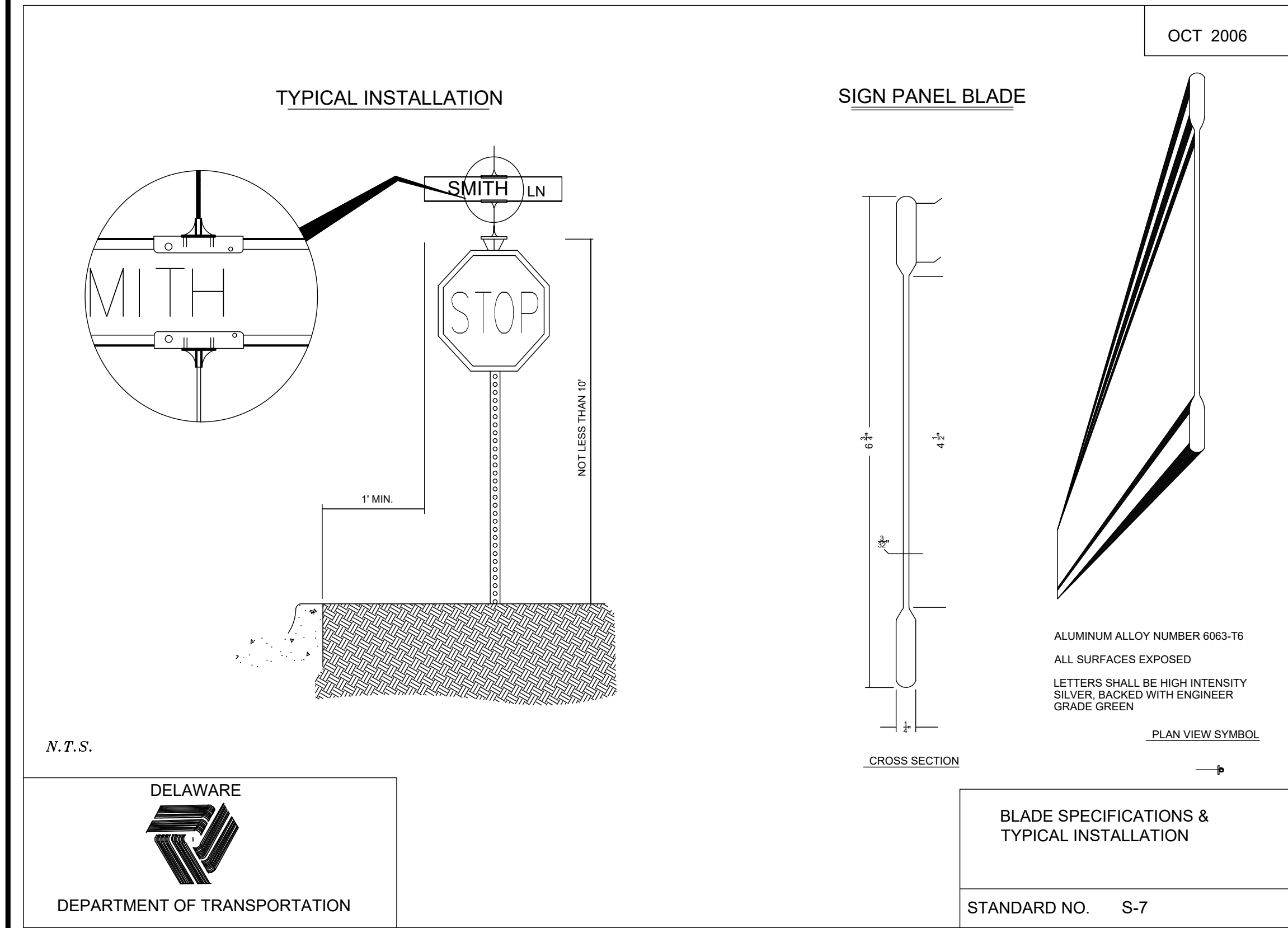
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MATCHLINE SEE SHEET C-4

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Scaled Engineering Inc.  
 20000 Rockwell Road, DE 19871  
 Phone: (302) 236-3600

**SCALED ENGINEERING**

SITE DETAILS

**LOCKHAVEN**  
 TM: 235-15.00-34.00  
 LIMITLESS DEVELOPMENT CONSULTING, LLC

Date:	APRIL 2021
Scale:	
Dwn.By:	JRE
Proj.No.:	LDC0005
Dwg.No.:	C-8

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# LOCKHAVEN

(2020-08)

## PRELIMINARY MAJOR SUBDIVISION

TM: 235-15.00-34.00

ROUND POLE BRIDGE ROAD | SUSSEX COUNTY, DE



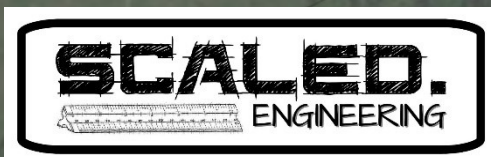
**PROJECT  
SITE**

**DEVELOPER:**

LIMITLESS DEVELOPMENT CONSULTING, INC.  
26412 BROADKILL RD.  
MILTON, DE 19968

**ENGINEER | CONSULTANT:**

SCALED ENGINEERING, INC.  
20246 COASTAL HIGHWAY  
REHOBOTH BEACH, DE 19971



# **TABLE OF CONTENTS**

- A. Executive Summary**
- B. Data Column**
- C. Subdivision Application**
- D. Deed (Current)**
- E. Chapter 99-9(c) Response**
- F. Soil Feasibility Study**

## **Exhibits**

- 1. Sussex County Zoning Map**
- 2. 2020 State Strategies Map**
- 3. Flood Insurance Rate Map (FIRM) (FEMA)**
- 4. Future Land Use Map**
- 5. Aerial Maps**
  - a. 1961 Aerial Imagery (Firstmap) – No lagoon**
  - b. 1968 Aerial Imagery (Firstmap) – No lagoon**
  - c. 2017 Aerial Imagery (Firstmap) – Lagoon**
  - d. 2018 Aerial Imagery (Current – Firstmap) – Lagoon**
- 6. Residential Subdivision Plans (Large Format)**

**A.**



# **EXECUTIVE SUMMARY**

## **A. Land Use & Zoning**

1. Lockhaven - a Major Subdivision.
2. The property is located on the North side of Round Pole Bridge Road, Southeast of Milton.
3. The Owner of the property is Lockhaven Farm LLC.
4. The Developer of the property is Limitless Development Consulting, Inc.
5. The property is currently zoned AR-1. (Agricultural Residential District)
6. The proposed application is a request for a Major Subdivision in the existing AR-1 (Agricultural Residential District).
7. The property is in the Level 4 Area of the 2020 State Strategies Map.
8. The property is in Low Density as depicted on the 2019 Future Land Use Map.

## **B. Land Utilization**

1. The total acreage of the property is 125.8 acres of land per prior survey PB 72 PG 36 "Miller Lewes, Inc."
2. The proposed community is to be designed for 25 single family lots (a density of 0.20 units/acre) with 14.75 acres (12%) of open space.
3. The applicant requests a Major Subdivision.
4. The proposed community will have a single access off Round Pole Bridge Road. DeIDOT will have the authority over Entrance location and approval.
5. The property has 65.98 acres of wetlands located on site. Wetlands will remain undisturbed and protected by a 50' wetland buffer.
6. The site consists of a 7.8 acre "Manmade" Lagoon, which was created between 1961 and 1968 during Route 1 bridge construction across the Broadkill River (See



Aerial Exhibits). No buffer is proposed along this lagoon as it is manmade and will become an amenity to the properties along the lagoon. All construction of amenities such as docks, boat ramps, etc. into the lagoon would be properly permitted through the governing agencies.

7. The proposed community consists of active and passive open space. Most of the open space lies within the central area of the project and will consist of passive stormwater management as well as the possibility for active areas such as equestrian should the HOA choose to use this area for that purpose.

### **C. Environmental**

1. The property contains approximately 28.7 acres wetlands, and 100% of the wetlands will be preserved with the plan by use of a wetland buffer.
2. The property contains approximately 30.84 acres of woodlands, and over 60% of the woodland will be preserved with the plan.
3. The property is not located within a Wellhead Protection Area.
4. The property is not located in the "Fair" Groundwater Recharge Area

### **D. Traffic**

1. The developer will make improvements as required by DeIDOT for entrance approval.

### **E. Civil Engineering**

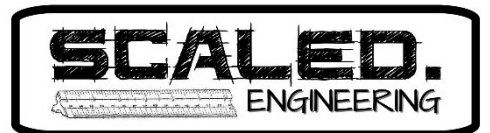
1. The internal roads will be privately maintained and will meet Sussex County Design Standards.
2. Drinking water will be provided by On-Site Wells

- 3. On-Site Wastewater Treatment Systems (OWTS) will be designed and utilized for sewer disposal.**
- 4. The stormwater management system will meet all State (DNREC) and Sussex Conservation District requirements through combination of Best Management Practices (BMP). The project may consist of some infiltration practices as well as wet detention.**
- 5. The project is within the Cape Henlopen School District.**
- 6. Fire protection will be provided by Milton Fire Department.**

**F. County Code Compliance**

- 1. Sussex County Code, Chapter 99-9C Response Letter**

**B.**





C.



# Sussex County Major Subdivision Application

## Sussex County, Delaware

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

**Type of Application: (please check applicable)**

Standard:

Cluster:

ESDDOZ:

**Location of Subdivision:**

Round Pole Bridge Road, Milton, DE

**Proposed Name of Subdivision:**

Lockhaven

**Tax Map #:** 235-15.00-34.00 **Total Acreage:** 125.8

**Zoning:** AR-1 **Density:** 0.20 **Minimum Lot Size:** 1.69 **Number of Lots:** 25

**Open Space Acres:** 14.7

**Water Provider:** Private Well **Sewer Provider:** Private Septic

**Applicant Information**

Applicant Name: Limitless Development Consulting, Inc.

Applicant Address: 26412 Broadkill Road

City: Milton State: DE Zip Code: 19968

Phone #: (302) 684-4844 E-mail: dal@lockwooddesigns.com

**Owner Information**

Owner Name: Lockhaven Farm LLC

Owner Address: 26412 Broadkill Road

City: Milton State: DE Zip Code: 19968

Phone #: (302) 684-4844 E-mail: dal@lockwooddesigns.com

**Agent/Attorney/Engineer Information**

Agent/Attorney/Engineer Name: Scaled Engineering Inc.

Agent/Attorney/Engineer Address: 20246 Coastal Highway

City: Rehoboth Beach State: DE Zip Code: 19971

Phone #: (302) 236-3200 E-mail: carlton@scaledengineering.com



# Check List for Sussex County Major Subdivision Applications

The following shall be submitted with the application

- Completed Application
- Provide fifteen (15) copies of the Site Plan or Survey of the property and a PDF (via e-mail)
  - Plan shall show the existing conditions, setbacks, roads, floodplain, wetlands, topography, proposed lots, landscape plan, etc. Per Subdivision Code 99-22, 99-23 & 99-24
  - Provide compliance with Section 99-9.
  - Deed or Legal description, copy of proposed deed restrictions, soil feasibility study
- Provide Fee \$500.00
- Optional - Additional information for the Commission to consider (ex. photos, exhibit books, etc.) If provided submit seven (7) copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.
- PLUS Response Letter (if required)
- 51% of property owners consent if applicable

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

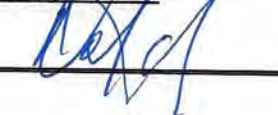
I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety,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

**Signature of Applicant/Agent/Attorney**

  
\_\_\_\_\_

Date: 5/4/21

**Signature of Owner**

  
\_\_\_\_\_

Date: 5/4/2021

**For office use only:**

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

Staff accepting application: \_\_\_\_\_ Application & Case #: \_\_\_\_\_

Location of property: \_\_\_\_\_

Date of PC Hearing: \_\_\_\_\_ Recommendation of PC Commission: \_\_\_\_\_

**D.**



TAX MAP AND PARCEL #:  
2-35-15.00-34.00  
PREPARED BY & RETURN TO:  
Young Malmberg, P.A.  
30 The Green  
Dover, DE 19901  
File No. 15RE7367/CFM

No new survey requested or performed.

THIS DEED, made this 13<sup>th</sup> day of July, 2015,  
- BETWEEN -

TAC BEACON I, LLC, a Delaware limited liability company, of PO BOX 1855,  
Orange Park, FL 32067, Grantor

- AND -

LOCKHAVEN FARM L.L.C., a Delaware limited liability company, c/o 30 The Green,  
Dover, DE 19901, Grantee.

**WITNESSETH:** That the said Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, and other good and valuable consideration, the receipt whereof is hereby acknowledged, Grantor hereby grants and conveys unto the Grantee, and its heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

ALL that certain piece, parcel and tract of land, situate, lying and being in Broadkill Hundred, Sussex County, State of Delaware, and being described more particularly:

BEGINNING at an iron pipe (set) on the northeasterly right of way line of Sussex County Road #257 (50'R/W); said pipe being situated a distance of 4,200 feet, more or less from Sussex County Road #258; thence with Sussex County Road #257 and along a curve to the left having a radius of 190.55 feet, the central angle being 19 degrees 49 minutes 01 second, the arc length being 65.91 feet, the chord bearing South 54 degrees 54 minutes 30 seconds West a distance of 65.58 feet to a point; thence continuing with Sussex County Road #257 South 45 degrees 00 minutes 00 seconds West, a distance of 1,360.15 feet to an iron pipe (found); thence with Lands of Wallace C. & Nancy G. Edmanson, now or formerly North 45 degrees 00 minutes 00 seconds West a distance of 1,075.00 feet, more or less, to a point; thence with the centerline of a stream and lands of Francis Reed Dunlap, now or formerly, a distance of 4,141.00 feet to a point;

AP

MS

thence with the low water line of Broadkill River and the low water line of Beaver Dam creek a distance of 4,259.00 feet, more or less, to a point; thence with Lands of Jenny L. Hoch, now or formerly, the following three (3) courses and distances: (1) South 64 degrees 36 minutes 10 seconds West a distance of 207.82 feet to an iron pipe (set); thence continuing the same courses a distance of 162.30 feet to an iron pipe (found); (2) South 08 degrees 53 minutes 42 seconds East a distance of 618.67 feet to an iron pipe (found); (3) South 36 degrees 35 minutes 53 seconds East a distance of 487.13 feet home to the point and place at beginning said to contain 125.8 acres of land, be the same more or less.

BEING part of the same lands and premises which were conveyed unto TAC Beacon I, LLC, by deed of Land-Lock, L.L.C., Bethany Grand, LLC and Darin A. Lockwood and Don Allen Lockwood, dated January 14, 2015, and recorded in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, on January 20, 2015, in Deed Book 4354, Page 301.

TOGETHER with all the rights, title and interest of the Grantor in and all street roads and public places, opened or proposed, adjoining the said Land, and all easements and rights of way, public or private, now or hereafter used in connection with said Land.

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Milton, Sussex County, Delaware.

IN WITNESS WHEREOF, the said TAC Beacon I, LLC, a Delaware limited liability company, has caused its name to be hereunto set under seal by Robert L. Supple Jr., an authorized member of TAC Beacon I, LLC, the day and year first above written.

**TAC BEACON I, LLC**

By: **Beacon Asset Managers, LLC**  
Authorized Member

By: **Pharos Funding, LLC**  
Manager

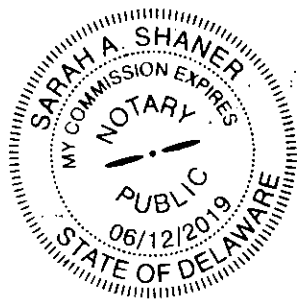
Carah Thomas  
Witness

BY: \_\_\_\_\_ (SEAL)  
Name: Robert L. Supple Jr  
Its: Manager

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on this 13th day of July, A.D. 2015, personally appeared before me, the Subscriber, a Notary Public in and for the State and County aforesaid, Pharos Funding, LLC, Manager of TAC Beacon I, LLC, a Delaware limited liability company, by Robert L. Spadaro, its Manager party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said limited liability company; that the signature of the Manager is in his own proper handwriting and by his authority to act; and that the act of signing, sealing, acknowledging and delivering the said Indenture was first duly authorized by a resolution of the limited liability company.

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



Sarah A. Shaner  
NOTARY PUBLIC  
My Commission Expires: 6-12-19

Consideration: 500,000.00

County	7,500.00
State	7,500.00
Town	Total 15,000.00
Received: Faith D Jul 21, 2015	

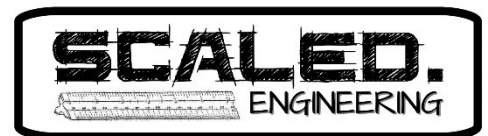
**RECEIVED**

JUL 21 2015

**ASSESSMENT DIVISION  
OF SUSSEX COUNTY**

Recorder of Deeds  
Scott Dailey  
Jul 21, 2015 03:12P  
Sussex County  
Doc. Surcharge Paid

**E.**





May 3, 2021

Sussex County Planning & Zoning  
c/o Lauren DeVore  
2 The Circle  
Georgetown, DE 19947

Subject: Project No: (2020-08)  
Subdivision Request – TM: 235-15.00-34.00 (Lockhaven Subdivision)

Dear Miss DeVore,

On behalf of our client Don Lockwood (Limitless Development Consulting, Inc.), thank you for time reviewing the Preliminary Plans for the above Subdivision to be heard by the Planning Commission on May 13, 2021.

As required, the following considerations should be made with approval of a subdivision plan (**APPLICANT RESPONSES are in BOLD**) :

*§ 99-9 Public hearing on preliminary plat approval or disapproval.*

*C. In addition to the other provisions contained within this article, the approval of a subdivision shall include consideration of the following: [Added 7-8-1997 by Ord. No. 1152]*

*(1) Integration of the proposed subdivision into existing terrain and surrounding landscape.*

**LOTS PROPOSED HAVE AN AVERAGE ACREAGE OF OVER 2.5 ACRES IN SIZE (WITH THE SMALLEST BEING 1.69 AC. AND LARGEST BEING 3.91 AC.) A LARGER LOT AT 36.07 AC. IS PROPOSED WITH MANMADE LAGOON (BUT WAS NOT INCLUDED IN THE CALCULATION). THE LARGER LOT SIZE ALLOWS FOR SUFFICIENT SPACE BETWEEN BUILDINGS AND ADJACENT PARCELS CONSISTANT WITH THE ADJACENT RURAL COMMUNITY AND SURROUNDING AREAS. THE LARGER LOT SIZE ALSO ALLOW FOR MINIMAL GRADING, THEREFOR REDUCING TREE CLEARING AND CHANGING OF THE LANDSCAPE. TYPICAL FOR LOTS OF THIS SIZE, THEY WILL BE SERVICED BY ON-SITE WASTEWATER DISPOSAL SYSTEMS AND ON-SITE WELLS.**

*(2) Minimal use of wetlands and floodplains.*

**WETLANDS GENERALLY EXIST AT THE REAR OF THE LOTS IN WOODED CONDITION AS THE PROPERTY IS BOUNDED BY BEAVERDAM CREEK TO THE EAST AND ANOTHER PRONG OF THE BROADKILL RIVER TO THE NORTH. NO USE OF WETLANDS IS INTENDED BY THE SUBDIVISION PLAN AND WILL BE PRESERVED BY A PROPOSED 50' WETLAND BUFFER FOR ALL AREAS DETERMINED TO BE WETLANDS. TREE CLEARING BOUNDARIES HAVE BEEN CLEARLY IDENTIFIED ON THE PLANS TO FURTHER PROTECT THE NATURAL CONDITION OF THE WETLANDS ON-SITE. LARGER LOT SIZES ALLOW PLENTY OF ROOM FOR HOME CONSTRUCTION AND SEPTIC AREAS WITHOUT IMPACTING WETLANDS AND PROVIDING FOR EVEN GREATER SEPERATION BETWEEN DISTURBANCE AND BUFFER. THE PROPERTY DOES CONSIST OF A FOUR FLOODZONES (AE EL. 8), (AE EL. 9), (ZONE X-SHADED), AND (ZONE X-UNSHADED). SIMILAR TO THE WETLANDS AREAS, THE FLOOD ZONES GENERALLY EXIST AT THE REAR OF THE LOTS WHICH WILL BE IMPACTED THE LEAST. ANY AND**

**ALL COUNTY AND FEMA REGULATIONS SHOULD BE FOLLOWED DURING CONSTRUCTION TO ENSURE FLOODZONE REQUIREMENTS ARE MET FOR ANY LOT IMPACTED BY FLOODZONES. THE ROADS HAVE BEEN DESIGNED IN A WAY TO REDUCE THE IMPACT OF THE FLOODZONES AND WETLANDS.**

*(3) Preservation of natural and historical features.*

**NO HISTORICAL FEATURES ARE BEING DISTURBED AND LARGER LOT SIZES PROVIDE FOR PRESERVATION OF THE NATURAL FEATURES AND USE OF THE PROPERTY AS AGRICULTURAL / RESIDENTIAL.**

*(4) Preservation of open space and scenic views.*

**A LARGE AMOUNT OF OPEN SPACE IS BEING PROVIDED IN THE CENTER OF THE COMMUNITY FOR STORMWATER MANAGEMENT AND POTENTIAL USE BY THE HOMEOWNERS. THE NATURAL VIEWS OF THE PROPERTY ARE BEING PRESERVED BY REDUCING THE IMPACT TO TREE CLEARING AND PRESERVING THE VIEWS OF THE ADJACENT RIVER AND CREEKS. THE LOTS ARE ARRANGED TO TAKE ADVANTAGE OF THE SURROUNDING WOODS AND WATER.**

*(5) Minimization of tree, vegetation and soil removal and grade changes.*

**THE INTENT OF THE COMMUNITY IS TO PRESERVE THE NATURAL ENVIRONMENT WHILE ALLOWING THE PROPERTY TO BE USED RESIDENTIALLY. TREE CLEARING LINES HAVE BEEN CLEARLY IDENTIFIED ON THE PLAN TO PRESERVE AREAS OF TREES AT THE REAR OF LOTS AND TO MINIMIZE TREE CLEARING TO ONLY THE AREAS NECESSARY FOR HOME CONSTRUCTION. THE INTENT FOR THE MAJORITY OF LOTS PROPOSED IS TO HAVE A SECLUDED WOODED FEEL THAT BACK UP TO EXISTING WOODED WETLANDS AND NATURE. LARGER LOT SIZES ALLOW PLENTY OF ROOM FOR HOME CONSTRUCTION AND SEPTIC AREAS WITH MINIMAL GRADE CHANGES. ON-SITE SEPTIC AREAS WILL BE PRESERVED WITH NO GRADE CHANGE. NO SOIL REMOVAL IS ANTICIPATED OTHER THAN FOR STORMWATER MANAGEMENT AREAS AND ROADWAY CONSTRUCTION. THE INTENT IS TO UTILIZE ANY ACCESS SOIL ONSITE ALONG THE ROAD FRONTAGE TO SCREEN LOTS FROM THE MAIN ROADWAY WITH A BERM (IF ACCESS SOIL IS AVAILABLE).**

*(6) Screening of objectionable features from neighboring properties and roadways.*

**OPEN SPACE AREAS ALONG ROUND POLE BRIDGE ROAD (APPROXIMATELY 40' IN WIDTH) ARE BEING PROVIDED WITH A FENCE, LANDSCAPING, AND POTENTIAL BERM TO SCREEN THE PROPERTIES FROM VIEW OF THE ROADWAY. THE REMAINDER OF THE LOTS FACE THE INTERNAL ROADWAYS PROPOSED AND HAVE REAR LOTS THAT FACE EXISTING WOODS. TREE CLEARING LINE HAVE BEEN PROVIDED ON THE PLANS WITH THE INTENT THAT WOODED SCREENING BETWEEN LOTS SHOULD REMAIN TO THE EXTENT POSSIBLE.**

*(7) Provision for water supply.*

**WATER SUPPLY WILL BE FROM INDIVIDUAL ON-SITE WELLS.**

*(8) Provision for sewage disposal.*

**SEWAGE DISPOSAL WILL BE FROM INDIVIDUAL ON-SITE WASTEWATER DISPOSAL TREATMENT SYSTEMS (OWDTS) TO BE APPROVED BY DNREC. A FEASIBILITY STUDY HAS BEEN PROVIDED.**

*(9) Prevention of pollution of surface and groundwater.*

**STORMWATER MANAGEMENT MEETING ALL DNREC REGULATIONS (APPROVED BY SUSSEX CONSERVATION DISTRICT) WILL BE PROVIDED TO ENSURE IMPROVEMENTS ARE PROPERLY COLLECTED AND TREATED PRIOR TO RELEASE INTO THE SURFACE, GROUNDWATER, AND/OR ADJACENT WATERWAYS. NO OTHER POLLUTANTS ARE EXPECTED WITH ORDINARY SINGLE FAMILY HOME CONSTRUCTION. CONVENTIONAL CONSTRUCTION PRACTICES AND ALL STATE, COUNTY, & LOCAL REQUIREMENTS SHOULD BE FOLLOWED INCLUDING PROPER INDIVIDUAL SOIL FEASIBILITIES AND SEPTIC DESIGNS (APPROVED BY DNREC) FOR EACH RESIDENCE BASED ON DEPARTMENT SIZING REQUIREMENTS.**

*(10) Minimization of erosion and sedimentation, minimization of changes in groundwater levels, minimization of increased rates of runoff, minimization of potential for flooding and design of drainage so that groundwater recharge is maximized.*

**STORMWATER MANAGEMENT AND EROSION/SEDIMENT CONTROL MEASURES MEETING ALL DNREC REGULATIONS (APPROVED BY SUSSEX CONSERVATION DISTRICT) WILL BE PROVIDED TO ENSURE IMPROVEMENTS ARE PROPERLY COLLECTED AND TREATED PRIOR TO RELEASE INTO THE SURFACE, GROUNDWATER, AND/OR ADJACENT WATERWAYS FOR THE CONSTRUCTION OF THE SUBDIVISION. EROSION AND SEDIMENT CONTROL MEASURES WILL ALSO BE REVIEWED BY THE SUSSEX CONSERVATION DISTRICT FOR INDIVIDUAL RESIDENTIAL (SINGLE FAMILY HOME) CONSTRUCTION. STANDARD PLAN APPLICATIONS WILL BE SUBMITTED AND FOLLOWED FOR EACH HOME. LARGER LOT SIZES ARE BEING PROVIDED THAN TYPICAL WHICH WILL MINIMIZE INCREASES IN RUNOFF, PROVIDE FOR MAXIMUM GROUNDWATER RECHARGE AND REDUCE FLOODING CONCERNS AS MORE GRASS/WOODS WILL EXIST BETWEEN PARCELS.**

*(11) Provision for safe vehicular and pedestrian movement within the site and to adjacent ways.*

**A SINGLE ACCESS POINT HAS BEEN SHOWN AND SHALL BE APPROVED BY DELDOT VIA LETTER OF NO OBJECTION AND FORMAL ENTRANCE APPROVAL PRIOR TO FINAL SUBDIVISION APPROVAL. A CIRCULAR ROADWAY/DRIVE HAS BEEN PROVIDED TO ENSURE SAFE VEHICULAR MOVEMENTS AND TO MAXIMIZE THE SERVICEABILITY OF EMERGENCY VEHICLES VERSUS A DEADEND STREET. THE NUMBER OF LOTS BEING MINIMAL FOR A PARCEL OF THIS SIZE ALSO CREATES FOR IMPROVED VEHICULAR AND PEDESTRIAN SAFETY.**

*(12) Effect on area property values.*

**NEWER, MORE MODERN HOMES FOLLOWING UPDATED BUILDING CODE REQUIREMENTS, ESPECIALLY WITH LARGER LOT SIZES SHOULD INCREASE ADJACENT PROPERTY VALUES AND PROVIDE FOR INCREASED COMPARISONS FOR THOSE TRYING TO SELL THEIR EXISTING ADJACENT HOMES.**

*(13) Preservation and conservation of farmland.*

**THE PROPOSAL IS FOR A LOW-DENSITY SUBDIVISION (LESS THAN 1/4 UNIT PER ACRE - 0.2). THAT IN ITSELF IS PRESERVING A MAJORITY OF WOODS AND PROVIDING LARGE AMOUNTS OF OPEN SPACE (GREATER THAN 10%). THE LARGE OPEN SPACE IN THE MIDDLE OF THE SUBDIVISION WILL REMAIN GRASS OR STORMWATER MANAGEMENT WITH THE ABILITY FOR HOMEOWNERS TO USE FOR AGRICULTURE OR PASTERLAND IF SO DESIRED AT A LATER DATE.**

*(14) Effect on schools, public buildings and community facilities.*

**NO NEARBY SCHOOLS, PUBLIC BUILDING, NOR COMMUNITY FACILITIES ARE INTENDED TO BE NEGATIVELY IMPACTED BY THE PROPOSAL. ADDITIONAL TAX BASIS SHOULD PROVIDE ADDITIONAL FUNDS TO THESE FACILITIES TO ALLOW FOR NECESSARY MEASURES SHOULD THERE BE ANY INCREASE IN LOAD FROM THESE LOTS. THE ANTICIPATED DRAW TO THESE LOTS ARE FOR EXISTING HOMEOWNERS/RESIDENTS LOOKING TO HAVE A LARGER THAN NORMAL LOT SIZE AND A SIZEABLE DWELLING WITH OUTBUILDINGS TO ACCOMMODATE THEIR NEEDS. THIS MAY INCLUDE FAMILIES BUT WILL BE THOSE LOOKING TO GIVE BACK TO AND IMPROVE THE COMMUNITY. REQUEST IS MINIMAL IN DENSITY.**

*(15) Effect on area roadways and public transportation.*

**NO AREA ROADWAYS NOR PUBLIC TRANSPORTATIONS ARE INTENDED TO BE NEGATIVELY IMPACTED BY THE PROPOSAL. ADDITIONAL TAX BASIS SHOULD PROVIDE ADDITIONAL FUNDS TO THESE FACILITIES TO ALLOW FOR NECESSARY MEASURES SHOULD THERE BE ANY INCREASE IN LOAD FROM THESE LOTS. REQUEST IS MINIMAL IN DENSITY.**

*(16) Compatibility with other area land uses.*

**OTHER ADJACENT AREA LAND USES ARE SIMILAR IN NATURE. LOT SIZES NEARBY ARE TYPICAL OF LOTS WITH THE ABILITY TO PROVIDE ON-SITE WASTEWATER MANAGEMENT (3/4 ACRE LOTS OR LARGER) AND FARMETTE STYLE PARCELS. LOTS PROPOSED ARE COMPATIBLE TO THOSE NEARBY.**

*(17) Effect on area waterways.*

**NO AREA WATERWAYS ARE INTENDED TO BE NEGATIVELY IMPACTED BY THE PROPOSAL. REQUEST IS MINIMAL IN DENSITY AND LARGER LOTS ARE BEING PROVIDED TO ALLOW FOR MAXIMUM GROUNDWATER RECHARGE ACROSS GRASS SURFACES BETWEEN PROPERTY(S). SINCE THE DENSITY IS LOW, MINIMAL NEW STREETS ARE BEING PROPOSED, AND LOT SIZES ARE GENERALLY 2+ ACRES IN SIZE; NEGLIGIBLE TO NO INCREASE IN RUNOFF IS ANTICIPATED AS THE EXISTING SURFACE WOULD BE CONSIDERED ROW CROP AND PROPOSED SURFACES WOULD CONSIST OF PREDOMINANTLY GRASS LAWN. ANY INCREASE WILL BE TREATED PRIOR TO RELEASE AND MEET ALL STORMWATER REQUIREMENTS BY SUSSEX CONSERVATION DISTRICT AND DNREC.**

Please feel free to contact me with any questions, concerns, or for additional information at (302) 236-3600 or [carlton@scaledengineering.com](mailto:carlton@scaledengineering.com)

Sincerely,



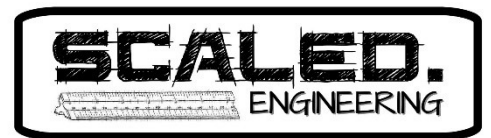
Carlton Savage, Jr.

Principal | Senior Engineer

Scaled Engineering Inc.



**F.**





STATE OF DELAWARE  
DEPARTMENT OF NATURAL RESOURCES  
& ENVIRONMENTAL CONTROL  
DIVISION OF WATER RESOURCES  
20653 DUPONT BLVD  
UNIT 5  
GEORGETOWN, DE 19947

December 17, 2015

Lockwood Design & Construction  
and Development Companies  
c/o Don A. Lockwood  
26412 Broadkill Road  
Milton, Delaware 19968

RE: Soil Feasibility Study  
Gaitlyn Farm  
Tax Map No.: 235-15.00-34.00

Dear Mr. Lockwood:

The Department of Natural Resources and Environmental Control (the Department) has received a submittal from Meridian Architects and Engineers (MAE) requesting a non-binding statement of feasibility for subdivision as required by the Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems, dated January 4, 1985, last amended on January 11, 2014 (the Regulations).

The submittal consists of a report titled "Report of Soil Feasibility Study, Gaitlyn Farm, Tax Map # 2-35-15-34, Sussex County, Delaware," dated March 2006" prepared by Geo-Technology Associates, Inc (GTA). The report includes a written summary of the study, soil profile notes and the results of permeability testing. In addition, the report includes a plan titled "Preliminary Test Pit/Hand Auger Location and Soil Taxonomy Plan, Gaitlyn Farm, Sussex County, Delaware," dated March 2006, sheet 1 of 1, prepared by GTA and hereafter referred to as the Plan. Information shown by the Plan includes, but is not necessarily limited to, the boundaries of the evaluated area, the conceptual lot layout, test pit and hand soil boring locations, soil mapping units, permeability test locations and on-site topographic information at an apparent one-foot contour.

### ***Background Information***

The property is located along the northwest side of Brickyard Road (CR 257) about 2,000 feet west of Hudson Road (CR 258), Sussex County, Delaware. The property consists of 126 acres of which approximately 79 acres were reportedly evaluated by GTA. This 79-acre portion of the property will hereafter be referred to as the project site. The owner(s)/developer propose to subdivide the project site into 25 lots to be occupied by single-family homes and on-site wastewater treatment and disposal systems (OWTDS).

*Delaware's good nature depends on you!*

Based on information provided by GTA and a review of aerial photography the project site consists of agricultural land and woods. The project site is bordered by the Broadkill River to the north, Beaverdam Creek to the east, agriculture and residential land use to the south and an unnamed tributary off Broadkill River to the west.

### *Soils Investigations by GTA and Discussion*

Sixty-eight (68) observations (test pits and soil borings) and twelve (12) permeability tests were reportedly performed by GTA as part of the study. GTA delineated the project site into three areas being the HCGK-HCGI-KGEX complex, the HCGH-KGEL-LCFC complex and the HCGF-HCGE complex.

The HCGK-HCGI-KGEX complex has estimated limiting zones of 43 to 64 inches and estimated permeability rates of 20 to 35 minutes per inch (MPI). Three permeability tests were performed in this complex with measured rates of 3 to 16 MPI.

The HCGH-KGEL-LCFC complex has estimated limiting zones of 21 to 44 inches and estimated permeability rates of 20 to 65 MPI. Six permeability tests were performed in this complex with measured rates of 7 to 18 MPI.

The information above suggests that areas encompassed by the HCGK-HCGI-KGEX and HCGH-KGEL-LCFC complexes have limiting zones and permeability rates that conform to current Regulations and therefore, feasible for OWTDS.

The HCGF-HCGE complex has estimated limiting zones of 0 to 43 inches and estimated permeability rates of 20 to slower than 120 MPI. The estimated limiting zone of 43 inches is considered by the Department as an anomaly for this complex. Also, the observations with estimated limiting zones of zero inches are located outside proposed lot boundaries. The removal of these observations results in a limiting zone range of 7 to 22 inches which better represents this complex.

A review of soil profile notes for those observations located in the HCGF-HCGE complex suggests that proposed Lot 3 may not have sediments with limiting zones feasible for OWTDS. Therefore, proposed Lot 3 may need to be combined with proposed Lot 2 and/or 4.

Three permeability tests were performed in this complex at observations E9, G7 and H3 with measured rates of 240, 80 and 43 MPI, respectively. The rate of 240 MPI at E9 is suspect based on the observation by GTA that the water table rose above the base of the infiltration ring during the test which serves to disallow the infiltration into soil of water added as part of the test. The test at E9 was reportedly performed at a depth of 22 inches in sandy clay loam sediments (no consistence noted). Also, it is the Department's opinion that the measured rate of 80 MPI at G7 is unusual since the test was reportedly located in loamy sand sediments having friable consistence. It was reported that the water table was located just four inches below the depth of the test which may have served to limit downward movement of the water added as part of the test. The test at H3 is likely the most representative of this complex. GTA attempted to perform

the test at a depth of 22 inches, but the water table rose above the base of the infiltration ring forcing GTA to run the test at a shallower depth. The test was run at a depth of 16 inches in a sandy loam with friable consistence.

The Department reviewed soil profile notes for those observations within the HCGF-HCGE complex and determined that test pits/soil borings located on proposed lots encountered sediments with textures, structures and consistencies that are usually associated with estimated permeability rates that conform to regulatory requirements (rates of 120 MPI and faster). This is confirmed by the rates measured in sediments tested in both the HCGK-HCGI-KGEX and HCGH-KGEL-LCFC complexes. Tests were performed in similar sediments with measured rates of 3 to 18 MPI.

The information above suggests that certain portions of the areas encompassed by the HCGF-HCGE complex do not have limiting zones that conform to current Regulations and therefore, are not feasible for OWTDS. It is the opinion of the Department that permeability tests performed in this complex were compromised by the height of the water table during testing and that for the most part sediments in this complex that were encountered in areas encompassed by proposed lots likely have similar permeability rates as those measured in the other two complexes.

### *Conclusions*

- Based on information collected, analyzed and presented by GTA as part of the soil feasibility study, it appears that proposed Lots 1, 5 through 11 and 14 through 25 as shown by the Plan have sufficient area occupied by either the HCGK-HCGI-KGEX complex or HCGH-KGEL-LCFC complex to locate an initial OWTDS.
- Based on information collected, analyzed and presented by GTA as part of the soil feasibility study, it appears that proposed Lots 2, 4, 12 and 13 as shown by the Plan are located on the HCGF-HCGE complex which is marginal for on-site OWTDS. Sand Mounds and Innovative/Alternative OWTDS will be required based on estimated limiting zones.
- Based on information collected, analyzed and presented by GTA as part of the soil feasibility study, proposed Lot 3 will likely need to be combined with proposed Lots 2 and/or 4. No information contained by the study suggests that soils on proposed Lot 3 are feasible for an initial OWTDS.

### *Site Preparation*

Removal, disturbance or compaction of soils mapped as being feasible for OWTDS during any portion of the construction and building phase other than that necessary for system installation may result in the rescission of the site evaluation approval. Soil material from road cuts and other excavated sources should not be placed on any portion of areas proposed for OWTDS. It is best to keep all areas proposed for OWTDS free from any form of disturbance by methods such as staking,

flagging or fencing. Tree clearing, if necessary, should be performed in accordance with current Department "Lot Clearing Guidelines." The Department reserves the right to inspect the construction site at any time to ensure compliance with the above.

***Future Requirements and Comments***

Prior to obtaining individual OWTDS construction permits complete site evaluation reports will be required for all lots in accordance with the Regulations. The Department requires one copy of the **Record Plat** following final subdivision approval by the Planning and Zoning Commission of Sussex County prior to processing and approving any site evaluations.

***Non-Binding Statement of Feasibility***

Based on the information prepared, analyzed and presented by GTA, it is the opinion of the Department that the proposed major subdivision as shown by the Plan would be feasible (at least an initial OWTDS on each proposed lot) in accordance with the Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems, dated January 4, 1985, last amended on January 11, 2014, as long as judicious and coordinated use of land is exercised, areas delineated by GTA as being feasible for OWTDS as depicted by the Plan are accurate and if proposed Lot 3 is combined with proposed Lots 2 and/or 4.

**The comments in this letter are technical and are not intended to suggest that the Department supports this development proposal. This letter does not in any way suggest or imply that you may receive or may be entitled to permits or other approvals necessary to construct the development you indicate or any subdivision thereof on these lands.**

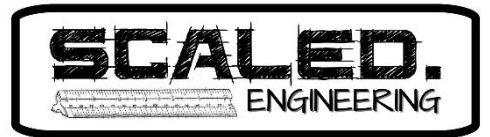
Sincerely,

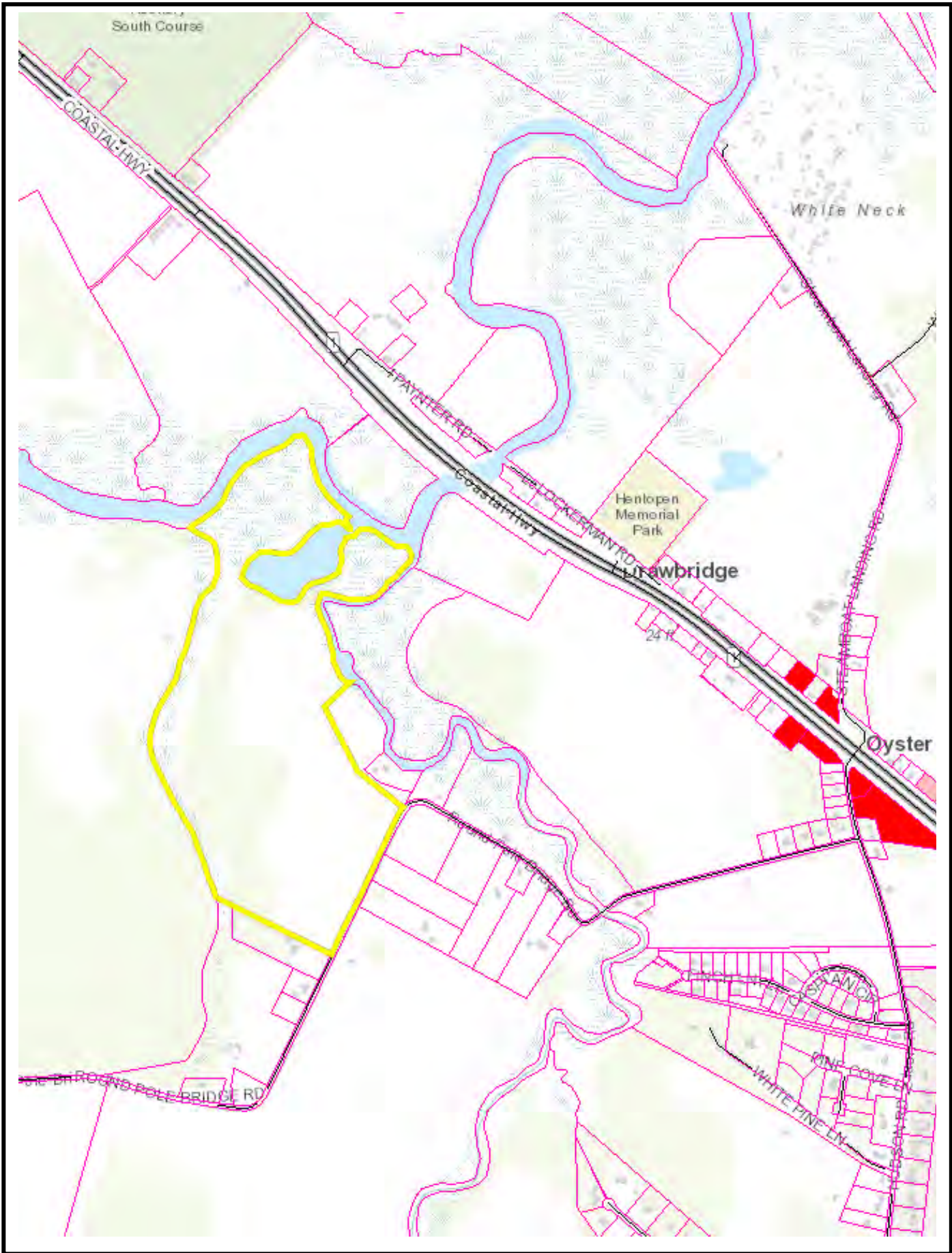


J. Scott Kline  
Environmental Scientist

Cc: file

# EXHIBITS

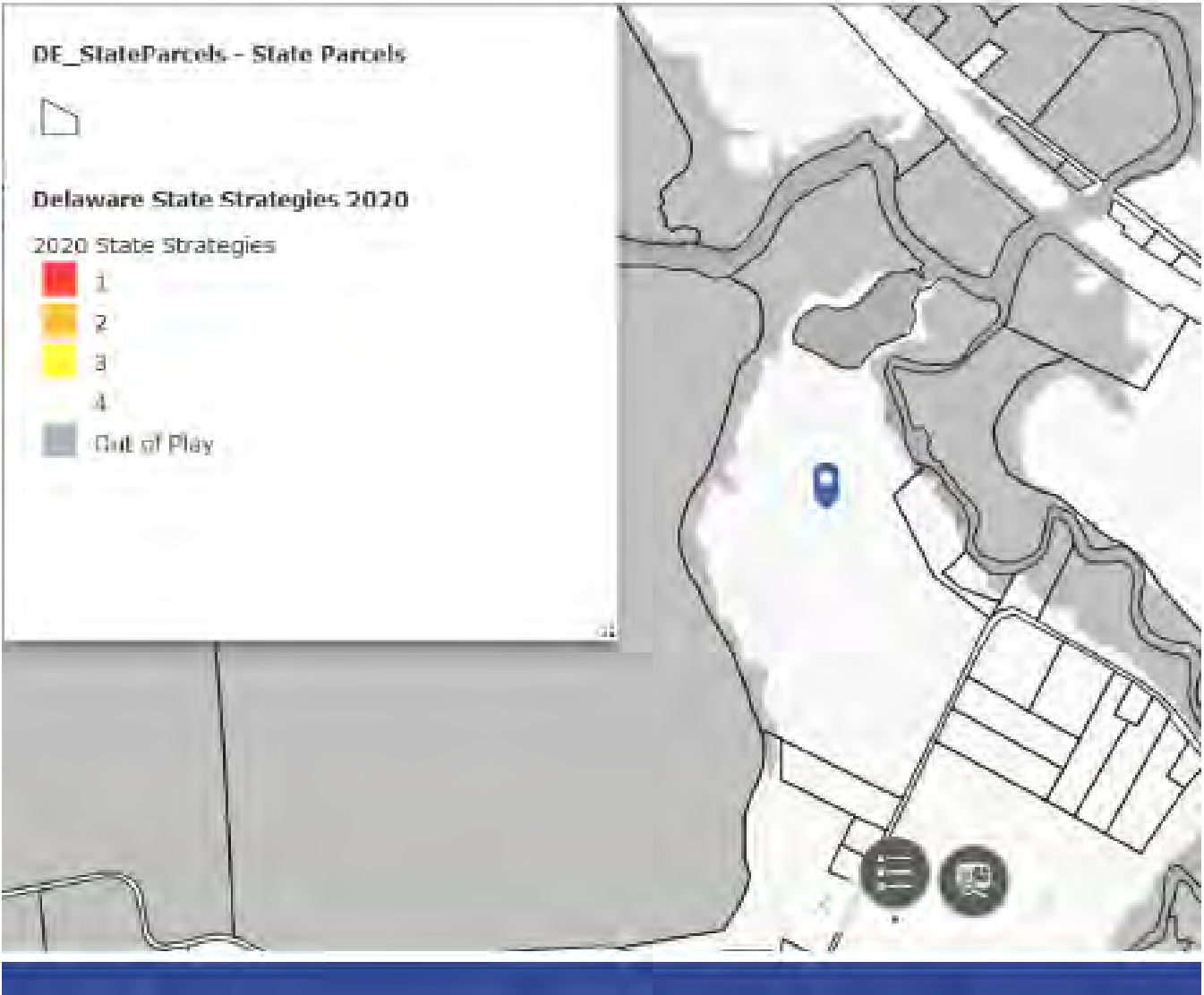




# ZONING MAP (CURRENT)

COURTESY OF SUSSEX COUNTY ONLINE MAPPING



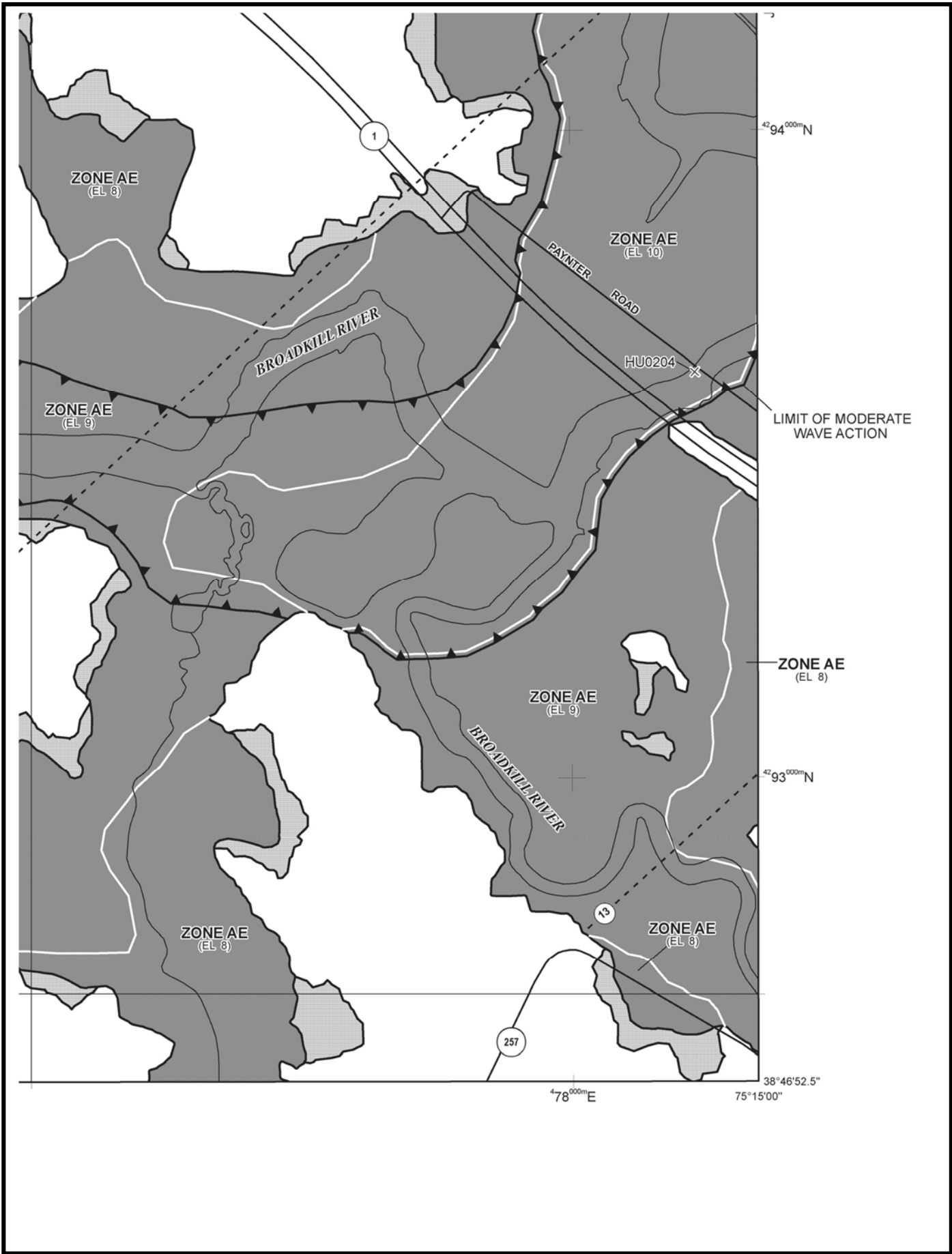


# 2020 STATE STRATEGIES

COURTESY OF OFFICE OF STATE PLANNING COORDINATION (DELAWARE.GOV)



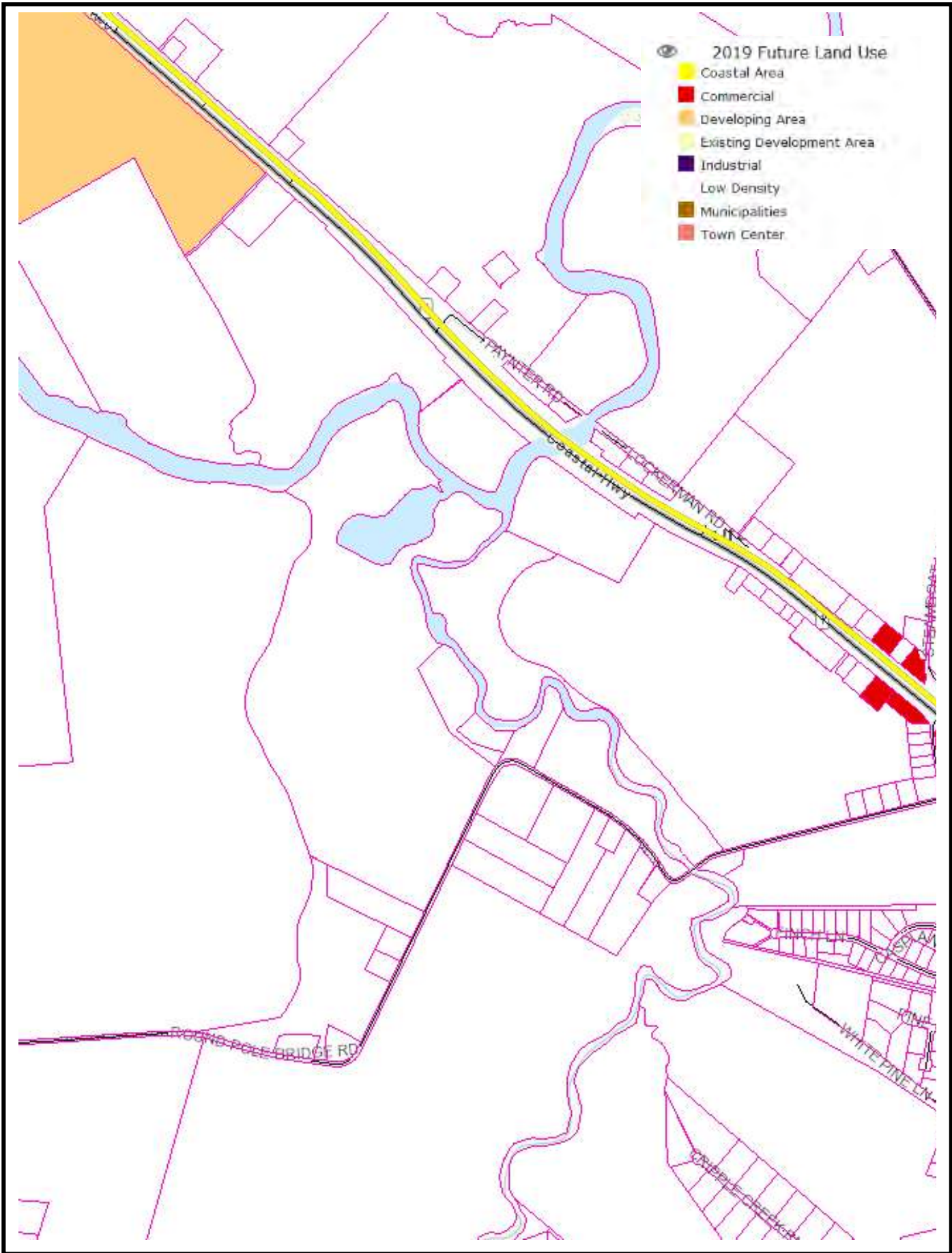




# FLOOD MAP (FIRM)

COURTESY OF FEMA – MAP NO. 10005C0167K





# FUTURE LAND USE MAP

COURTESY OF SUSSEX COUNTY ONLINE MAPPING





©2021 Google

# 1961 AERIAL IMAGERY

IMAGE COURTESY OF DELAWARE FIRSTMAP





# 1968 AERIAL IMAGERY

IMAGE COURTESY OF DELAWARE FIRSTMAP





# 2017 AERIAL IMAGERY

IMAGE COURTESY OF DELAWARE FIRSTMAP





# 2018 AERIAL IMAGERY

IMAGE COURTESY OF DELAWARE FIRSTMAP



**PLANNING & ZONING COMMISSION**

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



**Sussex County**

DELAWARE  
sussexcountyde.gov  
302-855-7878 T  
302-854-5079 F  
JAMIE WHITEHOUSE, AICP  
DIRECTOR

**PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET**  
Planning Commission Public Hearing Date June 24<sup>th</sup>, 2021

Application: Terrapin Island (F.K.A. Salt Cedars) (2020-13)

Applicant: Riber Development, LLC  
8684 Veterans Hwy, Suite 203  
Millersville, MD 21108

Owner: Janet D Hall and Robert W Hall Trustees  
24587 Shady Lane Anx  
Millsboro, DE 19966

Site Location: East side of Camp Arrowhead Road

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

Proposed Use: 42 Single Family Lots as an AR-1 Cluster Subdivision

Comprehensive Land Use Plan Reference: Coastal Area

Councilmanic District: Mr. Hudson

School District: Cape Henlopen School District

Fire District: Rehoboth Fire Company

Sewer: Sussex County

Water: Tidewater Utilities

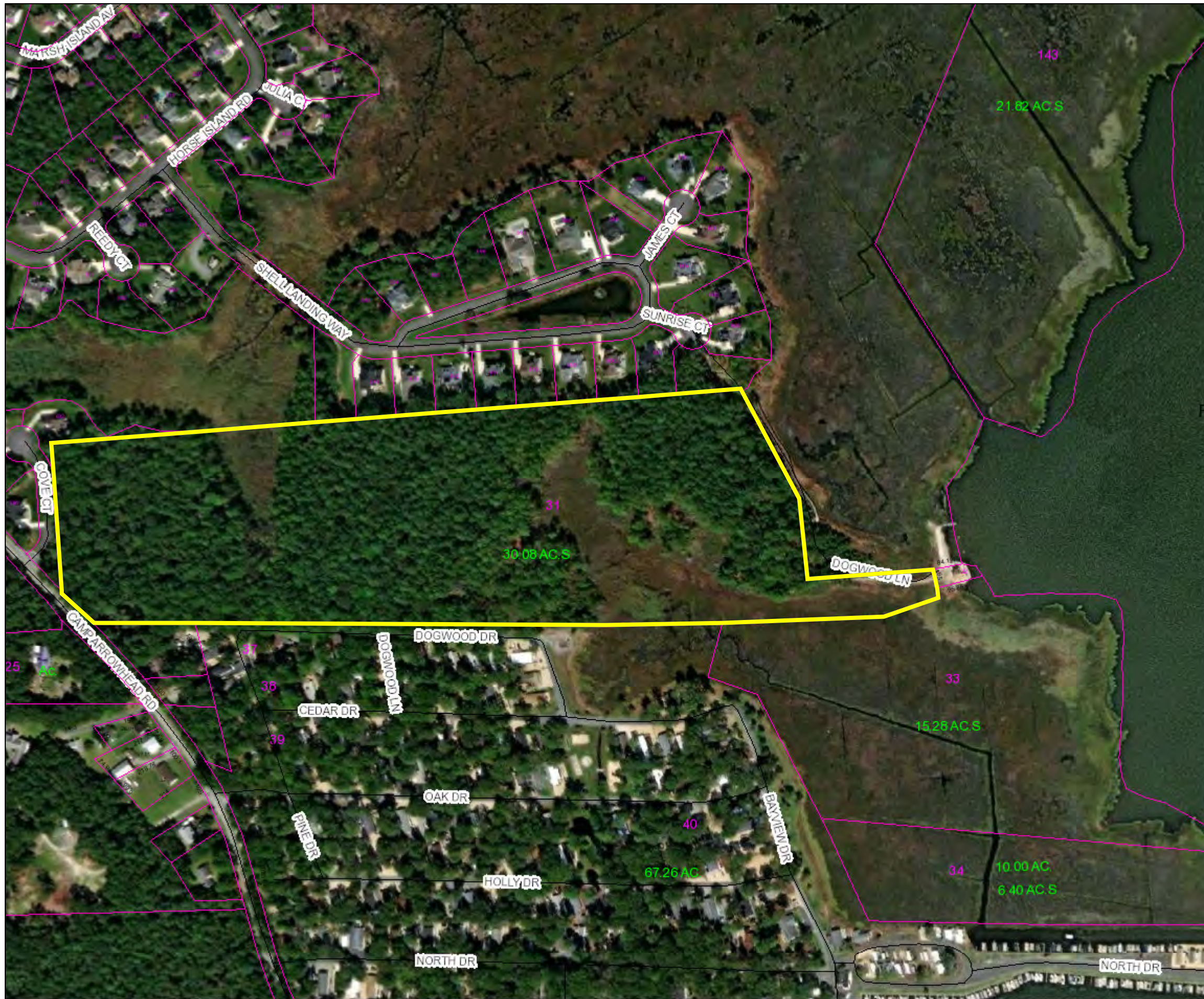
Site Area: 32.13 +/- acres

Tax Map ID.: 234-18.00-31.00





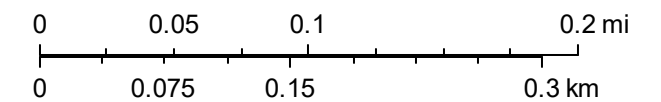
# Sussex County



<b>PIN:</b>	234-18.00-31.00		
<b>Owner Name</b>	HEDLEY	ANN	D
	TRSTEE	JANET	D
	HALL		
<b>Book</b>	3864		
<b>Mailing Address</b>	24587 SHADY LANE ANX		
<b>City</b>	MILLSBORO		
<b>State</b>	DE		
<b>Description</b>	30.08 ACS S		
<b>Description 2</b>			
<b>Description 3</b>			
<b>Land Code</b>			

- polygonLayer**  
Override 1
- polygonLayer**  
Override 1
- Tax Parcels
- Streets
- County Boundaries
- Extent of Right-of-Way
- Municipal Boundaries

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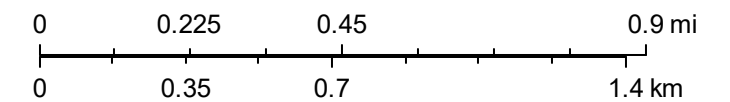
# Sussex County



<b>PIN:</b>	234-18.00-31.00		
<b>Owner Name</b>	HEDLEY	ANN	D
	TRSTEE	JANET	D
	HALL		
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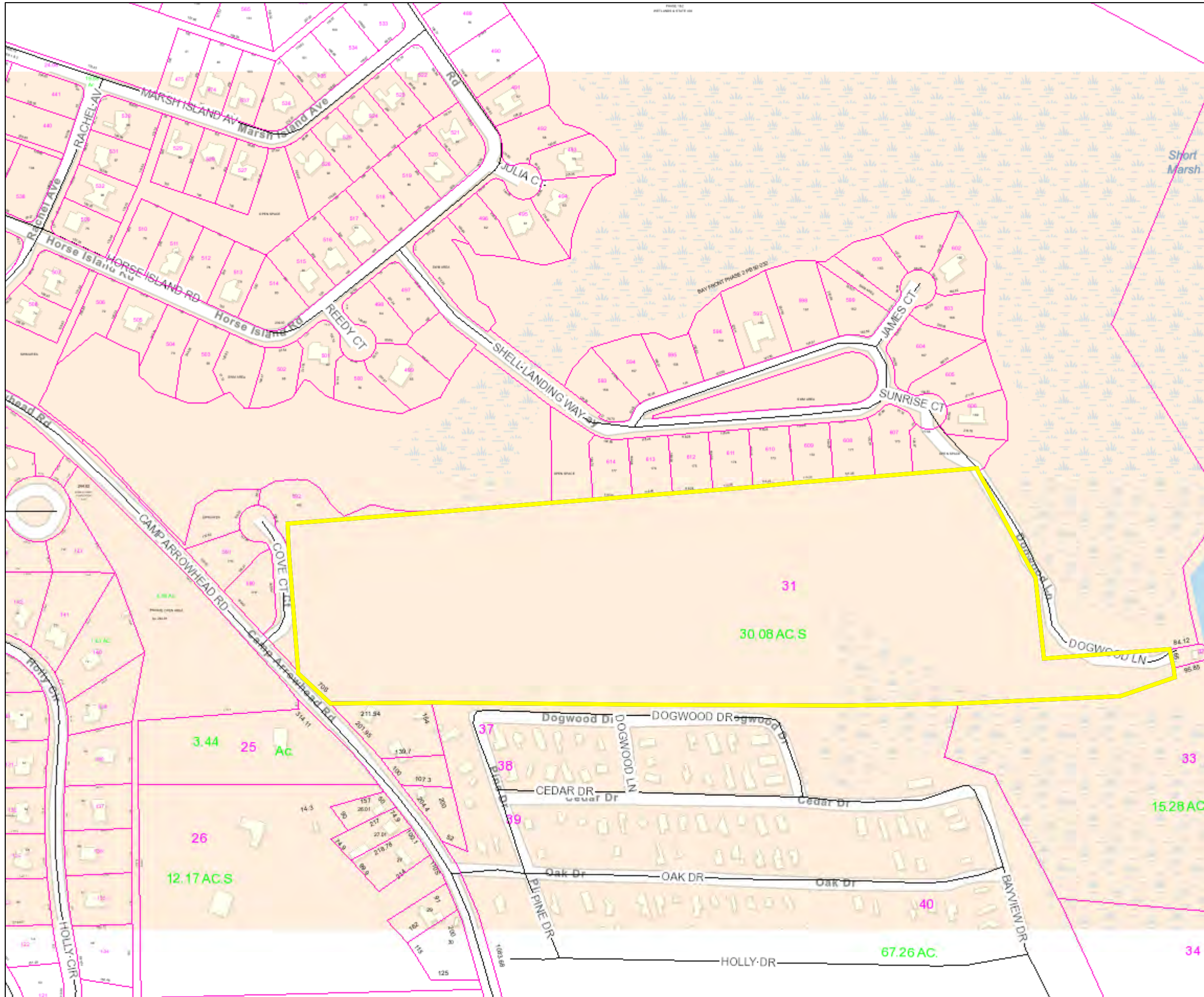
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-  Streets

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# Sussex County



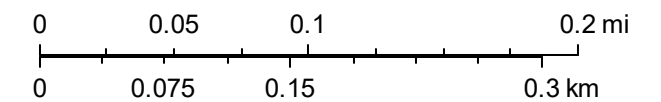
<b>PIN:</b>	234-18.00-31.00		
<b>Owner Name</b>	HEDLEY	ANN	D
	TRSTEE	JANET	D
	HALL		
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<b>Description 2</b>			
<b>Description 3</b>			
<b>Land Code</b>			

- polygonLayer**

  - Override 1
- polygonLayer**

  - Override 1
- Tax Parcels
- Streets
- County Boundaries
- Extent of Right-of-Way
- Municipal Boundaries

1:4,514



RECEIVED

File #: 2020-13  
202010371

AUG 31 2020

### Sussex County Major Subdivision Application

SUSSEX COUNTY  
PLANNING & ZONING

### Sussex County, Delaware

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

**Type of Application: (please check applicable)**

Standard:

Cluster:

ESDDOZ:

**Location of Subdivision:**

1,366 ft +/- Southeast of nearest intersecting roads Woods Drive and Rachel Avenue, Camp Arrowhead Road, Lewes DE 19958

**Proposed Name of Subdivision:**

SALT CEDAR SUBDIVISION

**Tax Map #:** 234-18.00-31.00 **Total Acreage:** 32.13 +/- ACRES

**Zoning:** AR-1 **Density:** 1.56 +/- UNITS/AC **Minimum Lot Size:** 7,500 S.F. **Number of Lots:** 42

**Open Space Acres:** 14.67 +/- ACRES

**Water Provider:** TIDEWATER UTILITIES **Sewer Provider:** SUSSEX COUNTY

**Applicant Information**

Applicant Name: RIBER DEVELOPMENT, LLC

Applicant Address: 8684 VETERAN'S HIGHWAY, SUITE 203

City: MILLERSVILLE State: MD ZipCode: 21108

Phone #: (443) 871-0486 E-mail: JOHNSTAMATO@RIBERADEV.COM

**Owner Information**

Owner Name: JANET D HALL AND ROBERT W HALL TRUSTEES: C/O Mr. John Stamato

Owner Address: 24587 SHADY LANE ANX

City: MILLSBORO State: DE Zip Code: 19966

Phone #: (443) 871-0486 E-mail: JOHNSTAMATO@RIBERADEV.COM

**Agent/Attorney/Engineer Information**

Agent/Attorney/Engineer Name: PENNONI | MARK H DAVIDSON RIBER20000

Agent/Attorney/Engineer Address: 18072 DAVIDSON DRIVE

City: MILTON State: DE Zip Code: 19968

Phone #: (302) 684-8030 E-mail: MDAVIDSON@PENNONI.COM



# Check List for Sussex County Major Subdivision Applications

The following shall be submitted with the application

- ✓ **Completed Application**
- ✓ **Provide fifteen (15) copies of the Site Plan or Survey of the property and a PDF (via e-mail)**
  - Plan shall show the existing conditions, setbacks, roads, floodplain, wetlands, topography, proposed lots, landscape plan, etc. **Per Subdivision Code 99-22, 99-23 & 99-24**
  - Provide compliance with Section 99-9.
  - Deed or Legal description, copy of proposed deed restrictions, soil feasibility study
- ✓ **Provide Fee \$500.00**
- ✓ **Optional - Additional information for the Commission to consider** (ex. photos, exhibit books, etc.) If provided submit seven (7) copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- ✓ **Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.**
- **PLUS Response Letter** (if required)
- **51% of property owners consent if applicable**

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

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

Signature of Applicant/Agent/Attorney

Date: 8/25/2020

Signature of Owner

Date: 8-25-20

For office use only:

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

Staff accepting application: \_\_\_\_\_ Application & Case #: \_\_\_\_\_

Location of property: \_\_\_\_\_

Date of PC Hearing: \_\_\_\_\_ Recommendation of PC Commission: \_\_\_\_\_

## ENGINEERING DEPARTMENT

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



# Sussex County

DELAWARE  
sussexcountyde.gov  
HANS M. MEDLARZ, P.E.  
COUNTY ENGINEER  
MICHAEL E. BRADY  
DIRECTOR OF PUBLIC WORKS

October 7, 2020

REF: **T. A. C. COMMENTS  
RIBERA-HALL SUBDIVISION  
TIER 1  
SUSSEX COUNTY ENGINEERING DEPARTMENT  
SUSSEX COUNTY TAX MAP NUMBER  
234-18.00 PARCEL 31.00  
PROJECT CLASS – 1  
AGREEMENT NO. 1148, P & Z #2020-13**

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

### **PUBLIC WORKS DIVISION COMMENTS**

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

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



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

Groundwater Water Discharge Section, 20653 DuPont Boulevard, Unit 5, Georgetown, DE 19947, phone number 302-856-4561 subject to mass grading operations for documented approval.

18. Provide the limits and elevations of the one-hundred (100) year flood. This may require the design engineer to complete an analysis and provide a report including the depiction of the subject watershed(s), calculations and other technical data necessary to determine the limits and elevations base flood. The design engineer must resolve discrepancies, if any, between surveyed topography and the FEMA Flood Insurance Rate Maps.
19. False berms shall not be utilized to create roadside drainage swale back slopes.
20. For parking lots and drives, provide spot elevations at the edge of pavement, right-of-way or travel way centerline, at changes in grade, and high points and low points, to the nearest drainage facilities. Show the limits of the various surface materials and provide construction sections.
21. Provide and show the locations and details of all ADA compliant accessible walks and ramp features.
22. If the site has a cemetery located on it the Developer shall contact the Delaware State Historic Preservation Office and satisfy the requirements of that Office prior to beginning any construction activity. This area shall not be disturbed by this project. Adequate access to the site and buffers to protect the site, shall be provided.
23. Private rights-of-way adjacent to and abutting parcels not part of the project shall be located and designed to provide adequate buffer so that construction activities do not encroach onto adjacent properties.
24. Provide statements explaining how and when the developer proposes to provide and install the required water supply, sewers or other means of sewage disposal, street pavement, drainage structures and any other required improvements.
25. Provide statements concerning any proposed deed restrictions to be imposed by the owner.
26. Where special physical conditions exist, which may act as constraints on normal development or may preclude development, the developer may be required to submit special technical data, studies or investigations. This information must be prepared by individuals technically qualified to perform such work. Additional information may include but is not limited to the following: on-site sanitary sewage disposal feasibility, water supply surveys, such as test well drilling, storm water runoff computations and identification of areas subject to periodic flooding.
27. If special conditions are found to exist, the Engineering Department may elect to withhold approval of a construction plan until it is determined that it is technically feasible to overcome such conditions. The Engineering Department may then require the developer to incorporate specific improvement design criteria into the plat as a condition to its approval.
28. When special studies or investigations pertain to a regulatory program of another public agency, the developer shall submit the results of these studies or investigations to said

public agencies for technical review and approval. Approvals and/or written comments from these agencies shall be supplied to Sussex County by the developer.

### UTILITY PLANNING DIVISION COMMENTS

REVIEWER: **Chris Calio**

APPLICATION: **2020-13**

APPLICANT: **Ribera Development, LLC**

FILE NO: **NCPA-5.02**

TAX MAP &  
PARCEL(S): **234-18.00-31.00**

LOCATION: **East side of Camp Arrowhead Road**

NO. OF UNITS: **42**

GROSS  
ACREAGE: **32.13**

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

#### **SEWER:**

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

Yes

No

a. If yes, see question (2).

b. If no, see question (7).

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

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

(4). Is a Construction Agreement required? **Yes** If yes, contact Utility Engineering at (302) 855-7717.

(5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A.** Is it likely that additional SCCs will be required? **Yes**



If yes, the current System Connection Charge Rate is \$6,360.00 per EDU. Please contact **Nicole Messeck** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **Yes**

Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.

- (7). Is project adjacent to the Unified Sewer District? **Yes**

- (8). Comments: **Infrastructure will need to be installed to make the connection to the Sussex County Unified Sanitary Sewer District system. Planning and Zoning approval must be obtained prior to the beginning of the annexation process.**

- (9). Is a Sewer System Concept Evaluation required? **Already Completed, See Attached**

- (10). Is a Use of Existing Infrastructure Agreement Required? **Yes**

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

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



**Sussex County**

DELAWARE  
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SUSSEX COUNTY  
PLANNING & ZONING

## Memorandum

To: Sussex County Technical Advisory  
Committee From: Nick Torrance, Planner I  
Date: September 8<sup>th</sup>, 2020  
RE: Major Subdivision

---

The Sussex County Planning and Zoning Office has received an application for a major subdivision that requires review by the Sussex County Technical Advisory Committee. Please review the application and provide comments back to the Planning and Zoning Office on or before **November 12<sup>th</sup>, 2020**.

**2020-13 – Salt Cedars Subdivision**- This is a Cluster subdivision. The Cluster subdivision is for the creation of forty-two (42) single family lots. The property is located on the east side of Camp Arrowhead Road (S.C.R 279) directly south of Cove Ct. Tax Parcel: 234-18.00-31.00. Zoning: AR-1 (Agricultural Residential District). Owner: Janet D. Hall & Ann D. Hedley.

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



Natural Resources  
Conservation Service

November 5, 2020

Georgetown  
Service Center

Jamie Whitehouse, Director  
Sussex County Planning & Zoning  
Sussex County Courthouse  
Georgetown, DE 19947

21315 Berlin Road  
Unit 3  
Georgetown, DE  
19947

**RE: Salt Cedars Subdivision  
Indian River Hundred  
42 single family lots**

Voice 302.856.3990  
Fax 855.306.8272

Dear Mr. Whitehouse:

Soils within the delineated area on the enclosed map are:

- AsA Askecksy loamy sand, 0 to 2 percent slopes
- Br Broadkill mucky peat, very frequently flooded, tidal
- KsA Klej loamy sand, 0 to 2 percent slopes
- RuB Runclint loamy sand, 2 to 5 percent slopes
- TP Transquaking and Mispillion soils, very frequently flooded, tidal

Soil Interpretation Guide

Soil Limitation Class

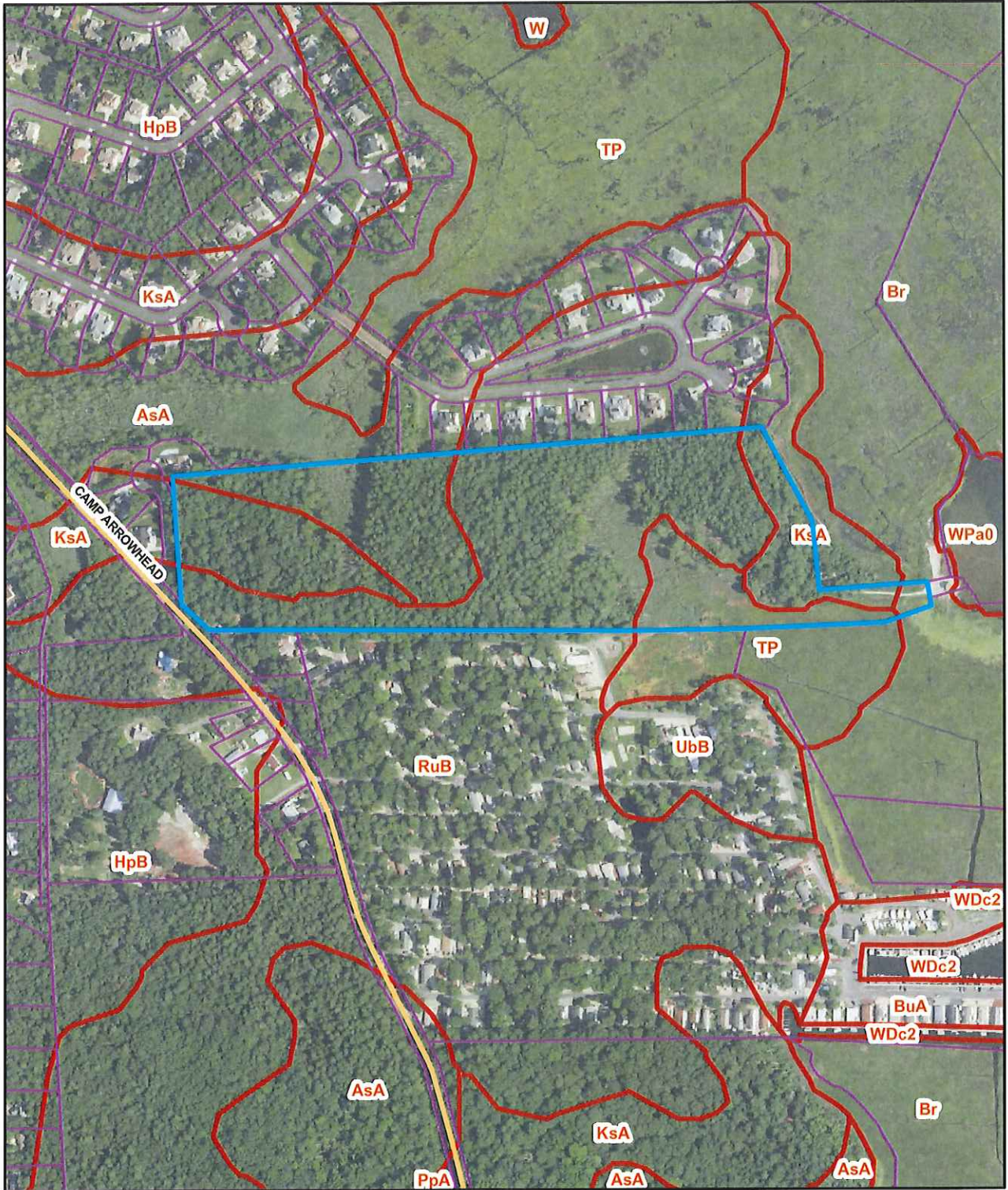
Buildings

Map Symbol	Urbanizing Subclass	With Basement	Without Basement	Septic Filter Fields
AsA	R2	Very limited	Very limited	Very limited
Br	R5	Very limited	Very limited	Very limited
KsA	R2	Very limited	Very limited	Very limited
RuB	Y2	Somewhat limited	Not limited	Very limited
TP	R5	Very limited	Very limited	Very limited

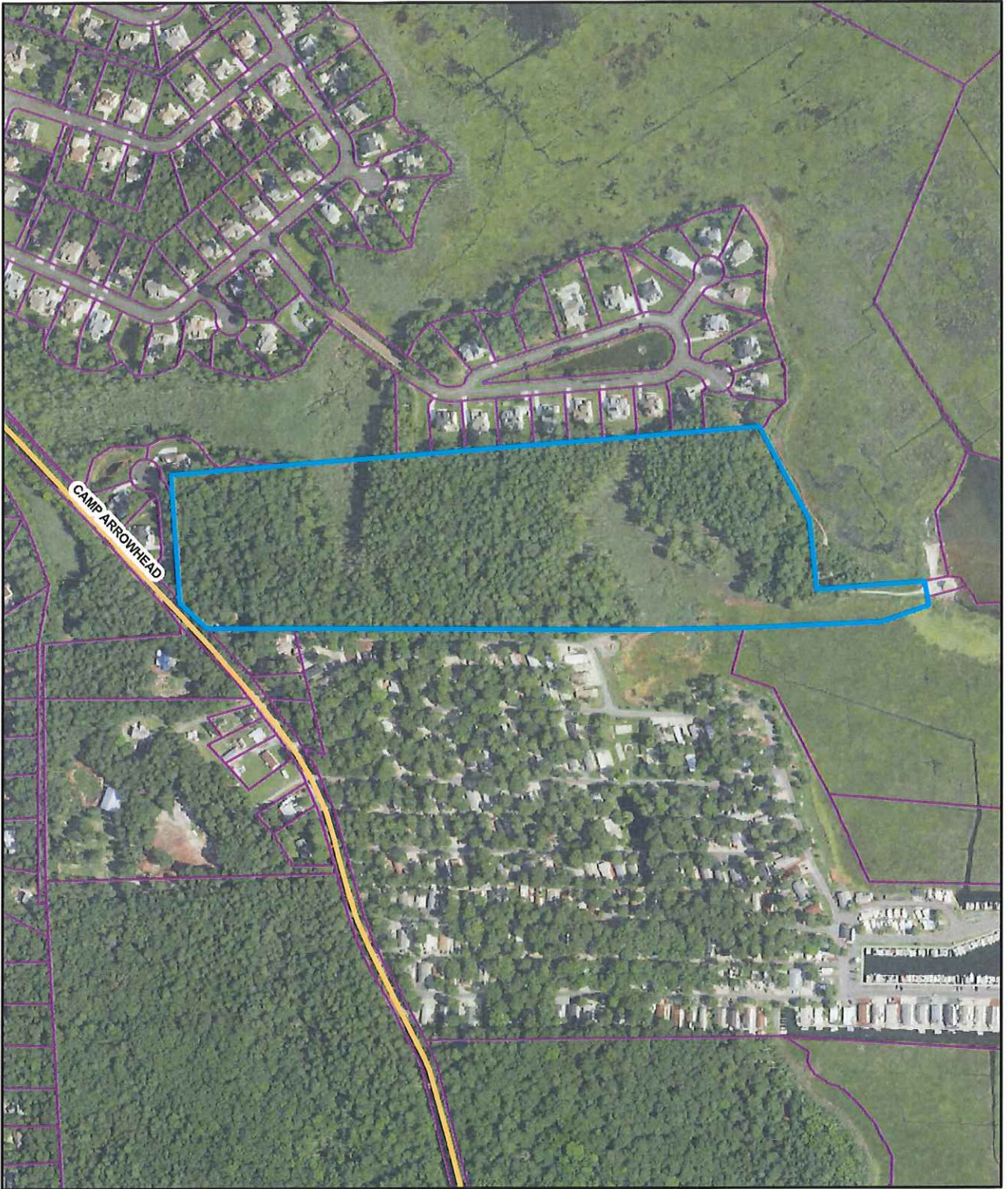
Definition of soil limitation ratings classes:

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

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



2020-13  
TM #234-18.00-31.00  
Salt Cedars Subdivision



**2020-13**  
**TM #234-18.00-31.00**  
**Salt Cedars Subdivision**

DEPARTMENT OF TRANSPORTATION  
COMMENTS FOR  
T.A.C. MEETING  
OF NOVEMBER 2020

**Lands of Janet D. Hall & Ann D. Hedley**  
**Tax Map # 234-18.00-31.00**  
**Camp Arrowhead Road (SCR 279)**  
**Sussex County**

**#2020-13, Salt Cedars Subdivision**

1. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.4.1: Commercial or Major Residential Subdivisions Record Plan Application Process, prior to submitting the Record Plan for review, a pre-submittal meeting with DelDOT is required for projects generating 200 or more site ADT. **The Department met with Pennoni Associates on September 3, 2020 regarding the subject project. Please find the attached meeting minutes memorializing the project discussions.**
2. Referring to the “*Development Coordination Manual*”, Chapter 1 – Access Standards, Section 1.7: Review Fees, addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.
3. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.4: Commercial or Major Residential Subdivisions, a record plan shall be prepared prior to issuing “Letter of No Objection”. The Record plan submittal shall include the items listed on the Critical Items for Acceptance: Record Plan document that can be found at the following website under the *Guidance* tab;  
  
<https://www.deldot.gov/Business/subdivisions/index.shtml>
4. For all projects, any sub-station and/or wastewater facilities will be required to have access from the internal subdivision street with no direct access to the State maintained highway.
5. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.8: Stormwater and Drainage Requirements For Record Plan, private stormwater management facilities shall be located a minimum of 20 feet from the State right-of-way, as measured to the top of slope of the facility.
6. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.2.5.1.2: Frontage Easements, a 15-foot wide permanent easement shall be established across the property frontage. The location of the easement shall be outside

the limits of the ultimate right-of-way for this road. The following note is required, “**A 15-foot wide permanent easement is hereby established for the State of Delaware, as per this plat.**”

7. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.2.5: Dedication of Right-Of-Way and Easements, Figure 3.2.5-a Minimum Standards for Total Roadway Right-Of-Way, the project shall be subject to dedicate right-of-way in accordance to the minimum standards.
8. Referring to the “*Development Coordination Manuals*”, Chapter 3 – Record Plan Design, Section 3.2.4.1: Subdivision Street Right-Of-Way Monuments, right-of-way monuments are recommended to be furnished and placed along the private subdivision street.
9. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.2.4.2; Frontage Road Right-of-Way Monumentation, concerning the right-of-way markers being placed to provide a permanent reference for re-establishing the right-of-way and property corners along frontage roads. Due to the right-of-way dedication, show and note the property corners markers that will need to be installed.
10. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.5.5: Transit Facilities, transit facilities requirements shall be followed as required by DTC or DelDOT.
11. Referring to the “*Development Coordination Manual*”, under Chapter 3; Record Plan Design, Section 3.2.5.1.1 – Easements, if this development is proposing a neighborhood sign/structure, then a permanent easement shall be established at the entrance. The easement shall be located outside of any existing and/or proposed right-of-way. It will also need to be verified that the sign/structure does not pose a sight distance and/or safety hazard.
12. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.2.5.1.4: Drainage easements are required for all drainage facilities which collect or convey roadway runoff, but are not located within a dedicated right-of-way. Drainage easements must be shown and labeled on the Plans, and must take into account the requirements of Sections 3.8 and 5.7.2.6 of the manual. These easements will require additional metes and bounds and other documentation to clarify the exact location and extents of these permanent easements.
13. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.5: Connectivity, connectivity requirements shall be followed for all development projects having access to state roads or proposing DelDOT maintained public road for subdivisions. Private or municipal streets should follow the local land use agency’s requirements for connectivity. In that regard, DelDOT recommends that Sussex County require an interconnection to Cove Court.
14. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design,

Section 3.4.2.1: Record Plan Content, the traffic generation diagram is required. See Figure 3-4-2-a: Traffic Generation Diagram for what is required.

15. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.4.2: Record Plan Submittal Requirements, adjacent existing features are required to be shown in accordance with Figure 3.4.2-b.
16. Referring to the “*Development Coordination Manual*”, Chapter 2 – Traffic Analysis and Improvements, the proposed development does not meet our warrants for a TIS, but because it would generate more than 200 trips per day, a TOA could be required if one is found to be necessary during the plan review process. However, the development is currently located within the Henlopen Transportation Improvement District (TID) and therefore, the site shall be governed under that TID Agreement.
17. As per the Delaware State Strategies for Policy and Spending Map, this project is located within Investment Level III or IV. Referring to the Departments Shared-Use Path/Sidewalk Policy a project in all Level III and Level IV areas are required to install a path/sidewalk along the property frontage if the project abuts to an existing facility. If the project does not abut an existing facility, it will be at the Subdivision Engineer’s discretion. No fee in lieu of construction will be required.
18. Please refer to the “*Development Coordination Manual*”, Chapter 5 – Design Elements, addresses the design of State maintained subdivision streets and the site entrance. Private or municipal streets should follow the County's requirements for subdivision street design.
19. Referring to the “*Development Coordination Manual*” under Chapter 5; Design Elements, Section 5.2.5 – Subdivision and Commercial Entrance Design Guidelines – Intersection Corner Radii, a separate turning template plan shall be provided to verify vehicles can safely enter/exit the entrance. The entrance shall be designed for the largest vehicle using the entrance.
20. Referring to the “*Development Coordination Manual*” under Chapter 5; Design Elements, Section 5.5.5 – Typical Sections – Clear Zone, the clear zone shall be established in accordance with AASHTO’s Roadside Design Guide (RDG). This area may consist of a shoulder, a recoverable slope, a non-recoverable slope, and/or a clear run-out area. The desired width is dependent upon the traffic volumes and speeds and on the roadside geometry.
21. Standard General Notes have been updated and posted to the DelDOT Website. Please begin using the new versions and look for the revision date of August 10, 2020. The notes can be found at the following website under the *Guidance* tab;  
<http://www.deldot.gov/Business/subdivisions/index.shtml>
22. All PLUS/TAC comments shall be addressed prior to submitting the plans for review.



23. Referring to the “*Development Coordination Manual*”, Chapter 6 – Construction Administration, Section 6.4.3: Commercial Entrances – Inspection and Acceptance, Figure 6.4.3-a: Construction Inspection Responsibilities, determine if the project is a Level 1 or Level 2 project and if an inspection agreement will be required. DelDOT's preliminary reading of this figure is that the project requires Level I inspection and that a construction inspection agreement will not be needed.
  
24. The Auxiliary Lane Spreadsheet has been posted to the DelDOT website. Use this spreadsheet to determine if auxiliary lanes are warranted. The Auxiliary Lane Spreadsheet can be found at the following website under the *Forms* tab;  
  
<http://www.deldot.gov/Business/subdivisions/index.shtml>
  
25. Referring to the “*Development Coordination Manual*” under Chapter 5; Design Elements, Section 5.4 – Sight Distance, a sight distance triangle is required. A spreadsheet has been developed to assist with this task and can be found on the following website under the *Forms* tab;  
  
<http://www.deldot.gov/Business/subdivisions/index.shtml>
  
26. Effective August 1, 2015, all new and resubmittals shall be uploaded via the PDCA with any fees paid online via credit card or electronic check (ACH). The design firm making the submittal must create the project in the PDCA and upload all the required items to allow DelDOT to start the review process. Our website offers more detailed information, including links to guidance about creating PDCA submittals. This information can be found at the following website under the PDCA section;  
  
<http://www.deldot.gov/Business/subdivisions/index.shtml>

September 3, 2020  
RIBER20000

Date of Meeting: September 3, 2020  
Subject: Pre-Submittal Project Meeting  
Meeting Location: Skype Meeting  
Prepared by: Alan Decktor

**RE: DeIDOT Meeting Minutes  
Salt Cedars Subdivision –Camp Arrowhead Road  
Long Neck, DE**

Attendees:

Susanne Laws – DeIDOT  
Brian Yates– DeIDOT  
James Argo – DeIDOT  
Mark Galipo – DeIDOT  
Gemez Norwood – DeIDOT  
John Fiori – DeIDOT  
John Andrescavage - DeIDOT  
Alan Decktor – Pennoni

Items Discussed:

1. Introduction of project; a 42-lot single family subdivision with limited roadway frontage along Camp Arrowhead Road. The property is dedicating 5' of ROW and establishing the 15' PE.
2. The TGD was approved showing 97% of traffic coming from the North due to the road being a dead end so a 220' left turn lane will be required and no right turn lane. The proposed project is under the 500-trip threshold, so no TIS or AWS is required but a TOA may be needed in the future
3. The proposed entrance is in the middle of our property frontage but an existing entrance on either side is in proximity. A commercial entrance to the north is located 175+/- away which services a few single family lots while an existing residential entrance is situated directly on the south property corner on the other side of our proposed entrance. DeIDOT has asked the developer to reach out to the adjacent property owner to the south which may have two entrances to see if the one can be removed at the property corner. DeIDOT would like the developer to discuss with Cove Court development to see if an interconnection can be made, but it is very unlikely that will happen.
4. The project site is located within the new Henlopen TID which is currently under development. If the Henlopen TID is established in a timely manner (prior to the LONOR), the development should be processed in accordance with the terms of DeIDOT's agreement with Sussex County establishing the TID. There is no guarantee that the TID will be approved within a certain timeframe. The TID fee would replace all off-site improvements only. Their entrance improvements, including curb ramps at the entrance, and turn lanes into and out of their development, would be done by them at their cost. Any additional improvements we require them to build, including along their frontage, such as a Shared-Use Path or sidewalk, shoulders, or wider travel lanes, will be creditable towards their TID fees, based on costs determined by DeIDOT. For the shoulders and travel lane widening, we will use recent contract bid prices to determine a creditable cost. For the Shared-Use Path or sidewalk, the draft agreement calls for the Shared-Use Path and Sidewalk Calculation Form (the same form used for fee-in-lieu contributions) to be used to determine the creditable amount.

5. On 9/3/2020, the pavement core request was made to determine the proposed thickness for widening and entrance area and structural integrity of the existing roadway. It was mentioned that the road has cracking and may require a mill and overlay versus an overlay dependent on core results.
6. We reviewed the Turning Templates for a WB-40 design vehicle and the left in showed a slight overlap with the egress lane, so we will review to see how we can improve it. Discussed no encroachment is permitted. DCM 5.2.5.
7. Due to the close proximity with limited roadway frontage and overlap of the entrance radii past the property corners; this is allowed and no design deviation for this specific item is required. It was noted that the 25' curbing past the radii could be removed, so it does not sit in front of the adjacent properties.
8. It was brought up that our left turn lane overlaps with the entrance to Cove Court and it might be beneficial to extend the left turn lane 100'+/- to allow a left movement for that existing entrance as well. It was noted that Chris Sylvester will review because on another recent project, he objected to this idea, so DeIDOT will follow up on this design item once reviewed internally. During the meeting, Mark Galipo was in favor of extending the LTL 100' and Alan was amendable to the decision. Following the Meeting, Mark Galipo noted per correspondence with Chris Sylvester, Traffic Studies is good with extending the LTL. Please provide DeIDOT with a proposed / conceptual striping and layout to preliminary review ahead of a formal plan submission.
9. The site is in a Level 4 State Investment Area. John Fiori recommended no pedestrian facilities due to no nearby connections and minimum frontage. No pedestrian facilities are required which includes the SUP.
10. The shoulder on either side of the entrance will have a bike symbol following DE MUTCD requirements. A W11-1DE sign will be added at the end of the shoulder; only needed at one location; the other side will tie into an existing shoulder.
11. An existing Force Main MH and concrete pad is in the grass area next to travel lane. The MH must be out of the wheel path in travel lane; hopefully, it will fall in shoulder. The cone of the MH could be rotated to help move it farther away from the travel lane if needed. The concrete will be chipped down and refinished along with the MH lid adjusted to match the proposed grades.
12. It was noted no DTC improvements will be needed in this area but DeIDOT will follow up with DTC.
13. The utility poles are located on either side of the entrance but in front of the adjacent properties. Alan Decktor stated the utility poles will remain as is because they cannot be relocated outside of the ROW. DeIDOT advised Alan that a DDF would be required. It is noted that DeIDOT will bring the attention of the DDF request to the Subdivision Engineer for guidance. A design deviation will be submitted noting this along with not meeting the clear zone requirements. The clear zone will easily be outside of the ROW an into the existing woods.
14. We discuss the grading and drainage issues along the roadway in a preliminary fashion; will collect additional survey data and put together a draft grading plan to discuss in a future coordination meeting. DeIDOT has asked the developer to reach out to the adjacent property owner on the opposite side of the street to see if easements can be obtained to assist in the proposed drainage and grading design. Per the initial survey data, the high point in the road is located at the FM MH and the road slopes down in either direction, therefore the grass swale would do the same. The existing swales are more like a depression, maybe 3-6 inches deep, but will be verified with our additional survey data. An existing crossroad pipe approximately 500' north of Cove Court may convey this drainage, so our survey will extend down to this location. On the opposite side of the road from the FM MH, a large embankment of earth exists which could cause an issue if we need to widen into it; the survey will confirm exact location of it compared to the ROW limits. A retaining wall and/or shorter curb may be options to secure this earth embankment. Another option if easements cannot be obtained, is to remove the shoulder but all of this will be discussed at a future meeting. DeIDOT advised Alan that no retaining wall within clear zone.
15. Moving south, the end of our improvements start to overlap with a curve in Camp Arrowhead Road, so we will verify the grading and PT of this curve and coordinate any superelevation requirements.
16. Alan advised DeIDOT that the public hearing is a couple months away at least due to COVID and County schedule.
17. The proposed development sign will be moved outside the PE.

18. All stormwater facilities must be 20' from the ROW line.
19. DeIDOT discussed the plan review and approval process and we must use the most up-to-date forms and checklists found on their website.

The summary listed above reflects our best recollection of the items presented and discussed. Please do not hesitate to advise us if any items are missing, incomplete or inaccurate.

U:\Accounts\RIBER\RIBER20000 - Hall Property-Major Subdivion\DELIVERABLES\DeIDOT\2020-08-14 Pre Submittal Meeting\2020-09-03 RIBER20000 MM.docx

## Nick Torrance

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**From:** Dickerson, Troy <TDickerson@delaware.coop>  
**Sent:** Wednesday, September 9, 2020 8:32 AM  
**To:** Nick Torrance  
**Subject:** RE: TAC Review 2020-13 Salt Cedars Subdivision

Nick,

This development is located within DEC's service territory. We have facilities in the area to serve the proposed residential units.

Thanks!

**Troy W. Dickerson, P.E.**  
Assistant V.P. of Engineering  
Voice: (302) 349-3125  
Cell: (302) 535-9048  
Fax: (302) 349-5891  
[tdickerson@delaware.coop](mailto:tdickerson@delaware.coop)



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**From:** Nick Torrance <nicholas.torrance@sussexcountyyde.gov>  
**Sent:** Tuesday, September 8, 2020 10:42 AM  
**To:** Brad Hawkes <bhawkes@sussexcountyyde.gov>; Chris Calio <ccalio@sussexcountyyde.gov>; dholden@chpk.com; C. Daniel Parsons <dparsons@sussexcountyyde.gov>; Duane.Fox@delaware.gov; eileen.butler@delaware.gov; jennifer.cinelli@delaware.gov; jessica.watson@sussexconservation.org; jmartin@chpk.com; John J. Ashman <jashman@sussexcountyyde.gov>; John.Hayes@delaware.gov; John.kennel@delaware.gov; John.Martin@delaware.gov; Kate.Flemming@Delaware.gov; kgabbard@chpk.com; megan.crystall@delaware.gov; michael.tholstrup@delaware.gov; Mike Brady <MBRADY@sussexcountyyde.gov>; Milton.melendez@delaware.gov; mindy.Anthony@delaware.gov; subdivision@delaware.gov; Susan Isaacs <sisaac@sussexcountyyde.gov>; susanne.laws@delaware.gov; Dickerson, Troy <TDickerson@delaware.coop>; Terri Dukes <tdukes@sussexcountyyde.gov>; tgiroux@chpk.com; Vince Robertson <vrobertson@pgslegal.com>  
**Subject:** TAC Review 2020-13 Salt Cedars Subdivision

All,

Sussex County Planning Office has received one (1) application that requires TAC review. Attached is a memo regarding the application and a PDF of the plans submitted. A second email will follow.

Please provide comments on or before November 12<sup>th</sup>, 2020.

Please feel free to contact me with any questions.



September 9, 2020

Mr. Nick Torrance  
Sussex County Planning & Zoning Commission  
PO Box 417  
Georgetown, DE 19947

**Re:** Sussex County Technical Advisory Committee

Dear Mr. Torrance:

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

1. ***Application:***      ***2020-13 Salt Cedars Subdivision***

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "William J. Milliken, Jr.".

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

## Nick Torrance

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**From:** Anthony, Mindy (DNREC) <Mindy.Anthony@delaware.gov>  
**Sent:** Friday, October 2, 2020 8:17 AM  
**To:** Nick Torrance  
**Subject:** RE: TAC Review 2020-13 Salt Cedars Subdivision

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Good morning,

DNREC's Division of Waste and Hazardous Substances has no comments on this application.

Thank you,  
Mindy

Mindy Anthony  
Planner IV  
DNREC-Div. of Waste & Hazardous Substances  
89 Kings Hwy  
Dover, DE 19901  
Phone: 302-739-9466  
Fax: 302-739-5060  
[Mindy.Anthony@delaware.gov](mailto:Mindy.Anthony@delaware.gov)

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[www.facebook.com/delawarerecycles](https://www.facebook.com/delawarerecycles)

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**From:** Nick Torrance <nicholas.torrance@sussexcountyde.gov>  
**Sent:** Tuesday, September 08, 2020 10:42 AM  
**To:** Brad Hawkes <bhawkes@sussexcountyde.gov>; Chris Calio <ccalio@sussexcountyde.gov>; dholden@chpk.com; C. Daniel Parsons <dparsons@sussexcountyde.gov>; Fox, Duane T. (FireMarshal) <Duane.Fox@delaware.gov>; Butler, Eileen M. (DNREC) <Eileen.Butler@delaware.gov>; Cinelli, Jennifer (DelDOT) <jennifer.cinelli@delaware.gov>; jessica.watson@sussexconservation.org; jmartin@chpk.com; John J. Ashman <jashman@sussexcountyde.gov>; John.Hayes@delaware.gov; John.kennel@delaware.gov; John.Martin@delaware.gov; Kate.Flemming@Delaware.gov; kgabbard@chpk.com; Crystall, Meghan (DNREC) <Meghan.Crystall@delaware.gov>; Tholstrup, Michael S. (DNREC) <Michael.Tholstrup@delaware.gov>; Mike Brady <MBRADY@sussexcountyde.gov>; Melendez, Milton (DDA) <milton.melendez@delaware.gov>; Anthony, Mindy (DNREC) <Mindy.Anthony@delaware.gov>; Subdivision (MailBox Resources) <Subdivision@delaware.gov>; Susan Isaacs <sisaac@sussexcountyde.gov>; Laws, Susanne K (DelDOT) <Susanne.Laws@delaware.gov>; tdickerson@decoop.com; Terri Dukes <tdukes@sussexcountyde.gov>; tgiroux@chpk.com; Vince Robertson <vrobertson@pgslegal.com>  
**Subject:** TAC Review 2020-13 Salt Cedars Subdivision

All,

**SUSSEX COUNTY ENGINEERING DEPARTMENT**  
**UTILITY PLANNING DIVISION**  
**TAC COMMENTS**

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **9/8/2020**

APPLICATION: **2020-13 – Salt Cedars Subdivision**

APPLICANT: **Ribera Development LLC**

TAC DATE: **11/12/2020**

FILE NO: **NCPA-5.02**

TAX MAP &  
PARCEL(S): **234-18.00-31.00**

LOCATION: **East side of Camp Arrowhead Road (SCR 279), directly south  
of Cove Court**

NO. OF UNITS: **42**

GROSS  
ACREAGE: **30.08 +/-**

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

**SEWER:**

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?  
Yes  No
- a. If yes, see question (2).  
b. If no, see question (7).
- (2). Which County Tier Area is project in? **Tier 2**
- (3). Is wastewater capacity available for the project? **Yes** If not, what capacity is available? **N/A.**
- (4). Is a Construction Agreement required? **Yes** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A.** Is it likely that additional SCCs will be required? **Yes**



If yes, the current System Connection Charge Rate is \$6,360.00 per EDU. Please contact **Nicole Bixby** at **302-855-7719** for additional information on charges.

(6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **Yes**

Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.

(7). Is project adjacent to the Unified Sewer District? **Yes**

(8). Comments: Click or tap here to enter text.

(9). Is a Sewer System Concept Evaluation required? **Already Completed, See Attached**

(10). Is a Use of Existing Infrastructure Agreement Required? **Yes**

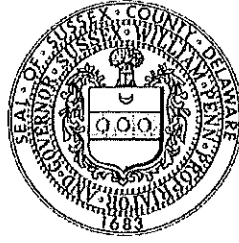
UTILITY PLANNING APPROVAL:



John J. Ashman  
Director of Utility Planning

## ENGINEERING DEPARTMENT

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



# Sussex County

DELAWARE  
sussexcountyde.gov

HANS M. MEDLARZ, P.E.  
COUNTY ENGINEER

JOHN J. ASHMAN  
DIRECTOR OF UTILITY PLANNING

## SEWER SERVICE CONCEPT EVALUATION (SSCE) UTILITY PLANNING DIVISION

Applicant: Pennoni Associates: Mark Davidson

Date: 5/7/2020

Reviewed by: Chris Calio

Agreement #: **1148**

Project Name: **Ribera-Hall Subdivision**

Tax Map & Parcel(s): **234-18.00-31.00**

Sewer Tier: Tier 2 - Sussex County Planning Area

Proposed EDUs: **42**

Pump Station(s) Impacted: **PS 315, PS 317**

List of parcels to be served, created from the base parcel: **N/A**

List of additional parcels to be served (Parcels required for continuity must be served with infrastructure): **Click or tap here to enter text.**

Connection Point(s): **MH 300 in front of PS 315**

Use of Existing Infrastructure Agreement required? Yes  or No

Annexation Required? Yes  or No

Easements Required? Yes  or No

Fee for annexation (based on acreage): **\$1,500 (10.00 - 150.00 Acres)**

Current Zoning: **AR-1** Zoning Proposed: **AR-1**

Acreage: **30.08**



COUNTY ADMINISTRATIVE OFFICES  
2 THE CIRCLE | PO BOX 589  
GEORGETOWN, DELAWARE 19947

Additional Information: Please note Planning & Zoning approval is required before the annexation process can begin.

\* No capacity is guaranteed until System Connection Fees are paid

All gravity sewers with three (3) or more minor branches shall be designed at minimum slope and maximum depth.

Once Construction Drawings are completed with all of the above information satisfied, please submit to:

Sussex County Public Works Department  
2 The Circle  
P.O. Box 589  
Georgetown DE 19947

CC: John Ashman  
Jayne Dickerson  
Michael Brady  
Nichole Bixby

**Policy for Extending District Boundaries**

1. Property owner (developer) and/or his representative shall make a request to the Utility Planning Division for a Sewer System Concept Evaluation.
2. Property owner (developer) and/or his representative shall meet with the applicable planning and zoning agency to determine if zoning is appropriate for the development being planned.
3. With appropriate zoning, property owner (developer) and/or his representative shall send a letter (with appropriate application fee as listed below) requesting the Sussex County Council to consider extending the water and/or sanitary sewer district boundaries. (Sussex County Code)

<b>Application Fees</b>	
<b>Less than 2 acres</b>	<b>\$500.00</b>
<b>2.1 -9.99 acres</b>	<b>\$750.00</b>
<b>10 - 150.00 acres</b>	<b>\$1,500.00</b>
<b>Greater than 150.00 acres</b>	<b>\$2,500.00</b>

4. The Sussex County Engineering Department shall present, for Sussex County Council's consideration, posting of notices for the proposed extension of the district boundaries.
5. The Sussex County Council approves posting notices for the proposed extension of the boundaries. (If approval to post the notices is not given, the appropriate fee is refunded.)
6. Within ninety days of the posting of the notices, the Sussex County Council approves/disapproves extending the boundaries.
7. The Sussex County Council approves/disapproves of the extension of the water and/or sanitary sewer pipelines under the appropriate Sussex County Ordinance.

Sussex County, Delaware  
Technical Advisory Committee

Comment Sheet

\*\*\*\*\*



DATE OF REVIEW: September 16, 2020

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

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

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

RE: SALT CEDARS SUBDIVISION (2020-13)

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

\*\*\*\*\*

At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

- a. **Fire Protection Water Requirements:**
  - Where a water distribution system is proposed for single-family dwellings it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 1000 feet spacing on centers are required. (One & Two- Family Dwelling)
  - Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.
- b. **Fire Protection Features:**
  -
- c. **Accessibility**
  - All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from Camp Arrowhead Road must be constructed so fire department apparatus may negotiate it.

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

Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website:  
[www.statefiremarshal.delaware.gov](http://www.statefiremarshal.delaware.gov), technical services link, plan review, applications or brochures.

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

## Nick Torrance

---

**From:** Cullen, Kathleen M <kathleen\_cullen@fws.gov>  
**Sent:** Friday, November 13, 2020 9:00 AM  
**To:** Nick Torrance  
**Subject:** FWS review of Salt Cedars Subdivision

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Hi Nicholas-

Thank you for sending this project in for review. There are no federally listed species at this location, so no further Section 7 consultation is needed. You can fill out the Online Certification Letter if further documentation is needed.

Our office is currently teleworking for the foreseeable future, so there may be delays in mail pick up. For future projects, the fastest way to get a response is to submit through IPaC: <https://ecos.fws.gov/ipac/>. Please let me know if you have any questions!

Thank you,  
Kathleen

Kathleen Cullen  
U.S. Fish & Wildlife Service - Chesapeake Bay Field Office  
177 Admiral Cochrane Dr., Annapolis MD, 21401  
410-573-4579 - [kathleen\\_cullen@fws.gov](mailto:kathleen_cullen@fws.gov)

## MAPPING & ADDRESSING

MEGAN NEHRBAS  
MANAGER OF GEOGRAPHIC  
INFORMATION SYSTEMS (GIS)  
(302) 855-1176 T  
(302) 853-5889 F



# Sussex County

DELAWARE  
sussexcountyde.gov

**February 23, 2021**

Pennoni  
Attn: Katherine E. Davidson & Alan M Decktor

**RE: Terrapin Island**

I have received proposed street name(s) for the proposed subdivision, **Terrapin Island**, located in Lewes. In reviewing the proposed street name(s) the following have been approved:

<b>Torope Ln</b>	<b>Brackish Dr</b>	<b>Malaclemys Dr</b>
------------------	--------------------	----------------------

Use only **approved** road names that you have written confirmation for or you will be required to rerecord. Each street name is to be used only once.

Upon final approval of **Terrapin Island** please forward a copy of the recorded site plan to my attention. Our office would appreciate a digital copy if at all possible, for the purpose of addressing. Should you have any questions, please contact the **Sussex County Addressing Department** at 302-855-1176.

Sincerely,

*Terri L. Dukes*

Terri L. Dukes  
Addressing Technician II

CC: Christin Headley  
Planning & Zoning





## MAPPING & ADDRESSING

MEGAN NEHRBAS  
MANAGER OF GEOGRAPHIC  
INFORMATION SYSTEMS (GIS)  
(302) 855-1176 T  
(302) 853-5889 F



# Sussex County

DELAWARE  
sussexcountyde.gov

October 21, 2020

## Pennoni

Attn: Katherine E. Davidson

RE: Proposed Subdivision Name(s)

I have reviewed the name(s) submitted for your proposed subdivision which is located in Lewes (234-18.00-31.00). In reviewing the proposed name(s) the following has been approved for this subdivision:

## Terrapin Island

Should you have any questions please contact the Sussex County Addressing Department at 302-853-5888 or 302-855-1176.

Sincerely,

*Terri L. Dukes*

Terri L. Dukes  
Addressing Technician II

CC: Christin Headley  
Planning & Zoning



**SUPPORT EXHIBIT**

RECEIVED

JUN 11 2021

SUSSEX COUNTY  
PLANNING & ZONING

June 7, 2021

Sussex County Council  
2 The Circle  
P.O. Box 589  
Georgetown, DE 19947

Re: Hall Farm  
Terrapin Island Subdivision

Dear Council Member:

The Hall Property has been in my family for generations. The Property was originally purchased by my great-great grandfather, Willard Davidson, as a source for firewood over 80 years ago. My sister and I inherited this property from our mother in 1998.

Over the years, our parents and we have had several opportunities to include our property with the adjoining properties when they were developed as large affordable manufactured home and seasonal RV site communities known as West Bay Park and Boca East. My family did not oppose either development. When the developer proposed replacing the Boca East affordable housing with estate homes, we made the decision not to sell and become part of the community now known as Bay Front. We did not oppose that development.

Many of these wealthy newcomers now want to stop my family from receiving the same approvals that have permitted them to live in their new homes. Our property is surrounded by Bay Front Community, West Bay Park and Camp Arrowhead Road. My sister and I are now in our 80's and it is time for us to sell. We believe the proposed development will be a community that Sussex County should be and will be proud of.

Sincerely,

  
owner

Janet D. Hall,

Bay Front at Rehoboth  
Homeowners Association  
*Board of Directors*

May 19, 2021

Mr. Jamie Whitehouse, Director  
[jamie.whitehouse@sussexcountyde.gov](mailto:jamie.whitehouse@sussexcountyde.gov)  
Mr. Nick Torrance, Planner I  
[nicholas.torrance@sussexcountyde.gov](mailto:nicholas.torrance@sussexcountyde.gov)  
Sussex County Department of Planning & Zoning  
2 The Circle  
Georgetown, DE 19947

Re: Our Comments to Terrapin Island Response  
to the 12/09/2020 P&Z Dept. Letter Concerning  
its Review of Preliminary Plan

Dear Messrs. Whitehouse and Torrance:

We recently obtained the March 1, 2021 letter from Environmental Resources and the March 3, 2021 letter from Pennoni Associates setting forth the Applicant's response to your December 9, 2020 letter which provided the Applicant with directives and comments resulting from your code compliance review of the Applicant's proposed preliminary Plan. We disagree with many of the positions taken by the Applicant in response to your December letter and offer the following comments explaining these areas of disagreement:

**Pennoni March 3, 2021 Letter:**

1. The Applicant takes the position that Section 115-25(E)(4) and the minimum 30-foot buffer requirement is inapplicable to its proposed cluster subdivision because there is an even transition in density between Bay Front and Terrapin Island with no additional buffering required. The Applicant further states that it will provide the "standard 20" wide forested buffer instead per the requirements set forth in section 99-5(A-J) and 99-6(J). . ."

Section 115-25(E)(4) provides in pertinent part:

Dwellings located within 50 feet of an existing residential development shall provide adequate transition in density or shall provide a thirty-foot buffer meeting the standards below and maintained by a designated entity.

In interpreting this Section, the Applicant relies solely upon the term “density” as that term is used in connection with determining the maximum number of dwellings that can be built on land located in a particular zoning district. The Applicant states that Bay Front has 1.61 units per acre and that the Terrapin Island Subdivision will have 1.56 units per acre. The Applicant then concludes from this simple comparison of units per acre that the transition is “even” requiring no additional buffering. As explained below, we believe that the Applicant’s reliance on a simple comparison of units per acre to avoid the 30-foot transition buffer requirement is misplaced.

First, the Planning & Zoning Department, the agency of the Sussex County government charged with implementing the land use rules enacted by the Sussex County Council, determined that Section 115-25(E)(4) is applicable where the Terrapin Island Cluster Subdivision will have dwellings located within 50-feet of Bay Front property. This reasonable interpretation of the applicability of Section 115-25(E)(4) is contained in the Department’s December 9, 2020, letter to Mr. Davidson. We can reasonably assume that the Planning & Zoning Department is very familiar with Section 99-5(A-J) and 99-6(J) and that it concluded that these provisions were inapplicable as an acceptable alternative to the requirements and implementation of Section 115-25(E)(4). The practical interpretation of this Zoning Code provision by the Planning & Zoning Department expressed in its December 2020 letter should be controlling in this matter and a 30-foot buffer required. See Public Water Supply Co. v. DiPasquale, 735 A.2d 378, 383 (Del. 1999) (an agency’s reasonable interpretation of rules it is empowered to administer is entitled to deference); Green v. Sussex County, 668 A.2d 770, 775 (Del. Super., 1995) (Sussex County’s reasonable interpretation of its own ordinance is entitled to deference).

Second, we believe that the undefined phrase “adequate transition in density” used in Section 115-25(E)(4) is clearly intended to require a much broader inquiry than a mere comparison of units per acre within adjacent communities. The focus of this provision simply cannot be limited to how many units can be built on the land because the building contemplated and the land itself may present a variety of conditions or limitations that may relate to the question of adequacy of the transition. Rather, when a developer intends to locate homes within 50-feet of an existing community, the proper focus must be on the type and characteristics of the community contemplated, the perimeter of the land to be developed and how the proposed development transitions to an existing and adjacent community. Factors such as unit size and mix, parking ratios, and the degree of integration within the character of existing neighborhoods are also important. For example, Bay Front homes are all located on approximately ½ acre lots. Terrapin Island is a proposed cluster subdivision with homes to be located on Lots of 7500 square feet. Bay Front has a community clubhouse, a community pool and a community beach located on Rehoboth Bay. Terrapin Island will have only minor amenities. The majority of Bay Front homes are in excess of 3000 square feet. The Terrapin Island homes, given the lot size available for cluster subdivisions, will likely be much smaller in size. Given the significant differences between the character of these communities, a minimum 30-foot transition buffer is necessary and required where the developer intends to locate homes within 50-feet of Bay Front property.

Third, the design differences between a cluster subdivision and a conventional subdivision will in most cases, require the minimum 30-foot buffer where the cluster subdivision locates homes within 50-feet of a neighboring conventional subdivision, notwithstanding any gross comparison of units per acre. In a cluster subdivision, the developer is allowed to build more homes than he otherwise could in a conventional subdivision because he can group more homes on smaller

lots. While this concept may have land use benefits, particularly where there are environmental concerns, its use should not override the rule designed to protect existing adjacent communities. From an adequate transition perspective, the higher density resulting from a grouping of homes on smaller lots in the buildable areas of the parcel will typically result in a more intensive land use on a portion of the parcel that is very different from a conventional subdivision and this difference in and of itself warrants the minimum 30-foot transition buffer.

2. In response to the directive it received from the Planning & Zoning Department to “show the permanent 25-foot setback **and remove all paved areas within this setback,**” the Applicant states that it will add the 25-foot setback from non-tidal wetlands for the Lots, but not where it is impacting the wetlands with a roadway because it is confident that it will be obtaining a Nationwide Permit No. 14 from the USACE.

Section 115(F)(4) provides in pertinent part:

A minimum of 25 feet of permanent setback must be maintained around the outer boundaries of all wetlands, except for tidal waters, tidal tributary streams and tidal wetlands and from the ordinary high water line of perennial nontidal rivers and nontidal streams as provided for in § 115-193B under Ordinance No. 774 where a fifty-foot permanent setback is required. **No buildings or paving shall be placed within these setbacks.**

Emphasis added.

The bolded language above is perhaps as good an example as any to be found of a provision that clearly and unambiguously prohibits an Applicant from taking an action – **no paving shall be placed within these setbacks**. Conspicuously absent from this provision (or any other provision we are aware of) is any language that even suggests, much less expressly provides, that there can be an exception granted if the Applicant is able to obtain a permit from the USACE to fill the wetlands. In this case, no means no. The plain language of this provision is not ambiguous and is not subject to interpretation. Where a pertinent provision is mandatory and not subject to interpretation by either the reviewing or decision-making authorities, the prohibited conduct must not be allowed and that ends the matter, notwithstanding any permit that may or may not be obtained from the USACE. See generally, City of Wilmington v. Nationwide Insurance Co., 154 A.3d 1124, 1128-1129 (Del. 201) (when no ambiguity exists and the intent is clear from the language of the statute, there is no room for statutory interpretation or construction); DeStefano v. Watson, 566 A.2d 1, 4 (Del. 1989) (when a statute is unambiguous a reviewing court or board’s task is to apply the literal meaning of the words in the statute to the facts before it).

3. The Applicant states that all easements are shown and identified.

We disagree. We have provided for the record a copy of our deed to our beach property which contains language which indicates we have an easement over an existing nine-foot road that runs through the proposed Cluster Subdivision property. We also note that the Applicant’s agent, ERI, Inc. has conceded the existence and purpose of this nine-foot road as access to

“the waterfront portion of the site.” The waterfront portion referred to must be our beach as we are not aware of any waterfront access on the Applicant’s parcel. As stated previously, the Applicant is expressly prohibited by Section 99-20 from constructing any building, structure or other permanent obstruction on or over any easement. See also, 25 Del. C. § 81-209(b)(5) (each plat must show a legally sufficient description of all easements serving or burdening any portion of the common interest community). Absent any persuasive and legally sufficient evidence to the contrary that the Applicant provides for the record, we respectfully submit that the Planning & Zoning Commission would have no choice but to deny the Application as not in compliance with the above referenced authorities.

4. The Applicant states that it understands that it must obtain letters from the various agencies stating either approval or no objection.

As you know, in addition to the preliminary public comments and our comments submitted to PLUS, we have written the following letters to several of these agencies listed in the December 2020 Planning and Zoning letter to express our concerns and respectfully submit that any response by these agencies should address these concerns prior to considering whether to state either their approval or no objection to the proposed Cluster Subdivision:

- Mr. Jeff Shockley, Sussex County Environmental and Floodplain Manager
- Ms. Jessica Watson, Program Director, Sussex County Conservation District
- Mr. Eric Ketterer, Deputy Fire Marshall
- Mr. Hans Medlarz, Sussex County Engineer
- Mr. Shawn Garvin, DNREC Secretary

All procedures of the Planning and Zoning Commission shall comply with the Delaware Freedom of Information Act, as contained in Title 29, Ch. 100 of the Delaware Code, as amended. See Rules of Procedure of the Planning & Zoning Commission of Sussex County, Delaware.

Section 10002 of Title 29 Del. C., Ch. 100 provides in pertinent part:

Public Record. Information of any kind, owned, made, used, retained, received, produced, composed, drafted or otherwise compiled or collected by the public body relating in any way to public business or in any way of public interest, or in any way related to public purposes, regardless of the physical form or characteristic by which such information is stored, recorded or reproduced.

29 Del. C. § 10002(l).

Except for those records listed therein, Section 10002(l) does not give the government authority to pick and choose what is or is not to be included in the public record, nor does it provide the government with any authority to ignore public comments timely submitted or to reject input it receives from State agencies.

Moreover, the statement of legislative purpose for the FOIA statute in general and with respect to the purpose of the public record in particular, makes it clear that the public record is an

important tool for citizens to voice their concerns and for monitoring the actions of government officials. This statement of legislative purpose is also an important reminder of how government is expected to operate and requires the law to be liberally applied to accomplish the stated legislative purpose. We urge the reviewing and decision-making authorities in this matter to read and honor this statement of legislative purpose which follows:

It is vital in a democratic society that public business be performed in an open and public manner so that our citizens shall have the opportunity to observe the performance of public officials and to monitor the decisions that are made by such officials in formulating public policy . . . To further the accountability of government to the citizens of this State, this Chapter is adopted, and shall be construed.

29 Del. C. § 10001.

In addition to the above referenced letters, and this Letter, we have submitted the following documents to be included in the public record:

- Preliminary Public Comment, dated October 20, 2020;
- PLUS Letter & exhibits, dated April 6, 2021; and,
- PLUS Addendum Letter, dated April 21, 2021.

Even a cursory review of these documents demonstrates that they do not merely express general opposition to the proposed Cluster Subdivision, but rather raise and discuss specific and credible issues of compliance and interpretation of applicable code provisions. Public comment cannot be ignored and where it addresses issues of applicability and interpretation of pertinent land use rules, the arguments made in these documents must be fully considered and addressed in any decision made in this matter. See Gibson v. Sussex County, 877 A.2d 54, 66, 78 (2005). Moreover, to ensure that the decisions made in this matter fully consider these public record materials, the law requires that the decision-making bodies (i.e., Commission and Council) provide adequate reasons or bases for its decision. See Tate v. Miles, 503 A.2d 187, 190 (Del.1985).

**Environmental Resources, Inc March 1<sup>st</sup> Letter:**

1. The Applicant opines that a buffer requirement should not be applied to the road crossing for which the Applicant is seeking a Nationwide No. 14 permit from the USACE to discharge fill material into the wetlands prior to and in connection with paving over the wetlands. He states that in his experience the buffer requirement has not been imposed where the Applicant is able to obtain permits from either the USACE or DENREC. In further support of his opinion regarding the applicability of Section 115-25(F)(4), the Applicant offers a proposed buffer ordinance that he maintains would make it clear that a buffer would not be applied to a subdivision road through wetlands accessing uplands when filling of wetlands is approved by either the USACE or DNREC. As explained below, we disagree with the Applicant's opinion and the arguments he makes in support of this opinion.

As we discuss on page 3, number 2, above, the plain language of Section 115-25(F)(4) – **no buildings or paving shall be placed within these setbacks**—controls. Since neither this

provision or any other provision we are aware of suggest, much less expressly provides for, an exception to this mandatory prohibition, the act of obtaining a permit from either the USACE or DNREC is irrelevant. Land use decisions are made by agencies of the Sussex County government, not the USACE or DNREC. The Sussex County Council could have, in its legislative capacity, expressly provided for the exception the applicant seeks here, but chose to not do so. The Planning and Zoning Department and the Planning and Zoning Commission must give effect to the plain meaning of the language of Section 115-25(F)(4) and the choice made by the County Council not to include such an exception in enacting this provision.

The Applicant's reliance on an unenacted and proposed amendment to the setback requirement that he maintains, if enacted, will make it "clear that a buffer would not be applied to a subdivision road through wetlands accessing uplands authorized by the Corps of Engineers Permit" does not help his position. The Applicant's argument in this regard actually supports our position. If Section 115-25(F)(4) expressly made the exception the Applicant seeks, there would be no need for an amendment. The decision-making agencies of the Sussex County government are required to apply the code provisions as they exist and not as they wish they were written or as they may be amended in the future. See Gonzalez v. State of Delaware, 207 A.3d 147 (2019), citing Antonin Scalia & Bran A. Gardner, Reading Law: The Interpretation of Legal Texts 256 (2012) (under the "Reenactment Cannon, a change in language of a prior statute presumably connotes a change in meaning).

#### **2018 Comprehensive Plan:**

All local governments in Delaware (both County and Municipal) are required to prepare and adopt Comprehensive Plans. These plans are reviewed by State Agencies through the Preliminary Land Use Service (PLUS) and certified by the Governor. See 9 Del C. § 6951 et seq.; 22 Del C. § 701 et seq. The current Comprehensive Plan for Sussex County was certified by the Governor in 2018. The Comprehensive Plan is the County's official policy guide for future development-related decisions. Major purposes of the Plan include promoting a collaboration of stakeholders and residents in the planning process and to fulfill the legal requirements of Title 9, Chapter 69, of the Delaware Code. Section 1.4 of the Comprehensive Plan.

An important legal requirement of Title 9, Chapter 69, of the Delaware Code is that **all** land development regulations must be in conformance with the Plan's provisions. See 9 Del. C. § 6904(a). The Comprehensive Plan, as explained more fully below, embodies policy determinations, proposals and guiding principles that are extremely important to decisions that the reviewing authorities will be called upon to make in this matter. It is critically important that the reviewing and decision-making authorities understand and faithfully interpret and apply the zoning and land use regulations to accomplish the provisions in the Comprehensive Plan, to include its Objectives and Goals. See Brohawn v. Town of Laurel, 2009 WL 1449109 (Del. Ch. May 13, 2009) at 9 (Once adopted, a Comprehensive Plan shall have the force of law and no development shall be permitted except as consistent with the Plan). The requirement of regulatory conformity with the Comprehensive Plan is not merely a suggestion, it is required by statute.

Moreover, the Comprehensive Plan for Sussex County contains the following maps that we believe are relevant to a review of the proposed Salt Cedar subdivision:



- Figure 4.2-1 (Existing Land Use)
- Figure 4.2-2 (Developed & Protected Land)
- Figure 4.4-1 (Strategies for State Policies & Spending)
- Figure 4.5-1 (Future Land Use)
- Figure 5.2-3 (Watersheds & Waterways)
- Figure 5.2-4 (Flood Plain & Wetlands)
- Figure 5.2.4.6 (County Flood Inundation Map)

These maps are deemed by statute to have the force of law, and no development shall be permitted except in conformity with the land use map or map series and with County land development regulations enacted to implement the other elements of the adopted Comprehensive Plan. See 9 Del C. §§ 6951(b), 6959(a); Farmers for Fairness v. Kent County Levy Court, 2012 WL 295060 (Ct. of Chancery of Delaware, 1/27/2012) (the land use map or map series has the force of law and the County may not permit development contrary to that provided for in the land use map and regulations enacted to implement other elements of the Comprehensive Plan). But see 22 Del C. § 702(d) (Comprehensive Plan shall have the force of law without limitation to the land use maps). These maps and the corresponding narrative relating thereto, to include the applicable goals and objectives, are very important to a full understanding of the issues presented, how these issues relate to the Comprehensive Plan and the requirements thereof, and should guide the interpretation and implementation of all land use regulations in this matter.

Additionally, through regulation, the County has recognized that the applicability of the Comprehensive Plan is not limited to the land use maps as it requires subdivision applications to take into account proposals of the adopted Comprehensive Plan as appropriate in the area of the proposed development. See § 99-15 (General Requirements & Restrictions). We believe that the following are proposals contained in Chapter 4 and elsewhere of the Comprehensive Plan that relate to land use in the Coastal Area in general and the proposed Terrapin Island subdivision application in particular:

- Manage the impacts of future growth and development to better preserve the quality of life of the County;
- Minimize the adverse impact of future development on existing developments;
- Protect critical natural resources, such as the inland bays and others, by guarding against overdevelopment and permanently preserving selected lands;
- Ensure that new developments incorporate best practices in subdivision design;
- Sussex County will use the future land use plan to update the County's zoning and subdivision codes and help plan for future infrastructure;
- While Coastal Areas are considered growth areas, the County encourages only appropriate forms of concentrated new development in these areas, especially when environmental features are in play;
- The Coastal Area designation suggests that special scrutiny should be applied to spending decisions and development proposals within these areas to ensure these activities are consistent with State and Local development and preservation policies;
- The Coastal Area contains ecologically important and sensitive characteristics as well as other coastal lands which help to absorb flood waters and provide extensive habitat for

native flora and fauna. This area also has significant impact upon water quality within the adjacent bays and inlets as well as upon the region's various habitats;

- Any development in the Coastal Area requires that special environmental concerns be addressed;
- Ensure the protection of the natural functions and quality of the County's surface waters, ground waters, wetlands and floodplains;
- Both tidal and non-tidal wetlands have extensive nature and economic value. The boundaries of wetland areas must be accurately determined by qualified professionals prior to site plan reviews or before any County permits are used;
- The County will consider evaluating the County's buffer requirements for wetlands and, based on the type of wetland, will consider establishing a minimum buffer distance for adequate protection efforts. These distances would be consistent with adequate and optimal distances established by DNREC;
- Floodplains have been recognized for their stormwater storage functions and their inherent risks to life and property, resulting in a variety of restrictions and regulations over new development;
- Ensure the protection of the natural functions and quality of the County's surface waters, groundwater, wetlands, and floodplains;
- Better manage stormwater runoff to preserve water quality;
- Reduce flooding and erosion;
- Areas where future development is inappropriate is coastal wetlands, water bodies and the 100-year floodplain; and,
- Creation of the Coastal Area land use classification is to address development pressures and unique environmental characteristics of this area.

Sussex County is required to amend its official zoning map or maps within 18-months of its adoption of a Comprehensive Plan to rezone all lands in accordance with the uses and intensities of use provided for in the future use element for the County. See 9 Del C. § 6960. We believe that many, if not all, of the above proposals contained in Chapter 4 (Future Land Use) and elsewhere in the Comprehensive Plan also constitute the "uses and intensities of use" that are referred to in § 6960 and should be considered as such and applicable to the proposed Terrapin Island subdivision application notwithstanding whether the County has fully accomplished the required amendment of its official zoning maps or maps to reflect these uses and intensities of use.

**Section 99-17(G):**

The Applicant seeks a waiver of the Section 99-17(G) prohibition that a cul-de-sac street should not exceed 1000 feet in length. In its plan submitted for review, the Applicant proposes a cul-de-sac street that will be 2351 feet in length if approved pursuant to its request for a waiver. As justification for the granting of the requested waiver, the Applicant opines that waving the 1000-foot limitation will not have the effect of nullifying the intent and purpose of the subdivision code nor the goals and objectives of the Comprehensive Plan. This proposed cul-de-sac street exceeds the maximum length set forth in Section 99-17(G) by almost two ½ times the maximum length permitted. As explained below, we disagree with the waiver justification proffered and oppose the granting of the Applicant's extraordinary request for a waiver of this code requirement.

First, the length of the cul-de-sac street proposed is not even close to being in compliance with either the Sussex County Private Road Standards or the International Fire Code.

The Sussex County Private Road Standards provide that cul-de-sac streets and other single access streets are limited to serving no more than 300 average daily trips (ADTs) on roads no longer than 1000 feet in length. See R-3.01 and R-3.02 of the Sussex County Private Road Standards. The Applicant states that the ADTs will be 468 trips.

The International Fire Code provides that special approval is required for single access streets, such as the 2351-foot cul-de-sac street proposed, that exceed 750 feet. Moreover, for single access streets between 501 - 750 feet, a 96-foot diameter cul-de-sac is required. See 2003 International Fire Code, Appendix D.

Second, the Applicant's proffered justification for the waiver is no more than a conclusory statement without any explanation or foundation. The apparent intent and purpose of the 1000-foot limitation is to satisfy both traffic management and safety concerns. A waiver of this requirement, if granted, would also be contrary to both land use code and the Comprehensive Plan inasmuch as it would compromise emergency response for fire and rescue emergencies and undoubtedly result in significant disturbance of the wetlands and removal of mature forest.

Third, a cursory review of the cul-de-sac ordinances in other jurisdictions reveals that 1000 feet is typically the maximum permitted with most jurisdictions imposing a shorter length limitation.

We urge the Sussex County government reviewing and decision-making agencies to deny the requested waiver as unjustified and contrary to the intent and purpose of the land use code and the Comprehensive Plan.

**50-Foot Buffer Zone Required by Section 115-193(B):**

We note that the Applicant has revised its Preliminary Plan to relocate two of the required buffer zones for tidal wetlands where they now appear to be located entirely on Bay Front property. The new locations of these buffer zones raise the following issues that we believe require further investigation to ensure compliance with applicable authority:

- The location and width (DNREC has recommended 100-foot buffers) of these buffer zones are very important to enable its proper functioning. We respectfully request that the County government cause these areas to be inspected by qualified and independent professionals to determine the actual wetland-dryland boundary from which the proper location can be determined. We believe that the County government has a duty to ensure that the record contains sufficient unbiased evidence from which a proper and fair decision can be made on this issue
- We are also having difficulty understanding how it is appropriate for the Applicant to locate these buffer zones on Bay Front property without any involvement or authorization from the Bay Front Association. We believe the submission of any evidence by the Applicant concerning the location of these buffers should be subject to independent review with an opportunity provided Bay Front to provide a response thereto if we deem it appropriate to do so; and,

- We would also like the Sussex County government to determine and state on the record any additional restrictions that may apply to Bay Front if proposed location of these buffers is upheld, to include addressing whether government approval of the proposed location of these buffers on Bay Front property is an unconstitutional taking entitling Bay Front to compensation.

**Investment Level 4:**

The Strategies for State Policies and Spending coordinates land-use decision-making with the delivery of infrastructure and services to make the best use of our natural and fiscal resources. Coordination is important because land-use decisions in Delaware are made by local governments while, unlike other states, the bulk of infrastructure (e.g., roads and schools) and services (e.g., emergency services and social services) are funded by the State.

In Investment Level 4, where development is not preferred, the state will make investments that will help preserve a rural character such as investments to promote open space and agriculture.

We believe that the Comprehensive Plan requires Sussex County to implement its land use code provisions to discourage additional urban and suburban development in Investment Level 4 areas unrelated to agriculture and to the area's needs. See Comprehensive Plan, pg. 4-11; See also, 9 Del. C. section 6904(a) (All land development regulations must be in conformance with the Plan's provisions).

Thank you for the opportunity to provide our public comments in this matter. Please ensure this document is placed in the public record that will be available to the decision-making bodies in this matter.

**Best Regards,**

**/signed/**

**Dianne L. Besso**  
**HOA President**  
23255 Horse Island Road  
Lewes, DE 19958  
302-947-9142

Bay Front at Rehoboth  
Homeowners Association  
*Board of Directors*

April 21, 2021

Constance C. Holland  
Director  
Office of State Planning Coordination (OSPC)  
Haslet Armory  
122 Martin Luther King Jr. Boulevard. South  
Dover, DE 19901  
Submitted electronically to: [connie.holland@delaware.gov](mailto:connie.holland@delaware.gov)

Dear Director Holland:

**Re: Terrapin Island (formerly Salt Cedar) Proposed Subdivision**

This letter is intended as an addendum to our April 6, 2021 letter with exhibits, regarding the Terrapin Island proposed subdivision and submitted for the purpose of highlighting additional and specific issues raised in the Applicants PLUS review application and revised Plan.

**50-Foot Buffer Zone Required by Section 115-193(B):**

We note that the Applicant has revised its Preliminary Plan to relocate two of the required buffer zones for tidal wetlands where they now appear to be located entirely on Bay Front property. The new locations of these buffer zones raise the following issues that we believe require further investigation to ensure compliance with applicable authority:

- The location (in addition to the appropriate width – wider is better) of these buffer zones is very important to enable its proper function. We respectfully request that these areas be inspected by independent, qualified and unbiased personnel to determine the actual wetland-dryland boundary from which the proper location can be determined;
- Does this regulatory requirement contemplate locating these buffer zones on Bay Front property without any involvement of or authorization by the property owner;
- Would governmental approval of the location of these buffer zones on Bay Front property impose additional restrictions on Bay Front in the future, and
- Would governmental approval of the location of these buffer zones without compensation constitute an unconstitutional taking of Bay Front property?

**25-Foot Minimum Permanent Setback Around all Wetlands Required by Section 115-25(F)(4):**

We note that the Applicant has revised its Preliminary Plan resulting in an apparent violation of this mandatory minimum permanent setback in and around Lots 10 – 14, 15 – 20, and 38. We believe it is necessary and respectfully requested that further investigation of the revised minimum 25-foot permanent setback be investigated by independent, qualified and unbiased personnel to determine the exact boundaries for this mandatory setback.

**30-Foot Buffer Required by Section 115-25(E)(4) Where Dwellings are to be Located within 50-Feet of an Existing Residential Development:**

We note that the Applicant has revised its Preliminary Plan to propose a 20-Foot buffer pursuant to the definition for a “Forested and/or Landscaped Buffer Strip” set forth in Section 99-5 (Definitions) instead of the 30-foot buffer required by Section 115-25(E)(4) as determined to be required by the Planning & Zoning Department. See P&Z letter of December 9, 2020. We believe that the specific authority, in this case Section 115-25(E)(4), should control over the general authority/definition for a forested buffer set forth in Sections 99-5, 99-6. See Artesian Water Company v. State of Delaware, 330 A.2d 432, 439 (1974) (where one statute is broader than the other, both occupying the same field, the specific controls the general to the extent of any conflict). We also believe that it is appropriate to require the more stringent requirement to more adequately protect the environment and general welfare of the public.

**Clearing of Existing Mature Forested Area:**

The Applicant indicates in its revised Plan that it intends to clear 14.23 forested acres of the existing total forested of 23.08 acres. Generally speaking, the proposed removal of this excessive number of mature trees in a parcel that contains significant wetlands is contrary to both the land use code and the Comprehensive Plan. It is also contrary to the guidance set forth in the Delaware Sediment and Stormwater Program Technical Document that essentially requires an equivalent forested area to the forested area to be cleared be maintained and undisturbed. See Article 3 of the Technical Document, Plan Review and Approval. See also, Section 99-9(C)(5), 115-25(F)(6), and 115-25(F)(8).

**Landlocking Property Owned by Bay Front and the University of Delaware:**

We note that the Applicant indicates that there are no currently existing easements that are required to be indicated in its revised Plan. As we have indicated in our April 6, 2021, letter to Director Holland, we believe Bay Front does have an existing express easement. Additionally, if the proposed application is ultimately approved by the Commission and the Council, without provisions made for land access to our property and the property owned by the University of Delaware, these properties will effectively be landlocked and the value thereof greatly diminished. While the University of Delaware has not yet sought to appear in this matter, the State should have a concern that the value of an asset owned by an institution that is at least partially supported by tax dollars is at risk of being greatly diminished if no accommodations are required or agreed upon.

**It does not appear that the Applicant has made provisions for sidewalks in its revised Plan as is Required by Section 115-25(F)(9):**

We believe that the Applicant should be required to have sidewalks as required by Section 115-25(F)(9).

**Investment Level 4, Infrastructure and General Public Health and Welfare:**

It is the State's intent to discourage additional urban and suburban development in investment Level 4 areas unrelated to agriculture and to the area's needs. It will do so through consistent policy decisions and by limiting infrastructure investment, while recognizing that state infrastructure investments may be appropriate where state and local governments agree that such actions are necessary to address unforeseen circumstances involving public health, safety, or welfare. See Comprehensive Plan, pg. 4-11.

How do the State and Sussex County intend to fulfill their shared obligations to implement the applicable authorities to discourage development in these areas until adequate infrastructure can be built? Also, what would constitute unforeseen circumstances involving the public health, safety or welfare that would trigger infrastructure investment in these areas?

One example of an arguably unforeseen circumstance arising from or exacerbated by the multiple subdivisions approved or under review in the Angola Neck area, to include the proposed Terrapin Island Subdivision, is that both Camp Arrowhead and Angola Roads apparently have been determined to be inadequate to support DART bus service for the residents of this area due to the narrowness of these roads, lack of shoulders and sidewalks and other ADA concerns. This being true, the same limitations or challenges would seem to apply to fire and rescue vehicles as well. Many residents in this area see this as a serious oversight by both the State and the County and one that needs to be remedied as soon as possible to protect the public health, safety and welfare of the local residents. Simply put, the adequacy of the infrastructure should come before the approval of any development.

Thank you for this opportunity to express our views in this matter.

**Best Regards,**

**/signed/**

**Dianne L. Besso**  
**HOA President**  
23255 Horse Island Road  
Lewes, DE 19958  
302-947-9142

cc:

Mr. Nicholas Torrance, Planner I  
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Bay Front at Rehoboth  
Homeowners Association  
*Board of Directors*

April 6, 2021

Constance C. Holland  
Director  
Office of State Planning Coordination (OSPC)  
Haslet Armory  
122 Martin Luther King Jr. Boulevard South  
Dover, DE 19901  
*submitted electronically to [connie.holland@delaware.gov](mailto:connie.holland@delaware.gov)*

Dear Director Holland:

**Re: Salt Cedar Proposed Subdivision for Tax Parcel: 234-18.00-31.00**

This letter relates to the above-referenced proposed subdivision application and its anticipated submission for Preliminary Land Use Service (PLUS) review and comment on those matters within the jurisdiction of the various State Agencies participating in the PLUS review.

The proposed Salt Cedar major subdivision application, submitted by Ribera Development, LLC, was received by the Sussex County Planning & Zoning Office on August 31, 2020. The application reflects that the proposed new subdivision is located on a parcel that is zoned AR-1 and within the Coastal Area (formerly referred to and considered as environmentally sensitive), to include marsh land, will be a cluster development on approximately 32 acres with 42 Lots, with a minimum size of 7,500 sf, and over 14 ½ acres of open space. In this matter, the applicant bears the burden of both producing evidence for the record of compliance with the pertinent Code and Non-Code authorities and the burden of persuading the reviewing authorities that the proposed subdivision will comply with these authorities, applicable standards and the Comprehensive Plan.

Applications for rezoning, conditional use, **site plan review and/or subdivision** within an environmentally sensitive area as determined by a local jurisdiction's Comprehensive Plan are subject to the PLUS review process. See 29 Del C. § 9203(a)(3). Our Preliminary Public Comments to the Preliminary Subdivision Plan, and the and letters we sent to various agencies listed in P&Z's comments are attached for your convenience as Exhibit 1. We respectfully request that you thoroughly review the Exhibit 1 material to understand the potential compliance issues from our perspective that we have identified to date. We believe that a PLUS review is critical in this matter to ensure that a proper public record is developed that addresses all the compliance issues presented and allows for a full and fair evaluation of these issues by the decision-making authorities.



## **Comprehensive Plan:**

All local governments in Delaware (both County and Municipal) are required to prepare and adopt Comprehensive Plans. These plans are reviewed by State Agencies through the Preliminary Land Use Service (PLUS) and certified by the Governor. See 9 Del C. § 6951 et seq.; 22 Del C. § 701 et seq. The current Comprehensive Plan for Sussex County was certified by the Governor in 2018. The Comprehensive Plan is the County's official policy guide for future development-related decisions. Major purposes of the Plan include promoting a collaboration of stakeholders and residents in the planning process and to fulfill the legal requirements of Title 9, Chapter 69, of the Delaware Code. Section 1.4 of the Comprehensive Plan.

An important legal requirement of Title 9, Chapter 69, of the Delaware Code is that **all** land development regulations must be in conformance with the Plan's provisions. See 9 Del. C. § 6904(a). The Comprehensive Plan, as explained more fully below, embodies policy determinations, proposals and guiding principles that are extremely important to decisions that the reviewing authorities will be called upon to make in this matter. It is critically important that the reviewing and decision-making authorities understand and faithfully interpret and apply the zoning and land use regulations to accomplish the provisions in the Comprehensive Plan, to include its Objectives and Goals. See Brohawn v. Town of Laurel, 2009 WL 1449109 (Del. Ch. May 13, 2009) at 9 (Once adopted, a Comprehensive Plan shall have the force of law and no development shall be permitted except as consistent with the Plan). The requirement of regulatory conformity with the Comprehensive Plan is not merely a suggestion, it is required by statute.

Moreover, the Comprehensive Plan for Sussex County contains the following maps that we believe are relevant to a review of the proposed Salt Cedar subdivision:

- Figure 4.2-1 (Existing Land Use)
- Figure 4.2-2 (Developed & Protected Land)
- Figure 4.4-1 (Strategies for State Policies & Spending)
- Figure 4.5-1 (Future Land Use)
- Figure 5.2-3 (Watersheds & Waterways)
- Figure 5.2-4 (Flood Plain & Wetlands)
- Figure 5.2.4.6 (County Flood Inundation Map)

These maps are deemed by statute to have the force of law, and no development shall be permitted except in conformity with the land use map or map series and with County land development regulations enacted to implement the other elements of the adopted Comprehensive Plan. See 9 Del C. §§ 6951(b), 6959(a); Farmers for Fairness v. Kent County Levy Court, 2012 WL 295060 (Ct. of Chancery of Delaware, 1/27/2012) (the land use map or map series has the force of law and the County may not permit development contrary to that provided for in the land use map and regulations enacted to implement other elements of the Comprehensive Plan). But see 22 Del C. § 702(d) (Comprehensive Plan shall have the force of law without limitation to the land use maps). These maps and the corresponding narrative relating thereto, to include the applicable goals and objectives, are very important to a full understanding of the issues presented, how these issues relate to the Comprehensive Plan and the requirements thereof, and should guide the interpretation and implementation of all land use regulations in this matter.

Additionally, through regulation, the County has recognized that the applicability of the Comprehensive Plan is not limited to the land use maps as it requires subdivision applications to take into account proposals of the adopted Comprehensive Plan as appropriate in the area of the proposed development. See § 99-15 (General Requirements & Restrictions). We believe that the following are proposals contained in Chapter 4 and elsewhere of the Comprehensive Plan that relate to land use in the Coastal Area in general and the proposed Salt Cedar subdivision application in particular:

- Manage the impacts of future growth and development to better preserve the quality of life of the County;
- Minimize the adverse impact of future development on existing developments;
- Protect critical natural resources, such as the inland bays and others, by guarding against overdevelopment and permanently preserving selected lands;
- Ensure that new developments incorporate best practices in subdivision design;
- Sussex County will use the future land use plan to update the County's zoning and subdivision codes and help plan for future infrastructure;
- While Coastal Areas are considered growth areas, the County encourages only appropriate forms of concentrated new development in these areas, especially when environmental features are in play;
- The Coastal Area designation suggests that special scrutiny should be applied to spending decisions and development proposals within these areas to ensure these activities are consistent with State and Local development and preservation policies;
- The Coastal Area contains ecologically important and sensitive characteristics as well as other coastal lands which help to absorb flood waters and provide extensive habitat for native flora and fauna. This area also has significant impact upon water quality within the adjacent bays and inlets as well as upon the region's various habitats;
- Any development in the Coastal Area requires that special environmental concerns be addressed;
- Ensure the protection of the natural functions and quality of the County's surface waters, ground waters, wetlands and floodplains;
- Both tidal and non-tidal wetlands have extensive nature and economic value. The boundaries of wetland areas must be accurately determined by qualified professionals prior to site plan reviews or before any County permits are used;
- The County will consider evaluating the County's buffer requirements for wetlands and, based on the type of wetland, will consider establishing a minimum buffer distance for adequate protection efforts. These distances would be consistent with adequate and optimal distances established by DNREC;
- Floodplains have been recognized for their stormwater storage functions and their inherent risks to life and property, resulting in a variety of restrictions and regulations over new development;
- Ensure the protection of the natural functions and quality of the County's surface waters, groundwater, wetlands, and floodplains;
- Better manage stormwater runoff to preserve water quality;
- Reduce flooding and erosion;
- Areas where future development is inappropriate is coastal wetlands, water bodies and the 100-year floodplain; and,
- Creation of the Coastal Area land use classification is to address development pressures and unique environmental characteristics of this area.

Sussex County is required to amend its official zoning map or maps within 18-months of its adoption of a Comprehensive Plan to rezone all lands in accordance with the uses and

intensities of use provided for in the future use element for the County. See 9 Del C. § 6960. We believe that many, if not all, of the above proposals contained in Chapter 4 (Future Land Use) and elsewhere in the Comprehensive Plan also constitute the “uses and intensities of use” that are referred to in § 6960 and should be considered as such and applicable to the proposed Salt Cedar subdivision application notwithstanding whether the County has fully accomplished the required amendment of its official zoning maps or maps to reflect these uses and intensities of use.

## **Federal & State Protection of Wetlands:**

### **Federal Wetland Protections**

There are five Federal Agencies that share the primary responsibility for protecting the wetlands, to include: The DoD Corps of Engineers, the Environmental Protection Agency (EPA), the Department of the Interior – U.S. Fish and Wildlife Service (FWS), the Department of Commerce – the National Oceanic and Atmospheric Administration (NOAA) and the Department of Agriculture – Natural Resource Conservation Service (NRCS). Each of these Agencies have a different mission and focus for wetland protection. The Corp’s duties are related to navigation and water supply. The EPA’s authority is related to protecting wetlands primarily for their contribution to the chemical, physical and biological integrity of our Nation’s waters. The FWS focus is on managing the fish and wildlife game species and threatened and endangered species. NOAA’s role is to manage the Nation’s coastal resources. The NRCS primarily focuses on wetlands affected by agricultural activities. We believe that the Corps of Engineers and the EPA will have the primary Federal jurisdictional responsibilities that relate to the proposed Salt Cedar Subdivision application.

The Corps of Engineers and the EPA, among other duties, implement Section 404 of the Clean Water Act, which regulates the discharge of dredged or fill material into navigable water. 33 U.S.C. § 1344. While the relatively new Navigable Waters Protection Rule, effective on June 22, 2020, has arguably reduced the scope of protection for wetlands that existed prior to the adoption of the new rule, we believe that the proposed Salt Cedar subdivision is located on wetlands that still qualify as jurisdictional waters that require participation in this matter by these Agencies.

The four categories of jurisdictional waters of the U.S. (WOTUS) include territorial seas and traditional navigable waters, tributaries, lakes, ponds and impoundments, and adjacent wetlands. Adjacent wetlands are jurisdictional if they meet the following criteria:

- When it physically touches another jurisdictional WOTUS;
- When it is separated from a jurisdictional WOTUS by only a natural berm, bank, or dune;
- When it is inundated by flooding from a jurisdictional WOTUS in a typical year; and,
- When it is physically separated from a jurisdictional WOTUS by an adjacent artificial dike, barrier, or similar structure, but a direct hydrologic surface connection persists between the wetland and the jurisdictional WOTUS in a typical year, such as through a culver, flood or tide gate, pump, or similar artificial feature.

We believe that most, if not all, of the wetlands located on the proposed subdivision parcel will meet the criteria for jurisdictional adjacent wetlands.

We also note that a recent decision by the U.S. Supreme Court in County of Maui, Hawaii v. Hawaii Wildlife Fund, 140 S.Ct. 1462 (2020) determined that the Section 402 National Pollutant

Discharge Elimination System (NPDES) program applies when there is the functional equivalent of a direct discharge from a point source (i.e., any discernible, confined and discrete conveyance) through groundwater into navigable waters. Since the Clean Water Act defines the term "pollutant" broadly, we believe that the stormwater discharge associated with the construction activity that would take place if the proposed Salt Cedar subdivision were approved would implicate the NPDES program requirements. See 40 C.F.R. Part 122; 7 Del C. Ch. 60.

### **State Wetland Protections**

Tidal wetlands within Sussex County are protected by State Law. Section 404 of the Federal Clean Water Act regulates tidal and freshwater wetlands. Sussex County requires a wetland statement prior to final site plan approval and a wetland delineation if wetlands are present. Both tidal and non-tidal wetlands have extensive natural and economic value. The boundaries of wetland areas must be accurately determined by qualified professionals prior to site plan reviews or before any County permits are used. Section 5.2.4.3 of the Comprehensive Plan.

We suggest that the location of the proposed subdivision requires rigorous application of all pertinent authorities designed to protect the wetlands. In this regard, we understand that the State's role in wetland protection is primarily governed by Title 7 of the Delaware Code and the implementing regulations contained in Title 7 of the Administrative Code. We believe the following code and administrative code provisions and regulations are relevant to a review of the proposed Salt Cedar Subdivision application:

#### Erosion and Sedimentation Control (7 Del C., Ch. 40; 7 Del. Admin. C § 5101):

The Delaware legislature has found that erosion and sedimentation continue to present serious problems throughout the State, and the removal of a stable ground cover in conjunction with the decrease in the infiltration capabilities of soils resulting from the creation of additional impervious areas such as roads and parking lots has accelerated the process of soil erosion and sediment deposition resulting in pollution of waters of the State. 7 Del C. § 4001(a); 7 Del. Admin. C § 5101 (1.1). To address this serious problem, the Delaware legislature mandated the creation of a statewide comprehensive and coordinated erosion and sediment control and stormwater management program to conserve and protect land, water, air and other resources of the State. This program shall be consistent with and coordinated with other environmental programs implemented by the Department such as wetlands and groundwater protection. 7 Del C. § 4001(b).

#### Flood Mitigation Standards (7 Del C. Ch. 44); DNREC Floodplain Management Program:

Floodplains encompass land areas adjacent to streams and waterways that are prone to flooding. Floodplains have been recognized for their stormwater storage functions and their inherent risks to life and property, resulting in a variety of restrictions and regulations over new development. Section 5.2.4.4 of the Comprehensive Plan.

The stated purpose of Chapter 44 is to promote the health, safety and general welfare; and to protect human life, health and welfare; encourage the utilization of appropriate construction practices in order to prevent or minimize flood damage in the future; minimize flooding of water supply and sanitary sewage disposal systems; maintain natural drainage; reduce financial burdens imposed on the State, local community, its governmental units and its residents, by discouraging unwise design and construction of development in areas subject to flooding; minimize the need for rescue and relief efforts associated with flooding and generally

undertaken at the expense of the general public; minimize prolonged business interruptions; minimize damage to public facilities and other utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges; reinforce that those who build in and occupy special flood hazard areas should assume responsibility for their actions; minimize the impact of development on adjacent properties within and near flood prone areas; provide that the flood storage and conveyance functions of the floodplain are maintained; minimize the impact of development on the natural and beneficial functions of the floodplain; prevent floodplain uses that are either hazardous or environmentally incompatible; and improve drainage standards to reduce threats to community welfare.

7 Del. C. § 4403 requires the Secretary to develop guidance and minimal standards for improving floodplain management and drainage. We believe the assistance available and provided in this area is critical to the evaluation of the proposed subdivision.

Environmental Control (7 Del C. Ch. 60) 7 Del. Admin. C § 7201:

This chapter requires a permit before undertaking any activity which may cause or contribute to discharge of a pollutant into any surface or groundwater. See 7 Del C. § 6003(a)(2). The Secretary may hold a public hearing on any application for a permit upon a meritorious request for a hearing. See 7 Del C. § 6004(b).

Wetlands (7 Del C. Ch. 66) 7 Del. Admin. C § 7502:

The stated purpose of this chapter includes a declaration that much of the wetlands of this State have been lost or despoiled by unregulated dredging, dumping, filling and like activities and that the remaining wetlands of this State are in jeopardy of being lost or despoiled by these and other activities; that such loss or despoilation will adversely affect, if not entirely eliminate, the value of such wetlands as sources of nutrients to finfish, crustacea and shellfish of significant economic value; that such loss or despoilation will destroy such wetland habitats for plants and animals of significant economic and ecological value and will eliminate or substantially reduce marine commerce, recreation and aesthetic enjoyment; that such loss or despoilation will in most cases, disturb the natural ability of wetlands to reduce flood damage and adversely affect the public health and welfare; that such loss or despoilation will substantially reduce the capacity of such wetlands to absorb silt and will thus result in the increased silting of channels and harbor areas to the detriment of free navigation. It is hereby determined that the coastal areas of Delaware are the most critical areas for the present and future quality of life in the State and that the preservation of coastal wetlands is crucial to the protection of the natural environment of these coastal areas. Therefore, it is declared to be the public policy of this State to preserve and protect the productive public and private wetlands and to prevent their despoilation and destruction consistent with the historic right of private ownership of lands (private ownership rights of wetlands are subject to public regulation to prevent harm to the public).

Non-Tidal Wetland Standards (7 Del C. Ch. 66A); 7 Del. Admin. C §§ 7401, 7403, 7404:

It is the stated purpose of this chapter to promote public health, safety, and general welfare through the conservation and restoration of nontidal wetlands, which provide significant public value and critical ecological functions through the mitigation and prevent of flood damage, provision of wildlife habitat, removal of pollutants from water resources, and reduction in costs for governments, residents and businesses that result when wetlands are degraded.

We understand that the above authorities and many of the environmental issues we are concerned about fall almost exclusively within the jurisdiction of DNREC. In this regard, please review our January 12, 2021, letter to Secretary Garvin wherein we set forth our concerns in some detail and request the Department's careful review of the issues presented in this matter. See Exhibit 2.

### **Suitability of Land Determination & Limitations Imposed by Hydric Soils:**

In a November 2020 letter to the Director of the Planning and Zoning Department for Sussex County, the U.S. Department of Agriculture provided a soil survey report that identified the types of soils present on the land that the applicant seeks to develop. See Exhibit 2. You will note that, with the exception of the Runclinet loamy sand, with 2-5 percent slopes, the report revealed that the other four types of soils present on the land are deemed to fall into the "very limiting" class, presumably because of their hydric or hydric inclusion nature. We understand that these soils, if not appreciably modified, have a high risk for their use for development. Special design, a significant increase in construction cost, or an appreciably higher maintenance cost is required for satisfactory performance over an acceptable period of time.

Understanding the capabilities and limitations of the different types of soil is essential for responsible land use decision-making in general and especially where a proposed development is on land that is largely within the flood plain and contains substantial wetland areas. Decisions regarding suitability of the soil for its intended uses and what, if any, mitigation methods might be appropriate to address the soil limitations presented as well as the need to address storm events and maintaining the proper functioning of the floodplain and wetlands flows from and demand such an understanding. While we appreciate the complexities involved in such suitability determinations, we are also mindful and concerned of the potential severe consequences of decisions made in this area.

Sussex County has enacted regulations that permit it to reject a subdivision application where it is determined that the land is unsuitable for such development unless adequate methods for mitigation of the problems presented have been proffered by the developer and approved by the County Engineer. See § 99-16A of the County Code. We believe that this provision may be implicated in this matter if the applicant is unable to establish that the land is in fact suitable for its intended use in accordance with any mitigation efforts deemed necessary and satisfactory to the County Engineer. We note that a Court in another jurisdiction upheld a local planning commission decision to reject a subdivision application based on the application of an almost identical regulation finding that the regulation provided sufficiently detailed standards to apply and that were reasonably adequate to enable those affected to know their rights and obligations. See Jackson, Inc. v. Planning & Zoning Commission of the Town of Avon, 982 A2d 1099, 1164 (2009).

Other jurisdictions have also determined that the developer has a duty to exercise reasonable care to ensure that the subdivided lots are suitable for construction of some type of ordinary, average dwelling house and to disclose to the purchaser any conditions, such as hydric soil, he knew or reasonably should have known make the lots unsuitable for residential dwelling. See Anderson v. Bauer, 681 P.2d 1316, 1323 (1984); Loveland v. Orem City Corp., 746 P.2d 763, 769 (1987); Smith v. Frandsen, 94 P.3d 919 (2004); Yard v. Woodside Home Corp. 143 P.3d 283, 288 (2006).

### Delaware Uniform Common Interest Ownership Act, 25 Del.C. § 81-101 et seq.

Presumably, if approved, the Salt Cedar development will be a common interest community that will be subject to DUCIOA once the Declaration is recorded or the community is otherwise deemed created. From a planning perspective, there are multiple provisions that arguably warrant consideration even before the creation event. Some of these include:

- 81-108 (Supplemental General Principles of Law Applicable);
- 81-113 (Obligation of Good Faith);
- 81-114 (Remedies to be Liberally Administered);
- 81-205 (Contents of Declaration);
- 81-209 (Plats and Plans)
  - 81-209(b)(5) (A legally sufficient description of all easements serving or burdening any portion of the Common Interest Community; and,
  - 81-209(c) (Location of any Improvements Contemplated and Labelled as “Must be Built” or “Need not be Built”).

As we discuss below, a primary matter of importance for our community is the preservation of land access to our property located on the Rehoboth Bay pursuant to an express easement. Sussex County regulation, § 99-20 and 25 Del. C. § 81-209(b)(5) both relate to the identification and preservation of easements.

#### Matters of Primary Importance to Bay Front:

1. Retaining land access to Bay Front beach located on Rehoboth Bay Pursuant to an Express Easement.

In accordance with a recorded deed, dated September 2004, between Dorothy K. Warwick and Bay Rose Homes (the Bay Front at Rehoboth original developer) Bay Front has been granted an easement for purposes of ingress and egress via a 9-foot dirt road running through the Applicant's land to the West Bay community for purposes of ingress and egress to our beach property. See Exhibit 3 (Warwick/Bay Rose deed and 1984 USGS topographical map showing road as only access to beach). A finding of an express easement is proper if the deed contains plain and direct language evidencing the grantor's intent to create a right in the nature of an easement. See Black v. Staffieri, 2014 WL 814122 (Del. Feb. 27, 2014); Acierno v. Goldstein, 2005 WL 3111993 (Del. Ch., Nov. 16, 2005). The language in the deed is remarkably clear about the existence of our easement via the 9-foot dirt road running through the Applicant's land to the West Bay Community.

The absence of any other 9-foot dirt road or any other means of land access to our beach property at the time of the deed transferring the property to Bay Front also makes the circumstances surrounding the creation of this easement clear: **the avoidance of a landlocked property**. See Walker v. Ayres, 622 A.2d 1097 (1993) (water access was not a reasonable substitute for land access due to the shallowness of the water). An easement granted expressly by deed should be interpreted to give effect to the intention of the parties ascertained from the language used in the instrument, or the circumstances surrounding the creation of the easement, and to carry out the purpose for which it was created. Restatement (Third) of Property (Survitudes) Section 4.1. Once an easement is recorded, it runs with the land and burdens the servient estate's successors.

We understand and appreciate that the owner of a servient estate burdened by an easement in favor of a dominant estate may use the premises as they choose so long as they do not interfere with the proper and reasonable use by the owner of the dominant estate. See Vandeleigh Industries, LLC v. Storage Partners of Kirkwood, 901 A.2d 91, 96 (2006). The Applicant's proposed subdivision, however, fails to recognize our easement at all. An easement cannot be deemed to have been abandoned unless the person holding the benefit of the easement communicates to the party burdened by the easement a clear intention to modify or abandon the easement. Restatement (Third) of Property (Servitudes) Section 7.6. We have not communicated with the Applicant nor with any prior owners of the servient estate for the purpose of expressing a clear intent to abandon our easement.

There may be, however, a solution to this issue satisfactory to both parties. We note that the well-established general rule is that an easement may not be relocated without the consent of the owners of both the dominant and servient estates. See Edgell v. Divver, 402 A.2d 395, 397-398 (1975). In the interest of comity, we would be open to a discussion concerning the relocation of our easement if such relocation would further the needs of the Applicant and provided and contingent upon the preservation of our easement and the important purpose it serves.

## 2. Flood risk prevention and Stormwater management during construction and post-construction.

It is beyond cavil that development and sprawl in Sussex County have reduced the capacity of the land to absorb water resulting in increasingly greater runoff from storm events and the severe health and economic consequences that flow therefrom. Under generally accepted global warming scenarios, these storm events will likely be more frequent and severe in the future. While we recognize that wetland development pressures are intense and increasing, residents of Sussex County should still be able to rely upon proper land use planning and rigorous implementation of existing standards enacted to protect the environment and prevent or mitigate flood damage now and in the future. "[L]anguage in Sussex County's subdivision ordinance [cite] mandates that subdivision approval include consideration of minimal use of wetlands and floodplains; preservation of natural features; minimization of tree vegetation and soil removal; prevention of surface and groundwater pollution; minimizing of erosion, sedimentation, changes in groundwater levels, runoff, and potential for flooding and effects on waterways." See Protecting Delaware's Natural Heritage, Section II, Delaware's Law, Policy and Management: Opportunities for the Conservation of Biological Diversity at p. 41 with citation to Section 99-9. The proposed subdivision is located on land that is frequently flooded and, if approved, will present many engineering challenges to address the flooding problems that will occur with the development of this land. See Exhibit 4 (photos of flooding and forest). If approved, it is essential that we avoid the kind of flooding and drainage problems that the Court discussed and determined to have resulted from a faulty stormwater management system. See Robinson v. Oakwood Village, LLC (Del. Ch. 2017).

## 3. Open space, setbacks, boundaries, forested/landscaped buffers and preservation of mature health trees.

These items are part and parcel of the mitigation actions that are required by regulation for subdivision development on land such. In this regard, the developer is also required to take into account pertinent proposals of the Comprehensive Plan. See Section 99-15(A). While we anticipate that the representation of some of these features will change as the Applicant will likely make modifications to its preliminary submission in response to the December 9, 2020, P&Z letter, and any future input it receives from the P&Z Department, local and State agencies, PLUS review and public record comments, we believe that adequately



addressing these items is very important to preventing serious adverse consequences in general and mitigating our concerns about flooding, drainage and the adverse impact on the environment in particular. Matters respecting these items known at this time include:

a.) In its December 9, 2020, letter to the developer, the Planning & Zoning Department observed that Lots 7-10, 21-27 and 39 "appear to be within 50' of a neighboring subdivision [Bay Front] [ ]" requiring, pursuant to § 115-25(E)(4), one of three actions: (a) a planting strip at least 30 feet wide near the property line which shall include two canopy trees, four understory trees and 10 shrubs per 100 linear feet of buffer; (b) a landscaped rolling berm at least four feet in height designed with durable materials; or (c) a solid fence or wall a minimum of six feet in height designed with durable materials, texture and colors compatible with adjacent residential development. We believe that Lots 40-42 are similarly subject to the requirement imposed by § 115-25(E)(4) as these Lots are also within 50' of Bay Front property. Of the three options, we believe the minimum 30-foot wide buffer would be the most appropriate option for all the proposed Lots identified as being subject to Section 115-25(E)(4) given the proximity of these Lots to the wetlands and our property. We further believe that requiring the widest possible buffer between Lots 39-42 and our property should be required in any event as these Lots will abut the wetlands located on our property and which drain directly into the Rehoboth Bay;

b.) The Salt Cedar parcel contains significant areas of wetlands and its close proximity to the Rehoboth Bay makes any development of this land a serious threat to the health of the wetlands and the waters of Rehoboth Bay. We understand that riparian buffers are a proven and effective tool to address the threat. Riparian buffers serve several important functions: protecting and improving water quality; protecting and improving wildlife habitat and biodiversity, preserving floodplains and wetlands, protecting against erosion, and providing recreational and aesthetic value. See DNREC Pamphlet Delaware's Riparian Buffers: Building a line of defense to protect our state's waters; Wetland Monitoring & Assessment Program Blog. The Comprehensive Plan also recommends that there be a range of wetland buffer widths that would be required based on location and context. See Comprehensive Plan, Strategy 5.3.1.3. The wider the buffers the better to ensure that the greatest amount of pollution is kept out of the wetlands and waterways. We believe that maintenance and/or the creation of riparian buffers should be a required mitigation component where any proposed improvements are located this close to the wetlands and Rehoboth Bay;

c.) Sussex County Land Use regulation calls for the preservation of healthy mature trees. See Sections 99-9(C)(5); 115-25(F)(6); 115-25(F)(8). Preservation of land and healthy mature trees in connection with the proposed cluster subdivision is critically important to protecting the wetlands and the environment. Deforestation can reduce or eliminate the ability of a wetland to reduce flood peaks. Retaining forest vegetation, on the other hand, can help retain the ability of the soil to absorb runoff water and reduce peak flows. See Forested Wetlands: Functions, Benefits and the Use of Best Management Practices, USDA Forest Service Publication. DNREC has determined that retaining or adding trees in the land use context results in significant environmental benefits, to include: reducing stormwater runoff and flooding by intercepting and storing rainwater, improving water quality by filtering surface runoff and improving filtration, improving air quality by absorbing pollutants through the leaves of trees, shading buildings and pavement, reducing energy demand for cooling in the summer, buffering buildings from the wind, reducing energy demand for heating in winter, capturing carbon dioxide from the atmosphere and storing it in plant tissues and soil, reducing soil erosion by diminishing the volume and velocity of rainfall as it falls through the canopy, lessening the impact of raindrops on bare surfaces, and increasing the aesthetic value and property values. See A Delaware Guide to Using Natural Systems in Urban, Rural, and Coastal Settings, DNREC Publication.

Regulatory recognition of these benefits can also be found in the technical guidance. See Delaware Sediment & Stormwater Program Technical Document ( "[f]or forest clearing of 1.0 acres or greater, a forested area equivalent to the forested area cleared will remain undisturbed on the parcel). We urge the reviewing and decision-making authorities in this matter to take seriously the regulatory requirement to preserve healthy mature trees on this parcel and to require the Applicant to present a detailed plan that will demonstrate its conservation efforts in this matter..

#### **DNREC Should Request a Site Visit:**

We urge DNREC to request a site visit prior to finalizing its input and comments to the subject application in order to fully understand the multitude of issues and challenges presented by the significant wetland and wooded areas located on the Applicant's land and for purposes of identifying any rare or endangered species and breeding marsh birds. A talented, albeit amateur, wildlife photographer and resident of Bay Front has taken pictures of much of the wildlife in this area, to include the following marsh birds: Green Herons, Bald Eagles, Osprey, Glossy Ibis, Greater Yellowlegs, Lesser Yellowlegs, Great Egret, Snowy Egret, Great Blue Heron, Common Loons, Hooded Mergansers, Barn Swallows, Buffleheads, American Black Duck, Laughing Gulls, and Terns.

#### **Conditions to Approval:**

The Sussex County Planning and Zoning Commission has the authority to add conditions to approval of any cluster subdivision development to protect adjacent properties and the natural environment. See § 115-25(F)(4); see also, Tony Ashburn & Sons v. Kent County Regional Planning Commission, 962 A.2d 235, 242 (2008) (the Commission may condition its approval of a subdivision application on non-code factors, such as agency recommendations and concerns regarding the health, safety and welfare of the community). We urge the reviewing and decision-making authorities in this matter to consider imposing the following conditions to approval:

- The Applicant should be required to provide, among other conditions to approval deemed appropriate, a bond or letter-of-credit to guarantee the availability of sufficient funds to address any adverse impact to our community that may occur within a reasonable period of time after completion of construction;
- The Applicant should be required to recognize and provide our community with a means of vehicle access across the Applicant's land to our beach property in accordance with our express easement contained in the deed to this property and to otherwise avoid landlocking our property and the property owned by the University of Delaware that could be served via the same easement;
- In accordance with peer reviewed scientific literature, which shows an adequately sized buffer that effectively protects wetlands in most circumstances is about 100' in width, the Applicant should be required to leave intact a minimum 100-foot buffer around the perimeter of the forested wetlands to adequately protect the function and integrity of the significant wetlands on the Applicant's land it seeks to develop;
- Given the benefits of trees in erosion control and flood abatement, tree removal for construction activities and stormwater management should be limited and, as a condition to approval, any tree removal and soil disturbance should be restricted to the footprint of homes and infrastructure;

- The Applicant should be required to maintain inputs to natural wetlands at pre-construction levels without causing either increases or decreases in the water level; and,
- Any other conditions to approval the PLUS review determines is appropriate to protect the environment, adjacent communities and the health, safety and welfare of the general community.

### **Conclusion**

We greatly appreciate the substantial subject matter expertise made available in connection with a PLUS review and believe it is critically important to a full and fair evaluation of the proposed Salt Cedar Cluster Subdivision Application. Through its review and ability to make comments and recommendations, PLUS has the opportunity to ensure that any development on this environmentally sensitive land will fully comport with applicable law, regulation and the Comprehensive Plan. Its recommendations can also serve as the basis for conditions for approval that can be required of the Applicant in the event the application is ultimately approved by the Commission and thereby ensure that the appropriate balance of interests take place.

**Best Regards,**

**/signed/**

**Dianne L. Besso**

**HOA President**

23255 Horse Island Road

Lewes, DE 19958

302-947-9142

cc:

Mr. Nicholas Torrance, Planner I

Sussex County Planning & Zoning Office

2 The Circle, P. O. Box 417, Georgetown, DE 19947

[nicholas.torrance@sussexcountyde.gov](mailto:nicholas.torrance@sussexcountyde.gov)

Respectfully request this letter and attached Exhibits be inserted in the Public Record in the Salt Cedar matter.

Attachments:

Exhibit 1 (Preliminary Public Comment & Letters to Agencies)

Exhibit 2 (1/12/21 Letter to DNREC Secretary)

Exhibit 3 (Warwick-Bay Rose Deed & 1984 USGS map showing dirt road as only access)

Exhibit 4 (Photos showing recent flooding & wooded areas)

**Exhibit 1**

*Board of Directors*

**INITIAL PUBLIC COMMENT**  
**IN RE: Salt Cedar Subdivision Application**  
**File No. 2020-13 202010371**

It is respectfully requested that these preliminary comments be associated with the public record in this matter for review and consideration by the Planning and Zoning Department, State Agencies, the Planning and Zoning Commission and the Sussex County Council.

Our intent at this pre-hearing stage of the subdivision application review process is to identify issues, provide brief arguments regarding issues of importance to Bay Front and assist the County in establishing a public record that will permit fair and reasoned decision-making in compliance with the applicable rules.

We also anticipate submitting additional comments as the review process moves forward, additional evidence is added to the record and issues are clarified and narrowed.

**I. Role of the Zoning and Planning Commission**

The Zoning and Planning Commission was established “[f]or the purpose of promoting the health, safety, prosperity and general welfare, as well as the purpose of securing coordinated plans for land use, transportation, public facilities and utilities and public works expenditures in that portion of Sussex County which is not included within the corporate limits of any city or town, . . . . 9 Del. C. § 6802.

Since its establishment, the Commission has played a significant role in decisions respecting smart growth that will ensure that the public health and welfare is protected and that any proposed development having a demonstrable adverse impact on the people and the environment will not be permitted.

In a Commission brochure published in February 1970, one of the objectives of the Commission was stated as follows:

Tidal bay and ocean front development should be carefully regulated and limited. The shoreline is a major natural resource of Sussex County and should be used wisely for the maximum long-term benefit of the people. The potential profit from real estate transactions and land development here is creating intensive pressure upon this limited, rather fragile natural resource. It will be a major responsibility of the Planning and Zoning Commission to strictly control shoreline development and insure sound development design.”

Green et al v. County Planning and Zoning Commission of Sussex County, 340 A2d 852, 857 (1974). Achieving this objective is even more important today as our State’s shoreline, wetlands and coastal environment, as well as our infrastructure and tourism-based economy, continue to be threatened and negatively impacted by over-development.

## II. Salt Cedar Subdivision Application

The proposed Salt Cedar major subdivision application, submitted by Riber Development, LLC, was received by the Sussex County Planning & Zoning Office on August 31, 2020. The application reflects that the proposed new subdivision is located on a parcel that is zoned AR-1 and considered to be in the Coastal Area (formerly referred to and considered as environmentally sensitive), to include marsh land, will be a cluster development on approximately 32 acres with 42 Lots, with a minimum size of 7,500 sf, and over 14 ½ acres of open space.

The applicant bears the burden of both producing evidence required by Code and Non-Code authorities and the burden of persuading the reviewing authorities that the proposed subdivision will comply with applicable code and the Comprehensive Plan.

As explained more fully below, the applicant has not, at this time, met its burden of producing the evidence required by Code and Non-Code authorities to permit a full and fair evaluation of the proposed development.

## III. Salt Cedar Subdivision Application appears to be subject to the State Preliminary Land Use Service (PLUS) Process

The Salt Cedar Subdivision Application concerns land that has been determined by the County to be located in the Coastal Area (formerly referred to as an environmentally sensitive area) in accordance with the Comprehensive Plan. Applications for rezoning, conditional use, **site plan review and/or subdivision** within an environmentally sensitive area as determined by a local jurisdiction's Comprehensive Plan are subject to the PLUS process. See 29 Del C. § 9203(a)(3).

## IV. Sussex County Code – Incomplete/Non-Responsive Application

### Chapter 115 – Zoning:

The stated legislative purpose for AR-1 zoning is to, among other things, protect watersheds, water resources, forest areas and scenic values and, at the same time, to provide for low-density residential development. The AR regulations seek to prevent untimely scattering of more-dense urban uses, which should be confirmed to areas planned for efficient extension of public services. See Section 115-19.

Cluster development is, in part, governed and limited by Section 115-25. Unfortunately, the application appears to be incomplete with respect to information relating to several issues presented by the rules and requirements contained in this Section. Examples of these rules and requirements that we believe require the submission of additional information by the Applicant before any compliance analysis can be accomplished, include:

- Adequate transition in density or thirty-foot buffer, See Section 115-25 (E)(4);
- Plan for management of open space, See Section 115-25(F)(2);
- Total Environment and design which are superior, See Section 115-25(F)(3)(a);
- Reasonable judgment of the Planning Commission, See Section 115-25(F)(3)(a);
- Homes are to be clustered on the environmentally suitable portions of the tract, specifically those portions of the tract least encumbered by sensitive environmental features, See Section 115-25(F)(3)(a)(1);
- A minimum of 25 feet of permanent setback must be maintained around the outer boundaries of all wetlands . . . . No buildings or paving shall be placed within these setbacks, See Section 115-25(F)(a)(4);
- Stormwater management shall be designated to promote groundwater recharge, See Section 115-25(F)(a)(5);

- Removal of healthy mature trees shall be limited, See Section 115-25(F)(a)(6);
- Scenic views that can be seen from within the tract should be preserved to the greatest extent possible, See Section 115-25(F)(a)(7);
- The applicant for a cluster development shall illustrate that the following sequence and process was followed in the site design of the cluster project, See Section 115-25(F)(a)(8);
- The cluster development plan will preserve the natural environment and any historic or archeological resources, See Section 115-25(F)(b); and,
- All of the items of Ordinance Number 1152 have been addressed and approval of the cluster option for the proposed development will not have an adverse effect on any of the items to be considered, See Section 115-25(F)(c).

It is respectfully requested that the Applicant, prior to the scheduling of any hearing, be required to provide the information needed to evaluate compliance with these Code provisions in narrative form and that the public be given at least another 30-days to provide any comments to these submissions and the application as clarified or modified.

#### Chapter 99 – Subdivision of Land:

The stated purpose of this Chapter is to promote and protect the health, safety, convenience, orderly growth and welfare of the citizens of the County; to assist in the proper development, conservation of property values and use of land in the County. See Section 99-3.

Unfortunately, the application appears to be incomplete with respect to information required and necessary for a proper evaluation of this proposed subdivision cluster development and its compliance with the provisions of this Chapter. Examples of the requirements that need further information or clarification, include:

- General Requirements and Restrictions, See Section 99-6;
- Public Hearing or Preliminary Plat Approval or Disapproval, See Section 99-9C;
- General Requirements and Restrictions, See Section 99-15;
- Suitability of Land, Preservation of Natural Features, See Section 99-16;
- Street Layout, See Section 99-17;
- Easements, See Section 99-20
- Information to be Shown, See Section 99-23; and,
- Supporting Statements, See Section 99-24.

It is respectfully requested that the Applicant, prior to the scheduling of any hearing, be required to provide the information needed to evaluate compliance with these Code provisions in narrative form and that the public be given at least another 30-days to provide any comments to these submissions and the application as clarified or modified.

## **V. Comprehensive Plan**

On December 4, 2018, the Sussex County Council adopted a new Comprehensive Plan. The effect of adopting this Plan is that all land development regulations must be in conformance with the Plan's provisions. See 9 Del. C. § 6904(a). The Comprehensive Plan, as explained more fully below, embodies policy determinations and guiding principles that are extremely important to decisions that the reviewing authorities will be called upon to make in this matter. It is critically important that these reviewing and decision-making authorities understand and faithfully interpret and apply the zoning and land use regulations to accomplish the Comprehensive Plan's Objectives and Goals. See Brohawn v. Town of Laurel, 2009 WL 1449109 (Del. Ch. May 13, 2009) at 9 (Once adopted, a Comprehensive Plan shall have the force of law and no development shall be permitted except as consistent with the Plan).

A brief list of some of the more relevant provisions of the Comprehensive Plan follow:

## Chapter 4 (Future Land Use)

The Future Land Use Chapter is the centerpiece of the Comprehensive Plan. The Chapter creates a framework for achieving the Comprehensive Plan's overall vision and determining future development priorities.

Coastal Area – Sussex County has designated the areas around Rehoboth Bay, Indian River Bay, and Little Assawoman Bay (the Inland Bays) as Coastal Areas. The Plan expressly recognizes that current environmental protections may be inadequate and urges the County to revisit this matter to improve its regulatory standards.

The Coastal Area contains ecologically important and sensitive characteristics as well as other Coastal lands which help to absorb flood waters and provide extensive habitat for native flora and fauna. This area also has significant impact upon water quality within the adjacent bays and inlets as well as upon the region's various habitats.

The Plan acknowledges that implementation of the Chapter's goals, objectives and strategies for future land use is critical to success and accomplishing the Plan's vision. Some of these relevant goals include:

Goal 4.1 – Manage the impacts of future growth and development to better preserve the quality of life of the County.

Goal 4.4 – Minimize the adverse impact of future development on existing development.

Goal 4.6 – Recognize the importance of the Inland Bays.

## Chapter 5 (Conservation)

Chapter 5 addresses the conservation measures that Sussex County and others are and should consider undertaking to protect the area's ecology.

Goal 5.1 – Preserve, maintain, and enhance the natural resources and natural systems in the County.

Goal 5.2 – Encourage protection of farmland and forestland.

Goal 5.3 – Ensure the protection of the natural functions and quality of the County's surface waters, ground waters, wetlands and floodplains.

The Comprehensive Plan will have little or no meaning if the reviewing and decision-making authorities do not interpret and apply the zoning and land use regulations to accomplish the objectives and goals of the Comprehensive Plan.

Also, taken together, the above provisions and others, make it abundantly clear that the Comprehensive Plan requires consideration of the cumulative impact of individual subdivision applications as part of the review process. We respectfully urge the County to interpret and apply the current zoning and land use regulations as broadly as possible to address the cumulative and adverse impact of individual subdivision applications, as required by the Comprehensive Plan.

## VI. Other Authorities

The American Planning Association:



In February 2015, the American Planning Association (APA) convened a two-day symposium which brought together subject matter experts, representatives of the Association of State Floodplain Managers, and the Federal Emergency Management Agency. As a result of this symposium, the APA developed five general principles for mitigating flood hazards within subdivision design. These five principles follow:

1. Maintain natural and beneficial functions of the floodplain;
2. Adopt a No Adverse Impact approach to floodplain management;
3. Avoid new development in the floodplain whenever feasible;
4. Focus on data-driven decision making, using the best available data to assess risk and inform decisions; and,
5. Consider future conditions of the floodplain, including development impacts and climate change.

The above principles are also contained, in large part, in the Comprehensive Plan.

According to the Delaware Flood Planning Tool, the applicant's land is in the FEMA designated 100-year floodplain. We respectfully suggest that the applicant's proposed subdivision development requires the reviewing and approving authorities to focus on the adverse impacts that this proposed development may have on the floodplain and determine whether the proposed development can be avoided in whole or in part due to the adverse impacts on the floodplain.

## **VII. Major Issues for Bay Front Presented by the Salt Cedar Subdivision Application**

In accordance with Section 115-25(F)(4), the Sussex County Planning and Zoning Commission may add conditions to the approval of any cluster development to protect adjacent properties and the natural environment. We respectfully request and expect that the Commission at the appropriate time will involve Bay Front and other parties having an interest in this matter to discuss any conditions under consideration in general and with respect to the issues identified and set forth below in particular. We will also likely identify other issues as we learn more about this proposed cluster subdivision.

### **1. Easements.**

Section 99-20 requires applicants to clearly identify all easements and also prohibits the applicant from erecting any building, structure or other permanent obstruction from being placed on any easement.

The proposed subdivision application ignores the existence of an express easement Bay Front has and intended to provide repair and maintenance access to our beach area, adjacent to the Applicant's property, as reflected in language contained in the deeds to Bay Front's property. See Exhibit 1.

The generic statement contained in the Applicant's deed for parcel number 2-34 18:00 31:00, that the land is "subject to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds . . .", is not helpful to anyone and consequently we maintain that the Applicant's obligations under Section 99-20 have not been met. See also, 25 Del. C. § 81-209(b)(5) (each plat must show a legally sufficient description of all easements serving or burdening any portion of the common interest community).

### **2. Impact of Impervious Cover.**

The addition of impervious surfaces alters the natural hydrology of the land and increases the volume of stormwater runoff and results in increased flooding, an adverse impact on the nearby aquatic habitat, a decrease in water quality and will reduce biological diversity.

According to a recent University of Delaware (NEMO) study, more than 90% of Delaware's waterways are considered impaired. Most of these impairments come from nonpoint sources. Development in the Coastal Areas, in particular, and the accompanying increase in impervious cover is one of the primary causes of nonpoint source pollution.

The application contains several examples of arguably non-compliant and environmentally unfriendly proposals for construction that will add impervious surfaces that will be extremely harmful to the natural hydrology of the land and some should not be allowed in any event. These include a 50-foot wide private road, a cul de sac of more than 2,350 feet and many, if not most, of the Lots, but especially proposed Lots 39-42.

Based on the foregoing, we also disagree with the Applicant's requested waiver. The Applicant's request for a "waiver" of the requirements of 99-17 should be denied as contrary to the intent and purpose of the subdivision code and the Comprehensive Plan.

### 3. Maintaining Riparian and Wetlands Areas.

What constitutes riparian and wetlands areas and why is protecting these areas so important to our environment and the health and safety of the citizens of Sussex County?

A definition developed by the National Research Council is helpful to our understanding of how these areas function and protect our environment:

Riparian areas are transitional between terrestrial and aquatic ecosystems and are distinguished by gradients in biophysical conditions, ecological processes, and biota. They are areas through which surface and subsurface hydrology connect water bodies with their adjacent uplands. They include those portions of terrestrial ecosystems that significantly influence exchanges of energy and matter with aquatic ecosystems (i.e., zone of influence). Riparian areas are adjacent to perennial, intermittent, and ephemeral streams, lakes, and estuarine-marine shorelines.

We believe that much, if not all, of the land of the subject Subdivision Application concerns these areas. While Chapters 115 and 99 of the Sussex County Code and the Comprehensive Plan contain several rules, objectives and goals that recognize the importance of properly maintaining riparian and wetlands areas, there are other important authorities and agencies with jurisdiction in this matter.

Section 404(a) of the Clean Water Act generally bans the discharge of dredged or fill material into the "navigable waters of the United States" without a prior permit from the United States Army Corps of Engineers. Section 404 further vests the Corps with the statutory authority to regulate wetlands development. See 33 C.F.R. § 328.3(a)(4), § 328.3(c)(1)(ii); 40 C.F.R. § 120.2(1)(iv), 40 C.F.R. § 120.2(3)(1)(B). Section 404(b)(1) provides that the decision to issue a permit for the discharge of fill material into wetlands is made using guidelines developed by the Corps and the Environmental Protection Agency (EPA). In evaluating all applications for Department of the Army permits, the Corps will deny a permit involving activities with section 404 discharges into navigable waters unless the discharges comply with the EPA's 404(b)(1) Guidelines. See 40 C.F.R. § 230.

### 4. Flood Risk Management.

According to the County's Hazard Mitigation Plan, there have been 65 reported coastal flooding events from 1996 – 2015 with five injuries and \$ 51,586,000.00 in property damages.

We are aware that DNREC provides resources to State agencies and local government planners to help them identify and find ways to lessen risk from flooding. We urge the review and decision-making authorities in this matter to seek DNREC's assistance in evaluating the subject Application.

We also note that State agencies are required to prioritize resiliency and flood risk when building new infrastructure. An Executive Order by former Governor Jack Markell requires State agencies to avoid building within areas that are currently or will be at high risk of flooding, especially given the higher risk posed by sea level rise and climate change. We urge the County to take the same approach when evaluating the subject Application and its impact on the infrastructure.

5. The Cumulative Impact of Subdivision Development is not being Adequately Considered.

The Comprehensive Plan requires the County to consider the cumulative impact of reasonably foreseeable development. Unfortunately, it appears to us that the reviewing and decision-making authorities have not been able to effectively apply the zoning land use regulations, particularly Chapters 115 and 99, in an effective manner to address the cumulative and negative impact of individual subdivision applications on the health, safety, convenience, orderly growth and welfare of the citizens of this County.

In the Angola Neck peninsula area there are several subdivisions that have been approved with construction currently underway. As we pointed out to the DOT Secretary in an April 2018 letter, an additional access road to SR 24 is badly needed now to accommodate the traffic from these newly built communities. See Exhibit 2. This is but one example of how the cumulative impact of subdivision development is not being adequately considered. We urge the County to examine how it might do a better job at addressing this problem.

**VIII. Actions Requested**

We respectfully request that our concerns be addressed in the Application review process and that we be contacted if there are any questions about the issues we have raised at this point in the process.

We also request and expect that we will be asked to be involved at the appropriate time to discuss any conditions under consideration pursuant to Section 115-25(F).

**Respectfully Submitted,**

*/signed/*

**Dianne L. Besso**

HOA President, Bay Front at Rehoboth  
23255 Horse Island Road  
Lewes, DE 19958  
302-947-9142

Supporting Documents:

- Bay Front at Rehoboth - Beach Deeds
- Bay Front at Rehoboth - April 7, 2018 DOT Letter on Public Workshop for Proposed Improvements to SR24 Corridor

Bay Front at Rehoboth  
Homeowners Association  
*Board of Directors*

January 1, 2021

Mr. Jeff Shockley  
Sussex County Environmental and Flood Plain Manager  
2 The Circle, P.O. Box 388  
Georgetown, DE 19947  
[jcshockley@sussexcountyde.gov](mailto:jcshockley@sussexcountyde.gov)

Dear Mr. Shockley:

Re: Salt Cedar Proposed Subdivision Plan for Tax Parcel: 234-18.00-31.00

This letter relates to the above referenced Subdivision Application and your expected review and comment on matters within your jurisdiction.

We are an adjacent property to this proposed cluster subdivision and have concerns about how and to what extent this proposed subdivision, if approved, will adversely impact our community and the health, safety and general welfare of our residents due to the increasing flood risk as a result of sea level rise and weather pattern changes. See First Street Foundation's Flood Factor online tool showing significant risk of increased flooding for the foreseeable future.

The Sussex County Flood Plain Management regulations (115-141.1 – 115-141.11) seem to address some of our concerns provided and dependent upon their proper implementation. We are particularly interested in how the following regulatory requirements will be implemented:

- The utilization of appropriate construction practices in order to prevent or minimize flood damage in the future;
- Maintenance of natural drainage;
- Minimizing the impact of development on adjacent properties within and near flood-prone areas;
- Preventing flood plain uses that are either hazardous or environmentally incompatible;
- Meeting community participation requirements of the National Flood Insurance Program as set forth in the Code of Federal Regulations at 44 C.F.R. § 59.22 as amended;
- Hydrologic and hydraulic engineer analysis and studies; and,
- Certifications and/or technical analysis.

We note that, in the event of conflict between these regulations and any other zoning or subdivision ordinance or building code, the more restrictive shall govern. See § 115-141.1(E).

We also note that the Comprehensive Plan seems to be very important to many of the decisions to be made in this matter. See Farmers for Fairness v. Kent County Levy Court, 2012 WL 295060 (Ct. of Chancery of Delaware, 1/27/2012) (the land use map or map series has the force of law and the County may not permit development contrary to that provided for in the land use map and regulations enacted to implement other elements of the Comprehensive Plan). See Comprehensive Plan, Section 5.2.4.6 (Severe Weather and Flood Inundation Map).

If this application is ultimately approved, the authority granted to the Sussex County Planning and Zoning Commission by section 115-25(f)(4) of the Sussex County Code to add conditions to the approval of any cluster development will be critical to address many of our concerns. See also, Tony Ashburn & Sons v. Kent County Regional Planning Commission, 962 A2d 235, 242 (2008) (the Commission may condition its approval of a subdivision application on non-code factors, such as agency recommendations and concerns regarding the health, safety and welfare of the community). We believe that this Section and the Court's jurisprudence necessarily contemplates participation of adjacent properties in the review process and permits the Commission and County to consider input for any conditional approval of a subdivision application. For example, if the application is approved, we believe that the County and Commission should require, among other conditions deemed appropriate, that the applicant provide a bond or letter-of-credit to guarantee the availability of sufficient funds to address any adverse impact to our community that may occur within a reasonable time (e.g., 10 years). See Section 99-32.

Please provide us with the contact information for the person in your office assigned to this matter. Please also associate this letter and any response thereto with the public record.

**Best Regards,**

**/signed/**

**Dianne L. Besso**  
**HOA President**  
23255 Horse Island Road  
Lewes, DE 19958  
302-947-9142

Bay Front at Kenoboth  
Homeowners Association

*Board of Directors*

January 2, 2021

Ms. Jessica Watson  
Program Director  
Sussex County Conservation District  
23818 Shortly Road  
Georgetown, DE 19947  
[jessica.watson@sussexconservation.org](mailto:jessica.watson@sussexconservation.org)

Dear Ms. Watson:

Re: Salt Cedar Proposed Subdivision Plan for Tax Parcel: 234-18.00-31.00

This letter relates to the above referenced Subdivision Application and your expected review and comment on matters within your jurisdiction.

We are an adjacent property to this proposed cluster subdivision and have concerns about how and to what extent this proposed subdivision, if approved, will adversely impact our community and the health, safety and general welfare of our residents.

The pertinent rules governing sediment and stormwater management, to include but not limited to, Title 7 Delaware Code, §§ 4001 et seq., 6002 et seq., 7 Del. Admin. C § 5101 et seq., Sussex County Land Use and Zoning Regulations, Chapters 90 and 99 (Articles I, III, V and VI) seem to address many of our concerns provided and dependent upon their proper implementation. We are particularly interested in how the following Code and Regulatory requirements will be implemented:

- 7 Del C. §§ 4006, 4007, 4011, 4012 and 4013;
- 7 Del C. §§ 6003, 6020, and 6037B;
- 7 Del. Admin. C. §§ 1.6.2.1, 1.6.2.1.2, 1.8, 3.4, 4.0, 5.0, 5.2, 5.4, 5.5, 7.0, 11.0, 11.3 and 12.0;
- Sussex County Land Use and Zoning Regulations, §§ 99.1- 99.6, 99.15 – 99.21, 99.25 – 99.27, 99.28 – 99.32, and 115-141.1 – 115-141.11.

We note that, in the event of a conflict between the various Code provisions and regulations, the more restrictive and beneficial to the environment and the citizens of Delaware shall control. See 7 Del. Admin. C. § 1.8.

We also note that the Comprehensive Plan seems to be very important to decisions to be made in this matter. See Farmers for Fairness v. Kent County Levy Court, 2012 WL 295060 (Ct. of Chancery of Delaware, 1/27/2012) (the land use map or map series has the force of law and the County may not permit development contrary to that provided for in the land use map and regulations enacted to implement other elements of the Comprehensive Plan). See Comprehensive Plan, Section 5.2.4.6 (Severe Weather and Flood Inundation Map). See also, First Street Foundation's Flood Factor online tool showing significant risk of increased flooding for the foreseeable future.

If this application is ultimately approved, the authority granted to the Sussex County Planning and Zoning Commission by Section 115-25(F)(4) of the Sussex County Land Use and Zoning Regulations to add conditions to the approval of any cluster development will be critical to address many of our concerns. See also, Tony Ashburn & Sons v. Kent County Regional Planning Commission, 962 A2d 235, 242 (2008) (the Commission may condition its approval of a subdivision application on non-code factors, such as agency recommendations and concerns regarding the health, safety and welfare of the community). We believe that this Section and the Court's jurisprudence necessarily contemplates participation of adjacent properties in the review process and permits the Commission and the County to consider input for any conditional approval of a subdivision application. For example, if the application is approved, we believe that the County and Commission should require, among other conditions deemed appropriate, that the applicant provide a bond or letter-of-credit to guarantee the availability of sufficient funds to address any adverse impact to our community that may occur within a reasonable time (e.g., 10 years). See § 99-32 of the Zoning and Land Use Regulations and § 1.6.2.1 of Title 7 Delaware Administrative Code.

Please provide us with the contact information for the person in your office assigned to this matter. Please also associate this letter and any response thereto with the public record.

**Best Regards,**

**/signed/**

**Dianne L. Besso**  
**HOA President**  
23255 Horse Island Road  
Lewes, DE 19958  
302-947-9142

Bay Front at Rehoboth  
Homeowners Association  
*Board of Directors*

January 2, 2021

Mr. Eric Ketterer, Deputy Fire Marshall I  
Office of the State Fire Marshal  
Sussex Division  
22705 Park Avenue  
Georgetown, DE 19947  
[Eric.Ketterer@delaware.gov](mailto:Eric.Ketterer@delaware.gov)  
[fire.marshall@delaware.gov](mailto:fire.marshall@delaware.gov)

Dear Mr. Ketterer:

Re: Salt Cedar Proposed Subdivision Plan for Tax Parcel: 234-18.00-31.00

This letter relates to the above referenced Subdivision and your expected review and comment on matters within your jurisdiction.

We are an adjacent property to this proposed cluster subdivision and have concerns about how and to what extent this proposed subdivision, if approved, will adversely impact our community and the health, safety and general welfare of our residents.

We understand from viewing your website that your office will be evaluating the following items within your jurisdiction:

- Emergency Vehicle Access;
- Fire Lanes;
- Water Mains;
- Hydrants, and
- Building Use and Construction

While we have an interest in ensuring that all of the above items are evaluated and constructed in accordance with the applicable authorities, we are particularly concerned with Emergency Vehicle Access and the Fire Lanes as they relate to our community. In this regard, you will note that the proposed subdivision will effectively landlock a portion of our property that is accessible currently only by a footbridge and a 9-foot dirt road that runs through Tax Parcel 234-18.00-31.00 from the West Bay Community to the portion of our property that is located on Rehoboth Bay. If the proposed application is approved as it is currently presented, our Community will cease to have access to our property, to include emergency vehicle access for ambulance and fire vehicles.



Additionally, we note that the Sussex County Code limits a cul-de-sac length of no greater than 1,000 feet. The currently planned cul-de-sac is in excess of 2,500 feet (well over twice the normal ordinance limit) in an area of mature trees in excess of 70 feet. It is our position that this situation compromises the ability of fire response to protect the homes at the terminus of the cul-de-sac and our nearby footbridge in the event of blockage of the entry to the cul-de-sac.

Section 115-25(F)(4) of the Sussex County Code authorizes the Planning and Zoning Commission to add conditions to the approval of any cluster development to protect adjacent properties and the natural environment. See also, Tony Ashburn & Sons v. Kent County Regional Planning Commission, 962 A2d 235, 242 (2008) (the Commission may condition its approval of a subdivision application on non-code factors, such as agency recommendations and concerns regarding the health, safety and welfare of the community). We believe that this Section and the Court's jurisprudence necessarily contemplate participation of adjacent properties in the review process and permit the Commission and County to consider input for any conditional approval of a subdivision. We believe that maintaining access to our property must be a condition imposed if the application is ultimately approved. We also believe that the proposed length of the cul-de-sac is an unacceptable fire and safety risk to both our community and the future residents of the proposed cluster subdivision.

Please provide us with the contact information for the person in your office assigned to this matter. Please also associate this letter and any response thereto with the public record.

**Best Regards,**

**/signed/**

**Dianne L. Besso**  
**HOA President**  
23255 Horse Island Road  
Lewes, DE 19958  
302-947-9142

Bay Front at Kenoboth  
Homeowners Association  
*Board of Directors*

January 6, 2021

Mr. Hans Medlarz  
Office of the County Engineer  
Sussex County Admin. Office Bldg.  
3<sup>rd</sup> Floor, 2 The Circle, P.O. Box 589  
Georgetown, DE 19947

Dear Mr. Medlarz:

Re: Salt Cedar Proposed Subdivision Plan for Tax Parcel: 234-18.00-31.00

This letter relates to the above referenced Subdivision and your expected review and comment on matters within your jurisdiction throughout the application review process.

We are an adjacent property to this proposed cluster subdivision and have concerns about how and to what extent this proposed subdivision, if approved, will adversely impact our community and the health, safety and general welfare of our residents.

We understand from viewing the County Code that your office will be evaluating several matters pursuant to the County Code, to include, but not limited to, Chapters 89, 90, 99, 110 and 115 in your role as the County Engineer, a Member of the TAC and as an *ex officio* Member of the Planning & Zoning Commission.

While we have an interest in ensuring that the proposed subdivision is evaluated in accordance with the above cited authorities, we are particularly concerned with the following matters:

- Preserving access to our property that would be effectively landlocked if the proposed Subdivision application is approved as currently presented; and,
- Preventing or minimizing flood damage in the future and minimizing the impact of development on adjacent properties within or near flood-plain areas.

**Preserving Access to our Property:**

Our community, Bay Front at Rehoboth, as well as the University of Delaware own property, Tax Parcels: 234-18.00-2407 and 234-18.00-32.00, and Tax Parcel 234-18.00-33.00 that would effectively be landlocked if the proposed Subdivision application is approved as currently presented. Currently, our beach portion of this property is accessible only by a footbridge constructed over wetlands and a 9-foot dirt road that runs through Tax Parcel 234-18.00 (the proposed Subdivision property) from an entrance at or near the West Bay Community.

We believe the attached deeds to the beach property show the existence of an express easement that is intended to provide us access via the 9-foot dirt road that runs through the proposed Subdivision property. Alternatively, we also believe we would be entitled to this easement by way of necessity or implication. See Walker v. Ayres, 622 A.2d 1097 (1993) (water access was not a reasonable substitute for land access due to the shallowness of the water). The Applicant is expressly prohibited by Section 99-20 from constructing any building, structure or other permanent obstruction on or over any easement. See also, 25 Del. C. § 81-209(b)(5) (each plat must show a legally sufficient description of all easements serving or burdening any portion of the common interest community). Neither authority cited to above limits or otherwise qualifies the type of easement for which the Applicant is obligated to know about and honor.

We respectfully request that your Office and other agencies or offices with jurisdiction address this matter at the appropriate time.

**Protecting our Community (adjacent to the proposed Subdivision) from Flooding and Flood Damage in the Future:**

We note that the Comprehensive Plan seems to be very important to many of the decisions to be made in this matter concerning the proposed Subdivision, its proximity to Rehoboth Bay and its surrounding wetlands, the flood plain and the land's suitability for the improvements proposed. See Farmers for Fairness v. Kent County Levy Court, 2012 WL 295060 (Ct. of Chancery of Delaware, 1/27/2012) (the land use map or map series has the force of law and the County may not permit development contrary to that provided for in the land use map and regulations enacted to implement other elements of the Comprehensive Plan). See Comprehensive Plan, Section 5.2.4.6 (Severe Weather and Flood Inundation Map).

We understand that the Proposed Subdivision Plan may undergo changes in this area of our concerns as a result of the Planning & Zoning Department review and request for additional information that was communicated to the Applicant in a December 9, 2020, letter. We expect that we will likely make further comment to the Application once these changes are made.

We respectfully request that your Office and other agencies and offices with jurisdiction address this matter at the appropriate time.

**Future Review and Conditions for Approval:**

Section 115-25(F)(4) of the Sussex County Code authorizes the Planning and Zoning Commission to add conditions to the approval of any cluster development to protect adjacent properties and the natural environment. See also, Tony Ashburn & Sons v. Kent County Regional Planning Commission, 962 A2d 235, 242 (2008) (the Commission may condition its approval of a subdivision application on non-code factors, such as agency recommendations and concerns regarding the health, safety and welfare of the community). We believe that this Section and the Court's jurisprudence necessarily contemplates participation of adjacent properties in the review process and permits the Commission and County to consider input for any conditional approval of a subdivision. We believe that maintaining access to our property must be a condition imposed if the application is ultimately approved. We also believe that, if the application is approved, the County and Commission should require, among other conditions deemed appropriate, that the Applicant provide a bond or letter-of-credit to guarantee the availability of sufficient funds to address any adverse impact to our community that may occur within a reasonable time (e.g., 10 years) from flooding or inadequate stormwater management. See Section 99-32.

Please provide us with the contact information for the person in your office assigned to this matter. Please also associate this letter and any response thereto with the public record.

**Best Regards,**

**/signed/**

**Dianne L. Besso**  
**HOA President**  
23255 Horse Island Road  
Lewes, DE 19958  
302-947-9142

Enclosures:

- [2004 Warwick Beach Deed](#) - Bay Front at Rehoboth

Bay Front at Rehoboth  
Homeowners Association  
*Board of Directors*

January 12, 2021

Mr. Shawn M. Garvin  
DNREC Secretary  
The Richardson and Robbins Bldg.  
89 Kings Highway  
Dover, DE 19901

Dear Secretary Garvin:

Re: Salt Cedar Proposed Subdivision Plan for Tax Parcel: 234-18.00-31.00

This letter relates to the above-referenced Subdivision and DNREC's expected review and comment on matters within your jurisdiction throughout the application review process.

We are an adjacent property to this proposed cluster subdivision and have concerns about how and to what extent this proposed subdivision, if approved, will adversely impact our community and the health, safety and general welfare of our residents.

DNREC is charged with providing technical assistance and information to assist the County and local Land Use review and decision-making authorities to effectively conserve biological resources and to evaluate the cumulative impact of incremental land use decisions from a larger County and Statewide perspective (DNREC has noted that subdivision review is generally and unfortunately treated as a somewhat mechanical process with little thought given to the cumulative effects of individual subdivision approvals). In this regard, we understand from viewing the State and County Code and the implementing regulations, that your office will be evaluating several matters addressed by the pertinent authorities, to include, but not limited to, Chapters 89, 90, 99, 110 and 115; 7 Del. C. §§ 4001 et seq., 6002 et seq. and 7501 et seq.; 9 Del. C. § 6951 et seq.; 7 Del. Admin. C. § 5101 et seq.; and the Comprehensive Plan.

While we have an interest in ensuring that the proposed subdivision is evaluated properly in accordance with the above cited authorities, we also are particularly concerned with the following matters:

- Suitability of land for subdivision/development;
- Protection of the wetlands and floodplain;
- Preservation of natural features;
- Minimization of tree, vegetation and soil removal;
- Prevention of surface and groundwater pollution;
- Minimization of erosion, sedimentation, changes in ground water levels, runoffs and potential for flooding, and effects on the waterways;
- Impact on critical areas, waterways, natural topography and vegetation, and
- Perpetual maintenance of stormwater management and flood prevention.

We are also interested in the application of DNREC's policies and procedures as they relate to the applicable authorities referenced above and in connection with DNREC's review of the subject application. Some of these policies and procedures follow:

**DNREC's Ecological Guidelines for Land Use Planning::**

- Maintain large areas of contiguous habitat and avoid fragmenting these areas;
- Maintain meaningful wildlife corridors and potential non-consumptive bicycle and pedestrian connections between habitat areas and adjacent land uses;
- Protect rare landscape elements, sensitive areas, and associated species;
- Allow natural patterns of disturbance to continue to maintain diversity and resilience of habitat types;
- Minimize direct and indirect human disturbances and the introduction and spread of non-native species and favor native plants and animals, and
- Minimize human introduction of nutrients, chemicals and pollutants.

**DNREC's Ordinance Review Checklist:**

- Minimize effective or connected impervious areas;
- Preserve and enhance the hydrologic function of unpaved areas;
- Harvest rainwater;
- Allow and encourage multi-use stormwater controls;
- Manage Stormwater to meet the Watershed Implementation Plan and DNREC's regulations;
- Manage construction site stormwater to meet the Watershed Implementation Plan and DNREC's regulations; and,
- Manage onsite wastewater systems to meet the Watershed Implementation Plan and DNREC's regulations.

**DNREC's Erosion & Sediment Control Handbook:**

- Factors influencing erosion;
- Erosion and sediment problems associated with construction sites;
- Environmental impacts of sediment;
- Economic Impact of Sediment;
- Other potential non-sediment pollutants;
- Clean Water Act;
- Coastal Zone Management Act (State & Federal), and
- National Pollutant Discharge Elimination System.

**Delaware Sediment and Stormwater Program – Art. 3, Plan Review:**

- Standard nutrient management plan recommendations;
- Discharges from rooftops will be disconnected using approved methods;
- Driveways, sidewalks, patios, and other impervious surfaces will be graded to sheet flow to lawn or other pervious areas to the maximum extent practicable;
- Construction site stormwater management best management practices;
- Construction projects exceeding 1.0 acres requiring notice for stormwater discharges and a stormwater pollution prevention plan;
- Compliance with any and all federal, state, county or municipal laws and regulations, and
- Special Conditions for additional imperviousness above thresholds and Forest clearing.

**Protecting our Community (adjacent to the proposed Subdivision) from Flooding and Flood Damage in the Future:**

We note that the Comprehensive Plan seems to be very important to many of the decisions to be made in this matter concerning the proposed Subdivision, its proximity to Rehoboth Bay and its surrounding wetlands, the flood plain and the land's suitability for the improvements proposed. See Farmers for Fairness v. Kent County Levy Court, 2012 WL 295060 (Ct. of Chancery of Delaware, 1/27/2012) (the land use map or map series has the force of law and the County may not permit development contrary to that provided for in the land use map and regulations enacted to implement other elements of the Comprehensive Plan). See Comprehensive Plan, Section 5.2.4.6 (Severe Weather and Flood Inundation Map).

We understand that the Proposed Subdivision Plan may undergo changes in this area of our concerns as a result of the Planning & Zoning Department review and request for additional information that was communicated to the Applicant in a December 9, 2020 letter. We expect that we will likely make further comment to the Application once these changes are made.

We respectfully request that your Office and other agencies and offices with jurisdiction address this matter at the appropriate time.

**Future Review and Conditions for Approval:**

Section 115-25(F)(4) of the Sussex County Code authorizes the Planning and Zoning Commission to add conditions to the approval of any cluster development to protect adjacent properties and the natural environment. See also, Tony Ashburn & Sons v. Kent County Regional Planning Commission, 962 A2d 235, 242 (2008) (the Commission may condition its approval of a subdivision application on non-code factors, such as agency recommendations and concerns regarding the health, safety and welfare of the community). We believe that this Section and the Court's jurisprudence necessarily contemplates participation of adjacent properties in the review process and permits the Commission and County to consider input for any conditional approval of a subdivision. If the application is ultimately approved, we believe that the County and Commission should require, among other conditions deemed appropriate, that the Applicant provide a bond or letter-of-credit to guarantee the availability of sufficient funds to address any adverse impact to our community that may occur within a reasonable time (e.g., 10 years) from flooding or inadequate stormwater management. See Section 99-32.

As laypeople, we are looking toward and relying upon DNREC and other agencies with expertise in these areas to ensure that the requirements of the applicable law and regulations are properly complied with.

Please provide us with the contact information for the person in your office assigned to this matter that we may contact if we have any questions or further information. Please also associate this letter and any response thereto with the public record.

**Best Regards,**

**/signed/**

**Dianne L. Besso**  
**HOA President**  
23255 Horse Island Road  
Lewes, DE 19958  
302-947-9142

Bay Front at Rehoboth  
Homeowners Association  
*Board of Directors*

January 19, 2021

Mr. John Cochran  
Chair, Board of Trustees  
University of Delaware  
126 Hullahen Hall  
Newark, DE 19716

Dear Chairman Cochran:

Re: University of Delaware Real Property Sussex County Delaware Tax Parcel: 234-18.00-33.00

This letter is intended to inform the Board of Trustees that the above-referenced property owned by the University of Delaware is in danger of becoming landlocked if no provisions are made for preserving land access as part of the review and approval process relating to the recently proposed Salt Cedar Cluster Subdivision application (Tax Parcel: 234-18.00-31.00).

Property owned by our Homeowner's Association, adjacent to the University of Delaware property, is similarly situated and at risk for becoming landlocked as well if the Planning & Zoning Commission and the Sussex County Council do not require, as a condition for approval, the preservation of land access for our property and the above-referenced University of Delaware owned property.

We respectfully request the University Board of Trustees, consistent with its fiduciary duty to protect the value of the University's assets (land value will be greatly diminished if landlocked), to consider providing comments for the public record in the Salt Cedar Cluster Subdivision matter requesting that the Planning & Zoning Commission and the Sussex County Council require the preservation of land access to its property as a condition of approval of the Subdivision application. See, for example, our Preliminary Comments and our letter to the Sussex County Engineer, where we point out the access issue that we both have in common.

Please feel free to contact me if you have any questions. Also, please know that we would be happy to work with you in this matter if you believe it would be helpful.

Best Regards,

*/signed/*

Dianne L. Besso  
HOA President  
23255 Horse Island Road  
Lewes, DE 19958  
302-947-9142

cc: Irwin G. Burton III, Secretary/Treasurer

Enclosures:

- (1) [October 20, 2020 Preliminary Comments](#)  
[Warwick Beach Deeds](#)  
[April 7, 2018 Board Response - SR 24 DOT Workshop & Request for Public Opinion](#)
- (2) [January 5, 2021 Letter to Sussex County Engineer Hans Medlarz](#)  
[Warwick Beach Deeds](#)



## **Exhibit 2**

Bay Front at Rehoboth  
Homeowners Association

*Board of Directors*

January 12, 2021

Mr. Shawn M. Garvin  
DNREC Secretary  
The Richardson and Robbins Bldg.  
89 Kings Highway  
Dover, DE 19901

Dear Secretary Garvin:

Re: Salt Cedar Proposed Subdivision Plan for Tax Parcel: 234-18.00-31.00

This letter relates to the above-referenced Subdivision and DNREC's expected review and comment on matters within your jurisdiction throughout the application review process.

We are an adjacent property to this proposed cluster subdivision and have concerns about how and to what extent this proposed subdivision, if approved, will adversely impact our community and the health, safety and general welfare of our residents.

DNREC is charged with providing technical assistance and information to assist the County and local Land Use review and decision-making authorities to effectively conserve biological resources and to evaluate the cumulative impact of incremental land use decisions from a larger County and Statewide perspective (DNREC has noted that subdivision review is generally and unfortunately treated as a somewhat mechanical process with little thought given to the cumulative effects of individual subdivision approvals). In this regard, we understand from viewing the State and County Code and the implementing regulations, that your office will be evaluating several matters addressed by the pertinent authorities, to include, but not limited to, Chapters 89, 90, 99, 110 and 115; 7 Del. C. §§ 4001 et seq., 6002 et seq. and 7501 et seq.; 9 Del. C. § 6951 et seq.; 7 Del. Admin. C. § 5101 et seq.; and the Comprehensive Plan.

While we have an interest in ensuring that the proposed subdivision is evaluated properly in accordance with the above cited authorities, we also are particularly concerned with the following matters:

- Suitability of land for subdivision/development;
- Protection of the wetlands and floodplain;
- Preservation of natural features;
- Minimization of tree, vegetation and soil removal;
- Prevention of surface and groundwater pollution;
- Minimization of erosion, sedimentation, changes in ground water levels, runoffs and potential for flooding, and effects on the waterways;
- Impact on critical areas, waterways, natural topography and vegetation, and
- Perpetual maintenance of stormwater management and flood prevention.

We are also interested in the application of DNREC's policies and procedures as they relate to the applicable authorities referenced above and in connection with DNREC's review of the subject application. Some of these policies and procedures follow:

**DNREC's Ecological Guidelines for Land Use Planning::**

- Maintain large areas of contiguous habitat and avoid fragmenting these areas;
- Maintain meaningful wildlife corridors and potential non-consumptive bicycle and pedestrian connections between habitat areas and adjacent land uses;
- Protect rare landscape elements, sensitive areas, and associated species;
- Allow natural patterns of disturbance to continue to maintain diversity and resilience of habitat types;
- Minimize direct and indirect human disturbances and the introduction and spread of non-native species and favor native plants and animals, and
- Minimize human introduction of nutrients, chemicals and pollutants.

**DNREC's Ordinance Review Checklist:**

- Minimize effective or connected impervious areas;
- Preserve and enhance the hydrologic function of unpaved areas;
- Harvest rainwater;
- Allow and encourage multi-use stormwater controls;
- Manage Stormwater to meet the Watershed Implementation Plan and DNREC's regulations;
- Manage construction site stormwater to meet the Watershed Implementation Plan and DNREC's regulations; and,
- Manage onsite wastewater systems to meet the Watershed Implementation Plan and DNREC's regulations.

**DNREC's Erosion & Sediment Control Handbook:**

- Factors influencing erosion;
- Erosion and sediment problems associated with construction sites;
- Environmental impacts of sediment;
- Economic Impact of Sediment;
- Other potential non-sediment pollutants;
- Clean Water Act;
- Coastal Zone Management Act (State & Federal), and
- National Pollutant Discharge Elimination System.

**Delaware Sediment and Stormwater Program – Art. 3. Plan Review:**

- Standard nutrient management plan recommendations;
- Discharges from rooftops will be disconnected using approved methods;
- Driveways, sidewalks, patios, and other impervious surfaces will be graded to sheet flow to lawn or other pervious areas to the maximum extent practicable;
- Construction site stormwater management best management practices;
- Construction projects exceeding 1.0 acres requiring notice for stormwater discharges and a stormwater pollution prevention plan;
- Compliance with any and all federal, state, county or municipal laws and regulations, and
- Special Conditions for additional imperviousness above thresholds and Forest clearing.

**Protecting our Community (adjacent to the proposed Subdivision) from Flooding and Flood Damage in the Future:**

We note that the Comprehensive Plan seems to be very important to many of the decisions to be made in this matter concerning the proposed Subdivision, its proximity to Rehoboth Bay and its surrounding wetlands, the flood plain and the land's suitability for the improvements proposed. See Farmers for Fairness v. Kent County Levy Court, 2012 WL 295060 (Ct. of Chancery of Delaware, 1/27/2012) (the land use map or map series has the force of law and the County may not permit development contrary to that provided for in the land use map and regulations enacted to implement other elements of the Comprehensive Plan). See Comprehensive Plan, Section 5.2.4.6 (Severe Weather and Flood Inundation Map).

We understand that the Proposed Subdivision Plan may undergo changes in this area of our concerns as a result of the Planning & Zoning Department review and request for additional information that was communicated to the Applicant in a December 9, 2020 letter. We expect that we will likely make further comment to the Application once these changes are made.

We respectfully request that your Office and other agencies and offices with jurisdiction address this matter at the appropriate time.

**Future Review and Conditions for Approval:**

Section 115-25(F)(4) of the Sussex County Code authorizes the Planning and Zoning Commission to add conditions to the approval of any cluster development to protect adjacent properties and the natural environment. See also, Tony Ashburn & Sons v. Kent County Regional Planning Commission, 962 A2d 235, 242 (2008) (the Commission may condition its approval of a subdivision application on non-code factors, such as agency recommendations and concerns regarding the health, safety and welfare of the community). We believe that this Section and the Court's jurisprudence necessarily contemplates participation of adjacent properties in the review process and permits the Commission and County to consider input for any conditional approval of a subdivision. If the application is ultimately approved, we believe that the County and Commission should require, among other conditions deemed appropriate, that the Applicant provide a bond or letter-of-credit to guarantee the availability of sufficient funds to address any adverse impact to our community that may occur within a reasonable time (e.g., 10 years) from flooding or inadequate stormwater management. See Section 99-32.

As laypeople, we are looking toward and relying upon DNREC and other agencies with expertise in these areas to ensure that the requirements of the applicable law and regulations are properly complied with.

Please provide us with the contact information for the person in your office assigned to this matter that we may contact if we have any questions or further information. Please also associate this letter and any response thereto with the public record.

**Best Regards,**

/signed/

**Dianne L. Besso**  
**HOA President**  
23255 Horse Island Road  
Lewes, DE 19958  
302-947-9142

### **Exhibit 3**

(NO. 20-B)

CORPORATE DEED-TYPEWRITER

Printed and Sold by Hugh A. George Co., Stationers, 531 Third St., Wilmington, Del.

NO LIEN OR TITLE SEARCH WAS DONE AS NONE WAS REQUESTED.

**This Deed, Made this**

*10th* day of January, in the year of

our LORD one thousand nine hundred and seventy-eight,

BETWEEN, SUSSEX POULTRY COMPANY, INC., a corporation of the State of Delaware, of Milford, Delaware 19963, party of the first part,

- A N D -

GEORGE C. COVERDALE, of Lewes, Delaware 19958, party of the second part,



Witnesseth, That the said party of the first part, for and in consideration of the sum of ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500.00) lawful money of the United States of America,

the receipt whereof is hereby acknowledged, hereby grants and convey s unto the said part y of the second part, his heirs and/or assigns,

**All** that certain lot, piece and parcel of land situate, lying and being in Indian River Hundred, Sussex County, State of Delaware, and more particularly described as follows, to wit:

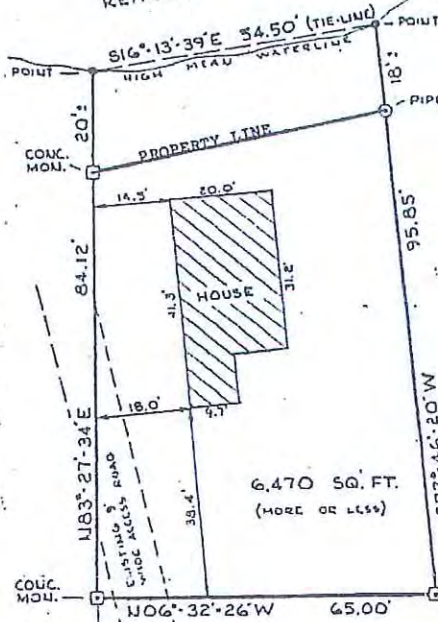
BEGINNING at a concrete monument located at a corner for this land and land now or formerly of Sussex Poultry Company, Inc.; thence North 83 degrees 27 minutes 34 seconds East a distance of 84.12 feet to a concrete monument; thence in a southeasterly direction such distance as is necessary to reach an iron pipe located at a corner for this land and land now or formerly of Elsie Phillips; thence South 77 degrees 46 minutes 20 seconds West a distance of 95.85 feet to a concrete monument; thence North 06 degrees 32 minutes 26 seconds West a distance of 65.00 feet to a concrete monument, be the contents thereof what they may.

TOGETHER with the right of ingress, egress and regress over an existing 9 foot wide access road. However, the grantor shall be under no obligation to maintain said access road at any time. The right of ingress, egress and regress over said existing 9 foot wide access road is not exclusive, but granted in common with others, including this grantor and its Successors and Assigns and future devisees.

The dimensions of this conveyance and the consideration paid have been part of a settlement negotiation whereby all of the adverse claims of George C. Coverdale have been compromised. With the payment of One Thousand Five Hundred Dollars (\$1,500.00) and the acceptance of this Deed, George C. Coverdale, for himself, his heirs, executors and assigns, forever discharges, remises, and releases unto the said Sussex Poultry Company, Inc. any claims of adverse ownership which he has or may have had to property which adjoins the property herein conveyed, and also discharges, remises, and releases any claims for a prescriptive easement over land of Sussex Poultry Company, Inc. which adjoins the land herein conveyed.



REHOBOTH BAY



LANDS OF SUSSEX POULTRY CO. INC. 395/284



APPROVED

RD  
12/177

COUNTY PLANNING & ZONING COM. OF SUSSEX COUNTY

0.64 MI. TO CO. RD. 279



PLOT OF SURVEY OF LANDS CLAIMED BY ADVERSE POSSESSION BY GEORGE C. COVERDALE. PARCEL IS SITUATED IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE. DEED REF: 74B/373 SURVEYED BY: MILIER LEWIS, INC. SEAFORD, DELAWARE APRIL 27, 1977

NOTARIAL PUBLIC MADE  
THIS 23<sup>rd</sup> DAY OF January, 1978  
ASSIGNING EACH COPY 2.00 PER COPY  
MULTIPLY BY RANGE

In Witness Whereof, The said SUSSEX POULTRY COMPANY, INC., a corporation of the State of Delaware, its President is hereby

set, and the common and corporate seal of the said corporation to be hereunto affixed, duly attested, by its Secretary, the day and year first above written.

Witnessed and Delivered in the Presence of  
Randy Halland

BY: Virginia P. G...  
ATTEST  
Secretary



State of Delaware, }  
Sussex County, } ss.

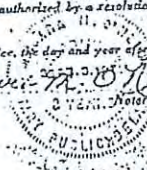
10<sup>th</sup> day of January, 1978, in the year of our LORD one thousand nine hundred and seventy-eight, personally came before me, the Subscriber, a Notary Public for the State of Delaware.

President of SUSSEX POULTRY COMPANY, INC., a corporation existing under the laws of the State of Delaware, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said corporation, that the signature of the President thereto is in his own proper handwriting and the seal affixed is the common and corporate seal of said corporation, and that his act of sealing, executing, acknowledging and delivering said Indenture was duly authorized by a resolution of the Board of Directors of said corporation.

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

Barbara A. O'Neil  
Notary Public

RECEIVED  
JAN 23 16 53 PM '78  
SUSSEX COUNTY



*Handwritten:* Randy Halland, Atty  
2-1-78



In Witness Whereof, The said parties of the first part have hereunto set their hands and seals, the day and year aforesaid.

SIGNED, SEALED, DELIVERED, and Witnessed in the presence of

*[Handwritten signatures]*

*George C. Coverdale* (Seal)  
George C. Coverdale (Seal)  
*Barbara Coverdale* (Seal)  
Barbara Coverdale (Seal)

STATE OF DELAWARE, }  
SUSSEX County, } ss.

BE IT REMEMBERED, that on this 1st day of June in the year of our Lord one thousand nine hundred and seventy-eight, personally came before me, a Notary Public in and for the State and County aforesaid, GEORGE C. COVERDALE and BARBARA COVERDALE, his wife,

RECEIVED  
2710  
REALTY TRANSFER TAX 300.00

Parties to this Indenture, known to me personally to be such, and they acknowledge this Indenture to be their Deed.

GIVEN under my hand and Seal of Office, the day and year aforesaid.

THIS 2nd DAY OF JUNE 1978  
PURCHASERS REPORT MADE  
ASSESSMENT DIVISION OF SUSSEX COUNTY

*Carole E. Williams*  
Notary Public

RECEIVED  
MARY ANN MCCUNE  
JUNE 1 1 53 PM '78  
RECORDER OF DEEDS  
SUSSEX COUNTY  
Mull & Mull, P.A.  
EAST MARKET STREET  
GEORGETOWN, DELAWARE 19841

*Carole Williams*  
6/21/78

BEING the same lands conveyed to George C. Coverdale  
by QUITCLAIM DEED of Sussex Poultry Company, Inc., a corporation of the  
State of Delaware, said Deed dated January 10th, 1978, and filed for record  
in the Office of the Recorder of Deeds, In and for Sussex County, Delaware  
in Deed Book 878, page 95.

## This Deed, made this

1st day of June in the year of our LORD one thousand nine hundred and seventy-eight.

BETWEEN, GEORGE C. COVERDALE and BARBARA COVERDALE, his wife, of R.D. 1, Box 351-A, Rehoboth, Delaware 19971, parties of the first part,

- AND -

GEOFFREY K. WARWICK, PATRICIA H. WARWICK, KATHLEEN W. STEEN, and JOSEPH E. WARWICK, III, (as joint tenants with right of survivorship) of 1530 Providence Road, Towson, Maryland 21204, parties of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of -----\$15,000.00-----lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the said parties of the second part,

**TRACT NO. 1:** **ALL** THAT CERTAIN Lot, piece and parcel of land, with all improvements thereon, situate, lying and being in Indian River Hundred, Sussex County, Delaware, located on the Westerly shore of Rehoboth Bay, in Angola Neck, more fully described as follows, to wit: BEGINNING at a point in the cove on Rehoboth Bay at the mean high water mark and continuing in a westerly direction 123 feet 6 inches to a post; thence in a southerly direction 65 feet to a post; thence southeasterly 631 feet 6 inches to a post in the mean high water mark on the Shore of Rehoboth Bay; thence in a northwesterly direction following mean high water mark of Rehoboth Bay, home to the place of beginning, be the contents what they may.

BEING the same lands conveyed to George C. Coverdale by Deed of Farmers Bank of the State of Delaware, a corporation of the State of Delaware, Successor to Lewes Trust Company, Trustee for Lewes Gunning Club, said Deed dated June 12th, 1975, and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware in Deed Book 748, page 373.

**TRACT NO. 2:** ALL THAT CERTAIN Lot, piece and parcel of land situate, lying and being in Indian River Hundred, Sussex County, State of Delaware, and more particularly described as follows, to wit: BEGINNING at a concrete monument located at a corner for this land and land now or formerly of Sussex Poultry Company, Inc.; thence North 83 degrees 27 minutes 34 seconds East a distance of 84.12 feet to a concrete monument; thence in a southeasterly direction such distance as is necessary to reach an iron pipe located at a corner for this land and land now or formerly of Elsie Phillips; thence South 77 degrees 46 minutes 20 seconds West a distance of 95.85 feet to a concrete monument; thence North 06 degrees 32 minutes 26 seconds West a distance of 65.00 feet to a concrete monument, be the contents thereof what they may. TOGETHER WITH the right of ingress, egress and regress over an existing 9 foot wide access road. However, the grantor shall be under no obligation to maintain said access road at any time. The right of ingress, egress and regress over said existing 9 foot wide access road is not exclusive, but granted in common with others, including this grantor and its Successors and Assigns and future devisees.

LAW OFFICES OF  
Maull & Maull, P.A.  
EAST MARKET STREET  
GEORGETOWN, DELAWARE 19947

50113

03035 180

TAX MAP # 2.34 18.00 31.00  
Prepared by  
Fuqua & Yori, P.A.  
28 The Circle  
P.O. Box 250  
Georgetown, DE 19947  
File No. ROSEHAF

This Deed, made this 15<sup>th</sup> day of September, 2004, between DOROTHY K. WARWICK, party of the first part, of 18910 Calder Avenue, Parkton, Maryland 21120, and BAY ROSE HOMES, LLC, party of the second part, of 13972 Baltimore Avenue, Laurel, Maryland 20707.

Witnesseth, that the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said party of the second part, as sole owner, and its successors and assigns, in fee simple, the following-described lands, situate, lying and being in Sussex County, State of Delaware:

A.J. THAT certain lot, piece and parcel of land, situate, lying and being in Indian River Hundred, Sussex County, State of Delaware, and more particularly described according to a survey prepared by Miller Lewis, Inc. dated April 27, 1977 and recorded in the office of the Recorder of Deeds, in and for Sussex County, Delaware, in Deed Book 878, Page 96, as follows to wit: BEGINNING at a concrete monument marking the northwesterly corner of this parcel, said concrete monument also located 0.64 miles from the easterly right of way line of County Road 279 and on line of lands now or formerly of Sussex Poultry Co. Inc.; thence running by and with lands now or formerly of Sussex Poultry Co. Inc. North 83 degrees 27 minutes 34 seconds East a distance of 84.12 feet to a concrete monument; thence running the same course 20 feet, more or less, to a point on the high water line of Rehoboth Bay; thence turning and running by and with the tie-line of the high mean waterline of the Rehoboth Bay South 16 degrees 13 minutes 39 seconds East 54.50 feet to a point on the high water line of the Rehoboth Bay; thence turning and running South 77 degrees 46 minutes 20 seconds West 18 feet, more or less to a pipe located on line of lands now or formerly of Elsie Phillips; thence running the same course 95.85 feet to a concrete monument, thence turning and running North 06 degrees 32 minutes 26 seconds West 65.00 feet home to the point and place of beginning, containing 6,470 square feet of land, more or less, with all improvements located thereon.

Consideration:	\$15000.00	Exempt Code: A
County	State	Total
2250.00	2250.00	4500.00
counter	Date: 09/16/2004	

Page 1

6.

TOGETHER WITH the right of ingress, egress and regress over an existing 9 foot wide access road as set forth in a deed dated September 26, 1995 and recorded in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 2144, Page 174. The right of ingress, egress and regress over said existing 9 foot wide access road is not exclusive, but granted in common with others.

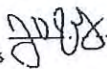
BEING the same lands conveyed unto Dorothy K. Warwick by deed of Dorothy K. Warwick and Joseph E. Warwick, III, said deed dated July 7, 2003, and now of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 2868, Page 294.

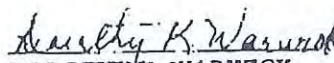
ALSO BEING the same lands conveyed unto Dorothy K. Warwick, Patricia H. Warwick, Kathleen W. Steen and Joseph E. Warwick, III by deed of Geoffrey K. Warwick, Patricia H. Warwick, Kathleen W. Steen and Joseph E. Warwick, III, said deed dated September 26, 1995 and recorded in the office of the Recorder of Deeds, in and for Sussex County, Delaware, in Deed Book 2144, Page 174.

Subject to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

In Witness Whereof, the party of the first part has set her hand and seal the day and year first above written.

Signed, Sealed and Delivered  
in the presence of

Witness 

 (SEAL)  
DOROTHY K. WARWICK

STATE OF *Delaware* :  
 : ss.  
COUNTY OF *SUSSEX* :

BE IT REMEMBERED, that on *15<sup>th</sup> September 2004*, personally came before me, the subscriber, DOROTHY K. WARWICK, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed.

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

*Charity B. Whaley*  
Notary Public  
Printed Name: CHARITY B. WHALEY  
My commission expires: *5/25/08*  
SUSSEX COUNTY, STATE OF DELAWARE  
MY COMMISSION EXPIRES: *5/25/08*

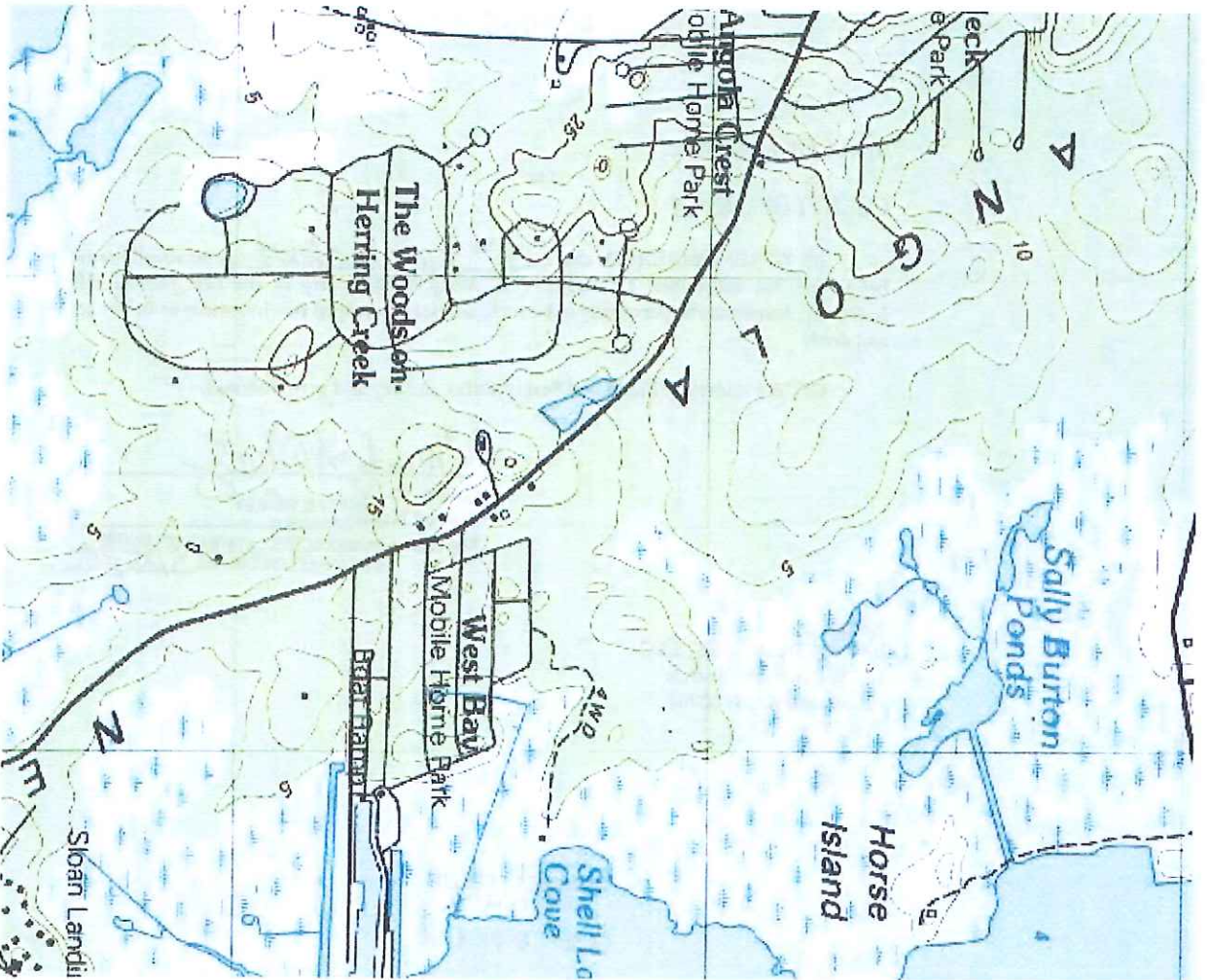
Return to:  
✓ BAY ROSE HOMES, LLC  
13972 Baltimore Avenue  
Laurel, Maryland 20707  
*10-17-04*

RECORDER OF DEEDS  
JOHN F. BRADY  
04 SEP 16 PM 1:58  
SUSSEX COUNTY  
DOC. SURCHARGE PAID

Received

SEP 17 2004

ASSESSMENT DIVISION  
OF SUSSEX CTY

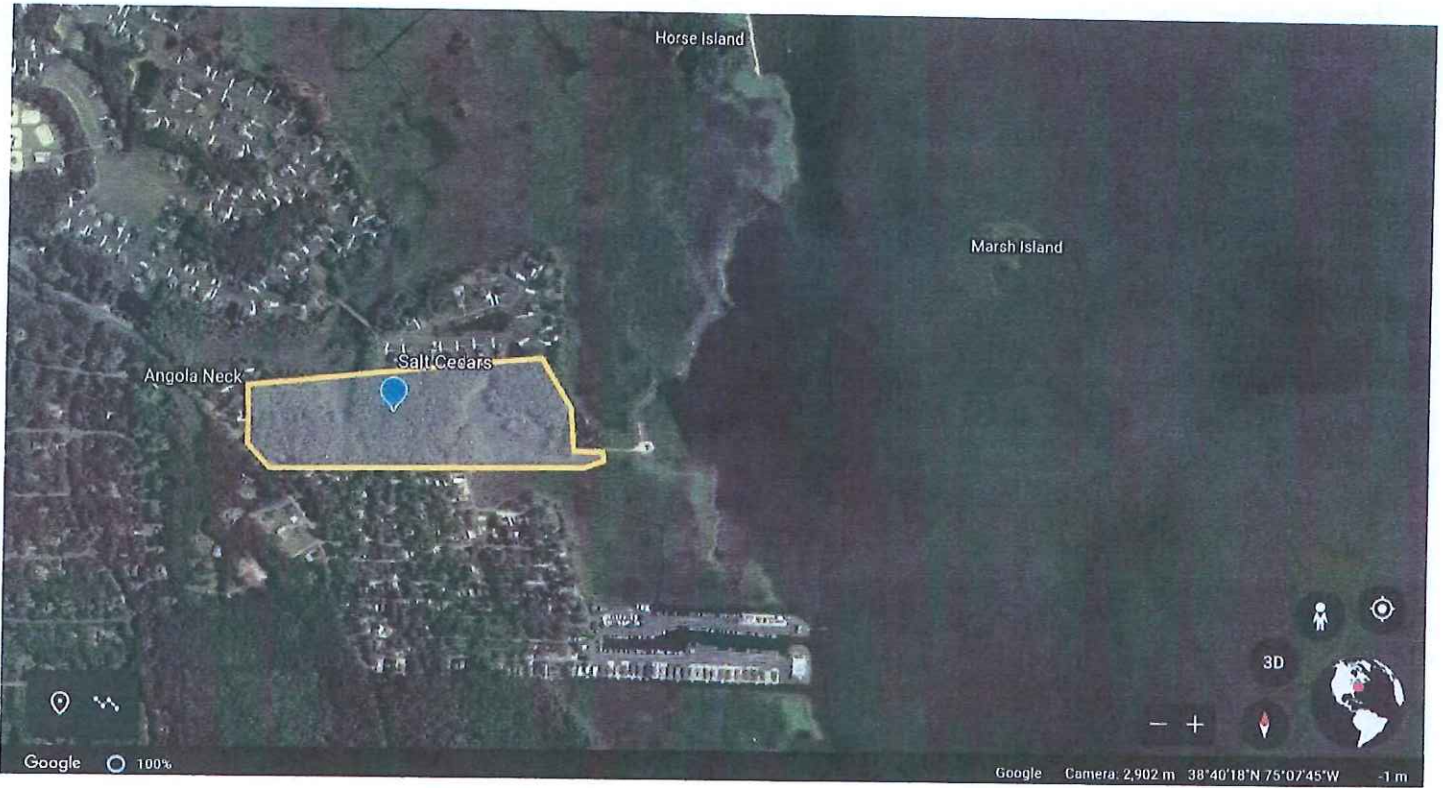


**Exhibit 4**



## Photographs of Flooding on and around Salt Cedar property

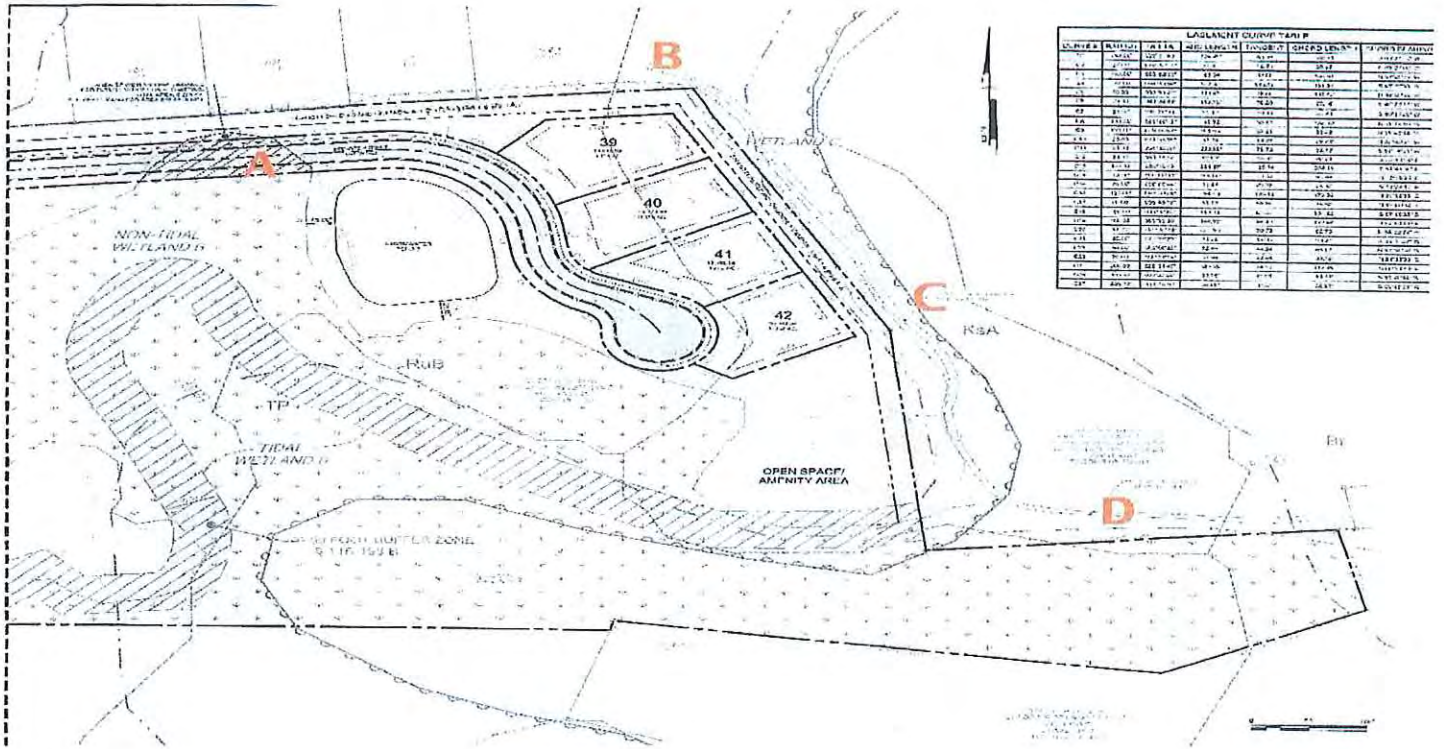
This photo shows location of property and approximate boundaries



Aerial view of Salt Cedar property



From page 4 of Preliminary Plan. Locations indicated by letters A,B,C, and D correspond to photos on following page



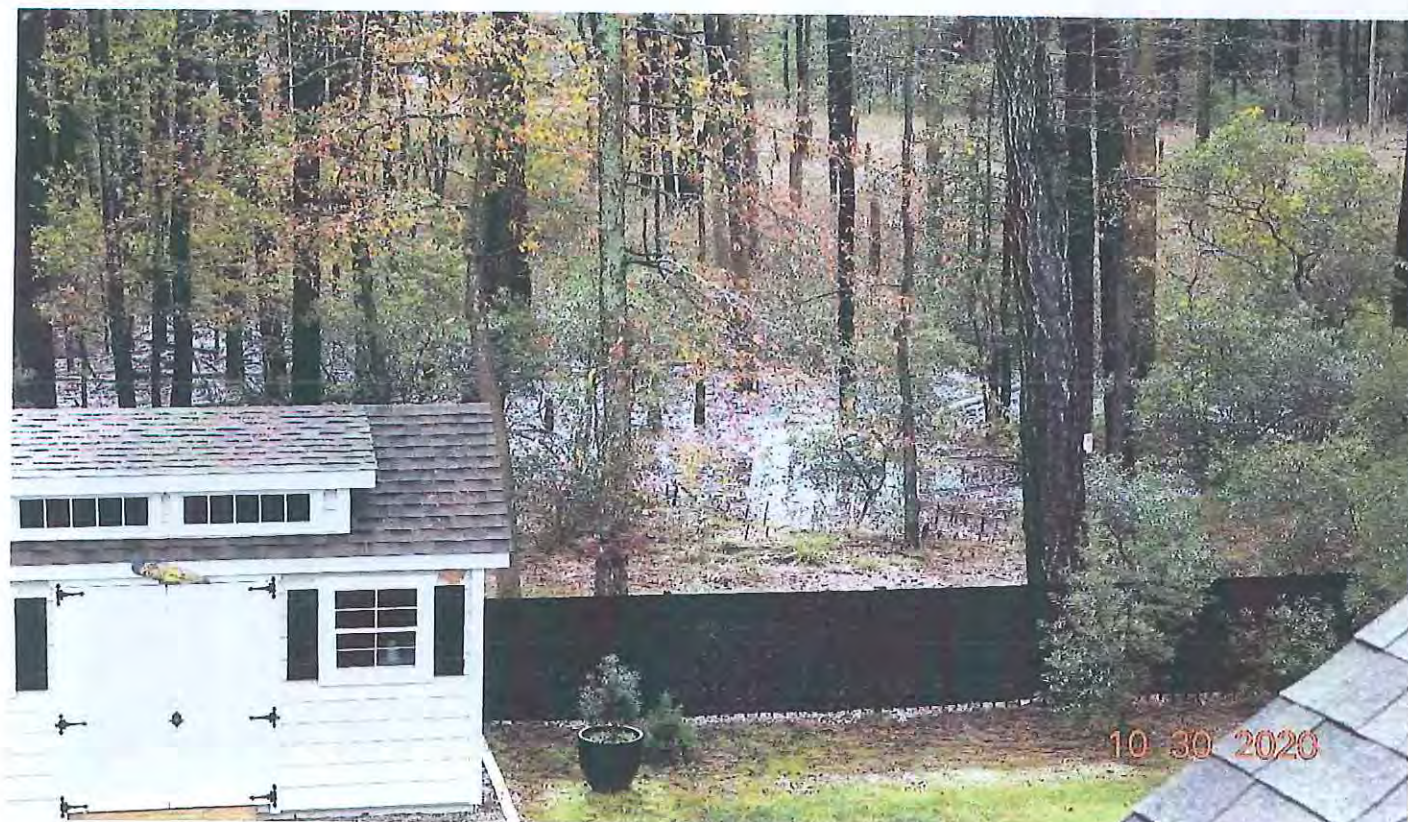
Aerial photo of tidal and non-tidal wetlands B (area A)



Location A during dry weather conditions



Location A after storm



Location B during dry weather conditions



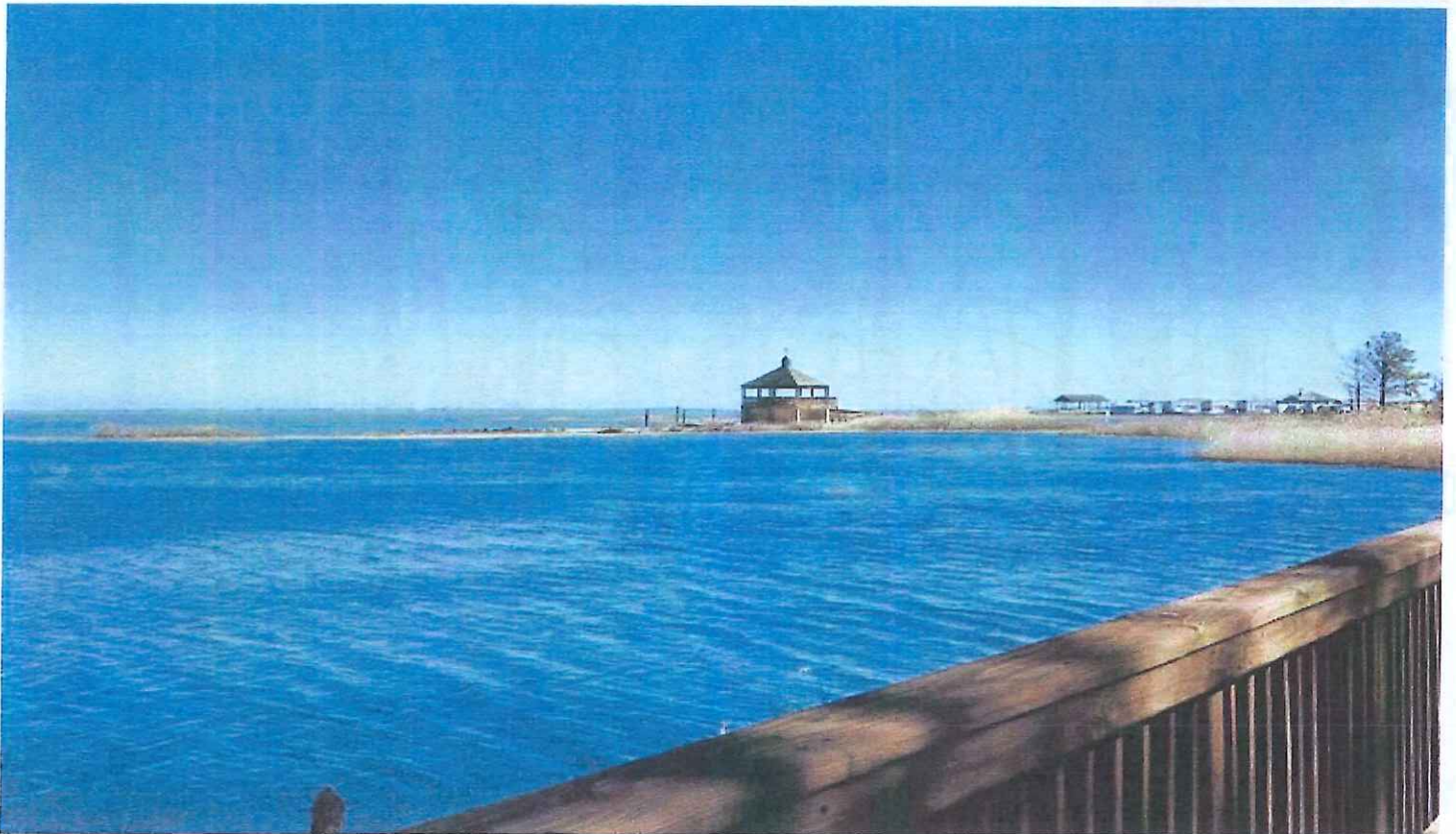
Location B after nor'easter



Location C during dry weather conditions



Location C during nor'easter



Location D during dry weather conditions



Location D after nor-easter



## Nick Torrance

---

**From:** Janice Hurff <jhurff14@gmail.com>  
**Sent:** Wednesday, September 9, 2020 12:20 PM  
**To:** Nick Torrance  
**Subject:** Regarding Salt Cedars Proposed Development From Concerned Bayfront Resident

Mr. Nicholas Torrance:

This is to express my objections to the development of the 30 + acres of the plot of land referred to as Salt Cedars. As noted in the Sussex County development requirements for small developments, there are many reasons that this proposal should NOT be passed. Here are some reasons:

1. 99-16 Suitability of land; preservation of natural features.

From our understanding of the proposal, natural features (a very large number of trees) will be clear cut to make room for roads and houses and bridges across sensitive areas of wetlands.) The wetlands protect against flooding and provide habitat for both animals and plants. The tree cutting will allow the sandy/loam soil to flow downhill from the higher point of 14 feet to 1-2 feet.. where there are 4 proposed houses, by the way. The flooding along Camp Arrowhead Road will increase as will flooding of private properties ridging the boundary in Bayfront. In short, the land is unsuitable and the developer plans destroy natural features.

2. In accordance with 7-8-1997 Ord. 1152, I do not see minimal use of wetlands and floodplains. Two bridges and road building will produce contamination of the wetlands.

Preservation of open space is minimal in this development. And worse, the scenic views will be destroyed for those owners of Bayfront property along the border. Where is their right?

3. It clearly states "minimization of tree, vegetation and soil removal and grade changes." Grade changes will occur when building of roads begins. I see nothing in the plans that state that they will keep more than half of the trees that border the properties along the boundary. In fact, keep in mind, there are several very old oak trees along the boundary with extensive root systems. Once the builder begins uprooting trees and digging foundations, the root system of neighboring trees will be destroyed. If the larger trees die, they can easily fall into homes; even causing death. Will this developer take responsibility for this? How is the developer going to undo damage to the homes along this so-called building site? The collateral damage includes dust, soil runoff, noise for quite some time, and loss of property value. Will the tax office offer us a refund?

4. Screening of Objectionable features from neighboring properties. From the diagram/plot plans, there is minimal screening. In fact, I suspect that the two houses being built behind each of 5 houses in Bayfront have NO screening. I also suspect that due to the small lot size, the builder will build upward to that 42 foot suggested in their plans. Which means, they will have a full view into the back windows of our houses in Bayfront. Unless you happened to be lucky enough to have the black top road behind you; in that case, those neighbors will have to deal with the street lights shining into their yards and windows.

5. As to prevention of pollution and groundwater. Please allow the contour maps to be your guide. Clearly, water will run downhill from the highest to the very lowest points. And the buildings are along a marsh and near the bay. No one can possibly argue with that. Property owners in Bayfront will have to be concerned that water from the thickest part of the build will run over extensive black top, concrete sidewalks and driveways, and into adjoining properties.

6. Sedimentation is at a very high level along Rehoboth Bay. I'll enclose the map for your consideration. The soil runoff during storms will further erode the land and move soil into the bay. Removal of the trees will accelerate soil erosion; sand soils much more easily. Aerial views of plumes are readily available.

7. Property Values will be diminished. The property owners along this proposed build will lose tranquility, views, and seclusion. All of those things will diminish the value of the property. Clearly, it states this as a factor to consider within the P & Z ordinance.

In brief, this proposal is short sighted, disregards the neighbors in order to profit, and should condemn this entire project. Making an attempt to build around and between the wetlands and marsh areas is just what it appears to be; profit. Packing in homes on a small parcel while skittering around the natural and important features of the land, is self-interest; pure and simple. Let's all take a stand and just say NO.

Nicholas. Please consider these points and be bold and decisive in this important decision which ultimately rests with you. Look at the facts. And use compassion and wisdom as your guides. Best Regards Barry Hurff Resident of Bayfront



## Nick Torrance

---

**From:** Janice Hurff <jhurff14@gmail.com>  
**Sent:** Wednesday, September 9, 2020 4:30 PM  
**To:** Nick Torrance  
**Subject:** [EXTERNAL]Letter Re Proposed Salt Cedars Development from Barry Hurff

### Correction: For Public Record

Mr. Nicholas Torrance:

This is to express my objections to the development of the 30 + acres of the plot of land referred to as Salt Cedars.

As noted in the Sussex County development requirements for small developments, there are many reasons that this proposal should NOT be passed. Here are some reasons:

1. 99-16 Suitability of land; preservation of natural features.

From our understanding of the proposal, natural features (a very large number of trees) will be clear cut to make room for roads and houses and bridges across sensitive areas of wetlands.) The wetlands protect against flooding and provide habitat for both animals and plants. The tree cutting will allow the sandy/loam soil to flow downhill from the higher point of 14 feet to 1-2 feet.. where there are 4 proposed houses, by the way. The flooding along Camp Arrowhead Road will increase as will flooding of private properties ridging the boundary in Bayfront. In short, the land is unsuitable and the developer plans destroy natural features.

2. In accordance with 7-8-1997 Ord. 1152, I do not see minimal use of wetlands and floodplains. Two bridges and road building will produce contamination of the wetlands.

Preservation of open space is minimal in this development. And worse, the scenic views will be destroyed for those owners of Bayfront property along the border. Where is their right?

3. It clearly states "minimization of tree, vegetation and soil removal and grade changes." Grade changes will occur when building of roads begins. I see nothing in the plans that state that they will keep more than half of the trees that border the properties along the boundary. In fact, keep in mind, there are several very old oak trees along the boundary with extensive root systems. Once the builder begins uprooting trees and digging foundations, the root system of neighboring trees will be destroyed. If the larger trees die, they can easily fall into homes; even causing death. Will this developer take responsibility for this? How is the developer going to undo damage to the homes along this so-called building site? The collateral damage includes dust, soil runoff, noise for quite some time, and loss of property value. Will the tax office offer us a refund?

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In brief, this proposal is short sighted, disregards the neighbors in order to profit, and should condemn this entire project. Making an attempt to build around and between the wetlands and marsh areas is just what it appears to be; profit. Packing in homes on a small parcel while skittering around the natural and important features of the land, is self-interest; pure and simple. Let's all take a stand and just say NO.

Nicholas. Please consider these points and be bold and decisive in this important decision which ultimately rests with you. Look at the facts. And use compassion and wisdom as your guides. Best Regards Barry Hurff Resident of Bayfront

Reply Forward

 ReplyForward

## Nick Torrance

---

**From:** Janice Hurff <jhurff14@gmail.com>  
**Sent:** Wednesday, September 9, 2020 4:25 PM  
**To:** Nick Torrance  
**Subject:** [EXTERNAL]Letter from Janice Hurff Bayfront Correction

### Correction to Original Letter For Public Record

Nicholas, I'm a resident of Bayfront and will be directly and negatively affected by the proposed site plan and build of Salt Cedars. I've forwarded docs regarding many, many issues to our "Active" Group and also to our HOA president. If you'd like copies, I'll send them to you. I've taken on the problems from the environmental science standpoint.

1. Every contour map (I'm very familiar with how to read them as I taught this) indicates a high point (not far behind my house at 14 feet). From there, it mostly grades downward toward the marsh and bay. And clear cutting of this thick forest will produce cascading issues; runoff of sand/soil toward the bay....adding to the intense plume already seen from the air. 2. Further draw-down of the water level and aquifer will increase the salt water intrusion. 3. The windbreak that the woods create will mean more property damage during storms off of the ocean and bay. 4. Once removed, the soil will not hold all of the water. It will flow toward the bayfront and toward Camp Arrowhead Road and the bay and marsh. Flooding is a big problem; especially if you consider that the so-called protected land across from us along Camp Arrowhead Road reaches a height of 31 feet.

Let's take this another direction. If you bought this property for seclusion or tranquility, what would you do? Rhetorical question. Of course you'd be upset and of course you might consider moving. From the site plan, I will have two houses 20 feet from my back fence. Not just houses. From the size of the lots indicated, a .17 acre plot is very small. The developer isn't fooling me or anyone else. To make back his money, he will have to build skyward. Note the 42 foot height allowance he is sneaking into this build. The Catalina style house with a garage beneath is most likely what he has in mind. At that height, my large windows, which I enjoyed looking from, will need to be kept covered 24 hours per day. From their height, the folks in those houses can look straight into my house. This is ridiculous. I might as well throw away the porch furniture. I can't sit outside. This is MY NIMBY complaint, but a real concern for my husband, me, and all the rest in the row of houses along Shell Landing Way. We were lied to about the use of the land. We were advised that it was all part of a preserve with too many wetlands to be concerned with. Well, think about how you would feel if suddenly, your windows became a liability?

Speaking of the wetlands. Two bridges. (How will the bridge structures be designed? Use of pilings. What materials? Weight? Load? Tensile Strength? Does it sound like I'll ask those questions....Yes. The black top road has only one access. Not very handy for fire issues and fire engines. Also, filling in the wetlands or destroying them will result in damage to the very soil filter system that protects the homes from flooding.

To allow such intense building, so close to Bayfront, is an affront to me and everyone else. Thank you for your help in this matter. I think that for the good of the folks affected, this site is a Big NO. Whether you agree or not, it is still a NO. I'd like to see someone finally stand up against the unfettered building and destruction of farms, ponds, woods, and general quietude of the region. Best Regards Janice Hurff

## Nick Torrance

---

**From:** Janice Hurff <jhurff14@gmail.com>  
**Sent:** Tuesday, September 8, 2020 12:09 PM  
**To:** Nick Torrance  
**Subject:** Greetings and Talking Points

Nicholas, I'm a resident of Bayfront and will be directly and negatively affected by the proposed site plan and build of Salt Cedars.

I've forwarded docs regarding many, many issues to our "Active" Group and also to our HOA president. If you'd like copies, I'll send them to you. I've taken on the problems from the environmental science standpoint.

1. Every contour map (I'm very familiar with how to read them as I taught this) indicates a high point (not far behind my house at 14 feet). From there, it mostly grades downward toward the marsh and bay. And clear cutting of this thick forest will produce cascading issues; runoff of sand/soil toward the bay....adding to the intense plume already seen from the air. 2. Further draw-down of the water level and aquifer will increase the salt water intrusion. 3. The windbreak that the woods create will mean more property damage during storms off of the ocean and bay. 4. Once removed, the soil will not hold all of the water. It will flow toward the bayfront and toward Camp Arrowhead Road and the bay and marsh. Flooding is a big problem; especially if you consider that the so-called protected land across from us along Camp Arrowhead Road reaches a height of 31 feet.

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Bay Front at Rehoboth  
Homeowners Association  
*Board of Directors*

January 1, 2021

RECEIVED

JAN 04 2021

SUSSEX COUNTY  
PLANNING & ZONING

Mr. Jeff Shockley  
Sussex County Environmental and Flood Plain Manager  
2 The Circle, P.O. Box 388  
Georgetown, DE 19947  
[jcshockley@sussexcountyde.gov](mailto:jcshockley@sussexcountyde.gov)

Dear Mr. Shockley:

Re: Salt Cedar Proposed Subdivision Plan for Tax Parcel: 234-18.00-31.00

This letter relates to the above referenced Subdivision Application and your expected review and comment on matters within your jurisdiction.

We are an adjacent property to this proposed cluster subdivision and have concerns about how and to what extent this proposed subdivision, if approved, will adversely impact our community and the health, safety and general welfare of our residents due to the increasing flood risk as a result of sea level rise and weather pattern changes. See First Street Foundation's Flood Factor online tool showing significant risk of increased flooding for the foreseeable future.

The Sussex County Flood Plain Management regulations (115-141.1 – 115-141.11) seem to address some of our concerns provided and dependent upon their proper implementation. We are particularly interested in how the following regulatory requirements will be implemented:

- The utilization of appropriate construction practices in order to prevent or minimize flood damage **in the future**;
- Maintenance of natural drainage;
- Minimizing the impact of development on adjacent properties within and near flood-prone areas;
- Preventing flood plain uses that are either hazardous or environmentally incompatible;
- Meeting community participation requirements of the National Flood Insurance Program as set forth in the Code of Federal Regulations at 44 C.F.R. § 59.22 as amended;
- Hydrologic and hydraulic engineer analysis and studies; and,
- Certifications and/or technical analysis.

We note that, in the event of conflict between these regulations and any other zoning or subdivision ordinance or building code, the more restrictive shall govern. See § 115-141.1(E).

We also note that the Comprehensive Plan seems to be very important to many of the decisions to be made in this matter. See Farmers for Fairness v. Kent County Levy Court, 2012 WL 295060 (Ct. of Chancery of Delaware, 1/27/2012) (the land use map or map series has the force of law and the County may not permit development contrary to that provided for in the land use map and regulations enacted to implement other elements of the Comprehensive Plan). See Comprehensive Plan, Section 5.2.4.6 (Severe Weather and Flood Inundation Map).

If this application is ultimately approved, the authority granted to the Sussex County Planning and Zoning Commission by section 115-25(f)(4) of the Sussex County Code to add conditions to the approval of any cluster development will be critical to address many of our concerns. See also, Tony Ashburn & Sons v. Kent County Regional Planning Commission, 962 A2d 235, 242 (2008) (the Commission may condition its approval of a subdivision application on non-code factors, such as agency recommendations and concerns regarding the health, safety and welfare of the community). We believe that this Section and the Court's jurisprudence necessarily contemplates participation of adjacent properties in the review process and permits the Commission and County to consider input for any conditional approval of a subdivision application. For example, if the application is approved, we believe that the County and Commission should require, among other conditions deemed appropriate, that the applicant provide a bond or letter-of-credit to guarantee the availability of sufficient funds to address any adverse impact to our community that may occur within a reasonable time (e.g., 10 years). See Section 99-32.

Please provide us with the contact information for the person in your office assigned to this matter. Please also associate this letter and any response thereto with the public record.

**Best Regards,**

**/signed/**

**Dianne L. Besso**  
**HOA President**  
23255 Horse Island Road  
Lewes, DE 19958  
302-947-9142

RECEIVED

JAN 04 2021

SUSSEX COUNTY  
PLANNING & ZONING

Bay Front at Rehoboth  
Homeowners Association  
*Board of Directors*

January 4, 2021

Councilman Douglas B. Hudson  
Sussex County Council, District #4  
2 The Circle, P. O. Box 589  
Georgetown, DE 19947  
[doug.hudson@sussexcountyde.gov](mailto:doug.hudson@sussexcountyde.gov)

Dear Councilman Hudson:

Subject: Coastal Area Subdivision Code Amendment

The Bay Front at Rehoboth HOA and its Members write in support of the subject ordinance to amend Chapter 115, Article XXV (Supplemental Regulations), Section 115-194.3, regarding the Coastal Area. Please associate our comments with the public record established in this matter.

The subject ordinance to amend Section 115-194.3, is long overdue, corrects the improper preferential regulatory treatment of Coastal Area land zoned AR-1 that currently exists and is required as a means to properly implement the 2018 Comprehensive Plan. Our reasons for supporting this amendment are briefly set forth below:

**The Proposed Amendment is Consistent with the Adopted Comprehensive Development Plan**

On December 4, 2018, the Sussex County Council adopted a new Comprehensive Plan. The effect of adopting this Plan is that **all** land development regulations must be in conformance with the Plan's provisions. See 9 Del. C. § 6904(a). Once adopted, a Comprehensive Plan shall have the force of law and no development shall be permitted except as consistent with the Plan. See Brohawn v. Town of Laurel, 2009 WL 1449109 (Del. Ch. May 13, 2009) at 9; Farmers for Fairness v. Kent County Levy Court, 2012 WL 295060 (Ct. of Chancery of Delaware, 1/27/2012) (the land use map or map series has the force of law and the County may not permit development contrary to that provided for in the land use map and regulations enacted to implement other elements of the Comprehensive Plan).

The Comprehensive Plan embodies policy determinations and guiding principles, such as those listed in the preamble or recitals to the proposed amendment (Goals: 4.3, 4.3.2, 4.3.2.4, 4.6 and 4.6.2), that are extremely important to ensure consistent and equal application of the law. Moreover, these Statements are extremely useful in interpreting any ambiguous language in existing regulation as well as in the proposed amendment to Section 115-194.3. We believe that the proposed amendment is, therefore, clearly consistent with the Comprehensive Plan and necessary to its implementation.

**The Proposed Amendment Seeks to Ensure Consistent and Equal Application of the Law to Those Similarly Situated as is Guaranteed by Both the Federal and State Constitutions**

Both the Federal and our State Constitutions, U.S. Const. Amend. 14, Del. Art. 1, § 7, guarantee to every person equal protection of the law. If the County believes that the "superior design element"

requirements are not currently applicable to the Coastal Area and not required by the Comprehensive Plan itself without an amendment, the enactment of the proposed amendment is critically important and necessary if the County wishes to avoid future Constitutional challenges.

**The Enactment of a Zoning Ordinance, such as the Proposed Amendment, is Legislative in Nature and a Proper Exercise of the Police Power**

The law will presume that the legislative body, in this case the Sussex County Council, investigated and found conditions such that the legislation enacted is appropriate. Village of Euclid, Ohio v. Ambler Realty Co., 272 U.S. 365 (1926). The burden of proof is upon the party who assails the validity of such an ordinance to establish that it does not and will not promote the safety, order, convenience, prosperity, and general welfare. We respectfully suggest that those in opposition to this proposed amendment cannot meet this burden.

**Chapter 115, Article XXV, are Supplemental Regulations that Qualify or Supplement other AR-1 Regulations Appearing Elsewhere in the Zoning Regulations.**

Since Section 115-194.3 and its proposed amendment thereto appear in Article XXV (Supplemental Regulations) it is deemed to augment, not supplant, the other pertinent regulations for the AR-1 District. See Section 115-177. The interpretative maxim, "expression unius est exclusion alterius" is, therefore, inapplicable here with respect to the other pertinent regulations for the AR-1 District.

**The Word "reasonably" that Appears Before the Word "protect" in the Fifth Whereas Clause Should be Deleted.**

This Whereas Clause presumably attempts to depict the balancing of competing goals in land use regulation (protecting land equity versus protecting the County's environment and to protect and enhance the water quality of the County's Inland Bays). The use of the word "reasonably" before the goal of protecting the County's environment and to protect and enhance the water quality of the County's Inland Bays diminishes the importance of this goal vis-à-vis the goal of protecting land equity. We are not aware of any relevant authority that elevates the goal of protecting land equity over the goal of protecting the environment and water quality.

**Requiring a Description versus and Affirmation of How the Application Conforms to the Comprehensive Plan Does Not Go Far Enough.**

While amending Section 115-194.3 B(2)(k) to require a "description" rather than the mere affirmation of compliance is an improvement, applicants should be required to provide in a narrative format a submission akin to a detailed and specific bill of particulars, with citation to supporting evidence or authority, for and demonstrating compliance with all relevant goals and objectives contained in the Comprehensive Plan.

**It Appears that there is a Typo in the Proposed Addition of Number (5) to Section 115-194.3 C.**

The proposed new Number (5) refers to Section 115-25F for the design requirements. It appears that the proper Section is 115-25E.

**The County is Strongly Urged to Consider Additional Amendment of the Land Use Regulations to Give the Reviewing and Decision-Making Authorities the Ability to Consider and Address the Adverse and Cumulative Impact of Individual Subdivision Development.**

The Comprehensive Plan requires the County to consider the cumulative impact of reasonably foreseeable development. See Goal 4.1 (Manage the impact of future growth and development to better preserve the quality of life of the County), and Chapter 4 of the Comprehensive Plan generally.

Conspicuously absent from the current land use regulations are effective rules and standards that would permit the reviewing and decision-making authorities to seek solutions to the adverse cumulative impacts of individual subdivision development.

**The County is Strongly Urged to Consider Additional Amendment of the Land Use Regulations to Make it Clear that Many, if not Most, of the Land Use Decisions to be Made in this Area May Involve and Require Participation/Negotiation with Adjacent Properties.**

The Comprehensive Plan requires the County to ensure that the concerns of nearby and adjacent landowners are fully considered and addressed in a collaborative fashion. See Goal 4.4 (Minimize the adverse impacts of future development on existing developments).

We note that existing land use regulations contemplate some form of negotiation between the applicant and parties in interest in the proposed development. See Section 115-25(F)(4) (The Sussex County Planning and Zoning Commission may add conditions to approval of any development to protect adjacent properties and the natural environment).

We strongly urge the County to consider adding additional amendments to the land use regulations to make it clear that negotiations between the applicant and parties in interest are expected and will be part of the decision-making process. We suggest, at a minimum, that a regulation requiring the parties to meet and confer about items of concern, with a goal of identifying and resolving issues, be enacted and made part of the initial application process.

**Conclusion**

Salus populi suprema lex esto (Welfare of the public is the supreme law)

Thank you for the opportunity to submit our comments in this very important matter. We respectfully request that the Commission and Council fully consider our input and enact the proposed amendment to correct this long-standing legislative oversight.

Thank you.

Regards,

*/signed/*

**Dianne L. Besso**

HOA President, Bay Front at Rehoboth  
23255 Horse Island Road  
Lewes, DE 19958  
302-947-9142



2020-13



RECEIVED

JAN 12 2021

SUSSEX COUNTY  
PLANNING & ZONING

January 6, 2021

Mr. Hans Medlarz  
Office of the County Engineer  
Sussex County Admin. Office Bldg.  
3<sup>rd</sup> Floor, 2 The Circle, P.O. Box 589  
Georgetown, DE 19947

Dear Mr. Medlarz:

Re: Salt Cedar Proposed Subdivision Plan for Tax Parcel: 234-18.00-31.00

This letter relates to the above referenced Subdivision and your expected review and comment on matters within your jurisdiction throughout the application review process.

We are an adjacent property to this proposed cluster subdivision and have concerns about how and to what extent this proposed subdivision, if approved, will adversely impact our community and the health, safety and general welfare of our residents.

We understand from viewing the County Code that your office will be evaluating several matters pursuant to the County Code, to include, but not limited to, Chapters 89, 90, 99, 110 and 115 in your role as the County Engineer, a Member of the TAC and as an *ex officio* Member of the Planning & Zoning Commission.

While we have an interest in ensuring that the proposed subdivision is evaluated in accordance with the above cited authorities, we are particularly concerned with the following matters:

- Preserving access to our property that would be effectively landlocked if the proposed Subdivision application is approved as currently presented; and,
- Preventing or minimizing flood damage in the future and minimizing the impact of development on adjacent properties within or near flood-plain areas.

**Preserving Access to our Property:**

Our community, Bay Front at Rehoboth, as well as the University of Delaware own property, Tax Parcels: 234-18.00-2407 and 234-18.00-32.00, and Tax Parcel 234-18.00-33.00 that would effectively be landlocked if the proposed Subdivision application is approved as currently presented. Currently, our beach portion of this property is accessible only by a footbridge constructed over wetlands and a 9-foot dirt road that runs through Tax Parcel 234-18.00 (the proposed Subdivision property) from an entrance at or near the West Bay Community.

We believe the attached deeds to the beach property show the existence of an express easement that is intended to provide us access via the 9-foot dirt road that runs through the proposed Subdivision property. Alternatively, we also believe we would be entitled to this easement by way of necessity or implication. See Walker v. Ayres, 622 A.2d 1097 (1993) (water access was not a reasonable substitute for land access due to the shallowness of the water). The Applicant is expressly prohibited by Section 99-20 from constructing any building, structure or other permanent obstruction on or over any easement. See also, 25 Del. C. § 81-209(b)(5) (each plat must show a legally sufficient description of all easements serving or burdening any portion of the common interest community). Neither authority cited to above limits or otherwise qualifies the type of easement for which the Applicant is obligated to know about and honor.

We respectfully request that your Office and other agencies or offices with jurisdiction address this matter at the appropriate time.

**Protecting our Community (adjacent to the proposed Subdivision) from Flooding and Flood Damage in the Future:**

We note that the Comprehensive Plan seems to be very important to many of the decisions to be made in this matter concerning the proposed Subdivision, its proximity to Rehoboth Bay and its surrounding wetlands, the flood plain and the land's suitability for the improvements proposed. See Farmers for Fairness v. Kent County Levy Court, 2012 WL 295060 (Ct. of Chancery of Delaware, 1/27/2012) (the land use map or map series has the force of law and the County may not permit development contrary to that provided for in the land use map and regulations enacted to implement other elements of the Comprehensive Plan). See Comprehensive Plan, Section 5.2.4.6 (Severe Weather and Flood Inundation Map).

We understand that the Proposed Subdivision Plan may undergo changes in this area of our concerns as a result of the Planning & Zoning Department review and request for additional information that was communicated to the Applicant in a December 9, 2020, letter. We expect that we will likely make further comment to the Application once these changes are made.

We respectfully request that your Office and other agencies and offices with jurisdiction address this matter at the appropriate time.

**Future Review and Conditions for Approval:**

Section 115-25(F)(4) of the Sussex County Code authorizes the Planning and Zoning Commission to add conditions to the approval of any cluster development to protect adjacent properties and the natural environment. See also, Tony Ashburn & Sons v. Kent County Regional Planning Commission, 962 A2d 235, 242 (2008) (the Commission may condition its approval of a subdivision application on non-code factors, such as agency recommendations and concerns regarding the health, safety and welfare of the community). We believe that this Section and the Court's jurisprudence necessarily contemplates participation of adjacent properties in the review process and permits the Commission and County to consider input for any conditional approval of a subdivision. We believe that maintaining access to our property must be a condition imposed if the application is ultimately approved. We also believe that, if the application is approved, the County and Commission should require, among other conditions deemed appropriate, that the Applicant provide a bond or letter-of-credit to guarantee the availability of sufficient funds to address any adverse impact to our community that may occur within a reasonable time (e.g., 10 years) from flooding or inadequate stormwater management. See Section 99-32.

Please provide us with the contact information for the person in your office assigned to this matter. Please also associate this letter and any response thereto with the public record.

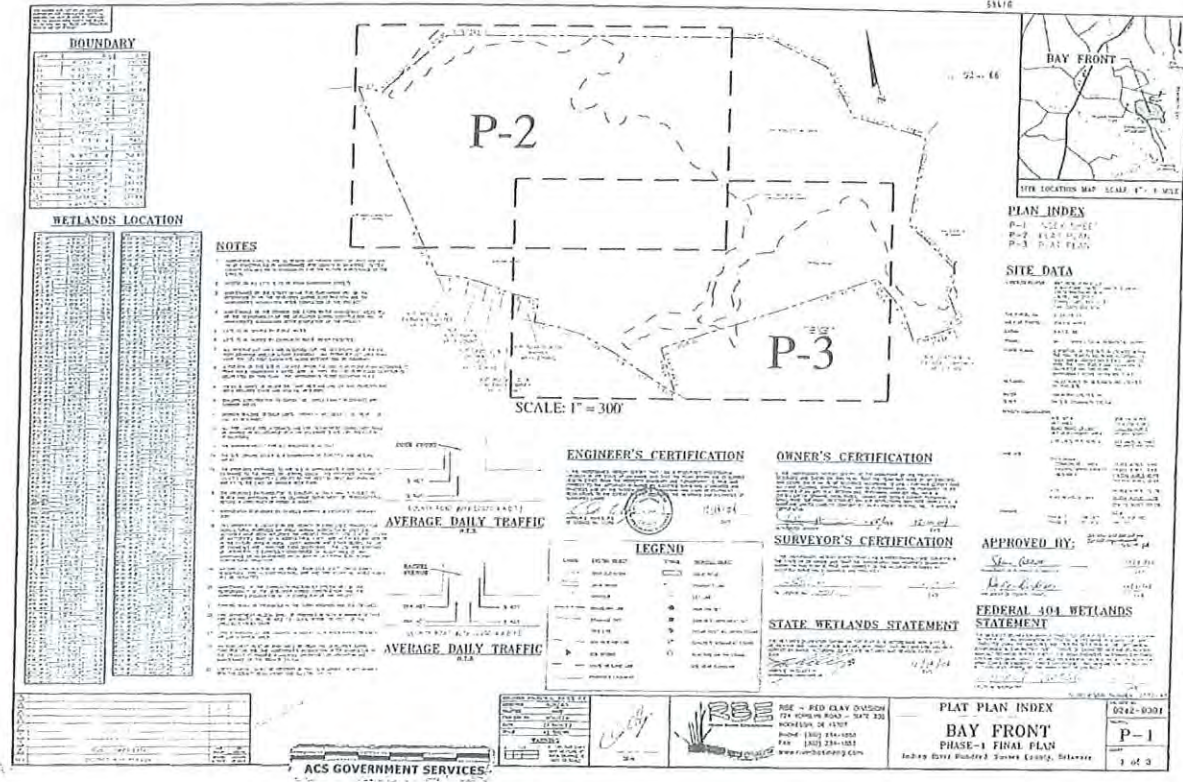
**Best Regards,**

**/signed/**

**Dianne L. Besso**  
**HOA President**  
23255 Horse Island Road  
Lewes, DE 19958  
302-947-9142

Enclosures:

- [2004 Warwick Beach Deed](#) - Bay Front at Rehoboth



RECEIVED

JAN 12 2021

SUSSEX COUNTY  
PLANNING & ZONING

**Bay Front at Rehoboth HOA**  
 Dianne L. Besso, President  
 23255 Horse Island Road  
 Lewes, DE 19958

NO LIEN OR TITLE SEARCH WAS DONE AS NONE WAS REQUESTED.

**Quitclaim**  
**This Deed, Made this**

*10th* day of January, in the year of our LORD one thousand nine hundred and seventy-eight,

BETWEEN, SUSSEX POULTRY COMPANY, INC., a corporation of the State of Delaware, of Milford, Delaware 19963, party of the first part,

- A N D -

GEORGE C. COVERDALE, of Leves, Delaware 19958, party of the second part,



Witnesseth, That the said party of the first part, for and in consideration of the sum of ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500.00) — lawful money of the United States of America,

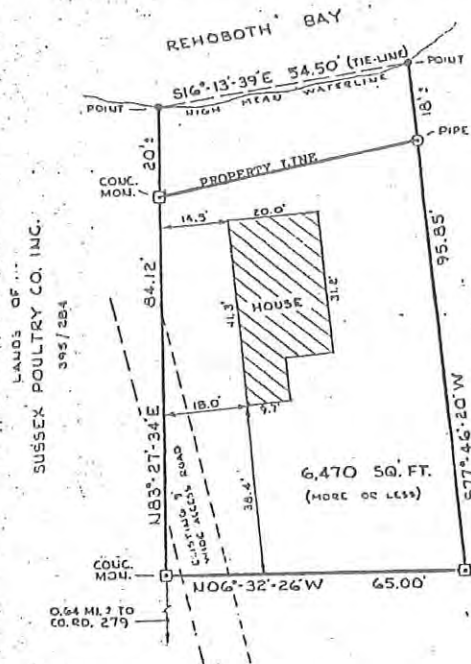
the receipt whereof is hereby acknowledged, hereby grants and convey unto the said part y of the second part, his heirs and/or assigns,

**All** that certain lot, piece and parcel of land situate, lying and being in Indian River Hundred, Sussex County, State of Delaware, and more particularly described as follows, to wit:

BEGINNING at a concrete monument located at a corner for this land and land now or formerly of Sussex Poultry Company, Inc.; thence North 83 degrees 27 minutes 34 seconds East a distance of 84.12 feet to a concrete monument; thence in a southeasterly direction such distance as is necessary to reach an iron pipe located at a corner for this land and land now or formerly of Elsie Phillips; thence South 77 degrees 46 minutes 20 seconds West a distance of 95.85 feet to a concrete monument; thence North 06 degrees 32 minutes 26 seconds West a distance of 65.00 feet to a concrete monument, be the contents thereof what they may.

TOGETHER with the right of ingress, egress and regress over an existing 9 foot wide access road. However, the grantor shall be under no obligation to maintain said access road at any time. The right of ingress, egress and regress over said existing 9 foot wide access road is not exclusive, but granted in common with others, including this grantor and its Successors and Assigns and future devisees.

The dimensions of this conveyance and the consideration paid have been part of a settlement negotiation whereby all of the adverse claims of George C. Coverdale have been compromised. With the payment of One Thousand Five Hundred Dollars (\$1,500.00) and the acceptance of this Deed, George C. Coverdale, for himself, his heirs, executors and assigns, forever discharges, remises, and releases unto the said Sussex Poultry Company, Inc. any claims of adverse ownership which he has or may have had to property which adjoins the property herein conveyed, and also discharges, remises, and releases any claims for a prescriptive easement over land of Sussex Poultry Company, Inc. which adjoins the land herein conveyed.



LANDS OF SUSSEX POULTRY CO. INC. 392/284

LANDS OF ELSIE PHILLIPS 483 30/425

APPROVED RD 1b/hr

FRONT PLANNING & ENGINEERING BY SUSSEX COUNTY

PLOT OF SURVEY OF LANDS CLAIMED BY ADVERSE POSSESSION BY GEORGE C. COVERDALE, PARCEL IS SITUATED IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE, DEED REF: 748/373  
 SURVEYED BY: MILER LEWIS, INC. SEAFORD, DELAWARE  
 APRIL 27, 1977



PURCHASER'S P.F.C. MADE  
THE 23<sup>rd</sup> DAY OF January 1978  
ASSIGNED TO THE COUNTY OF SUSSEX COUNTY  
MARSHALL AVENUE

In Witness Whereof, The said SUSSEX POULTRY COMPANY, INC., a  
corporation of the State of Delaware, its President do hereby  
set, and the common and corporate seal of the said corporation to be hereunto affixed, duly  
by its Secretary, the day and year first above written.

Witnessed and Delivered in the Presence of  
Randy Halland

BY: *[Signature]*  
ATTEST *[Signature]*  
Secretary



State of Delaware, }  
Sussex County, } ss.

10<sup>th</sup> day of January, 1978  
I, *[Signature]*, Notary Public for the State of Delaware,  
personally came before me, the Subscriber,  
President of SUSSEX POULTRY COMPANY, INC.,

a corporation existing under the laws of the State of Delaware, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said corporation, that the signature of the President thereto is in his own proper handwriting and the seal affixed is the common and corporate seal of said corporation, and that his act of sealing, executing, acknowledging and delivering said Indenture was duly authorized by a resolution of the Board of Directors of said corporation.

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

*[Signature]*  
Notary Public

RECORDED  
JAN 23 12 53 PM '78  
SUSSEX COUNTY

*[Handwritten note:]* Merrill + Merrill, Atty  
2-1-78

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals, the day and year aforesaid.

SIGNED, SEALED, DELIVERED, and Witnessed in the presence of

[Handwritten signatures of witnesses]

George C. Coverdale (Seal)
Barbara Coverdale (Seal)
Barbara Coverdale (Seal)

STATE OF DELAWARE, SUSSEX County, ss.

BE IT REMEMBERED, that on this 1st day of June in the year of our Lord one thousand nine hundred and seventy-eight, personally came before me, a Notary Public in and for the State and County aforesaid, GEORGE C. COVERDALE and BARBARA COVERDALE, his wife,

HEAVY TRANSFER TAX 300.00

Parties to this Indenture, known to me personally to be such, and they acknowledge this Indenture to be their Deed.

GIVEN under my hand and Seal of Office, the day and year aforesaid

PURCHASERS REPORT MADE DAY OF June 1978 ASSESSMENT DIVISION OF SUSSEX COUNTY

Carole E. Williamson Notary Public



RECEIVED MARY ANN McGUIRE JUL 1 1 53 PM '78 REC'D DIV OF DEEDS MAIL & MAIL, P.A. SUSSEX COUNTY DELAWARE 1981

Handwritten note: Carole Williamson 6/1/78



BOOK 897 PAGE 153

BEING the same lands conveyed to George C. Coverdale  
by QUITCLAIM DEED of Sussex Poultry Company, Inc., a corporation of the  
State of Delaware, said Deed dated January 10th, 1978, and filed for record  
in the Office of the Recorder of Deeds, in and for Sussex County, Delaware  
in Deed Book 878, page 95.

LAW OFFICES OF  
MAULL & MAULL, P.A.  
BARY MARKET STREET  
GEORGETOWN, DELAWARE 19847

**This Deed, made this**

1st day of June in the year of  
our LORD one thousand nine hundred and seventy-eight.

BETWEEN, GEORGE C. COVERDALE and BARBARA COVERDALE, his wife, of R. D. 1, Box 351-A, Rehoboth, Delaware 19971, parties of the first part,

- AND -

GEOFFREY K. WARWICK, PATRICIA H. WARWICK, KATHLEEN W. STEEN, and JOSEPH E. WARWICK, III, (as joint tenants with right of survivorship) of 1530 Providence Road, Towson, Maryland 21204, parties of the second part,

Witnesseth, That the said parties of the first part, for and in consideration of the sum of -----\$15,000.00-----lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the said parties of the second part,

**TRACT NO. 1:**

**ALL** THAT CERTAIN Lot, piece and parcel of land, with all improvements thereon, situate, lying and being in Indian River Hundred, Sussex County, Delaware, located on the Westerly shore of Rehoboth Bay, in Angola Neck, more fully described as follows, to wit: BEGINNING at a point in the cove on Rehoboth Bay at the mean high water mark and continuing in a westerly direction 123 feet 6 inches to a post; thence in a southerly direction 65 feet to a post; thence southeasterly 631 feet 8 inches to a post in the mean high water mark on the Shore of Rehoboth Bay; thence in a northwesterly direction following mean high water mark of Rehoboth Bay, home to the place of beginning, be the contents what they may.

BEING the same lands conveyed to George C. Coverdale by Deed of Farmers Bank of the State of Delaware, a corporation of the State of Delaware, Successor to Lewes Trust Company, Trustee for Lewes Gunning Club, said Deed dated June 12th, 1975, and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware in Deed Book 748, page 373.

**TRACT NO. 2:**

**ALL** THAT CERTAIN Lot, piece and parcel of land situate, lying and being in Indian River Hundred, Sussex County, State of Delaware, and more particularly described as follows, to wit: BEGINNING at a concrete monument located at a corner for this land and land now or formerly of Sussex Poultry Company, Inc.; thence North 83 degrees 27 minutes 34 seconds East a distance of 84.12 feet to a concrete monument; thence in a southeasterly direction such distance as is necessary to reach an iron pipe located at a corner for this land and land now or formerly of Estate Phillips; thence South 77 degrees 46 minutes 20 seconds West a distance of 95.85 feet to a concrete monument; thence North 08 degrees 32 minutes 28 seconds West a distance of 65.00 feet to a concrete monument, be the contents thereof what they may. TOGETHER WITH the right of ingress, egress and regress over an existing 9 foot wide access road. However, the grantor shall be under no obligation to maintain said access road at any time. The right of ingress, egress and regress over said existing 9 foot wide access road is not exclusive, but granted in common with others, including this grantor and its Successors and Assigns and future devisees.

LAW OFFICES OF  
Merrill & Merrill, P.A.  
EAST MARKET STREET  
GEORGETOWN, DELAWARE 19947

50113

03035 180

TAX MAP # 2-34 18.00 32.00  
Prepared by  
Fuqua & Yori, P.A.  
28 The Circle  
P.O. Box 250  
Georgetown, DE 19947  
File No. ROSEIJAF

This Deed, made this 15<sup>th</sup> day of September, 2014, between  
DOROTHY K. WARWICK, party of the first part, of 18910 Calder Avenue, Parkton,  
Maryland 21120, and BAY ROSE HOMES, LLC, party of the second part, of 13972  
Baltimore Avenue, Laurel, Maryland 20707.

Witnesseth, that the said party of the first part, for and in consideration of the sum of  
One Dollar (\$1.00), lawful money of the United States of America, the receipt whereof is  
hereby acknowledged, hereby grants and conveys unto the said party of the second part, as sole  
owner, and its successors and assigns, in fee simple, the following-described lands, situate, lying  
and being in Sussex County, State of Delaware:

ALL THAT certain lot, piece and parcel of land, situate, lying and being in  
Indian River Hundred, Sussex County, State of Delaware, and more particularly  
described according to a survey prepared by Miller Lewis, Inc. dated April 27,  
1977 and recorded in the office of the Recorder of Deeds, in and for Sussex  
County, Delaware, in Deed Book 878, Page 96, as follows to wit:  
BEGINNING at a concrete monument marking the northwesterly corner of this  
parcel, said concrete monument also located 0.64 miles from the easterly right  
of way line of County Road 279 and on line of lands now or formerly of Sussex  
Poultry Co. Inc.; thence running by and with lands now or formerly of Sussex  
Poultry Co. Inc. North 83 degrees 27 minutes 34 seconds East a distance of  
84.12 feet to a concrete monument; thence running the same course 20 feet,  
more or less, to a point on the high water line of Rehoboth Bay; thence turning  
and running by and with the ue-line of the high mean waterline of the Rehoboth  
Bay South 16 degrees 13 minutes 39 seconds East 54.50 feet to a point on the  
high water line of the Rehoboth Bay; thence turning and running South 77  
degrees 46 minutes 20 seconds West 18 feet, more or less to a pipe located on  
line of lands now or formerly of Elsie Phillips; thence running the same course  
95.85 feet to a concrete monument; thence turning and running North 06  
degrees 32 minutes 26 seconds West 65.00 feet home to the point and place of  
beginning, containing 6,470 square feet of land, more or less, with all  
improvements located thereon.

Consideration:	915000.00	Exempt Code: 4
County	State	Total
2250.00	2250.00	4500.00
counter	Date: 09/16/2014	

Page 1

6.

TOGETHER WITH the right of ingress, egress and regress over an existing 9 foot wide access road as set forth in a deed dated September 26, 1995 and recorded in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 2144, Page 174. The right of ingress, egress and regress over said existing 9 foot wide access road is not exclusive, but granted in common with others.


BEING the same lands conveyed unto Dorothy K. Warwick by deed of Dorothy K. Warwick and Joseph E. Warwick, III, said deed dated July 7, 2003, and now of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 2868, Page 294.

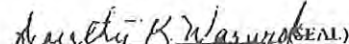
ALSO BEING the same lands conveyed unto Dorothy K. Warwick, Patricia H. Warwick, Kathleen W. Steen and Joseph E. Warwick, III by deed of Geoffrey K. Warwick, Patricia H. Warwick, Kathleen W. Steen and Joseph E. Warwick, III, said deed dated September 26, 1995 and recorded in the office of the Recorder of Deeds, in and for Sussex County, Delaware, in Deed Book 2144, Page 174.

Subject to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

In Witness Whereof, the party of the first part has set her hand and seal the day and year first above written.

*Signed, Sealed and Delivered  
in the presence of*

Witness 

  
DOROTHY K. WARWICK

STATE OF *Delaware* :  
COUNTY OF *Sussex* : ss.

BE IT REMEMBERED, that on 15<sup>th</sup> September 2004, personally came before me, the subscriber, DOROTHY K. WARWICK, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed.

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

*Charity B. Whaley*  
Notary Public  
Printed Name: CHARITY B. WHALEY  
My commission expires: 5/25/08

Return to:  
✓ BAY ROSE HOMES, LLC  
13972 Baltimore Avenue  
Laurel, Maryland 20707  
10-17-04

RECORDER OF DEEDS  
JOHN F. BRADY  
04 SEP 16 PM 1:58  
SUSSEX COUNTY  
DOC. SURCHARGE PAID

Received

SEP 17 2004

ASSESSMENT DIVISION  
OF SUSSEX CTY

Bay Front at Rehoboth  
Homeowners Association  
*Board of Directors*

Opposition  
Exhibit

October 20, 2020

RECEIVED

OCT 20 2020

SUSSEX COUNTY  
PLANNING & ZONING

Mr. Nicholas Torrance, Planner  
Sussex County P&Z Department  
Sussex County Administrative Office Building, 1st Floor  
2 The Circle, P. O. Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

**RE: Salt Cedar Subdivision Application - File #2020-13 202010371**

The attached Public Comment document is respectfully submitted on behalf of the Bay Front at Rehoboth Homeowners Association, a community located adjacent to the proposed subdivision.

Our preliminary comments are intended to highlight issues of importance to Bay Front known at this time, and to assist the County in establishing a public record that will permit fair and reasoned decision-making in accordance with the applicable rules.

We also note that Section 115-25(F)(4) contemplates a process involving participation of the parties in interest in this matter. We respectfully suggest that our Public Comment document contains arguments with citation to applicable authority that should be considered in this process.

Thank you.

Regards,

*/signed/*

Dianne L. Besso  
HOA President, Bay Front at Rehoboth  
23255 Horse Island Road  
Lewes, DE 19958  
302-947-9142

Supporting Documents:

- Bay Front at Rehoboth - Public Comments on Salt Cedar Subdivision
- Bay Front at Rehoboth - Beach Deeds
- Bay Front at Rehoboth - April 7, 2018 DOT Letter on Public Workshop for Proposed Improvements to SR24 Corridor

Bay Front at Rehoboth  
Homeowners Association  
*Board of Directors*

**INITIAL PUBLIC COMMENT**  
**IN RE: Salt Cedar Subdivision Application**  
**File No. 2020-13 202010371**

It is respectfully requested that these preliminary comments be associated with the public record in this matter for review and consideration by the Planning and Zoning Department, State Agencies, the Planning and Zoning Commission and the Sussex County Council.

Our intent at this pre-hearing stage of the subdivision application review process is to identify issues, provide brief arguments regarding issues of importance to Bay Front and assist the County in establishing a public record that will permit fair and reasoned decision-making in compliance with the applicable rules.

We also anticipate submitting additional comments as the review process moves forward, additional evidence is added to the record and issues are clarified and narrowed.

**I. Role of the Zoning and Planning Commission**

The Zoning and Planning Commission was established "[f]or the purpose of promoting the health, safety, prosperity and general welfare, as well as the purpose of securing coordinated plans for land use, transportation, public facilities and utilities and public works expenditures in that portion of Sussex County which is not included within the corporate limits of any city or town, . . . . 9 Del. C. § 6802.

Since its establishment, the Commission has played a significant role in decisions respecting smart growth that will ensure that the public health and welfare is protected and that any proposed development having a demonstrable adverse impact on the people and the environment will not be permitted.

In a Commission brochure published in February 1970, one of the objectives of the Commission was stated as follows:

Tidal bay and ocean front development should be carefully regulated and limited. The shoreline is a major natural resource of Sussex County and should be used wisely for the maximum long-term benefit of the people. The potential profit from real estate transactions and land development here is creating intensive pressure upon this limited, rather fragile natural resource. It will be a major responsibility of the Planning and Zoning Commission to strictly control shoreline development and insure sound development design."

Green et al v. County Planning and Zoning Commission of Sussex County, 340 A2d 852, 857 (1974). Achieving this objective is even more important today as our State's shoreline, wetlands and coastal environment, as well as our infrastructure and tourism-based economy, continue to be threatened and negatively impacted by over-development.

## II. Salt Cedar Subdivision Application

The proposed Salt Cedar major subdivision application, submitted by Riber Development, LLC, was received by the Sussex County Planning & Zoning Office on August 31, 2020. The application reflects that the proposed new subdivision is located on a parcel that is zoned AR-1 and considered to be in the Coastal Area (formerly referred to and considered as environmentally sensitive), to include marsh land, will be a cluster development on approximately 32 acres with 42 Lots, with a minimum size of 7,500 sf, and over 14 ½ acres of open space.

The applicant bears the burden of both producing evidence required by Code and Non-Code authorities and the burden of persuading the reviewing authorities that the proposed subdivision will comply with applicable code and the Comprehensive Plan.

As explained more fully below, the applicant has not, at this time, met its burden of producing the evidence required by Code and Non-Code authorities to permit a full and fair evaluation of the proposed development.

## III. Salt Cedar Subdivision Application appears to be subject to the State Preliminary Land Use Service (PLUS) Process

The Salt Cedar Subdivision Application concerns land that has been determined by the County to be located in the Coastal Area (formerly referred to as an environmentally sensitive area) in accordance with the Comprehensive Plan. Applications for rezoning, conditional use, **site plan review and/or subdivision** within an environmentally sensitive area as determined by a local jurisdiction's Comprehensive Plan are subject to the PLUS process. See 29 Del C. § 9203(a)(3).

## IV. Sussex County Code – Incomplete/Non-Responsive Application

### Chapter 115 – Zoning:

The stated legislative purpose for AR-1 zoning is to, among other things, protect watersheds, water resources, forest areas and scenic values and, at the same time, to provide for low-density residential development. The AR regulations seek to prevent untimely scattering of more-dense urban uses, which should be confirmed to areas planned for efficient extension of public services. See Section 115-19.

Cluster development is, in part, governed and limited by Section 115-25. Unfortunately, the application appears to be incomplete with respect to information relating to several issues presented by the rules and requirements contained in this Section. Examples of these rules and requirements that we believe require the submission of additional information by the Applicant before any compliance analysis can be accomplished, include:

- Adequate transition in density or thirty-foot buffer, See Section 115-25 (E)(4);
- Plan for management of open space, See Section 115-25(F)(2);
- Total Environment and design which are superior, See Section 115-25(F)(3)(a);
- Reasonable judgment of the Planning Commission, See Section 115-25(F)(3)(a);
- Homes are to be clustered on the environmentally suitable portions of the tract, specifically those portions of the tract least encumbered by sensitive environmental features, See Section 115-25(F)(3)(a)(1);
- A minimum of 25 feet of permanent setback must be maintained around the outer boundaries of all wetlands . . . . No buildings or paving shall be placed within these setbacks, See Section 115-25(F)(a)(4);
- Stormwater management shall be designated to promote groundwater recharge, See Section 115-25(F)(a)(5);



- Removal of healthy mature trees shall be limited, See Section 115-25(F)(a)(6);
- Scenic views that can be seen from within the tract should be preserved to the greatest extent possible, See Section 115-25(F)(a)(7);
- The applicant for a cluster development shall illustrate that the following sequence and process was followed in the site design of the cluster project, See Section 115-25(F)(a)(8);
- The cluster development plan will preserve the natural environment and any historic or archeological resources, See Section 115-25(F)(b); and,
- All of the items of Ordinance Number 1152 have been addressed and approval of the cluster option for the proposed development will not have an adverse effect on any of the items to be considered, See Section 115-25(F)(c).

It is respectfully requested that the Applicant, prior to the scheduling of any hearing, be required to provide the information needed to evaluate compliance with these Code provisions in narrative form **and** that the public be given at least another 30-days to provide any comments to these submissions and the application as clarified or modified.

#### Chapter 99 – Subdivision of Land:

The stated purpose of this Chapter is to promote and protect the health, safety, convenience, orderly growth and welfare of the citizens of the County; to assist in the proper development, conservation of property values and use of land in the County. See Section 99-3.

Unfortunately, the application appears to be incomplete with respect to information required and necessary for a proper evaluation of this proposed subdivision cluster development and its compliance with the provisions of this Chapter. Examples of the requirements that need further information or clarification, include:

- General Requirements and Restrictions, See Section 99-6;
- Public Hearing or Preliminary Plat Approval or Disapproval, See Section 99-9C;
- General Requirements and Restrictions, See Section 99-15;
- Suitability of Land, Preservation of Natural Features, See Section 99-16;
- Street Layout, See Section 99-17;
- Easements, See Section 99-20
- Information to be Shown, See Section 99-23; and,
- Supporting Statements, See Section 99-24.

It is respectfully requested that the Applicant, prior to the scheduling of any hearing, be required to provide the information needed to evaluate compliance with these Code provisions in narrative form **and** that the public be given at least another 30-days to provide any comments to these submissions and the application as clarified or modified.

#### **V. Comprehensive Plan**

On December 4, 2018, the Sussex County Council adopted a new Comprehensive Plan. The effect of adopting this Plan is that **all** land development regulations must be in conformance with the Plan's provisions. See 9 Del. C. § 6904(a). The Comprehensive Plan, as explained more fully below, embodies policy determinations and guiding principles that are extremely important to decisions that the reviewing authorities will be called upon to make in this matter. It is critically important that these reviewing and decision-making authorities understand and faithfully interpret and apply the zoning and land use regulations to accomplish the Comprehensive Plan's Objectives and Goals. See Brohawn v. Town of Laurel, 2009 WL 1449109 (Del. Ch. May 13, 2009) at 9 (Once adopted, a Comprehensive Plan shall have the force of law and no development shall be permitted except as consistent with the Plan).

A brief list of some of the more relevant provisions of the Comprehensive Plan follow:

## Chapter 4 (Future Land Use)

The Future Land Use Chapter is the centerpiece of the Comprehensive Plan. The Chapter creates a framework for achieving the Comprehensive Plan's overall vision and determining future development priorities.

Coastal Area – Sussex County has designated the areas around Rehoboth Bay, Indian River Bay, and Little Assawoman Bay (the Inland Bays) as Coastal Areas. The Plan expressly recognizes that current environmental protections may be inadequate and urges the County to revisit this matter to improve its regulatory standards.

The Coastal Area contains ecologically important and sensitive characteristics as well as other Coastal lands which help to absorb flood waters and provide extensive habitat for native flora and fauna. This area also has significant impact upon water quality within the adjacent bays and inlets as well as upon the region's various habitats.

The Plan acknowledges that implementation of the Chapter's goals, objectives and strategies for future land use is critical to success and accomplishing the Plan's vision. Some of these relevant goals include:

Goal 4.1 – Manage the impacts of future growth and development to better preserve the quality of life of the County.

Goal 4.4 – Minimize the adverse impact of future development on existing development.

Goal 4.6 – Recognize the importance of the Inland Bays.

## Chapter 5 (Conservation)

Chapter 5 addresses the conservation measures that Sussex County and others are and should consider undertaking to protect the area's ecology.

Goal 5.1 – Preserve, maintain, and enhance the natural resources and natural systems in the County.

Goal 5.2 – Encourage protection of farmland and forestland.

Goal 5.3 – Ensure the protection of the natural functions and quality of the County's surface waters, ground waters, wetlands and floodplains.

The Comprehensive Plan will have little or no meaning if the reviewing and decision-making authorities do not interpret and apply the zoning and land use regulations to accomplish the objectives and goals of the Comprehensive Plan.

Also, taken together, the above provisions and others, make it abundantly clear that the Comprehensive Plan requires consideration of the cumulative impact of individual subdivision applications as part of the review process. We respectfully urge the County to interpret and apply the current zoning and land use regulations as broadly as possible to address the cumulative and adverse impact of individual subdivision applications, as required by the Comprehensive Plan.

## VI. Other Authorities

The American Planning Association:

In February 2015, the American Planning Association (APA) convened a two-day symposium which brought together subject matter experts, representatives of the Association of State Floodplain Managers, and the Federal Emergency Management Agency. As a result of this symposium, the APA developed five general principles for mitigating flood hazards within subdivision design. These five principles follow:

1. Maintain natural and beneficial functions of the floodplain;
2. Adopt a No Adverse Impact approach to floodplain management;
3. Avoid new development in the floodplain whenever feasible;
4. Focus on data-driven decision making, using the best available data to assess risk and inform decisions; and,
5. Consider future conditions of the floodplain, including development impacts and climate change.

The above principles are also contained, in large part, in the Comprehensive Plan.

According to the Delaware Flood Planning Tool, the applicant's land is in the FEMA designated 100-year floodplain. We respectfully suggest that the applicant's proposed subdivision development requires the reviewing and approving authorities to focus on the adverse impacts that this proposed development may have on the floodplain and determine whether the proposed development can be avoided in whole or in part due to the adverse impacts on the floodplain.

## **VII. Major Issues for Bay Front Presented by the Salt Cedar Subdivision Application**

In accordance with Section 115-25(F)(4), the Sussex County Planning and Zoning Commission may add conditions to the approval of any cluster development to protect adjacent properties and the natural environment. We respectfully request and expect that the Commission at the appropriate time will involve Bay Front and other parties having an interest in this matter to discuss any conditions under consideration in general and with respect to the issues identified and set forth below in particular. We will also likely identify other issues as we learn more about this proposed cluster subdivision.

### **1. Easements.**

Section 99-20 requires applicants to clearly identify all easements and also prohibits the applicant from erecting any building, structure or other permanent obstruction from being placed on any easement.

The proposed subdivision application ignores the existence of an express easement Bay Front has and intended to provide repair and maintenance access to our beach area, adjacent to the Applicant's property, as reflected in language contained in the deeds to Bay Front's property. See Exhibit 1.

The generic statement contained in the Applicant's deed for parcel number 2-34 18:00 31:00, that the land is "subject to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds . . .", is not helpful to anyone and consequently we maintain that the Applicant's obligations under Section 99-20 have not been met. See also, 25 Del. C. § 81-209(b)(5) (each plat must show a legally sufficient description of all easements serving or burdening any portion of the common interest community).

### **2. Impact of Impervious Cover.**

The addition of impervious surfaces alters the natural hydrology of the land and increases the volume of stormwater runoff and results in increased flooding, an adverse impact on the nearby aquatic habitat, a decrease in water quality and will reduce biological diversity.

According to a recent University of Delaware (NEMO) study, more than 90% of Delaware's waterways are considered impaired. Most of these impairments come from nonpoint sources. Development in the Coastal Areas, in particular, and the accompanying increase in impervious cover is one of the primary causes of nonpoint source pollution.

The application contains several examples of arguably non-compliant and environmentally unfriendly proposals for construction that will add impervious surfaces that will be extremely harmful to the natural hydrology of the land and some should not be allowed in any event. These include a 50-foot wide private road, a cul de sac of more than 2,350 feet and many, if not most, of the Lots, but especially proposed Lots 39-42.

Based on the foregoing, we also disagree with the Applicant's requested waiver. The Applicant's request for a "waiver" of the requirements of 99-17 should be denied as contrary to the intent and purpose of the subdivision code and the Comprehensive Plan.

### 3. Maintaining Riparian and Wetlands Areas.

What constitutes riparian and wetlands areas and why is protecting these areas so important to our environment and the health and safety of the citizens of Sussex County?

A definition developed by the National Research Council is helpful to our understanding of how these areas function and protect our environment:

Riparian areas are transitional between terrestrial and aquatic ecosystems and are distinguished by gradients in biophysical conditions, ecological processes, and biota. They are areas through which surface and subsurface hydrology connect water bodies with their adjacent uplands. They include those portions of terrestrial ecosystems that significantly influence exchanges of energy and matter with aquatic ecosystems (i.e., zone of influence). Riparian areas are adjacent to perennial, intermittent, and ephemeral streams, lakes, and estuarine-marine shorelines.

We believe that much, if not all, of the land of the subject Subdivision Application concerns these areas. While Chapters 115 and 99 of the Sussex County Code and the Comprehensive Plan contain several rules, objectives and goals that recognize the importance of properly maintaining riparian and wetlands areas, there are other important authorities and agencies with jurisdiction in this matter.

Section 404(a) of the Clean Water Act generally bans the discharge of dredged or fill material into the "navigable waters of the United States" without a prior permit from the United States Army Corps of Engineers. Section 404 further vests the Corps with the statutory authority to regulate wetlands development. See 33 C.F.R. § 328.3(a)(4), § 328.3(c)(1)(ii); 40 C.F.R. § 120.2(1)(iv), 40 C.F.R. § 120.2(3)(1)(B). Section 404(b)(1) provides that the decision to issue a permit for the discharge of fill material into wetlands is made using guidelines developed by the Corps and the Environmental Protection Agency (EPA). In evaluating all applications for Department of the Army permits, the Corps will deny a permit involving activities with section 404 discharges into navigable waters unless the discharges comply with the EPA's 404(b)(1) Guidelines. See 40 C.F.R. § 230.

### 4. Flood Risk Management

According to the County's Hazard Mitigation Plan, there have been 65 reported coastal flooding events from 1996 – 2015 with five injuries and \$ 51,586,000.00 in property damages.

We are aware that DNREC provides resources to State agencies and local government planners to help them identify and find ways to lessen risk from flooding. We urge the review and decision-making authorities in this matter to seek DNREC's assistance in evaluating the subject Application.

We also note that State agencies are required to prioritize resiliency and flood risk when building new infrastructure. An Executive Order by former Governor Jack Markell requires State agencies to avoid building within areas that are currently or will be at high risk of flooding, especially given the higher risk posed by sea level rise and climate change. We urge the County to take the same approach when evaluating the subject Application and its impact on the infrastructure.

5. The Cumulative Impact of Subdivision Development is not being Adequately Considered.

The Comprehensive Plan requires the County to consider the cumulative impact of reasonably foreseeable development. Unfortunately, it appears to us that the reviewing and decision-making authorities have not been able to effectively apply the zoning land use regulations, particularly Chapters 115 and 99, in an effective manner to address the cumulative and negative impact of individual subdivision applications on the health, safety, convenience, orderly growth and welfare of the citizens of this County.

In the Angola Neck peninsula area there are several subdivisions that have been approved with construction currently underway. As we pointed out to the DOT Secretary in an April 2018 letter, an additional access road to SR 24 is badly needed now to accommodate the traffic from these newly built communities. See Exhibit 2. This is but one example of how the cumulative impact of subdivision development is not being adequately considered. We urge the County to examine how it might do a better job at addressing this problem.

### **VIII. Actions Requested**

We respectfully request that our concerns be addressed in the Application review process and that we be contacted if there are any questions about the issues we have raised at this point in the process.

We also request and expect that we will be asked to be involved at the appropriate time to discuss any conditions under consideration pursuant to Section 115-25(F).

**Respectfully Submitted,**

*/signed/*

**Dianne L. Besso**

HOA President, Bay Front at Rehoboth  
23255 Horse Island Road  
Lewes, DE 19958  
302-947-9142

Supporting Documents:

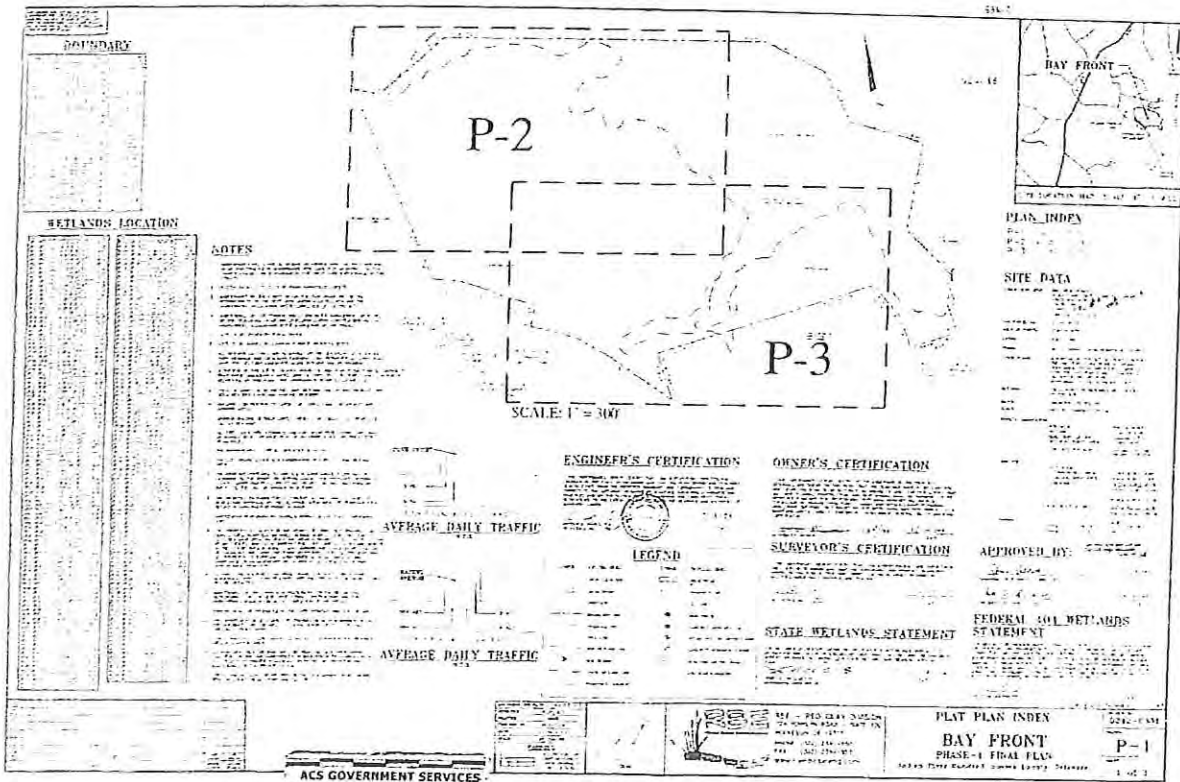
- Bay Front at Rehoboth - Beach Deeds
- Bay Front at Rehoboth - April 7, 2018 DOT Letter on Public Workshop for Proposed Improvements to SR24 Corridor

*October 20, 2020*

Bay Front at Rehoboth  
Homeowners Association

Board of Directors

1978 and 2004  
Deeds



NO LIEN OR TITLE SEARCH HAS BEEN DONE AS NONE WAS REQUESTED.

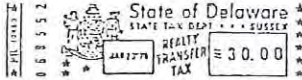
# This Deed, <sup>QUITCLAIM</sup> Made this

*10th* day of January, in the year of our LORD one thousand nine hundred and seventy-eight,

BETWEEN, SUSSEX POULTRY COMPANY, INC., a corporation of the State of Delaware, of Milford, Delaware 19963, party of the first part,

- A N D -

GEORGE C. COVERDALE, of Lewes, Delaware 19958, party of the second part,



Witnesseth, That the said party of the first part, for and in consideration of the sum of ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500.00) ———— lawful money of the United States of America,

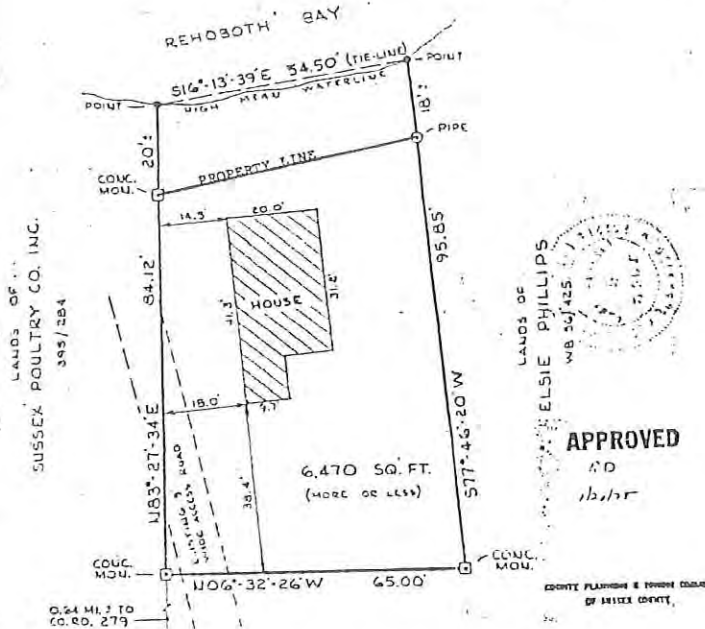
the receipt whereof is hereby acknowledged, hereby grants and convey unto the said party of the second part, his heirs and/or assigns,

**All** that certain lot, piece and parcel of land situate, lying and being in Indian River Hundred, Sussex County, State of Delaware, and more particularly described as follows, to wit:

**BEGINNING** at a concrete monument located at a corner for this land and land now or formerly of Sussex Poultry Company, Inc.; thence North 83 degrees 27 minutes 34 seconds East a distance of 84.12 feet to a concrete monument; thence in a southeasterly direction such distance as is necessary to reach an iron pipe located at a corner for this land and land now or formerly of Elsie Phillips; thence South 77 degrees 46 minutes 20 seconds West a distance of 95.85 feet to a concrete monument; thence North 06 degrees 32 minutes 26 seconds West a distance of 65.00 feet to a concrete monument, be the contents thereof what they may.

TOGETHER with the right of ingress, egress and regress over an existing 9 foot wide access road. However, the grantor shall be under no obligation to maintain said access road at any time. The right of ingress, egress and regress over said existing 9 foot wide access road is not exclusive, but granted in common with others, including this grantor and its Successors and Assigns and future devisees.

The dimensions of this conveyance and the consideration paid have been part of a settlement negotiation whereby all of the adverse claims of George C. Coverdale have been compromised. With the payment of One Thousand Five Hundred Dollars (\$1,500.00) and the acceptance of this Deed, George C. Coverdale, for himself, his heirs, executors and assigns, forever discharges, remises, and releases unto the said Sussex Poultry Company, Inc. any claims of adverse ownership which he has or may have had to property which adjoins the property herein conveyed and also discharges, remises, and releases any claims for a prescriptive easement over land of Sussex Poultry Company, Inc. which adjoins the land herein conveyed.



PLOT OF SURVEY OF LANDS CLAIMED BY ADVERSE POSSESSION BY GEORGE C. COVERDALE. PARCEL IS SITUATED IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE, DEED REF: 749/373

SURVEYED BY: MILLER LEWIS, INC. SEAFORD, DELAWARE

APRIL 27, 1977



RESIDUALS FROM MADE  
DATE 23<sup>rd</sup> DAY OF January 1978  
ASSESSMENT CLASSIFIED AS TAX EXEMPT  
MAILED 1/23/78

In Witness Whereof, The said SUSSEX POULTRY COMPANY, INC., a  
corporation of the State of Delaware,  
has caused its name by its President to be hereunto  
set, and the common and corporate seal of the said corporation to be hereunto affixed, duly  
by its Secretary, the day and year first above written.

Witness and Delivered in the Presence of  
Randy Holland

ATTEST  
Virginia P. [Signature]  
Secretary



State of Delaware, )  
Sussex County, ) ss.

10<sup>th</sup> day of January, 1978  
in the year of our LORD one thousand  
nine hundred and seventy-eight,  
personally came before me, the Subscriber,  
a Notary Public for the State of Delaware,  
President of SUSSEX POULTRY COMPANY, INC.,  
a corporation existing under the laws of the State of Delaware, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said corporation, that the signature of the President thereto is in his own proper handwriting and the seal affixed is the common and corporate seal of said corporation, and that his act of sealing, executing, acknowledging and delivering said Indenture was duly authorized by a resolution of the Board of Directors of said corporation.

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

Barbara M. O'Neil  
Notary Public

RECEIVED  
JAN 23 11 53 AM '78  
SUSSEX COUNTY



Holland + Holland, Attys  
2-1-78

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals, the day and year aforesaid.

SIGNED, SEALED, DELIVERED, and Witnessed in the presence of

*[Handwritten signatures]*

*George C. Coverdale* (Seal)  
George C. Coverdale (Seal)  
*Barbara Coverdale* (Seal)  
Barbara Coverdale (Seal)

STATE OF DELAWARE, }  
SUSSEX County, } ss.

RE IT REMEMBERED, that on this 1st day of June in the year of our Lord one thousand nine hundred and seventy-eight, personally came before me, a Notary Public in and for the State and County aforesaid, GEORGE C. COVERDALE and BARBARA COVERDALE, his wife,

REALLY RECEIVED 300.00

Parties to this Indenture, known to me personally to be such, and they acknowledge this Indenture to be their Deed.  
GIVEN under my hand and Seal of Office, the day and year aforesaid

PURCHASERS BEFORE MADE  
THIS *Deed* DAY OF *JUNE* 1978  
ASSESSMENT DIVISION OF SUSSEX COUNTY

*Carol E. Williamson*  
Notary Public

RECEIVED  
MARY ANN MCGINE  
JUL 1 1 53 PM '78  
REC'D IN DEEDS MAIL & MAIL, P.A.  
SUSSEX COUNTY EAST MARKET STREET  
GEORGETOWN, DELAWARE 1984



*Notary Seal 6/1/78*

BEING the same lands conveyed to George C. Coverdale  
by QUITCLAIM DEED of Sussex Poultry Company, Inc., a corporation of the  
State of Delaware, said Deed dated January 10th, 1978, and filed for record  
in the Office of the Recorder of Deeds, in and for Sussex County, Delaware  
in Deed Book 878, page 95.

LAW OFFICES OF  
MAULL & MAULL, P.A.  
EAST MARKET STREET  
GEORGETOWN, DELAWARE 19341

This Deed, made this

1st day of June in the year of our LORD one thousand nine hundred and seventy-eight.

BETWEEN, GEORGE C. COVERDALE and BARBARA COVERDALE, his wife, of R. D. 1, Box 351-A, Rehoboth, Delaware 19971, parties of the first part,

- AND -

GEOFFREY K. WARWICK, PATRICIA H. WARWICK, KATHLEEN W. STEEN, and JOSEPH E. WARWICK, III, (as joint tenants with right of survivorship) of 1530 Providence Road, Towson, Maryland 21204, parties of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of -----\$15,000.00-----lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the said parties of the second part.

TRACT NO. 1: ALL THAT CERTAIN Lot, piece and parcel of land, with all improvements thereon, situate, lying and being in Indian River Hundred, Sussex County, Delaware, located on the Westerly shore of Rehoboth Bay, in Angola Neck, more fully described as follows, to wit: BEGINNING at a point in the cove on Rehoboth Bay at the mean high water mark and continuing in a westerly direction 123 feet 6 inches to a post; thence in a southerly direction 65 feet to a post; thence southeasterly 631 feet 5 inches to a post in the mean high water mark on the Shore of Rehoboth Bay; thence in a northwesterly direction following mean high water mark of Rehoboth Bay, home to the place of beginning, be the contents what they may.

BEING the same lands conveyed to George C. Coverdale by Deed of Farmers Bank of the State of Delaware, a corporation of the State of Delaware, Successor to Lewes Trust Company, Trustee for Lewes Gunning Club, said Deed dated June 12th, 1975, and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware in Deed Book 748, page 373.

TRACT NO. 2: ALL THAT CERTAIN Lot, piece and parcel of land situate, lying and being in Indian River Hundred, Sussex County, State of Delaware, and more particularly described as follows, to wit: BEGINNING at a concrete monument located at a corner for this land and land now or formerly of Sussex Poultry Company, Inc.; thence North 83 degrees 27 minutes 34 seconds East a distance of 84.12 feet to a concrete monument; thence in a southeasterly direction such distance as is necessary to reach an iron pipe located at a corner for this land and land now or formerly of Elsie Phillips; thence South 77 degrees 48 minutes 20 seconds West a distance of 95.85 feet to a concrete monument; thence North 08 degrees 32 minutes 26 seconds West a distance of 65.00 feet to a concrete monument, be the contents thereof what they may. TOGETHER WITH the right of Ingress, egress and regress over an existing 9 foot wide access road. However, the grantor shall be under no obligation to maintain said access road at any time. The right of Ingress, egress and regress over said existing 9 foot wide access road is not exclusive, but granted in common with others, including this grantor and its Successors and Assigns and future devisees.

LAW OFFICES OF  
Stull & Mason, P.A.  
LAST MARKET STREET  
GEORGETOWN, DELAWARE 19847

50113

03035 180

TAX MAP # 2 34 18.00 32.00  
Prepared by  
Fuqua & Yori, P.A.  
28 The Circle  
P.O. Box 250  
Georgetown, DE 19947  
File No. ROSELIAF

This Deed, made this 15<sup>th</sup> day of September, 2011, between  
DOROTHY K. WARWICK, party of the first part, of 18910 Calder Avenue, Parkton,  
Maryland 21120, and BAY ROSE HOMES, LLC, party of the second part, of 13972  
Baltimore Avenue, Laurel, Maryland 20707

Witnesseth, that the said party of the first part, for and in consideration of the sum of  
One Dollar (\$1.00), lawful money of the United States of America, the receipt whereof is  
hereby acknowledged, hereby grants and conveys unto the said party of the second part, as sole  
owner, and its successors and assigns, in fee simple, the following-described lands, situate, lying  
and being in Sussex County, State of Delaware:

ALL THAT certain lot, piece and parcel of land, situate, lying and being in  
Indian River Hundred, Sussex County, State of Delaware, and more particularly  
described according to a survey prepared by Miller Lewis, Inc. dated April 27,  
1977 and recorded in the office of the Recorder of Deeds, in and for Sussex  
County, Delaware, in Deed Book 878, Page 96, as follows to wit:  
BEGINNING at a concrete monument marking the northwesterly corner of this  
parcel, said concrete monument also located 0.64 miles from the easterly right  
of way line of County Road 279 and on line of lands now or formerly of Sussex  
Poultry Co. Inc.; thence running by and with lands now or formerly of Sussex  
Poultry Co. Inc. North 83 degrees 27 minutes 34 seconds East a distance of  
84.12 feet to a concrete monument; thence running the same course 20 feet,  
more or less, to a point on the high water line of Rehoboth Bay; thence turning  
and running by and with the tie-line of the high mean waterline of the Rehoboth  
Bay South 16 degrees 13 minutes 39 seconds East 54.50 feet to a point on the  
high water line of the Rehoboth Bay; thence turning and running South 77  
degrees 46 minutes 20 seconds West 18 feet, more or less to a pipe located on  
line of lands now or formerly of Elsie Phillips; thence running the same course  
95.85 feet to a concrete monument; thence turning and running North 06  
degrees 32 minutes 26 seconds West 65.00 feet home to the point and place of  
beginning, containing 6,470 square feet of land, more or less, with all  
improvements located thereon.

Consideration: \$150000.00 Exempt Code: 4  
County 2250.00 State 2750.00 Total 5000.00  
county Date: 09/16/2011

Page 1

6.

8

TOGETHER WITH the right of ingress, egress and regress over an existing 9 foot wide access road as set forth in a deed dated September 26, 1995 and recorded in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 2144, Page 174. The right of ingress, egress and regress over said existing 9 foot wide access road is not exclusive, but granted in common with others.

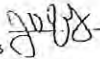
BEING the same lands conveyed unto Dorothy K. Warwick by deed of Dorothy K. Warwick and Joseph E. Warwick, III, said deed dated July 7, 2003, and now of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 2868, Page 294.

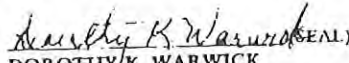
ALSO BEING the same lands conveyed unto Dorothy K. Warwick, Patricia H. Warwick, Kathleen W. Steen and Joseph E. Warwick, III by deed of Geoffrey K. Warwick, Patricia H. Warwick, Kathleen W. Steen and Joseph E. Warwick, III, said deed dated September 26, 1995 and recorded in the office of the Recorder of Deeds, in and for Sussex County, Delaware, in Deed Book 2144, Page 174.

Subject to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

In Witness Whereof, the party of the first part has set her hand and seal the day and year first above written.

Signed, Sealed and Delivered  
in the presence of

Witness 

  
DOROTHY K. WARWICK

STATE OF Delaware :  
COUNTY OF Sussex :

BE IT REMEMBERED, that on 15<sup>th</sup> September 2004, personally came before me, the subscriber, DOROTHY K. WARWICK, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed.

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

Charity B. Whaley  
Notary Public  
Printed Name: CHARITY B. WHALEY  
My commission expires: 5/25/08

RETURN TO:  
RAY ROSE HOMES, LLC  
13972 Baltimore Avenue  
Laurel, Maryland 20707  
10-7-04

RECORDER OF DEEDS  
JOHN F. BLADY  
04 SEP 16 PM 1:58  
SUSSEX COUNTY  
DOC. SURCHARGE PAID

Received  
SEP 17 2004  
ASSESSMENT DIVISION  
OF SUSSEX COUNTY Page 3

Bay Front at Rehoboth  
Homeowners Association

*Board of Directors*

April 7, 2018

Jennifer Cohan  
Secretary  
Delaware Department of Transportation  
dotpr@state.de.us  
800 South Bay Road  
Dover, DE 19901

Subject: April 16, 2018 Public Workshop - Proposed Improvements to SR 24 Corridor

Dear Madame Secretary,:

This letter is intended to respond to the Department's request for public input on proposed improvements along the SR 24 corridor. Please include this letter in the public record relating to this matter.

Bay Front at Rehoboth is one of several HOA communities located within the Angola Neck peninsula with limited access to SR 24 through either Angola Road or Camp Arrowhead Road. There are and will soon be thousands more people living in this limited access area. We represent currently over 165 homes and appreciate the opportunity to provide you with our input regarding this very important matter.

Our public comments are as follows:

General Comments

- We completely agree with the DOT that the level of service in this area generally, and with respect to the adequacy of SR
- 
- 24 in particular, has degraded to an unacceptable level due to the massive growth in permanent residents and the increasing number of beach goers to this part of Delaware. SR 24, in its current state, is simply not adequate to meet the needs of those who use this road now and in the future.



- The consequences of governments' (both state and local) lack of preparation will be severe and will adversely impact the quality of life in our communities; the health and safety of our residents and visitors and the overall economy (based largely on tourism and dependent upon adequate roads linking the urban centers to the North and West of Sussex County. Bold action is needed now to mitigate these adverse consequences.
- Government at all levels has, at a minimum, a communication problem. It is important that government take steps to educate the public on the applicable standards and decision-making metrics used, how information is gathered, the plan developed for coordination between State and local government in this area and how leadership is meeting the challenges associated with this fundamental government function. Recent articles in the media about government officials from different levels of government pointing fingers at each other in apparent attempts to avoid accountability for ensuring that adequate infrastructure is being planned and built and articles about the quality and veracity of traffic studies and whether or not they are needed as part of the development approval process does not instill much public confidence in government.

#### Specific Comments

- All the communities within the Angola Neck peninsula must access SR 24 through either Angola Road or Camp Arrowhead Road. An additional access road is critically needed and should be required as part of the development recently approved or under review in this area. This road would ideally be accessible from either or both Angola Road and Camp Arrowhead Road and would intersect with SR 24 at some point between where Angola and Camp Arrowhead Roads currently intersect with SR 24. Such a road would help relieve congestion and improve access for emergency services and evacuations.
- An adequate right-hand turn lane needs to be constructed on SR 24 eastbound onto Angola Road. The current right-hand turn lane is inadequate and dangerous and, if not improved, will continue to contribute to the congestion on SR 24.
- Further improvements at the intersection of SR 24 and Angola Road need to be made to better accommodate drivers going straight across to Robinsonville Road, drivers turning left onto SR 24, and drivers turning right onto SR 24. The current intersection is inadequate (lane width and length are insufficient) to accommodate current traffic, much less being adequate for future demands.
- Improvements are needed on SR 24 to enhance the ability of drivers to enter onto SR 24 eastbound from Camp Arrowhead Road. Currently the access lane is of insufficient length and safe entry onto SR 24 is further compromised by the lack of adequate space for drivers seeking to enter or leave businesses (current and future) located on both sides of SR 24 at or near its intersection with Camp Arrowhead Road.

- The lack of interconnectivity between adjoining businesses (as well as communities) should be addressed in the planning process for any improvements to SR 24 and with respect to development in general. For example, in the area where Camp Arrowhead Road intersects with SR 24, if a driver wanted to frequent the businesses located on each of the three separate parcels (one of which is currently under development) on the North side of SR 24 at or near the Camp Arrowhead intersection, that driver would need to enter and exit onto SR 24 six times. This problem is likely repeated multiple times along SR 24. An access road connecting these separate parcels, or adequate turn lanes at a minimum, are sorely needed to minimize or alleviate what would be unnecessary use of SR 24.

#### Long-Term Planning

- An East-West expressway is needed to link the urban areas to the West of Sussex County. Such an expressway would lessen the burden currently placed on SR 24 and SR 9 and would provide a competitive advantage to Delaware's tourism business.

Thank you for the opportunity to provide our comments for the public record.

Best Regards,

- *signed* -

Dianne L. Besso  
HOA President  
Bayfront at Rehoboth  
23255 Horse Island Road  
Lewes, DE 19958

**FILE COPY**

Bay Front at Rehoboth  
Homeowners Association  
*Board of Directors*

January 1, 2021

RECEIVED

JAN 13 2021

SUSSEX COUNTY  
PLANNING & ZONING

Mr. Jeff Shockley  
Sussex County Environmental and Flood Plain Manager  
2 The Circle, P.O. Box 388  
Georgetown, DE 19947  
[jcshockley@sussexcountyde.gov](mailto:jcshockley@sussexcountyde.gov)

Dear Mr. Shockley:

Re: Salt Cedar Proposed Subdivision Plan for Tax Parcel: 234-18.00-31.00

This letter relates to the above referenced Subdivision Application and your expected review and comment on matters within your jurisdiction.

We are an adjacent property to this proposed cluster subdivision and have concerns about how and to what extent this proposed subdivision, if approved, will adversely impact our community and the health, safety and general welfare of our residents due to the increasing flood risk as a result of sea level rise and weather pattern changes. See First Street Foundation's Flood Factor online tool showing significant risk of increased flooding for the foreseeable future.

The Sussex County Flood Plain Management regulations (115-141.1 – 115-141.11) seem to address some of our concerns provided and dependent upon their proper implementation. We are particularly interested in how the following regulatory requirements will be implemented:

- The utilization of appropriate construction practices in order to prevent or minimize flood damage **in the future**;
- Maintenance of natural drainage;
- Minimizing the impact of development on adjacent properties within and near flood-prone areas;
- Preventing flood plain uses that are either hazardous or environmentally incompatible;
- Meeting community participation requirements of the National Flood Insurance Program as set forth in the Code of Federal Regulations at 44 C.F.R. § 59.22 as amended;
- Hydrologic and hydraulic engineer analysis and studies; and,
- Certifications and/or technical analysis.

We note that, in the event of conflict between these regulations and any other zoning or subdivision ordinance or building code, the more restrictive shall govern. See § 115-141.1(E).

We also note that the Comprehensive Plan seems to be very important to many of the decisions to be made in this matter. See Farmers for Fairness v. Kent County Levy Court, 2012 WL 295060 (Ct. of Chancery of Delaware, 1/27/2012) (the land use map or map series has the force of law and the County may not permit development contrary to that provided for in the land use map and regulations enacted to implement other elements of the Comprehensive Plan). See Comprehensive Plan, Section 5.2.4.6 (Severe Weather and Flood Inundation Map).

If this application is ultimately approved, the authority granted to the Sussex County Planning and Zoning Commission by section 115-25(f)(4) of the Sussex County Code to add conditions to the approval of any cluster development will be critical to address many of our concerns. See also, Tony Ashburn & Sons v. Kent County Regional Planning Commission, 962 A2d 235, 242 (2008) (the Commission may condition its approval of a subdivision application on non-code factors, such as agency recommendations and concerns regarding the health, safety and welfare of the community). We believe that this Section and the Court's jurisprudence necessarily contemplates participation of adjacent properties in the review process and permits the Commission and County to consider input for any conditional approval of a subdivision application. For example, if the application is approved, we believe that the County and Commission should require, among other conditions deemed appropriate, that the applicant provide a bond or letter-of-credit to guarantee the availability of sufficient funds to address any adverse impact to our community that may occur within a reasonable time (e.g., 10 years). See Section 99-32.

Please provide us with the contact information for the person in your office assigned to this matter. Please also associate this letter and any response thereto with the public record.

**Best Regards,**

**/signed/**

**Dianne L. Besso**  
**HOA President**  
23255 Horse Island Road  
Lewes, DE 19958  
302-947-9142

**Nick Torrance**

---

**From:** Judy Raggie <judyraggie@gmail.com>  
**Sent:** Friday, September 25, 2020 1:40 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar Subdivision development

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Dear Mr. Torrance,

We are homeowners in the Bayfront at Rehoboth community. We are very concerned about the potential development in the Hall/Hedley 32+ acres adjacent to our community named Salt Cedar Subdivision.

We request our comments be made part of the public record along with those of the various ruling agencies.

We have great concern for the possible adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both the Bay Front and West Bay communities.

Thank you,  
Doug and Judy Raggie  
23363 Horse Island Rd  
Lewes, DE 19958

RECEIVED

JUN 17 2021

SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Exhibit

To whom it may concern,

6/12/2021

I am writing on the upcoming hearing on a new development on  
Camp Arrowhead Road. 2020-13 Terrapin Island fka Salt Cedars

I have been a resident of Sussex County for 21 years. It has become a  
less desirable place for me and my family because of the over crowding.

The new construction is out of control. I know it is good income for Sussex  
County, but it needs to be controlled. The developers need to be paying way  
more for improvements, (maybe like smart traffic lights -that could slow it  
down) if the county wants to keep going down this rabbit hole.

The roads can not handle it !!!

If we ever need to evacuate in a hurry – God help us all

I am serious, it is terrible.

Marsh Island golf course – the county should of helped preserve that place,  
instead of allowing a new development to go in there.

Thank you for your time  
anthony marioni

**Nick Torrance**

---

**From:** Gerald Donegan <gerald.donegan@verizon.net>  
**Sent:** Friday, September 25, 2020 1:12 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar subdivision

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Greetings Mr. Torrance,

As a homeowner in the Bay Front at Rehoboth community, I want to express my concern at learning of the potentially planned development on the Hall/Hedley Trust of 32+ acres adjacent to our community. It is currently called the Salt Cedar subdivision. Also, I request that my comments be made part of the public record along with those of the various governing agencies that receive a review of the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office, and the Sussex County Engineering Department of Public Works).

My greatest concern is the potential adverse impact the Salt Cedar subdivision will likely have on the sensitive salt marshes that adjoin both West Bay and the Bay Front communities. In addition, the danger of flooding is very high as most of the large tree line that borders our community would be torn down and thus remove an important barrier to water overflow.

Thank you for your time in this matter.

Regards,

Gerald Donegan  
31736 Marsh Island Avenue  
Lewes, Delaware 19958  
gerald.donegan@verizon.net

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P. O. Box 417  
Georgetown, DE 19947

(if sending via email address to: [nicholas.torrance@sussexcountype.gov](mailto:nicholas.torrance@sussexcountype.gov) with cc to:  
[bayfrontwoods@googlegroups.com](mailto:bayfrontwoods@googlegroups.com))

Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) .

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Thank you for your response.

Opposition  
Exhibit

Sincerely,

*Jean P. Keats*

Your name/address/email

JEAN P. KEATS

23340 Heese Island Rd  
LEWES DE 19958  
pkkeats@gmail.com



Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P. O. Box 417  
Georgetown, DE 19947

(if sending via email address to: [nicholas.torrance@sussexcountyde.gov](mailto:nicholas.torrance@sussexcountyde.gov) with cc to:  
[bayfrontwoods@googlegroups.com](mailto:bayfrontwoods@googlegroups.com))

Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) .

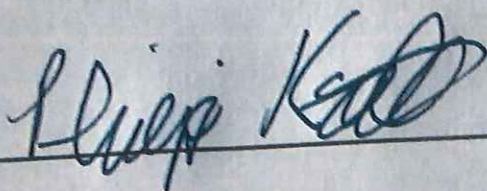
I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Thank you for your response.

Sincerely,

Opposition  
Exhibit



Your name/address/email

PHILIP KEATS  
23340 HORSE ISLAND RD  
LEWES, DE 19958  
pkkeats@gmail.com

Opposition  
Exhibit

**Nick Torrance**

---

**From:** Christina DiSalvo <disalvochris05@gmail.com>  
**Sent:** Friday, September 25, 2020 9:19 AM  
**To:** Nick Torrance  
**Cc:** Bayfrontwoods@googlegroup.com

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---

Dear Mr. Torrance:

As a homeowner in the Bay Front at Rehoboth community, I want to express my concern at learning of the potentially planned development on the Hall/Hedley Trust of 32+ acres adjacent to our community. It is currently called the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments (Sussex Conservation District, DelDot, the state Fire Marshal's Office and the Sussex County Engineering Department of Public Works).

I also respectfully request notification of any public hearings either in person or virtually, on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse impact Salt Cedar more than likely would have on the sensitive salt marshes that adjoin both West Bay and Bay Front communities. In addition, the danger of flooding is key as most of the large tree line that borders our community would be torn down and remove a most important block to water intrusion.

I thank you for your time and consideration.

Sincerely,  
Carmelo and Christina DiSalvo

**Nick Torrance**

---

**From:** Steve Fleming <stevebf@hotmail.com>  
**Sent:** Friday, September 25, 2020 9:43 AM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Opposition of Salt Cedar Subdivision off of Camp Arrowhead Rd.

---

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---

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P. O. Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community to be named the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works). I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities. I also have concerns with the development's location and how its construction and proximity to these marshes may negatively impact flood patterns.

Thank you for your response.

Best regards,  
Steven Fleming  
31560 Rachel Ave.  
Lewes, DE 19958  
stevebf@hotmail.com

**Nick Torrance**

---

**From:** joy van pelt <joy\_vanpelt@yahoo.com>  
**Sent:** Friday, September 25, 2020 7:29 AM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegrays.com  
**Subject:** Salt Cedar Subdivision

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Dear Mr Torrance:

As a homeowner in the Bay Front at Rehoboth community, I want to express my concern of the potentially planned development on the Hall/Hadley Trust of 32+ acres adjacent to our community. It is currently called the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments.

Of greatest concern is the potential adverse impact Salt Cedar would have on the sensitive salt marshes that adjoin both West Bay and Bay Front communities. In addition, the danger of flooding is key as most of the large tree line that borders our community would be torn down and we would lose an important block to water intrusion.

Sincerely,

Joy Carpenter-Van Pelt

Sent from my iPad

**Nick Torrance**

---

**From:** Deborah Selip <selip@icloud.com>  
**Sent:** Friday, September 25, 2020 7:03 AM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Proposed Salt Cedar Subdivision

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Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision. I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex County Engineering Department's Division of Public Works) .

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Thank you for your response.

Debbie Selip  
23371 Horse Island Rd  
Lewes DE  
19958  
Debbielynnselip@gmail.com

Sent from my iPad

**Nick Torrance**

---

**From:** Keith McDonald <hrseperson@gmail.com>  
**Sent:** Thursday, September 24, 2020 8:17 PM  
**To:** Nick Torrance  
**Cc:** BayFrontwoods@googlegroups.com  
**Subject:** Potential Development of Hall/Hedley Trust

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Dear Mr. Torrance

As a homeowner in the Bay Front area at Rehoboth community, I want to express my concern at learning of the potentially planned development on the Hall/Hedley Trust of 32 + acres adjacent to our community. It is currently called the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments (Sussex Conservation District, DeIDOT, the State Fire Marshal's Office and the Sussex County Engineering Department of Public Works).

I also respectfully request notification of any public hearings either in person or virtually, on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse impact Salt Cedar more than likely would have on the sensitive salt marshes that adjoin both West Bay and Bay Front communities. In addition, the danger of flooding is key as most of the large tree lines that border our community would be torn down and remove an important block to water intrusion.

I thank you for your time and consideration.

Sincerely,  
Keith McDonald

**Nick Torrance**

---

**From:** Sarah Reznek <westgrad@yahoo.com>  
**Sent:** Thursday, September 24, 2020 7:35 PM  
**To:** Nick Torrance  
**Subject:** Proposed Salt Cedar Subdivision - Pennay Letter

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---

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P.O. Box 417  
Georgetown, DE 19947

September 24, 2020

Dear Mr. Torrance:

As a homeowner in and resident of Bay Front at Rehoboth. I am concerned about the potentially planned development on the Hall/Hedley Trust 32-plus acres adjacent to our community (the "Salt Cedar" Subdivision).

I request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments (e.g., Sussex Conservation District, DelDot, the State Fire Marshal's Office, Sussex County Engineering Department and Division of Public Works).

I also request notification of public hearings, both in-person and virtual, addressing the Salt Cedar development so that I may attend.

My primary concerns include the probable adverse environmental impact Salt Cedar will have on the sensitive salt marshes adjoining Bay Front at Rehoboth, as well the irreversible disruption to the birds and wildlife who dwell in what, thus far, has been a peaceful and protected sanctuary.

Thank you very much for your consideration and your work on behalf of the residents of Sussex County.

Sincerely,

Babette Pennay

23439 James Court

Lewes, DE 19958

bpennay@hotmail.com

**Nick Torrance**

---

**From:** John Huzinec <huzathome@comcast.net>  
**Sent:** Thursday, September 24, 2020 1:26 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com; huzathome@comcast.net  
**Subject:** Proposed salt creek property development concern

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Mr. Nicolas Torrance  
Sussex County Planning and Zoning Office P.O. Box 417 Georgetown, De. 19947

Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision. I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) .

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities. The wooded area under consideration acts as a buffer for water flow from the wetlands area and removal of trees could severely compromise the environment and allow water runoff to the neighboring houses in the Bayfront community. We must protect the natural resources of this area.

Thank you for your time and consideration.

John Huzinec  
23312 Horse Island Road  
Lewes, De. 19958

Huzathome@comcast.net  
Sent from my iPad



**Nick Torrance**

---

**From:** Kevin Heiser <jkh419@yahoo.com>  
**Sent:** Thursday, September 24, 2020 2:07 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar Subdivision

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Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision. I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DeDOT, the State Fire Marshal's Office and the Sussex County Engineering Department's Division of Public Works) . I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Thank you for your response.

Jackie & Kevin Heiser  
Lot 135  
23333 Horse Island Road  
Lewes, DE.  
Bayfront at Rehoboth

**Nick Torrance**

---

**From:** raymond.yerg@verizon.net  
**Sent:** Thursday, September 24, 2020 12:19 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroup.com  
**Subject:** Proposed Salt Cedar Development

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Dear Mr Torrance,

As a homeowner in the Bay Front at Rehoboth community, I want to express my concern of learning of the potentially planned development on the Hall/Hedley Trust of 32+ acres adjacent to our community. It is currently called the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments. ... Sussex Conservation District, DelDOT, the State aFire Marshal's office and the Sussex County Engineering Department of Public Works.

I also respectfully request notification of any public hearings either in person or virtually, on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse impact Salt Cedar more than likely would have on the sensitive salt marshes that adjoin both West Bay and Bay Front Communities. In addition, the danger of flooding is key as most of the large tree line that borders our community would be torn down and remove a most important block to water intrusion. Thank you for your time and consideration.

Sincerely,

Ray and Susan Yerg

Marsh Island Avenue  
Bayfront at Rehoboth

Sent from my iPhone

September 24, 2020

Mr. Nicholas Torrance  
Sussex Planning & Zoning Office  
PO Box 417  
Georgetown, Delaware 19947

Dear Mr. Torrance,

As a homeowner of 13 years in the Bayfront at Rehoboth community, I want to express my deep concern on learning of the potentially planned development on the Hall/Hedley Trust of 32+ acres adjacent to our community, It is currently called the SALT CEDAR sub division.

I wish to request that my comments be made part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments (Sussex Conservation District, DeIDOT, the State Fire Marshalls Office and the Sussex County Engineering Department of Public Works.)

I also respectfully request notification of any public hearings either in person or virtually, on the planned development called SALT CEDAR off Camp Arrowhead Road in Lewes, Delaware so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse impact SALT CEDAR will have on the sensitive salt marshes that adjoin both West Bay and Bayfront communities, In addition, the danger of flooding is key as most of the large tree line that borders our community would be torn down and remove a most important environmental block to water intrusion.

I thank you for your time and your kind assistance to a very serious issue,

Sincerely,

Vivian Taylor  
23286 Horse Island Rd  
Lewes, DE 19958  
310-497-2650

**Nick Torrance**

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**From:** tom longo <thomlongo@aol.com>  
**Sent:** Thursday, September 24, 2020 11:57 AM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar subdivision

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Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P. O. Box 417 Georgetown, DE 19947 \

John & Thomas Longo  
23279 Horse Island Road  
Lewes, Delaware 19958

Dear Mr. Torrance:

As homeowners in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our

community named the Salt Cedar subdivision. I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the

package and provide their comments (Sussex Conservation District, DeIDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) . We

also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that we might attend and

personally voice our concerns. Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front

communities.

Thank you for your response.

Sincerely,

Thomas Longo ThomLongo@aol.com  
John Longo Sticksandbones@optonline.net  
Nancy Longo NanLynn58@gmail.com  
Janet Longo Sticksandbones@optonline.net

**Nick Torrance**

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**From:** Robin Borden <bordenr@verizon.net>  
**Sent:** Thursday, September 24, 2020 10:54 AM  
**To:** Nick Torrance  
**Subject:** bayfrontwoods+unsubscribe@googlegroups.com

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---

Mr. Nicholas Torrance  
Sussex Planning and Zoning Office  
PO Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DeIDOT, the State Fire Marshal's Office and the Sussex County Engineering Department's Division of Public Works)

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concerns are the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities, and the serious lag in needed infrastructure keeping pace with rapid growth.

Thank you for your response.

Sincerely,

Robin Borden  
bordenr@verizon.net

**Nick Torrance**

---

**From:** Sandra Derr <sandralderr@aol.com>  
**Sent:** Thursday, September 24, 2020 11:23 AM  
**To:** Nick Torrance  
**Cc:** BAYFRONTWOODS+UNSUBSCRIBE@googlegroups.com  
**Subject:** Salt Cedar possible subdivision off Camp Arrowhead Rd. Lewes

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September 24, 2020

Mr. Nicholas Torrance  
Sussex Planning & Zoning Office  
Georgetown, DE 19947

Dear Mr. Torrance:

As a homeowner in the Bay Front at Rehoboth community, I am distressed about the potentially planned development on the Hall/Hedley Trust of 32+ acres near our community. It is currently called the Salt Cedar subdivision.

I request that my comments be made part of the public record along with those of the various ruling agencies that receive a review of the package and please provide their comments also.

I request notification of any public hearings either in person or virtually on this planned development called Salt Cedar off Camp Arrowhead Rd in Lewes, DE so that I might attend.

The area of greatest concern is the sensitive salt marshes that adjoin West Bay and the Bay Front communities. There is a huge danger of flooding in this area. I've only lived here five years, but this area has flooded several times over these years.

Please take care to save this area for wildlife rather than to put housing that is likely to flood in the near future.

Sincerely,

Sandra Derr  
23324 Horse Island Rd.  
Lewes, DE 19958

**Nick Torrance**

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**From:** Robin Sears <searsrcr@gmail.com>  
**Sent:** Thursday, September 24, 2020 9:48 AM  
**To:** Nick Torrance  
**Subject:** RE: Proposed Salt Cedar Subdivision Development -Impact on Bayfront

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Nicholas,

I am writing this letter to you with respect to the Proposed Salt Cedar Subdivision and its potential effect on our community, Bayfront at Rehoboth.

William Torelli and I have lived in the Angola Reserve Sanctuary at Bayfront at Rehoboth for the past three years, and have enjoyed the peacefulness and serenity of the Sanctuary. We'd like to keep it that way by protecting our investment, preserving our community and neighborhood without further invasive development that will disrupt the natural ecosystem, privacy, security and value of our properties in the community.

We live on James Court in the sanctuary and have first hand experience of the nasty weather conditions that we experience from time to time. The Sanctuary is fragile and can be subject to elements of Mother Nature that have caused flooding and wind damage in our community. Developing the proposed subdivision will further exacerbate that fragility. We understand the risk of living here, we just don't want anymore risk that this development could subject us to.

As I mentioned, we live in an area that is subject to all the elements of nature which includes a plethora of nasty weather conditions that have caused some serious damage to our homes and our community.

We are especially concerned with this new proposed development in that we may be subject to changing flooding patterns, disruption of the ecosystem, invasion of privacy to our community (our homes and private beach), security concerns that have plagued our community with a number of theft and vandalism incidents and the deforestation that is planned along the border of our neighbors properties who live on Schell Landing Way.

**We are concerned residents of Bayfront at Rehoboth and stand with the residents of our community in opposition to the Proposed Salt Cedar Subdivision Development Plan.**

**As residents of Delaware and taxpayers, we have a legal voice in terms of the proposed development of this planned subdivision and our voice will be heard, legally, if necessary.**

Opposition  
Exhibit

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P. O. Box 417 Georgetown, DE 19947

September 23, 2020

Dear Mr. Torrance:

As homeowners in Bay Front at Rehoboth community We wish to express our deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

We wish to request that our comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DeDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works)

We also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that we might attend and personally present our concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

The contamination of an already sensitive area of the wetlands is sure to occur with such a concentration of homes and roadways along the marsh and wetlands.

We certainly would appreciate both your consideration and concern,

Thank you for your response,

Ken and Susan Rodriguez  
23259 Horse Island Road, Lewes, DE 19958  
Rodriguezretail@aol.com



**Nick Torrance**

---

**From:** William Torelli <bill.torelli@gmail.com>  
**Sent:** Thursday, September 24, 2020 9:28 AM  
**To:** Nick Torrance; bayfrontwoods@googlegroups.com; Robin Sears  
**Subject:** On Proposed Salt Cedar Subdivision Development Impacting Bay Front

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Nicholas,

I am writing this letter to you with respect to the Proposed Salt Cedar Subdivision and its potential effect on our community, Bayfront at Rehoboth.

We have lived in the Angola Reserve Sanctuary at Bayfront at Rehoboth for the past three years, and have enjoyed the peacefulness and serenity of the Sanctuary. We'd like to keep it that way by protecting our investment, preserving our community and neighborhood without further invasive development that will disrupt the natural ecosystem, privacy, security and value of our properties in the community.

I live on James Court in the sanctuary and have first hand experience of the nasty weather conditions that we experience from time to time. The Sanctuary is fragile and can be subject to elements of Mother Nature that have caused flooding and wind damage in our community. Developing the proposed subdivision will further exacerbate that fragility. We understand the risk of living here, we just don't want anymore risk that this development could subject us to.

As I mentioned, we live in an area that is subject to all the elements of nature which includes a plethora of nasty weather conditions that have caused some serious damage to our homes and our community.

I am especially concerned with this new proposed development in that we may be subject to changing flooding patterns, disruption of the ecosystem, invasion of privacy to our community (our homes and private beach), security concerns that have plagued our community with a number of theft and vandalism incidents and the deforestation that is planned along the border of our neighbors properties who live on Schell Landing Way.

**I am a concerned resident of Bayfront at Rehoboth and stand with the residents of our community in opposition to the Proposed Salt Cedar Subdivision Development Plan.**

**As residents of Delaware and taxpayers, we have a legal voice in terms of the proposed development of this planned subdivision and our voice will be heard, legally, if necessary.**

Regards, Bill

September 24, 2020

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P. O. Box 417 Georgetown, DE 19947

[Sent via email to: [nicholas.torrance@sussexcountyde.gov](mailto:nicholas.torrance@sussexcountyde.gov) ]

Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works).

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns. Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Thank you for your response.

Sincerely,



Deborah Cerini  
31872 Shell Landing Way  
Lewes, DE 19958  
Email: [arcdac2010@verizon.net](mailto:arcdac2010@verizon.net)

Cc: [bayfrontwoods@googlegroups.com](mailto:bayfrontwoods@googlegroups.com)

September 24, 2020

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P. O. Box 417 Georgetown, DE 19947

[Sent via email to: [nicholas.torrance@sussexcountyde.gov](mailto:nicholas.torrance@sussexcountyde.gov) ]

Dear Mr. Torrance:

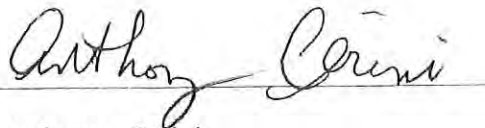
As a homeowner in Bay Front at Rehoboth community I wish to express my concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works).

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns. Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Thank you for your response.

Sincerely,



Anthony Cerini  
31872 Shell Landing Way  
Lewes, DE 19958  
Email: [arcdac@verizon.net](mailto:arcdac@verizon.net)

Cc: [bayfrontwoods@googlegroups.com](mailto:bayfrontwoods@googlegroups.com)

**Nick Torrance**

---

**From:** Lynn James <lynnjames@hotmail.com>  
**Sent:** Thursday, September 24, 2020 8:55 AM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods+unsubscribe@googlegroups.com  
**Subject:** Salt Cedar subdivision

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Mr. Nicholas Torrance  
Sussex Planning and Zoning Office  
PO Box 417  
Georgetown, DE 19947

1. Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex County Engineering Department's Division of Public Works) .

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concerns are the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities, and the serious lag in needed infrastructure keeping pace with rapid growth.

Thank you for your response.

Sincerely,

Lynn and Larry James    [lynnjames@hotmail.com](mailto:lynnjames@hotmail.com)

Sent from my iPad

**Nick Torrance**

---

**From:** dmarshall90@verizon.net  
**Sent:** Wednesday, September 23, 2020 1:48 PM  
**To:** Nick Torrance  
**Subject:** Salt Cedar

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Mr. Nicholas Torrance  
Sussex Planning & Zoning Office  
PO Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

As a homeowner in the Bay Front at Rehoboth community, I want to express my concern at learning of the potentially planned development on the Hall/Hedley Trust of 32+ acres adjacent to our community currently called the Salt Cedar subdivision.

My greatest concern is the potential adverse impact Salt Cedar more than likely would have on the sensitive salt marshes that adjoin both West Bay and Bay Front communities. In addition the danger of flooding and access to our beach, may be affected.

I thank you for your time and thoughtful consideration.

Sincerely,  
Dolores Marshall

**Thomas I. Puleo**  
23107 Narrows Lane  
Lewes, DE 19958  
(610) 247-0256

September 23, 2020

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P.O. Box 417  
Georgetown, DE 19947

Re: Salt Cedar Subdivision

Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision. I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works). I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities. Particularly endangered is the wide variety of wildlife which inhabit the surrounding woods, bush and marshes, including various mammals such as deer, fox, rabbits, hundreds of species of birds, as well as turtles, frogs, toads, snakes and other creatures. In addition, the planned housing (consisting of 38 "cluster" homes) in the proposed subdivision is at variance with the neighboring and existing single-family homes. Moreover, because of the physical nature of the tract, ingress and egress are limited to a single road, portions of which would run directly behind the homes in our community, causing noise and congestion to our serene and peaceful environment.

Thank you for your response.

Sincerely yours,

*/s/ Thomas I. Puleo*

Thomas I. Puleo

**Nick Torrance**

---

**From:** Paula Cassey <pcassey@comcast.net>  
**Sent:** Wednesday, September 23, 2020 1:12 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar Development

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Mr. Nicholas Torrance  
Sussex Planning & Zoning Office  
PO Box 417  
Georgetown, DE 19947

Dear Mr. **Torrance:**

**As a homeowner in the Bay Front at Rehoboth community, I want to express my concern at learning of the potentially planned development on the Hall/Hedley Trust of 32+ acres adjacent to our community. It is currently called the Salt Cedar subdivision.**

I wish to be notified of any public hearings either in person or virtually on the planned development so that I might attend and express my concerns and wish to request that my comments be made part of the public record.

Of greatest concern is the adverse impact Salt Cedar more than likely would have on the sensitive salt marshes that adjoin both West Bay and Bay Front communities. Also the impact of flooding is key as most of the large tree line that borders our community would be removed which is an important block to water intrusion.

Thank you for your consideration.

Scott and Paula Cassey

**Nick Torrance**

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**From:** P D <magpie361rn@yahoo.com>  
**Sent:** Wednesday, September 23, 2020 12:01 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar Subdivision

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Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex County Engineering Department's Division of Public Works).

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Additionally, the impact on increasing traffic congestion along Camp Arrowhead Rd cannot be overlooked; especially with the new home communities currently being built along this one access road we have to our homes and community.

Thank you for your response.

Sincerely,

Peggy Dwyer  
23254 Horse Island Rd  
Lewes, DE 19958  
magpie361rn@yahoo.com



**Nick Torrance**

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**From:** George Roig <groig076@gmail.com>  
**Sent:** Wednesday, September 23, 2020 9:41 AM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Proposed Salt Cedar Subdivision Development impacting Bay Front

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September 23, 2020

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P. O. Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

As a homeowner in the **Bay Front at Rehoboth** community I am **AGAINST** the proposed Salt Cedar subdivision on the Hall/Hedley Trust 32+ acres adjacent to my community.

Development of this parcel will have adverse environmental impacts, reducing the sensitive salt marshes adjoining both the West Bay and Bay Front communities resulting in increased risk of flooding as well as the deforestation of the native environment, home to endangered wildlife.

I would like to request that my comments be made a part of the Public Record along with those of the various ruling agencies that receive a review package (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex County Engineering Department's Division of Public Works).

I am also requesting notification of any (virtual) public hearings on the planned development called **Salt Cedar off Camp Arrowhead**

**Road** in Lewes, DE, so that I might attend and personally present my concerns.

Thank you for your response....

Sincerely,  
George Roig  
23353 Horse Island Rd.  
Lewes, DE 19958  
Bay Front at Rehoboth  
([groig076@gmail.com](mailto:groig076@gmail.com))

**Nick Torrance**

---

**From:** Jonathon Gephardt <jonathongephardt@mac.com>  
**Sent:** Wednesday, September 23, 2020 9:05 AM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com; Jonathon Gephardt  
**Subject:** Salt Cedar subdivision.

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September 23, 2020

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office P. O. Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

As a homeowner in the Bay Front at Rehoboth community I am **AGAINST** the proposed the Salt Cedar subdivision on the Hall/Hedley Trust 32+ acres adjacent to my community.

Development of this parcel will have adverse environmental impacts, reducing the sensitive salt marshes adjoining both the West Bay and Bay Front communities resulting in increased risk of flooding as well as the deforestation of the native environment, home to endangered wildlife.

I would like to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review package (Sussex Conservation District, DeIDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works).

I am also requesting notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Thank you for your response.

Sincerely,

Jonathon Gephardt  
23367 Horse Island Road

**Nick Torrance**

---

**From:** Robert Rinehart <ellicotcitymd@aol.com>  
**Sent:** Wednesday, September 23, 2020 8:23 AM  
**To:** Nick Torrance  
**Cc:** Robert Rinehart; bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar subdivision.

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1. September 23, 2020

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office P. O. Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

I am a homeowner in the Bay Front at Rehoboth community. I wish to express my concerns at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to the Bay Front at Rehoboth community named the Salt Cedar subdivision.

I would like to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review package and provide their comments (Sussex Conservation District, DeIDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) .

I am also requesting notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

One of my greatest concerns is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both the West Bay and Bay Front communities as well as the deforestation of the native environment.

Thank you for your response.

Sincerely,

Robert L. Rinehart

23367 Horse Island Road

Lewes, De. 19958

**Nick Torrance**

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**From:** Susan Knowles <srknowles3@gmail.com>  
**Sent:** Wednesday, September 23, 2020 8:47 AM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar Subdivision

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Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P. O. Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

As homeowners in Bay Front at Rehoboth community we wish to express our deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

We wish to request that our comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DeDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works).

We also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that we might attend and personally present our concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities. Also, we are concerned about Tidewater water and sewer availability/capacity for this potential development.

Thank you.

Sue and Ted Knowles  
23100 Narrows Lane  
Lewes, DE 19958

**Nick Torrance**

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**From:** Martha Solimo <mmgs829@hotmail.com>  
**Sent:** Wednesday, September 23, 2020 12:54 AM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Proposed Salt Cedar Subdivision

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Dear Mr. Torrance:

As homeowners in the Bay Front at Rehoboth community, we wish to express our objection to the Salt Cedar subdivision currently being planned for construction on the Hall/Hedley Trust 32+ acres adjacent to our community.

Our greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

This development will encroach upon wetlands and woodlands vital to preserving our wildlife and marine life. This area of Camp Arrowhead Rd. has reached it's full building potential while maintaining an environmental balance. This development will devour the remaining woodlands that act as a barrier from flooding and a sanctuary for our birds and wildlife.

We wish to request that our comments be made a part of the public record along with those of the various ruling agencies that receive a package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex County Engineering Department's Division of Public Works).

We also respectfully request notification of any upcoming (virtual) public hearings on the proposed development called Salt Cedar off Camp Arrowhead Road in Lewes, so that we might be kept informed. Also, if a Stategic Environmental Assessment or Environmental Impact Assessment are completed, we expect the findings would be made public and available to our community residents.

Thank you for your acknowledgment.

Sincerely,

Martha and Mark Solimo  
23294 Horse Island Rd  
Lewes, DE. 19958  
mmgs829@hotmail.com  
mark.solimo@gmail.com

Sent from my Verizon, Samsung Galaxy Tablet

**Nick Torrance**

---

**From:** Arthur Fink <awfink55@verizon.net>  
**Sent:** Tuesday, September 22, 2020 5:49 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** RE: Salt Cedar Subdivision

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1. Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office P. O. Box 417  
Georgetown, DE 19947

(if sending via email address to: [nicholas.torrance@sussexcountype.gov](mailto:nicholas.torrance@sussexcountype.gov) with cc to:  
[bayfrontwoods@googlegroups.com](mailto:bayfrontwoods@googlegroups.com))

Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive information to review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) .

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Thank you for your response.

Sincerely,

Arthur Fink 23390 Horse Island Court, Lewes DE 19958 [awfink55@verizon.net](mailto:awfink55@verizon.net)

Marcy Fink 23390 Horse Island Court, Lewes DE 19958 [ratphynk1@verizon.net](mailto:ratphynk1@verizon.net)

**Nick Torrance**

---

**From:** basilio8@aol.com  
**Sent:** Tuesday, September 22, 2020 5:20 PM  
**To:** Nick Torrance  
**Subject:** Salt Cedar Subdivision

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Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DeIDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) .

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Thank you for your response.

Sincerely,

Billy Francese (Bayfront @ Rehoboth Lot #62)  
23280 Horse Island Rd.  
Lewes, DE 19958  
basilio8@aol.com



**Nick Torrance**

---

**From:** Rick Froehlich <rickfroe@gmail.com>  
**Sent:** Tuesday, September 22, 2020 4:59 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar Concern

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1. Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DeIDOT, the State Fire Marshal's Office and the Sussex County Engineering Department's Division of Public Works) .

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities. Additional concerns include diminished property values of the homes that back up to the subdivision, lack of privacy barriers between Salt Cedar and Bay Front and water runoff.

Thank you for your response.

Sincerely,

Rick Froehlich  
31888 Shell Landing Way; Lewes DE 19958

**Nick Torrance**

---

**From:** Jean Fram <tealblue6@msn.com>  
**Sent:** Tuesday, September 22, 2020 4:56 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Proposed Salt Cedar Subdivision

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Mr. Nicholas Torrance Sussex County Planning & Zoning Office  
Dear Mr. Torrance,

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) .

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Thank you for your response.

Sincerely,

Jean Fram

31734 Marsh Island Ave.

tealblue6@msn.com

**Nick Torrance**

---

**From:** Stephanie Ginos <stephanie.ginos@ey.com>  
**Sent:** Tuesday, September 22, 2020 4:53 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar subdivision and impact on Bayfront at Rehoboth community

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Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P. O. Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision. I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works). I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns. Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities. These are some of the most treasured reasons as to why we bought our house in the first place.

Thank you for your response.

Sincerely,  
Stephanie Ginos  
31733 Marsh Island Avenue  
Lewes, Delaware 19958

stephginos@gmail.com



**Stephanie Ginos** | Director, Technology Operations Leader and D&I Champion | Client Service Operations | Client Technology | EY Technology

Ernst & Young LLP  
200 Plaza Drive, Secaucus, New Jersey 07094, United States of America  
Office: +1 201 872 2560 | Cell: +1 845 500 3005 | [stephanie.ginos@ey.com](mailto:stephanie.ginos@ey.com)  
EY/Comm: 8674466  
Website: <http://www.ey.com>  
Cathy Santos | Phone: +1 502 585 6610 | [Catherine.Noel@ey.com](mailto:Catherine.Noel@ey.com)

23277 Horse Island Road  
Lewes, DE 19958  
September 16, 2020

Mr. Nicholas Torrance  
c/o Sussex County Planning and Zone Office  
P. O. Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

Today, I am writing you about the proposed Salt Cedar subdivision on the Hall/Hedley Trust's thirty-two acres of land in Lewes, DE. It is next to Bayfront Front at Rehoboth. I am most concerned this proposal would have a disastrous effect on Bayfront, its neighboring communities and the wetlands.

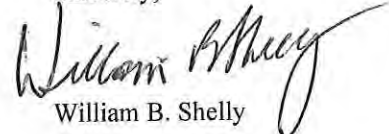
I am very worried this development will negatively affect the wetlands which they are to be built. My concerns are:

- Inadequate protection from intrusion on Bayfront and its amenities, such as the gazebo.
- Inadequate obstructions from this proposed development and current Bayfront residents who privacy would be adversely affected.
- Loss of the wetlands integrity and subsequent loss of protection that they provide from Rehoboth Bay storm surges.
- Loss of wildlife which would be irreplaceable,
- Lack of adequate roads to handle the extra traffic from the proposed development.
- Loss of home equity in existing Bayfront homes.

I would like to be informed of future developments on this proposal including any public meeting held on this topic. I also give you my approval to share this letter with your colleagues, fellow agencies and the public at large.

I look forward to hearing back from you. I thank you for your time and attention.

Sincerely,

  
William B. Shelly

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SEP 22 2020

SUSSEX COUNTY  
PLANNING & ZONING

23277 Horse Island Road  
Lewes, DE 19958  
September 16, 2020

Mr. Nicholas Torrance  
c/o Sussex County Planning and Zone Office  
P. O. Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

Today, I am writing you about the proposed Salt Cedar subdivision on the Hall/Hedley Trust's thirty-two acres of land in Lewes, DE. It is next to Bayfront Front at Rehoboth. I am most concerned this proposal would have a disastrous effect on Bayfront, its neighboring communities and the wetlands.

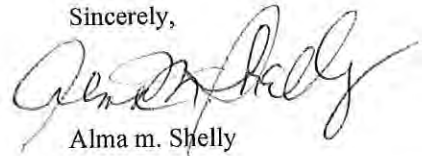
I am very worried this development will negatively affect the wetlands which they are to be built. My concerns are:

- Inadequate protection from intrusion on Bayfront and its amenities, such as the gazebo.
- Inadequate obstructions from this proposed development and current Bayfront residents who privacy would be adversely affected.
- Loss of the wetlands integrity and subsequent loss of protection that they provide from Rehoboth Bay storm surges.
- Loss of wildlife which would be irreplaceable,
- Lack of adequate roads to handle the extra traffic from the proposed development.
- Loss of home equity in existing Bayfront homes.

I would like to be informed of future developments on this proposal including any public meeting held on this topic. I also give you my approval to share this letter with your colleagues, fellow agencies and the public at large.

I look forward to hearing back from you. I thank you for your time and attention.

Sincerely,



Alma m. Shelly

RECEIVED

SEP 22 2020

SUSSEX COUNTY  
PLANNING & ZONING

**Nick Torrance**

---

**From:** Jean Hecker <jeanhecker@aol.com>  
**Sent:** Monday, September 21, 2020 5:22 PM  
**To:** Nick Torrance  
**Cc:** BAYFRONTWOODS@GOOGLEGROUPS.COM  
**Subject:** Salt Cedar development

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Mr Torrance

As a homeowner in the Bay Front at Rehoboth community I am writing to say that I am not in favor of developing the adjoining property on Camp Arrowhead Rd to be known as Salt Cedar.

Sincerely,  
Jean Hecker  
Lot 61  
Bay Front at Rehoboth

Sent from my iPhone

**Nick Torrance**

---

**From:** Donna Sneyd <dcsneyd@comcast.net>  
**Sent:** Monday, September 21, 2020 5:52 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Proposed Salt Cedar Development Concerns

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September 21, 2020

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P. O. Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

As a homeowner in the Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development of the Hall/Hedley Trust 32+ acres adjacent to our community. It is currently identified as the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) .

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar most likely will have on the sensitive salt marshes and wildlife habitat adjoining both West Bay and Bay Front communities.

If an environmental impact statement exists for this project, is it available to the public?

I am further concerned that increased impervious surfaces coupled with major tree removal will interfere with storm water runoff and dramatically increase the likelihood of flooding in the adjoining communities as well as Camp Arrowhead Road.

The impact of proceeding with the Salt Cedar project can only be seen as detrimental to the environmental health of Sussex County and its precious coastal communities.

Thank you for your consideration.

Sincerely,  
Donna Curtin Sneyd

Sue Nayda  
31866 Shell Landing Way  
Lewes, Delaware 19958

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P. O. Box 417 Georgetown, DE 19947

September 21, 2020

Dear Mr. Torrance:

I am a homeowner in the Bay Front at Rehoboth community, and my property is adjacent to the proposed Salt Cedar subdivision (Lot 171). I am very concerned about the proposed subdivision for several reasons, including but not limited to the following:

The coastal property upon which the developer (Ribera) proposes to build the Salt Cedar subdivision contains a significant amount of forest, saltwater marsh, tidal and non-tidal wetlands. It is also home to substantial numbers of diverse wildlife. All of these elements stand to be adversely impacted by the subdivision. More personally, I am troubled that the developer plans to build a road across non-tidal wetlands within feet of my property line.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DeIDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) .

Further, I ask that I be notified well in advance of any public hearing(s) whether it/they be in person or via live video. I plan to attend any and all public hearings on the planned development and present my concerns in greater detail than presented herein. I also request the opportunity to ask questions of the Planning and Zoning ("P&Z") and developer representatives.

While it is my position that P&Z should elect to reject the preliminary plan in full, I understand plan is subject to amendment. As such, I request timely notification of any amendment(s) and the opportunity to respond before any P&A approval(s).

I appreciate the opportunity to share my concerns and look forward to the hearing(s). Thank you very much for your consideration and your work on behalf of the residents of Sussex County and your support of the environmental and quality of life components that are present throughout the 2018 Comprehensive Master Plan .

Sincerely,



Sue Nayda  
sknayda@gmail.com



**Nick Torrance**

---

**From:** Kathy Esteves <kesteves415@gmail.com>  
**Sent:** Monday, September 21, 2020 9:32 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Adverse effect on Bay Front @ Rehoboth - Hall/Hadley Trust Proposed Development

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Dear Mr. Torrance,

As a homeowner in the Bay Front at Rehoboth community we want to express our deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

We wish to request that our comments be made a part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex County Engineering Department's Division of Public Works).

We also respectfully request notification of any public hearings either in person or virtually on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that we might attend and personally present our concerns. Of greatest concern is the potential adverse environmental impact Salt Cedar more than likely would have on the sensitive salt marshes adjoining both West Bay and Bay Front communities. In addition, the danger of flooding is key as most of the large tree line that borders our community would be torn down and remove a most important block to water intrusion.

Thank you for your response.

Sincerely,

Norberto & Katherine Esteves  
Bay Front at Rehoboth Homeowners

## Nick Torrance

---

**From:** terry s <terrystu@comcast.net>  
**Sent:** Monday, September 21, 2020 3:36 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar Development

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Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DeDOT, the State Fire Marshal's Office and the Sussex County Engineering Department's Division of Public Works) .

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns. Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Thank you for your response.

Sincerely,  
Terry Stukowski

**Nick Torrance**

---

**From:** Nancy Wentzel <nwentzel24@gmail.com>  
**Sent:** Monday, September 21, 2020 2:15 PM  
**To:** Nick Torrance  
**Cc:** Bill Wentzel  
**Subject:** Salt Cedar Subdivision

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Dear Mr. Torrance,

As twelve year residents of Bayfront at Rehoboth, we've learned to love the natural beauty of not only our community but Sussex County as a whole. With the numerous developments occurring in Sussex County, naturally we have serious concerns for the infrastructure and environment.

As homeowners in Bayfront at Rehoboth, we have grave concerns for the proposed development of Salt Cedar off Camp Arrowhead adjacent to our community. One serious concern is the environmental impact a development like this may have on the fragile wetlands of Rehoboth Bay. With more and more development in Sussex County we're losing a canopy and protection for wildlife, and wildlife itself, that helps to make this area special. There's plenty of farmland that can be developed or is being developed that will not take away the cooling effect, the protection and other benefits the forest and tree stands provide. Global warming remains a concern and much research would support that removing the trees only helps to accelerate this problem.

Rising sea levels, storm surges and flooding bring us to our second and most personal concern. We live in a flood zone on the wetlands next to the proposed Salt Cedar development. We've witnessed and have videos of the impact of nor'easters and hurricanes on the sensitive wetlands and our personal property as they currently exist. Our realistic fear is if this fragile land would be developed further, there will be significantly less natural drainage and the consequences could be potentially devastating.

We wish to request our comments and concerns be made part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments ( Sussex Conservation District, DeIDOT, the State Fire Marshal's Office and the Sussex County Engineering Dept of Public Works.)

We also respectfully request notification of any public hearings either in person or virtually, on the planned development called Salt Cedar Off Camp Arrowhead Road in Lewes, DE so we may attend and personally present our concerns.

Thank you, in advance, for your time and attention to our concerns.

Respectfully,  
Nancy and Bill Wentzel

**Nick Torrance**

---

**From:** Sarah Reznek <westgrad@yahoo.com>  
**Sent:** Monday, September 21, 2020 1:54 PM  
**To:** Nick Torrance  
**Subject:** Proposed Salt Cedar Subdivision

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---

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P.O. Box 417  
Georgetown, DE 19947

September 21, 2020

Dear Mr. Torrance:

As a homeowner in and full-time resident of the Bay Front at Rehoboth community, I write to express my concerns about the potentially planned development on the Hall/Hedley Trust 32-plus acres adjacent to our community (the "Salt Cedar" Subdivision).

I respectfully request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments (e.g., Sussex Conservation District, DelDot, the State Fire Marshal's Office, Sussex County Engineering Department and Division of Public Works).

I also request notification of public hearings, both in-person and virtual, addressing the aforementioned Salt Cedar development so that I may attend and personally present my concerns.

My primary concerns include the potential and probable adverse environmental impact Salt Cedar will have on the sensitive salt marshes adjoining both West Bay and Bay Front Communities, as well as the likely myriad detrimental effects that will result from the removal of trees that serve as a natural buffer against the increasingly frequent wind and rain storms that buffet our and adjoining shorelines and property.

Thank you very much for your consideration and your work on behalf of the residents of Sussex County.

Sincerely,

Sarah Reznek

23439 James Court

Lewes, DE 19958

westgrad@yahoo.com

**Nick Torrance**

---

**From:** Janice Hurff <jhurff14@gmail.com>  
**Sent:** Monday, September 21, 2020 1:55 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Proposed Salt Cedars Development

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---

**Mr. Nicholas Torrance**

**Sussex Planning and Zoning Office**

**PO Box 417**

**Georgetown, Delaware**

**19947**

**Sent September 21, 2020**

**As a homeowner in the BayFront at Rehoboth Community, I want to express my concern at learning of the potentially planned development on the Hall/Hedley Trust of 32+ acres adjacent to our community.**

**It is called the Salt Cedar subdivision. I am requesting that my comments be made part of the public record along with those of various ruling agencies that receive a review of the package and provide their comments (Sussex conservation District, DelDOT, the State Fire marshal's Office and the Sussex County Engineering Department of Public Works).**

**I also respectfully ask that I be notified of any and all public hearings, either in person or virtually, on the planned development called Salt Cedar located off Camp Arrowhead Road in Lewes so that I might attend and personally express my concerns.**

**Of key concerns are the negative effects of the build and attendant material use that will negatively impact the wetlands and as a consequence, produce runoff and erosion both into neighboring sites and the bay. Storms are increasing due to Global Warming and this needs to be part of the equation. Factor in the wind from the east, without the trees there will be more damage to homes.**

**Thank you for your consideration.**

**Janice and Barry Hurff**

**31850 Shell Landing Way**

**Lewes, Delaware**

**19958**

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P.O. Box 417  
Georgetown, DE 19947

September 21, 2020

Dear Mr. Torrance,

I appreciate the opportunity to comment toward the vital work you do for Sussex County.

My home in the Bay Front community is adjacent to mature woods and delicate wetlands that have been shockingly proposed as suitable for 42 homes by Ribera Development, LLC, Millersville, Maryland for the Salt Cedars subdivision. I am opposed to developing this 32+ acre parcel that is largely wetlands and woods.

The woods along the Bay Front properties, for example, regularly buffer intense wind storms off of the Rehoboth Bay and are crucial in keeping rising flood waters at bay. Losing any portion of these woods, having any of that land regraded, and any soil removed will undoubtedly increase damaging winds, flooding, and runoff contamination.

Please carefully examine this particularly fragile parcel of land. The adverse and irreversible environmental impact is too great in this case.

Please have my comments made part of the public record, along with any comments from the various environmental agencies that exist to preserve the health and well-being of the fish, wildlife, plant life, and forests of the bay and salt marsh ecosystems.

Also, would you kindly notify me of any public hearing (including virtual), so that I can make my concerns known?

Thank you again for the work you do for the people and the environment of Sussex County.

Sincerely,

Mary Ann Gillette  
31848 Shell Landing Way  
Lewes, DE 19958

maryann.gillette@gmail.com

**Nick Torrance**

---

**From:** Eamon Downey <emdowney851@gmail.com>  
**Sent:** Monday, September 21, 2020 12:43 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar subdivision

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Having moved into our Bayfront at Rehoboth community recently, it was disconcerting to see that the over development tendencies are occurring here as we have seen in our previous neighborhood in the Lehigh Valley. The environmental impact is especially troubling for the West Bay and Bay Front communities. I respectfully request notification of any planned public hearings so that I might attend and personally present my concerns. Regards, Eamon Downey

## Nick Torrance

---

**From:** Bill Heffernan <backnine22@hotmail.com>  
**Sent:** Monday, September 21, 2020 12:52 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroup5.com  
**Subject:** Salt Cedar Subdivision

---

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Dear Mr. Torrance:

As a homeowner in the Bay Front at Rehoboth community, I want to express my concern at learning of the potentially planned development on the Hall/Hedley Trust of 32+ acres adjacent to our community. It is currently called the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex County Engineering Department of Public Works).

I also respectfully request notification of any public hearings either in person or virtually, on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse impact Salt Cedar more than likely would have on the sensitive salt marshes that adjoin both West Bay and Bay Front communities. In addition, the danger of flooding is key as most of the large tree line that borders our community would be torn down and remove an important block to the water intrusion.

Thanks for your consideration into this matter.  
Probably best to email the cc group address above for any concerns.

Sincerely,  
William Heffernan  
34567 Addyson Ct.  
Lewes, DE



Dear Mr. Torrance:

9-16-20

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) .

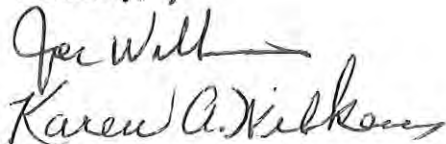
I also respectfully request notification of any (virtual) public hearings on the plan development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Of further concern is the potential removal of very mature trees which act as buffers for clean water.

Your consideration and response in regard to this matter would be greatly appreciated

Sincerely,



Joe & Karen Wilkens

31582 Reedy Ct.  
Bay Front at Rehoboth  
Lewes DE. 19958

[Jwilk0929@gmail.com](mailto:Jwilk0929@gmail.com)

[Karen48.kw@gmail.com](mailto:Karen48.kw@gmail.com)

RECEIVED

SEP 21 2020

SUSSEX COUNTY  
PLANNING & ZONING

## Nick Torrance

---

**From:** Jeff Androsko <jeffandrosko@icloud.com>  
**Sent:** Friday, September 18, 2020 3:31 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar Development

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1. 09/18/20

Mr. Nicholas Torrance

Sussex County Planning & Zoning Office

P.O. Box 417

Georgetown, DE 19947

Dear Mr. Torrance,

As a homeowner in the Bay Front at Rehoboth community I wish to express my deep concern at learning of the potential planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision. I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review of the packaged provide their comments (Sussex Conservation District, DelDot, the State Fire Marshal's Office and the Sussex County Engineering Department's Division of Public Works).

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

**Nick Torrance**

---

**From:** domarrah <domarrah@comcast.net>  
**Sent:** Friday, September 18, 2020 3:23 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar development

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---

Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DeDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) .

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

There are many reasons that this proposal should NOT be passed. Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities. Potential flooding from deforestation and increased drainage runoff and erosion could result in flooding to Bay Front homes.

Your consideration and response in regard to this important matter is greatly appreciated.

Sincerely,

Diane O'Marrah  
34765 Cove Court  
Lewes, DE 19958  
domarrah@comcast.net

Opposition  
Exhibit

Mr. Nicholas Torrance

Sussex County Planning & Zoning Office

P. O. Box 417

Georgetown, DE 19947

Dear Mr. Torrance,

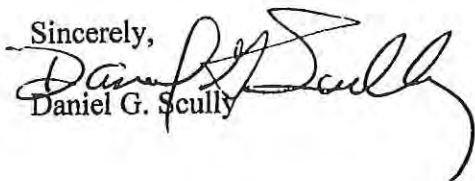
As a homeowner in the Bay Front at Rehoboth residential community I wish to state my concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

I wish to ask that my comments be made a part of the public record along with those of the ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) .

I also request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I may attend and present my concerns.

My greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front at Rehoboth communities.  
Thank you for your attention to this matter.

Sincerely,

  
Daniel G. Scully

23265 Horse Island Rd

Lewes, DE 199958

danielscully@verizon.net

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SEP 16 2020

SUSSEX COUNTY  
PLANNING & ZONING

**Nick Torrance**

---

**From:** jeff carter <carter.jeff1@gmail.com>  
**Sent:** Wednesday, September 16, 2020 11:59 AM  
**To:** Nick Torrance  
**Subject:** Proposed Salt Cedar Subdivision

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Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P. O. Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

I have recently become aware of a proposed development, named the Salt Cedar subdivision, on a property known as the Hall/Hedley Trust (32+ acres) off Camp Arrowhead Road. As a homeowner in the Bay Front at Rehoboth community, which is adjacent to the proposed development, I wish to express my deep concern for the development on this property. Of greatest concern to me is the potential adverse environmental impact, both to land and wildlife, the proposed subdivision will have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) . I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Thank you for your time and consideration.

Sincerely,

Jeffrey J. Carter  
23352 Horse Island Road  
Lewes, DE 19958  
[carter.jeff1@gmail.com](mailto:carter.jeff1@gmail.com)

**Nick Torrance**

---

**From:** Mike <mkegeo@gmail.com>  
**Sent:** Friday, September 11, 2020 12:07 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar Development Application

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Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P. O. Box 417  
Georgetown, DE 19947

As a homeowner in the Bay Front at Rehoboth community, I wish to express my deep concern upon learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision. We wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review package to provide their comments (Sussex Conservation District, DeDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works). I also respectfully request notification of any public hearings, including virtual, on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and voice my position.

Of greatest concern is the adverse environmental impact due to the infringement to the marshlands in the immediate area that presently absorbing water. The additional clear cutting of trees required to build the volume of homes in the plans will remove necessary protection/buffer in the surrounding area. SC would increase saltwater intrusion and erosion of an already fragile area. The shallow Rehoboth Bay provides tidal exchange with the Atlantic Ocean and the present protections are imperative.

Look forward to the opportunity to be present at P&Z public hearings and receive advance notice of these events.

Sincerely,

Michael Dorsey  
Bay Front HOA, Vice President  
[mkegeo@gmail.com](mailto:mkegeo@gmail.com)

**Nick Torrance**

---

**From:** Barbara Weissenberger <barbkweiss1@gmail.com>  
**Sent:** Friday, September 11, 2020 1:14 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Proposed Salt Cedar subdivision on the Hall/Hedley Trust acreage

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Dear Mr. Torrance:

I am a resident of the Bay Front at Rehoboth community who is concerned about the proposed Salt Cedar subdivision on the Hall/Hedley Trust 32+ acres adjacent to our community. My greatest concern is the potential flooding and other adverse environmental impacts the development of the Salt Cedar subdivision may have on the sensitive salt marshes and on our community. I would like to be notified of any in-person or virtual public hearings related to the proposed Salt Cedar subdivision so that I can attend and present my concerns.

Please make my comments part of the public record and advise me of how I will be notified of all related public meetings.

Sincerely,

Barbara Weissenberger

23320 Horse Island Road  
Lewes, DE 19958

**Nick Torrance**

---

**From:** John Witt <jswitt@gmail.com>  
**Sent:** Friday, September 11, 2020 1:23 PM  
**To:** Nick Torrance  
**Subject:** Proposed Salt Cedar subdivision on the Hall/Hedley Trust acreage

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Dear Mr. Torrance:

I am a resident of the Bay Front at Rehoboth community who is concerned about the proposed Salt Cedar subdivision on the Hall/Hedley Trust 32+ acres adjacent to our community. My greatest concern is the potential flooding and other adverse environmental impacts the development of the Salt Cedar subdivision may have on the sensitive salt marshes and on our community. I would like to be notified of any in-person or virtual public hearings related to the proposed Salt Cedar subdivision so that I can attend and present my concerns.

Please make my comments part of the public record and advise me of how I will be notified of all related public meetings.

Regards, John Witt

31854 Shell Landing Way  
Lewes, DE 19958



**Nick Torrance**

---

**From:** Gregory Dunn <gdunn1@verizon.net>  
**Sent:** Friday, September 11, 2020 1:51 PM  
**To:** Nick Torrance  
**Cc:** Janice Dunn  
**Subject:** Proposed Salt Cedar Subdivision

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Dear Mr. Torrance:

I am a resident of the Bay Front at Rehoboth community who is concerned about the proposed Salt Cedar subdivision on the Hall/Hedley Trust 32+ acres adjacent to our community. My greatest concern is the potential flooding and other adverse environmental impacts the development of the Salt Cedar subdivision may have on the sensitive salt marshes and on our community. I would like to be notified of any in-person or virtual public hearings related to the proposed Salt Cedar subdivision so that I can attend and present my concerns.

Please make my comments part of the public record and advise me of how I will be notified of all related public meetings.

Sincerely,

Greg & Jan Dunn

23422 Sunrise Court

Lewes, DE 19958

Sent from Yahoo Mail for iPhone

**Nick Torrance**

---

**From:** Judy Scovner <jscovner@gmail.com>  
**Sent:** Friday, September 11, 2020 4:42 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Proposed Salt Cedar Subdivision

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Dear Mr. Torrance,

As a resident of Bay Front at Rehoboth, I wish to express my deep concern and trepidation at learning of the potentially planned development adjacent to our community on the Hall/Hedley Trust 32+ acres named the Salt Cedar Subdivision. The marshes and wetlands surrounding our community and the proposed development site are environmentally sensitive and crucial to the quality of not only marine life and wildlife, but of human life as well. They provide a wealth of services by:

- 1) filtering nutrients, run-off, and heavy metals from the water,
  - 2) supporting marine life and wildlife,
  - 3) supporting the valuable breeding grounds for fish and other aquatic life,
  - 4) protecting our community and others in the area from storm surges, flooding, and erosion.
- Developing the Salt Cedar acres will adversely impact our wetlands and marshes, and devastate the environmental health of our area.

I request that my comments be made part of the public record along with those of the various ruling agencies (Sussex County Conservation District, DeDOT, State Fire Marshal's Office, Sussex County Engineering Dept.'s Division of Public Works). Also please notify me of any public hearings on the Salt Cedar planned development off of Camp Arrowhead Rd. in Lewes, DE so that I may voice my position.

The coastal ecosystems within Sussex County have been suffering from decline and degradation as a result of human development for short-term profit for years. I would love to join you in being a part of the change and solution in this county and put quality of life above self-serving greed. Thank you for your time.

Sincerely,  
Judy Scovner  
31737 Marsh Island Ave.  
Lewes, DE 19958  
Bay Front at Rehoboth

**Nick Torrance**

---

**From:** Candy <candy.mcginley@verizon.net>  
**Sent:** Friday, September 11, 2020 5:24 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Do not allow Salt Cedar development

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Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision. I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) .

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Also the traffic in this area is out of control. There are several new housing developments in construction now with no changes to the roads. Quality of life on this area is being strongly effected by the housing construction with no end in sight.

Candy and Ken Mcginley  
34639 Megan Court  
Bayfront at Rehoboth  
Lewes, De 19958

Sent from my iPad

## Nick Torrance

---

**From:** Dianne <dlbesso@gmail.com>  
**Sent:** Friday, September 11, 2020 6:52 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar Subdivision

**Flag Status:** Flagged

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Mr. Nicholas Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent our community named in the Salt Cedar Subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments (Sussex Conservation District, DelDot, the State Fire Marshal's Office and Sussex County Engineering Departments Division of Public Works).

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front Communities.

We also have a beach, gazebo, walking bridge and path to the beach that would be greatly affected if trees were cut down. We have a small amount of property on the side of our walking bridge and if trees on their property were to be cut down probably all our trees would die. These trees are very important with helping with water during storms.

Thank you for your response.

Sincerely,  
Dianne L. Besso

*Dianne L. Besso*  
Bay Front HOA President  
(516) 319-6643  
dlbesso@gmail.com

**Nick Torrance**

---

**From:** Robert Mackenzie <solipsys@gmail.com>  
**Sent:** Saturday, September 12, 2020 10:06 AM  
**To:** Nick Torrance; bayfrontwoods@googlegroups.com  
**Subject:** Re: Salt Cedar Development

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Mr Torrance,  
Sincere apologies for the typo error in the salutation on my prior email.

R/  
Robert MacKenzie

On Sat, Sep 12, 2020 at 9:57 AM Robert Mackenzie <solipsys@gmail.com> wrote:

Dear Mr, Torrance,

As residents of the BayFront at Rehoboth community, we would like to raise our concerns with the Salt Cedar development recently proposed for the Hall/Headley Trust property on Camp Arrowhead Rd.

A quick review of residential property either under development, approved for development, or submitted for development within an area of 4 mile radius to the west and north of this location finds ~2000 units planned/approved. These developments include Acadia Landing, Walden I & II, Middle Creek Preserve, Marsh Island, Marsh Farm Estate, Head Water Cove, Lovetts Reserve, Henlopen Meadow and the Residences at Rehoboth Bay. A significant percentage of this land was existing cleared space, primarily farmland.

Unlike the properties above, the ~32 acre parcel proposed for Salt Cedar is a densely wooded, low lying parcel with a significant portion of tidal and non-tidal wetland. As shown in the plan, development will require clear cutting most of the property to enable the proposed cluster housing, roadway, and drainage management ponds. In addition to the impact on existing wildlife, this creates increased risk of run off into the salt water marshes that are part of the parcel.

Of greater concern is that approval of this development plan will set a precedent for increased development into similar tidal/non-tidal marshland acreage.

We wish to request that our comments be made a part of the public record along with those of the various ruling agencies that receive and review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) .

We also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that we might attend and personally present our concerns.

R/  
Robert and Pamela MacKenzie  
31856 Shell Landing Way

**Nick Torrance**

---

**From:** Pat Campagna <campagnany@gmail.com>  
**Sent:** Sunday, September 13, 2020 11:00 AM  
**To:** Nick Torrance  
**Cc:** Bayfrontwoods@googlegroups.com; sknayda@gmail.com  
**Subject:** Salt Cedar

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Mr. Torrance,

I am deeply disturbed about the Salt Cedar proposed development adjacent to our community at Bayfront at Rehoboth. We are depending on the Planning and Zoning officials to recognize the negative impact this development will have on our native wildlife and the environment that the community treasures and has sought to protect. There are hundreds of lairs and nesting habitats that have existed in this environment long before developers came along. Wildlife habitats are disappearing at an alarming rate and this project will exacerbate this problem. You must realize that the overdevelopment of Sussex County has already destroyed these areas and have forced wildlife to retreat to open areas.

The impact on the environment, specifically the marshlands that surround this community, is of great concern. Regardless of the quality of the builder or any actions taken to mitigate contamination to the wetlands, pollution through accidental sewage spillage, owner noncompliance/apathy, and general wear and tear of infrastructure will eventually place this area at extreme risk for disaster.

We are requesting that the Planning and Zoning officials deny this proposal and protect Delaware's disappearing beauty and natural resources. We are requesting that our comments be made part of the public record along with those of the various ruling agencies that receive a review package and are provided with the ability to include their comments (Sussex Conservation District, DelDot, the State Fire Marshal's Office and Sussex County Engineering Department's Division of Public Works.)

We also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, Delaware so we may attend and have the opportunity to personally present our concerns.

Sincerely,  
Patricia Campagna  
Debra Sansoucie

Pat Campagna

**Nick Torrance**

---

**From:** Gerald Degrazio <grazdipp1@msn.com>  
**Sent:** Sunday, September 13, 2020 4:52 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar pending development of woods and marshland adjacent to the Sanctuary at Bayfront On Rehoboth

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Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P.O. Box 417  
Georgetown, DE 19947

Dear Mr Torrance,

As a homeowner in Bayfront at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community names the Salt Cedar subdivision. What drew us to this community is just what our section of the community implies and that is sanctuary. My wife and I enjoy, as well as appreciate, the peacefulness and the nature that abounds behind our home. The devastation to the woodlands and marsh that act as a natural barrier for both wind and sea would be cataclysmic. Our community as well as the community on the other side of the proposed development would be at great and definite risk to flooding. With climate change being of paramount concern you would think that the members of your planning and zoning board would base all decisions on the preservation of our woodlands and marshes along the bay that not only act as natural filters of the air we breath and the life that the area in question sustains. In the 3 to 4 years that we have owned here all we ever see is relentless development of any and all open space. The area roads are congested. A simple trip to the grocery store takes hours instead of minutes. The natural beauty of the area we moved to has now eroded into thoughtless cacophonies of land grabs by developers who do not live here. These developers do not care about the long term impact to the residents. What is it that drives the members of county government to allow such mindless development? Please review carefully and prudently all the information provided to the board by my neighbors. Our pleas are more than emotional they are common sense and logical. Please to the right thing and reject the Salt Cedar development proposal. Preserve this oasis of land!

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive and review the package and provide their comments (Sussex Conservation District, DellDot, the State Fire Marshal's Office and the Sussex County Engineering Department's Division of Public Works).

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes DE so that I might attend and personally present my concerns.

**Nick Torrance**

---

**From:** Diana Kaminsky <diana.kaminsky@gmail.com>  
**Sent:** Monday, September 14, 2020 2:20 PM  
**To:** Nick Torrance  
**Cc:** Bayfrontwoods@googlegroups.com; Steven Kaminsky  
**Subject:** Salt Cedar Subdivision

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Dear Mr. Torrance:

As a homeowner in the BayFront at Rehoboth community, I wish to express my deep concern learning of the potential planned development of the Salt Cedar subdivision on the Hall/Hedley Trust 32+ acres adjacent to our community and the West Bay community.

I request my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DeIDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) .

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Thank you for your consideration.

Sincerely,  
Diana Ryder Kaminsky  
[diana.kaminsky@gmail.com](mailto:diana.kaminsky@gmail.com)  
23368 Horse Island Road  
Lewes, DE 19958



**Nick Torrance**

---

**From:** Cheryl <cherylorsberry@gmail.com>  
**Sent:** Monday, September 14, 2020 4:33 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Potential Development on Hall/Hedley Trust

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Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office P. O. Box Georgetown, DE 19947

Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision. I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DeIDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) .

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Thank you for your response.

Sincerely,

Cheryl Kramme

Frederick Kramme

Cherylorsberry@gmail.com

---

**Nick Torrance**

---

**From:** Kim McKee <kimmckee50@verizon.net>  
**Sent:** Monday, September 14, 2020 4:53 PM  
**To:** Nick Torrance  
**Cc:** Salt Cedar Subdivision  
**Subject:** Salt Cedar Development Environmental Impact Concern

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Mr. Nicholas Torrance

Sussex County Planning & Zoning Office

P. O. Box 417

Georgetown, DE 19947

Dear Mr. Torrance,

As a property owner in the Bay Front at Rehoboth community I wish to state my concern regarding the potentially planned development on the Hall/Hedley Trust, 32+ acres adjacent to our community named the Salt Cedar subdivision.

I wish to ask that my comment be made a part of the public record along with those of the ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DeIDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) .

In addition I am requesting notification of any public hearings ( in person or virtual) on the planned development called Salt Cedar Subdivision off Camp Arrowhead Road in Lewes, DE so that I may attend and present my concerns.

My greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front at Rehoboth communities.

Thank you for your attention to this matter. I look forward to notification of the receipt of this email.

Sincerely,

Kim McKee

23265 Horse Island Rd

**Nick Torrance**

---

**From:** LeRoy, Rebecca <RLeRoy@val-co.com>  
**Sent:** Tuesday, September 15, 2020 11:11 AM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Potential Planned Salt Cedar Subdivision , Lewes, DE

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Good Morning Mr. Torrance:

As a homeowner in the Bayfront at Rehoboth community, we wish to express our deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acre adjacent property to our community named the Salt Cedar Subdivision.

We wish to request that our comments be made a part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex County Engineering Department's Division of Public Works).

We also respectfully request notification of any public hearings (both virtual or in person) on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE, as we plan to attend to personally present our concerns.

Of greatest concern to us, is the potential adverse impact Salt Cedar may have on the sensitive wetlands and wildlife environment surrounding both Bayfront and West Bay communities.

Appreciate your consideration and response in this matter.

Kind Regards,

Robert & Rebecca LeRoy  
Lot 165  
23438 James CT  
Lewes, DE 19958

Email: rleroy@live.com

This message (including any attachments) contains confidential information intended for a specific individual and purpose. If you are not the intended recipient, please delete the message.

**Nick Torrance**

---

**From:** Susan Francese <susanf789@aol.com>  
**Sent:** Tuesday, September 15, 2020 1:44 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Potential Salt Cedar subdivision off of Camp Arrowhead Road, Lewes

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Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P.O. Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

I am a concerned homeowner in the Bay Front at Rehoboth community, adjacent to the proposed Salt Cedar subdivision. Should this community be approved, I am extremely fearful that many negative factors may result from this development. Increased lawn treatment chemical runoff will enter the Rehoboth Bay and Love Creek watershed, which already has problematic pollution from high nitrogen content and could harm current and future wildlife habitats, along with the safety and health of boaters, swimmers and anglers. Potential flooding from deforestation and increased drainage runoff and erosion from increased home hard-scape and roadways adjacent to the marshland could result in flooding to home-sites currently on Shell Landing Way in the Bay Front community. Noise and light pollution from multi-family homes proposed abutting to the current Bay Front pedestrian walkway will create a densely populated structure and a noisy area of potential conflict between neighboring communities where presently we have natural buffers and forest along the tidal marsh. Please include these comments in the public record, including the various ruling agencies that will be reviewing these plans.

I also respectfully request that I be notified of any public hearings, including virtual meetings, on the planned Salt Cedar development so that I may remain informed and will have the opportunity to present my concerns.

Please consider the rampant overbuilding that is currently occurring here in Sussex County as you contemplate this difficult decision. Open space is crucial to quality of life, not just for humans but also for the fish and wildlife here on the coast. Structures/developments built too close to wetlands are potentially problematic for many reasons. Feel free to contact me with any questions or concerns and thank you very much for taking the time to read this email and consider my thoughts.

Respectfully yours,

Susan Francese  
susanf789@aol.com  
914-474-3704  
23280 Horse Island Road  
Lewes, DE 19958

**Nick Torrance**

---

**From:** Fred Oswald <oswaldfredc@att.net>  
**Sent:** Friday, September 11, 2020 11:04 AM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@gogglegroups.com  
**Subject:** Salt Cedar Subdivision

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

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Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision. I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) .

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Thank you for your response and we look forward to hearing from you.

Sincerely,

Linda & Fred Oswald,  
23258 Horse Island Road Lewes, DE 19958  
OswaldFredC@att.net

Sent from my iPad

**Nick Torrance**

---

**From:** Eileen Weber <eileen\_weber@yahoo.com>  
**Sent:** Friday, September 11, 2020 8:40 AM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Bay Front at Rehoboth

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

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---

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P. O. Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

As homeowners in the Bay Front at Rehoboth community, we wish to express our deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision. We wish to request that our comments be made a part of the public record along with those of the various ruling agencies that receive a review package when providing their comments (Sussex Conservation District, DeIDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works). We also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that we might attend and personally present our concerns. Our greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Sincerely,

Peter and Eileen Weber  
23383 Horse Island Road  
Lewes, DE 19958

eileen\_weber@yahoo.com, peteweber1@yahoo.com

September 21, 2020

Sent via email to: Nicholas.Torrance@sussexcountyde.gov

Mr. Nicholas Torrance  
Sussex Planning and Zoning Office  
PO Box417  
Georgetown, DE 19947

Dear Mr. Torrance:

As a homeowner in the Bay Front at Rehoboth Community, I want to express my concern at learning of the potentially planned development on the Hall/Hedley Trust of 32+ acres adjacent to our community. It is called the Salt Cedar subdivision.

I am requesting that my comments be made part of the public record along with those of various ruling agencies that receive a review of the package and provide their comments (Sussex conservation District, DelDOT, the State Fire Marshall's Office and the Sussex County Engineering Department of Public Works).

I also respectfully ask that I be notified of any and all public hearings, either in person or virtually, on the planned development called Salt Cedar located off Camp Arrowhead Road in Lewes so that I might attend and personally express my concerns.

Of great concern is the potential adverse impact would have on the sensitive salt marshes that adjoin both the West Bay and Bay Front communities. As you know, the danger of flooding is key since most of the large tree line that borders our community would be torn down and therefore remove a very important block to water intrusion.

Thank you for your time and consideration.

Gene Andriany  
23257 Horse Island Rd  
Lewes, DE 19958

Cc: Bayfrontwoods Google Group

September 21, 2020

Sent via email to: [Nicholas.Torrance@sussexcountyde.gov](mailto:Nicholas.Torrance@sussexcountyde.gov)

CC: Bayfrontwoods@googlegroups.com

Mr. NicholasTorrance

Sussex Planning and Zoning Office

PO Box417

Georgetown, DE 19947

Dear Mr. Torrance:

As a recent homeowner in the Bay Front at Rehobeth Community, I want to express my concern at learning of the potentially planned development on the Hall/Hedley Trust of 32+ acres adjacent to our community. It is called the Salt Cedar subdivision.

As a new homeowner, I am somewhat surprised at all of the new developments in Sussex County which have been approved. Anecdotally, I have heard from neighbors that infrastructure improvements seem to include construction of turn lanes and installation of traffic lights. Neighbors have noticed an increase in the number of deer in our neighborhood due to the significant increase in the residential building.

Since moving here, I have learned the importance of the effect that the Salt Creek project would have on the sensitive salt marshes which are adjacent to Bayfront and West Bay neighborhoods. Therefore I am requesting that my comments be made part of the public record along with those of various ruling agencies that receive a review of the package and provide their comments (Sussex conservation District, DeIDOT, the State Fire Marshall's Office and the Sussex County Engineering Department of Public Works).

Of great concern is the potential adverse impact would have on the sensitive salt marshes that adjoin both the West Bay and Bay Front communities. As you know, the danger of flooding is key since most of the large tree line that borders our community would be torn down and therefore remove a very important block to water intrusion. Deer populations would increase beyond their current numbers as their habitat is diminished.

I also respectfully ask that I be notified of any and all public hearings, either in person or virtually, on the planned development called Salt Cedar located off Camp Arrowhead Road in Lewes so that I might attend and personally express my concerns.

Thank you for your time and consideration.

Leslie Andriany

23257 Horse Island Rd Lewes, DE 19958



## Jamie Whitehouse

---

**From:** Jeff Shockley  
**Sent:** Sunday, January 3, 2021 2:37 PM  
**To:** Jamie Whitehouse; Jennifer Norwood  
**Subject:** Fwd: Bay Front at Rehoboth, Lewes, DE - RE: Salt Cedar Proposed Subdivision Plan  
**Attachments:** Screen Shot 2021-01-01 at 6.57.46 PM.png; Screen Shot 2021-01-01 at 6.58.24 PM.png; unknown.png; 2020\_12\_31 FINAL Salt Cedar Letter - Environmental & Flood Plan Manager.pdf

Begin forwarded message:

**From:** Mary Beth Aring <mbaringseely@yahoo.com>  
**Date:** January 1, 2021 at 7:01:43 PM EST  
**To:** Jeff Shockley <jcshockley@sussexcountyde.gov>  
**Cc:** Dianne Besso <dlbesso@gmail.com>, "Mary Beth (MB) Aring" <mbaringseely@yahoo.com>  
**Subject:** Bay Front at Rehoboth, Lewes, DE - RE: Salt Cedar Proposed Subdivision Plan

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Mr. Shockley,

Attached please accept our letter relating to the Salt Cedar Proposed Subdivision Plan for Tax Parcel: 234-18.00-31.00.

Please provide us with the contact information for the person in your office assigned to this matter. Please also associate this letter and any response thereto with the public record.

Best wishes for a safe and successful New Year.

---

*MB*

Bay Front at Rehoboth  
Homeowners Association  
*Board of Directors*

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JAN 04 2021

SUSSEX COUNTY  
PLANNING & ZONING

January 1, 2021

Mr. Jeff Shockley  
Sussex County Environmental and Flood Plain Manager  
2 The Circle, P.O. Box 388  
Georgetown, DE 19947  
[jcshockley@sussexcountyde.gov](mailto:jcshockley@sussexcountyde.gov)

Dear Mr. Shockley:

Re: Salt Cedar Proposed Subdivision Plan for Tax Parcel: 234-18.00-31.00

This letter relates to the above referenced Subdivision Application and your expected review and comment on matters within your jurisdiction.

We are an adjacent property to this proposed cluster subdivision and have concerns about how and to what extent this proposed subdivision, if approved, will adversely impact our community and the health, safety and general welfare of our residents due to the increasing flood risk as a result of sea level rise and weather pattern changes. See First Street Foundation's Flood Factor online tool showing significant risk of increased flooding for the foreseeable future.

The Sussex County Flood Plain Management regulations (115-141.1 – 115-141.11) seem to address some of our concerns provided and dependent upon their proper implementation. We are particularly interested in how the following regulatory requirements will be implemented:

- The utilization of appropriate construction practices in order to prevent or minimize flood damage **in the future**;
- Maintenance of natural drainage;
- Minimizing the impact of development on adjacent properties within and near flood-prone areas;
- Preventing flood plain uses that are either hazardous or environmentally incompatible;
- Meeting community participation requirements of the National Flood Insurance Program as set forth in the Code of Federal Regulations at 44 C.F.R. § 59.22 as amended;
- Hydrologic and hydraulic engineer analysis and studies; and,
- Certifications and/or technical analysis.

We note that, in the event of conflict between these regulations and any other zoning or subdivision ordinance or building code, the more restrictive shall govern. See § 115-141.1(E).]

We also note that the Comprehensive Plan seems to be very important to many of the decisions to be made in this matter. See Farmers for Fairness v. Kent County Levy Court, 2012 WL 295060 (Ct. of Chancery of Delaware, 1/27/2012) (the land use map or map series has the force of law and the County may not permit development contrary to that provided for in the land use map and regulations enacted to implement other elements of the Comprehensive Plan). See Comprehensive Plan, Section 5.2.4.6 (Severe Weather and Flood Inundation Map).

If this application is ultimately approved, the authority granted to the Sussex County Planning and Zoning Commission by section 115-25(f)(4) of the Sussex County Code to add conditions to the approval of any cluster development will be critical to address many of our concerns. See also, Tony Ashburn & Sons v. Kent County Regional Planning Commission, 962 A2d 235, 242 (2008) (the Commission may condition its approval of a subdivision application on non-code factors, such as agency recommendations and concerns regarding the health, safety and welfare of the community). We believe that this Section and the Court's jurisprudence necessarily contemplates participation of adjacent properties in the review process and permits the Commission and County to consider input for any conditional approval of a subdivision application. For example, if the application is approved, we believe that the County and Commission should require, among other conditions deemed appropriate, that the applicant provide a bond or letter-of-credit to guarantee the availability of sufficient funds to address any adverse impact to our community that may occur within a reasonable time (e.g., 10 years). See Section 99-32.

Please provide us with the contact information for the person in your office assigned to this matter. Please also associate this letter and any response thereto with the public record.

**Best Regards,**

**/signed/**

**Dianne L. Besso**  
**HOA President**  
23255 Horse Island Road  
Lewes, DE 19958  
302-947-9142

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P. O. Box 417  
Georgetown, DE19947

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NOV 04 2020  
SUSSEX COUNTY  
PLANNING & ZONING

Dear Mr. Torrance,

I very much appreciated the opportunity to discuss the proposed Salt Cedar subdivision with you by e-mail. I am now taking the opportunity to present my comments in writing so that they can be made part of the public record.

As a homeowner in the Bay Front at Rehoboth community I wish to express my deep concern at the potential adverse environmental impact that the proposed development could have on the salt marshes adjacent to both the Bay Front and Hall/Hedley trust properties.

I have two concerns:

1. The delineation of a wetland protective buffer for the Hall/Hedley trust property.
2. The supervision of site work should the development be approved so that buffer areas are respected and protected.

Regarding my first point, I understand that the county has a requirement that a 50-foot buffer is respected as a protective measure for properties adjacent to wetlands. On the eastern portion of the Hall/Hedley trust property the developer's site plan drawings show such a buffer. However, the northeast boundary of the Hall/Hedley property does not lie adjacent to wetlands and the developer's proposed drawings do not show any buffer on that section of the property. As I mentioned in my e-mail conversation with you, the head of tidal wetlands boundary line, if buffered by 50 feet, would extend across the Bay Front boundary in that area into the Hall/Hedley property.

Will the county ensure that a protective buffer is placed on that portion of the Hall/Hedley trust property?

Regarding my second point, I would like to know how the county will ensure that the wetlands protective buffer will be marked and then protected during the development of the property, should it be approved.

I have attached two photographs I took at about 11 AM on October 30 to illustrate the extent of the tidal reach on these two properties. It extends beyond the head of tidal wetlands line shown on the county mapping site. While the county may not be able to use this data to determine the appropriate buffer line I think they fully illustrate the proximity of wetlands to the Hall/Hedley trust property and the need for careful supervision of the development process on the site.

I also respectfully request notification of any public hearings (virtual or in person) on the planned development so that I might attend and personally present my concerns.

Thank you for your consideration.

Sincerely

A handwritten signature in cursive script that reads "Henry Weissenberger". The signature is written in black ink and includes a long, sweeping horizontal flourish that extends to the right.

Henry Weissenberger



**View towards the northwest showing high tide reaching within approximately 40 feet of the homes along Shell Landing Way. October 30, approximately 11:00 AM**

23320 Horse Island Road, Lewes, DE 19958



**View towards the southeast showing tidal reach beyond the wooden path leading to the Bay Front community beach. October 30, approximately 11:00 AM**



**Bay Front HOA boundary with Hall/Hedley parcel and wooden walkway with head of tidal overlay. Red arrows show approximate location of above photos.**

23320 Horse Island Road, Lewes, DE 19958



CAPT (USN, Ret.) S. L. Counts  
31860 Shell Landing Way  
Lewes, DE 19958

23 September 2020

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P.O. Box 417  
Georgetown, DE 19947

Mr. Torrance,

I am a homeowner in the Bayfront at Rehoboth community. My lot (173) abuts the proposed Salt Cedar subdivision. Having reviewed the application and preliminary plat for this development, I am extremely concerned not only with the deleterious effect it will have on the forest, saltwater marsh, tidal and non-tidal wetlands but also with the procedural irregularities of the application and the extent of the planning and zoning interpretations, concessions, and waivers which would be required to bring this project to completion and yet remain within the spirit and letter of both the Sussex County Code and Comprehensive Plan.

Please make my comments a part of the public record as well as those of each of the agencies which must, by Code, review this subdivision application and provide their comments.

I wish to be notified well in advance of any hearing or meeting to which the public may be by tradition, rule, or statute (whether live or by video) included. At any meeting at which I am in attendance on this matter, I desire to be afforded the opportunity to express my opinions and to present evidence in support thereof.

I ask that the Planning and Zoning Staff commit themselves to the spirit and letter of the Comprehensive Plan and the Zoning ordinances and make the difficult, unbiased decision to recommend that this application be denied as submitted or to require the substantive modifications required to bring it into compliance with the clear and unambiguous dictates of the governing directives.

As the previous chairman of a Board of Zoning Appeals in another state I am sensitive to the competing pressures of development, but the rule of law must prevail.

Regards,



S. L. Counts  
slcounts@gmail.com

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SEP 28 2020

SUSSEX COUNTY  
PLANNING & ZONING

**Nick Torrance**

---

**From:** John Limoges <[john.limoges@gmail.com](mailto:john.limoges@gmail.com)>  
**Sent:** Friday, September 25, 2020 3:16 PM  
**To:** Nick Torrance  
**Cc:** [bayfrontwoods@googlegroups.com](mailto:bayfrontwoods@googlegroups.com); John Limoges  
**Subject:** Hall/Hedley Trust / Salt Cedar subdivision

---

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---

Mr. Nicholas Torrance  
Sussex Planning & Zoning Office  
Georgetown, DE 19947

Dear Mr. Torrance,

I would like to submit my reservations concerning the potential development of the Hall/Hedley Trust property off Camp Arrowhead Road, currently called the Salt Cedar subdivision.

The said subdivision if constructed will add a significant impervious surface area to what is already a sensitive salt marsh which will adversely affect the ecosystem of the marsh. Construction will require the removal of many mature trees which will exacerbate the flooding already common on this land. Lastly, the addition of high density townhomes is inconsistent with the surrounding developments.

I request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments.

Thank you for your consideration.

Respectfully,

John Limoges

--  
john limoges  
23303 Horse Island Road  
Lewes, Delaware 19958  
home (302) 947-1121  
cell (802) 238-0147  
[john.limoges@gmail.com](mailto:john.limoges@gmail.com)

Better and Better...

September 24, 2020

Mr. Nicholas Torrance  
Sussex Planning & Zoning Office  
PO Box 417  
Georgetown, Delaware 19947

Dear Mr. Torrance,

As a homeowner of 13 years in the Bayfront at Rehoboth community, I want to express my deep concern on learning of the potentially planned development on the Hall/Hedley Trust of 32+ acres adjacent to our community, It is currently called the SALT CEDAR sub division.

I wish to request that my comments be made part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshalls Office and the Sussex County Engineering Department of Public Works.)

I also respectfully request notification of any public hearings either in person or virtually, on the planned development called SALT CEDAR off Camp Arrowhead Road in Lewes, Delaware so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse impact SALT CEDAR will have on the sensitive salt marshes that adjoin both West Bay and Bayfront communities, In addition, the danger of flooding is key as most of the large tree line that borders our community would be torn down and remove a most important environmental block to water intrusion.

I thank you for your time and your kind assistance to a very serious issue,

Sincerely,

Jeffrey W. Rodgers  
23286 Horse Island Rd  
Lewes, DE 19958  
310-497-2650

Thomas I. Puleo  
23107 Narrows Lane  
Lewes, DE 19958  
(610) 247-0256

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SEP 28 2020

SUSSEX COUNTY  
PLANNING & ZONING

September 23, 2020

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P.O. Box 417  
Georgetown, DE 19947

Re: Salt Cedar Subdivision

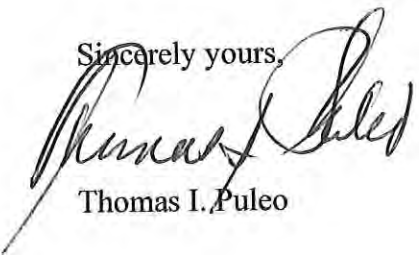
Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision. I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works). I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities. Particularly endangered is the wide variety of wildlife which inhabit the surrounding woods, bush and marshes, including various mammals such as deer, fox, rabbits, hundreds of species of birds, as well as turtles, frogs, toads, snakes and other creatures. In addition, the planned housing (consisting of 38 "cluster" homes) in the proposed subdivision is at variance with the neighboring and existing single-family homes. Moreover, because of the physical nature of the tract, ingress and egress are limited to a single road, portions of which would run directly behind the homes in our community, causing noise and congestion to our serene and peaceful environment.

Thank you for your response.

Sincerely yours,

  
Thomas I. Puleo

TIP/dm

- We were advised by P&Z to send emails or letters expressing any opposition to the Salt Cedar development.
- It is important that you request attendance at any public hearing(s) on Salt Cedar.
- Note that correspondence with the P&Z needs to be individualized.
- A "form" letter with multiple signatures will be counted as one voice.
- See Sanctuary homeowner additional points to make if appropriate to your concerns. for possible
- Deadline is Friday, September 25, 2020.

Mr. Nicholas Torrance  
 Sussex County Planning & Zoning Office  
 P. O. Box 417  
 Georgetown, DE 19947

(if sending via email address to:

with cc to:

}

Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DeIDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) .

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Thank you for your response.

Sincerely,

*James H. Hayslett* 31824 Shell Landing Way, Lewes, Del 19958

Your name/address/email

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SEP 28 2020

SUSSEX COUNTY  
 PLANNING & ZONING

Kathleen Counts  
31860 Shell Landing Way  
Lewes, DE 19958

23 September 2020

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P.O. Box 417  
Georgetown, DE 19947

Mr. Torrance,

I am a homeowner in the Bayfront at Rehoboth community. My lot (173) abuts the proposed Salt Cedar subdivision. Having reviewed the application and preliminary plat for this development, I am extremely concerned not only with the deleterious effect it will have on the forest, saltwater marsh, tidal and non-tidal wetlands but also with the procedural irregularities of the application and the extent of the planning and zoning interpretations, concessions, and waivers which would be required to bring this project to completion and yet remain within the spirit and letter of both the Sussex County Code and Comprehensive Plan.

Please make my comments a part of the public record as well as those of each of the agencies which must, by Code, review this subdivision application and provide their comments.

I wish to be notified well in advance of any hearing or meeting to which the public may be by tradition, rule, or statute (whether live or by video) included. At any meeting at which I am in attendance on this matter, I desire to be afforded the opportunity to express my opinions and to present evidence in support thereof.

I ask that the Planning and Zoning Staff commit themselves to the spirit and letter of the Comprehensive Plan and the Zoning ordinances and make the difficult, unbiased decision to recommend that this application be denied as submitted or to require the substantive modifications required to bring it into compliance with the clear and unambiguous dictates of the governing directives.

Regards,

A handwritten signature in black ink, appearing to read 'Kathy Counts', written in a cursive style.

Kathleen Counts  
kathcounts@msn.com

## Nick Torrance

---

**From:** T and A Spilewski <lilnook922@gmail.com>  
**Sent:** Sunday, September 27, 2020 1:07 PM  
**To:** Nick Torrance  
**Subject:** Salt Cedar Subdivision

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Mr. Nicholas Torrance  
Sussex Planning and Zoning Office  
P.O. Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

As a homeowner in the Bayfront at Rehoboth community, we would like to express our concern learning about the possible planned development on the Hall/Hedley Trust of 32+ acres adjacent to our community. It is currently called the Salt Cedar subdivision.

We wish to request that our comments be made a part of the public record along with those of various ruling agencies that receive a review of the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshall's Office and the Sussex County Engineering Department of Public Works).

We also respectfully request notification of any public hearings either in person or virtually, on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that we might attend and personally present our concerns.

Of greatest concern is the potential, and more than likely, adverse impact Salt Cedar would have on the sensitive salt marshes that adjoin both the West Bay and Bayfront communities. In addition, the danger of flooding is key as most of the large tree line that borders our community would be torn down and remove a critical block to water intrusion.

We thank you for your time and consideration.

Sincerely,

Thomas and Audra Spilewski  
23264 Horse Island Road, Lewes DE  
[lilnook922@gmail.com](mailto:lilnook922@gmail.com)  
717-319-8213

## Nick Torrance

---

**From:** Michael Dorman <mfd1951@comcast.net>  
**Sent:** Saturday, September 26, 2020 10:57 AM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar Development

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Dear Mr. Torrance:

As homeowners in Bay Front at Rehoboth community, we are writing to express our concern regarding the possibility of a planned development on the Hall/Hedley Trust of 32 acres adjacent to our community. It is referred to as the Salt Cedar subdivision.

Please include our comments as part of the public record along with those of various ruling agencies that receive a review of the package and provide their comments ( Sussex Conservation District, DelDot, the State Fire Marshal's Office and the Sussex County Engineering Dept of Public Works ) .

Please include us in any communications of any upcoming public hearings called Salt Cedar off Camp Arrowhead Rd in Lewes, De so that we can attend and present our concerns.

Of greatest concern is the potential adverse impact Salt Cedar would have on the sensitive salt marshes that adjoin both West Bay & Bay Front communities. In addition, the danger of flooding is key as most of the large tree line that borders the community would be torn down and remove a vital block to water intrusion.

We thank you in advance for your time and attention.

Sincerely,

Michael & Janet Dorman

Sent from my iPhone



September 25, 2020

Mr. Nicholas Torrance  
Sussex Planning & Zoning Office  
PO Box 41  
Georgetown, DE 19947

Dear Mr. Nicholas Torrance,

As a homeowner in the Bay Front at Rehoboth community, I want to express my concern at learning the potentially planned development on the Hall/Hedley Trust of 32+ acres adjacent to our community. It is currently called the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments (Sussex Conservation District, DeDOT, the State Fire Marshal's Office and the Sussex County Engineering Department of Public Works).

I also respectfully request notification of any public hearings either in person or virtually, on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse impact Salt Cedar more than likely would have on the sensitive salt marshes that adjoin both West Bay and Bay Front communities. In addition, the danger of flooding is key as most of the large tree line that borders our community would be torn down and remove a most important block to water intrusion.

I thank you for your time and consideration.

Sincerely,

Jeffrey Russell

## Nick Torrance

---

**From:** Maureen Goley <maureengoley@gmail.com>  
**Sent:** Friday, September 25, 2020 7:36 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar Subdivision

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Sussex County Planning & Zoning Office  
P. O. Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

I am a homeowner in The Bay Front at Rehoboth community I've recently been notified of the potential development on the Hall/Hedley Trust 32+ acres on Camp Arrowhead Road adjacent to our community. I am troubled by the potentially significant impact it will have on the Marsh/wetlands.

I am requesting that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works).

I am deeply concerned at the lack of environmental impact assessments/reviews that appear to not be required. Forgive me stating the obvious but any building near - never mind in the wetlands will most definitely have significant impacts on wildlife and the ecosystems they require to survive. Frankly it is very disturbing that the stringent environmental review and requirements for building that our community adhered to are not imposed on this new development. These requirements exist to protect wildlife and the surrounding ecosystems. How can these critical regulations not be required of the new development when building in and around the very same wetlands?

The wetlands have been developed quite extensively, I'd say overdeveloped with the continual expansions recently. The beauty of the area is being terribly compromised and wildlife put further at risk if this development proceeds. If this community receives an unfortunate approval to proceed at a minimum this development must receive stringent review and oversight from the state to ensure the protection of this critical, sensitive environment.

I would appreciate receiving notification of any public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Respectfully,  
Maureen Goley  
31733 Marsh Island Avenue  
Lewes, De

Mr. Nicholas Torrance

Sussex County Planning & Zoning Office

P. O. Box 417

Georgetown, DE 19947

Dear Mr. Torrance,

As a homeowner in the Bay Front at Rehoboth residential community I wish to state my concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

I wish to ask that my comments be made a part of the public record along with those of the ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) .

I also request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I may attend and present my concerns.

My greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front at Rehoboth communities.  
Thank you for your attention to this matter.

Sincerely,

  
Daniel G. Scully

23265 Horse Island Rd

Lewes, DE 199958

danielscully@verizon.net

## Nick Torrance

---

**From:** Gerald Degrazio <grazdipp1@msn.com>  
**Sent:** Sunday, September 13, 2020 4:52 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar pending development of woods and marshland adjacent to the Sanctuary at Bayfront On Rehoboth

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Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P.O. Box 417  
Georgetown, DE 19947

Dear Mr Torrance,

As a homeowner in Bayfront at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community names the Salt Cedar subdivision. What drew us to this community is just what our section of the community implies and that is sanctuary. My wife and I enjoy, as well as appreciate, the peacefulness and the nature that abounds behind our home. The devastation to the woodlands and marsh that act as a natural barrier for both wind and sea would be cataclysmic. Our community as well as the community on the other side of the proposed development would be at great and definite risk to flooding. With climate change being of paramount concern you would think that the members of your planning and zoning board would base all decisions on the preservation of our woodlands and marshes along the bay that not only act as natural filters of the air we breath and the life that the area in question sustains. In the 3 to 4 years that we have owned here all we ever see is relentless development of any and all open space. The area roads are congested. A simple trip to the grocery store takes hours instead of minutes. The natural beauty of the area we moved to has now eroded into thoughtless cacophonies of land grabs by developers who do not live here. These developers do not care about the long term impact to the residents. What is it that drives the members of county government to allow such mindless development? Please review carefully and prudently all the information provided to the board by my neighbors. Our pleas are more than emotional they are common sense and logical. Please to the right thing and reject the Salt Cedar development proposal. Preserve this oasis of land!

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive and review the package and provide their comments (Sussex Conservation District, DelIDot, the State Fire Marshal's Office and the Sussex County Engineering Department's Division of Public Works).

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes DE so that I might attend and personally present my concerns.

## Nick Torrance

---

**From:** Robert Mackenzie <solipsys@gmail.com>  
**Sent:** Saturday, September 12, 2020 10:06 AM  
**To:** Nick Torrance; bayfrontwoods@googlegroups.com  
**Subject:** Re: Salt Cedar Development

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Mr Torrance,  
Sincere apologies for the typo error in the salutation on my prior email.

R/  
Robert MacKenzie

On Sat, Sep 12, 2020 at 9:57 AM Robert Mackenzie <solipsys@gmail.com> wrote:

Dear Mr, Torrance,

As residents of the BayFront at Rehoboth community, we would like to raise our concerns with the Salt Cedar development recently proposed for the Hall/Headley Trust property on Camp Arrowhead Rd.

A quick review of residential property either under development, approved for development, or submitted for development within an area of 4 mile radius to the west and north of this location finds ~2000 units planned/approved. These developments include Acadia Landing, Walden I & II, Middle Creek Preserve, Marsh Island, Marsh Farm Estate, Head Water Cove, Lovetts Reserve, Henlopen Meadow and the Residences at Rehoboth Bay. A significant percentage of this land was existing cleared space, primarily farmland.

Unlike the properties above, the ~32 acre parcel proposed for Salt Cedar is a densely wooded, low lying parcel with a significant portion of tidal and non-tidal wetland. As shown in the plan, development will require clear cutting most of the property to enable the proposed cluster housing, roadway, and drainage management ponds. In addition to the impact on existing wildlife, this creates increased risk of run off into the salt water marshes that are part of the parcel.

Of greater concern is that approval of this development plan will set a precedent for increased development into similar tidal/non-tidal marshland acreage.

We wish to request that our comments be made a part of the public record along with those of the various ruling agencies that receive and review the package and provide their comments (Sussex Conservation District, DeIDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) .

We also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that we might attend and personally present our concerns.

R/  
Robert and Pamela MacKenzie  
31856 Shell Landing Way

## Nick Torrance

---

**From:** Candy <candy.mcginley@verizon.net>  
**Sent:** Friday, September 11, 2020 5:24 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Do not allow Salt Cedar development

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Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision. I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) .

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Also the traffic in this area is out of control. There are several new housing developments in construction now with no changes to the roads. Quality of life on this area is being strongly effected by the housing construction with no end in sight.

Candy and Ken Mcginley  
34639 Megan Court  
Bayfront at Rehoboth  
Lewes, De 19958

Sent from my iPad

## Nick Torrance

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**From:** Gregory Dunn <gdunn1@verizon.net>  
**Sent:** Friday, September 11, 2020 1:51 PM  
**To:** Nick Torrance  
**Cc:** Janice Dunn  
**Subject:** Proposed Salt Cedar Subdivision

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Dear Mr. Torrance:

I am a resident of the Bay Front at Rehoboth community who is concerned about the proposed Salt Cedar subdivision on the Hall/Hedley Trust 32+ acres adjacent to our community. My greatest concern is the potential flooding and other adverse environmental impacts the development of the Salt Cedar subdivision may have on the sensitive salt marshes and on our community. I would like to be notified of any in-person or virtual public hearings related to the proposed Salt Cedar subdivision so that I can attend and present my concerns.

Please make my comments part of the public record and advise me of how I will be notified of all related public meetings.

Sincerely,

Greg & Jan Dunn

23422 Sunrise Court

Lewes, DE 19958

Sent from Yahoo Mail for iPhone

## Nick Torrance

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**From:** Barbara Weissenberger <barbkweiss1@gmail.com>  
**Sent:** Friday, September 11, 2020 1:14 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Proposed Salt Cedar subdivision on the Hall/Hedley Trust acreage

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Dear Mr. Torrance:

I am a resident of the Bay Front at Rehoboth community who is concerned about the proposed Salt Cedar subdivision on the Hall/Hedley Trust 32+ acres adjacent to our community. My greatest concern is the potential flooding and other adverse environmental impacts the development of the Salt Cedar subdivision may have on the sensitive salt marshes and on our community. I would like to be notified of any in-person or virtual public hearings related to the proposed Salt Cedar subdivision so that I can attend and present my concerns.

Please make my comments part of the public record and advise me of how I will be notified of all related public meetings.

Sincerely,

Barbara Weissenberger

23320 Horse Island Road  
Lewes, DE 19958



## Nick Torrance

---

**From:** Fred Oswald <oswaldfredc@att.net>  
**Sent:** Friday, September 11, 2020 11:04 AM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@goglegroups.com  
**Subject:** Salt Cedar Subdivision

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Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision. I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex County Engineering Department's Division of Public Works) .

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Thank you for your response and we look forward to hearing from you.

Sincerely,

Linda & Fred Oswald,  
23258 Horse Island Road Lewes, DE 19958  
OswaldFredC@att.net

Sent from my iPad

## Nick Torrance

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**From:** jeff carter <carter.jeff1@gmail.com>  
**Sent:** Wednesday, September 16, 2020 11:59 AM  
**To:** Nick Torrance  
**Subject:** Proposed Salt Cedar Subdivision

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Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P. O. Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

I have recently become aware of a proposed development, named the Salt Cedar subdivision, on a property known as the Hall/Hedley Trust (32+ acres) off Camp Arrowhead Road. As a homeowner in the Bay Front at Rehoboth community, which is adjacent to the proposed development, I wish to express my deep concern for the development on this property. Of greatest concern to me is the potential adverse environmental impact, both to land and wildlife, the proposed subdivision will have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments (Sussex Conservation District, DeIDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) . I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Thank you for your time and consideration.

Sincerely,

Jeffrey J. Carter  
23352 Horse Island Road  
Lewes, DE 19958  
[carter.jeff1@gmail.com](mailto:carter.jeff1@gmail.com)

**Nick Torrance**

---

**From:** Jeff Androsko <jeffandrosko@icloud.com>  
**Sent:** Friday, September 18, 2020 3:31 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar Development

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1. 09/18/20

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P.O. Box 417  
Georgetown, DE 19947

Dear Mr. Torrance,

As a homeowner in the Bay Front at Rehoboth community I wish to express my deep concern at learning of the potential planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision. I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review of the packaged provide their comments (Sussex Conservation District, DelDot, the State Fire Marshal's Office and the Sussex County Engineering Department's Division of Public Works).

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

## Nick Torrance

---

**From:** LeRoy, Rebecca <RLeRoy@val-co.com>  
**Sent:** Tuesday, September 15, 2020 11:11 AM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Potential Planned Salt Cedar Subdivision , Lewes, DE

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Good Morning Mr. Torrance:

As a homeowner in the Bayfront at Rehoboth community, we wish to express our deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acre adjacent property to our community named the Salt Cedar Subdivision.

We wish to request that our comments be made a part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments (Sussex Conservation District, DeIDOT, the State Fire Marshal's Office and the Sussex County Engineering Department's Division of Public Works).

We also respectfully request notification of any public hearings (both virtual or in person) on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE, as we plan to attend to personally present our concerns.

Of greatest concern to us, is the potential adverse impact Salt Cedar may have on the sensitive wetlands and wildlife environment surrounding both Bayfront and West Bay communities.

Appreciate your consideration and response in this matter.

Kind Regards,

Robert & Rebecca LeRoy  
Lot 165  
23438 James CT  
Lewes, DE 19958

Email: rleroy@live.com

This message (including any attachments) contains confidential information intended for a specific individual and purpose. If you are not the intended recipient, please delete the message.

**Nick Torrance**

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**From:** Jonathon Gephardt <jonathongephardt@mac.com>  
**Sent:** Wednesday, September 23, 2020 9:05 AM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com; Jonathon Gephardt  
**Subject:** Salt Cedar subdivision.

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September 23, 2020

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office P. O. Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

As a homeowner in the Bay Front at Rehoboth community I am **AGAINST** the proposed the Salt Cedar subdivision on the Hall/Hedley Trust 32+ acres adjacent to my community.

Development of this parcel will have adverse environmental impacts, reducing the sensitive salt marshes adjoining both the West Bay and Bay Front communities resulting in increased risk of flooding as well as the deforestation of the native environment, home to endangered wildlife.

I would like to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review package (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works).

I am also requesting notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Thank you for your response.

Sincerely,

Jonathon Gephardt  
23367 Horse Island Road

**Nick Torrance**

---

**From:** Paula Cassey <pcassey@comcast.net>  
**Sent:** Wednesday, September 23, 2020 1:12 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar Development

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Mr. Nicholas Torrance  
Sussex Planning & Zoning Office  
PO Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

**As a homeowner in the Bay Front at Rehoboth community, I want to express my concern at learning of the potentially planned development on the Hall/Hedley Trust of 32+ acres adjacent to our community. It is currently called the Salt Cedar subdivision.**

I wish to be notified of any public hearings either in person or virtually on the planned development so that I might attend and express my concerns and wish to request that my comments be made part of the public record.

Of greatest concern is the adverse impact Salt Cedar more than likely would have on the sensitive salt marshes that adjoin both West Bay and Bay Front communities. Also the impact of flooding is key as most of the large tree line that borders our community would be removed which is an important block to water intrusion.

Thank you for your consideration.

Scott and Paula Cassey

## Nick Torrance

---

**From:** Kim McKee <kimmckee50@verizon.net>  
**Sent:** Monday, September 14, 2020 4:53 PM  
**To:** Nick Torrance  
**Cc:** Salt Cedar Subdivision  
**Subject:** Salt Cedar Development Environmental Impact Concern

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Mr. Nicholas Torrance

Sussex County Planning & Zoning Office

P. O. Box 417

Georgetown, DE 19947

Dear Mr. Torrance,

As a property owner in the Bay Front at Rehoboth community I wish to state my concern regarding the potentially planned development on the Hall/Hedley Trust, 32+ acres adjacent to our community named the Salt Cedar subdivision.

I wish to ask that my comment be made a part of the public record along with those of the ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) .

In addition I am requesting notification of any public hearings ( in person or virtual) on the planned development called Salt Cedar Subdivision off Camp Arrowhead Road in Lewes, DE so that I may attend and present my concerns.

My greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front at Rehoboth communities.

Thank you for your attention to this matter. I look forward to notification of the receipt of this email.

Sincerely,

Kim McKee

23265 Horse Island Rd

## Nick Torrance

---

**From:** Susan Francese <susanf789@aol.com>  
**Sent:** Tuesday, September 15, 2020 1:44 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Potential Salt Cedar subdivision off of Camp Arrowhead Road, Lewes

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Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P.O. Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

I am a concerned homeowner in the Bay Front at Rehoboth community, adjacent to the proposed Salt Cedar subdivision. Should this community be approved, I am extremely fearful that many negative factors may result from this development. Increased lawn treatment chemical runoff will enter the Rehoboth Bay and Love Creek watershed, which already has problematic pollution from high nitrogen content and could harm current and future wildlife habitats, along with the safety and health of boaters, swimmers and anglers. Potential flooding from deforestation and increased drainage runoff and erosion from increased home hard-scape and roadways adjacent to the marshland could result in flooding to home-sites currently on Shell Landing Way in the Bay Front community. Noise and light pollution from multi-family homes proposed abutting to the current Bay Front pedestrian walkway will create a densely populated structure and a noisy area of potential conflict between neighboring communities where presently we have natural buffers and forest along the tidal marsh. Please include these comments in the public record, including the various ruling agencies that will be reviewing these plans.

I also respectfully request that I be notified of any public hearings, including virtual meetings, on the planned Salt Cedar development so that I may remain informed and will have the opportunity to present my concerns.

Please consider the rampant overbuilding that is currently occurring here in Sussex County as you contemplate this difficult decision. Open space is crucial to quality of life, not just for humans but also for the fish and wildlife here on the coast. Structures/developments built too close to wetlands are potentially problematic for many reasons. Feel free to contact me with any questions or concerns and thank you very much for taking the time to read this email and consider my thoughts.

Respectfully yours,

Susan Francese  
susanf789@aol.com  
914-474-3704  
23280 Horse Island Road  
Lewes, DE 19958



**Nick Torrance**

---

**From:** George Roig <groig076@gmail.com>  
**Sent:** Wednesday, September 23, 2020 9:41 AM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Proposed Salt Cedar Subdivision Development impacting Bay Front

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September 23, 2020

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P. O. Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

As a homeowner in the **Bay Front at Rehoboth** community I am **AGAINST** the proposed Salt Cedar subdivision on the Hall/Hedley Trust 32+ acres adjacent to my community.

Development of this parcel will have adverse environmental impacts, reducing the sensitive salt marshes adjoining both the West Bay and Bay Front communities resulting in increased risk of flooding as well as the deforestation of the native environment, home to endangered wildlife.

I would like to request that my comments be made a part of the Public Record along with those of the various ruling agencies that receive a review package (Sussex Conservation District, DeIDOT, the State Fire Marshal's Office and the Sussex County Engineering Department's Division of Public Works).

I am also requesting notification of any (virtual) public hearings on the planned development called **Salt Cedar off Camp Arrowhead**

## Nick Torrance

---

**From:** Diana Kaminsky <diana.kaminsky@gmail.com>  
**Sent:** Monday, September 14, 2020 2:20 PM  
**To:** Nick Torrance  
**Cc:** Bayfrontwoods@googlegroups.com; Steven Kaminsky  
**Subject:** Salt Cedar Subdivision

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Dear Mr. Torrance:

As a homeowner in the BayFront at Rehoboth community, I wish to express my deep concern learning of the potential planned development of the Salt Cedar subdivision on the Hall/Hedley Trust 32+ acres adjacent to our community and the West Bay community.

I request my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DeDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) .

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Thank you for your consideration.

Sincerely,  
Diana Ryder Kaminsky  
[diana.kaminsky@gmail.com](mailto:diana.kaminsky@gmail.com)  
23368 Horse Island Road  
Lewes, DE 19958

## Nick Torrance

---

**From:** Sarah Reznik <westgrad@yahoo.com>  
**Sent:** Monday, September 21, 2020 1:54 PM  
**To:** Nick Torrance  
**Subject:** Proposed Salt Cedar Subdivision

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Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P.O. Box 417  
Georgetown, DE 19947

September 21, 2020

Dear Mr. Torrance:

As a homeowner in and full-time resident of the Bay Front at Rehoboth community, I write to express my concerns about the potentially planned development on the Hall/Hedley Trust 32-plus acres adjacent to our community (the "Salt Cedar" Subdivision).

I respectfully request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments (e.g., Sussex Conservation District, DelDot, the State Fire Marshal's Office, Sussex County Engineering Department and Division of Public Works).

I also request notification of public hearings, both in-person and virtual, addressing the aforementioned Salt Cedar development so that I may attend and personally present my concerns.

My primary concerns include the potential and probable adverse environmental impact Salt Cedar will have on the sensitive salt marshes adjoining both West Bay and Bay Front Communities, as well as the likely myriad detrimental effects that will result from the removal of trees that serve as a natural buffer against the increasingly frequent wind and rain storms that buffet our and adjoining shorelines and property.

Thank you very much for your consideration and your work on behalf of the residents of Sussex County.

Sincerely,

Sarah Reznik

23439 James Court

Lewes, DE 19958

westgrad@yahoo.com

September 21, 2020

Sent via email to: Nicholas.Torrance@sussexcountyde.gov

Mr. Nicholas Torrance  
Sussex Planning and Zoning Office  
PO Box417  
Georgetown, DE 19947

Dear Mr. Torrance:

As a homeowner in the Bay Front at Rehoboth Community, I want to express my concern at learning of the potentially planned development on the Hall/Hedley Trust of 32+ acres adjacent to our community. It is called the Salt Cedar subdivision.

I am requesting that my comments be made part of the public record along with those of various ruling agencies that receive a review of the package and provide their comments (Sussex conservation District, DelDOT, the State Fire Marshall's Office and the Sussex County Engineering Department of Public Works).

I also respectfully ask that I be notified of any and all public hearings, either in person or virtually, on the planned development called Salt Cedar located off Camp Arrowhead Road in Lewes so that I might attend and personally express my concerns.

Of great concern is the potential adverse impact would have on the sensitive salt marshes that adjoin both the West Bay and Bay Front communities. As you know, the danger of flooding is key since most of the large tree line that borders our community would be torn down and therefore remove a very important block to water intrusion.

Thank you for your time and consideration.

Gene Andriany  
23257 Horse Island Rd  
Lewes, DE 19958

Cc: Bayfrontwoods Google Group

Opposition  
Exhibit

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P.O. Box 417  
Georgetown, DE 19947

September 21, 2020

Dear Mr. Torrance,

I appreciate the opportunity to comment toward the vital work you do for Sussex County.

My home in the Bay Front community is adjacent to mature woods and delicate wetlands that have been shockingly proposed as suitable for 42 homes by Ribera Development, LLC, Millersville, Maryland for the Salt Cedars subdivision. I am opposed to developing this 32+ acre parcel that is largely wetlands and woods.

The woods along the Bay Front properties, for example, regularly buffer intense wind storms off of the Rehoboth Bay and are crucial in keeping rising flood waters at bay. Losing any portion of these woods, having any of that land regraded, and any soil removed will undoubtedly increase damaging winds, flooding, and runoff contamination.

Please carefully examine this particularly fragile parcel of land. The adverse and irreversible environmental impact is too great in this case.

Please have my comments made part of the public record, along with any comments from the various environmental agencies that exist to preserve the health and well-being of the fish, wildlife, plant life, and forests of the bay and salt marsh ecosystems.

Also, would you kindly notify me of any public hearing (including virtual), so that I can make my concerns known?

Thank you again for the work you do for the people and the environment of Sussex County.

Sincerely,

Mary Ann Gillette  
31848 Shell Landing Way  
Lewes, DE 19958

maryann.gillette@gmail.com

**Nick Torrance**

---

**From:** Bill Heffernan <backnine22@hotmail.com>  
**Sent:** Monday, September 21, 2020 12:52 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroup5.com  
**Subject:** Salt Cedar Subdivision

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Dear Mr. Torrance:

As a homeowner in the Bay Front at Rehoboth community, I want to express my concern at learning of the potentially planned development on the Hall/Hedley Trust of 32+ acres adjacent to our community. It is currently called the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex County Engineering Department of Public Works).

I also respectfully request notification of any public hearings either in person or virtually, on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse impact Salt Cedar more than likely would have on the sensitive salt marshes that adjoin both West Bay and Bay Front communities. In addition, the danger of flooding is key as most of the large tree line that borders our community would be torn down and remove an important block to the water intrusion.

Thanks for your consideration into this matter.  
Probably best to email the cc group address above for any concerns.

Sincerely,  
William Heffernan  
34567 Addyson Ct.  
Lewes, DE

Sue Nayda  
31866 Shell Landing Way  
Lewes, Delaware 19958

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P. O. Box 417 Georgetown, DE 19947

September 21, 2020

Dear Mr. Torrance:

I am a homeowner in the Bay Front at Rehoboth community, and my property is adjacent to the proposed Salt Cedar subdivision (Lot 171). I am very concerned about the proposed subdivision for several reasons, including but not limited to the following:

The coastal property upon which the developer (Ribera) proposes to build the Salt Cedar subdivision contains a significant amount of forest, saltwater marsh, tidal and non-tidal wetlands. It is also home to substantial numbers of diverse wildlife. All of these elements stand to be adversely impacted by the subdivision. More personally, I am troubled that the developer plans to build a road across non-tidal wetlands within feet of my property line.

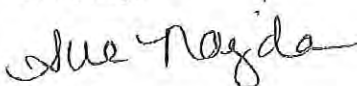
I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DeIDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) .

Further, I ask that I be notified well in advance of any public hearing(s) whether it/they be in person or via live video. I plan to attend any and all public hearings on the planned development and present my concerns in greater detail than presented herein. I also request the opportunity to ask questions of the Planning and Zoning ("P&Z") and developer representatives.

While it is my position that P&Z should elect to reject the preliminary plan in full, I understand plan is subject to amendment. As such, I request timely notification of any amendment(s) and the opportunity to respond before any P&A approval(s).

I appreciate the opportunity to share my concerns and look forward to the hearing(s). Thank you very much for your consideration and your work on behalf of the residents of Sussex County and your support of the environmental and quality of life components that are present throughout the 2018 Comprehensive Master Plan .

Sincerely,



Sue Nayda  
sknayda@gmail.com

Dear Mr. Torrance:

9-16-20

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) .

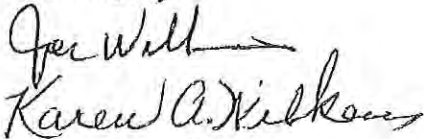
I also respectfully request notification of any (virtual) public hearings on the plan development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Of further concern is the potential removal of very mature trees which act as buffers for clean water.

Your consideration and response in regard to this matter would be greatly appreciated

Sincerely,



Joe & Karen Wilkens

31582 Reedy Ct.  
Bay Front at Rehoboth  
Lewes DE. 19958

[jwilk0929@gmail.com](mailto:jwilk0929@gmail.com)  
[Karen48.kw@gmail.com](mailto:Karen48.kw@gmail.com)

RECEIVED

SEP 21 2020

SUSSEX COUNTY  
PLANNING & ZONING



## Nick Torrance

---

**From:** Nancy Wentzel <nwentzel24@gmail.com>  
**Sent:** Monday, September 21, 2020 2:15 PM  
**To:** Nick Torrance  
**Cc:** Bill Wentzel  
**Subject:** Salt Cedar Subdivision

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Dear Mr. Torrance,

As twelve year residents of Bayfront at Rehoboth, we've learned to love the natural beauty of not only our community but Sussex County as a whole. With the numerous developments occurring in Sussex County, naturally we have serious concerns for the infrastructure and environment.

As homeowners in Bayfront at Rehoboth, we have grave concerns for the proposed development of Salt Cedar off Camp Arrowhead adjacent to our community. One serious concern is the environmental impact a development like this may have on the fragile wetlands of Rehoboth Bay. With more and more development in Sussex County we're losing a canopy and protection for wildlife, and wildlife itself, that helps to make this area special. There's plenty of farmland that can be developed or is being developed that will not take away the cooling effect, the protection and other benefits the forest and tree stands provide. Global warming remains a concern and much research would support that removing the trees only helps to accelerate this problem.

Rising sea levels, storm surges and flooding bring us to our second and most personal concern. We live in a flood zone on the wetlands next to the proposed Salt Cedar development. We've witnessed and have videos of the impact of nor'easters and hurricanes on the sensitive wetlands and our personal property as they currently exist. Our realistic fear is if this fragile land would be developed further, there will be significantly less natural drainage and the consequences could be potentially devastating.

We wish to request our comments and concerns be made part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments (Sussex Conservation District, DeIDOT, the State Fire Marshal's Office and the Sussex County Engineering Dept of Public Works.)

We also respectfully request notification of any public hearings either in person or virtually, on the planned development called Salt Cedar Off Camp Arrowhead Road in Lewes, DE so we may attend and personally present our concerns.

Thank you, in advance, for your time and attention to our concerns.

Respectfully,  
Nancy and Bill Wentzel

## Nick Torrance

---

**From:** Cheryl <cherylorsherry@gmail.com>  
**Sent:** Monday, September 14, 2020 4:33 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Potential Development on Hall/Hedley Trust

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Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office P. O. Box Georgetown, DE 19947

Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision. I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) .

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Thank you for your response.

Sincerely,

Cheryl Kramme

Frederick Kramme

Cherylorsherry@gmail.com

---

Dear Mr. Torrance:

As a homeowner in Bay Front a Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive and review the package and provide their comments (Sussex Conservative District, De/DO, the State Fire Marshal's Office and the Sussex County Engineering Department's Division of Public Works).

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of great concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both Wet Bay Front communities.

Thank you for your response.

Sincerely,

*Carol Rose*

*Rodger Rose*  
9/23/2020

Rodger and Carol Rose  
31668 Sloan Cove Rd.  
Lewes, DE 19958  
carol.rose3205@gmail.com

September 24, 2020

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P. O. Box 417 Georgetown, DE 19947

[Sent via email to: [nicholas.torrance@sussexcountyde.gov](mailto:nicholas.torrance@sussexcountyde.gov) ]

Dear Mr. Torrance:

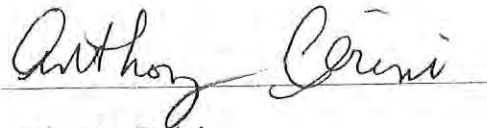
As a homeowner in Bay Front at Rehoboth community I wish to express my concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works).

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns. Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Thank you for your response.

Sincerely,



Anthony Cerini  
31872 Shell Landing Way  
Lewes, DE 19958  
Email: [arcdac@verizon.net](mailto:arcdac@verizon.net)

Cc: [bayfrontwoods@googlegroups.com](mailto:bayfrontwoods@googlegroups.com)

September 24, 2020

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P. O. Box 417 Georgetown, DE 19947

[Sent via email to: [nicholas.torrance@sussexcountyde.gov](mailto:nicholas.torrance@sussexcountyde.gov) ]

Dear Mr. Torrance:

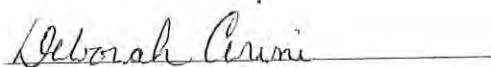
As a homeowner in Bay Front at Rehoboth community I wish to express my concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DeIDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works).

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns. Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Thank you for your response.

Sincerely,



Deborah Cerini  
31872 Shell Landing Way  
Lewes, DE 19958  
Email: [arcdac2010@verizon.net](mailto:arcdac2010@verizon.net)

Cc: [bayfrontwoods@googlegroups.com](mailto:bayfrontwoods@googlegroups.com)

September 24, 2020

Mr. Nicholas Torrance  
Sussex Planning & Zoning Office  
PO Box 417  
Georgetown, Delaware 19947

Dear Mr. Torrance,

As a homeowner of 13 years in the Bayfront at Rehoboth community, I want to express my deep concern on learning of the potentially planned development on the Hall/Hedley Trust of 32+ acres adjacent to our community, It is currently called the SALT CEDAR sub division.

I wish to request that my comments be made part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments (Sussex Conservation District, DeIDOT, the State Fire Marshalls Office and the Sussex County Engineering Department of Public Works.)

I also respectfully request notification of any public hearings either in person or virtually, on the planned development called SALT CEDAR off Camp Arrowhead Road in Lewes, Delaware so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse impact SALT CEDAR will have on the sensitive salt marshes that adjoin both West Bay and Bayfront communities, In addition, the danger of flooding is key as most of the large tree line that borders our community would be torn down and remove a most important environmental block to water intrusion.

I thank you for your time and your kind assistance to a very serious issue,

Sincerely,

Jeffrey W. Rodgers  
23286 Horse Island Rd  
Lewes, DE 19958  
310-497-2650

## Nick Torrance

---

**From:** Janice Hurff <jhurff14@gmail.com>  
**Sent:** Wednesday, September 9, 2020 4:30 PM  
**To:** Nick Torrance  
**Subject:** [EXTERNAL]Letter Re Proposed Salt Cedars Development from Barry Hurff

### Correction: For Public Record

Mr. Nicholas Torrance:

This is to express my objections to the development of the 30 + acres of the plot of land referred to as Salt Cedars.

As noted in the Sussex County development requirements for small developments, there are many reasons that this proposal should NOT be passed. Here are some reasons:

1. 99-16 Suitability of land; preservation of natural features.

From our understanding of the proposal, natural features (a very large number of trees) will be clear cut to make room for roads and houses and bridges across sensitive areas of wetlands.) The wetlands protect against flooding and provide habitat for both animals and plants. The tree cutting will allow the sandy/loam soil to flow downhill from the higher point of 14 feet to 1-2 feet.. where there are 4 proposed houses, by the way. The flooding along Camp Arrowhead Road will increase as will flooding of private properties ridging the boundary in Bayfront. In short, the land is unsuitable and the developer plans destroy natural features.

2. In accordance with 7-8-1997 Ord. 1152, I do not see minimal use of wetlands and floodplains. Two bridges and road building will produce contamination of the wetlands.

Preservation of open space is minimal in this development. And worse, the scenic views will be destroyed for those owners of Bayfront property along the border. Where is their right?

3. It clearly states "minimization of tree, vegetation and soil removal and grade changes." Grade changes will occur when building of roads begins. I see nothing in the plans that state that they will keep more than half of the trees that border the properties along the boundary. In fact, keep in mind, there are several very old oak trees along the boundary with extensive root systems. Once the builder begins uprooting trees and digging foundations, the root system of neighboring trees will be destroyed. If the larger trees die, they can easily fall into homes; even causing death. Will this developer take responsibility for this? How is the developer going to undo damage to the homes along this so-called building site? The collateral damage includes dust, soil runoff, noise for quite some time, and loss of property value. Will the tax office offer us a refund?

4. Screening of Objectionable features from neighboring properties. From the diagram/plot plans, there is minimal screening. In fact, I suspect that the two houses being built behind each of 5 houses in Bayfront have NO screening. I also suspect that due to the small lot size, the builder will build upward to that 42 foot suggested in their plans. Which means, they will have a full view into the back windows of our houses in Bayfront. Unless you happened to be lucky enough to have the black top road behind you; in that case, those neighbors will have to deal with the street lights shining into their yards and windows.



5. As to prevention of pollution and groundwater. Please allow the contour maps to be your guide. Clearly, water will run downhill from the highest to the very lowest points. And the buildings are along a marsh and near the bay. No one can possibly argue with that. Property owners in Bayfront will have to be concerned that water from the thickest part of the build will run over extensive black top, concrete sidewalks and driveways, and into adjoining properties.


6. Sedimentation is at a very high level along Rehoboth Bay. I'll enclose the map for your consideration. The soil runoff during storms will further erode the land and move soil into the bay. Removal of the trees will accelerate soil erosion; sand soils much more easily. Aerial views of plumes are readily available.

7. Property Values will be diminished. The property owners along this proposed build will lose tranquility, views, and seclusion. All of those things will diminish the value of the property. Clearly, it states this as a factor to consider within the P & Z ordinance.

In brief, this proposal is short sighted, disregards the neighbors in order to profit, and should condemn this entire project. Making an attempt to build around and between the wetlands and marsh areas is just what it appears to be; profit. Packing in homes on a small parcel while skittering around the natural and important features of the land, is self-interest; pure and simple. Let's all take a stand and just say NO.

Nicholas. Please consider these points and be bold and decisive in this important decision which ultimately rests with you. Look at the facts. And use compassion and wisdom as your guides. Best Regards Barry Hurff Resident of Bayfront

 Reply  Forward

 ReplyForward

## Nick Torrance

---

**From:** Janice Hurff <jhurff14@gmail.com>  
**Sent:** Wednesday, September 9, 2020 4:25 PM  
**To:** Nick Torrance  
**Subject:** [EXTERNAL]Letter from Janice Hurff Bayfront Correction

### Correction to Original Letter For Public Record

Nicholas, I'm a resident of Bayfront and will be directly and negatively affected by the proposed site plan and build of Salt Cedars. I've forwarded docs regarding many, many issues to our "Active" Group and also to our HOA president. If you'd like copies, I'll send them to you. I've taken on the problems from the environmental science standpoint.

1. Every contour map (I'm very familiar with how to read them as I taught this) indicates a high point (not far behind my house at 14 feet). From there, it mostly grades downward toward the marsh and bay. And clear cutting of this thick forest will produce cascading issues; runoff of sand/soil toward the bay....adding to the intense plume already seen from the air. 2. Further draw-down of the water level and aquifer will increase the salt water intrusion. 3. The windbreak that the woods create will mean more property damage during storms off of the ocean and bay. 4. Once removed, the soil will not hold all of the water. It will flow toward the bayfront and toward Camp Arrowhead Road and the bay and marsh. Flooding is a big problem; especially if you consider that the so-called protected land across from us along Camp Arrowhead Road reaches a height of 31 feet.

Let's take this another direction. If you bought this property for seclusion or tranquility, what would you do? Rhetorical question. Of course you'd be upset and of course you might consider moving. From the site plan, I will have two houses 20 feet from my back fence. Not just houses. From the size of the lots indicated, a .17 acre plot is very small. The developer isn't fooling me or anyone else. To make back his money, he will have to build skyward. Note the 42 foot height allowance he is sneaking into this build. The Catalina style house with a garage beneath is most likely what he has in mind. At that height, my large windows, which I enjoyed looking from, will need to be kept covered 24 hours per day. From their height, the folks in those houses can look straight into my house. This is ridiculous. I might as well throw away the porch furniture. I can't sit outside. This is MY NIMBY complaint, but a real concern for my husband, me, and all the rest in the row of houses along Shell Landing Way. We were lied to about the use of the land. We were advised that it was all part of a preserve with too many wetlands to be concerned with. Well, think about how you would feel if suddenly, your windows became a liability?

Speaking of the wetlands. Two bridges. (How will the bridge structures be designed? Use of pilings. What materials? Weight? Load? Tensile Strength? Does it sound like I'll ask those questions....Yes. The black top road has only one access. Not very handy for fire issues and fire engines. Also, filling in the wetlands or destroying them will result in damage to the very soil filter system that protects the homes from flooding.

To allow such intense building, so close to Bayfront, is an affront to me and everyone else. Thank you for your help in this matter. I think that for the good of the folks affected, this site is a Big NO. Whether you agree or not, it is still a NO. I'd like to see someone finally stand up against the unfettered building and destruction of farms, ponds, woods, and general quietude of the region. Best Regards Janice Hurff



## Nick Torrance

---

**From:** Janice Hurff <jhurff14@gmail.com>  
**Sent:** Wednesday, September 9, 2020 12:20 PM  
**To:** Nick Torrance  
**Subject:** Regarding Salt Cedars Proposed Development From Concerned Bayfront Resident

Mr. Nicholas Torrance:

This is to express my objections to the development of the 30 + acres of the plot of land referred to as Salt Cedars. As noted in the Sussex County development requirements for small developments, there are many reasons that this proposal should NOT be passed. Here are some reasons:

1. 99-16 Suitability of land; preservation of natural features.

From our understanding of the proposal, natural features (a very large number of trees) will be clear cut to make room for roads and houses and bridges across sensitive areas of wetlands.) The wetlands protect against flooding and provide habitat for both animals and plants. The tree cutting will allow the sandy/loam soil to flow downhill from the higher point of 14 feet to 1-2 feet.. where there are 4 proposed houses, by the way. The flooding along Camp Arrowhead Road will increase as will flooding of private properties ridging the boundary in Bayfront. In short, the land is unsuitable and the developer plans destroy natural features.

2. In accordance with 7-8-1997 Ord. 1152, I do not see minimal use of wetlands and floodplains. Two bridges and road building will produce contamination of the wetlands.

Preservation of open space is minimal in this development. And worse, the scenic views will be destroyed for those owners of Bayfront property along the border. Where is their right?

3. It clearly states "minimization of tree, vegetation and soil removal and grade changes." Grade changes will occur when building of roads begins. I see nothing in the plans that state that they will keep more than half of the trees that border the properties along the boundary. In fact, keep in mind, there are several very old oak trees along the boundary with extensive root systems. Once the builder begins uprooting trees and digging foundations, the root system of neighboring trees will be destroyed. If the larger trees die, they can easily fall into homes; even causing death. Will this developer take responsibility for this? How is the developer going to undo damage to the homes along this so-called building site? The collateral damage includes dust, soil runoff, noise for quite some time, and loss of property value. Will the tax office offer us a refund?

4. Screening of Objectionable features from neighboring properties. From the diagram/plot plans, there is minimal screening. In fact, I suspect that the two houses being built behind each of 5 houses in Bayfront have NO screening. I also suspect that due to the small lot size, the builder will build upward to that 42 foot suggested in their plans. Which means, they will have a full view into the back windows of our houses in Bayfront. Unless you happened to be lucky enough to have the black top road behind you; in that case, those neighbors will have to deal with the street lights shining into their yards and windows.

5. As to prevention of pollution and groundwater. Please allow the contour maps to be your guide. Clearly, water will run downhill from the highest to the very lowest points. And the buildings are along a marsh and near the bay. No one can possibly argue with that. Property owners in Bayfront will have to be concerned that water from the thickest part of the build will run over extensive black top, concrete sidewalks and driveways, and into adjoining properties.

6. Sedimentation is at a very high level along Rehoboth Bay. I'll enclose the map for your consideration. The soil runoff during storms will further erode the land and move soil into the bay. Removal of the trees will accelerate soil erosion; sand soils much more easily. Aerial views of plumes are readily available.

7. Property Values will be diminished. The property owners along this proposed build will lose tranquility, views, and seclusion. All of those things will diminish the value of the property. Clearly, it states this as a factor to consider within the P & Z ordinance.

In brief, this proposal is short sighted, disregards the neighbors in order to profit, and should condemn this entire project. Making an attempt to build around and between the wetlands and marsh areas is just what it appears to be; profit. Packing in homes on a small parcel while skittering around the natural and important features of the land, is self-interest; pure and simple. Let's all take a stand and just say NO.

## Nick Torrance

---

**From:** Judy Raggie <judyraggie@gmail.com>  
**Sent:** Friday, September 25, 2020 1:40 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar Subdivision development

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Dear Mr. Torrance,

We are homeowners in the Bayfront at Rehoboth community. We are very concerned about the potential development in the Hall/Hedley 32+ acres adjacent to our community named Salt Cedar Subdivision.

We request our comments be made part of the public record along with those of the various ruling agencies.

We have great concern for the possible adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both the Bay Front and West Bay communities.

Thank you,  
Doug and Judy Raggie  
23363 Horse Island Rd  
Lewes, DE 19958

## Nick Torrance

---

**From:** Gerald Donegan <gerald.donegan@verizon.net>  
**Sent:** Friday, September 25, 2020 1:12 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar subdivision

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Greetings Mr. Torrance,

As a homeowner in the Bay Front at Rehoboth community, I want to express my concern at learning of the potentially planned development on the Hall/Hedley Trust of 32+ acres adjacent to our community. It is currently called the Salt Cedar subdivision. Also, I request that my comments be made part of the public record along with those of the various governing agencies that receive a review of the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office, and the Sussex County Engineering Department of Public Works).

My greatest concern is the potential adverse impact the Salt Cedar subdivision will likely have on the sensitive salt marshes that adjoin both West Bay and the Bay Front communities. In addition, the danger of flooding is very high as most of the large tree line that borders our community would be torn down and thus remove an important barrier to water overflow.

Thank you for your time in this matter.

Regards,

Gerald Donegan  
31736 Marsh Island Avenue  
Lewes, Delaware 19958  
gerald.donegan@verizon.net

## Nick Torrance

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**From:** Steve Fleming <stevebf@hotmail.com>  
**Sent:** Friday, September 25, 2020 9:43 AM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Opposition of Salt Cedar Subdivision off of Camp Arrowhead Rd.

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Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P. O. Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community to be named the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works). I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities. I also have concerns with the development's location and how its construction and proximity to these marshes may negatively impact flood patterns.

Thank you for your response.

Best regards,  
Steven Fleming  
31560 Rachel Ave.  
Lewes, DE 19958  
stevebf@hotmail.com

## Nick Torrance

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**From:** Christina DiSalvo <disalvochris05@gmail.com>  
**Sent:** Friday, September 25, 2020 9:19 AM  
**To:** Nick Torrance  
**Cc:** Bayfrontwoods@googlegroup.com

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Dear Mr. Torrance:

As a homeowner in the Bay Front at Rehoboth community, I want to express my concern at learning of the potentially planned development on the Hall/Hedley Trust of 32+ acres adjacent to our community. It is currently called the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments (Sussex Conservation District, DelDot, the state Fire Marshal's Office and the Sussex County Engineering Department of Public Works).

I also respectfully request notification of any public hearings either in person or virtually, on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse impact Salt Cedar more than likely would have on the sensitive salt marshes that adjoin both West Bay and Bay Front communities. In addition, the danger of flooding is key as most of the large tree line that borders our community would be torn down and remove a most important block to water intrusion.

I thank you for your time and consideration.

Sincerely,  
Carmelo and Christina DiSalvo

## Nick Torrance

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**From:** joy van pelt <joy\_vanpelt@yahoo.com>  
**Sent:** Friday, September 25, 2020 7:29 AM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegrays.com  
**Subject:** Salt Cedar Subdivision

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Dear Mr Torrance:

As a homeowner in the Bay Front at Rehoboth community, I want to express my concern of the potentially planned development on the Hall/Hadley Trust of 32+ acres adjacent to our community. It is currently called the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments.

Of greatest concern is the potential adverse impact Salt Cedar would have on the sensitive salt marshes that adjoin both West Bay and Bay Front communities. In addition, the danger of flooding is key as most of the large tree line that borders our community would be torn down and we would lose an important block to water intrusion.

Sincerely,

Joy Carpenter-Van Pelt

Sent from my iPad

## Nick Torrance

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**From:** Deborah Selip <selip@icloud.com>  
**Sent:** Friday, September 25, 2020 7:03 AM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Proposed Salt Cedar Subdivision

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Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision. I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) .

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Thank you for your response.

Debbie Selip  
23371 Horse Island Rd  
Lewes DE  
19958  
Debbielynselip@gmail.com

Sent from my iPad

## Nick Torrance

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**From:** Keith McDonald <hrseperson@gmail.com>  
**Sent:** Thursday, September 24, 2020 8:17 PM  
**To:** Nick Torrance  
**Cc:** BayFrontwoods@googlegroups.com  
**Subject:** Potential Development of Hall/Hedley Trust

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Dear Mr. Torrance

As a homeowner in the Bay Front area at Rehoboth community, I want to express my concern at learning of the potentially planned development on the Hall/Hedley Trust of 32 + acres adjacent to our community. It is currently called the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments (Sussex Conservation District, DeIDOT, the State Fire Marshal's Office and the Sussex County Engineering Department of Public Works).

I also respectfully request notification of any public hearings either in person or virtually, on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse impact Salt Cedar more than likely would have on the sensitive salt marshes that adjoin both West Bay and Bay Front communities. In addition, the danger of flooding is key as most of the large tree lines that border our community would be torn down and remove an important block to water intrusion.

I thank you for your time and consideration.

Sincerely,  
Keith McDonald



## Nick Torrance

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**From:** Sarah Reznek <westgrad@yahoo.com>  
**Sent:** Thursday, September 24, 2020 7:35 PM  
**To:** Nick Torrance  
**Subject:** Proposed Salt Cedar Subdivision - Pennay Letter

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Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P.O. Box 417  
Georgetown, DE 19947

September 24, 2020

Dear Mr. Torrance:

As a homeowner in and resident of Bay Front at Rehoboth. I am concerned about the potentially planned development on the Hall/Hedley Trust 32-plus acres adjacent to our community (the "Salt Cedar" Subdivision).

I request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments (e.g., Sussex Conservation District, DelDot, the State Fire Marshal's Office, Sussex County Engineering Department and Division of Public Works).

I also request notification of public hearings, both in-person and virtual, addressing the Salt Cedar development so that I may attend.

My primary concerns include the probable adverse environmental impact Salt Cedar will have on the sensitive salt marshes adjoining Bay Front at Rehoboth, as well the irreversible disruption to the birds and wildlife who dwell in what, thus far, has been a peaceful and protected sanctuary.

Thank you very much for your consideration and your work on behalf of the residents of Sussex County.

Sincerely,

Babette Pennay

23439 James Court

Lewes, DE 19958

bpennay@hotmail.com

## Nick Torrance

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**From:** Kevin Heiser <jkh419@yahoo.com>  
**Sent:** Thursday, September 24, 2020 2:07 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar Subdivision

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Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision. I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex County Engineering Department's Division of Public Works) . I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Thank you for your response.

Jackie & Kevin Heiser  
Lot 135  
23333 Horse Island Road  
Lewes, DE.  
Bayfront at Rehoboth

## Nick Torrance

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**From:** John Huzinec <huzathome@comcast.net>  
**Sent:** Thursday, September 24, 2020 1:26 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com; huzathome@comcast.net  
**Subject:** Proposed salt creek property development concern

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Mr. Nicolas Torrance  
Sussex County Planning and Zoning Office P.O. Box 417 Georgetown, De. 19947

Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision. I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) . I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns. Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities. The wooded area under consideration acts as a buffer for water flow from the wetlands area and removal of trees could severely compromise the environment and allow water runoff to the neighboring houses in the Bayfront community. We must protect the natural resources of this area.

Thank you for your time and consideration.

John Huzinec  
23312 Horse Island Road  
Lewes, De. 19958

Huzathome@comcast.net  
Sent from my iPad

September 24, 2020

Mr. Nicholas Torrance  
Sussex Planning & Zoning Office  
PO Box 417  
Georgetown, Delaware 19947

Dear Mr. Torrance,

As a homeowner of 13 years in the Bayfront at Rehoboth community, I want to express my deep concern on learning of the potentially planned development on the Hall/Hedley Trust of 32+ acres adjacent to our community, It is currently called the SALT CEDAR sub division.

I wish to request that my comments be made part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments (Sussex Conservation District, DeIDOT, the State Fire Marshalls Office and the Sussex County Engineering Department of Public Works.)

I also respectfully request notification of any public hearings either in person or virtually, on the planned development called SALT CEDAR off Camp Arrowhead Road in Lewes, Delaware so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse impact SALT CEDAR will have on the sensitive salt marshes that adjoin both West Bay and Bayfront communities, In addition, the danger of flooding is key as most of the large tree line that borders our community would be torn down and remove a most important environmental block to water intrusion.

I thank you for your time and your kind assistance to a very serious issue,

Sincerely,

Jeffrey W. Rodgers  
23286 Horse Island Rd  
Lewes, DE 19958  
310-497-2650

## Nick Torrance

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**From:** raymond.yerg@verizon.net  
**Sent:** Thursday, September 24, 2020 12:19 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroup.com  
**Subject:** Proposed Salt Cedar Development

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Dear Mr Torrance,

As a homeowner in the Bay Front at Rehoboth community, I want to express my concern of learning of the potentially planned development on the Hall/Hedley Trust of 32+ acres adjacent to our community. It is currently called the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments. .. Sussex Conservation District, DeDOT, the State aFire Marshal's office and the Sussex County Engineering Department of Public Works.

I also respectfully request notification of any public hearings either in person or virtually, on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse impact Salt Cedar more than likely would have on the sensitive salt marshes that adjoin both West Bay and Bay Front Communities. In addition, the danger of flooding is key as most of the large tree line that borders our community would be torn down and remove a most important block to water intrusion. Thank you for your time and consideration.

Sincerely,

Ray and Susan Yerg

Marsh Island Avenue  
Bayfront at Rehoboth

Sent from my iPhone

## Nick Torrance

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**From:** tom longo <thomlongo@aol.com>  
**Sent:** Thursday, September 24, 2020 11:57 AM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar subdivision

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Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P. O. Box 417 Georgetown, DE 19947 \

John & Thomas Longo  
23279 Horse Island Road  
Lewes, Delaware 19958

Dear Mr. Torrance:

As homeowners in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our

community named the Salt Cedar subdivision. I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the

package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works) . We

also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that we might attend and

personally voice our concerns. Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front

communities.

Thank you for your response.

Sincerely,

Thomas Longo ThomLongo@aol.com  
John Longo Sticksandbones@optonline.net  
Nancy Longo NanLynn58@gmail.com  
Janet Longo Sticksandbones@optonline.net

**Nick Torrance**

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**From:** Sandra Derr <sandralderr@aol.com>  
**Sent:** Thursday, September 24, 2020 11:23 AM  
**To:** Nick Torrance  
**Cc:** BAYFRONTWOODS+UNSUBSCRIBE@googlegroups.com  
**Subject:** Salt Cedar possible subdivision off Camp Arrowhead Rd. Lewes

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September 24, 2020

Mr. Nicholas Torrance  
Sussex Planning & Zoning Office  
Georgetown, DE 19947

Dear Mr. Torrance:

As a homeowner in the Bay Front at Rehoboth community, I am distressed about the potentially planned development on the Hall/Hedley Trust of 32+ acres near our community. It is currently called the Salt Cedar subdivision.

I request that my comments be made part of the public record along with those of the various ruling agencies that receive a review of the package and please provide their comments also.

I request notification of any public hearings either in person or virtually on this planned development called Salt Cedar off Camp Arrowhead Rd in Lewes, DE so that I might attend.

The area of greatest concern is the sensitive salt marshes that adjoin West Bay and the Bay Front communities. There is a huge danger of flooding in this area. I've only lived here five years, but this area has flooded several times over these years.

Please take care to save this area for wildlife rather than to put housing that is likely to flood in the near future.

Sincerely,

Sandra Derr  
23324 Horse Island Rd.  
Lewes, DE 19958

## Nick Torrance

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**From:** Robin Sears <searsrcr@gmail.com>  
**Sent:** Thursday, September 24, 2020 9:48 AM  
**To:** Nick Torrance  
**Subject:** RE: Proposed Salt Cedar Subdivision Development -Impact on Bayfront

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Nicholas,

I am writing this letter to you with respect to the Proposed Salt Cedar Subdivision and its potential effect on our community, Bayfront at Rehoboth.

William Torelli and I have lived in the Angola Reserve Sanctuary at Bayfront at Rehoboth for the past three years, and have enjoyed the peacefulness and serenity of the Sanctuary. We'd like to keep it that way by protecting our investment, preserving our community and neighborhood without further invasive development that will disrupt the natural ecosystem, privacy, security and value of our properties in the community.

We live on James Court in the sanctuary and have first hand experience of the nasty weather conditions that we experience from time to time. The Sanctuary is fragile and can be subject to elements of Mother Nature that have caused flooding and wind damage in our community. Developing the proposed subdivision will further exacerbate that fragility. We understand the risk of living here, we just don't want anymore risk that this development could subject us to.

As I mentioned, we live in an area that is subject to all the elements of nature which includes a plethora of nasty weather conditions that have caused some serious damage to our homes and our community.

We are especially concerned with this new proposed development in that we may be subject to changing flooding patterns, disruption of the ecosystem, invasion of privacy to our community (our homes and private beach), security concerns that have plagued our community with a number of theft and vandalism incidents and the deforestation that is planned along the border of our neighbors properties who live on Schell Landing Way.

**We are concerned residents of Bayfront at Rehoboth and stand with the residents of our community in opposition to the Proposed Salt Cedar Subdivision Development Plan.**

**As residents of Delaware and taxpayers, we have a legal voice in terms of the proposed development of this planned subdivision and our voice will be heard, legally, if necessary.**



## Nick Torrance

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**From:** William Torelli <bill.torelli@gmail.com>  
**Sent:** Thursday, September 24, 2020 9:28 AM  
**To:** Nick Torrance; bayfrontwoods@googlegroups.com; Robin Sears  
**Subject:** On Proposed Salt Cedar Subdivision Development Impacting Bay Front

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Nicholas,

I am writing this letter to you with respect to the Proposed Salt Cedar Subdivision and its potential effect on our community, Bayfront at Rehoboth.

We have lived in the Angola Reserve Sanctuary at Bayfront at Rehoboth for the past three years, and have enjoyed the peacefulness and serenity of the Sanctuary. We'd like to keep it that way by protecting our investment, preserving our community and neighborhood without further invasive development that will disrupt the natural ecosystem, privacy, security and value of our properties in the community.

I live on James Court in the sanctuary and have first hand experience of the nasty weather conditions that we experience from time to time. The Sanctuary is fragile and can be subject to elements of Mother Nature that have caused flooding and wind damage in our community. Developing the proposed subdivision will further exacerbate that fragility. We understand the risk of living here, we just don't want anymore risk that this development could subject us to.

As I mentioned, we live in an area that is subject to all the elements of nature which includes a plethora of nasty weather conditions that have caused some serious damage to our homes and our community.

I am especially concerned with this new proposed development in that we may be subject to changing flooding patterns, disruption of the ecosystem, invasion of privacy to our community (our homes and private beach), security concerns that have plagued our community with a number of theft and vandalism incidents and the deforestation that is planned along the border of our neighbors properties who live on Schell Landing Way.

**I am a concerned resident of Bayfront at Rehoboth and stand with the residents of our community in opposition to the Proposed Salt Cedar Subdivision Development Plan.**

**As residents of Delaware and taxpayers, we have a legal voice in terms of the proposed development of this planned subdivision and our voice will be heard, legally, if necessary.**

Regards, Bill

## Nick Torrance

---

**From:** Ken Rodriguez <rodriguezretail@aol.com>  
**Sent:** Thursday, September 24, 2020 9:17 AM  
**To:** Nick Torrance  
**Cc:** Bayfrontwoods@googlegroups.com  
**Subject:** Concern over the environmental impact of the proposed Salt Cedar Subdivision  
**Attachments:** Salt Cedar Development Concerns.docx

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Dear Mr. Torrance:

As homeowners in Bay Front at Rehoboth community We wish to express our deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

We wish to request that our comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works)

We also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that we might attend and personally present our concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

The contamination of an already sensitive area of the wetlands is sure to occur with such a concentration of homes and roadways along the marsh and wetlands.

We certainly would appreciate both your consideration and concern,

Thank you for your response,

Ken and Susan Rodriguez  
23259 Horse Island Road,  
Lewes, DE 19958  
Rodriguezretail@aol.com

September 24, 2020

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P. O. Box 417 Georgetown, DE 19947

[Sent via email to: [nicholas.torrance@sussexcountyde.gov](mailto:nicholas.torrance@sussexcountyde.gov) ]

Dear Mr. Torrance:

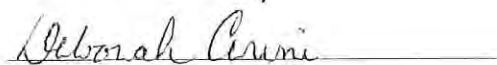
As a homeowner in Bay Front at Rehoboth community I wish to express my concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works).

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns. Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Thank you for your response.

Sincerely,



Deborah Cerini  
31872 Shell Landing Way  
Lewes, DE 19958  
Email: [arcdac2010@verizon.net](mailto:arcdac2010@verizon.net)

Cc: [bayfrontwoods@googlegroups.com](mailto:bayfrontwoods@googlegroups.com)

## Nick Torrance

---

**From:** Lynn James <lynnjames@hotmail.com>  
**Sent:** Thursday, September 24, 2020 8:55 AM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods+unsubscribe@googlegroups.com  
**Subject:** Salt Cedar subdivision

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Mr. Nicholas Torrance  
Sussex Planning and Zoning Office  
PO Box 417  
Georgetown, DE 19947

1. Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DeDOT, the State Fire Marshal's Office and the Sussex County Engineering Department's Division of Public Works) .

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concerns are the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities, and the serious lag in needed infrastructure keeping pace with rapid growth.

Thank you for your response.

Sincerely,

Lynn and Larry James     [lynnjames@hotmail.com](mailto:lynnjames@hotmail.com)

Sent from my iPad

Dear Mr. Torrance:

As a homeowner in Bay Front a Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive and review the package and provide their comments (Sussex Conservative District, DelDOT, the State Fire Marshal's Office and the Sussex County Engineering Department's Division of Public Works).

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of great concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both Wet Bay Front communities.

Thank you for your response.

Sincerely,

*Carol Rose*

Rodger and Carol Rose  
31668 Sloan Cove Rd.  
Lewes, DE 19958  
carol.rose3205@gmail.com

*Rodger E. Rose*  
9/23/2020

## Nick Torrance

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**From:** dmarshall90@verizon.net  
**Sent:** Wednesday, September 23, 2020 1:48 PM  
**To:** Nick Torrance  
**Subject:** Salt Cedar

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Mr. Nicholas Torrance  
Sussex Planning & Zoning Office  
PO Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

As a homeowner in the Bay Front at Rehoboth community, I want to express my concern at learning of the potentially planned development on the Hall/Hedley Trust of 32+ acres adjacent to our community currently called the Salt Cedar subdivision.

My greatest concern is the potential adverse impact Salt Cedar more than likely would have on the sensitive salt marshes that adjoin both West Bay and Bay Front communities. In addition the danger of flooding and access to our beach, may be affected.

I thank you for your time and thoughtful consideration.

Sincerely,  
Dolores Marshall

**Thomas I. Puleo**  
**23107 Narrows Lane**  
**Lewes, DE 19958**  
**(610) 247-0256**

September 23, 2020

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P.O. Box 417  
Georgetown, DE 19947

Re: Salt Cedar Subdivision

Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision. I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works). I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities. Particularly endangered is the wide variety of wildlife which inhabit the surrounding woods, bush and marshes, including various mammals such as deer, fox, rabbits, hundreds of species of birds, as well as turtles, frogs, toads, snakes and other creatures. In addition, the planned housing (consisting of 38 "cluster" homes) in the proposed subdivision is at variance with the neighboring and existing single-family homes. Moreover, because of the physical nature of the tract, ingress and egress are limited to a single road, portions of which would run directly behind the homes in our community, causing noise and congestion to our serene and peaceful environment.

Thank you for your response.

Sincerely yours,

*/s/ Thomas I. Puleo*

Thomas I. Puleo

TIP/dm

## Nick Torrance

---

**From:** Paula Cassey <pcassey@comcast.net>  
**Sent:** Wednesday, September 23, 2020 1:12 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar Development

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Mr. Nicholas Torrance  
Sussex Planning & Zoning Office  
PO Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

**As a homeowner in the Bay Front at Rehoboth community, I want to express my concern at learning of the potentially planned development on the Hall/Hedley Trust of 32+ acres adjacent to our community. It is currently called the Salt Cedar subdivision.**

I wish to be notified of any public hearings either in person or virtually on the planned development so that I might attend and express my concerns and wish to request that my comments be made part of the public record.

Of greatest concern is the adverse impact Salt Cedar more than likely would have on the sensitive salt marshes that adjoin both West Bay and Bay Front communities. Also the impact of flooding is key as most of the large tree line that borders our community would be removed which is an important block to water intrusion.

Thank you for your consideration.

Scott and Paula Cassey



## Nick Torrance

---

**From:** P D <magpie361rn@yahoo.com>  
**Sent:** Wednesday, September 23, 2020 12:01 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar Subdivision

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Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments (Sussex Conservation District, DeIDOT, the State Fire Marshal's Office and the Sussex County Engineering Department's Division of Public Works).

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

Additionally, the impact on increasing traffic congestion along Camp Arrowhead Rd cannot be overlooked; especially with the new home communities currently being built along this one access road we have to our homes and community.

Thank you for your response.

Sincerely,

Peggy Dwyer  
23254 Horse Island Rd  
Lewes, DE 19958  
magpie361rn@yahoo.com

**Nick Torrance**

---

**From:** George Roig <groig076@gmail.com>  
**Sent:** Wednesday, September 23, 2020 9:41 AM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Proposed Salt Cedar Subdivision Development impacting Bay Front

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September 23, 2020

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P. O. Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

As a homeowner in the **Bay Front at Rehoboth** community I am **AGAINST** the proposed Salt Cedar subdivision on the Hall/Hedley Trust 32+ acres adjacent to my community.

Development of this parcel will have adverse environmental impacts, reducing the sensitive salt marshes adjoining both the West Bay and Bay Front communities resulting in increased risk of flooding as well as the deforestation of the native environment, home to endangered wildlife.

I would like to request that my comments be made a part of the Public Record along with those of the various ruling agencies that receive a review package (Sussex Conservation District, DeIDOT, the State Fire Marshal's Office and the Sussex County Engineering Department's Division of Public Works).

I am also requesting notification of any (virtual) public hearings on the planned development called **Salt Cedar off Camp Arrowhead**

**Nick Torrance**

---

**From:** Jonathon Gephardt <jonathongephardt@mac.com>  
**Sent:** Wednesday, September 23, 2020 9:05 AM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com; Jonathon Gephardt  
**Subject:** Salt Cedar subdivision.

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

September 23, 2020

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office P. O. Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

As a homeowner in the Bay Front at Rehoboth community I am **AGAINST** the proposed the Salt Cedar subdivision on the Hall/Hedley Trust 32+ acres adjacent to my community.

Development of this parcel will have adverse environmental impacts, reducing the sensitive salt marshes adjoining both the West Bay and Bay Front communities resulting in increased risk of flooding as well as the deforestation of the native environment, home to endangered wildlife.

I would like to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review package (Sussex Conservation District, DeIDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works).

I am also requesting notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Thank you for your response.

Sincerely,

Jonathon Gephardt  
23367 Horse Island Road

## Nick Torrance

---

**From:** Susan Knowles <srknowles3@gmail.com>  
**Sent:** Wednesday, September 23, 2020 8:47 AM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar Subdivision

---

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---

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P. O. Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

As homeowners in Bay Front at Rehoboth community we wish to express our deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

We wish to request that our comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DeIDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works).

We also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that we might attend and personally present our concerns.

Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities. Also, we are concerned about Tidewater water and sewer availability/capacity for this potential development.

Thank you.

Sue and Ted Knowles  
23100 Narrows Lane  
Lewes, DE 19958

## Nick Torrance

---

**From:** Robert Rinehart <ellicotcitymd@aol.com>  
**Sent:** Wednesday, September 23, 2020 8:23 AM  
**To:** Nick Torrance  
**Cc:** Robert Rinehart; bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar subdivision.

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1. September 23, 2020

Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office P. O. Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

I am a homeowner in the Bay Front at Rehoboth community. I wish to express my concerns at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to the Bay Front at Rehoboth community named the Salt Cedar subdivision.

I would like to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works).

I am also requesting notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

One of my greatest concerns is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both the West Bay and Bay Front communities as well as the deforestation of the native environment.

Thank you for your response.

Sincerely,

Robert L. Rinehart

23367 Horse Island Road

Lewes, De. 19958

## Nick Torrance

---

**From:** Martha Solimo <mmgs829@hotmail.com>  
**Sent:** Wednesday, September 23, 2020 12:54 AM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Proposed Salt Cedar Subdivision

---

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Dear Mr. Torrance:

As homeowners in the Bay Front at Rehoboth community, we wish to express our objection to the Salt Cedar subdivision currently being planned for construction on the Hall/Hedley Trust 32+ acres adjacent to our community.

Our greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities.

This development will encroach upon wetlands and woodlands vital to preserving our wildlife and marine life. This area of Camp Arrowhead Rd. has reached it's full building potential while maintaining an environmental balance. This development will devour the remaining woodlands that act as a barrier from flooding and a sanctuary for our birds and wildlife.

We wish to request that our comments be made a part of the public record along with those of the various ruling agencies that receive a package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex County Engineering Department's Division of Public Works).

We also respectfully request notification of any upcoming (virtual) public hearings on the proposed development called Salt Cedar off Camp Arrowhead Road in Lewes, so that we might be kept informed. Also, if a Strategic Environmental Assessment or Environmental Impact Assessment are completed, we expect the findings would be made public and available to our community residents.

Thank you for your acknowledgment.

Sincerely,

Martha and Mark Solimo  
23294 Horse Island Rd  
Lewes, DE. 19958  
mmgs829@hotmail.com  
mark.solimo@gmail.com

Sent from my Verizon, Samsung Galaxy Tablet

## Nick Torrance

---

**From:** Stephanie Ginos <stephanie.ginos@ey.com>  
**Sent:** Tuesday, September 22, 2020 4:53 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Salt Cedar subdivision and impact on Bayfront at Rehoboth community

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Mr. Nicholas Torrance  
Sussex County Planning & Zoning Office  
P. O. Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision. I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DeLDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works). I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns. Of greatest concern is the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities. These are some of the most treasured reasons as to why we bought our house in the first place.

Thank you for your response.

Sincerely,  
Stephanie Ginos  
31733 Marsh Island Avenue  
Lewes, Delaware 19958

stephginos@gmail.com



**Stephanie Ginos** | Director, Technology Operations Leader and D&I Champion | Client Service Operations | Client Technology | EY Technology

Ernst & Young LLP  
200 Plaza Drive, Secaucus, New Jersey 07094, United States of America  
Office: +1 201 872 2560 | Cell: +1 845 500 3005 | [stephanie.ginos@ey.com](mailto:stephanie.ginos@ey.com)  
EY/Comm: 8674466  
Website: <http://www.ey.com>  
Cathy Santos | Phone: +1 502 585 6610 | [Catherine.Noel@ey.com](mailto:Catherine.Noel@ey.com)

## Nick Torrance

---

**From:** Kathy Esteves <kesteves415@gmail.com>  
**Sent:** Monday, September 21, 2020 9:32 PM  
**To:** Nick Torrance  
**Cc:** bayfrontwoods@googlegroups.com  
**Subject:** Adverse effect on Bay Front @ Rehoboth - Hall/Hadley Trust Proposed Development

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Dear Mr. Torrance,

As a homeowner in the Bay Front at Rehoboth community we want to express our deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

We wish to request that our comments be made a part of the public record along with those of the various ruling agencies that receive a review of the package and provide their comments (Sussex Conservation District, DeIDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works).

We also respectfully request notification of any public hearings either in person or virtually on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that we might attend and personally present our concerns. Of greatest concern is the potential adverse environmental impact Salt Cedar more than likely would have on the sensitive salt marshes adjoining both West Bay and Bay Front communities. In addition, the danger of flooding is key as most of the large tree line that borders our community would be torn down and remove a most important block to water intrusion.

Thank you for your response.

Sincerely,

Norberto & Katherine Esteves  
Bay Front at Rehoboth Homeowners



## Nick Torrance

---

**From:** Robin Borden <bordenr@verizon.net>  
**Sent:** Thursday, September 24, 2020 10:54 AM  
**To:** Nick Torrance  
**Subject:** bayfrontwoods+unsubscribe@googlegroups.com

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Mr. Nicholas Torrance  
Sussex Planning and Zoning Office  
PO Box 417  
Georgetown, DE 19947

Dear Mr. Torrance:

As a homeowner in Bay Front at Rehoboth community I wish to express my deep concern at learning of the potentially planned development on the Hall/Hedley Trust 32+ acres adjacent to our community named the Salt Cedar subdivision.

I wish to request that my comments be made a part of the public record along with those of the various ruling agencies that receive a review the package and provide their comments (Sussex Conservation District, DelDOT, the State Fire Marshal's Office and the Sussex Country Engineering Department's Division of Public Works)

I also respectfully request notification of any (virtual) public hearings on the planned development called Salt Cedar off Camp Arrowhead Road in Lewes, DE so that I might attend and personally present my concerns.

Of greatest concerns are the potential adverse environmental impact Salt Cedar may have on the sensitive salt marshes adjoining both West Bay and Bay Front communities, and the serious lag in needed infrastructure keeping pace with rapid growth.

Thank you for your response.

Sincerely,

Robin Borden  
bordenr@verizon.net



NO LIEN OR TITLE SEARCH WAS DONE AS NONE WAS REQUESTED.

**This Deed, Made this**

*10th* day of January, in the year of our LORD one thousand nine hundred and seventy-eight,

BETWEEN, SUSSEX POULTRY COMPANY, INC., a corporation of the State of Delaware, of Milford, Delaware 19963, party of the first part,

- A N D -

GEORGE C. COVERDALE, of Lewes, Delaware 19958, party of the second part,



Witnesseth. That the said party of the first part, for and in consideration of the sum of ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500.00) lawful money of the United States of America,

the receipt whereof is hereby acknowledged, hereby grants and convey s unto the said part y of the second part, his heirs and/or assigns,

**All** that certain lot, piece and parcel of land situate, lying and being in Indian River Hundred, Sussex County, State of Delaware, and more particularly described as follows, to wit:

BEGINNING at a concrete monument located at a corner for this land and land now or formerly of Sussex Poultry Company, Inc.; thence North 83 degrees 27 minutes 34 seconds East a distance of 84.12 feet to a concrete monument; thence in a southeasterly direction such distance as is necessary to reach an iron pipe located at a corner for this land and land now or formerly of Elsie Phillips; thence South 77 degrees 46 minutes 20 seconds West a distance of 95.85 feet to a concrete monument; thence North 06 degrees 32 minutes 26 seconds West a distance of 65.00 feet to a concrete monument, be the contents thereof what they may.

TOGETHER with the right of ingress, egress and regress over an existing 9 foot wide access road. However, the grantor shall be under no obligation to maintain said access road at any time. The right of ingress, egress and regress over said existing 9 foot wide access road is not exclusive, but granted in common with others, including this grantor and its Successors and Assigns and future devisees.

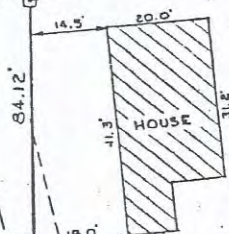
The dimensions of this conveyance and the consideration paid have been part of a settlement negotiation whereby all of the adverse claims of George C. Coverdale have been compromised. With the payment of One Thousand Five Hundred Dollars (\$1,500.00) and the acceptance of this Deed, George C. Coverdale, for himself, his heirs, executors and assigns, forever discharges, remises, and releases unto the said Sussex Poultry Company, Inc. any claims of adverse ownership which he has or may have had to property which adjoins the property herein conveyed and also discharges, remises, and releases any claims for a prescriptive easement over land of Sussex Poultry Company, Inc. which adjoins the land herein conveyed.



REHOBOTH BAY

POINT  
POINT  
HIGH MEAD WATERLINE  
516°-13'-39"E 54.50' (TIE-LINE)

CONC. MON.  
PROPERTY LINE  
18' PIPE



LANDS OF  
SUSSEX POULTRY CO. INC.  
395/284

84.12'  
183°-27'-34"E  
CONC. MON.

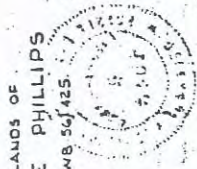
0.64 MI. TO  
CO. RD. 279

EXISTING  
WIDE ACCESS ROAD

6,470 SQ. FT.  
(MORE OR LESS)

18.0'  
38.4'  
N06°-32'-26"W 65.00'

95.85'  
577°-46'-20"W  
CONC. MON.



APPROVED  
RD  
1/26/77

COUNTY PLANNING & ZONING BOARD  
OF SUSSEX COUNTY



PLOT OF SURVEY OF LANDS CLAIMED BY ADVERSE  
POSSESSION BY GEORGE C. COVERDALE, PARCEL  
IS SITUATED IN INDIAN RIVER HUNDRED, SUSSEX  
COUNTY, STATE OF DELAWARE, DEED REF: 74B/373  
SURVEYED BY: MILLER  
LEWIS, INC. SEAFORD, DELAWARE  
APRIL 27, 1977

PROCLAMATION MADE  
THIS 23rd DAY OF January 1928  
ASSESSMENT DIVISION OF SUSSEX COUNTY  
MILDRED SAVAGE

In Witness Whereof, The said SUSSEX POULTRY COMPANY, INC., a  
corporation of the State of Delaware,  
hath caused its name by its President to be hereunto

set, and the common and corporate seal of the said corporation to be hereunto affixed, duly  
by its Secretary, the day and year first above written.

Witnessed and Ordhered in the Presence of  
Randy Halland

BY: *[Signature]*  
SUSSEX POULTRY COMPANY, INC.  
ATTEST *[Signature]*  
Secretary



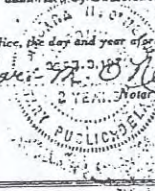
State of Delaware,  
Sussex County, } ss.

10th day of January, 1928  
I, Notary Public for the State of Delaware,  
personally came before me, the Subscriber,  
President of SUSSEX POULTRY COMPANY, INC.,

a corporation existing under the laws of the State of Delaware, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said corporation, that the signature of the President thereto is in his own proper handwriting and the seal affixed is the common and corporate seal of said corporation, and that his act of sealing, executing, acknowledging and delivering said Indenture was duly authorized by a resolution of the Board of Directors of said corporation.

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

*[Signature]*  
Notary Public



RECORDED  
JAN 23 12 53 PM '28  
SUSSEX COUNTY

*[Handwritten]* Mildred + Saville, Atty  
2-1-28

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals, the day and year aforesaid.

SIGNED, SEALED, DELIVERED, and Witnessed in the presence of

[Handwritten signatures of witnesses]

George C. Coverdale (Seal)
Barbara Coverdale (Seal)
Barbara Coverdale (Seal)

STATE OF DELAWARE, SUSSEX County, ss.

BE IT REMEMBERED, that on this 1st day of June in the year of our Lord one thousand nine hundred and seventy-eight, personally came before me, a Notary Public in and for the State and County aforesaid, GEORGE C. COVERDALE and BARBARA COVERDALE, his wife,

RECEIVED JUN 1978 REALTY TRANSFER TAX 300.00

Parties to this Indenture, known to me personally to be such, and they acknowledge this Indenture to be their Deed.

GIVEN under my hand and Seal of Office, the day and year aforesaid

PURCHASERS REPORT MADE THIS 2nd DAY OF June 1978 ASSESSMENT DIVISION OF SUSSEX COUNTY

Carole E. Williamson Notary Public

RECEIVED MARY ANN McCAHIE JUNE 1 1 53 PM '78 LAW OFFICES OF Maul & Maull, P.A. RECORDER OF DEEDS EAST MARKET STREET SUSSEX COUNTY GEORGETOWN, DELAWARE 19947

Ret. Executive 6/21/78

BEING the same lands conveyed to George C. Coverdale by QUITCLAIM DEED of Sussex Poultry Company, Inc., a corporation of the State of Delaware, said Deed dated January 10th, 1978, and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware in Deed Book 878, page 95.

**This Deed, made this**

1st day of June in the year of  
our LORD one thousand nine hundred and seventy-eight.

BETWEEN, GEORGE C. COVERDALE and BARBARA COVERDALE, his wife, of R.D. 1, Box 351-A, Rehoboth, Delaware 19971, parties of the first part,

- AND -

GEOFFREY K. WARWICK, PATRICIA H. WARWICK, KATHLEEN W. STEEN, and JOSEPH E. WARWICK, III, (as joint tenants with right of survivorship) of 1530 Providence Road, Towson, Maryland 21204, parties of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of -----\$15,000.00-----lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the said parties of the second part,

TRACT NO. 1:

**ALL** THAT CERTAIN Lot, piece and parcel of land, with all improvements thereon, situate, lying and being in Indian River Hundred, Sussex County, Delaware, located on the Westerly shore of Rehoboth Bay, in Angola Neck, more fully described as follows, to wit: BEGINNING at a point in the cove on Rehoboth Bay at the mean high water mark and continuing in a westerly direction 123 feet 6 inches to a post; thence in a southerly direction 65 feet to a post; thence southeasterly 631 feet 6 inches to a post in the mean high water mark on the Shore of Rehoboth Bay; thence in a northwesterly direction following mean high water mark of Rehoboth Bay, home to the place of beginning, be the contents what they may.

BEING the same lands conveyed to George C. Coverdale by Deed of Farmers Bank of the State of Delaware, a corporation of the State of Delaware, Successor to Lewes Trust Company, Trustee for Lewes Gunning Club, said Deed dated June 12th, 1975, and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware in Deed Book 748, page 373.

TRACT NO. 2:

ALL THAT CERTAIN Lot, piece and parcel of land situate, lying and being in Indian River Hundred, Sussex County, State of Delaware, and more particularly described as follows, to wit: BEGINNING at a concrete monument located at a corner for this land and land now or formerly of Sussex Poultry Company, Inc.; thence North 83 degrees 27 minutes 34 seconds East a distance of 84.12 feet to a concrete monument; thence in a southeasterly direction such distance as is necessary to reach an iron pipe located at a corner for this land and land now or formerly of Elsie Phillips; thence South 77 degrees 48 minutes 20 seconds West a distance of 95.85 feet to a concrete monument; thence North 06 degrees 32 minutes 26 seconds West a distance of 65.00 feet to a concrete monument, be the contents thereof what they may. TOGETHER WITH the right of ingress, egress and regress over an existing 9 foot wide access road. However, the grantor shall be under no obligation to maintain said access road at any time. The right of ingress, egress and regress over said existing 9 foot wide access road is not exclusive, but granted in common with others, including this grantor and its Successors and Assigns and future devisees.

LAW OFFICES OF  
Mull & Mull, P.A.  
EAST MARKET STREET  
GEORGETOWN, DELAWARE 19947



50113

#03035 #180

TAX MAP #2-34 18.00 32.00  
Prepared by  
Fuqua & Yori, P.A.  
28 The Circle  
P.O. Box 250  
Georgetown, DE 19947  
File No. ROSE1JAF

This Deed, made this 15<sup>th</sup> day of September, 2014, between  
DOROTHY K. WARWICK, party of the first part, of 18910 Calder Avenue, Parkton,  
Maryland 21120, and BAY ROSE HOMES, LLC, party of the second part, of 13972  
Baltimore Avenue, Laurel, Maryland 20707.

Witnesseth, that the said party of the first part, for and in consideration of the sum of  
One Dollar (\$1.00), lawful money of the United States of America, the receipt whereof is  
hereby acknowledged, hereby grants and conveys unto the said party of the second part, as sole  
owner, and its successors and assigns, in fee simple, the following-described lands, situate, lying  
and being in Sussex County, State of Delaware:

ALL THAT certain lot, piece and parcel of land, situate, lying and being in  
Indian River Hundred, Sussex County, State of Delaware, and more particularly  
described according to a survey prepared by Miller Lewis, Inc. dated April 27,  
1977 and recorded in the office of the Recorder of Deeds, in and for Sussex  
County, Delaware, in Deed Book 878, Page 96, as follows to wit:  
BEGINNING at a concrete monument marking the northwesterly corner of this  
parcel, said concrete monument also located 0.64 miles from the easterly right  
of way line of County Road 279 and on line of lands now or formerly of Sussex  
Poultry Co. Inc.; thence running by and with lands now or formerly of Sussex  
Poultry Co. Inc. North 83 degrees 27 minutes 34 seconds East a distance of  
84.12 feet to a concrete monument; thence running the same course 20 feet,  
more or less, to a point on the high water line of Rehoboth Bay; thence turning  
and running by and with the tie-line of the high mean waterline of the Rehoboth  
Bay South 16 degrees 13 minutes 39 seconds East 54.50 feet to a point on the  
high water line of the Rehoboth Bay; thence turning and running South 77  
degrees 46 minutes 20 seconds West 18 feet, more or less to a pipe located on  
line of lands now or formerly of Elsie Phillips; thence running the same course  
95.85 feet to a concrete monument; thence turning and running North 06  
degrees 32 minutes 26 seconds West 65.00 feet home to the point and place of  
beginning, containing 6,470 square feet of land, more or less, with all  
improvements located thereon.

Consideration: \$15000.00 Exempt Code: A  
County State Total  
2250.00 2250.00 4500.00  
coaster Date: 09/16/2014

6.

TOGETHER WITH the right of ingress, egress and regress over an existing 9 foot wide access road as set forth in a deed dated September 26, 1995 and recorded in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 2144, Page 174. The right of ingress, egress and regress over said existing 9 foot wide access road is not exclusive, but granted in common with others.

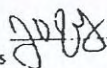
BEING the same lands conveyed unto Dorothy K. Warwick by deed of Dorothy K. Warwick and Joseph E. Warwick, III, said deed dated July 7, 2003, and now of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 2868, Page 294.

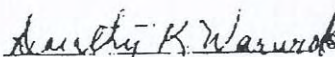
ALSO BEING the same lands conveyed unto Dorothy K. Warwick, Patricia H. Warwick, Kathleen W. Steen and Joseph E. Warwick, III by deed of Geoffrey K. Warwick, Patricia H. Warwick, Kathleen W. Steen and Joseph E. Warwick, III, said deed dated September 26, 1995 and recorded in the office of the Recorder of Deeds, in and for Sussex County, Delaware, in Deed Book 2144, Page 174.

**Subject** to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

In Witness Whereof, the party of the first part has set her hand and seal the day and year first above written.

*Signed, Sealed and Delivered  
in the presence of*

Witness  \_\_\_\_\_

 (SEAL)  
DOROTHY K. WARWICK

STATE OF Delaware :  
 : ss.  
COUNTY OF Sussex :

BE IT REMEMBERED, that on 15<sup>th</sup> September 2004, personally came before me, the subscriber, DOROTHY K. WARWICK, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed.

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

Charity B. Whaley  
Notary Public  
Printed Name: CHARITY B. WHALEY  
NOTARY PUBLIC  
My commission expires: SUSSEX COUNTY, STATE OF DELAWARE  
MY COMMISSION EXPIRES: 5/25/08

Return to:  
✓ BAY ROSE HOMES, LLC  
13972 Baltimore Avenue  
Laurel, Maryland 20707  
10-7-04

RECORDER OF DEEDS  
JOHN F. BRADY

04 SEP 16 PM 1:58

SUSSEX COUNTY  
DOC. SURCHARGE PAID

Received

SEP 17 2004

ASSESSMENT DIVISION  
OF SUSSEX CTY

**SITE DATA TABLE:**

1. TAX MAP NUMBER:	234-18.00-31.00
2. OWNERS:	JANET D. HALL & ANN D. HEDLEY
3. DEVELOPER:	RIBERA DEVELOPMENT, LLC. 8684 VETERAN'S HIGHWAY, SUITE 203 MILLERSVILLE, MD 21108
4. HUNDRED/COUNTY:	INDIAN RIVER HUNDRED / SUSSEX COUNTY
5. CURRENT ZONING:	AR-1 (AGRICULTURAL RESIDENTIAL DISTRICT)
6. PRESENT USE:	FORESTED
7. PROPOSED USE (115-20):	DETACHED SINGLE FAMILY DWELLINGS ON INDIVIDUAL LOTS
8. REQUIRED SETBACKS (B.R.L.):	AR-1 CLUSTER DEVELOPMENT (115-25 B-2)
DEPTH OF FRONT YARD (FEET)	25'
DEPTH OF CORNER SIDE YARD	15'
WIDTH OF SIDE YARD (FEET)	10'
DEPTH OF REAR YARD (FEET)	10'
9. REQUIRED LOT AREAS:	AR-1 CLUSTER DEVELOPMENT (115-25 B-2)
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MAXIMUM LOT AREA	13,365 S.F.
MINIMUM LOT AREA	7,500 S.F.
AVERAGE LOT AREA	8,394 S.F.
10. DWELLING UNIT CALCULATIONS:	
TOTAL AREA:	32.13 AC.
TIDAL WETLAND AREA:	3.87 AC.
GROSS AREA:	28.26 AC.
MIN. LOT AREA/UNIT:	AR-1 ZONING MINIMUM AREA: 7,500 S.F.
PERMITTED DENSITY (115-25 B3):	AR-1 ZONING MAXIMUM DENSITY: 2 UNITS / ACRE (56 UNITS)
PROPOSED DENSITY:	42 SINGLE FAMILY DETACHED UNITS: 1.492 UNITS / ACRE
11. WATER SUPPLIER:	PUBLIC - TIDEWATER UTILITIES
SECTION 89:	
SOURCE WATER PROTECTION:	A. SUBJECT PROPERTY IS WITHIN AN AREA OF "POOR" GROUND WATER RECHARGE B. SUBJECT PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.
12. SANITARY SEWER PROVIDER:	PUBLIC - SUSSEX COUNTY
13. STREETS:	PRIVATE (89-18 D & E.)
14. POSTED SPEED LIMIT (CAMP ARROWHEAD ROAD):	35 MPH
15. STATE INVESTMENT AREA 2020:	LEVEL 4
16. MAXIMUM BUILDING HEIGHT (115-25 D.):	42 FEET
17. SITE AREA AND ACREAGE:	GROSS ACREAGE: 28.26 ± AC (EXCLUDES TIDAL WETLANDS) LOT AREA: 9.26 ± AC DELDOT R.O.W. DEDICATION (CAMP ARROWHEAD ROAD): 0.01 ± AC DELDOT PERMANENT EASEMENT: 0.04 ± AC PRIVATE SUBDIVISION STREETS ROW: 3.70 ± AC IMPERVIOUS - ROAD: 1.89 ± AC IMPERVIOUS - SIDEWALK: 0.51 ± AC GRASS: 1.39 ± AC OPEN SPACE: 16.14 ± AC TOTAL: 28.26 ± AC
18. FORESTED AREA:	TOTAL AREA: 23.08 ± AC. IMPACTED: 15.62 ± AC. REMAINING: 7.46 ± AC.
19. REQUIRED OPEN SPACE (115-25 B.(2)):	REQUIRED 30% OF GROSS AREA (8.49 AC) PROPOSED OPEN SPACE AREA (16.14 AC) [57%]
20. OPEN SPACE AREA BREAKDOWN:	20' LANDSCAPE BUFFER: 1.83 ± AC PASSIVE & ACTIVE RECREATION SPACE: 4.85 ± AC STORMWATER MANAGEMENT: 1.40 ± AC WETLAND AREA (NON-TIDAL): 8.06 ± AC TOTAL OPEN SPACE AREA: 16.14 ± AC
21. OVERALL CONSERVATION EASEMENT AREA:	14.76 ACRES (REFER TO V0203 FOR DETAILS)
22. LONGITUDE AND LATITUDE:	STATE PLANE COORDINATES: LONGITUDE: W 75°08'36.73" LATITUDE: N 38°39'56.79"
23. PROPOSED DISCHARGE LOCATION: WATERSHED:	PROPOSED STORMWATER PONDS TO EXISTING WETLANDS REHOBOTH BAY WATERSHED
24. LIMIT OF DISTURBANCE:	19.78 AC ±
25. FLOOD ZONE:	THIS PROPERTY IS LOCATED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C0342K, MAP REVISED MARCH 16, 2015. AREA DESIGNATED PARTLY AS FLOOD ZONE "X" (UNSHADED) & PARTLY AS ZONE "AE" (EL. 5 FT AND EL. 7 FT)
26. WETLAND AREA (TIDAL):	3.87 ± AC.
WETLAND AREA (NON-TIDAL):	8.06 ± AC.
TIDAL WETLAND AREA IMPACTED:	0.00 ± AC.
NON-TIDAL WETLAND AREA IMPACTED:	0.218 ± AC. (PERMITTED THROUGH ARMY CORPS)
27. DATUM:	HORIZONTAL: NAD83 VERTICAL: NAVD88 STATE PLANE.
28. LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL:	SUSSEX COUNTY
29. TRANSPORTATION IMPROVEMENT DISTRICT:	HENLOPEN

**OWNERS**  
JANET D. HALL & ANN D. HEDLEY

**DEVELOPER**  
RIBERA DEVELOPMENT, LLC.  
8684 VETERAN'S HIGHWAY, SUITE 203  
MILLERSVILLE, MD 21108

**ENGINEER/PLANNER**  
PENNONI ASSOCIATES INC.  
18072 DAVIDSON DRIVE  
MILTON, DE 19968  
(302) 684-8030

**SURVEYOR**  
PENNONI ASSOCIATES, INC.

**ENVIRONMENTAL CONSULTANT**  
ENVIRONMENTAL RESOURCES INC.  
38173 DUPONT BOULEVARD  
PO BOX 169, SELBYVILLE, DE 19975  
(302) 436-9637

**SCHOOL DISTRICT**  
CAPE HENLOPEN

**FIRE DISTRICT**  
REHOBOTH STATION (86)

**POSTAL DISTRICT**  
REHOBOTH BEACH (19971)

**WATER UTILITY**  
TIDEWATER

**SEWER UTILITY**  
SUSSEX COUNTY WATER

# TERRAPIN ISLAND SUBDIVISION PRELIMINARY PLAN SET

**TAX MAP: 234-18.00-31.00**  
**INDIAN RIVER HUNDRED**  
**SUSSEX COUNTY, DELAWARE - 19958**

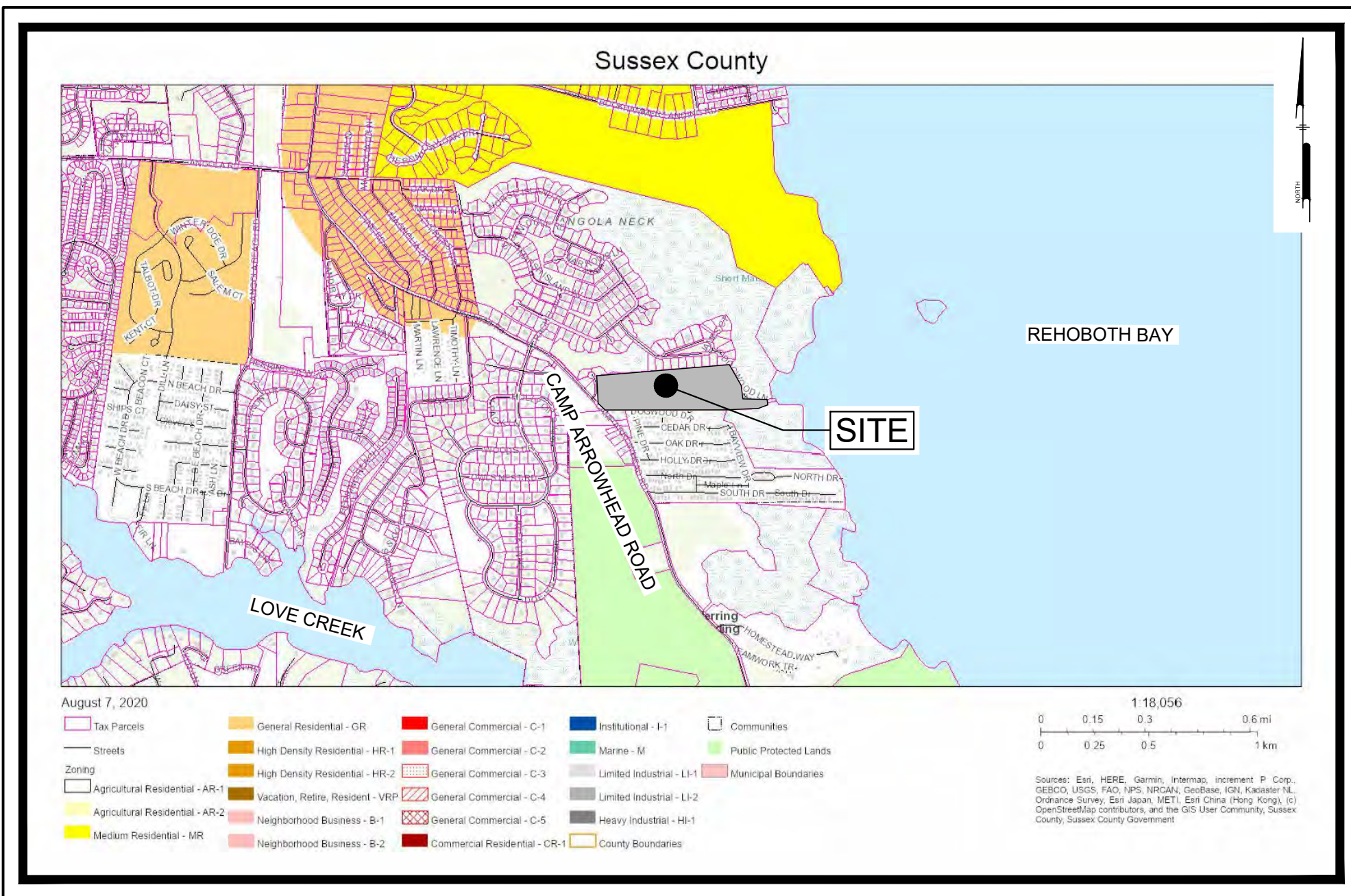
PREPARED FOR:  
**DEVELOPER**  
**RIBERA DEVELOPMENT, LLC.**  
**8684 VETERANS HIGHWAY, SUITE 203**  
**MILLERSVILLE, MD 21108**  
**(443) 871-0486**

THE SITE IS IMPACTED BY THE 100-YEAR FLOOD PLAN (ZONE X & ZONE AE) AS DEPICTED ON FEMA MAP PANEL 10005C0342K DATED, MARCH 16, 2015

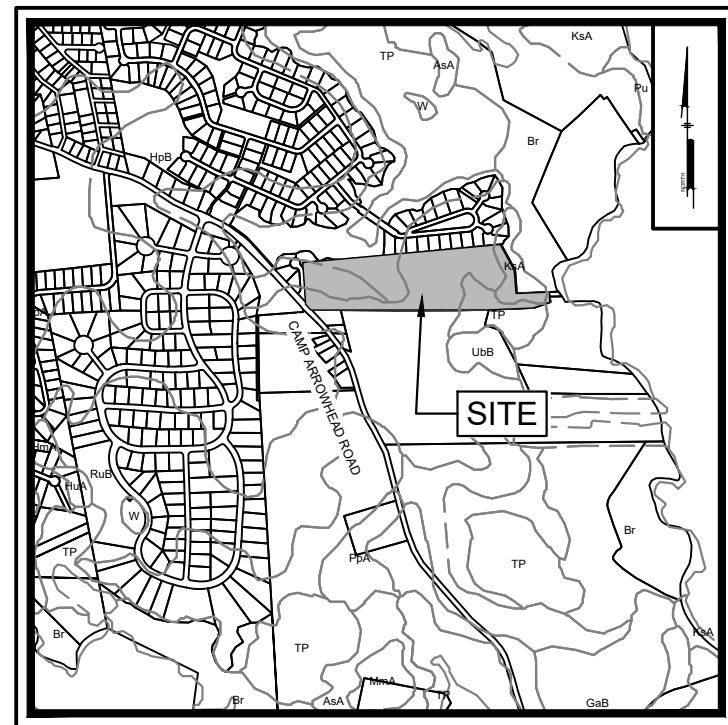
TYPE	DESCRIPTION	HYDROLOGIC SOIL
AsA	ASKECKSY LOAMY SAND, 0 TO 2 PERCENT SLOPES	A/D
RuB	RUNCLINT LOAMY SAND, 2 TO 5 PERCENT SLOPES	A
KsA	KLEJ LOAMY SAND, 0 TO 2 PERCENT SLOPES	A/D
TP	TRANSQUAKING AND MISPELLION SOILS, VERY FREQUENTLY FLOODED, TIDAL	A/D
Br	BROADKILL MUCKY PEAT, VERY FREQUENTLY FLOODED, TIDAL	BD

[LIMIT OF DISTURBANCE TOTAL: 19.78 AC. ±]

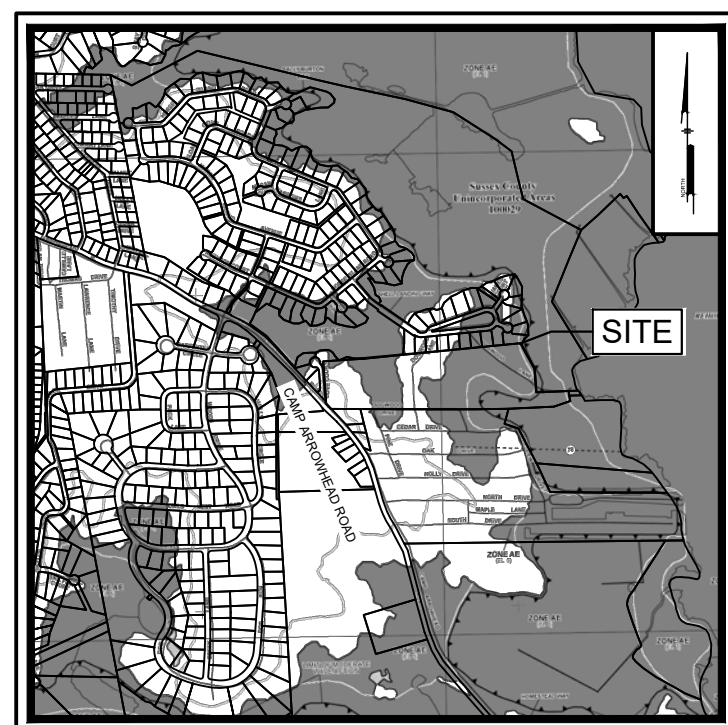
EXISTING	PROPOSED	DESCRIPTION
---	---	CURB
---	---	EDGE OF PAVEMENT
---	---	EDGE OF GRAVEL
+	+	EASEMENT
---	---	FENCE
---	---	PROPERTY LINE/ RIGHT OF WAY
---	---	BUILDING RESTRICTION LINE
●	●	PROPERTY, CORNER FOUND
---	---	PROPERTY, ADJOINING LINED
✉	✉	SITE, MAIL BOX
---	---	SITE, TRAFFIC SIGN
---	---	SOIL BOUNDARY
---	---	SOIL LABEL
---	---	STORM SEWER, INLET
---	---	STORM SEWER, HEADWALL
---	---	STORM SEWER, MANHOLE
---	---	STORM SEWER, UNDERGROUND
---	---	MINOR CONTOUR
---	---	MAJOR CONTOUR
---	---	SPOT ELEVATION
---	---	TREE LINE
---	---	WATER, UNDERGROUND
---	---	WATER VALVE
---	---	WATER MAIN
---	---	CLEAN OUT
---	---	SANITARY SEWER, UNDERGROUND
---	---	SANITARY SEWER, FORCED MAIN
---	---	SANITARY SEWER, MANHOLE
---	---	POWER-UNDERGROUND ELECTRIC
---	---	POWER, UTILITY POLE
---	---	BOUNDARY OF FEDERALLY REGULATED WETLANDS (USACOE)
---	---	BOUNDARY OF DNREC (STATE) REGULATED TIDAL WETLAND
---	---	LANDSCAPE BUFFER
---	---	ROADWAY CENTERLINE
---	---	FEDERALLY REGULATED NON-TIDAL WETLANDS (USACOE)
---	---	DNREC (STATE) REGULATED TIDAL WETLAND
---	---	BUFFER FROM STATE REGULATED WETLAND (50 FEET)
---	---	WETLAND IMPACT AREA
---	---	CONCRETE SIDEWALK
---	---	FLOOD LINE
---	---	WAVE ACTION LINE
---	---	WETLAND SETBACK LINE



**LOCATION MAP**  
SCALE: 1"=2000'



**SOILS MAP**  
Scale: 1"=2000'



**FEMA FLOOD MAP**  
Scale: 1"=2000'

PREPARED BY:  
**PENNONI ASSOCIATES INC.**



18072 Davidson Drive  
Milton, DE 19968  
T 302.684.8030  
F 302.684.8054

**ZONING DATA TABLE - SUSSEX COUNTY**

REQUIREMENT	PROPOSED
MIN. LOT SIZE	7,500 S.F.
MIN. LOT WIDTH	60 FT.
MIN. LOT DEPTH	100 FT.
MIN. FRONT YARD	25 FT.
MIN. CORNER FRONT YARD	15 FT.
MIN. SIDE YARD	10 FT.
MIN. REAR YARD	10 FT.
MAX. HEIGHT	42 FT.

**EASEMENTS:**  
ALL SUBDIVISION LOTS SHALL HAVE FIVE-FOOT-WIDE EASEMENTS ALONG ALL LOT LINES FOR A TOTAL EASEMENT WIDTH OF AT LEAST 10 FEET ALONG A LOT LINE COMMON TO TWO LOTS. EASEMENTS OF GREATER WIDTH MAY BE REQUIRED ALONG LOT LINES OR ACROSS LOTS, WHERE NECESSARY. EASEMENTS ALONG PERIMETER BOUNDARIES OF THE SUBDIVISION SHALL BE NO LESS THAN 10 FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY.

APPROVED BY	DATE
CHAIRMAN OR SECRETARY OF PLANNING & ZONING COMMISSION	DATE
PRESIDENT OF SUSSEX COUNTY COUNCIL	DATE
REFERENCE #:	2020-13
SUSSEX CONSERVATION DISTRICT	
NAME	DATE

**WETLAND STATEMENT**

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 AND ITS SUPPLEMENTAL GUIDANCE INCLUDING THE ATLANTIC AND GULF COAST REGIONAL SUPPLEMENT (VERSION 2.0) AND THE 2020 NAVIGABLE WATERS PROTECTION RULE. THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.

THE BOUNDARIES OF STATE REGULATED WETLANDS ON THIS PROPERTY WERE DETERMINED IN ACCORDANCE WITH DNREC WETLAND MAP NO. DNR-034

EDWARD M. LAUNAY, SENIOR PWS No. 875 \_\_\_\_\_ Date \_\_\_\_\_  
SOCIETY OF WETLANDS SCIENTISTS  
CORPS OF ENGINEERS, CERTIFIED WETLAND  
Delineator WDCP33MD0510036B

**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 COMPLIES WITH APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES. THE DESIGN REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE: ALAN DEKTOUR, PE (DE PE#17771) \_\_\_\_\_ DATE \_\_\_\_\_  
PENNONI ASSOCIATES, INC.  
18072 DAVIDSON DRIVE  
MILTON, DE 19968  
OFFICE (302) 684-8030 - FAX (302) 684-8054

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

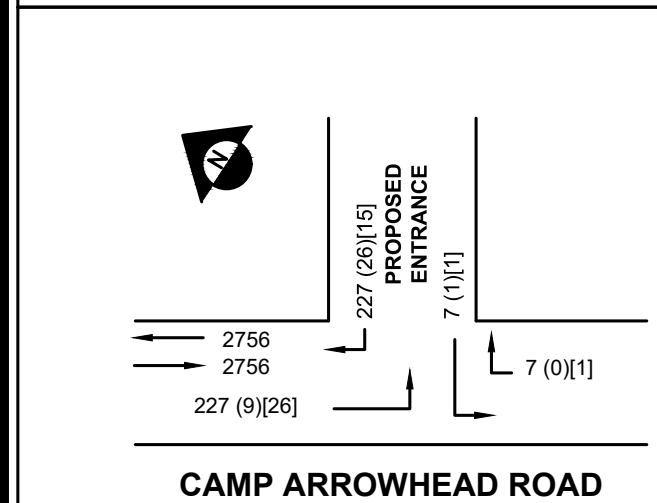
JANET D. HALL & ANN D. HEDLEY \_\_\_\_\_ DATE \_\_\_\_\_

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

RIBERA DEVELOPMENT, LLC.  
8684 VETERANS HIGHWAY, SUITE 203  
MILLERSVILLE, MD 21108  
(443) 871-0486 \_\_\_\_\_ DATE \_\_\_\_\_

**CALL BEFORE YOU DIG**  
Call Miss Utility of Delmarva  
800-282-8555  
Ticket Number(s)

**TRAFFIC GENERATION - CAMP ARROWHEAD ROAD (SC 279)**  
(FULL MOVEMENT)



**TRAFFIC GENERATION DIAGRAM**

ADT PEAK HOUR (A.M.), ADT PEAK HOUR (P.M.)  
1 DIRECTIONAL DISTRIBUTION PROVIDED BY DELDOT  
2 DIRECTIONAL DISTRIBUTION PROVIDED BY ITE MANUAL  
DESIGN VEHICLE = WB-40 & SU-30

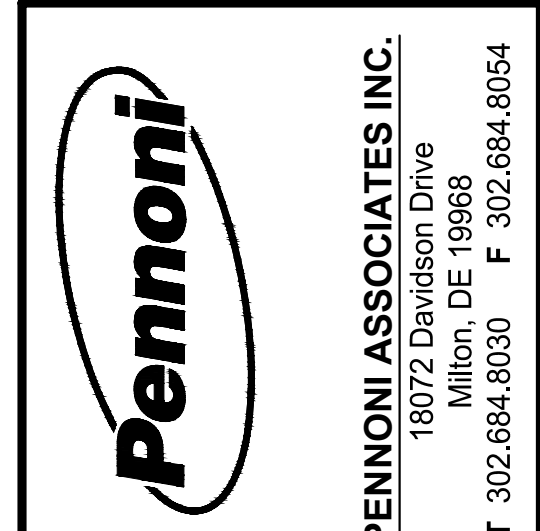
**ROAD TRAFFIC DATA:**

FUNCTIONAL CLASSIFICATION - SC00279 (CAMP ARROWHEAD RD.) - LOCAL (RURAL)  
POSTED SPEED LIMIT - 40 MPH  
AADT = 5,512 TRIPS (FROM 2019 DELDOT TRAFFIC SUMMARY)  
DIRECTIONAL DISTRIBUTION 1  
10 YEAR PROJECTED ADT = 1.16 x 5,512 TRIPS = 6,394 TRIPS  
10 YEAR PROJECTED ADT + SITE ADT = 6,862 TRIPS  
TRAFFIC PATTERN GROUP = 4 (FROM 2019 DELDOT TRAFFIC SUMMARY)  
PEAK HOUR - 12.09% x 6,862 TRIPS = 830 TRIPS  
TRUCK VOLUME = 8.09 x 6,862 TRIPS = 555 TRIPS

**SITE TRAFFIC DATA:**

SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION<sup>2</sup>  
**EXISTING LAND USE:**  
WOODED VACANT LAND = 0 TRIPS  
**PROPOSED LAND USE:**  
42 UNITS - SINGLE FAMILY DETACHED UNITS (ITE 210)  
42 UNITS: Ln(T)=0.92Ln(X)+2.71 = 468 TRIPS (WEEKDAY) (234 IN / 234 OUT)  
PEAK HOUR OF ADJACENT STREET TRAFFIC (ITE 210):  
AM: T = 0.71(X)+4.80 = 35 TRIPS (WEEKDAY) (25% / 75%) (9 / 26)  
PM: Ln(T) = 0.96Ln(X)+0.20 = 44 TRIPS (WEEKDAY) (63% / 37%) (28 / 16)  
**PROPOSED DIRECTIONAL DISTRIBUTION:**  
3% TO AND FROM THE SOUTH (14 TRIPS) (0|1|1) ENTER & (1|1|1) EXIT  
97% TO AND FROM THE NORTH (454 TRIPS) (9|26) ENTER & (26|15) EXIT  
TOTAL ADT = 468 TRIPS  
SITE TRUCK TRAFFIC = 23 TRIPS (5%)

PRELIMINARY PLAN SET		
SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
1	RP0001	COVER SHEET
2	RP0002	KEY SHEET, NOTES AND DETAILS
3	RP1001	PRELIMINARY SUBDIVISION PLAN
4	RP1002	PRELIMINARY SUBDIVISION PLAN
5	V0202	WETLAND DELINEATION PLAN
6	V0203	WETLAND IMPACT PLAN



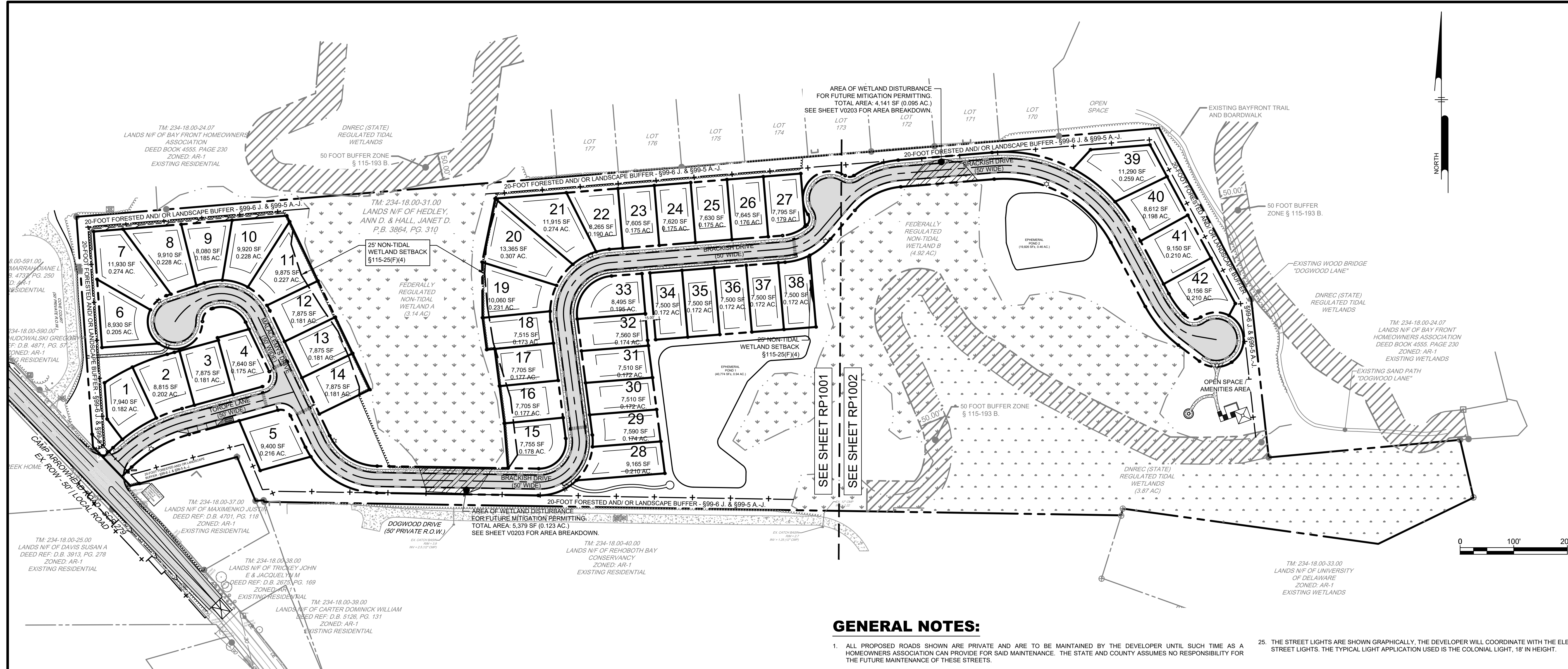
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

TERRAPIN ISLAND SUBDIVISION  
TAX MAP: 234-18.00-31.00  
INDIAN RIVER HUNDRED  
SUSSEX COUNTY, DELAWARE - 19958  
COVER SHEET

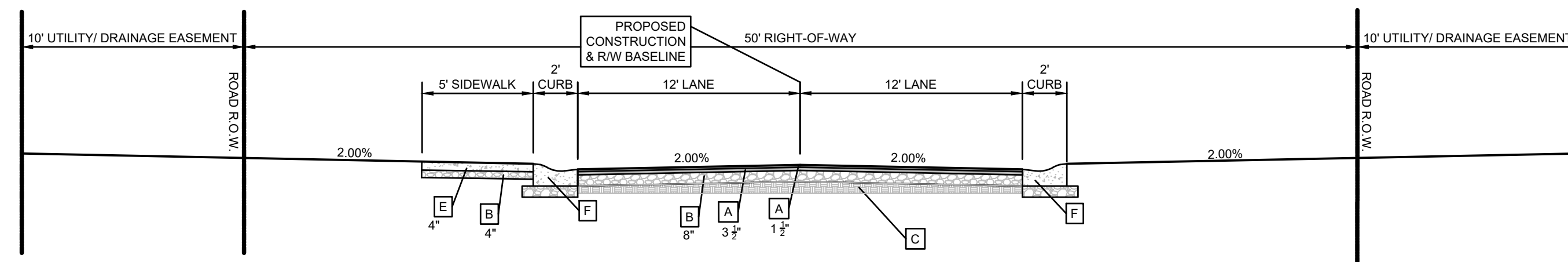
NO.	DATE	REVISIONS	BY
1	2021-02-24	REVISED PER PLANNING & ZONING COMMENTS	TPM

PROJECT	RIBER20000
DATE	2020-08-07
DRAWING SCALE	N/A
DRAWN BY	MP/TPM
APPROVED BY	AMD
<b>RP0001</b>	
SHEET	1 OF 6

RIBERA DEVELOPMENT, LLC.  
8684 VETERANS HIGHWAY, SUITE 203  
MILLERSVILLE, MD 21108

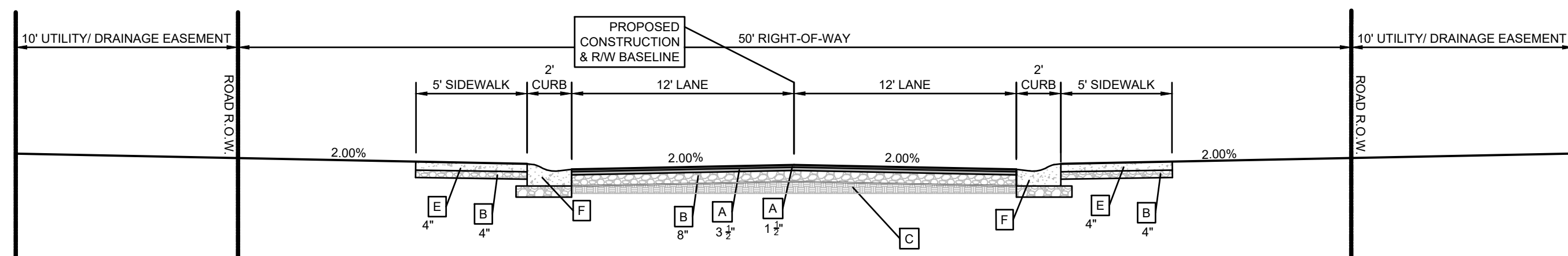


**KEY SHEET**  
SCALE: 1" = 100'



**TYPICAL SECTION - PRIVATE RESIDENTIAL STREET (SIDEWALK ON ONE SIDE)**  
NOT TO SCALE

- A** ITEM 401005 - SUPERPAVE TYPE C, PG 64-22
- B** ITEM 301001 - GRADED AGGREGATE BASE COURSE, TYPE B
- C** PROOF ROLLED AND COMPACTED SUBGRADE TO 95% OF ASTM D1557
- D** ITEM 908004 - TOPSOIL, 6" DEPTH OR ITEM 908010 - TOPSOILING, 6" DEPTH OR ITEM 908014 - PERMANENT GRASS SEEDING, DRY GROUND
- E** CONCRETE SIDEWALK
- F** INTEGRAL PCC CURB AND GUTTER - TYPE 2



**TYPICAL SECTION - PRIVATE RESIDENTIAL STREET (SIDEWALKS ON BOTH SIDES)**  
NOT TO SCALE

**GENERAL NOTES:**

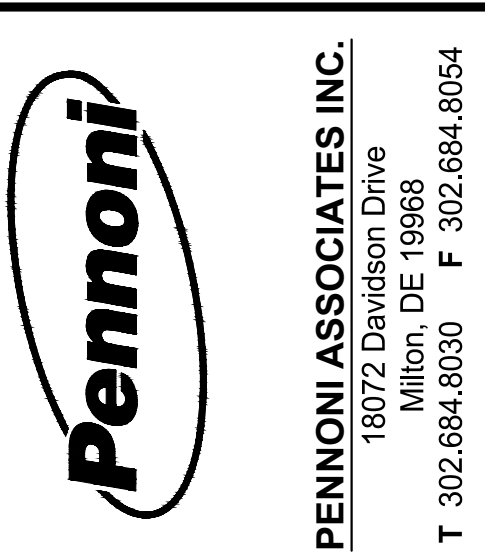
- ALL PROPOSED ROADS SHOWN ARE PRIVATE AND ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE. THE STATE AND COUNTY ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- STORMWATER SHALL BE HANDLED THROUGH THE DESIGN OF WET POND THAT WILL BE LOCATED ON SITE. THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES CONSTRUCTED WITHIN THIS SITE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNER ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 10005C0324K, REVISED MARCH 16, 2015, AREA DESIGNATED PARTLY AS FLOOD ZONE 'X', UNSHADED, & PARTLY AS ZONE 'AE' (EL. 5 FT AND EL. 7 FT).
- 5.26± AC. TIDAL AND 6.35± AC. NON-TIDAL WETLANDS EXIST ON THIS SITE. THE WETLANDS WILL BE RECERTIFIED DURING THE ENGINEERING STAGES OF THE PROJECT.
- ALL SUBDIVISION LOTS SHALL HAVE FIVE-FOOT-WIDE PUBLIC UTILITY EASEMENTS ALONG LOT LINES FOR A TOTAL EASEMENT WIDTH OF AT LEAST TEN (10) FEET ALONG A LOT LINE COMMON TO TWO LOTS. EASEMENTS ALONG PERIMETER BOUNDARIES OF THE SUBDIVISION SHALL BE TEN (10) FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY. NO BUILDING, STRUCTURE OR OTHER PERMANENT OBSTRUCTION SHALL BE PLACED ON ANY EASEMENT.
- THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, OR MODIFY ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
- ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOPSOILED (6" MINIMUM), FERTILIZED AND SEEDED.
- THE PROPOSED ENTRANCES/EXITS ARE PROPOSED ONLY, AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE DELAWARE DEPARTMENT OF TRANSPORTATION BEFORE A CONSTRUCTION PERMIT IS ISSUED.
- A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.
- MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
- ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS RESPONSIBILITY, AND SHALL FOLLOW THE GUIDELINES SHOWN IN LATEST EDITION OF DE MUTCD.
- DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DE MUTCD.
- NO BUILDING PERMIT SHALL BE ISSUED UNTIL EITHER ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED, OR PLACED FOR THE LOT FOR WHICH THE PERMIT WILL BE ISSUED IN A MANNER ACCEPTABLE BY THE COUNTY AND STATE, OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OR OTHER GUARANTEE WITH THE COUNTY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER REQUIRED IMPROVEMENT.
- ALL PROPOSED FOREST BUFFERS ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
- ALL UNITS TO HAVE ACCESS FROM INTERNAL SUBDIVISION STREETS AND THAT NO DIRECT ACCESS FROM SCR #279 WILL BE PERMITTED.
- ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
- ALL SINGLE FAMILY DWELLINGS TO BE WOOD FRAME CONSTRUCTION WITH A MAXIMUM BUILDING HEIGHT OF THREE STORIES, NOT TO EXCEED 42' AND WILL NOT BE SPRINKLERED.
- COMMON AREA: AN AREA OWNED AND USED IN COMMON BY RESIDENTS OF THE SUBDIVISION FOR RECREATION, LANDSCAPING AND STORM WATER MANAGEMENT.
- EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTORS EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA.
- NO EASEMENTS WERE VERIFIED PER THIS PLAN.
- THE PROPOSED SIGN IS NOT APPROVED AS PART OF THIS SITE PLAN. A SEPARATE SUSSEX COUNTY PERMIT IS REQUIRED.
- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL WORK MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPLICABLE.
- ALL OPEN SPACE AREAS ON SITE ARE INTENDED FOR LANDSCAPE, RECREATION AND STORMWATER MANAGEMENT PRACTICES AND ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL A HOMEOWNERS ASSOCIATION CAN ASSUME OWNERSHIP AND RESPONSIBILITY FOR THE OPEN SPACE.
- THIS PROJECT IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA PER CHAPTER 89 "SOURCE WATER PROTECTION" OF SUSSEX COUNTY CODE (89-6).
- THE STREET LIGHTS ARE SHOWN GRAPHICALLY. THE DEVELOPER WILL COORDINATE WITH THE ELECTRIC COMPANY TO INSTALL THE STREET LIGHTS. THE TYPICAL LIGHT APPLICATION USED IS THE COLONIAL LIGHT, 18" IN HEIGHT.

**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.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER. THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §151). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.
- ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
- 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 CLARENCE.
- 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.

**FIRE MARSHAL NOTES:**

- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- NO FIRE HYDRANTS ARE LOCATED WITHIN 100' OF THIS SITE BUT WILL BE PROVIDED WITHIN IN SUBDIVISION PER PROPOSED WATER DISTRIBUTION SYSTEM.
- ALL ACCESS TO BUILDINGS SHALL BE CLEARED A MINIMUM OF 18' WIDE.



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

**TERRAPIN ISLAND SUBDIVISION**  
TAX MAP: 234-18-00-31-00  
INDIAN RIVER HUNDRED  
SUSSEX COUNTY, DELAWARE - 19958

**KEY SHEET, NOTES AND DETAILS**

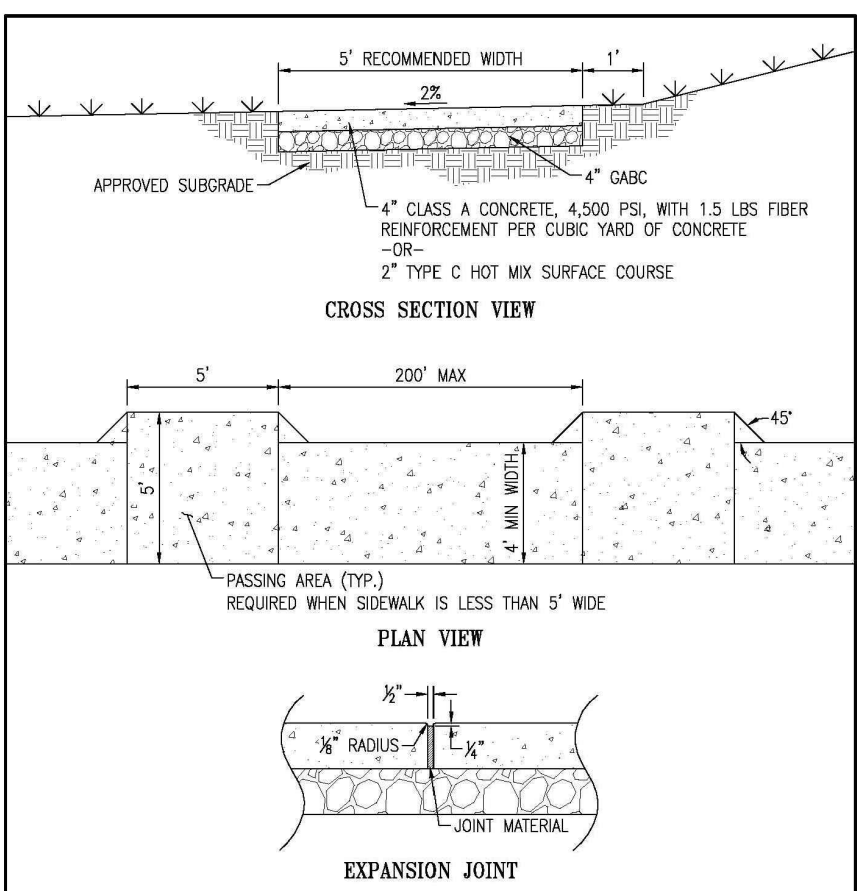
**RIBERA DEVELOPMENT, LLC.**  
8684 VETERANS HIGHWAY, SUITE 203  
MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY
1	2021-02-24	REVISED PER PLANNING & ZONING COMMENTS	TPM

PROJECT: **RIBER20000**  
DATE: 2020-08-07  
DRAWING SCALE: 1" = 100'  
DRAWN BY: MP/TPM  
APPROVED BY: AMD

**RP0002**  
SHEET 2 OF 6

PROJECT STATUS:   
 PLOTTED: 6/10/2021 1:30 PM BY: Jorian Shookland   
 PLOT STYLE: Pennoni VCS.dwg   
 U:\Automation\BIBER20000 - Hill Project - New Subdivision\BIBER20000\_SHEET 020000.dwg



**NOTES:**

- CONCRETE SIDEWALKS SHALL BE CONTINUOUS AND SHALL NOT BREAK OR STOP AT DRIVEWAY CROSSINGS.
- CONCRETE SIDEWALKS SHALL BE MARKED INTO RECTANGULAR SLABS 5' LONG BY SCORING WITH APPROVED EDGING TOOLS.
- EXPANSION JOINTS SHALL BE PLACED ACROSS CONCRETE SIDEWALKS NOT MORE THAN 20' APART. WHEN A 5' WIDE SIDEWALK IS NOT POSSIBLE DUE TO SITE CONSTRAINTS, A 4' WIDE SIDEWALK MAY BE USED WITH 5'-5" PASSING AREAS SPACED AT 200' OR CLOSER INTERVALS. REFER TO THE LATEST ADA AND ABA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.

Sussex County, Delaware  
Engineering Department  
Approved: *Michael J. Joffe*  
Concrete Sidewalk R-5.01

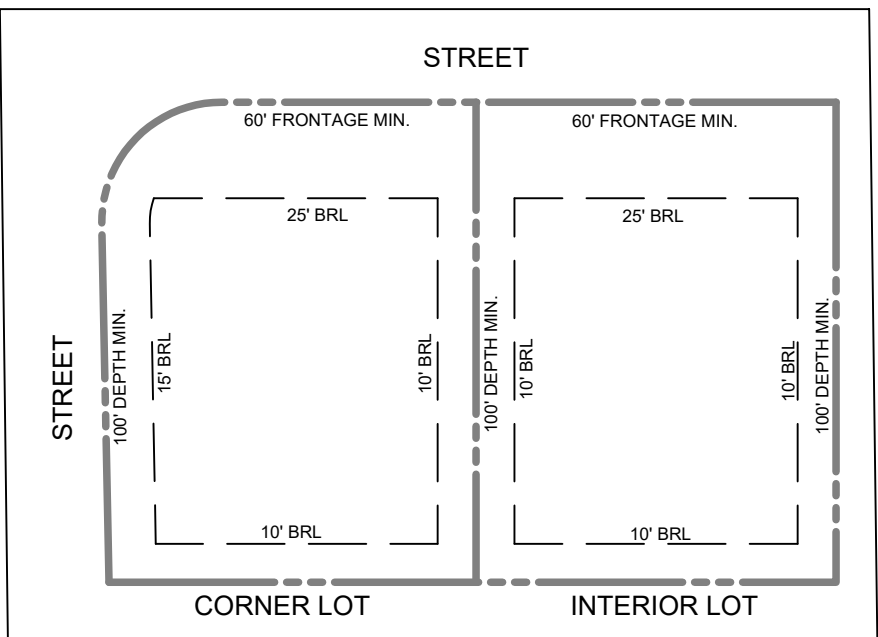
**SITE INFORMATION:**

**SITE ADDRESS:**  
TERRAPIN ISLAND SUBDIVISION  
TAX MAP: 234-18.00-31.00  
INDIAN RIVER HUNDRED  
SUSSEX COUNTY, DELAWARE - 19958

**DEVELOPER:**  
RIBERA DEVELOPMENT, LLC.  
8684 VETERANS HIGHWAY, SUITE 203  
MILLERSVILLE, MD 21108  
(443) 871-0486

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

**ENVIRONMENTAL CONSULTANTS:**  
ENVIRONMENTAL RESOURCES, INC.  
38173 DUPONT BOULEVARD  
PO BOX 169, SELBYVILLE, DE - 19975  
(302) 436-9637



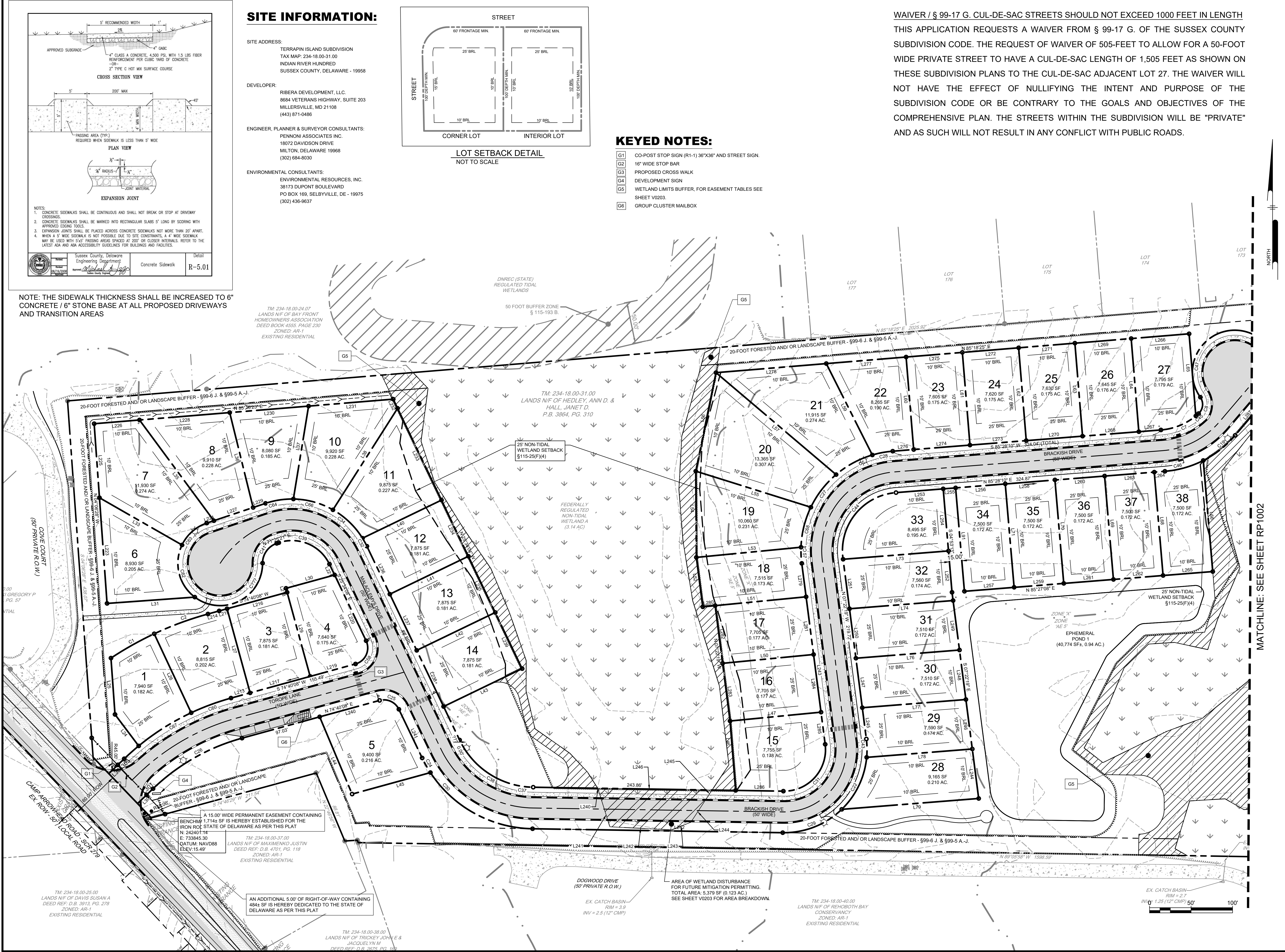
**LOT SETBACK DETAIL**  
NOT TO SCALE

**KEYED NOTES:**

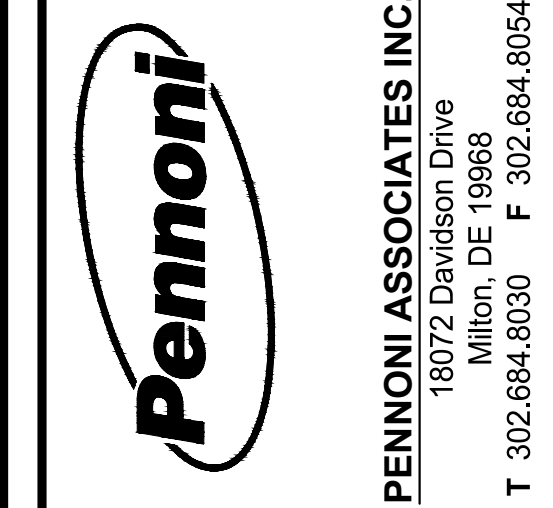
- G1 CO-POST STOP SIGN (R1-1) 36"X36" AND STREET SIGN.
- G2 16" WIDE STOP BAR
- G3 PROPOSED CROSS WALK
- G4 DEVELOPMENT SIGN
- G5 WETLAND LIMITS BUFFER, FOR EASEMENT TABLES SEE SHEET V0203.
- G6 GROUP CLUSTER MAILBOX

WAIVER / § 99-17 G. CUL-DE-SAC STREETS SHOULD NOT EXCEED 1000 FEET IN LENGTH THIS APPLICATION REQUESTS A WAIVER FROM § 99-17 G. OF THE SUSSEX COUNTY SUBDIVISION CODE. THE REQUEST OF WAIVER OF 505-FEET TO ALLOW FOR A 50-FOOT WIDE PRIVATE STREET TO HAVE A CUL-DE-SAC LENGTH OF 1,505 FEET AS SHOWN ON THESE SUBDIVISION PLANS TO THE CUL-DE-SAC ADJACENT LOT 27. THE WAIVER WILL NOT HAVE THE EFFECT OF NULLIFYING THE INTENT AND PURPOSE OF THE SUBDIVISION CODE OR BE CONTRARY TO THE GOALS AND OBJECTIVES OF THE COMPREHENSIVE PLAN. THE STREETS WITHIN THE SUBDIVISION WILL BE "PRIVATE" AND AS SUCH WILL NOT RESULT IN ANY CONFLICT WITH PUBLIC ROADS.

NOTE: THE SIDEWALK THICKNESS SHALL BE INCREASED TO 6" CONCRETE / 6" STONE BASE AT ALL PROPOSED DRIVEWAYS AND TRANSITION AREAS



MATCHLINE: SEE SHEET RP1002



**PENNONI ASSOCIATES INC.**  
18072 Davidson Drive  
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T 302.684.8030 F 302.684.8054

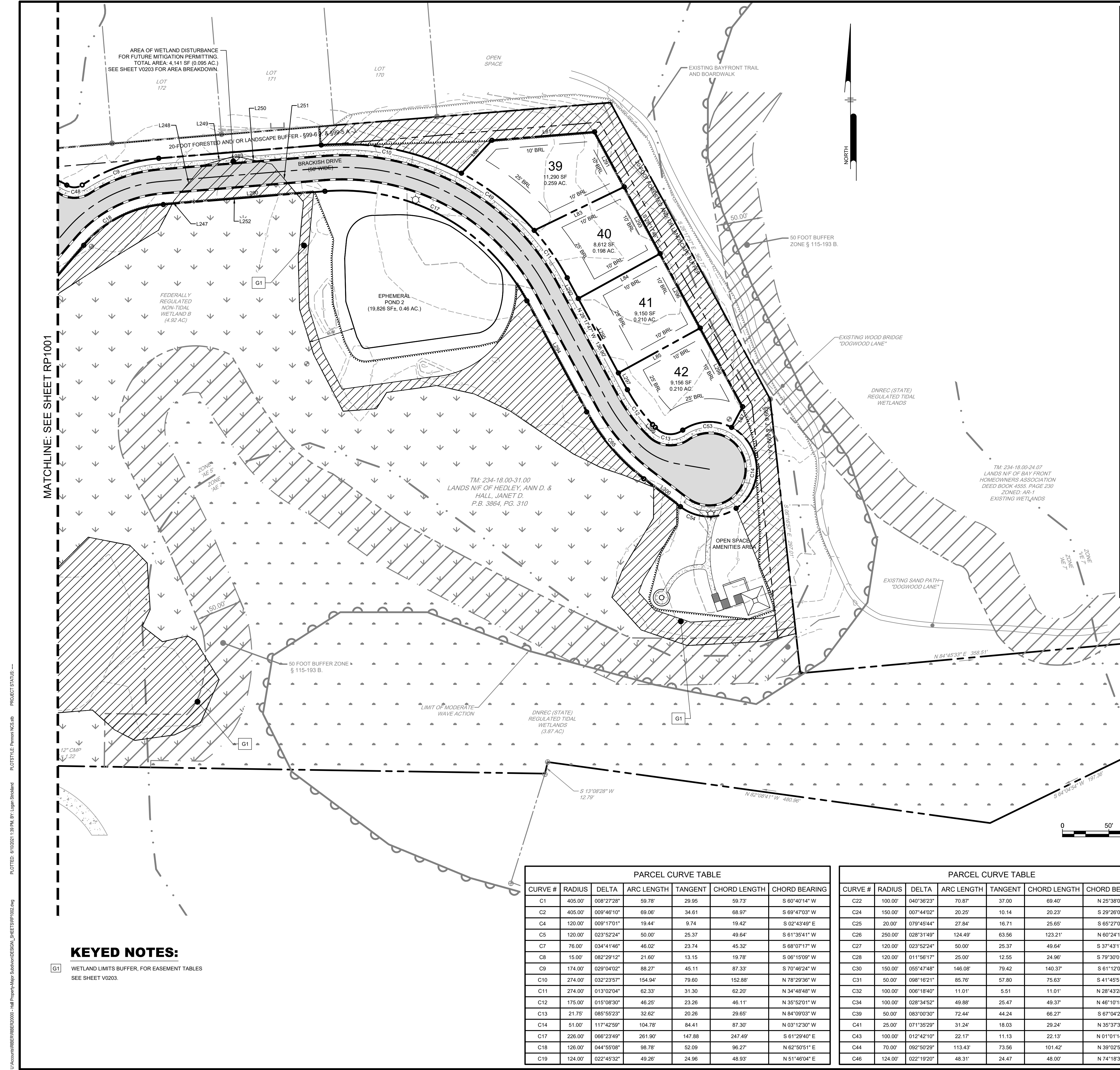
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

**TERRAPIN ISLAND SUBDIVISION**  
PRELIMINARY SUBDIVISION PLAN  
TAX MAP: 234-18.00-31.00  
INDIAN RIVER HUNDRED  
SUSSEX COUNTY, DELAWARE - 19958  
RIBERA DEVELOPMENT, LLC.  
8684 VETERANS HIGHWAY, SUITE 203  
MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY
1	2021-02-24	REVISED PER PLANNING & ZONING COMMENTS	TPM

PROJECT: RIBER20000  
DATE: 2020-08-07  
DRAWING SCALE: 1" = 50'  
DRAWN BY: MP/TPM  
APPROVED BY: AMD  
**RP1001**  
SHEET 3 OF 6

PROJECT STATUS: PLOTTED: 6/10/2021 1:38 PM BY: Justin Strickland PLOTTED BY: Pennoni Associates



MATCHLINE: SEE SHEET RP1001

PROJECT STATUS: PLOTTED: 01/02/21 1:30 PM BY: J. L. B. PROJECT STATUS: PLOTTED: 01/02/21 1:30 PM BY: J. L. B.

**KEYED NOTES:**  
 G1 WETLAND LIMITS BUFFER, FOR EASEMENT TABLES  
 SEE SHEET V0203.

LINE #	BEARING	DISTANCE
L24	S 36°56'28" E	47.40'
L25	S 04°06'28" E	68.05'
L26	N 25°06'02" W	105.00'
L27	N 15°19'52" W	105.00'
L29	S 15°19'52" E	110.00'
L30	N 74°40'08" E	60.72'
L31	N 85°53'32" E	105.95'
L33	N 60°13'34" W	114.55'
L35	N 36°26'18" W	150.76'
L36	N 13°52'10" W	117.74'
L37	N 09°16'49" E	113.36'
L38	N 32°30'08" E	144.91'
L40	S 64°14'53" W	105.61'
L41	S 64°14'53" W	105.00'
L42	S 64°14'53" W	105.00'
L43	S 64°14'53" W	104.99'
L44	S 22°46'55" E	100.85'
L45	N 74°40'08" E	97.80'
L46	S 04°36'28" E	83.85'
L47	N 84°27'31" E	110.06'
L50	N 84°27'31" E	110.06'
L51	N 84°27'31" E	125.06'
L52	N 07°22'19" W	60.03'
L53	N 84°27'31" E	126.64'
L54	N 00°22'52" W	103.84'
L55	N 72°36'34" W	145.26'
L56	N 11°36'47" E	121.08'
L57	N 49°40'26" W	189.69'
L59	N 26°44'05" W	123.22'
L60	N 04°41'35" W	111.76'
L61	N 04°41'35" W	111.95'
L62	N 04°41'33" W	112.14'
L63	N 04°41'32" W	112.34'
L64	N 04°41'35" W	112.53'
L65	N 04°41'35" W	99.21'
L66	S 04°53'13" E	134.20'
L68	S 04°53'13" E	124.91'
L69	S 04°53'13" E	125.00'
L70	S 04°53'13" E	125.00'
L71	S 04°53'13" E	125.00'
L73	S 85°28'18" W	127.32'
L74	S 85°28'10" W	125.15'
L76	S 85°28'10" W	125.15'
L77	S 85°28'10" W	125.15'
L78	S 85°28'10" W	127.80'
L79	S 85°28'10" W	165.45'
L80	N 42°45'04" E	48.28'
L81	N 85°18'25" E	110.99'
L83	S 64°10'15" W	107.69'
L84	S 61°14'31" W	100.52'


LINE #	BEARING	DISTANCE
L85	S 61°14'31" W	100.53'
L87	S 27°56'16" W	25.24'
L91	S 04°53'10" W	125.00'
L213	N 74°40'08" E	23.85'
L214	N 74°40'08" E	13.98'
L215	N 74°40'08" W	9.87'
L216	N 74°40'08" E	75.00'
L217	N 74°40'08" E	75.00'
L218	N 15°19'52" W	5.00'
L219	N 74°40'08" E	56.65'
L220	S 25°34'08" E	87.84'
L221	S 25°34'08" E	14.44'
L223	S 04°06'28" E	127.58'
L224	N 71°25'21" E	9.05'
L225	N 04°06'28" W	89.38'
L226	N 85°18'25" E	54.82'
L227	N 71°25'21" E	49.89'
L228	N 85°18'25" E	108.97'
L229	N 71°25'21" E	15.79'
L230	N 85°18'25" E	95.32'
L231	N 85°18'25" E	102.29'
L232	S 25°34'03" E	12.22'
L233	S 25°34'04" E	122.51'
L234	S 25°33'54" E	75.00'
L235	S 25°34'08" E	75.00'
L236	S 25°34'08" E	64.01'
L237	S 25°34'08" E	75.00'
L238	N 25°34'31" W	75.00'
L239	S 25°34'08" E	75.00'
L240	N 74°40'08" W	74.71'
L241	S 25°34'08" E	64.97'
L242	S 89°05'58" E	301.30'
L243	S 07°22'19" E	219.72'
L244	N 07°22'19" W	60.07'
L245	S 07°22'19" E	37.96'
L246	N 07°22'19" W	60.07'
L247	S 07°22'19" E	60.07'
L248	N 07°22'19" W	60.07'
L249	N 07°22'19" W	60.07'
L250	S 07°22'19" E	60.07'
L251	S 07°22'19" E	60.07'
L252	N 05°18'05" W	60.00'
L253	N 85°28'10" E	57.02'
L254	N 04°53'13" W	75.01'
L255	N 85°28'10" E	15.00'
L256	S 85°22'49" W	60.00'
L257	N 85°23'00" E	60.00'
L258	S 85°28'10" W	60.00'
L259	N 85°28'10" E	60.00'
L260	S 85°28'10" W	60.00'

LINE #	BEARING	DISTANCE
L261	N 85°25'04" E	60.00'
L262	N 85°26'06" E	60.00'
L263	S 85°33'30" W	60.00'
L264	S 85°28'10" W	12.85'
L265	N 85°27'08" E	60.00'
L266	N 85°18'25" E	70.00'
L267	N 85°28'10" E	26.70'
L268	N 85°28'10" E	68.00'
L269	N 85°18'25" E	68.00'
L270	N 85°28'10" E	68.00'
L271	N 85°18'25" E	68.00'
L272	N 85°18'25" E	68.00'
L273	N 85°28'10" E	68.00'
L274	N 85°28'10" E	68.00'
L275	N 85°18'25" E	68.00'
L276	N 85°28'10" E	25.34'
L277	N 85°18'25" E	96.41'
L278	N 85°18'25" E	133.29'
L279	N 07°22'19" W	40.62'
L280	S 84°27'31" W	15.01'
L281	N 07°22'19" W	70.04'
L282	N 07°22'19" W	70.04'
L283	N 07°22'19" W	70.04'
L284	N 07°22'19" W	70.04'
L285	N 07°22'19" W	39.02'
L286	N 89°05'58" W	57.45'
L287	N 40°23'17" E	70.29'
L288	S 85°18'25" W	176.83'
L290	N 85°18'25" E	174.70'
L291	S 28°17'36" E	67.29'
L292	N 28°17'46" W	25.32'
L293	N 28°17'36" W	81.67'
L294	S 28°17'46" E	135.81'
L295	N 28°17'48" W	91.03'
L296	N 28°18'02" W	91.03'
L297	S 28°17'47" E	20.55'
L298	N 28°17'46" W	96.21'
L299	N 44°08'10" W	4.33'
L300	S 52°43'59" E	49.92'
L301	N 46°08'20" E	25.84'
L302	N 46°08'20" E	25.84'
L303	S 46°08'20" W	25.84'
L304	S 46°08'20" W	25.84'

CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	405.00'	008°27'28"	59.78'	29.95'	59.73'	S 60°40'14" W
C2	405.00'	009°46'10"	69.06'	34.61'	68.97'	S 69°47'03" W
C4	120.00'	009°17'01"	19.44'	9.74'	19.42'	S 02°43'49" E
C5	120.00'	023°52'24"	50.00'	25.37'	49.64'	S 61°35'41" W
C7	76.00'	034°41'46"	46.02'	23.74'	45.32'	S 68°07'17" W
C8	15.00'	082°29'12"	21.60'	13.15'	19.78'	S 06°15'09" W
C9	174.00'	029°04'02"	88.27'	45.11'	87.33'	S 70°46'24" W
C10	274.00'	032°23'57"	154.94'	79.60'	152.88'	N 78°29'36" W
C11	274.00'	013°02'04"	62.33'	31.30'	62.20'	N 34°48'48" W
C12	175.00'	015°08'30"	46.25'	23.26'	46.11'	N 35°52'01" W
C13	217.5'	085°55'23"	32.62'	20.26'	29.65'	N 84°09'03" W
C14	51.00'	117°42'59"	104.78'	84.41'	87.30'	N 03°12'30" W
C17	226.00'	066°23'49"	261.90'	147.88'	247.49'	S 61°29'40" E
C18	126.00'	044°55'08"	98.78'	52.09'	96.27'	N 62°50'51" E
C19	124.00'	022°45'32"	49.26'	24.96'	48.93'	N 51°46'04" E

CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C22	100.00'	040°36'23"	70.87'	37.00'	69.40'	N 25°38'02" E
C24	150.00'	007°44'02"	20.25'	10.14'	20.23'	S 29°26'09" E
C25	20.00'	079°45'44"	27.84'	16.71'	25.65'	S 65°27'00" E
C26	250.00'	028°31'49"	124.49'	63.56'	123.21'	N 60°24'19" E
C27	120.00'	023°52'24"	50.00'	25.37'	49.64'	S 37°43'17" W
C28	120.00'	011°56'17"	25.00'	12.55'	24.96'	S 79°30'01" W
C30	150.00'	055°47'48"	146.08'	79.42'	140.37'	S 61°12'04" E
C31	50.00'	098°16'21"	85.76'	57.80'	75.63'	S 41°45'51" W
C32	100.00'	006°18'40"	11.01'	5.51'	11.01'	N 28°43'28" W
C34	100.00'	028°34'52"	49.88'	25.47'	49.37'	N 46°10'15" W
C39	50.00'	083°00'30"	72.44'	44.24'	66.27'	S 67°04'23" E
C41	25.00'	071°35'29"	31.24'	18.03'	29.24'	N 35°37'37" E
C43	100.00'	012°42'10"	22.17'	11.13'	22.13'	N 01°01'14" W
C44	70.00'	092°50'29"	113.43'	73.56'	101.42'	N 39°02'55" E
C46	124.00'	022°19'20"	48.31'	24.47'	48.00'	N 74°18'30" E

CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C47	51.00'	198°41'16"	141.25'	271.05'	100.24'	S 43°41'56" W
C49	274.00'	020°57'47"	100.25'	50.69'	99.69'	N 51°48'44" W
C53	51.00'	062°15'26"	55.42'	30.80'	52.73'	S 86°48'14" W
C54	51.00'	071°36'40"	63.75'	36.79'	59.68'	S 88°32'22" E
C57	120.00'	009°17'01"	19.44'	9.74'	19.42'	S 02°43'49" E
C58	20.00'	100°14'16"	34.99'	23.94'	30.70'	S 24°33'00" W
C60	300.00'	009°46'10"	51.15'	25.64'	51.09'	S 69°47'03" W
C62	51.00'	078°38'29"	70.00'	41.77'	64.63'	S 13°46'17" E
C63	51.00'	045°52'23"	40.83'	21.58'	39.75'	S 48°29'09" W
C64	100.00'	019°32'02"	34.09'	17.21'	33.93'	S 81°11'23" W
C65	224.00'	024°26'13"	95.54'	48.51'	94.81'	S 40°30'53" E
C66	100.00'	028°34'56"	49.89'	25.47'	49.37'	N 74°45'09" W
C67	300.00'	014°19'26"	75.00'	37.70'	74.80'	S 57°44'15" W



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

---

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

TERRAPIN ISLAND SUBDIVISION

INDIAN RIVER HUNDRED  
 SUSSEX COUNTY, DELAWARE - 19958

TERRAPIN ISLAND SUBDIVISION PLAN

RIBERA DEVELOPMENT, LLC.  
 8684 VETERANS HIGHWAY, SUITE 203  
 MILLERSVILLE, MD 21108

---

NO.	DATE	REVISIONS	BY
1	2021-02-24	REVISED PER PLANNING & ZONING COMMENTS	TPM

---

PROJECT: **RIBER20000**

DATE: 2020-08-07

DRAWING SCALE: 1"=50'

DRAWN BY: MP/TPM

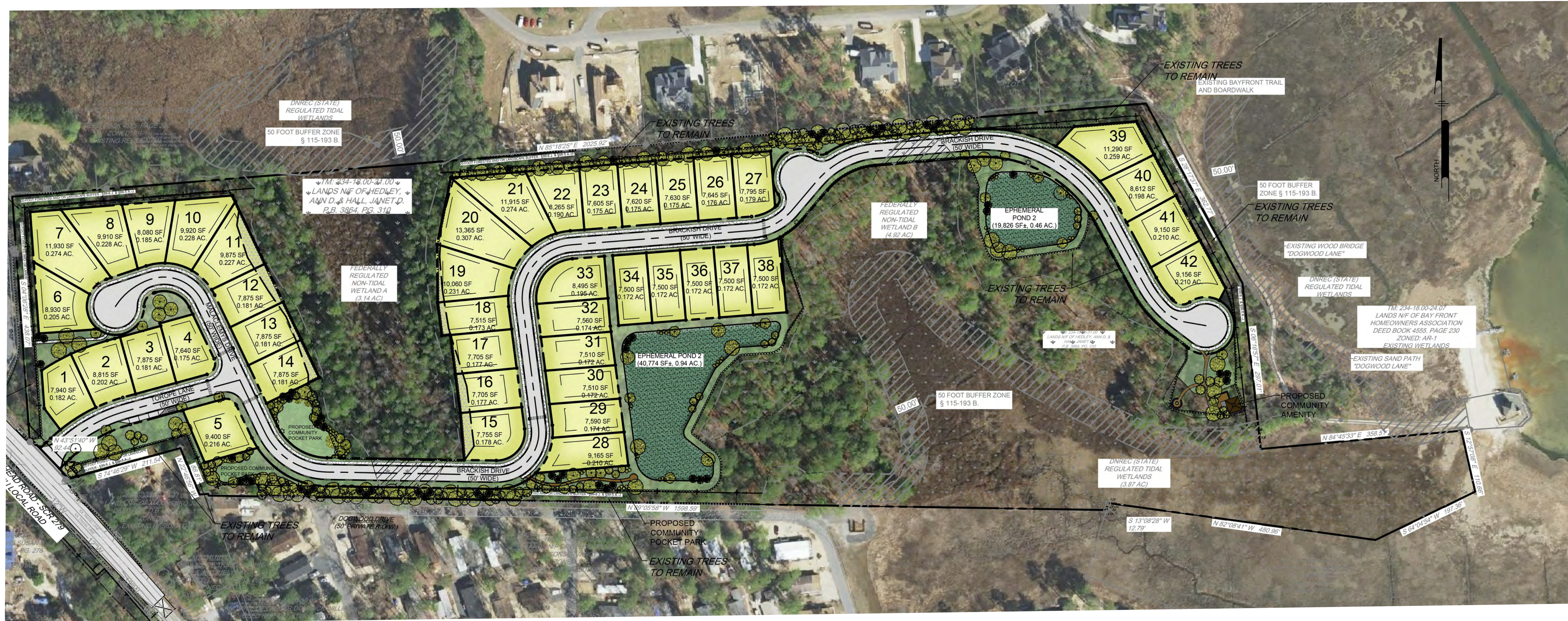
APPROVED BY: AMD

RP1002

SHEET 4 OF 6

# ILLUSTRATIVE RENDERING

## TERRAPIN ISLAND



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



March 1, 2021

ERI Project No. 0816#0974

Mr. Jamie Whitehouse, Director  
Mr. Nick Torrance, Planner I  
Sussex County Department of Planning  
2 The Circle  
Georgetown, Delaware 19947

RE: Response to Comment No. 3 (Wetland Buffers)  
Staff Review Letter, December 9, 2020 for Preliminary Subdivision Plan for  
Salt Cedars (2020-13) for the creation of a Cluster Subdivision to consist of  
42 single family lots located on the east side of Camp Arrowhead Road  
(S.C.R. 279)  
Tax Map Parcel: 234-18.00-31.00

Gentlemen,

Environmental Resources, Inc. (ERI) is writing you on behalf of Ribera Development, LLC and their project engineer, Mr. Mark Davidson of Pennoni Associates, Inc. regarding Comment No. 3 as laid out in the above referenced Preliminary Subdivision Plan Comment Letter dated December 9, 2020.

Comment No. 3 states, "*Per 115-25 (F) (4), a permanent 25 foot setback from all nontidal wetlands is required which prohibits paving within these areas. It appears that this will occur on multiple occasions. Please show the permanent 25 foot setback and remove all paved areas within this setback*".

ERI has been involved with the delineation of state and federal wetlands for this project as well as the site planning process. Involvement with the site planning process was needed as the subject property cannot be developed without some impact to federally regulated nontidal forested wetlands.

Based on the current Preliminary Subdivision Plan under review, the comment about encroachment into wetland buffers appears to focus on two unavoidable road crossings through federally regulated (Corps of Engineers, ACOE) wetlands. These two road crossing sites are needed to link developable upland areas within the property. As such, they are a key element with respect to the proposed development plan.

ERI has evaluated various alternatives to minimize these wetland impacts. I believe the current design and layout accomplishes that goal. State regulated wetlands and their buffers are completely avoided. Both road crossing sites are located where the least linear footage of federally regulated wetlands are crossed. The easterly most crossing location is already impacted by an unpaved unimproved access road leading to the waterfront portion of the site. The possibility of bridging was considered impractical as the structure would be too low to the existing ground, effectively having the same effect of a fill. Utilization of bridge structures also has long term consequences with respect to longevity, safety, and cost. Given the minimal extent of wetlands impacts (only 0.218 acre) bridging is not a practical option.

ERI has held a pre-application conference with Corps of Engineers staff about this project and the two proposed crossings. The Corps determined that the project does qualify for authorization under Nationwide Permit No. 14 (Linear Transportation Projects). Understanding the minimal extent of impacts to fringe locations of wetlands being impacted, compensatory mitigation for the project will be accomplished through placement of a permanent protective deed restriction over all remaining federally regulated wetlands and all state regulated wetlands. This deed restriction will also encompass all surrounding upland open space areas where appropriate. This measure in effect adds additional natural buffers to existing wetlands. Buffer area lost as a result of the two road crossings will be added in other areas.

Currently, ERI is finalizing the project's application to the Corps of Engineers for Nationwide Permit authorization. Based upon an anticipated submission date on or before April 1, 2021. Processing is expected to be within 2 to 4 months or sometime between June and August of this year. If needed, it would be appropriate to condition and Preliminary Site Plan approval to withhold construction until a Corps of Engineer Permit is provided to the Department of Planning.

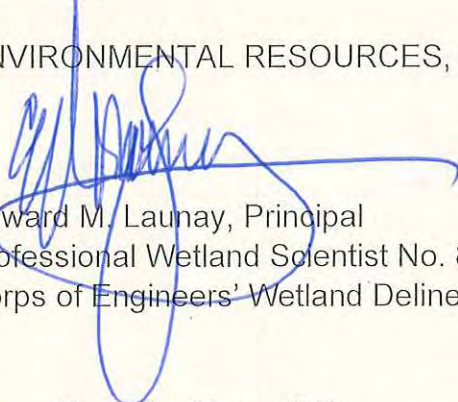
Based upon my long term experience with land development projects and buffer requirements in Sussex County, where infrastructure development and water dependent/related development impacts wetlands for which a Corps of Engineers or Department of Natural Resources and Environmental Control (DNREC) permit is issued, buffers have not applied. This has been the case on any number of projects throughout the County. In support, I would also offer the draft of the recent proposed buffer ordinance for subdivisions developed by County staff and the Wetland Buffer Working Group. It was clear that a buffer would not be applied to a subdivision road through wetlands accessing uplands authorized by the Corps of Engineers or DNREC. In this case no DNREC permit is needed as no impacts are proposed to state regulated wetlands or their buffers.

Respectfully, I do not believe a buffer requirement should be applied to these two road crossings if authorized by the Corps. To do so would be without precedent based on past practice. Based upon my pre-application discussion with the Corps I have to believe that the two wetland road crossing impacts will be approved. As stated earlier, submission of the permit to the Planning Department as a Condition of Approval would be appropriate and acceptable.

I would request that the Planning Department modify Comment No. 3 accordingly. If you have any questions, I am available at your convenience.

Sincerely,

ENVIRONMENTAL RESOURCES, INC.



Edward M. Launay, Principal  
Professional Wetland Scientist No. 875, Society of Wetland Scientists  
Corps of Engineers' Wetland Delineator Certification No. WDCP93MD0510036B

Cc: Mark Davidson, P.E.  
Ribera Development, LLC.

# TERRAPIN ISLAND

CASE NO. S2020-13

MAJOR SUBDIVISION

**OWNER/DEVELOPER:**

**RIBER DEVELOPMENT, LLC**  
8684 VETERAN'S HIGHWAY, SUITE 203  
MILLERSVILLE, MD 21108  
JOHN STAMATO

JANET D HALL  
ROBERT W HALL TRUSTEES  
24587 SHADY LANE ANX  
MILLSBORO, DE 19966

**LEGAL:**

**FUQUA, WILLIARD, STEVENS & SCHAB, P.A.**  
20245 Bay Vista Road, Unit 203  
Rehoboth Beach, DE 19971  
JAMES A . FUQUA, JR., ESQUIRE

**PLANNER/ENGINEER/SURVEYOR:**

**PENNONI**  
18072 DAVIDSON DRIVE  
MILTON, DE 19968  
MARK H. DAVIDSON, PRINCIPAL LAND PLANNER  
ALAN DECKTOR, PE., ENV SP  
ERIC WAHL, RLA  
JOHN W. HAUPT, PLS

**ENVIRONMENTAL:**

**PENNONI**  
MARC CHARTIER, PG, LSRP  
ACCENT ENVIRONMENTAL  
WILLIAM J. GANGLOFF, PhD. PROF. SOIL  
SCIENTIST  
ENVIRONMENTAL RESOURCES, INC.  
MR. ED LAUNAY, PRINCIPAL



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# Mark H. Davidson / Vice President

## Principal Land Planner/Office Director

### EDUCATION

University of Delaware; Civil Engineering, (1986-1990)

Land Surveying, Delaware Technical & Community College (1984-1986) and Wastewater Microbiology Diploma (1997)

Land Planning, Institute for Public Administration (2006)

### CERTIFICATIONS

DNREC Class A Percolation Tester & Class B Septic Designer, (DE #2418)

Sediment & Stormwater Management, Responsible Personnel, DE (#8760) and MD (#4914)

DNREC Certified Construction Reviewer: DE (#1270)

Delaware Notary

### TRAININGS

Hydrology, Delaware TR-20 (1993)

Reducing Flood Hazard in Coastal Development (1996)

Law for Managers/Supervisors (1999)

State and Federal Laws (2000)

Advanced Real Estate Law in Delaware (2002)

Land Conservation and Historic Preservation (2003)

Land Surveying Business Diploma (1998)

Project Manager Training I, Pennoni (2015)

### PROFESSIONAL AFFILIATIONS

National Onsite Wastewater Recycling Association

Delaware Onsite Wastewater Recycling Association

American Planning Association

American Institute of Certified Planners

### HONORS/AWARDS

Association of Professionals Philanthropy, Brandywine Chapter Fundraising Nominee (2014)

Notable Networker Award, BNI (2013)

### EXPERIENCE SUMMARY

Mark H. Davidson serves as Vice President of Pennoni and Office Director for our Southern Delaware, Milton Office. Mark also serves as the Principal Land Planner for Pennoni. He has over 35-years of past experience in Surveying, Engineering, Consulting, Construction and Land Planning. For 12-years he owned a professional engineering, surveying, land planning, environmental and consulting firm that provided professional consulting and design in land planning for residential, industrial, institutional, municipal and commercial applications to a wide range of clients in Delaware and Maryland. Mr. Davidson's project experience includes land development planning, surveying, engineering, environmental design and permitting; construction and project consulting, management and inspection; water resource consulting, management and inspection and municipal consulting, planning and inspection for residential, industrial, institutional, municipal and commercial applications.

Mark is a past director of the Delaware Onsite Wastewater Recycling Association as well as a member of the American Planning Association, American Institute of Certified Planners and has served in the past as a committee member of Delaware Low Impact Development Roundtable Committee, Delaware Pollution Control Strategy Committee, Delaware Sediment & Stormwater Regulatory Advisory Committee, and the Delaware Technical & Community College A/E Curriculum Committee. Past Board Member for the On Site Septic Advisory Board for the State of Delaware. He was also nominated for the Brandywine Chapter Association of Fundraising Professionals Philanthropy Award and has won the BNI Notable Networker Award.

Along with all the experience and education stated and with many years of combined experience in Surveying, Engineering, Consulting and Land Planning, he has been responsible for providing consulting, layout and design in surveying, engineering and land planning for residential, industrial, institutional, municipal and commercial applications to a wide range of clients in Delaware, Maryland, Virginia and West Virginia. He has project managed, studied, planned, surveyed, designed and engineered sustainable, master-planned communities, commercial and urban redevelopment projects, and the public infrastructure that supports them.

Mark has provided nationwide land planning consulting services to a variety of clientele to help coordinate project startups as well as final construction consulting services when it came to commercial, residential, industrial, municipal, educational and community land planning. Provided additional consulting in civil/site engineering, stormwater management, erosion and sediment control, wastewater collection and disposal, transportation, and environmental. Market areas practiced; Delaware, Maryland, West Virginia, Virginia, North Carolina, South Carolina, North Dakota, Puerto Rico, Canada and Panama.

Additional Project experience includes cutting edge design and technology as well as value engineering and construction to help clients through the ever-changing market including but not limited to solar voltaic and wind generation projects.



# ILLUSTRATIVE RENDERING

## TERRAPIN ISLAND



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



**TAB 1**

**APPLICATION**

**Sussex County Major Subdivision Application**  
**Sussex County, Delaware**

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

**Type of Application: (please check applicable)**

Standard:  
Cluster:  
ESDDOZ:

**Location of Subdivision:**

1,366 ft +/- Southeast of nearest intersecting roads Woods Drive and Rachel Avenue, Camp Arrowhead Road, Lewes DE 19958

**Proposed Name of Subdivision:**

**Tax Map #:**

**Total Acreage:**

**Zoning:**                      **Density:** 1.56 +/- UNITS AC    **Minimum Lot Size:** 7,500 S.F.    **Number of Lots:**

**Open Space Acres:**

**Water Provider:**

**Sewer Provider:**

**Applicant Information**

Applicant Name:  
Applicant Address:  
City:    State:    Zip Code:  
Phone #:    E-mail:

**Owner Information**

Owner Name:  
Owner Address:  
City:    State:    Zip Code:  
Phone #:    E-mail:

**Agent/Attorney/Engineer Information**

Agent/Attorney/Engineer Name:  
Agent/Attorney/Engineer Address:  
City:    State:    Zip Code:  
Phone #:    E-mail:



# Check List for Sussex County Major Subdivision Applications

The following shall be submitted with the application

- ✓ **Completed Application**
- ✓ **Provide fifteen (15) copies of the Site Plan or Survey of the property and a PDF (via e-mail)**
  - Plan shall show the existing conditions, setbacks, roads, floodplain, wetlands, topography, proposed lots, landscape plan, etc. **Per Subdivision Code 99-22, 99-23 & 99-24**
  - Provide compliance with Section 99-9.
  - Deed or Legal description, copy of proposed deed restrictions, soil feasibility study
- ✓ **Provide Fee \$500.00**
- ✓ **Optional - Additional information for the Commission to consider** (ex. photos, exhibit books, etc.) If provided submit seven (7) copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- ✓ **Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.**
- **PLUS Response Letter** (if required)
- **51% of property owners consent if applicable**

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

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

Signature of Applicant/Agent/Attorney



Date: 8/25/2020

Signature of Owner



Date: 8-25-20

*For office use only:*

Date Submitted: \_\_\_\_\_ Fee: \$500.00 Check #: \_\_\_\_\_  
 Staff accepting application: \_\_\_\_\_ Application & Case #: \_\_\_\_\_  
 Location of property: \_\_\_\_\_  
 Date of PC Hearing: \_\_\_\_\_ Recommendation of PC Commission: \_\_\_\_\_

## PARTICULAR DESCRIPTION

### LANDS NOW OR FORMERLY OF ROBERT W. HALL REVOCABLE TRUST AND JANET D. HALL REVOCABLE TRUST

#### TAX MAP 234-18.00-31.00

**All that certain piece**, parcel and tract lying in the Indian River Hundred, Sussex County, Delaware and being more particularly described as follows:

**BEGINNING** at an iron pipe found, said iron pipe lying on the easterly right-of-way of Camp Arrowhead Road and being a corner for this Parcel and the easterly right-of-way of Cove Court (50' PRIVATE ROW); thence by and with this Parcel and the easterly right-of-way of Cove Court, **North 04 degrees, 06 minutes, 28 seconds West, 438.07 feet** to an iron pipe found, said iron pipe being a corner for this Parcel and Lands now or formerly of Bay Front Homeowners Association; thence by and with this Parcel and Lands now or formerly of Bay Front Homeowners Association, **North 85 degrees, 18 minutes, 25 seconds East, 2,025.92 feet** to a wood post found, said wood post being a corner for this Parcel and a corner for Open Space Lot in Bay Front Subdivision, Phase 2 and also being a corner for Lands now or formerly of Bay Front Homeowners Association; thence by and with this Parcel and Lands now or formerly of Bay Front Homeowners Association the follow (3) courses and distances:

- 1) **South 28 degrees, 17 minutes, 37 seconds East, 362.77 feet to an iron pipe found,**
- 2) **South 06 degrees, 16 minutes, 57 seconds East, 297.01 feet to an iron pipe found,**
- 3) **North 84 degrees, 45 minutes, 33 seconds East, 358.51 feet to an iron pipe found,**

said iron pipe being a corner for this Parcel and Lands now or formerly of the University of Delaware; thence by and with this Parcel and Lands now or formerly of the University of Delaware the follow (4) courses and distances:

- 1) **South 12 degrees, 57 minutes, 08 seconds East, 110.66 feet to a wood post found,**
- 2) **South 64 degrees, 04 minutes, 54 seconds West, 197.36 feet to a point,**
- 3) **North 82 degrees, 08 minutes, 41 seconds West, 480.96 feet to a wood post,**
- 4) **South 13 degrees, 08 minutes, 28 seconds West, 12.79 feet to a wood post,**

Said wood post being a corner for this Parcel and Lands now or formerly of Rehoboth Bay Conservancy; thence by and with this Parcel and Lands now or formerly of Rehoboth Bay Conservancy, **North 89 degrees, 05 minutes, 58 seconds West, 1,598.59 feet** to an iron pipe found, said iron pipe being a corner for this Parcel; thence by and with this Parcel the follow (2) courses and distances:

- 1) **North 21 degrees, 21 minutes, 11 seconds West, 3.12 feet to an iron pipe found,**
- 2) **South 86 degrees, 22 minutes, 39 seconds West, 15.09 feet to an iron pipe found,**

Said iron pipe being a corner for this Parcel and Lands now or formerly of Justin Maximenko; thence by and with this Parcel and Lands now or formerly of Justin Maximenko the following (2) courses and distances:

- 1) **North 22 degrees, 46 minutes, 56 seconds West, 88.81 feet to an iron pipe found,**
- 2) **South 74 degrees, 46 minutes, 29 seconds West, 211.54 feet to an iron pipe found,**

said iron pipe being a corner for this Parcel and Lands now or formerly of Justin Maximenko and lying on the easterly right-of-way of Camp Arrowhead Road; thence by and with this Parcel and the easterly right-of-way of Camp Arrowhead Road, **North 43 degrees, 51 minutes, 40 seconds West, 92.44 feet** to an iron pipe found, said iron pipe being the **Point of Beginning** for this description.

**This Parcel contains** 1,399,602 square feet (32.13 acres), more or less.

4698

BK: 3864 PG: 310

Tax Map Parcel No.: 2-34 18.00 31.00

Prepared by and return to:  
George B. Smith, Esquire  
Smith Feinberg McCartney & Berl, LLP  
406 South Bedford Street, P.O. Box 588  
Georgetown, Delaware 19947-0588

NO TITLE SEARCH, LIEN SEARCH OR SURVEY REQUESTED OR PERFORMED

THIS DEED, made this 7<sup>th</sup> day of February, in the year of our LORD two thousand ten (2011),

BETWEEN, JANET D. HALL, of 37854 Fenwick Circle, Selbyville, DE 19975, party of the first part,

- AND -

ROBERT W. HALL, TRUSTEE OF THE ROBERT W. HALL REVOCABLE TRUST DATED NOVEMBER 23, 2010, as to a one-fourth (1/4) tenant-in-common interest and JANET D. HALL, TRUSTEE OF THE JANET D. HALL REVOCABLE TRUST DATED NOVEMBER 23, 2010, as to a one-fourth (1/4) tenant-in-common interest, of 37854 Fenwick Circle, Selbyville, DE 19975, parties of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States of America and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said parties of the second part, their successors and assigns, all of her one-half (1/2) tenant in common interest, in and to:

ALL that certain tract, piece and parcel land, lying and being in Indian River Hundred, Sussex County and State of Delaware, adjoining lands of Sussex Poultry Company, Inc., lands late of Everett Warrington, land now or formerly of James W. Travis & Son., and lands late of Eugene Bookhammer, and more particularly described as follows, to-wit:

BEGINNING at a Cedar post on the Westerly side of County Route #279 and at a corner for lands late of Eugene Bookhammer and a corner for lands of Sussex Poultry Company, Inc., the following five (5) courses: (1) North 10 degrees 36 minutes West, 548.45 feet to an iron pipe; (2) North 87 degrees 48 minutes 20 seconds East, 2,026.25 feet to a cedar post; (3) South 25 degrees 46 minutes 52 seconds East, 362.86 feet to a cedar post; (4) South 3 degrees 42 minutes 42 seconds East, 296.75 feet to an iron pipe; and (5) North 87 degrees 19 minutes 40 seconds East, 358.88 feet to an iron pipe at a corner for lands late of Everett Warrington, thence, proceeding with lands late of Everett Warrington the following four (4) courses: (1) South 10 degrees 40 minutes 20 seconds East, 120.55 feet to a cedar post; (2) South 66 degrees 49 minutes 40 seconds West, 198.00 feet to a cedar post; (3) North 79 degrees 40 minutes 30 seconds West, 480.15 feet to cedar post; and (4) South 19 degrees 23 minutes 40 seconds West, 12.68 feet to a cedar post at a corner for lands now or formerly

of James W. Travis & Son, Inc., North 86 degrees 36 West, 1,598.59 feet to an iron pipe in line of lands late of Eugene Bookhammer; thence, proceeding along said lands lat of Eugene Bookhammer, the following two (2) courses: (1) North 16 degrees 31 minutes 46 seconds West, 3.01 feet to an iron; and (2) North 84 degrees West, 310.20 feet to a cedar post at the place of beginning, contain 32.53435 acres of land, more or less.

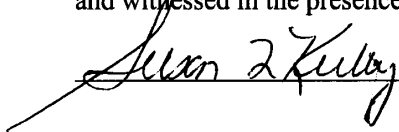
**EXCEPTING THEREOUT AND THEREFROM** any and all out conveyances of record with the Recorder of Deeds Office in and for Sussex County, Delaware.

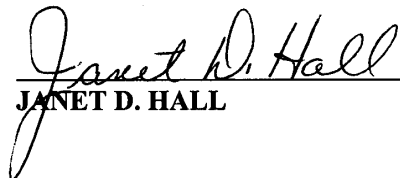
**SUBJECT** to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware.

**BEING** the same lands and premises granted and conveyed unto Anna Mae Dodd Davidson and Almeta Davidson Dorman, by deed of Anna Mae Davidson Wilson and Harry T. Wilson, wife and husband, dated December 7, 1972, of record in the Office of the Sussex County Recorder of Deeds, Georgetown, Delaware in Deed Book 693, at Page 530. The said Anna Mae Davidson departed this life on May 6, 1977. She devised her one-half (1/2) tenant-in-common interest to her daughter, Almeta Davidson Dorman by her Last Will and Testament, of record in Will Book 85, Page 24, with the Sussex County Register of Wills Office. The said Almeta M. Dorman departed this life on September 13, 1998. She devised her entire interest to her daughters, Ann Headley and Janet D. Hall, equally as tenants-in-common, by her Last Will and Testament, of record in Will Book 328, at Page 259, with the Sussex County Register of Wills Office, in and for Sussex County, Delaware.

**IN WITNESS WHEREOF**, the said party of the first part has hereunto set her hand and seal the day and year aforesaid.

**SIGNED, SEALED, DELIVERED,**  
and witnessed in the presence of:

  
\_\_\_\_\_

  
\_\_\_\_\_ (SEAL)  
JANET D. HALL





**SITE DATA TABLE:**

1. TAX MAP NUMBER:	234-18.00-31.00
2. OWNERS:	JANET D. HALL & ANN D. HEDLEY
3. DEVELOPER:	RIBERA DEVELOPMENT, LLC 8684 VETERANS HIGHWAY, SUITE 203 MILLERSVILLE, MD 21108
4. HUNDRED/COUNTY:	INDIAN RIVER HUNDRED / SUSSEX COUNTY
5. CURRENT ZONING:	AR-1 (AGRICULTURAL RESIDENTIAL DISTRICT)
6. PRESENT USE:	FORESTED
7. PROPOSED USE (115-20):	DETACHED SINGLE FAMILY DWELLINGS ON INDIVIDUAL LOTS
8. REQUIRED SETBACKS (B.R.L.):	AR-1 CLUSTER DEVELOPMENT (115-25 B-2) DEPTH OF FRONT YARD (FEET) 25' DEPTH OF CORNER SIDE YARD 15' WIDTH OF SIDE YARD (FEET) 10' DEPTH OF REAR YARD (FEET) 10'
9. REQUIRED LOT AREAS:	AR-1 CLUSTER DEVELOPMENT (115-25 B-2) MINIMUM LOT WIDTH 60' MINIMUM LOT DEPTH 100' MAXIMUM LOT AREA 13,365 S.F. MINIMUM LOT AREA 7,500 S.F. AVERAGE LOT AREA 8,394 S.F.
10. DWELLING UNIT CALCULATIONS:	TOTAL AREA: 32.13 AC. TIDAL WETLAND AREA: 3.87 AC. GROSS AREA: 28.26 AC. MIN. LOT AREA/UNIT: AR-1 ZONING MINIMUM AREA: 7,500 S.F. PERMITTED DENSITY (115-25 B3): AR-1 ZONING MAXIMUM DENSITY: 2 UNITS / ACRE (56 UNITS) PROPOSED DENSITY: 42 SINGLE FAMILY DETACHED UNITS: 1.492 UNITS / ACRE
11. WATER SUPPLIER:	PUBLIC - TIDEWATER UTILITIES
SECTION 89: SOURCE WATER PROTECTION	A. SUBJECT PROPERTY IS WITHIN AN AREA OF "POOR" GROUND WATER RECHARGE B. SUBJECT PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.
12. SANITARY SEWER PROVIDER:	PUBLIC - SUSSEX COUNTY
13. STREETS:	PRIVATE (89-18 D & E.)
14. POSTED SPEED LIMIT (CAMP ARROWHEAD ROAD):	35 MPH
15. STATE INVESTMENT AREA 2020:	LEVEL 4
16. MAXIMUM BUILDING HEIGHT (115-25 D.):	42 FEET
17. SITE AREA AND ACREAGE:	GROSS ACREAGE: 28.26 ± AC (EXCLUDES TIDAL WETLANDS) LOT AREA: 0.29 ± AC DELDOT R.O.W. DEDICATION (CAMP ARROWHEAD ROAD): 0.01 ± AC DELDOT PERMANENT EASEMENT: 0.04 ± AC PRIVATE SUBDIVISION STREETS ROW: 3.71 ± AC IMPERVIOUS - ROAD: 1.89 ± AC IMPERVIOUS - SIDEWALK: 0.51 ± AC GRASS: 1.39 ± AC OPEN SPACE: 16.14 ± AC TOTAL: 28.26 ± AC
18. FORESTED AREA: TOTAL AREA: IMPACTED: REMAINING:	23.08 ± AC. 15.62 ± AC 7.46 ± AC
19. REQUIRED OPEN SPACE (115-25 B.(2)):	REQUIRED 30% OF GROSS AREA (8.49 AC) PROPOSED OPEN SPACE AREA (16.14 AC) [57%]
20. OPEN SPACE AREA BREAKDOWN:	20' LANDSCAPE BUFFER: 1.83 ± AC PASSIVE & ACTIVE RECREATION SPACE: 4.85 ± AC STORMWATER MANAGEMENT: 1.40 ± AC WETLAND AREA (NON-TIDAL): 8.06 ± AC TOTAL OPEN SPACE AREA: 16.14 ± AC
21. OVERALL CONSERVATION EASEMENT AREA:	14.76 ACRES (REFER TO V0203 FOR DETAILS)
22. LONGITUDE AND LATITUDE	STATE PLANE COORDINATES: LONGITUDE: W 75°08'36.73" LATITUDE: N 38°39'56.79"
23. PROPOSED DISCHARGE LOCATION: WATERSHED:	PROPOSED STORMWATER PONDS TO EXISTING WETLANDS REHOBOTH BAY WATERSHED
24. LIMIT OF DISTURBANCE:	19.78 AC ±
25. FLOOD ZONE:	THIS PROPERTY IS LOCATED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C0342K, MAP REVISED MARCH 16, 2015. AREA DESIGNATED PARTLY AS FLOOD ZONE "X" (UNSHADED) & PARTLY AS ZONE "AE" (EL. 5 FT AND EL. 7 FT)
26. WETLAND AREA (TIDAL): WETLAND AREA (NON-TIDAL): TIDAL WETLAND AREA IMPACTED: NON-TIDAL WETLAND AREA IMPACTED:	3.87 ± AC. 8.06 ± AC. 0.00 ± AC. 0.218 ± AC. (PERMITTED THROUGH ARMY CORPS)
27. DATUM:	HORIZONTAL: NAD83 VERTICAL: NAVD88 STATE PLANE.
28. LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL:	SUSSEX COUNTY
29. TRANSPORTATION IMPROVEMENT DISTRICT:	HENLOPEN

**OWNERS**  
JANET D. HALL & ANN D. HEDLEY

**DEVELOPER**  
RIBERA DEVELOPMENT, LLC  
8684 VETERANS HIGHWAY, SUITE 203  
MILLERSVILLE, MD 21108

**ENGINEER/PLANNER**  
PENNONI ASSOCIATES INC.  
18072 DAVIDSON DRIVE  
MILTON, DE 19968  
(302) 684-8030

**SURVEYOR**  
PENNONI ASSOCIATES, INC.

**ENVIRONMENTAL CONSULTANT**  
ENVIRONMENTAL RESOURCES INC.  
38173 DUPONT BOULEVARD  
PO BOX 169, SELBYVILLE, DE 19975  
(302) 436-9637

**SCHOOL DISTRICT**  
CAPE HENLOPEN

**FIRE DISTRICT**  
REHOBOTH STATION (86)

**POSTAL DISTRICT**  
REHOBOTH BEACH (19971)

**WATER UTILITY**  
TIDEWATER

**SEWER UTILITY**  
SUSSEX COUNTY WATER

# TERRAPIN ISLAND SUBDIVISION PRELIMINARY PLAN SET

**TAX MAP: 234-18.00-31.00**  
**INDIAN RIVER HUNDRED**  
**SUSSEX COUNTY, DELAWARE - 19958**

PREPARED FOR:  
**DEVELOPER**  
**RIBERA DEVELOPMENT, LLC.**  
**8684 VETERANS HIGHWAY, SUITE 203**  
**MILLERSVILLE, MD 21108**  
**(443) 871-0486**

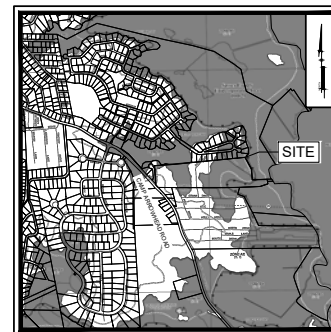
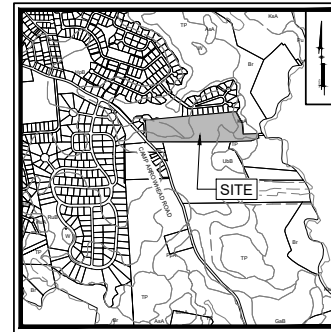
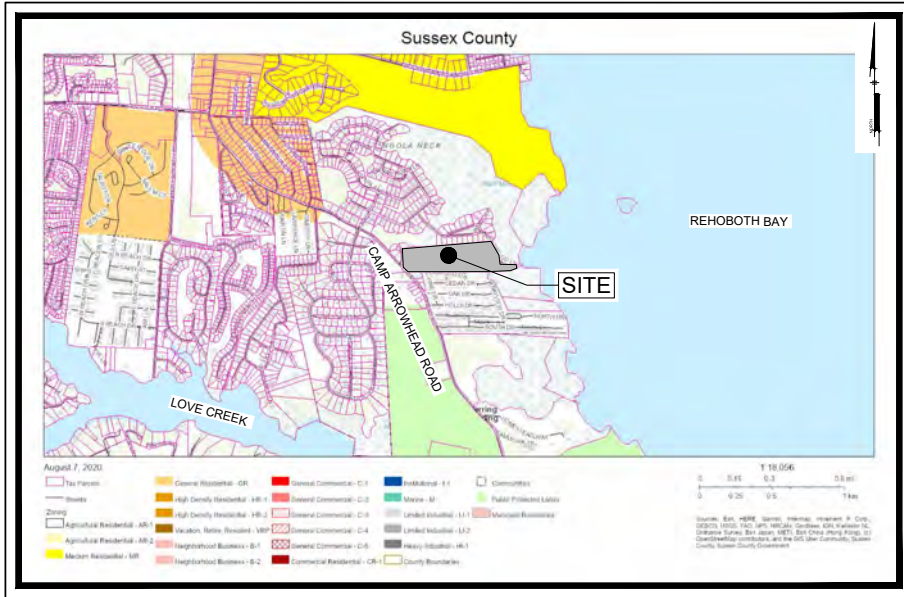
THE SITE IS IMPACTED BY THE 100-YEAR FLOOD PLAN (ZONE X & ZONE AE) AS DEPICTED ON FEMA MAP PANEL 10005C0342K DATED, MARCH 16, 2015

TYPE	DESCRIPTION	HYDROLOGIC SOIL
AsA	ASKECKSY LOAMY SAND, 0 TO 2 PERCENT SLOPES	A/D
RuB	RUNCLINT LOAMY SAND, 2 TO 5 PERCENT SLOPES	A
KsA	KLEJ LOAMY SAND, 0 TO 2 PERCENT SLOPES	AD
TP	TRANSQUAKING AND MISPELLION SOILS, VERY FREQUENTLY FLOODED, TIDAL	AD
Br	BROADKILL MUCKY PEAT, VERY FREQUENTLY FLOODED, TIDAL	BD

LIMIT OF DISTURBANCE TOTAL: 19.78 AC. ±

**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	CURB
---	---	EDGE OF PAVEMENT
---	---	EDGE OF GRAVEL
---	---	EASEMENT
---	---	FENCE
---	---	PROPERTY LINE/ RIGHT OF WAY
---	---	BUILDING RESTRICTION LINE
●	●	PROPERTY, CORNER FOUND
---	---	PROPERTY, ADJOINING LINED
⊠	⊠	SITE, MAIL BOX
⊠	⊠	SITE, TRAFFIC SIGN
---	---	SOIL BOUNDARY
---	---	SOIL LABEL
⊠	⊠	STORM SEWER, INLET
⊠	⊠	STORM SEWER, HEADWALL
⊠	⊠	STORM SEWER, MANHOLE
---	---	STORM SEWER, UNDERGROUND
---	---	MINOR CONTOUR
---	---	MAJOR CONTOUR
---	---	SPOT ELEVATION
---	---	TREE LINE
---	---	WATER, UNDERGROUND
⊠	⊠	WATER VALVE
⊠	⊠	WATER MAIN
---	---	CLEAN OUT
---	---	SANITARY SEWER, UNDERGROUND
---	---	SANITARY SEWER, FORCED MAIN
⊠	⊠	SANITARY SEWER, MANHOLE
---	---	POWER-UNDERGROUND ELECTRIC
---	---	POWER, UTILITY POLE
---	---	BOUNDARY OF FEDERALLY REGULATED WETLANDS (USACOE)
---	---	BOUNDARY OF DNREC (STATE) REGULATED TIDAL WETLAND
---	---	LANDSCAPE BUFFER
---	---	ROADWAY CENTERLINE
---	---	FEDERALLY REGULATED NON-TIDAL WETLANDS (USACOE)
---	---	DNREC (STATE) REGULATED TIDAL WETLAND
---	---	BUFFER FROM STATE REGULATED WETLAND (50 FEET)
---	---	WETLAND IMPACT AREA
---	---	CONCRETE SIDEWALK
---	---	FLOOD LINE
---	---	WAVE ACTION LINE
---	---	WETLAND SETBACK LINE



LOCATION MAP  
SCALE: 1"=2000'

SOILS MAP  
Scale: 1" = 2000'

FEMA FLOOD MAP  
Scale: 1" = 2000'

PREPARED BY:  
**PENNONI ASSOCIATES INC.**



18072 Davidson Drive  
Milton, DE 19968  
T 302.684.8030  
F 302.684.8054

PRELIMINARY PLAN SET		
SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
1	RP0001	COVER SHEET
2	RP0002	KEY SHEET, NOTES AND DETAILS
3	RP1001	PRELIMINARY SUBDIVISION PLAN
4	RP1002	PRELIMINARY SUBDIVISION PLAN
5	V0202	WETLAND DELINEATION PLAN
6	V0203	WETLAND IMPACT PLAN

ZONING DATA TABLE - SUSSEX COUNTY		
REQUIREMENT	EXISTING	PROPOSED
MIN. LOT SIZE	7,500 S.F.	7,500 S.F.
MIN. LOT WIDTH	60 FT.	60 FT.
MIN. LOT DEPTH	100 FT.	100 FT.
MIN. FRONT YARD	25 FT.	25 FT.
MIN. CORNER FRONT YARD	15 FT.	15 FT.
MIN. SIDE YARD	10 FT.	10 FT.
MIN. REAR YARD	10 FT.	10 FT.
MAX. HEIGHT	42 FT.	42 FT.

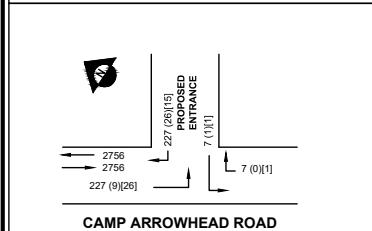
EASEMENTS:  
ALL SUBDIVISION LOTS SHALL HAVE FIVE-FOOT-WIDE EASEMENTS ALONG ALL LOT LINES FOR A TOTAL EASEMENT WIDTH OF AT LEAST 10 FEET ALONG A LOT LINE COMMON TO TWO LOTS. EASEMENTS OF GREATER WIDTH MAY BE REQUIRED ALONG LOT LINES OR ACROSS LOTS, WHERE NECESSARY. EASEMENTS ALONG PERIMETER BOUNDARIES OF THE SUBDIVISION SHALL BE NO LESS THAN 10 FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY.

APPROVED BY	
CHAIRMAN OR SECRETARY OF PLANNING & ZONING COMMISSION	DATE
PRESIDENT OF SUSSEX COUNTY COUNCIL	DATE
SUSSEX CONSERVATION DISTRICT	DATE
NAME	DATE

WETLAND STATEMENT	
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 WETLAND DELINEATION MANUAL AND ITS SUPPLEMENTAL GUIDANCE INCLUDING THE ATLANTIC AND GULF COAST REGIONAL SUPPLEMENT (VERSION 2.0) AND THE 2020 NAVIGABLE WATERS PROTECTION RULE. THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.	
THE BOUNDARIES OF STATE REGULATED WETLANDS ON THIS PROPERTY WERE DETERMINED IN ACCORDANCE WITH DNREC WETLAND MAP NO. DNR-034	
EDWARD M. LAUNAY, SENIOR PWS No. 875	DATE
SOCIETY OF WETLANDS SCIENTISTS CORPS OF ENGINEERS, CERTIFIED WETLAND DELINEATOR WDCP83MD05100368	
<b>ENGINEER CERTIFICATION:</b> I 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 MY BEST KNOWLEDGE COMPLIES WITH APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES. THE DESIGN REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.	
SIGNATURE ALAN DEKTOUR, PE (DE PE#17771)	DATE
PENNONI ASSOCIATES, INC. 18072 DAVIDSON DRIVE MILTON, DE 19968 OFFICE (302) 684-8030 - FAX (302) 684-8054	
<b>OWNER CERTIFICATION:</b> I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AS SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.	
JANET D. HALL & ANN D. HEDLEY	DATE
<b>DEVELOPER CERTIFICATION:</b> I HEREBY CERTIFY THAT I AM THE DEVELOPER OF THE PROPERTY DESCRIBED AS SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.	
RIBERA DEVELOPMENT, LLC 8684 VETERANS HIGHWAY, SUITE 203 MILLERSVILLE, MD 21108 (443) 871-0486	DATE

**CALL BEFORE YOU DIG**  
Call Miss Utility of Delmarva  
**800.282.8555**  
Ticket Number(s):

**TRAFFIC GENERATION - CAMP ARROWHEAD ROAD (SC 279)**  
(FULL MOVEMENT)



**ROAD TRAFFIC DATA:**  
FUNCTIONAL CLASSIFICATION - SC00279 (CAMP ARROWHEAD RD.) - LOCAL (RURAL)  
POSTED SPEED LIMIT - 40 MPH  
AADT = 5,512 TRIPS (FROM 2019 DELDOT TRAFFIC SUMMARY)  
DIRECTIONAL DISTRIBUTION<sup>1</sup>  
10 YEAR PROJECTED AADT = 1.16 x 5,512 TRIPS = 6,394 TRIPS  
TRAFFIC PATTERN GROUP = 4 (FROM 2019 DELDOT TRAFFIC SUMMARY)  
PEAK HOUR - 12.00% x 6,862 TRIPS = 830 TRIPS  
TRUCK VOLUME = 8.09 x 6,862 TRIPS = 555 TRIPS

**SITE TRAFFIC DATA:**  
SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION<sup>2</sup>

**EXISTING LAND USE:**  
WOODDED VACANT LAND = 0 TRIPS

**PROPOSED LAND USE:**  
42 UNITS - SINGLE FAMILY DETACHED UNITS (ITE 210)  
42 UNITS: Ln(T)=0.92Ln(X)+2.71 = 468 TRIPS (WEEKDAY) (234 IN / 234 OUT)

PEAK HOUR OF ADJACENT STREET TRAFFIC (ITE 210):  
AM: T = 0.71(X)+4.80 = 35 TRIPS (WEEKDAY) [25% / 75%] (9 / 26)  
PM: Ln(T) = 0.96Ln(X)+0.20 = 44 TRIPS (WEEKDAY) [83% / 37%] (28 / 16)

**PROPOSED DIRECTIONAL DISTRIBUTION:**  
3% TO AND FROM THE SOUTH (14 TRIPS) (9) [1] ENTER & (1) [1] EXIT  
97% TO AND FROM THE NORTH (454 TRIPS) (9) [26] ENTER & (29) [15] EXIT  
TOTAL ADT = 468 TRIPS  
SITE TRUCK TRAFFIC = 23 TRIPS (5%)

**TRAFFIC GENERATION DIAGRAM**

ADT PEAK HOUR (A.M.), ADT PEAK HOUR (P.M.)  
1 DIRECTIONAL DISTRIBUTION PROVIDED BY DELDOT  
2 DIRECTIONAL DISTRIBUTION PROVIDED BY ITE MANUAL  
DESIGN VEHICLE = WB-40 & SU-30

**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

TERRAPIN ISLAND SUBDIVISION  
TAX MAP: 234-18.00-31.00  
INDIAN RIVER HUNDRED  
SUSSEX COUNTY, DELAWARE - 19958  
COVER SHEET

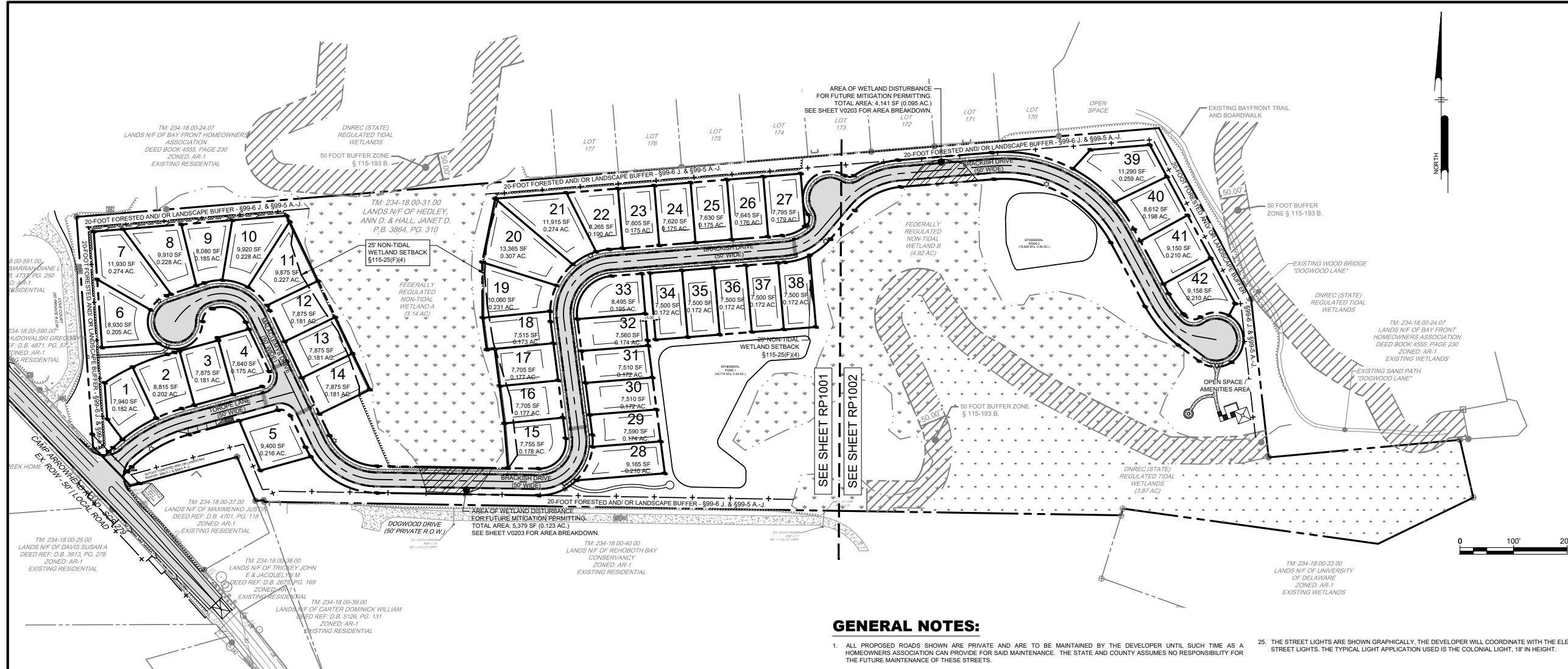
RIBERA DEVELOPMENT, LLC.  
8684 VETERANS HIGHWAY, SUITE 203  
MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY
1	2021-02-24	REVISED PER PLANNING & ZONING COMMENTS	TPM

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

PROJECT: RIBER20000  
DATE: 2020-08-07  
DRAWING SCALE: N/A  
DRAWN BY: MP/TPM  
APPROVED BY: AMD

**RP0001**  
SHEET 1 OF 6



**KEY SHEET**  
SCALE: 1" = 100'

**GENERAL NOTES:**

- ALL PROPOSED ROADS SHOWN ARE PRIVATE AND ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE. THE STATE AND COUNTY ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- STORMWATER SHALL BE HANDLED THROUGH THE DESIGN OF WET POND THAT WILL BE LOCATED ON SITE. THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES CONSTRUCTED WITHIN THIS SITE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNER ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 100050324K, REVISED MARCH 16, 2015, AREA DESIGNATED PARTLY AS FLOOD ZONE 'X', UNSHADED, & PARTLY AS ZONE 'AE' (EL. 5 FT AND EL. 7 FT).
- 5.26± AC. TIDAL AND 6.35± AC. NON-TIDAL WETLANDS EXIST ON THIS SITE. THE WETLANDS WILL BE RECERTIFIED DURING THE ENGINEERING STAGES OF THE PROJECT.
- ALL SUBDIVISION LOTS SHALL HAVE FIVE-FOOT-WIDE PUBLIC UTILITY EASEMENTS ALONG LOT LINES FOR A TOTAL EASEMENT WIDTH OF AT LEAST TEN (10) FEET ALONG A LOT LINE COMMON TO TWO LOTS. EASEMENTS ALONG PERIMETER BOUNDARIES OF THE SUBDIVISION SHALL BE TEN (10) FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY. NO BUILDING, STRUCTURE OR OTHER PERMANENT OBSTRUCTION SHALL BE PLACED ON ANY EASEMENT.
- THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, OR MODIFY ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
- ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOPSOILED (6" MINIMUM), FERTILIZED AND SEEDED.
- THE PROPOSED ENTRANCES/EXITS ARE PROPOSED ONLY, AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE DELAWARE DEPARTMENT OF TRANSPORTATION BEFORE A CONSTRUCTION PERMIT IS ISSUED.
- A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.
- MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
- ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS RESPONSIBILITY, AND SHALL FOLLOW THE GUIDELINES SHOWN IN LATEST EDITION OF DE MUTCD.
- DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DE MUTCD.
- NO BUILDING PERMIT SHALL BE ISSUED UNTIL EITHER ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED, OR PLACED FOR THE LOT FOR WHICH THE PERMIT WILL BE ISSUED IN A MANNER ACCEPTABLE BY THE COUNTY AND STATE, OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OR OTHER GUARANTEE WITH THE COUNTY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER REQUIRED IMPROVEMENT.
- ALL PROPOSED FOREST BUFFERS ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
- ALL UNITS TO HAVE ACCESS FROM INTERNAL SUBDIVISION STREETS AND THAT NO DIRECT ACCESS FROM SCR #279 WILL BE PERMITTED.
- ALL FIRE LINES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
- ALL SINGLE FAMILY DWELLINGS TO BE WOOD FRAME CONSTRUCTION WITH A MAXIMUM BUILDING HEIGHT OF THREE STORIES, NOT TO EXCEED 42' AND WILL NOT BE SPRINKLERED.
- COMMON AREA: AN AREA OWNED AND USED IN COMMON BY RESIDENTS OF THE SUBDIVISION FOR RECREATION, LANDSCAPING AND STORM WATER MANAGEMENT.
- EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTORS EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA.
- NO EASEMENTS WERE VERIFIED PER THIS PLAN.
- THE PROPOSED SIGN IS NOT APPROVED AS PART OF THIS SITE PLAN. A SEPARATE SUSSEX COUNTY PERMIT IS REQUIRED.
- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL WORK MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPLICABLE.
- ALL OPEN SPACE AREAS ON SITE ARE INTENDED FOR LANDSCAPE, RECREATION AND STORMWATER MANAGEMENT PRACTICES AND ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL A HOMEOWNER'S ASSOCIATION CAN ASSUME OWNERSHIP AND RESPONSIBILITY FOR THE OPEN SPACE.
- THIS PROJECT IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA PER CHAPTER 89 "SOURCE WATER PROTECTION" OF SUSSEX COUNTY CODE (89-6).

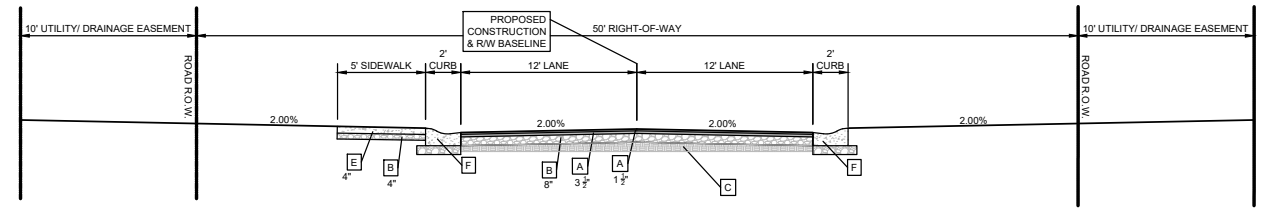
- THE STREET LIGHTS ARE SHOWN GRAPHICALLY. THE DEVELOPER WILL COORDINATE WITH THE ELECTRIC COMPANY TO INSTALL THE STREET LIGHTS. THE TYPICAL LIGHT APPLICATION USED IS THE COLONIAL LIGHT, 18" IN HEIGHT.

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

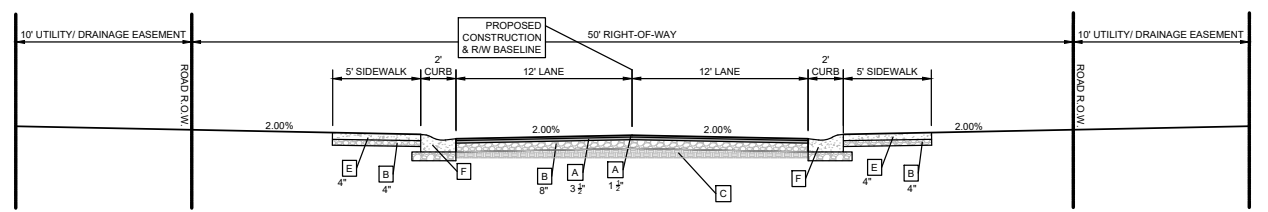
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION 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.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER. THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.
- ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
- 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 CLARENCE.
- 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 THE PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.

**FIRE MARSHAL NOTES:**

- ALL FIRE LINES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- NO FIRE HYDRANTS ARE LOCATED WITHIN 100' OF THIS SITE BUT WILL BE PROVIDED WITHIN SUBDIVISION PER PROPOSED WATER DISTRIBUTION SYSTEM.
- ALL ACCESS TO BUILDINGS SHALL BE CLEARED A MINIMUM OF 18' WIDE.



**TYPICAL SECTION - PRIVATE RESIDENTIAL STREET (SIDEWALK ON ONE SIDE)**  
NOT TO SCALE



**TYPICAL SECTION - PRIVATE RESIDENTIAL STREET (SIDEWALKS ON BOTH SIDES)**  
NOT TO SCALE



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

**TERRAPIN ISLAND SUBDIVISION**  
TAX MAP: 234-18-00-31-00  
INDIAN RIVER HUNDRED  
SUSSEX COUNTY, DELAWARE - 19958

**KEY SHEET, NOTES AND DETAILS**

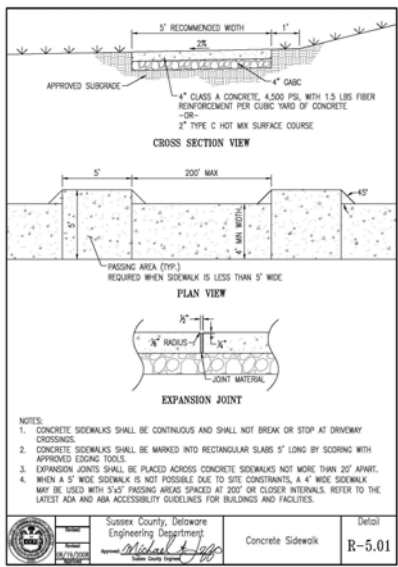
**RIBERA DEVELOPMENT, LLC.**  
8694 VETERANS HIGHWAY, SUITE 203  
MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY
1	02/14/24	REVISED PER PLANNING & ZONING COMMENTS	TPM

PROJECT: **RIBER20000**  
DATE: 2020-08-07  
DRAWING SCALE: 1" = 100'  
DRAWN BY: MP/TPM  
APPROVED BY: AMD

**RP0002**  
SHEET 2 OF 6

I:\Accounting\BIBER20000\_Half\Project\Notes\Subdivision\DESIGN\_SHEET\RP0002.dwg  
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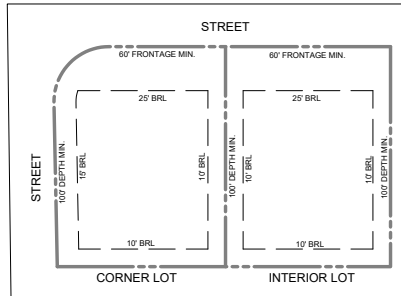
**SITE INFORMATION:**

**SITE ADDRESS:**  
TERRAPIN ISLAND SUBDIVISION  
TAX MAP: 234-18.00-31.00  
INDIAN RIVER HUNDRED  
SUSSEX COUNTY, DELAWARE - 19958

**DEVELOPER:**  
RIBERA DEVELOPMENT, LLC  
8684 VETERANS HIGHWAY, SUITE 203  
MILLERSVILLE, MD 21108  
(443) 871-0486

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

**ENVIRONMENTAL CONSULTANTS:**  
ENVIRONMENTAL RESOURCES, INC.  
38173 DUPONT BOULEVARD  
PO BOX 169, SELBYVILLE, DE - 19975  
(302) 436-9637



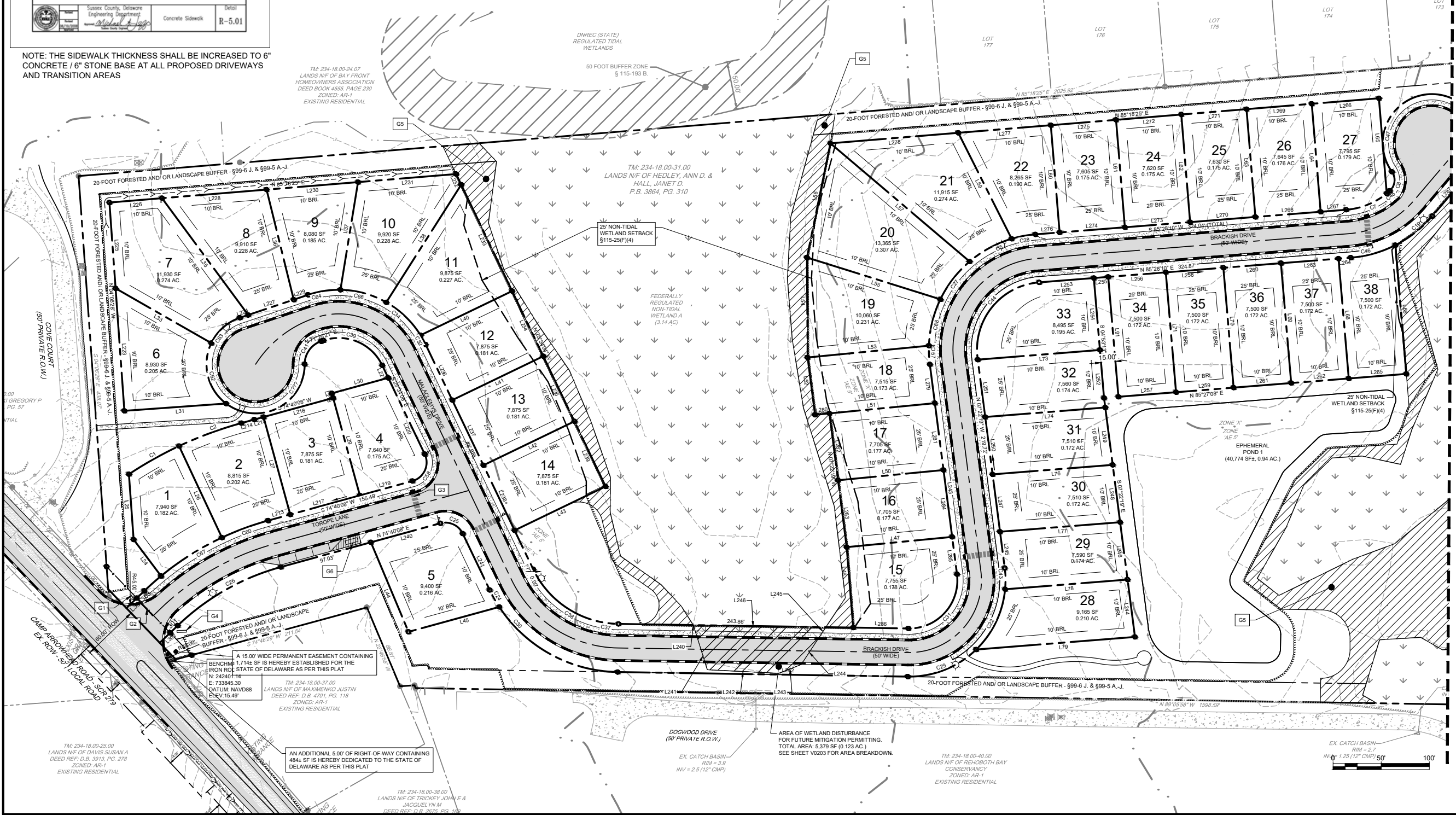
**LOT SETBACK DETAIL**  
NOT TO SCALE

**KEYED NOTES:**

- G1 CO-POST STOP SIGN (R1-1) 36"X36" AND STREET SIGN.
- G2 16" WIDE STOP BAR
- G3 PROPOSED CROSS WALK
- G4 DEVELOPMENT SIGN
- G5 WETLAND LIMITS BUFFER, FOR EASEMENT TABLES SEE SHEET V0203.
- G6 GROUP CLUSTER MAILBOX

WAIVER / § 99-17 G. CUL-DE-SAC STREETS SHOULD NOT EXCEED 1000 FEET IN LENGTH THIS APPLICATION REQUESTS A WAIVER FROM § 99-17 G. OF THE SUSSEX COUNTY SUBDIVISION CODE. THE REQUEST OF WAIVER OF 505-FEET TO ALLOW FOR A 50-FOOT WIDE PRIVATE STREET TO HAVE A CUL-DE-SAC LENGTH OF 1,505 FEET AS SHOWN ON THESE SUBDIVISION PLANS TO THE CUL-DE-SAC ADJACENT LOT 27. THE WAIVER WILL NOT HAVE THE EFFECT OF NULLIFYING THE INTENT AND PURPOSE OF THE SUBDIVISION CODE OR BE CONTRARY TO THE GOALS AND OBJECTIVES OF THE COMPREHENSIVE PLAN. THE STREETS WITHIN THE SUBDIVISION WILL BE "PRIVATE" AND AS SUCH WILL NOT RESULT IN ANY CONFLICT WITH PUBLIC ROADS.

NOTE: THE SIDEWALK THICKNESS SHALL BE INCREASED TO 6" CONCRETE / 6" STONE BASE AT ALL PROPOSED DRIVEWAYS AND TRANSITION AREAS



MATCHLINE: SEE SHEET RP1002



**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

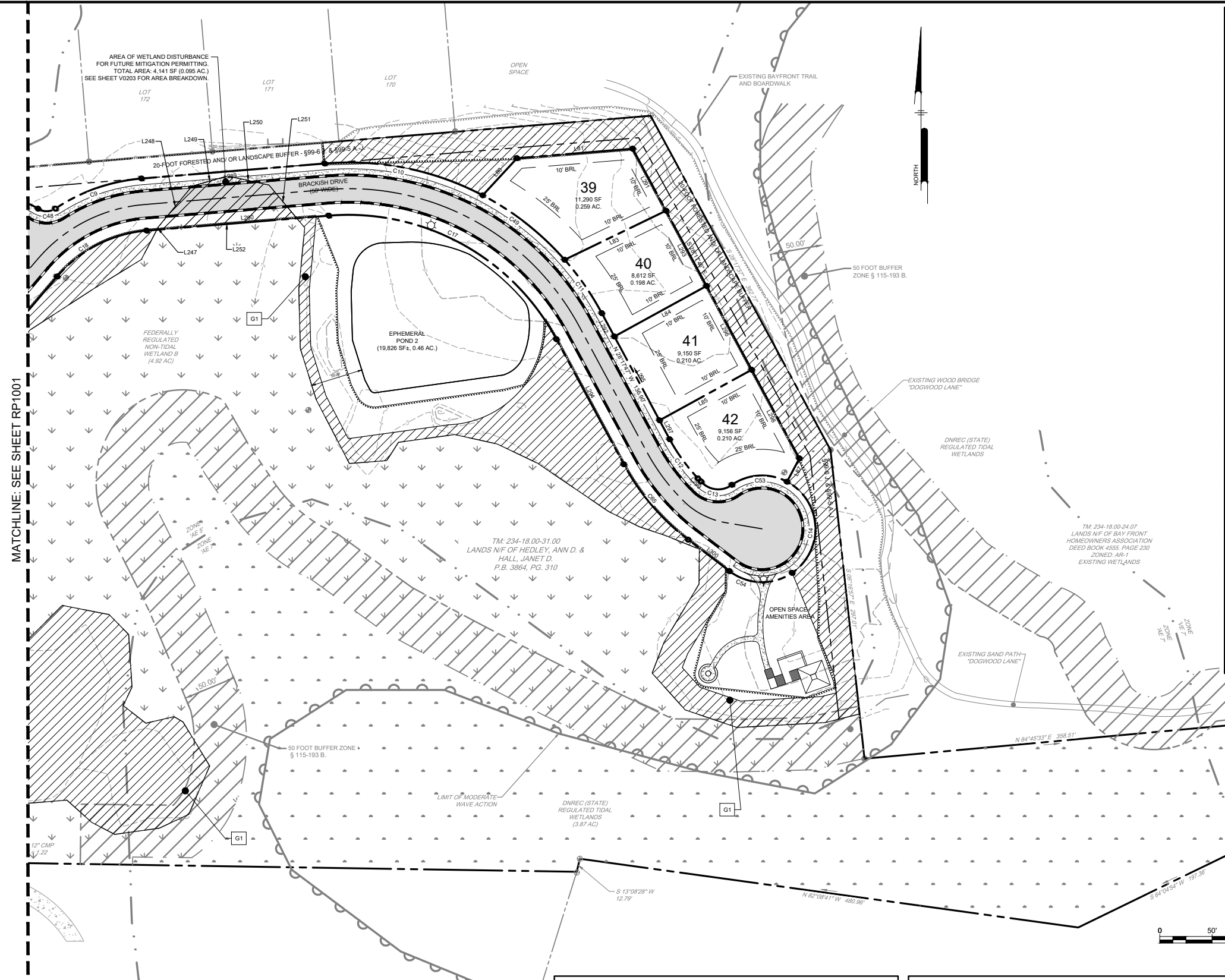
**TERRAPIN ISLAND SUBDIVISION  
PRELIMINARY SUBDIVISION PLAN**

TAX MAP: 234-18.00-31.00  
INDIAN RIVER HUNDRED  
SUSSEX COUNTY, DELAWARE - 19958  
RIBERA DEVELOPMENT, LLC.  
8684 VETERANS HIGHWAY, SUITE 203  
MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY
1	2021-02-24	REVISED PER PLANNING & ZONING COMMENTS	TPM

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

**PROJECT:** RIBER20000  
**DATE:** 2020-08-07  
**DRAWING SCALE:** 1" = 50'  
**DRAWN BY:** MP/TPM  
**APPROVED BY:** AMD



MATCHLINE: SEE SHEET RP1001

AREA OF WETLAND DISTURBANCE FOR FUTURE MITIGATION PERMITTING. TOTAL AREA: 4.141 SF (0.095 AC.) SEE SHEET V0203 FOR AREA BREAKDOWN.

FEDERALLY REGULATED NON-TIDAL WETLAND B (4.92 AC)

EPHEMERAL POND 2 (19,826 SF, 0.46 AC.)

TM: 234-18-00-31.00 LANDS N/F OF HEDLEY, ANN D. & HALL, JANET D. P.B. 3864, PG. 310

TM: 234-18-00-24.07 LANDS N/F OF BAY FRONT HOMEOWNERS ASSOCIATION DEED BOOK 4555, PAGE 230 ZONED RR-1 EXISTING WETLANDS

**KEYED NOTES:**  
G1 WETLAND LIMITS BUFFER, FOR EASEMENT TABLES SEE SHEET V0203.

PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	405.00	008°27'28"	59.78	29.95	59.73	S 60°40'14" W
C2	405.00	009°46'10"	69.06	34.61	68.97	S 69°47'03" W
C4	120.00	009°17'01"	19.44	9.74	19.42	S 02°43'49" E
C5	120.00	023°52'24"	50.00	25.37	49.64	S 61°35'41" W
C7	76.00	034°41'46"	46.02	23.74	45.32	S 68°07'17" W
C8	15.00	082°29'12"	21.60	13.15	19.78	S 06°15'09" W
C9	174.00	029°04'02"	88.27	45.11	87.33	S 70°46'24" W
C10	274.00	032°23'57"	154.94	79.60	152.88	N 78°29'36" W
C11	274.00	013°02'04"	62.33	31.30	62.20	N 34°48'48" W
C12	175.00	015°08'30"	46.25	23.26	46.11	N 35°52'01" W
C13	217.5	085°55'23"	32.62	20.26	29.65	N 84°09'03" W
C14	51.00	117°42'59"	104.78	84.41	87.30	N 03°12'30" W
C17	226.00	066°23'49"	261.90	147.88	247.49	S 61°29'40" E
C18	126.00	044°55'08"	98.78	52.09	96.27	N 62°50'51" E
C19	124.00	022°45'32"	49.26	24.96	48.93	N 51°46'04" E

PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C22	100.00	040°36'23"	70.87	37.00	69.40	N 25°38'02" E
C24	150.00	007°44'02"	20.25	10.14	20.23	S 29°26'09" E
C25	20.00	079°45'44"	27.84	16.71	25.65	S 65°27'00" E
C26	250.00	028°31'49"	124.49	63.56	123.21	N 60°24'19" E
C27	120.00	023°52'24"	50.00	25.37	49.64	S 37°43'17" W
C28	120.00	011°56'17"	25.00	12.55	24.96	S 79°30'01" W
C30	150.00	055°47'48"	146.08	79.42	140.37	S 61°12'04" E
C31	50.00	098°16'21"	85.76	57.80	75.63	S 41°45'51" W
C32	100.00	006°18'40"	11.01	5.51	11.01	N 28°43'28" W
C34	100.00	028°34'52"	49.88	25.47	49.37	N 46°10'15" W
C39	50.00	083°00'30"	72.44	44.24	66.27	S 67°04'23" E
C41	25.00	071°35'29"	31.24	18.03	29.24	N 35°37'37" E
C43	100.00	012°42'10"	22.17	11.13	22.13	N 01°01'14" W
C44	70.00	092°50'29"	113.43	73.56	101.42	N 39°02'55" E
C46	124.00	022°19'20"	48.31	24.47	48.00	N 74°18'30" E

PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C47	51.00	158°41'16"	141.25	271.05	100.24	S 43°41'56" W
C49	274.00	020°57'47"	100.25	50.69	99.69	N 51°48'44" W
C53	51.00	062°15'20"	55.42	30.80	52.73	S 86°48'14" W
C54	51.00	071°36'40"	63.75	36.79	59.68	S 88°32'22" E
C57	120.00	009°17'01"	19.44	9.74	19.42	S 02°43'49" E
C58	20.00	100°14'16"	34.99	23.94	30.70	S 24°33'00" W
C60	300.00	009°46'10"	51.15	25.64	51.09	S 69°47'03" W
C62	51.00	078°38'29"	70.00	41.77	64.63	S 13°46'17" E
C63	51.00	045°52'23"	40.83	21.58	39.75	S 48°29'09" W
C64	100.00	019°32'02"	34.09	17.21	33.93	S 81°11'23" W
C65	224.00	024°26'13"	95.54	48.51	94.81	S 40°30'53" E
C66	100.00	028°34'56"	49.89	25.47	49.37	N 74°45'09" W
C67	300.00	014°19'26"	75.00	37.70	74.80	S 57°44'15" W

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L24	S 36°56'28" E	47.40
L25	S 04°06'28" E	68.05
L26	N 25°06'02" W	105.00
L27	N 15°19'52" W	105.00
L29	S 15°19'52" E	110.00
L30	N 74°40'08" E	60.72
L31	N 85°53'32" E	105.95
L33	N 60°13'34" W	114.55
L35	N 36°26'18" W	150.76
L36	N 13°52'10" W	117.74
L37	N 09°16'49" E	113.36
L38	N 32°30'08" E	144.91
L40	S 64°14'53" W	105.61
L41	S 64°14'53" W	105.00
L42	S 64°14'53" W	105.00
L43	S 64°14'53" W	104.99
L44	S 22°46'55" E	100.85
L45	N 74°40'08" E	97.80
L46	S 04°36'28" E	83.85
L47	N 84°27'31" E	110.06
L50	N 84°27'31" E	110.06
L51	N 84°27'31" E	125.06
L52	N 07°22'19" W	60.03
L53	N 84°27'31" E	126.64
L54	N 00°22'52" W	103.84
L55	N 72°36'34" W	145.26
L56	N 11°36'47" E	121.08
L57	N 49°40'26" W	189.69
L59	N 26°44'05" W	123.22
L60	N 04°41'35" W	111.76
L61	N 04°41'35" W	111.95
L62	N 04°41'33" W	112.14
L63	N 04°41'32" W	112.34
L64	N 04°41'35" W	112.53
L65	N 04°41'35" W	99.21
L66	S 04°53'13" E	134.20
L68	S 04°53'13" E	124.91
L69	S 04°53'13" E	125.00
L70	S 04°53'13" E	125.00
L71	S 04°53'13" E	125.00
L73	S 85°28'18" W	127.32
L74	S 85°28'10" W	125.15
L76	S 85°28'10" W	125.15
L77	S 85°28'10" W	125.15
L78	S 85°28'10" W	127.80
L79	S 85°28'10" W	165.45
L80	N 42°45'04" E	48.28
L81	N 85°18'25" E	110.99
L83	S 64°10'15" W	107.69
L84	S 61°14'31" W	100.52

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L85	S 61°14'31" W	100.53
L87	S 27°56'16" W	25.24
L91	S 04°53'10" E	125.00
L213	N 74°40'08" E	23.85
L214	N 74°40'08" E	13.98
L215	N 74°40'08" E	9.87
L216	N 74°40'08" E	75.00
L217	N 74°40'08" E	75.00
L218	N 15°19'52" W	5.00
L219	N 74°40'08" E	56.65
L220	S 25°34'08" E	87.84
L221	S 25°34'08" E	14.44
L223	S 04°06'28" E	127.58
L224	N 71°25'21" E	9.05
L225	N 04°06'28" W	89.38
L226	N 85°18'25" E	54.82
L227	N 71°25'21" E	49.89
L228	N 85°18'25" E	108.97
L229	N 71°25'21" E	15.79
L230	N 85°18'25" E	95.32
L231	N 85°18'25" E	102.29
L232	S 25°34'03" E	12.22
L233	S 25°34'04" E	122.51
L234	S 25°35'54" E	75.00
L235	S 25°34'08" E	75.00
L236	S 25°34'08" E	64.01
L237	S 25°34'08" E	75.00
L238	N 25°34'31" W	75.00
L239	S 25°34'08" E	75.00
L240	N 74°40'08" W	74.71
L241	S 25°34'08" E	64.97
L242	S 89°05'58" E	301.30
L243	S 07°22'19" E	219.72
L244	N 07°22'19" W	60.07
L245	S 07°22'19" E	37.96
L246	N 07°22'19" W	60.07
L247	S 07°22'19" E	60.07
L248	N 07°22'19" W	60.07
L249	N 07°22'19" W	60.07
L250	S 07°22'19" E	60.07
L251	S 07°22'19" E	60.07
L252	N 05°18'05" W	60.00
L253	N 85°28'10" E	57.02
L254	N 04°53'13" W	75.01
L255	N 85°28'10" E	15.00
L256	S 85°22'49" W	60.00
L257	N 85°23'00" E	60.00
L258	S 85°28'10" W	60.00
L259	N 85°28'10" E	60.00
L260	S 85°28'10" W	60.00

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L261	N 85°25'04" E	60.00
L262	N 85°26'06" E	60.00
L263	S 85°33'30" W	60.00
L264	S 85°28'10" W	12.85
L265	N 85°27'08" E	60.00
L266	N 85°18'25" E	70.00
L267	N 85°28'10" E	26.70
L268	N 85°28'10" E	68.00
L269	N 85°18'25" E	68.00
L270	N 85°28'10" E	68.00
L271	N 85°18'25" E	68.00
L272	N 85°18'25" E	68.00
L273	N 85°28'10" E	68.00
L274	N 85°28'10" E	68.00
L275	N 85°18'25" E	68.00
L276	N 85°28'10" E	25.34
L277	N 85°18'25" E	96.41
L278	N 85°18'25" E	133.29
L279	N 07°22'19" W	40.62
L280	S 84°27'31" E	15.01
L281	N 07°22'19" W	70.04
L282	N 07°22'19" W	70.04
L283	N 07°22'19" W	70.04
L284	N 07°22'19" W	70.04
L285	N 07°22'19" W	39.02
L286	N 89°05'58" W	57.45
L287	N 40°23'17" E	70.29
L289	S 85°18'25" W	176.83
L290	N 85°18'25" E	174.70
L291	S 28°17'36" E	67.29
L292	N 28°17'46" W	25.32
L293	N 28°17'36" W	81.67
L294	S 28°17'46" E	135.81
L295	N 28°17'48" W	91.03
L296	N 28°18'02" W	91.03
L297	S 28°17'47" E	20.55
L298	N 28°17'46" W	96.21
L299	N 44°08'10" W	4.33
L300	S 52°43'59" E	49.92
L301	N 46°08'20" E	25.84
L302	N 46°08'20" E	25.84
L303	S 46°08'20" W	25.84
L304	S 46°08'20" W	25.84

**PENNONI ASSOCIATES INC.**  
18072 Davidson Drive  
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T 302.684.9030 F 302.684.8054

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

TERRAPIN ISLAND SUBDIVISION

TAX MAP: 234-18-00-31.00  
INDIAN RIVER HUNDRED  
SUSSEX COUNTY, DELAWARE - 19958

PRELIMINARY SUBDIVISION PLAN

RIBERA DEVELOPMENT, LLC.  
8684 VETERANS HIGHWAY, SUITE 203  
MILLERSVILLE, MD 21108

---

NO.	DATE	REVISIONS	BY
1	02/14/24	REVISED PER PLANNING & ZONING COMMENTS	TPM

---

PROJECT: **RIBER20000**

DATE: 2020-08-07

DRAWING SCALE: 1"=50'

DRAWN BY: MP/TPM

APPROVED BY: AMD

RP1002

SHEET 4 OF 6

**TAB 2**  
**EXHIBITS**

**TERRAPIN ISLAND SUBDIVISION**  
**42 SINGLE-FAMILY LOTS**  
**TAX MAP 234-18.00 PARCEL 31.00**

**§ 99-24 Supporting Statements. A.** *Statements explaining how and when the subdivider proposes to provide and install the required water supply, sewers or other means of sewage disposal, street pavements and drainage structures.*

Sanitary Sewer design will follow Sussex County, Delaware code section Chapter 110 – Water and Sewers. The property is located within the Tier 2 – Sussex County Planning Area and per the submission of Sewer Service Concept Evaluation (SSCE) we will be connecting into an existing 4” sewer force main along Camp Arrowhead Road. The sewer within Terrapin Island will be a low-pressure County owned forcemain with individual privately owned grinder pumps connecting to the County owned forcemain at the subdivision ROW. The infrastructure will be initially installed by the developer and will be designed and constructed in accordance with Section 110 of the County code and will be turned over to the County and homeowners at such time of acceptance. All sewers regulated by Sussex County shall meet the Delaware Natural Resources and Environmental Control Regulations (DNREC).

Street pavement design will follow Sussex County, Delaware code section Chapter 99 – Subdivision of Land - Article III Design Requirements and Standards for street layout and design standards. The streets within Terrapin Island will be Private and will initially be installed by the developer and will be designed and constructed in accordance with Section 99-18 of the subdivision code. All roads regulated by Sussex County shall meet fire access requirements as required pursuant to the Delaware State Fire Prevention Regulations (DSFPR).

All drainage for the subdivision will follow approved sediment control and stormwater management plans that have been approved by the Sussex Conservation District meeting all of the applicable requirements of the Sussex Conservation District Sediment Control and Stormwater Management Program and Handbook, Delaware Sediment and Stormwater Regulations and Chapter 99, Articles I, III, V and VI, including an inspection and maintenance agreement, and an Individual Grading Plan meeting all requirements of the Sussex County Drainage and Grading Requirements.

Water Service for domestic and fire protection will follow Tidewater Utility standards and specifications. The property will be served by an existing 12” water main running along Camp Arrowhead Road. The water within Terrapin Island will be Tidewater owned watermain with individual privately owned laterals connecting to the Tidewater owned forcemain at the subdivision ROW. The infrastructure will be initially installed by the developer and will be designed and constructed in accordance with Tidewater requirements and will be turned over to Tidewater and the individual homeowners at time of acceptance. The water infrastructure proposed for this development will also follow all State fire Marshal and Office of Drinking Water requirements for installation.

**§ 99-24 Supporting Statements. B.** *Statements concerning any proposed deed restrictions to be imposed by the owner.*

Covenants, Conditions and Restrictions for the Terrapin Island Homeowners Association will be submitted to the Planning & Zoning Commission prior to the public hearing that will describe the requirements and limitations of the subdivision. The goal of this document will be to protect, preserve and enhance property values in the community. The document will regulate what property owners within Terrapin Island can or cannot do with their property. The document will also outline the minimum requirements outlined in the county codes as it pertains to agricultural use protection and required forested and/or landscaped buffer strip areas. Prior to the issuance of the first Certificate of Occupancy, updated Restrictions will be finalized and recorded.

**§ 99-24 Supporting Statements. F.** *Statements explaining how and when the subdivider proposes to provide for the perpetual maintenance of forested buffer strips, if required.*

The perpetual maintenance of the buffer plantings by a homeowners' association shall be assured through the covenants, conditions and restrictions and/or homeowners' association documents. The perpetual maintenance shall include the requirement that any trees that die must be replanted with trees of the same type and species and in accordance with the original landscape plan approved by the County. The perpetual maintenance shall also include a requirement that the forested buffer area be planted and maintained according to best management practices in the forestry industry. The responsibility for the perpetual maintenance of the buffer strip and its plantings shall be assured through covenants, conditions and restrictions which are obligatory upon the purchasers through assessments by the homeowners' association. The developer shall be held responsible for the health and survival of the trees, including regular necessary watering for a minimum of two years or until such later date as the maintenance responsibilities are transferred to a homeowners' association; provided, however, that the developer shall replace any trees that die during the minimum two-year developer maintenance prior to transferring maintenance responsibilities to a homeowners' association.



## MAPPING & ADDRESSING

MEGAN NEHRBAS  
MANAGER OF GEOGRAPHIC  
INFORMATION SYSTEMS (GIS)  
(302) 855-1176 T  
(302) 853-5889 F



# Sussex County

DELAWARE  
sussexcountyde.gov

October 21, 2020

## Pennoni

Attn: Katherine E. Davidson

RE: Proposed Subdivision Name(s)

I have reviewed the name(s) submitted for your proposed subdivision which is located in Lewes (234-18.00-31.00). In reviewing the proposed name(s) the following has been approved for this subdivision:

## Terrapin Island

Should you have any questions please contact the Sussex County Addressing Department at 302-853-5888 or 302-855-1176.

Sincerely,

*Terri L. Dukes*

Terri L. Dukes  
Addressing Technician II

CC: Christin Headley  
Planning & Zoning



## MAPPING & ADDRESSING

MEGAN NEHRBAS  
MANAGER OF GEOGRAPHIC  
INFORMATION SYSTEMS (GIS)  
(302) 855-1176 T  
(302) 853-5889 F



# Sussex County

DELAWARE  
sussexcountyde.gov

**February 23, 2021**

Pennoni  
Attn: Katherine E. Davidson & Alan M Decktor

**RE: Terrapin Island**

I have received proposed street name(s) for the proposed subdivision, **Terrapin Island**, located in Lewes. In reviewing the proposed street name(s) the following have been approved:

<b>Torope Ln</b>	<b>Brackish Dr</b>	<b>Malaclemys Dr</b>
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Use only **approved** road names that you have written confirmation for or you will be required to rerecord. Each street name is to be used only once.

Upon final approval of **Terrapin Island** please forward a copy of the recorded site plan to my attention. Our office would appreciate a digital copy if at all possible, for the purpose of addressing. Should you have any questions, please contact the **Sussex County Addressing Department** at 302-855-1176.

Sincerely,

*Terri L. Dukes*

Terri L. Dukes  
Addressing Technician II

CC: Christin Headley  
Planning & Zoning



Richard Crisci, Jr.  
Transportation Supervisor  
Cape Henlopen School District  
302-644-7900 (Office)  
302-644-7914 (Office fax)



## Cape Henlopen School District

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To: Mr. Alan Decktor  
From: Richard Crisci, Jr.  
Re: Proposed Bus Stop at Terrapin Island Subdivision  
Date: June 9, 2021

Mr. Decktor,

Thank you for contacting me regarding the proposed bus stop for pupil transportation for prospective students who will reside in the Terrapin Island Subdivision. After reviewing the site plan provided by Pennoni, I do not have any concern at this time regarding any unique safety hazards that would jeopardize the safety of students waiting at this location for school transportation services. If and when a resident requests transportation to this sub division, the district will create a safe bus stop at the Corner of Camp Arrowhead and Toroff Ln. and assign the stop to buses serving students eligible for transportation services at this location.

Although the district does not require a school bus shelter, we do request the developer/builder consider a sidewalk and area for vehicles to pull off and park that will not impede the flow of traffic into and out of the development while students wait for the bus.

Please don't hesitate to reach out if you need anything more from me.

Cordially,

Richard Crisci Jr.  
Transportation Supervisor  
Cape Henlopen School District

**Tax Parcel Nos.:234-18.00-31.00**

Prepared by and return to:

John Stamato

Ribera Development LLC

8684 Veteran's Highway, Suite 203

Millersville, MD 21108

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
TERRAPIN ISLAND SUBDIVISION**

**RIBERA DEVELOPMENT, LLC.**, a Delaware corporation, hereinafter called Declarants, are owners in fee simple of certain real property located in Dagsboro Hundred, Sussex County, State of Delaware, and known on official plat designation as Terrapin Island, a subdivision pursuant to a plat recorded on \_\_\_\_\_ in the Recorder of Deeds Office of Sussex County, State of Delaware, in Plat Book \_\_\_\_\_, page \_\_\_\_\_ and is further described as Exhibit "A" attached hereto and desires to develop therein a residential community.

**WHEREAS**, the Developer desires to provide for the preservation of the values and amenities in said community and for the maintenance of common lands and facilities and to this end, desires to subject the property to the covenants, restrictions, easements, charges and liens (hereinafter referred to collectively as "The Restrictions"), as herein set forth, for the benefit of the property and each owner thereof:

**WHEREAS**, the Developer has deemed it desirable for the efficient preservation of values and amenities in said community, to create an agency to which will be delegated and assigned the powers of maintaining and administering and enforcing the covenants and restrictions and levying, collecting and disbursing the assessments and charges hereinafter created; and **WHEREAS**, the Developer will incorporate under the laws of the State of Delaware, as a nonprofit corporation, Terrapin Island Homeowner's Association, Inc. or a similarly named corporation, for the purpose of exercising the functions aforesaid.

**NOW, THEREFORE**, the Developer hereby declared that the following Restrictions shall run with, burden and bind the Property; and the Developer hereby declares the Property, as described in Exhibit "A" and as shown on the recorded subdivision plot, is and shall be held, transferred, sold, conveyed, occupied, and used to the restrictions hereinafter set forth and during the period of time set forth, and subject to all easements, right of way and restrictions previously placed upon property as recorded in the office of the Recorder of Deeds, in and for Sussex County, by the Developer and its predecessors of title:

1. Each lot or given land area located in Terrapin Island shall be solely and exclusively used for residential or recreational purposes. No structural or other improvements, except as herein provided, shall be erected, altered, placed, used or permitted to remain upon any such numbered lot in Terrapin Island.

2. Terrapin Island is hereby established as a restrictive development of single family detached dwellings. For the purpose of these restrictions, the word "family" shall mean a single person occupying the dwelling unit and maintaining household; two (2) or more persons related by blood or marriage or adoption occupying a dwelling, living together and maintaining a common household; or, not more than three (3) unrelated persons occupying a dwelling, living together and maintaining a common household.

3. No house, dwelling, accessory building or landscape design shall be commenced, erected, nor any addition to, or alteration therein shall be made until house plans, specifications, and landscaping design showing nature, shape, height, materials, floor plan, color scheme, location and approximate cost shall have been submitted to and approved in writing by Terrapin Island Architectural Review Committee or its successor or assignee.

(a) All houses must have no less than a 5/12 roof pitch and no less than four (4) course 8" block foundation.

(b) The yards of all houses must be seeded and landscaped and this must be completed within thirty (30) days completion of the house, However, due to inclement weather the homeowner may obtain a letter of extension from the Architectural Review Committee.

(c) The entrance steps in front of the of the house must be concrete and the entrance steps in the back or side of the house must be concrete and/or a deck.

4. No lot or given area within Terrapin Island shall be re-subdivided or otherwise alienated into a lesser or smaller portion. A contiguous lot may be subdivided and each portion assigned to the adjacent lot so as to create a larger lot for the benefit of a single family house.

5. There shall be no hunting or trapping allowed on any part of the land at any time. The use of BB guns, BB pistols, pellet guns, or any air rifles, bullet rifles, shotguns, or any firearm of any type is strictly prohibited. The breach of this restriction by any minor children shall be constituted a breach by their parents under whose direct supervision this restriction applies.

6. The recreation area designated on the plot plan is provided for the use and enjoyment of Terrapin Island families and their guests. It shall be the responsibility of all parties using said recreation area to remove all litter and properly maintain and respect the rights of wildfowl and wildlife that inhabit this area.

7. The minimum dwelling size is to be Twelve Hundred, Fifty (1,250) square feet for a single story dwelling and Thirteen Hundred (1,300) square feet for a two story dwelling. For the purposes of the setback requirements as stated below as subparagraph (a) through (f), eaves steps and unroofed terraces shall not be considered part of any building or structure.

(a) The front yard setback of the dwelling on all lots shall be thirty (30) feet from the nearest right-of-way.

(b) The dwelling shall front or face toward the street, with the front line of the house at the thirty (30) foot setback line.

(c) The rear setback line of the dwelling shall be twenty (20) feet from the rear line.

(d) There shall be two (2) side yards, each of which shall be at least fifteen (15) feet in width.

- (e) All accessory buildings shall have a minimum setback line of twenty (20) feet from the rear lot line and fifteen (15) feet from the side yard lines.
- (f) No accessory building shall be located forward of the front of the dwelling.

8. In order to provide unobstructed views of the surroundings and to restrict the erection or placement of improvements or objects that detract from the overall appearance of Terrapin Island, the following restrictions shall apply:

- (a) No boat trailer, boat, travel trailer or camper of any type shall be semi-permanently or permanently placed or stored forward of the front of the dwelling.
- (b) No untagged, wholly or partially stripped down motor vehicle or battered motor vehicle shall be permitted to be parked on any lot or on any street in Terrapin Island. There will be a Ten Dollar (\$10.00) per day fine for all unlicensed, stripped down or battered vehicles after thirty (30) days' notice issued by regular mail from the Architectural Review Committee.
- (c) No advertising signs shall be permitted on any numbered lot or given land area in Terrapin Island, except during time of construction. All signs must be removed within ten (10) days after completion of construction. A sign offering the premises for rent, or sale, or both may be displayed upon the lot or given land area which is for sale or rent.
- (d) No rubbish, trash, garbage or other waste material shall be kept or permitted on any lot or on the common area except in sanitary containers which are securely fastened to prevent dispersal of such materials by and animals. Such containers shall be kept in an appropriate area which is concealed from public view.
- (e) No fence, hedge, wall or other dividing instrument over four (4) feet in height for the front yard and six (6) feet in height for the side and rear yards, measured from the ground on which it stands, shall be

constructed or maintained on any lot, excepting temporary fences during construction of improvements by Declarants.

- (f) No vehicle over ten thousand (10,000) pounds shall be permitted except for local deliveries. A fine of no less than Fifty Dollars (\$50.00) per occurrence will be imposed, issued by regular mail, from the Architectural Review Committee.
- (g) Each lot owner shall provide space for two (2) parking spaces for vehicles off of the way and roads of Terrapin Island. All driveways must be stone or better. No vehicles are to be parked on the streets or roadways or common areas.

9. The following general prohibitions and requirements shall apply to construction or other activities conducted on any numbered lot or given land area in Terrapin Island.

**BUILDING PLANS.** In order to insure the development and maintenance of Terrapin Island as a residential development of high standard, Terrapin Island Architectural Review Committee, or its successors, shall be vested through its powers to control all buildings, structures, or improvements to be placed upon any lot or other land with Terrapin Island. The Terrapin Island Architectural Review Committee until such time as turned over to the Homeowner's Association will be comprised of the Developer's representative.

- (a) The owner of each and every lot or other land area within Terrapin Island, by accepting title thereto, or by occupying the same, hereby covenants and agrees that no building, structure, or other improvements shall be erected, altered, rebuilt, placed, or permitted to remain upon any such lot or other land area, unless and until the plans and specifications therefore shall have first been approved in writing by the Architectural Review Committee, or its successors, and that each such building, structure, or other improvement shall be erected, altered, rebuilt, placed, or permitted to remain upon any such lot or their land area only in accordance with such approved plans and specifications therefore.

Refusal to approve any such plans and specifications by the Association or its successors may be based on any ground



whatsoever, including purely aesthetic grounds, which shall seem sufficient in the sole discretion of such plans and specifications with thirty (30) days after written request, written approval shall be required.

**PROVIDED**, however, that no building, structure, or improvement shall be erected, altered, rebuilt, placed, or permitted to remain upon any such lot or other land which violates any of these covenants as herein before or hereinafter set forth.

- (b) All builders have to be approved by the Architectural Review Committee and the Architectural Review Committee has the right to refuse any builder for any reason.
- (c) Once construction of any structure has been commenced, such construction shall proceed without delay until the same is completed, unless such delay is attributable to a cause beyond control of the owner, builder, or contractor, as the case may be. Cessation of work before completion of any structure once started and continuance of such cessation for a continuous period of sixty (60) days shall be Prim Facie evidence of an attempt to abandon the structure, which shall thereafter be deemed to be a nuisance and must be removed.
- (d) No residence shall be occupied until the same has been substantially completed in accordance with its plans and specifications, and a letter of completion issued by Terrapin Island Architectural Review Committee stating that all building specifications and set backs have met with approval. In conjunction with the letter of approval of the Terrapin Island Architectural Review Committee will be permitted to inspect the building site during construction to enforce and monitor restrictions and building guidelines.
- (e) The elevation of any given lot or land area shall not be changed so as to materially affect the surface grade of the surrounding lot or land area without first obtaining the prior approval in writing of the Developer herein, its successors or assignees.

10. **PROPERTY MAINTENANCE:** It shall be the responsibility of each lot owner to seed and maintain in a clean and orderly condition the planting area between the paved roadway and the property line of the lot.

Upon initial construction of a new home the contractor or property owner must post a three hundred dollars (\$300.00) refundable cash bond to be used for maintenance, regrading and reseeding the shoulders in front of each prospective lot upon which the house is being constructed. Upon completion of the home, if the shoulders are found in proper condition, the full amount of the deposit will be returned. However, if regrading and reseeding the shoulders is necessary, the contractor or property owner will restore the shoulders to the proper condition at their expense, after which the deposit will be refunded.

Terrapin Island has no central water system. It is the responsibility of each lot owner to apply for installation of a well on the property and pay all fees connected therewith.

11. **RENTAL OF RESIDENCE:** Any owner of any lot in Terrapin Island development may rent his or her property for the sole purpose of residential occupancy. All covenants, restrictions, rules and agreements are applicable to such rentals and those persons leasing said property must be given, by the owner of the property, copies of all applicable covenants, restrictions, rules and agreements in order that they be served with notice of the same.

12. No portion of any lot shall be used as a street or right-of-way for ingress or egress. This shall not include private access drives or walkways created within the boundaries of the lot for the owner's sole use and service thereto.

13. No animals, livestock, reptiles, insects or poultry of any kind shall be raised, bred or kept on any lot. However, dogs, cats and other common household pets may be kept on lots subject to such rules and regulations as may be adopted by the Association, so long as they are not kept, bred, or maintained for commercial purposes. Furthermore, the number of domesticated animals shall be limited so as not to constitute a kennel operation.

14. The street, road, entrance area, recreation area and designated common areas, as shown on the plat of Terrapin Island or as subsequently constructed are hereby dedicated for the use of the residents and property

owners of Terrapin Island. Common areas may be altered or improved upon by Developer, with the consent of the Terrapin Island Architectural Review Committee. The streets, roads, and entrance shall be constructed by the Developer in accordance with applicable standards and such streets, roads and entrance areas will not be maintained by the State of Delaware or Sussex County. Each such resident and property owner by the acceptance of a conveyance of a lot or lots in Terrapin Island hereby agrees to pay his or her proportionate share for maintaining, repairing and replacing all streets, roads, entrance areas, common areas including amenities, draining swales, and for the purposes alluded to in paragraph 16 hereof.

15. **SANITATION:** No toilet, sewage disposal system, or cesspool shall be maintained or used upon any lot or land area located in Terrapin Island, excepting where the same is used in combination with a septic tank. All septic tanks shall be constructed and maintained in accord with the rules and regulations established by those health authorities having jurisdiction over Terrapin Island. Whenever public sewer mains are made available to a lot in Terrapin Island, all premises adjacent to such public sewer mains shall be connected to said mains at the expense of the owners of such lot.

16. (a) Every person, firm or corporation who acquired title, legal or equitable, in any lot or given land area in Terrapin Island shall be a member of the Terrapin Island Homeowner's Association; provided, however, that such membership is not intended to apply to those persons, firms or corporations who hold an interest in any such lot merely as security for the performance of any obligation to pay money; namely, mortgages, deeds of trust, or real estate contract purchases. However, if such persons, firms or corporations shall realize upon their security and become the real owner or owners of a lot within Terrapin Island, such persons, firms or corporations will then be subject to all the requirements and limitations imposed in these Restrictions on such owners within Terrapin Island and all members of the Association, including those provisions with respect to the payment of an annual charge.

(b) The general purpose of the Association is to further and promote the community welfare of the property owners in Terrapin Island.

(c) The Association shall also be the means for the promulgation and enforcement of all regulations necessary for the governing of Terrapin Island

(d) The Association shall have all the powers that belong to it be operating law. The Association shall be governed by a Board of Directors of not less than three (3) nor more than five (5) members, all whom shall be property owners in Terrapin Island. Prior to the sale of seventy-five percent (75%) of the lots laid out by the Developer and designated as Terrapin Island, the Developer, or its successors or assigns, may, in its discretion, appoint a Board of Directors of the Terrapin Island Homeowner's Association, consisting of not less than three (3) nor no more than (5) members, as well as to appoint the respective successors thereof. After the sale of seventy-five percent (75%) of the numbered lots laid out by it in Terrapin Island, such a Board of Directors shall be selected, elected and appointed by the vote in person or by proxy of the owners of the majority of the lots located in Terrapin Island, the owner or owners thereof are to have one (1) vote for each lot owned by him, her, them or it, as the case may be. Upon establishment of the Board of Directors in the manner aforesaid, such Board of Directors shall thereupon succeed to all powers, privileges, rights and authority reserved by vested in, or exercised by the developer, successors and assigns.

17. Each lot owner in Terrapin Island covenants to pay prior to the establishment of Terrapin Island Homeowner's Association and such association after its formation, and its successors, at settlement and on January 1<sup>st</sup> of each year thereafter, a maintenance assessment, such assessment to be Seven Hundred Dollars (\$700.00) per year to be determined by Terrapin Island Homeowner's Association or by the Board of Directors of the Terrapin Island Homeowner's Association, for each and every lots owned by said property owner in Terrapin Island. The proceeds received by Terrapin Island or the Terrapin Island Homeowner's Association, as the case may be, shall be used and expended for swales, common areas, lighting for streets, fences and other similar purposes, including snow removal. If any assessment is not paid on the date when due as hereinabove provided, then such assessment shall be deemed delinquent and shall, together with such interest thereon and cost of collecting, including reasonable attorney's fees thereof as hereinafter provided, continue as a lien on the lot and any structure built thereon which shall bind such lot in the hands of the then owner, his heirs, devisees, personal representatives, successors and assigns. In addition to such lien rights, the personal obligation of the then owner to pay such assessment, shall remain this personal obligation and shall not pass to his successors in title (other than as a lien on the land) unless expressly assumed by them. If the assessment is not paid within thirty (30) days after the due date, the assessment shall

bear interest from the date of delinquency at the legal interest rate authorized by 6 Del. C. Sec. 2301, as amended, and the Association may bring legal action against the owner personally obligated to pay the same or may enforce or foreclose the lien against the lot; and in the event a judgment is obtained, such judgment shall include interest on the assessment above provided and any reasonable attorney's fees to be fixed by the court, together with the cost of the action. No owner of a lot may waive or otherwise escape liability for the assessment provided by nonuse of the roads, streets, or other common areas, or by abandonment his or her or its lot. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage on the lot. Sale or transfer of any lot shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof.

18. Nothing contained herein shall be constructed in any manner so as to impose upon the Developer, its successors or assigns, and liabilities for the property damages and/or persons' injury occurring to any person or persons whomsoever for or by reason of the use of the ways, roads, streets, lands, easements, common areas, entrance ways, or similar like conditions, or any of them in Terrapin Island.

19. There is hereby reserved along the side and rear lot of each numbered lot or given land areas in Terrapin Island an easement of ten (10) feet in width for utilities and drainage. There is also reserved along the front of each numbered lot or given land area in Terrapin Island an easement of five (5) feet in width for utilities.

20. The Restriction and Agreements set forth herein are made for the mutual and reciprocal benefit of each and every lot or given land area in Terrapin Island and are intended to create mutual, equitable servitudes upon each of said lots or given land areas in favor of each and all other lots therein; to create reciprocal rights between the respective owners of all the said lots; to create a privity of contract and estate between the grantees of said lots and given land area, run with the land for the benefit of each and all other lots and given land area and their respective owners.

21. The owner of any lot or given land area to whose benefit these Restrictions inure may proceed at law or in equity to prevent, after fifteen (15) days notification by certified or registered mail, the occurrence, continuation or violation of any of these Restrictions and the court in any such action may award the successful party reasonable attorney's fees. The

remedies specified herein are cumulative and a specification of them shall not be taken to preclude any aggrieved party from resorting to any other remedy at law or in equity or under any other statute. No delay or failure on the part of an aggrieved party to invoke an available remedy in respect to a violation of any of these Restrictions shall be held to be a waiver of that party or an estoppel of that party to assert any rights available to him upon the reoccurrence or continuation of such violation or the occurrence of a different violation.

22. The Restrictions may be amended by the Terrapin Island Architectural Review Committee until at least seventy-five percent (75%) of the lots have been sold, and then at such time when the Homeowner's Association is turned over to the property owners, and at that point these restrictions may be amended with the written consent of not less than sixty percent (60%) of the owners of all the lots in Terrapin Island. The required percentage of owners of the various lots or given land area in Terrapin Island shall have the power to waive, abandon, terminate, modify, alter, change, amend, or add to these Restrictions or any of them at any time hereafter. Any such waiver, abandonment, termination, modification, alteration, change, amendment or addition shall take effect when a copy thereof executed and acknowledged by each of the lot owners who assent thereto in accordance with the usual form of execution and acknowledgement of deeds to land shall have been filed for record in the Office of the Recorder of Deeds, in and for Sussex County, and the same shall be waived, abandoned, terminated, modified, altered, changed, amended or added to as the case may be. In taking of any such vote of the obtaining of any such written consents, each owner, including the Developer, shall have as many votes or consents as he may own lots or given land areas situated in Terrapin Island. The right and privilege granted herein to waive, abandon, terminate, modify, alter, change, amend, or add to these Restrictions or any of them does not extend nor apply to the waiver, abandonment, termination, modification, alteration, change, amendment, or addition to the plot of Terrapin Island as the same presently appears of record, nor addition to the plot of Terrapin Island as the same presently appears of record, nor to the location of the various streets, roads, thoroughfares, or ways shown thereon, neither of which shall be abandoned, terminated, waived, modified, altered, changed, amended, or added to without the express written consent of Terrapin Island first being had and obtained. Furthermore, these Restrictions may not be waived, abandoned, terminated, modified, altered, changed or amended so as to affect in any manner the obligation of the lot owners to properly maintain, repair and

replace the streets, roads and entrance areas shown on the plot of Terrapin Island, unless and until such obligations shall be assumed by the Division of Highways of the State Department of Transportation or by another responsible governmental agency.

23. The invalidating of any one of the foregoing Restrictions by any court or competent jurisdiction shall in no way affect or impair the full force and effect of all other Restrictions set forth herein, and in any such event, all other restrictions invalidated thereby shall remain in full force and effect.

END OF TEXT –SIGNATURE PAGE FOLLOWS

DRAFT

**IN WITNESS WHEREOF**, The said party of the first part has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this \_\_\_\_ day of \_\_\_\_\_,2021

Signed, sealed, and delivered

**RIBERA DEVELOPMENT, LLC**

In the presence of:

\_\_\_\_\_  
Witness

BY: \_\_\_\_\_  
- President

\_\_\_\_\_  
Witness

BY: \_\_\_\_\_  
- Secretary

**STATE OF DELAWARE:**

: **SS**

**COUNTY OF SUSSEX :**

**BE IT REMEMBERED**, That on this \_\_\_\_\_ day of \_\_\_\_\_, 2021, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, \_\_\_\_\_, parties to this Indenture, known to me personally to be such, and acknowledged this Indenture to their act and deed.

**GIVEN** under my hand and seal of office, the day and year aforesaid.

\_\_\_\_\_  
Notary Public



## Alan M. Decktor

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**Subject:** FW: Terrapin Island - Coordination Meeting

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**From:** Coakley, Sarah (DeIDOT) <[Sarah.Coakley@delaware.gov](mailto:Sarah.Coakley@delaware.gov)>  
**Sent:** Wednesday, June 9, 2021 8:44 AM  
**To:** Yates, Brian K. (DeIDOT) <[Brian.Yates@delaware.gov](mailto:Brian.Yates@delaware.gov)>  
**Cc:** Chase Phillips <[chase.phillips@sussexcountyde.gov](mailto:chase.phillips@sussexcountyde.gov)>; Jamie Whitehouse <[jamie.whitehouse@sussexcountyde.gov](mailto:jamie.whitehouse@sussexcountyde.gov)>  
**Subject:** RE: Terrapin Island - Coordination Meeting

Brian,

Yes, per the terms of the agreement establishing the Henlopen TID (see attached), developments submitting plans on or after the effective date, which was October 30, 2020 are required to participate in the TID if they are consistent with the land use forecast used for the TID and don't meet the exceptions in section 6. Since Terrapin Island submitted their Major Subdivision Application and Record Plans to the County on August 28, 2020, before the TID effective date, they are not required to participate in the TID.

Please forward this confirmation to the owner/developer.

Sarah Coakley, AICP  
Principal Planner, Regional Systems Planning  
voice: 302-760-2236  
fax: 302-739-2251  
email: [sarah.coakley@delaware.gov](mailto:sarah.coakley@delaware.gov)

**My email address has changed to [sarah.coakley@delaware.gov](mailto:sarah.coakley@delaware.gov). Please update your contact information accordingly.**

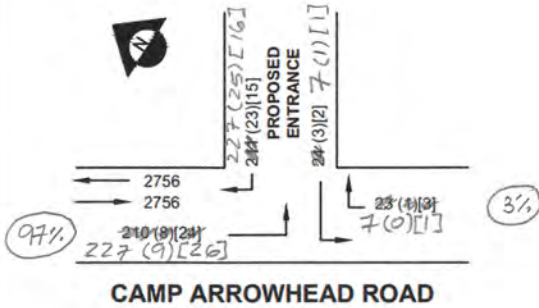


# Salt Cedars Subdivision

Reviewed by Claudy J.  
8/20/2020

## TRAFFIC GENERATION - CAMP ARROWHEAD ROAD (SC 279)

(FULL MOVEMENT)



### ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION - SC00279 (CAMP ARROWHEAD RD.) - LOCAL (RURAL)  
 POSTED SPEED LIMIT - 40 MPH  
 AADT = 5,512 TRIPS (FROM 2019 DELDOT TRAFFIC SUMMARY)  
 DIRECTIONAL DISTRIBUTION<sup>1</sup>  
 10 YEAR PROJECTED AADT = 1.16 x 5,512 TRIPS = 6,394 TRIPS  
 10 YEAR PROJECTED AADT + SITE ADT = 6,862 TRIPS  
 TRAFFIC PATTERN GROUP = 4 (FROM 2019 DELDOT TRAFFIC SUMMARY)  
 PEAK HOUR - 13.88% x 6,862 TRIPS = 952 TRIPS *827 trips*  
 TRUCK VOLUME - N/A *12.09%*  
 $\rightarrow 8.06 \times 6862 = 590$

### SITE TRAFFIC DATA:

SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION<sup>2</sup>

EXISTING LAND USE:  
 WOODED VACANT LAND = 0 TRIPS

PROPOSED LAND USE:  
 42 UNITS - SINGLE FAMILY DETACHED UNITS (ITE 210)  
 42 UNITS:  $L_n(T) = 0.92L_n(X) + 2.71 = 468$  TRIPS (WEEKDAY) *468 (234 / 234)*

PEAK HOUR OF ADJACENT STREET TRAFFIC (ITE 210):  
 AM:  $T = 0.71(X) + 4.80 = 35$  TRIPS (WEEKDAY) [25% / 75%] (9 / 26)  
 PM:  $L_n(T) = 0.96L_n(X) + 0.20 = 44$  TRIPS (WEEKDAY) [63% / 37%] (27 / 17)

PROPOSED DIRECTIONAL DISTRIBUTION: *14(0) [ ] 2(1) [ ]*  
 10% TO AND FROM THE SOUTH (4 TRIPS) (1) [3] ENTER & (3) [2] EXIT  
 90% TO AND FROM THE NORTH (42 TRIPS) (8) [24] ENTER & (23) [15] EXIT  
 TOTAL ADT = 468 TRIPS *454 (9) [26] 2(25) [16]*  
 SITE TRUCK TRAFFIC = 23 TRIPS (5%) ✓

### TRAFFIC GENERATION DIAGRAM

ADT PEAK HOUR (A.M.), ADT PEAK HOUR (P.M.)

<sup>1</sup> DIRECTIONAL DISTRIBUTION PROVIDED BY DELDOT  
<sup>2</sup> DIRECTIONAL DISTRIBUTION PROVIDED BY ITE MANUAL

DESIGN VEHICLE = WB-40 & SU-30

**TAB 3**

**PLUS & TAC**



STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF STATE PLANNING COORDINATION

May 25, 2021

June 10, 2021

Mr. David L. Edgell, AICP  
Director, Office of State Planning Coordination  
122 Martin Luther King, Jr. Blvd. South – Haslet Armory  
Dover, Delaware 19901

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

RE: PLUS review 2021-04-03; Terrapin Island Subdivision  
PLUS review response for Terrapin Island Subdivision

Dear Mr. Decktor:

Thank you for meeting with State agency planners on April 28, 2021 to discuss the Terrapin Island Subdivision project. According to the information received you are seeking review of a proposed 42-unit residential subdivision on 32.13 acres along Camp Arrowhead Road in Level 4 in Sussex County.

We are in receipt of your comments dated May 25, 2021, as it pertained to our presentation of the above referenced project on April 28, 2021. We thank you for the opportunity to present our clients project on properties located on the east side of Camp Arrowhead Road, Indian River Hundred, Sussex County, Delaware. The project presented was for a 42 single-family cluster residential development and is zoned AR-1 Agricultural Residential. The proposed residential development lies within the Coastal Area as described within the Land Use Element and as shown on the Future Land Use Plan of the adopted Sussex County Comprehensive Plan.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. **The developers will also need to comply with any Federal, State, and local regulations regarding this property. We also note that as Sussex County is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the County.**

Minor changes to the plans have been completed since the meeting to support comments being addressed as the development will comply with all County, State and Federal written Regulations.

122 Martin Luther King Jr. Blvd. South – Haslet Armory · Third Floor · Dover, DE 19901  
Phone (302)739-3090 · Fax (302) 739-5661 · [www.stateplanning.delaware.gov](http://www.stateplanning.delaware.gov)



## Strategies for State Policies and Spending

This project represents a land development that will result in 42 residential units in an Investment Level 4 area and an Out of Play area according to the *2020 Strategies for State Policies and Spending*. Investment Level 4 indicates where State investments will support agricultural preservation, natural resource protection, and the continuation of the rural nature of these areas. New development activities and suburban development are not supported in Investment Level 4. These areas are comprised of prime agricultural lands and environmentally sensitive wetlands and wildlife habitats, which should be, and in many cases have been preserved. Out of Play reflects lands that, at the time the State Strategies were developed, were not available for private development due to public ownership and / or preservation.

The proposed subdivision is on a parcel of land that is in an Investment Level 4 according to the *2020 Strategies for State Policies and Spending*. The Out of Play areas that are shown within the property are located within portions of the Wetlands area of the property, which have been delineated and are appropriately buffered from according to §115-193. Adjacent to these lands are an intermittent display of Investment Level 3 areas that don't follow any style of parcel-based alignment when projecting future investment and spending. The County even commented to this fact in the 2019 Comprehensive plan stating, "It is important to note that the maps contained within the *Strategies for State Policies and Spending* document are not "parcel-based," so it is still necessary to thoroughly investigate the constraints of particular land parcels, even though they may be contained in one of the growth-oriented investment levels of the *Strategies for State Policies and Spending*." (Page 4-10). To make the statement that "New development activities and suburban development are not supported in Investment Level 4"

when the area shown on the Investment Maps are arbitrary at best, not to mention that the previous Maps indicated in the 2019 comprehensive Plan (Figure 4.4-1) indicates this area was once Level 3 – adjacent to Level 2.



From a fiscal responsibility perspective, development of this site is likewise inappropriate. The cost of providing services to development in rural areas is an inefficient and wasteful use of the State's fiscal resources. The project as proposed will bring a new residential development to an area where the State has no plans to invest in infrastructure upgrades or additional services. The intended development will need access to services and infrastructure such as police, and transportation. To provide some examples, the State government funds 100% of road maintenance and drainage improvements for the transportation system, and 100% of the cost of police protection in the unincorporated portion of Sussex County where this development is proposed. Over the longer term, the unseen negative ramifications of this development will become even more evident as the cost of maintaining infrastructure and providing services increases.

The parcel is located in an area that can hardly be described as "Rural". If you were to review the exhibit below you would consider this property/project as in-fill, which is considered any vacant lot or parcel within developed areas or built-up areas where water, sewer, streets, and fire protection have already been developed and are provided. Further comments below will address the infrastructure that is currently in place for the 42 residential developments.



In addition, this site is environmentally inappropriate. The existing plans pose both flooding risks and considerable impacts to wetlands and wildlife habitat. The entire parcel is located within both the Delaware Ecological Network and the Angola Neck Natural Area. The site plans propose the removal of significant amounts of mature forest that are a key part of these larger ecological systems. Impacts to non-tidal wetlands include proposed disturbance of wetlands, secondary impacts, and the disconnection of large expanses of contiguous habitat. Future residents will likely face flooding concerns, which will be further exacerbated by sea level rise in the near future.

As presented, the project was designed to navigate and remove proposed disturbance from the environmentally sensitive areas within the property, specifically the tidal and non-tidal wetlands throughout the property. In addition, it should be noted that the proposed design is situated in areas of uplands on the property and includes created ephemeral wetlands as storm water management measures along with a conservation easement along the perimeter of the wetlands to maximize the natural environment of the property.

The application states that you intend to remove 14.23 acres of the 23.08 acres of forest on site and will be disturbing 0.22 acres of non-tidal wetlands for road crossings. The application does not state the exact distance of disturbance from the environmental features of this site, but site plans show that growth on this site will be in close proximity to wetlands, streams and/or waterbodies.

Other environmental concerns, as noted by DNREC, include:

- The site plans show a 50-foot vegetated buffer zone along state-regulated tidal wetlands and a 25-foot wetland setback for federally regulated non-tidal wetlands. However, the proposed cul-de-sac on the eastern portion of the site abuts the estuarine wetlands, and lots lie within the 25-foot setback in areas, specifically lots 11-19. Wetlands can expand outside their existing boundaries during seasonal and localized wet weather and a wetland setback allows for the expansion during these times. If lots 11-19 remain within the 25-foot setback, future homeowners can potentially experience wet and possibly seasonably unusable backyards. In addition, setbacks contained within lot lines will be difficult to preserve over time as homeowners often are unaware of the setback requirements or ignore them.
- According to the newest Flood Insurance Rate Maps (FIRM), much of this parcel (the eastern half and a portion of the western half) is situated within a Special Flood Hazard Area, specifically within the mapped 100-year floodplain (1% annual chance of flooding). The Special Flood Hazard Area identified on the site lies within zone AE. Lots and structures are proposed within these identified areas. In lands contained within the 100-year floodplain, the National Flood Insurance Program's floodplain management regulations must be enforced through the local floodplain ordinance, which can have higher standards. Homeowners with mortgages may be required to purchase flood insurance. Likewise, the majority of this site is vulnerable to permanent inundation from sea level rise.
- Development of this site is anticipated to displace local wildlife. Wildlife displaced by encroaching development may become a nuisance for homeowners.

Because the development is inconsistent with the 2020 *Strategies for State Policies and Spending*, the State is opposed to the development of this parcel as proposed.

The development is “NOT” inconsistent with the 2020 *Strategies for State Policies and Spending* (SSPS), given that the development follows the growth guidelines in which the document outlines. The SSPS outlines how new land developments, population growth and business activities have been directed into designated growth areas; The State endorsed the 2019 Sussex Plan which outlines how Coastal Areas are one of the Growth Areas within Sussex County. The SSPS talks about “proactive” planning which is a method of collaborative planning; Comprehensive Planning guides growth which provides for transparency and predictability for developers and the community; The PLUS process, a process that generated this document provides for agency recommendations/requirements for developments, such as this, that want to develop in growth areas; Sussex County Technical Advisory Committee (TAC), a process in which the commission refers the Preliminary Plat to various agencies for comments and recommendations. These three processes outline how proactive planning was used when processing this application. The SSPS uses several State agencies plans and policies to form the foundation for the overall state land-use strategy which this development application has and continues to follow while preparing the plans



for this project. Through multiple meetings with the County and State agencies, this project continues to follow the land-use strategy that the SSPS suggests. According to the SSPS, demographics play a key role in guiding decisions on how to accommodate the expected growth in Delaware as the population continues to grow. This development and the proactive planning it has undertaken meets the needs of the composition of the incoming population in a manner that preserves Sussex County's quality of life. Lastly, Investment Level 4 – the SSPS talks about how Level 4 Areas are the location for single-family detached residential structures in rural areas which this development is considered. The development is proposing a low-density single family detached housing project within a growth area that according to the County and State is appropriate for medium to higher density housing. I would hardly consider this development “inconsistent” with the 2020 Strategies for State Policies and Spending when you consider the policies, process, recommendations, and requirements that this development followed during the planning and design of this application.

**With that said, the comments in this letter are technical, and are not intended to suggest that the State supports this development. This letter does not in any way suggest or imply that you may receive or may be entitled to permits or other approvals necessary to build on this property.**

**Department of Transportation – Contact Bill Brockenbrough 760-2109**

- The site access on Camp Arrowhead Road (Sussex Road 279) must be designed in accordance with DelDOT's Development Coordination Manual, which is available at <http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes>.  
**NOTED**
- Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at [https://www.deldot.gov/Business/subdivisions/pdfs/Meeting\\_Request\\_Form.pdf?08022017](https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017). **The September 2020 meeting, when the development was known as Salt Cedars, satisfies this requirement.**
- Section 1.6.1 of the Manual addresses the location of proposed entrances. In the September 2020 Pre-Submittal meeting, DelDOT determined that a left turn into the site would be warranted and would extend past the entrance to Cove Court, a small subdivision street immediately north of this site. DelDOT's preferred solution to this situation was then and still would be for this developer to relocate Cove Court's access onto the proposed Torope Lane. If that is not possible, the applicant's engineer will need to request a design deviation, in accordance with Section 4.2 of the Manual.  
**NOTED**
- Section 1.7 of the Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is

submitted for review and the Construction Stage Fee when construction plans are submitted for review.

**NOTED**

- Per Section 2.2.2.1 of the Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends per hour in any hour of the day. From the PLUS application, the total daily trips are estimated at 468 vehicle trip ends per day. Using the 10<sup>th</sup> edition of the Institute of Transportation Engineers' Trip Generation Manual, DelDOT confirms this number and estimates the weekday morning and evening peak hour trip ends at 35 and 44, respectively. **Therefore, a TIS would not normally be required.**

The subject development is located in the Henlopen Transportation Improvement District (TID). Therefore, as authorized in Section 2.2.2.4, DelDOT will require that the developer participate in the TID rather than do any off-site improvements that might be warranted beyond their entrance. In accordance with Section 2.4 of the Manual, the applicant will be required to sign an agreement and pay a fee of per lot. The fee may be paid separately for each lot but is subject to a surcharge if it is not paid for the entire plan at once.

In part, the TID agreement will provide that the applicant may receive credit against their fee for construction planned as part of the TID. Entrance construction is generally not considered eligible for such credit.

**Alan Decktor, PE Pennoni had a meeting with DelDOT on June 7, 2021, and it was discussed that the development was grandfathered in before the Henlopen TID was signed as an ordinance in October 2020 due the subdivision application being submitted on August 28, 2020.**

**From:** Coakley, Sarah (DelDOT) <[Sarah.Coakley@delaware.gov](mailto:Sarah.Coakley@delaware.gov)>  
**Sent:** Wednesday, June 9, 2021 8:44 AM  
**To:** Yates, Brian K. (DelDOT) <[Brian.Yates@delaware.gov](mailto:Brian.Yates@delaware.gov)>  
**Cc:** Chase Phillips <[chase.phillips@sussexcountyde.gov](mailto:chase.phillips@sussexcountyde.gov)>; Jamie Whitehouse <[jamie.whitehouse@sussexcountyde.gov](mailto:jamie.whitehouse@sussexcountyde.gov)>  
**Subject:** RE: Terrapin Island - Coordination Meeting

Brian,

Yes, per the terms of the agreement establishing the Henlopen TID (see attached), developments submitting plans on or after the effective date, which was October 30, 2020 are required to participate in the TID if they are consistent with the land use forecast used for the TID and don't meet the exceptions in section 6. Since Terrapin Island submitted their Major Subdivision Application and Record Plans to the County on August 28, 2020, before the TID effective date, they are not required to participate in the TID.

Please forward this confirmation to the owner/developer.

Sarah Coakley, AICP  
Principal Planner, Regional Systems Planning  
voice: 302-760-2236  
fax: 302-739-2251  
email: [sarah.coakley@delaware.gov](mailto:sarah.coakley@delaware.gov)

**My email address has changed to [sarah.coakley@delaware.gov](mailto:sarah.coakley@delaware.gov). Please update your contact information accordingly.**



DelDOT asks that the applicant contact their Subdivision Manager for this part of the county, Mr. Brian Yates, for routine matters regarding the agreement. Mr. Yates may be reached at [Brian.Yates@delaware.gov](mailto:Brian.Yates@delaware.gov) or (302) 760-2151. As necessary, the applicant may also contact Ms. Sarah Coakley, a Principal Planner in DelDOT's Regional System Planning Section who manages DelDOT's TID program. Ms. Coakley may be reached at [Sarah.Coakley@delaware.gov](mailto:Sarah.Coakley@delaware.gov) or (302) 760-2236.

There is a project planned for the TID to improve the State-maintained part of Camp Arrowhead Road to provide 11-foot lanes and 5-foot shoulders but that work is not presently scheduled for design or construction.

Infrastructure improvements that the applicant will be contributing to supports the health, safety and welfare of the community.

- As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Manual, DelDOT will require dedication of right-of-way along the site's frontage on Camp Arrowhead Road. By this regulation, this dedication is to provide a minimum of 30 feet of right-of-way from the physical centerline. The following right-of-way dedication note is required, **"An X-foot wide right-of-way is hereby dedicated to the State of Delaware, as per this plat."**  
A five-foot dedication of the land (measuring 30-feet from the physical centerline) to the State of Delaware is shown on the plans.
- In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, **"A 15-foot wide permanent easement is hereby established for the State of Delaware, as per this plat."**

A 15-foot-wide permanent easement dedicated to the State of Delaware is shown on the plans.

- Referring to Section 3.4.2.1 of the Manual, the following items, among other things, are required on the Record Plan:
  - A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.
  - Depiction of all existing entrances within 300 feet of the entrance on Camp Arrowhead Road.
  - Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.

The traffic generation for this development was reviewed and approved by DelDOT on August 20, 2020.

- Section 3.5 of the Manual provides DelDOT's requirements with regard to connectivity. The requirements in Sections 3.5.1 through 3.5.3 shall be followed for all development projects having access to state roads or proposing DelDOT maintained public streets for subdivisions. In response to the discussion at the PLUS meeting, DelDOT recommends that the plan be modified to provide a pedestrian path to Cove Court from the cul-de-sac at the end of Malaclemys Drive if a vehicular connection cannot be provided as discussed above.

It has been asked and was turned down for vehicular connection between Cove Court and this development. However, a pedestrian path for connection has been shown on the revised plan.

- Section 3.5.4.2 of the Manual addresses requirements for Shared Use Paths (SUP) and sidewalks. For projects in Level 3 and 4 Investment Areas, installation of paths or sidewalks along the frontage on State-maintained roads is generally required only where there is an existing path or sidewalk nearby. DelDOT does not anticipate requiring the developer to build a sidewalk or path on Camp Arrowhead Road.

- In accordance with Section 3.8 of the Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along Camp Arrowhead Road.

NOTED

- In accordance with Section 5.2.9 of the Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at <http://www.deldot.gov/Business/subdivisions/index.shtml>.

Completed and submitted to DelDOT.

- In accordance with Section 5.4 of the Manual, sight distance triangles are required and shall be established in accordance with American Association of State Highway and Transportation Officials (AASHTO) standards. A spreadsheet has been developed to assist with this task. It can be found at <http://www.deldot.gov/Business/subdivisions/index.shtml>.  
**NOTED**
- In accordance with Section 5.14 of the Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be relocated.  
**NOTED**

### **Department of Natural Resources and Environmental Control – Beth Krumrine 735-3480**

#### **Concerns Identified Within the Development Footprint**

##### **Wetlands**

Maps from the Statewide Wetlands Mapping Project indicate the presence of freshwater emergent wetlands on the western central portion of the site and estuarine and marine wetlands in the southeastern corner. According to the application, there are 3.87 acres of tidal and 8.06 acres of non-tidal wetlands present on the site. The application indicates that the wetlands have been delineated, and the Army Corps of Engineers sign off is pending. Two planned wetland road crossings are anticipated to fill approximately 0.22 acres of non-tidal wetlands.

##### Requirements (Tidal and State Subaqueous Lands):

- It appears that no dredge or fill of state regulated tidal wetlands and subaqueous lands is proposed. If plans change and dredge or fill of these lands is proposed, a state Wetlands or Subaqueous Lands permit is required. An application for a permit must be submitted to the DNREC Wetlands and Subaqueous Lands Section for review and approval. To apply for a wetland permit online, please visit their website:  
<https://dnrec.alpha.delaware.gov/water/wetlands-subaqueous/permits/>

Contact: DNREC Wetlands and Subaqueous Lands Section at (302) 739-9943.

Website: <https://dnrec.alpha.delaware.gov/water/wetlands-subaqueous/>

##### Requirements (Non-tidal/Federal):

- Permits or authorizations from the U.S. Army Corps of Engineers are required for fill of non-tidal wetlands, as proposed here. In certain cases, permits from the US Army Corps of Engineers require additional certifications from DNREC (Coastal Zone Federal

Consistency Certification and 401 Water Quality Certification) Continue to work with the U.S. Army Corps of Engineers to determine the appropriate permitting requirements.

Contact: U.S. Army Corps of Engineers (Dover Office) at (267) 240-5278.

Environmental Resources Inc investigated the property for this development to determine the extent of Waters of the United States including wetlands subject to the US Army Corp of Engineers Regulatory Program under Section 404 of the Clean Water Act. At the time of the investigation, the property consisted of approximately 26.81 acres of mid-succession mixed hardwood and pine forest and 5.32 acres of tidally influenced emergent wetlands abutting the Rehoboth Bay. Land use on adjacent properties is residential development. A total of 11.93 acres of wetlands were identified with in the property. of that total, approximately 6.61 acres are palustrine forested wetlands, 1.45 acres are estuarine emergent non-tidal wetlands, and 3.87 acres are tidally influenced wetlands regulated by DNREC. The remaining 20.20 acres were classified as uplands. Water tables observed on December 10, 2020, ranged from 28” to 32” within the upland portions of the property. No indicators of wetland hydrology or hydric soils were observed within the forested uplands.

ERI has evaluated various alternatives to minimize impacts with the proposed two road crossings. State regulated wetlands and their buffers are completely avoided. Both road crossings are located where the least linear footage of federally regulated wetlands are crossed. The easterly most crossing location is already impacted by an unpaved unimproved access road leading to the most easterly part of the site. ERI has held a pre-application conference with the Corp of Engineers staff about this project and the two proposed road crossings. The Corp determined that the project does qualify for authorization under Nationwide Permit No. 14 (Linear Transportation Projects). Understanding the minimal extent of impacts to fringe locations of wetlands being impacted, compensatory mitigation for the project will be accomplished through placement of a permanent protective deed restriction.

### **Vegetated Buffer Zones**

Site plans show a 50-foot vegetated buffer zone along state-regulated tidal wetlands and a 25-foot wetland setback for federally-regulated non-tidal wetlands. However, the proposed cul-de-sac on the eastern portion of the site abuts the estuarine wetlands, and lots lie within the 25-foot setback in areas, specifically lots 11-19. Wetlands can expand outside their existing boundaries during seasonal and localized wet weather and a wetland setback allows for the expansion during these times. If lots 11-19 remain within the 25-foot setback, future homeowners can potentially experience wet and possibly seasonably unusable backyards. In addition, setbacks contained within lot lines will be difficult to preserve over time as homeowners often are unaware of the setback requirements or ignore them.

Vegetated buffer zones placed adjacent to waterways and wetlands help improve water quality by reducing sediment and pollutants loads. They also provide valuable habitat and can help

prevent encroachment of human activities into ecologically sensitive areas. Vegetated buffers are not equivalent to setbacks, as residential lots, walkways, and stormwater management facilities should not be contained within the vegetated buffer zone.

Requirements:

- The applicant must comply with minimum vegetated buffer widths as identified within county and municipal codes.

The only requirement for setbacks to wetlands is the required 50-foot buffer zone from tidal waters in the County. In addition to the 50-foot setback buffer we are providing for a 25-foot setback along the majority of the non-tidal wetlands.

### Special Flood Hazard Area

According to the newest Flood Insurance Rate Maps (FIRM), much of this parcel (the eastern half and a portion of the western half) is situated within a Special Flood Hazard Area, specifically within the mapped 100-year floodplain (1% annual chance of flooding). The Special Flood Hazard Area identified on the site lies within zone AE. Lots and structures are proposed within these identified areas. In lands contained within the 100-year floodplain, the National Flood Insurance Program's floodplain management regulations must be enforced through the local floodplain ordinance, which can have higher standards. Homeowners with mortgages may be required to purchase flood insurance.

Requirements:

The applicant must comply with the local floodplain ordinance and regulations applicable to development or construction within the 100-year floodplain. In determining the boundary of the floodplain, use the most recent FIRM maps available, which can be found at <https://maps.dnrec.delaware.gov/floodplanning/default.html>.

The boundary of the floodplain is shown on the plans and were taken from FIRM Map number 10005c0342K dated March 16, 2015, which indicates the property located in a Zone X and Zone AE with base flood elevations of 5' and 7'. All building construction with Zone AE will comply with the County's floodplain Ordinance No. 2384.

### Natural Areas

All of the parcel is located within the Angola Neck Natural Area. Natural Areas contain lands of statewide significance identified by the Natural Areas Advisory Council as the highest quality and most important natural lands remaining in Delaware.

Requirements:

- Local codes and ordinances may apply to protect areas designated as Natural Areas. Please consult with local planning agencies to see how local codes and ordinances may impact the proposed development of this site.

There are no Sussex County ordinances that apply to Natural Areas. According to The Delaware Natural Areas Preservation System, the State follows a set of guidelines and established criteria approved in 2010 when evaluating lands for inclusion as state-recognized Natural Areas. The State agencies (The Department of Natural Resources and Environmental Control, Divisions of Parks and Recreation and Fish and Wildlife; the Delaware Department of Agriculture, Delaware Forest Service; and the Department of State, Division of Historic and Cultural Affairs) shall use these guidelines to evaluate lands which a landowner has *offered* for permanent protection to ensure that permanently protecting the land furthers the purposes of the Land Protection Act, 7 Del. C. Chapter 75. At this time, the owners of the property are not aware that they offered their land to be considered permanently protected for consideration into the Natural Area Preservation System nor are they aware that the State surveyed the property to determine the ecological value based on the guidelines set forth and therefore the delineation of this on this parcel should be removed.

## Stormwater Management

This project/site has met the minimum threshold of 5000 square feet of land disturbing activity under the DNREC Sediment and Stormwater Program.

Requirements:

- A Sediment and Stormwater Plan must be developed, then approved by the appropriate plan review agency prior to any land disturbing activity taking place on the site. For this project, the plan review agency is the Sussex Conservation District.

We have already started the coordination process with the Sussex Conservation District and submitted our Stormwater Assessment Study and conducted our Pre-Application Meeting. The project will propose ephemeral constructed wetlands to handle water quality and quantity requirements for stormwater runoff management. Constructed wetlands are engineered ecosystems designed to treat stormwater runoff. Wetland water treatment systems use plants and naturally occurring microorganisms to reduce nutrients, pathogens and sediments. Tidal Waiver Quantity Management will be outlined in the final stormwater management report.

- Additionally, construction activities that exceed 1.0 acre of land disturbance require Construction General Permit coverage through submittal of an electronic Notice of Intent for Stormwater Discharges Associated with Construction Activity. This form



must be submitted electronically (<https://apps.dnrec.state.de.us/eNOI/default.aspx>) to the DNREC Division of Watershed Stewardship, along with the \$195 fee.

**NOTED**

- Schedule a project application meeting with the appropriate agency prior to moving forward with the stormwater and site design. As part of this process, you must submit a Stormwater Assessment Study.

**A Stormwater assessment Study was prepared by Pennoni and a meeting with the Sussex Conservation District was conducted on September 25, 2020.**

Plan review agency contact:

Sussex Conservation District at (302) 856-2105 or (302) 856-7219.

Website: <https://www.sussexconservation.org/>

General stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921. E-mail: [DNREC.Stormwater@delaware.gov](mailto:DNREC.Stormwater@delaware.gov).

Website: <https://dnrec.alpha.delaware.gov/watershed-stewardship/sediment-stormwater/>

## **Hydrologic Soils Group**

Hydrologic Soil Group A/D (poorly drained) soils have been identified on much of the western portion and the southeastern corner of the site. These soil types are typically not conducive to utilizing infiltration stormwater Best Management Practices such as bioretention and infiltration basins, which must meet minimum infiltration requirements.

Requirements:

- Any stormwater Best Management Practices that propose the use of infiltration or natural recharge shall include a soils investigation.

**A soils investigation has been conducted by William J Gangloff, PhD, Accent Environmental following state regulations and no proposed infiltration practices are part of the project, instead we are proposing ephemeral constructed wetland BMP's.**

Contact: DNREC Sediment and Stormwater Program at (302) 739-9921.

E-mail: [DNREC.Stormwater@delaware.gov](mailto:DNREC.Stormwater@delaware.gov).

Website: <https://dnrec.alpha.delaware.gov/watershed-stewardship/sediment-stormwater/>

## **Water Quality (Pollution Control Strategies)**

Pollution Control Strategies have been developed for the following watersheds in Delaware: Christina, Appoquinimink, Broadkill, Mispillion and Cedar Creek, Murderkill, Saint Jones, Inland Bays (Rehoboth Bay, Indian River Bay, and Little Assawoman Bay), Nanticoke, and

Upper Chesapeake. Such strategies were created because surface water failed to meet water quality standards for nutrients and sediment.

Requirements:

- This site lies within the Rehoboth Bay Watershed. Consult with the appropriate plan review agency to determine if stricter stormwater management standards may apply for development projects in this area.

As previously stated, the development will utilize ephemeral constructed wetlands to handle water quality and quantity requirements for stormwater runoff management. Constructed wetlands are engineered ecosystems designed to treat stormwater runoff. Wetland water treatment systems use plants and naturally occurring microorganisms to reduce nutrients, pathogens and sediments.

Contact: Sussex Conservation District at (302) 856-2105 or (302) 856-7219.

Website: <https://www.sussexconservation.org/>

### **Wildlife Displacement**

Development of this site is anticipated to displace local wildlife. Wildlife displaced by encroaching development may become a nuisance for homeowners.

Requirements:

- Future residents are not permitted to discharge firearms within 100 yards (approximately 300 feet) of any occupied dwelling or building to hunt or remove nuisance wildlife.

**NOTED**

### **Nutrient Management Plan**

This project proposes open space of 16.14 acres, exceeding the threshold of 10 acres for nutrient management.

Requirements:

- A nutrient management plan is required for all persons or entities who apply nutrients to lands or areas of open space of 10 acres or more.

**NOTED**

Contact: Delaware Department of Agriculture's Nutrient Management Program at (302)

698-4558. Website: <https://agriculture.delaware.gov/nutrient-management/>

## **Wastewater Permitting – Large Systems**

Sussex County holds existing permits with the DNREC Groundwater Discharges Section's Large Systems Branch.

Requirements:

- It is the responsibility of the permittee (Sussex County) to notify the Large Systems Branch if the capacity of the rate of wastewater disposal is to be updated.

**NOTED**

Contact: DNREC Large Systems Branch at (302) 739-9948.

Website: <https://dnrec.alpha.delaware.gov/water/groundwater/>

## **State Historic Preservation Office – Contact Carlton Hall 736-7400**

- The Delaware State Historic Preservation Office does not recommend development in Level 4 areas. **The are no known archaeological sites or known National Register listed or eligible properties on the parcel.**
- Prehistoric archaeological potential is moderate. Parcel is almost perfectly half poorly drained soils, half well drained soils, and the well-drained soils are on a slight rise towards the middle according to topo maps near Dogwood Lane.
- Historic archaeological potential is low. While there does appear to be a road there that leads to Shell Landing Cove in the mid-20<sup>th</sup> century, there is no indication that historic resources have been on the parcel prior to or after.
- If any project or development proceeds, the developer should be aware of the Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch. 54).
- If there is federal involvement, in the form of licenses, permits, or funds, the federal agency, often through its client, is responsible for complying with Section 106 of the National Historic Preservation Act (36 CFR 800) and must consider their project's effects on any known or potential cultural or historic resources. For further information or additional details pertaining to the Section 106 process and the Advisory Council's role; please review the Advisory Council's website at the following: [www.achp.gov](http://www.achp.gov)

**Delaware State Fire Marshall's Office – Contact Duane Fox 259-7037**

At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

**Fire Protection Water Requirements:**

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

Tidewater has an existing 12” main that runs along Camp Arrowhead Road and serves all of the adjacent communities. We will connect and provide central water connections to all dwellings along with proper main sizing and fire hydrants.

**Accessibility**

- All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from Camp Arrowhead Road must be constructed so fire department apparatus may negotiate it.
- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.
- Any dead-end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.
- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

A 24’ wide paved internal roadway will be constructed to serve all 42 lots.

**Gas Piping and System Information:**

- Provide type of fuel proposed and show locations of bulk containers on plan.

**NOTED.**

Required Notes:

- Provide a note on the final plans submitted for review to read “All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”
- Proposed Use
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- Note indicating if building(s) is/are to be sprinklered
- Name of Water Provider
- Letter from Water Provider approving the system layout
- Provide Road Names, even for County Roads

**NOTED.**

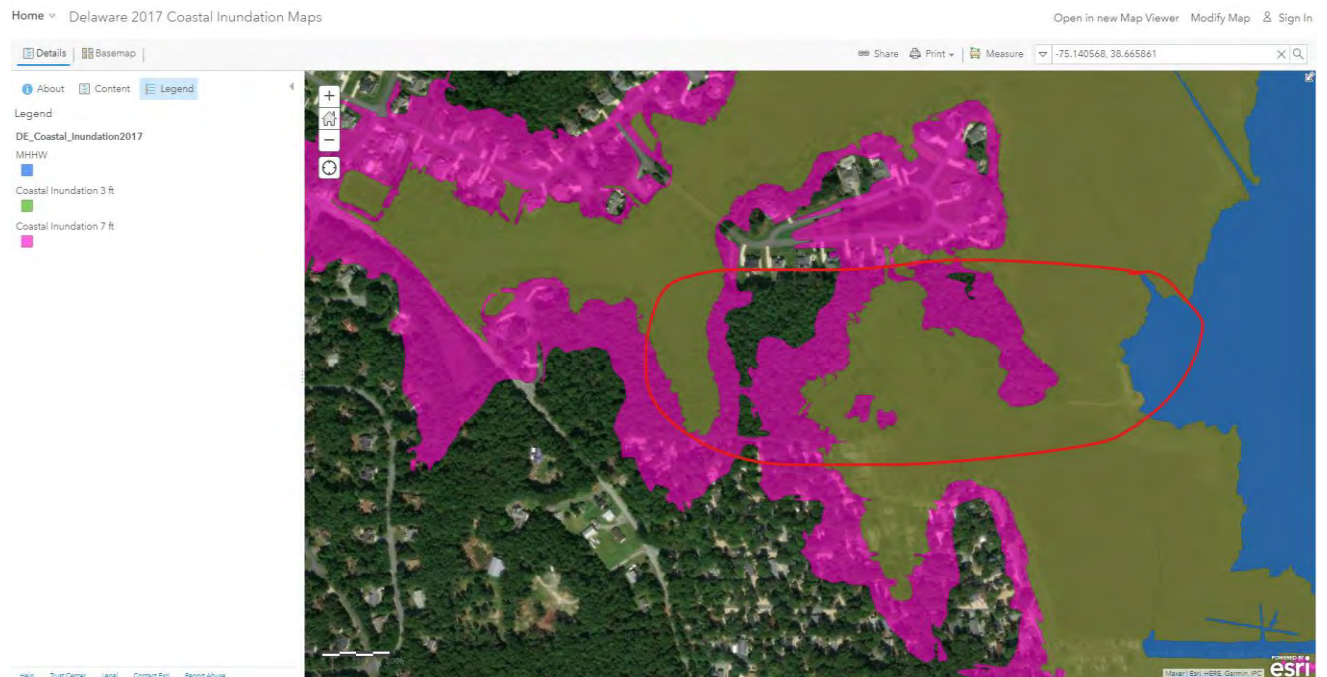
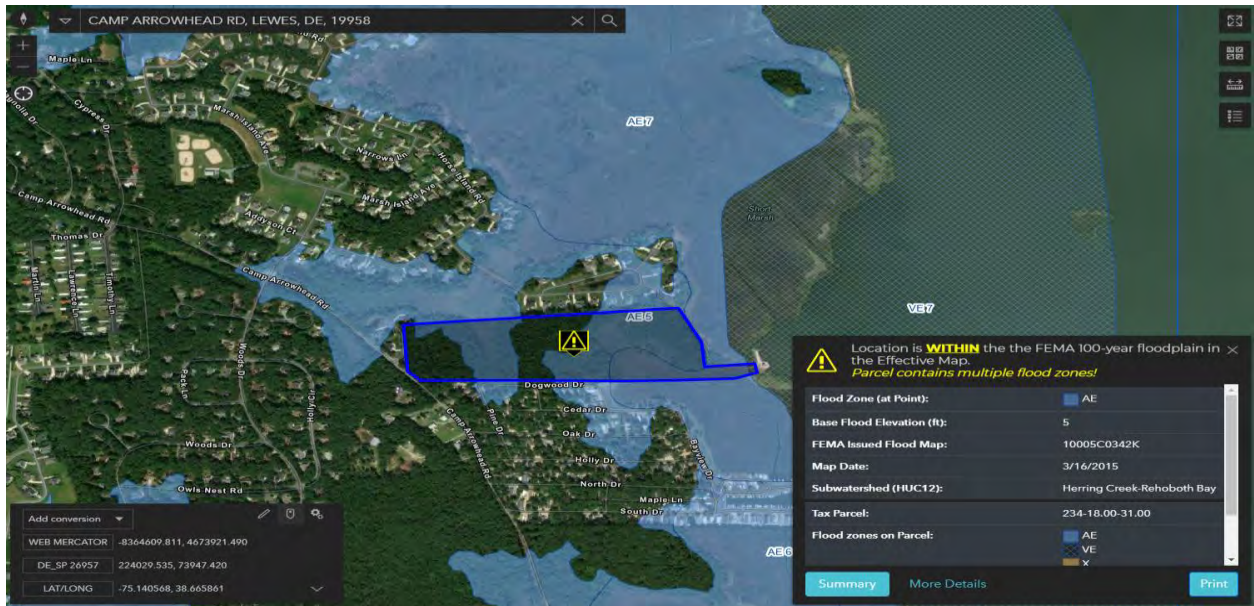
**Delaware Emergency Management Agency – Contact Philip Cane 659-2325**

- More than 50% of the parcel is within FEMA’s 100-year flood plain in zone AE, with other Zones identified as X and VE originating from the Herring Creek-Rehoboth Bay subwatershed and the Rehoboth Bay watershed as updated on March 16, 2015. The identified flood plain zones have a BFE between 5-7 feet. Further, more than 80% of the parcel falls within a flood inundation zone, half of which is at 3 feet, while the remainder is at 7 feet. DEMA cautions reliance on these figures as they are based on 2015 data and may currently be greater than estimated. Unless all homes are constructed on stilts with the first level elevated at least 7 feet in the air, DEMA **does not** agree with or will sponsor any residential construction on this parcel. Though the application does state there is open space dedicated to active and passive recreation, stormwater management, buffer zones, and non-tidal wetlands, based on the maps and the provided application illustrations, several properties will still be within the flood/inundation zones. 2018 QAP does not have complete data on the area this project is located in. However, it does border an area labeled as an Area of Opportunity. The region has a homeownership rate of approximately 92.5%, a poverty ratio of 12 to 1, with approximately 33.3% of that census block’s population at the age of 65 or older.

Existing State Plain NAVD88 datum elevations were used in the planning of this development and the upland areas range from Elevation 4.0 to 11.0. All proposed lots are in upland areas that are within the higher end of the elevations noted. We are not certain of the regulation that DEMA is alluding to that the houses will need to be constructed on “stilts” or pilings. FEMA’s regulation as well as the County’s Ordinance 2384 are clear when constructing within a 100-year flood plain.

I do not necessarily agree with that 80% of the parcel lies within a flood inundation zone. However, the elevation 3.0 feet falls within the wetlands of the project and the elevation

7.0 falls within areas that are primarily between elevations 5.0 to 9.0 and therefore the flood management strategies for construction within this development will follow all State and Local guidelines that quantifies the flood risk with respect to different vulnerability parameters.



**Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason therefore.**

Terrapin Island Subdivision Application has provided the studies, designs, reports and facts that recognize the States requirements when it comes to proactive planning for a project located within a Growth Area. The application follows the Agricultural Residential (AR-1) Zoning requirements for Major Subdivisions in accordance with Chapter 115 and 99 whereby the application has been planned to cluster the lots to be outside environmentally sensitive areas by providing 57% open as well as a density that equals low-density standard lot option subdivision. The 2019 Sussex County Comprehensive Plan was also used as a guide for development related decisions when preparing the application. Careful attention was used in the collaborative planning of the project as it pertains to conservation, open space, utilities, housing and density, community design and mobility. The application promotes, in accordance with past, present and future needs, the health, safety morals, convenience, order, prosperity and general welfare of the community and Sussex County.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,

David L. Edgell, AICP  
Director, Office of State Planning Coordination

CC: Sussex County

Respectfully Submitted,



Mark H. Davidson, VP  
Principal Land Planner

SC Planning and Zoning

## Preliminary Land Use Service (PLUS)

### Delaware State Planning Coordination

122 Martin Luther King Jr. Blvd., South • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

**Purpose of PLUS - -The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.**

Please complete this PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090.

PLUS Number (to be completed by OSPC): \_\_\_\_\_  
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): \_\_\_\_\_

1. Project Title/Name: Terrapin Island Subdivision

2. Location ( please be specific): east side of Camp Arrowhead Rd, 1.1 miles from intersection of Angola Rd.

3. Parcel Identification #: 234-18.00-31.00                      4. County or Local Jurisdiction Name: where project is located: SUSSEX

5. If contiguous to a municipality, are you seeking annexation:

6. Owner's Name: Lands of Janet D. Hall & Ann D. Hedley

Address: 24587 Shady Lane Annex

City: Millsboro                      State: DE                      Zip: 19966

Phone:                      Fax:                      Email:

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting):  
Ribera Development, LLC

Address: 8684 Veteran's Highway, Suite 203

City: Millersville                      State: MD                      Zip: 21108

Phone: (443) 871-0486                      Fax:                      Email: johnstamato@riberadev.com

8. Project Designer/Engineer: Pennoni - Attn Alan Decktor, PE

Address: 18072 Davidson Drive

City: Milton                      State: DE                      Zip: 19968

Phone: (302) 684-8030                      Fax:                      Email: adecktor@pennoni.com

9. Please Designate a Contact Person, including phone number, for this Project: Alan Decktor



**Information Regarding Site:**

10. Type of Review:  Rezoning, if not in compliance with certified comprehensive plan  Site Plan Review  
 Subdivision

11. Brief Explanation of Project being reviewed: 42 Lot Single Family Dwellings

If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications.  
 n/a

12. Area of Project (Acres +/-): 32.13 Number of Residential Units: 42 Commercial square footage:

13. Present Zoning: AR-1 14. Proposed Zoning: AR-1

15. Present Use: Vacant - Woods/Wetlands 16. Proposed Use: Single Family

17. Water:  Central (Community system)  Individual On-Site  Public (Utility) Tidewater  
 Service Provider Name:

Will a new public well be located on the site?  Yes  No

18. Wastewater:  Central (Community system)  Individual On-Site  Public (Utility)  
 Service Provider Name: Sussex County

Will a new community wastewater system be located on this site?  Yes  No

19. If residential, describe style and market segment you plan to target (Example- Age restricted):  
 none

20. Environmental impacts: Stormwater Management

How many forested acres are presently on-site? 23.08 +/- How many forested acres will be removed? 14.23 +/-

To your knowledge, are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site?  Yes  No

Are the wetlands:  Tidal Acres: 3.87 +/-  
 Non-tidal Acres: 8.06 +/-

If "Yes", have the wetlands been delineated?  Yes  No ERI, EDWARD LAUNAY, SENIOR PWS NO. 875

Has the Army Corps of Engineers signed off on the delineation?  Yes  No PENDING, WE HAVE COORDINATED AND DISCUSSED PROJECT WITH THEM, PENDING PERMIT APPROVAL

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits?  Yes  No If "Yes", describe the impacts: WE HAVE TWO ROAD CROSSING THAT WILL DISTURB 0.22 +/- ACRES OF NON-TIDAL WETLANDS

How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? IT VARIES, BUT IN CLOSE PROXIMITY

21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?  Yes  No

22. List the proposed method(s) of stormwater management for the site:  
 EPHEMERAL CONSTRUCTED WETLANDS

23. Is open space proposed?  Yes  No If "Yes," how much? Acres: 16.14 +/-

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?  
 Active, Passive, Stormwater management, Buffer, Non Tidal Wetlands

24. Are you considering dedicating any land for community use (e.g., police, fire, school)?  Yes  No

25. Please estimate How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume peak season: 468 trips

What percentage of those trips will be trucks, excluding vans and pick-up trucks? Negligible (0% to 5%)

26. Will the project connect to state maintained roads?  Yes  No Camp Arrowhead Road

27. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections.  
There is no areas for interconnectivity.

28. Are there existing sidewalks?  Yes  No; bike paths  Yes  No  
Are there proposed sidewalks?  Yes  No; bike paths  Yes  No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?  Yes  No

29. To your knowledge, is this site in the vicinity of any known historic/cultural resources or sites?  Yes  No

Has this site been evaluated for historic and/or cultural resources?  Yes  No

Would you be open to a site evaluation by the State Historic Preservation Office?  Yes  No

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit?  Yes  No  
Person to contact to arrange visit: Developer phone number: 443-871-0488

31. Are any federal permits, licensing, or funding anticipated?  Yes  No Army Corp Wetland Permitting

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

 3.3.2021  
Signature of property owner Date

ALAN DECKTOR 3/3/2021

Signature of Person completing form Date  
(If different than property owner)

**Signed application must be received before application is scheduled for PLUS review.**

This form should be returned to the Office of State Planning **electronically** at [plus@state.de.us](mailto:plus@state.de.us) **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. **If electronic copy of the plan is not available, contact The Office of State Planning Coordination at (302) 739-3090 for further instructions.** A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.



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

www.pennoni.com

March 3, 2021  
 RIBER20000

Mr. Nick Torrance  
 Sussex County Planning and Zoning  
 2 The Circle  
 Georgetown, DE 19947

**RE: Revised Preliminary Subdivision Plan Submission (2020-13)**  
**Terrapin Island Subdivision**  
**Tax Map # 234-18.00-31.00**  
**Indian River Hundred**  
**Sussex County, DE**

Dear Mr. Torrance:

On behalf of Terrapin Island Subdivision., Pennoni Associates Inc. (Pennoni) is pleased to submit the revised Preliminary Subdivision Plans for your consideration of review and approval. We have addressed the following comments per your letter received on December 9, 2020.

We have enclosed one (1) copy of the following documents for review and approval of the project.

<i><u>Item</u></i>	<i><u>Description</u></i>	<i><u>Dated</u></i>
<b>Drawings, Prepared by Pennoni Associates Inc.</b>		
	Revised Preliminary Subdivision Plans	2021-02-24

**Preliminary Site Plan Comments:**

1. *Per Sussex County Mapping and Addressing Salt Cedars is not an approved subdivision name.*  
**Pennoni Response (March 3, 2021): The name is now Terrapin Island and has been approved by Mapping and Addressing, see attached approval letter.**
  
2. *Lots 7-10, 21-27 & 39 appear to be within 50' of a neighboring subdivision. Per Section 115-25(E)(4), please provide one of the following:*
  - a. *A planting strip at least 30 feet wide near the property line which shall include two canopy trees, four understory trees and 10 shrubs per 100 linear feet of buffer, or*
  - b. *A landscaped rolling berm at least four feet in height; or*
  - c. *A solid fence or wall a minimum of six feet in height designed with durable materials, texture and colors, compatible with adjacent residential development.*

**Pennoni Response (March 3, 2021): We are providing the standard 20' wide forested buffer per requirement set forth in section 99-5(A-J) and 99-6(J) for a typical subdivision. As stated in code section 115-25-(E) (4) when dwellings are located with 50' from an existing residential subdivision, they must provide adequate transition in density or shall meet the requirements outlined above. Our density is 1.56 units per acre and Bay Front Subdivision has a density of 1.61 units per acre as described on PB 90 PG 66. There is an even transition, and no additional buffering is required.**

3. *Per Section 115-25(F)(4), a permanent 25' setback from all non-tidal wetlands is required which prohibits*

*paving within these areas. It appears that this will occur on multiple occasions. Please show the permanent 25' setback and remove all paved areas within this setback.*

**Pennoni Response (March 3, 2021):** We have added the 25' Setback along the lots but not where we are impacting the existing wetlands with the roadway due to obtaining a permit from the Army Corp, please refer to attached letter from ERI, prepared by Ed Launay, dated March 1, 2021.

4. *Please add road names for the subdivision.*

**Pennoni Response (March 3, 2021):** Road names have been added and are approved by Mapping and Addressing.

5. *Please add all planned easement to the plan.*

**Pennoni Response (March 3, 2021):** All applicable easements are shown and identified.

6. *Please add the dimensions of all lots to the plan.*

**Pennoni Response (March 3, 2021):** All lots have bearing distances labeled.

7. *Please add a note as to who is responsible for maintain all open space.*

**Pennoni Response (March 3, 2021):** Refer to the General Notes # 23 on Sheet RP0002.

8. *Please add a general note stating access to all lots will be off interior subdivision roads only.*

**Pennoni Response (March 3, 2021):** Refer to the General Notes #15 on Sheet RP0002.

9. *Please add the Sussex County Planning and Zoning Department Subdivision number to the plan (2020-13)*

**Pennoni Response (March 3, 2021):** Added to the plans.

10. *Please add a legend clearly label the sidewalks being installed.*

**Pennoni Response (March 3, 2021):** Concrete Sidewalk is shown in the legend.

11. *All comments received from TAC have been attached to the email sent.*

**Pennoni Response (March 3, 2021):** Understood.

12. *Prior to approval of any Final Site Plan, approval letter or letters of no objection from the following agencies shall be submitted to the Sussex County Planning and Zoning Department*

- a) *Sussex Conservation District*
- b) *Office of the State Fire Marshal*
- c) *Office of Drinking water (Public Health)*
- d) *Sussex County Engineering Department*
- e) *Sussex County Mapping and Addressing*
- f) *Delaware Department of Transportation (DelDOT)*
- g) *Delaware Department of Natural Resources & Environmental Control (DNREC) & Army Corp of Engineers – Subaqueous lands permit.*
- h) *The local school district regarding bus stop provisions.*
- i) *Copies of all HOA documents / restrictive covenants.*

**Pennoni Response (March 3, 2021):** Understood.

If you have any comments or need additional information, please call us at (302) 684-8030.

Sincerely,

**PENNONI ASSOCIATES INC.**



Alan Decktor, PE, ENV SP  
Senior Engineer

**TAB 4**

**§99-9C CODE REQUIREMENT**

**§ 99-9. C.** *In addition to the other provisions contained within this article, the approval of a subdivision shall include consideration of the following: [Added 7-8-1997 by Ord. No. 1152]*

*(1) Integration of the proposed subdivision into existing terrain and surrounding landscape.*

Careful attention was directed at the location of the lots and roadway adjacent to existing wetlands and residential developments. The project provides for the required buffers along the wetland areas as well as proffered buffers along wetland areas. There are buffers provided along the two adjacent residential subdivisions, Bayfront and West Bay Park. The subdivision will be integrated into the existing terrain and surrounding landscape with proposed open space, pocket parks, native trees species retention, and diversely planted buffers.

*(2) Minimal use of wetlands and floodplains.*

In order to evaluate wetlands, Pennoni reviewed mapped soils data, available wetland inventory maps, FEMA maps and Environmental Resources Inc. (ERI) performed an on-site preliminary wetland investigation and delineation. The evaluation indicated approximately 3.87 acres of tidally influenced wetlands exist on this property, and 8.06 non-tidal wetlands. The wetlands are divided on the site with a portion in the western half of the property and the majority being located on the eastern half of the property adjacent to Rehoboth Bay. Results of the wetland evaluation are included in the environmental assessment report. The remaining 20.20 acres were classified as uplands. Water tables observed on December 10, 2020, ranged from 28” to 32” within the upland portions of the property. No indicators of wetland hydrology or hydric soils were observed within the forested uplands.

ERI has evaluated various alternatives to minimize impacts with the proposed two road crossings. State regulated wetlands and their buffers are completely avoided. Both road crossings are located where the least linear footage of federally regulated wetlands are crossed. The easterly most crossing location is already impacted by an unpaved unimproved access road leading to the most easterly part of the site. ERI has held a pre-application conference with the Corp of Engineers staff about this project and the two proposed road crossings. The Corp determined that the project does qualify for authorization under Nationwide Permit No. 14 (Linear Transportation Projects). Understanding the minimal extent of impacts to fringe locations of wetlands being impacted, compensatory mitigation for the project will be accomplished through placement of a permanent protective deed restriction.

Based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) dated March 16, 2015, Map Number 10005C0342K, the subject property is located in a Zone “X” unshaded, which is an area outside the 500-year floodplain, less than 0.2% annual probability of flooding (see FEMA Floodplain Map – MAP SECTION), and partly as Zone “AE” (EL. 5’ and EL. 7’), which is the base floodplain

where base flood elevations are provided. Existing State Plain NAVD88 datum elevations were used in the planning of this development and the upland areas range from Elevation 4.0 to 11.0. All proposed lots are in upland areas that are within the higher end of the elevations noted. FEMA's regulation as well as the County's Ordinance 2384 will be used when applying for building permits for lots that will be located within AE zones indicated on the preliminary subdivision plan.

*(3) Preservation of natural and historical features.*

Pennoni and ERI provided a wetlands report which is included as part of this document (see Tab 9). In part, the United States Fish and Wildlife Service National Wetlands Inventory identifies Palustrine Emergent *Phragmites australis* dominated Semi-Permanently Flooded-Tidal wetlands and are mapped in the northwestern portion of the property. Palustrine Emergent *Phragmites australis* dominated Seasonally Flooded-Tidal Irregularly Flooded wetlands are mapped in the southeastern portion of the property.

Pennoni reviewed available historical information for indications of past usage that may have had an environmental impact on the site. The historical review included aerial photographs of the site and surrounding vicinity for year 1937, 1954, 1961, 1968, 1992, 1997, 2002, 2007 and 2012 (see Orthophotos – Appendix J through T). Information depicted on aerial photographs indicates an un-developed area throughout the time this property was documented photographically.

According to the State Historic Preservation Office, there are no known archaeological sites or known National Register listed or eligible properties on the parcel.

*(4) Preservation of open space and scenic views.*

The "Preliminary Subdivision Plan" drawings depict open space which adds up to approximately 57% of the entire site area which exceeds the minimum open space as required by the County's Subdivision Code. This open space is provided to the residents of the development for recreation, landscaping, stormwater management, wildlife habitat, and ecosystem services. Additional pocket parks are being established throughout the site to create more opportunities for residents to interact with nature.

The overall open space and recreational areas include open spaces for an overlook pavilion, gathering ring/fire pit, pocket parks, and sidewalks along the roadways within the development. Passive recreation space in the form of improved landscape areas and related amenities is provided throughout the site and will provide opportunities for residents to engage in leisure activities. These amenities will offer opportunities for residents to enjoy the site's landscape and open space.

Areas not planned as landscape beds will be improved and maintained to provide open space and useable lawn area for passive recreation. Stormwater management structures that will provide recreational opportunities are included in the passive/active recreation open space due to the fact that these features act as an attractive landscape element that

significantly enhances the park-like setting of the open space and the overall passive recreational experience for its users. These stormwater measures will also provide educational opportunities regarding ecosystem services and contribute to the natural functions that sustains our planet.

Street lighting will meet a design standard that is similar to the adjacent projects. Sidewalks will provide an orientation to pedestrians with the ability to walk and exercise as well as provide a safe mode of pedestrian circulation for the community.

Final plans will include a landscape design that utilizes native species for the buffer areas. Native species will also be utilized in buffer and yard plantings adjacent to existing single-family homes.

The end of Brackish Drive is reserved for open space that will highlight views. A gathering ring/fire pit area at ground level provides inward looking views that foster contemplation and meditation on a more intimate level. Whereas a proposed overlook pavilion nearby captures outward looking views, borrowing the landscape offered by Rehoboth Bay and beyond.

*(5) Minimization of tree, vegetation and soil removal and grade changes.*

It is recognized that forests provide important water quality, air quality and wildlife benefits both for the site and the region as a whole, and as such, great caution will be exercised to preserve the existing forested resources on-site as much as possible.

The minimum open space area required per code for the project is 8.49± acres. Terrapin Island will provide approximately 16.14 acres of open space, that includes common areas, wetland areas and buffer areas.

*(6) Screening of objectionable features from neighboring properties and roadways.*

A 20-foot "Forested and/or Landscape Buffer Strip required as per Section 99-5 of the Sussex County Subdivision Code has been provided for this project from all adjacent properties.

An additional 5' to 10' setback, were feasible, from the back of the lots has been provided along Landscape Buffers surrounding the property.

*(7) Provision for water supply.*

Water service for the proposed residential subdivision will be provided by Tidewater Utilities Inc.

There is an existing 12-inch water line located across the frontage of the project. The applicant has already been in contact with Tidewater for connection into the existing 12-



inch main to service the proposed project. Fire Hydrants will be placed within the subdivision to add an extra level of fire protection to the community.

*(8) Provision for sewage disposal.*

The proposed residential subdivision is located within the Tier 2 - Sussex County Planning Area. All lands on the opposite side of Camp Arrowhead Road are in Tier 1 – Sussex County Unified Sanitary Sewer District, there is an existing force main down Camp Arrowhead Road. We have submitted and received acceptance per our Sewer Service Concept Evaluation (SSCE) from the Sussex County Utility Planning Division. All wastewaters will be collected and conveyed to the existing force main along Camp Arrowhead Road.

*(9) Prevention of pollution of surface and groundwater.*

The site consists mainly of well/poorly drained soils in the hydrologic soil group A/D and is located on the Inland Bays Low Reduction Area Watershed, specifically on the Rehoboth Bay which mandates a 40% reduction in Total Nitrogen and Phosphorus concentrations to meet set Total Maximum Daily Load (TMDL) goals. It is the stated goal of the project to provide in general, Erosion & Sediment Control (ESC) and Stormwater Management (SWM) Best Management Practices (BMPs) which will comply with DNREC standards and specifications in accordance with current guidance documents and policies. Green Technologies and Pollution Control Strategies will be implemented to reduce nitrogen and phosphorus loads to their mandated levels. The development will utilize ephemeral constructed wetlands to handle water quality and quantity requirements for stormwater runoff management. Constructed wetlands are engineered ecosystems designed to treat stormwater runoff. Wetland water treatment systems use plants and naturally occurring microorganisms to reduce nutrients, pathogens and sediments.

*(10) Minimization of erosion and sedimentation, minimization of changes in groundwater levels, minimization of increased rates of runoff, minimization of potential for flooding and design of drainage so that groundwater recharge is maximized.*

Stormwater structures are very effective techniques for providing channel protection and pollutant removal prior to entering the existing wetlands. The effectiveness of stormwater structures can be attributed to their proven ability to attenuate runoffs from design storm events. Stormwater structures, existing wooded vegetation and wetlands are common practices for treating stormwater runoffs.

It is the stated goal of the project to provide in general, all Erosion & Sediment Control (ESC) and Stormwater Management (SWM) Best Management Practices (BMPs) which will comply with DNREC standards and specifications in accordance with current guidance documents and policies. Green Technologies and Pollution Control Strategies will be implemented to reduce nitrogen and phosphorus loads to their mandated levels.

Stormwater design for this site will primarily be contained onsite through a series of proposed BMP's. The project will strive to balance the soil cut and fill in order to limit hauling away or bringing in soil thereby saving money and reducing the environmental impact by using "Ephemeral Constructed Wetlands" for onsite stormwater quality and quantity management. The site is located in a fair/poor groundwater recharge area, based on Pennoni's review of available maps (see Ground Water Recharge – Appendix F). The site primarily has a general Hydrologic Soil Group (HSG) A/D rating with approximately 0-2 percent slope. Group A soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. Group D soils will have a less infiltration rate and cause higher runoff. These soils have this split characteristic due to the elevation change on site and difference between uplands and wetland areas.

According to the DNREC...the Ephemeral Constructed Wetlands will mimic natural wetlands areas to treat urban stormwater runoff by incorporating permanent pools with shallow storage areas and water tolerant vegetation. The design of these BMP's allows for shallow ponding and long residence time for greater pollutant removal such as gravitational settling, biological uptake & microbial activity. The system allows for Total Nitrogen (TN) and Phosphorus (TP) reduction along with Total Suspended Solids (TSS) ranging from 20% to 60% respectively. Runoff from each rain event is detained and treated in the BMP until it is displaced by runoff from the next storm. By capturing and retaining runoff during storm events, BMP's control both storm water quantity and quality. The initial one-inch rainstorm will be completely contained to further enhance water quality with the higher storm events overflowing through a spillway and into the existing wetlands. A constructed wetland BMP works well with high groundwater tables and provides aesthetic and wildlife habitat benefits which will enhance the existing nature of the site and expand the presence of environmental wetlands.

In completing the design for the stormwater conveyance and management system, the designers and the developer have been and will continue to work with the Sussex Conservation District to achieve the best management practice for the development.

*(11) Provision for safe vehicular and pedestrian movement within the site and to adjacent ways*

Sidewalks have been provided along all roadways within the development. In addition, a pedestrian path is proposed to connect the adjacent Cove Court to Malaclemys Drive for cross access connectivity.

*(12) Effect on area property values.*

Terrapin Island as proposed is in between Bayfront, which is of similar style subdivision and West Bay Park, which is a mixed single family detached, mobile home and RV residential development and across the street from the Woods on Herring Creek which is a single family detached subdivision.

*(13) Preservation and conservation of farmland.*

There are no currently cultivated farms adjacent to Terrapin Island. Residential parcels are found both north and south of the property.

*(14) Effect on schools, public buildings and community facilities.*

The project will have a positive benefit on schools by generating economic benefits in the form of increased revenues through property taxes. The applicant shall coordinate and cooperate with the local school district's transportation manager to establish a school bus stop area, if the transportation manager deems a stop area necessary or appropriate. At the same time, the expected demographic of the purchaser and impact on the school system is not expected to create any burden from the number of pupils projected to attend the local school district.

*(15) Effect on area roadways and public transportation.*

This project will provide roadway improvements along its frontage. To allow for future capacity, additional right-of-way dedication along our frontage, permanent easements and additional stormwater management setbacks will be dedicated to the Public. This would increase the aesthetic benefits to the community. The roadways will be widened to their required functional classification of a local road with 11' wide travel lanes and 5' wide shoulders along the property frontage on both sides of the road.

Per the Sussex County/DelDOT memorandum of understanding for land use development coordination, the following:

*MINOR - The proposed land use is expected to increase the trip generation of the subject land by at least 50 vehicle trips in any hour but fewer than 200 vehicle trips in any hour or at least 500 vehicle trips per day, but fewer than 2,000 vehicle trips per day.*

*Minor Impact:*

*When DelDOT determines the traffic impact to be minor, the Preliminary Traffic Analysis shall include the feasibility of providing safe access and the condition, pavement, and the geometry of the nearby roadways and intersections relative to the traffic the subject property could generate. Where any of these are deemed potentially inadequate, DelDOT shall comment to this effect, and identify roadway improvements that shall be required by the Developer.*

*b. When DelDOT determines that the traffic impact will be minor, the developer will be required to pay an Area Wide Study Fee (AWSF). An AWSF letter will be generated to document the developer's obligations to construct identified roadway improvements or fund road improvements as required by DelDOT.*

*“Per the terms of the agreement establishing the Henlopen TID (see attached), developments submitting plans on or after the effective date, which was October 30, 2020 are required to participate in the TID if they are consistent with the land use forecast used for the TID and don’t meet the exceptions in section 6. Since Terrapin Island submitted their Major Subdivision Application and Record Plans to the County on August 28, 2020, before the TID effective date, they are not required to participate in the TID.” (Sarah Coakley, AICP Principal Planner, DelDOT Regional Systems Planning)*

*(16) Compatibility with other area land uses.*

Ribera Development, LLC has recognized the similarities between this project and the surrounding area and has endeavored to provide for a project that will fit in with the existing housing community as well as provide for a transition with the existing and proposed projects under construction. According to Sussex County Zoning Code 115-194.3 C.(3) *The maximum density shall be the allowable density of the underlying zoning district for developments using central water and wastewater collection and treatment systems. "Central sewer system" means centralized treatment and disposal facilities as defined in § 115-194A. Within this Overlay District, clustering of single-family detached lots to a minimum lot size of 7,500 square feet is permitted in all residential zoning districts using a central water and sewer system.* This development provides for low density housing within an area predominantly having low to medium density zoning. In addition, the project has been designed to minimize any adverse impacts on properties that are adjacent to it. Terrapin Island Subdivision interrelates with the County’s strategies for preserving the rural environment, conserving more open space, and providing for design ingenuity while protecting existing and future developments.

*(17) Effect on area waterways.*

The subject property is located on the Fairmount, Delaware 7.5-minute USGS topographic quadrangle at an approximate elevation of 3 to 10 feet above mean sea level (see USGS Topographic Map – Appendix G). The property drains directly in the Rehoboth Bay Watershed – Rehoboth Bay. The overall stormwater management practice for this project along with the significant amount of open space and buffers associated with the design of the property will help mitigate any impacts downstream. The ephemeral constructed wetlands will collect, manage, and convey the runoff from the proposed project into the existing wetlands in a non-erosive manner with direct discharge into the Rehoboth Bay.

**TAB 5**

**COASTAL AREA §115-194-3**

**§ 115-194.3. Coastal Area Development [Added 12-9-2003 by Ord. No. 1645]**

B.(2) The applicant shall submit an environmental assessment and public facility evaluation report and sketch plan (report) to the Director of Planning and Zoning, a copy of which will be forwarded to the Office of State Planning Coordination and members of the Technical Advisory Committee for review and comment. The sketch plan shall address the following issues for the property to be developed and, where appropriate to the context, for the contiguous property. Information submitted by the applicant shall at a minimum contain the following:

The applicant has prepared an environmental assessment and public facility evaluation report and is part of the booklet submitted for public record.

- (a) Proposed drainage design and the effect on stormwater quality and quantity leaving the site, including methods for reducing the amount of phosphorous and nitrogen in the stormwater runoff and the control of any other pollutants such as petroleum hydrocarbons or metals.

Stormwater structures are very effective techniques for providing channel protection and pollutant removal prior to entering the existing wetlands. The effectiveness of stormwater structures can be attributed to their proven ability to attenuate runoffs from design storm events. Stormwater structures, existing wooded vegetation and wetlands are common practices for treating stormwater runoffs.

It is the stated goal of the project to provide in general, all Erosion & Sediment Control (ESC) and Stormwater Management (SWM) Best Management Practices (BMPs) which will comply with DNREC standards and specifications in accordance with current guidance documents and policies. Green Technologies and Pollution Control Strategies will be implemented to reduce nitrogen and phosphorus loads to their mandated levels.

Stormwater design for this site will primarily be contained onsite through a series of proposed BMP's. The project will strive to balance the soil cut and fill in order to limit hauling away or bringing in soil thereby saving money and reducing the environmental impact by using "Ephemeral Constructed Wetlands" for onsite stormwater quality and quantity management. The site is located in a fair/poor groundwater recharge area, based on Pennoni's review of available maps (see Ground Water Recharge – Appendix F). The site primarily has a general Hydrologic Soil Group (HSG) A/D rating with approximately 0-2 percent slope. Group A soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. Group D soils will have a less infiltration rate and cause higher runoff. These soils have this

split characteristic due to the elevation change on site and difference between uplands and wetland areas.

According to the DNREC...the Ephemeral Constructed Wetlands will mimic natural wetlands areas to treat urban stormwater runoff by incorporating permanent pools with shallow storage areas and water tolerant vegetation. The design of these BMP's allows for shallow ponding and long residence time for greater pollutant removal such as gravitational settling, biological uptake & microbial activity. The system allows for Total Nitrogen (TN) and Phosphorus (TP) reduction along with Total Suspended Solids (TSS) ranging from 20% to 60% respectively. Runoff from each rain event is detained and treated in the BMP until it is displaced by runoff from the next storm. By capturing and retaining runoff during storm events, BMP's control both storm water quantity and quality. The initial one-inch rainstorm will be completely contained to further enhance water quality with the higher storm events overflowing through a spillway and into the existing wetlands. A constructed wetland BMP works well with high groundwater tables and provides aesthetic and wildlife habitat benefits which will enhance the existing nature of the site and expand the presence of environmental wetlands.

In completing the design for the stormwater conveyance and management system, the designers and the developer have been and will continue to work with the Sussex Conservation District to achieve the best management practice for the development.

The site consists mainly of well/poorly drained soils in the hydrologic soil group A/D and is located on the Inland Bays Low Reduction Area Watershed, specifically on the Rehoboth Bay which mandates a 40% reduction in Total Nitrogen and Phosphorus concentrations to meet set Total Maximum Daily Load (TMDL) goals. It is the stated goal of the project to provide in general, Erosion & Sediment Control (ESC) and Stormwater Management (SWM) Best Management Practices (BMPs) which will comply with DNREC standards and specifications in accordance with current guidance documents and policies. Green Technologies and Pollution Control Strategies will be implemented to reduce nitrogen and phosphorus loads to their mandated levels.

- (b) Proposed method of providing potable and, where appropriate, irrigation water and the effect on public or private water systems and groundwater, including an estimate of average and peak demands.

Water service for the proposed residential subdivision will be provided by Tidewater Utilities Inc.

There is an existing water line located across the frontage of the project. The

applicant has already been in contact with Tidewater for connection into the existing 12-inch main to service the proposed project.


**RE: Willing & Able Letter – Tax Parcel 234-18.00-31.00 Terrapin Island Subdivision**

Dear Mr. Decktor:

Tidewater Utilities, Inc. (Tidewater) is willing and able to serve public water, *including fire protection*, to the following parcel(s) identified as Tax Map Parcel No. 234-18.00-31.00. Water service is contingent on the terms and conditions of a Water Service Agreement by and between Tidewater and the Project Owner. This parcel is located within Tidewater's existing water Certificate of Public Convenience and Necessity franchise area.

Please send a site plan and construction schedule to Tidewater. Please feel free to contact me at 302-747-1325 if you have any questions or concerns regarding this matter. Tidewater looks forward to meeting the water needs of this project.

Sincerely,



Kirsten Higgins  
Vice President, Development & Contract  
Administration

- (c) Proposed means of wastewater treatment and disposal with an analysis of the effect on the quality of groundwater and surface waters, including alternative locations for on-site septic systems.

The proposed residential subdivision is located within the Tier 2 - Sussex County Planning Area. All lands on the opposite side of Camp Arrowhead Road are in Tier 1 – Sussex County Unified Sanitary Sewer District, there is an existing force main down Camp Arrowhead Road. We have submitted and received acceptance per our Sewer Service Concept Evaluation (SSCE) from the Sussex County Utility Planning Division. All wastewater will be collected and conveyed to the existing force main along Camp Arrowhead Road.

---

**From:** John J. Ashman <jashman@sussexcountyde.gov>  
**Sent:** Wednesday, April 14, 2021 9:02 AM  
**To:** Alan M. Decktor <ADecktor@Pennoni.com>  
**Cc:** Jordan T. Dickerson <jordan.dickerson@sussexcountyde.gov>; Scott Thornton <scott.thornton@sussexcountyde.gov>; Chris Calio <ccalio@sussexcountyde.gov>; Kenneth Briggs <kenneth.briggs@sussexcountyde.gov>  
**Subject:** RE: TM 234-18.00-31.00 - Hall Property | Camp Arrowhead Road

Alan,

Project installs low pressure county-owned forcemain from the existing forcemain in Camp Arrowhead Road throughout the project with county maintenance stopping at the ROW line. All homes have individual privately-owned grinder pumps connecting to the County-owned forcemain within the subdivision ROW. Property owner is responsible for the grinder pump and the line connecting at the ROW.

John



- (d) Analysis of the increase in traffic and the effect on the surrounding roadway system.

A TIS was not required as a part of this application, however, this project will provide roadway improvements along its frontage. To allow for future capacity, additional right-of-way dedication along our frontage; permanent easements and additional stormwater management setbacks will be dedicated to the Public. The roadways will be widened to their required functional classification of a local road with 11' wide travel lanes and 5' wide shoulders along the property frontage on both sides of the road. In addition, DelDOT has stated "There is a project planned for the TID to improve the State-maintained part of Camp Arrowhead Road to provide 11-foot lanes and 5-foot shoulders..."

Refer to the PLUS Report and Environmental Assessment Report for further analysis of the traffic.

- (e) The presence of any endangered or threatened species listed on federal or state registers and proposed habitat protection areas.

Environmental Resources, Inc. provided an environmental review field study of the subject property. One of the purposes of the review was to identify the presence of threatened and/or endangered species within the proposed development area through a visual site investigation and Federal and State agency database review. The findings of this assessment indicated an absence of threatened and/or endangered species within the area of investigations. This was determined through both a visual site reconnaissance and a database review of the Delaware Department of Natural Resources and Environmental control, Division of Fish & Wildlife and Delaware Natural Heritage Program databases. Pennoni reviewed available historical information for indications of past usage that may have had an environmental impact on the site. This historical review included aerial photographs of the site and surrounding vicinity for year 1937, 1954, 1961, 1968, 1992, 1997, 2002, 2007 and 2012 (see Orthophotos – Appendix J - S). Information depicted on aerial photographs indicates undisturbed forest and wetland areas.

According to the Division of Historical and Cultural Affairs, nothing of significance is known to exist within this parcel.

- (f) The preservation and protection from loss of any tidal or nontidal wetlands on the site.

In order to evaluate wetlands, Pennoni reviewed mapped soils data, available wetland inventory maps, FEMA maps and performed an on-site wetland delineation investigation by Environmental Resources, Inc. The evaluation indicated approximately 3.87 acres of DNREC (State) Regulated Tidal wetlands and 8.06 acres of Federally Regulated Non-Tidal wetlands which exist on this property. The wetlands are isolated to two areas on the property. The first section protrudes from the north and is the upstream end of a section of wetlands located within Bay Front Subdivision and the second section is the upstream section of tidal/non-tidal wetland area to the east along the Rehoboth Bay. Results of the wetland evaluation are documented in the environmental assessment report. The project also allows for a significant amount of buffering in the vicinity of the wetlands mapped on the property.

(g) Provisions for open space.

The “Preliminary Site Plan & Details” drawing depicts open space which adds up to approximately 57% of the entire site area which exceeds the minimum open space as required by the County’s Subdivision Code. This open space is provided to the residents of the development for recreation, wildlife habitat, non-tidal wetlands, landscaping, and stormwater management. Additional perimeter forested buffer areas are being established throughout the site to create more visual recreational opportunities for residents.

The overall open space and recreational areas include open spaces for an overlook pavilion, gathering ring/fire pit, pocket parks, and walking/jogging paths throughout the site. The project will have sidewalks along one side of the roadways within the project. Passive recreation space in the form of improved landscape areas and related amenities is provided throughout the site and will provide opportunities for residents to engage in leisure activities. These amenities will offer opportunities for residents to enjoy the site’s landscape and open space.

Areas not planned as landscape beds will be improved and maintained to provide open space and useable lawn area for passive recreation. Stormwater management structures that will provide recreational opportunities are included in the passive/active recreation open space due to the fact that these features act as an attractive landscape element that significantly enhances the park-like setting of the open space and the overall passive recreational experience for its users. These stormwater measures will also provide educational opportunities regarding ecosystem services and contribute to the natural functions that sustain our planet.

This land planning technique illustrates how to incorporate open space and traditional design elements into new settings. The Street lighting will meet a design standard that is similar to the adjacent projects with downward

illumination and not encroaching past the development boundary. Sidewalks will provide an orientation to pedestrians with the ability to walk and exercise as well as provide a safe mode of transportation for the community.

- (h) A description of provisions for public and private infrastructure.

The project will be served by both public and private infrastructure. The applicants will work with Del DOT to dedicate road frontage along the front of the property to accommodate new road infrastructure for the area. Water will be provided by Tidewater Utility. Sanitary sewer system will be provided by Sussex County.

The applicants of the project are expected to pay for infrastructure improvements associated with project both on the property and off the property.

- (i) Economic, recreational or other benefits.

The recreational areas include open spaces for an overlook pavilion, gathering ring/fire pit, pocket parks, and walking/jogging paths throughout the site. The project will have sidewalks along one side of the roadways that have no lots fronting the roads (all lots will have sidewalks in front of their lot) within the project. Passive recreation space in the form of improved landscape areas and related amenities is provided throughout the site and will provide opportunities for residents to engage in leisure activities. These amenities will offer opportunities for residents to enjoy the site's landscape and open space.

The open spaces, recreation areas and the creation of a walkable neighborhood strongly influence how active people are which provides for a fiscal benefit to not only this community but to nearby residential property values.

- (j) The presence of any historic or cultural resources that are listed on the National Register of Historic Places.

There are no known cultural or historic resources, such as an Archaeological Site or National Register-listed property, on this parcel.

- (k) An affirmation that the proposed application and proposed mitigation measures are in conformance with the current Sussex County Comprehensive Plan.

The project is in a Coastal Area which is considered a Growth Area and can accommodate a range of housing types including single-family homes. Medium to higher density (4-12 units per acre) can be appropriate. Terrapin Island is proposing a low-density development that will be connected to both public central water and sanitary sewer.

- (l) Actions to be taken by the applicant to mitigate the detrimental impacts identified relevant to Subsection B(2)(a) through (k) above and the manner by which they are consistent with the Comprehensive Plan.

The applicant will follow all Local, County, State and Federal requirements during the completion of Terrapin Island Subdivision. We have provided in detailed form within the booklet all the studies and approvals that have been performed to help mitigate any impacts that this development may cause to the adjacent neighboring properties.

**TAB 6**

**ESA**



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

[www.pennoni.com](http://www.pennoni.com)

May 26, 2021

# **ENVIRONMENTAL ASSESSMENT REPORT TERRAPIN ISLAND SUBDIVISION**

**Tax Map #: 234-18.00-31.00  
Ribera Development, LLC**

**INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE**

**REPORT PREPARED FOR:  
JOHN STAMATO – RIBERA DEVELOPMENT, LLC.  
8684 VETERANS HIGHWAY, SUITE 203  
MILLERSVILLE, MD 21108**

**REPORT PREPARED BY:  
PENNONI ASSOCIATES INC.;  
18072 DAVIDSON DRIVE,  
MILTON, DE 19968  
Phone: 302-684-8030  
Fax: 302-684-8054**

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## I. INTRODUCTION

This report is intended to satisfy concerns of developing a Single-Family Residential Development complex on a certain piece of property which is located within the Coastal Area also a Growth Area of Sussex County in regard to the environment and sustainable development. Designated as a Coastal Area by the 2019 Sussex County Comprehensive Plan, the land involved in Subdivision# 2020-13 is an application to grant use of lands in an AR-1 Agricultural Residential District located on 32.13 acres of land more or less in the Indian River Hundred located on the east side of Camp Arrowhead Road.

The property is bordered on the west side by Camp Arrowhead Road; the Rehoboth Bay on the east side, Bay Forest Subdivision to the north, zoned AR-1 and West Bay MHP to the south, zoned AR-1.

The Major Subdivision application submitted and being planned adheres to the codes of Sussex County and the Comprehensive Development Plan and promotes the health, safety, morals, convenience, order, prosperity, and welfare of the present and future citizens of Sussex County. This application encourages high quality design by providing both greater flexibility in living; preserves and enhances traditional environmental living; provides more housing opportunities and choices and increases housing opportunities; promotes pedestrian and bicycle travel; promotes sense of community; encourages economic investment; promotes efficient use of land and infrastructure; guides development toward established areas, protecting outlying rural areas and environmentally sensitive resources and embodies smart growth.

The project designed under County requirements will not diminish or impair property values within the community; will not create a public nuisance; will not substantially increase the hazard from fire or other dangers to neighboring properties, unduly increase traffic congestion on the public highways, result in an increase in public expenditures, or otherwise impair the public health, safety, comfort, morals or general welfare of the public.

This report will address certain potential environmental issues this proposed Major Subdivision Application will pose and it also attempts to establish a balance between the developer's need for straight-forward information upon which to base long-term financial decisions and community's need for protection of the environment.

Proposed Project Name: TERRAPIN ISLAND SUBDIVISION – JOHN STAMATO, RIBERA DEVELOPMENT, LLC.

Owner's Name: Janet D. Hall & Ann D. Hedley. | 24587 Shady Lane Anx. Millsboro DE 19966

Developers Name: John Stamato – Ribera Development, LLC. | 8684 Veterans Highway, Suite 203, Millersville, DE 21108

Report prepared: by Alan M. Decktor, PE, Senior Engineer | Pennoni Associates, Inc; 18072 Davidson Drive, Milton, DE 19968

Reviewed by: Mark H. Davidson, Principal Land Planner | Pennoni Associates Inc.; 18072 Davidson Drive, Milton, DE 19968

Tax Map Number: 234-18.00-31.00

Report written on: May 26, 2021;

## II. SUMMARY

Pennoni Associates Inc. (Pennoni) has completed an Environmental Assessment Report (EAR) for Ribera Development, LLC., located on the east side of Camp Arrowhead Road, just south of Bay Front Subdivision in Indian River Hundred, Sussex County pursuant to the guidelines set forth by Sussex County and the State of Delaware.

This report summarizes the findings of this Environmental Site Assessment and Pennoni's conclusion and recommendations in regard to the environmental condition and development sustainability of the existing site.

Pennoni conducted this EAR by reviewing selected historical, geographical/geologic, environmental regulatory information pertaining to this Site and Adjacent lands, site visits, interviews and based on continued research and knowledge of this project.

Tax Map Number	234-18.00-31.00	
Total Area for Development	32.13± Acres	
Proposed Use	42 Single-Family Residential Dwellings  Residential Development	
Flood Zone	Zone X (Unshaded), AE (El. 5 & 7)	
Wetland Area	3.87 Acres – Tidal 8.06 Acres – Non-Tidal	
Lands to be Dedicated to DeIDOT	Right-Of-Way = 0.01± Acres	Permanent Easement = 0.04± Acres
Wooded Area	23.08± Acres	
Open Space		
Density	Net = 1.49 lots per acre	Gross = 1.30 lots per acre
Utilities	Water Service by Tidewater	
	Sewer Service by Sussex County	

There are two main areas of wetlands which consist of Federally Regulated Non-Tidal and DNREC (State) Regulated Tidal Wetlands. The areas can be observed below as shown on Appendix D, but you can refer to the Delineated Wetland Plans and/or the Wetland Delineation Report and Plan Package for additional information. The wetland delineation has been done by Environmental Resources, Inc. and the Wetland Delineation Report, dated May 11, 2021 has been submitted to the Army Corp for review and approval. We are waiting for the Jurisdictional Determination (JD) confirming our analysis and approved permitting for the minor disturbance due to the proposed road crossings. (See Appendix D and Reports/Plans in Tab 9.)

Mapping reviewed as part of this assessment indicates impacts to the existing floodplains. (see FEMA Floodplain Map – Appendix B)

It is the stated goal of the project to provide in general, all Erosion & Sediment Control (ESC) and Stormwater Management (SWM) Best Management Practices (BMPs) which will comply with DNREC standards and specifications in accordance with current guidance documents and policies. Green Technologies and Pollution Control Strategies will be implemented to reduce nitrogen and phosphorus loads to their mandated levels.

Although a TIS was not required as a part of this application, this project will provide roadway improvements along its frontage. To allow for future capacity, additional right-of-way dedication along our frontage; permanent easements and additional stormwater management setbacks will be dedicated to the Public. This would increase the aesthetic benefits to the community. The roadways will be widened to their required functional classification of a local road with 11' wide travel lanes and 5' wide shoulders along the property frontage on both sides of the road.

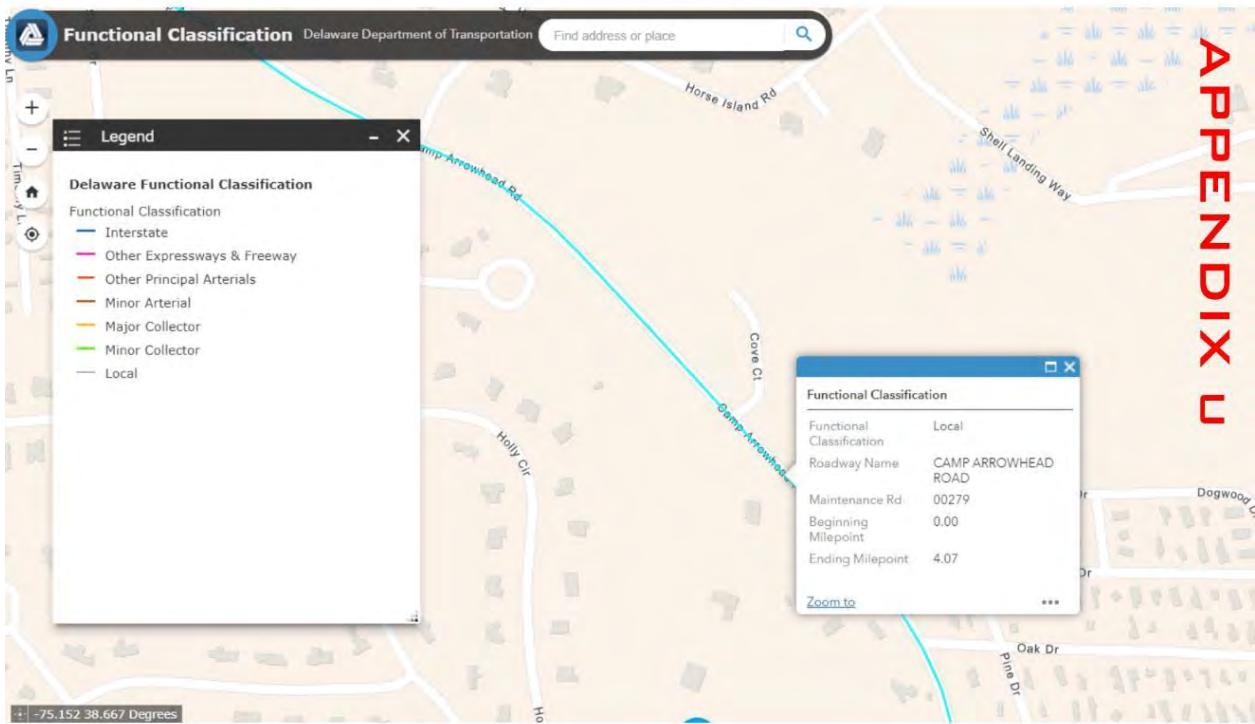
Tax Ditch inquiries indicate no tax ditches exist on this property.

Terrapin Island Subdivision Application has provided the studies, designs, reports and facts that recognize the States requirements when it comes to proactive planning for a project located within a Growth Area. The application follows the Agricultural Residential (AR-1) Zoning requirements for Major Subdivisions in accordance with Chapter 115 and 99 whereby the application has been planned to cluster the lots to be outside environmentally sensitive areas by providing 57% open as well as a density that equals low-density standard lot option subdivision. The 2019 Sussex County Comprehensive Plan was also used as a guide for development related decisions when preparing the application. Careful attention was used in the collaborative planning of the project as it pertains to conservation, open space, utilities, housing and density, community design and mobility. The application promotes, in accordance with past, present and future needs, the health, safety morals, convenience, order, prosperity and general welfare of the community and Sussex County.

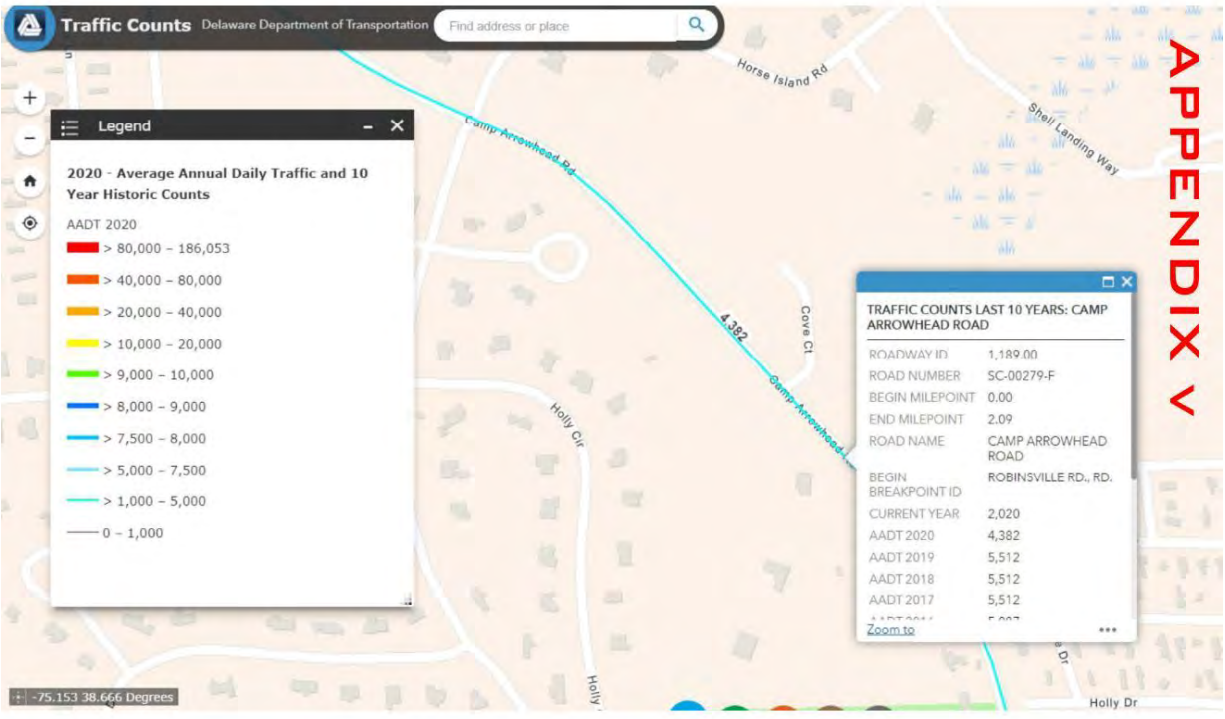
### III. GENERAL CHARACTERISTICS OF SITE

#### A. SITE DESCRIPTION

This Property is located on the east side of Camp Arrowhead Road (SCR 279) which is a DeIDOT Local Road with an existing right-of-way of 50-feet and currently has an Average Daily Trip (2019) count of 5,512 vehicles per day. The property is located approximately 1.0 mile southeast from the intersection of Camp Arrowhead Road and Angola Road, both locals roads which connect to John J. Williams Highway (Route 24) which is a DeIDOT Major Collector with an existing right-of-way of 80-feet and currently has an Average Daily Trip count of 15,739 vehicles per day.



Appendix U



APPENDIX V

Appendix V

The project site was observed to be undisturbed woods with areas of tidal/non-tidal wetlands. The subject property has approximately 23.08+/- acres of woods with the property draining to the two low lying wetland areas.

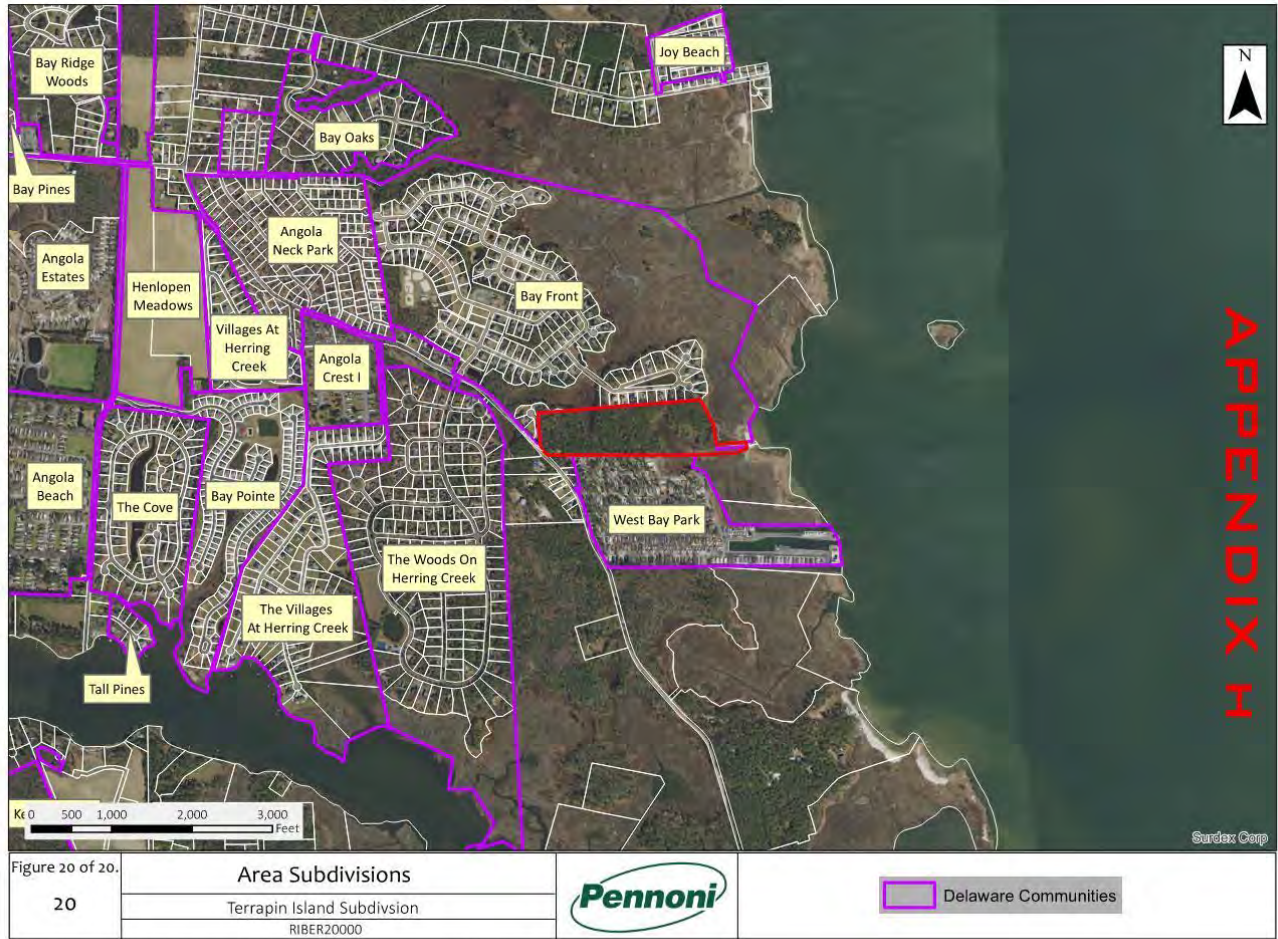


The property is located in a primarily residential area that can be considered more urban than rural. The property is bordered on the west side by Camp Arrowhead Road; the Rehoboth Bay on the east side, Bay Forest Subdivision to the north, zoned AR-1 and West Bay MHP to the south, zoned AR-1.

The proposed subdivision is on a parcel of land that is in an Investment Level 4 according to the 2020 Strategies for State Policies and Spending. The Out of Play areas that are shown within the property are located within portions of the Wetlands area of the property, which have been delineated and are appropriately buffered from according to §115-193. Adjacent to these lands are an intermittent display of Investment Level 3 areas that don't follow any style of parcel-based alignment when projecting future investment and spending.

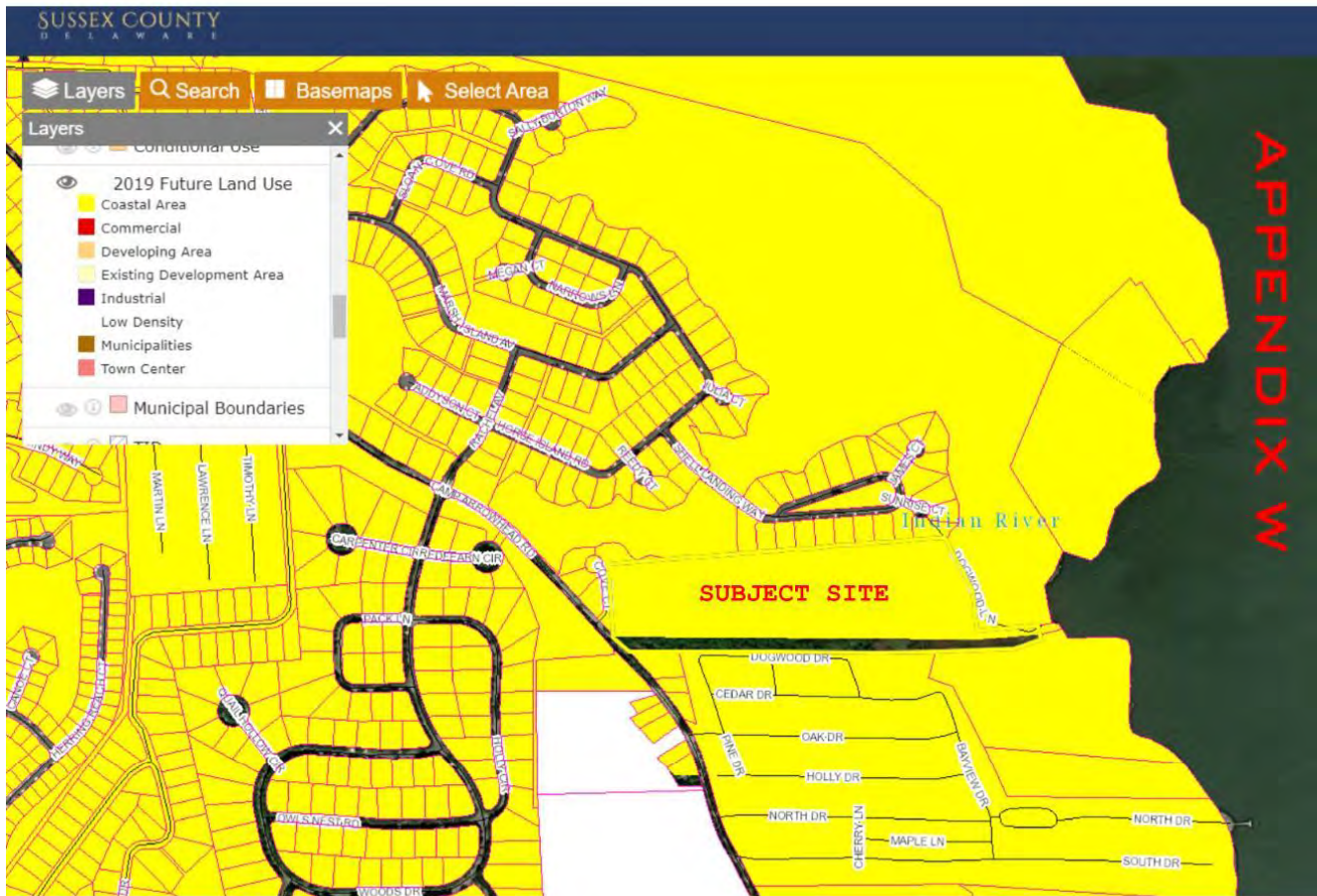
The density for this project (1.5 Lots/Acre) is less than the allowed standard lot option density (§115-25 B. (1)) of the AR-1 code. The density of the adjacent properties per their recorded plans are as follows:

- 1. Bayfront = 180 Lots = 1.5 lots/acre
- 2. West Bay Park = 181 Units = 2.7 unit/acre
- 3. The Woods on Herring Creek = 175 Lots = 1.0 lot/acre



The property is located within the Coastal Area which is a Growth Area as designated in the 2019 Comprehensive Plan (The Sussex Plan). The Sussex Plan is the County’s official policy guide for future development-related decisions. The Plan is long-range in nature and provides a framework for County residents and decision-makers to “conceptualize” how the County should look and function. While the Comprehensive plan acts as a policy guide for future development and decision-making, County Code regulates the use of land. As shown below, the property is identified to be in a Coastal Area and in an area surrounded by other properties within the Coastal Area and Residential Areas.





The Sussex Plan encourages the County’s most concentrated forms of new development to occur in Growth Areas.

Coastal Areas are areas that can accommodate development provided special environmental concerns are addressed. A cluster development option is appropriate where there is central water and sewer; near sufficient commercial uses and employment centers; where it is in keeping with the character of the area; where it is along a main road or at/or near a major intersection; where there is adequate Level of Service; or where other considerations exist that are relevant to the requested project.

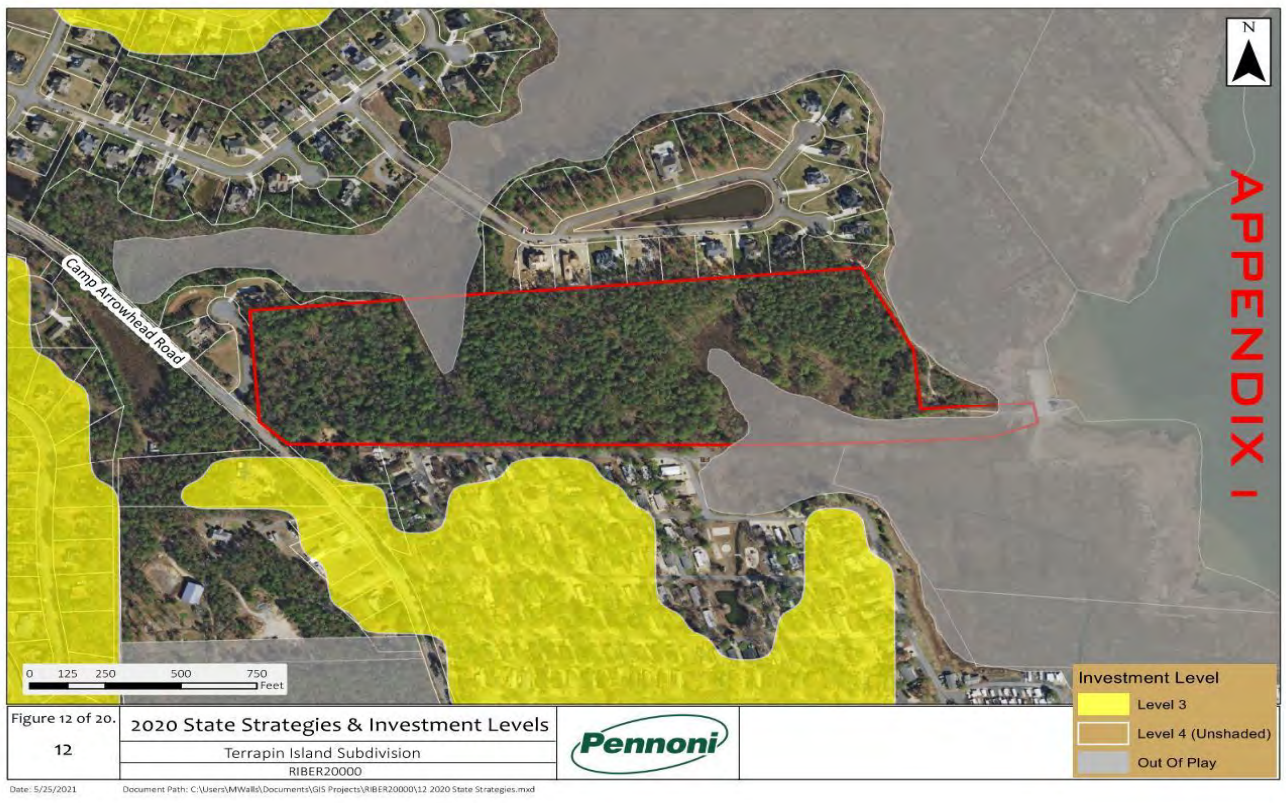
The Sussex Plan suggests that each application should be reviewed on its own merit so that what is proposed does not have a negative impact to the surrounding area or the county in general. Some of the stated strategies within the Plan for this type of Growth Area:

- a. **Promote growth and development in areas where capital facilities and infrastructure are already available and adequate to support the growth** – [Tidewater (Domestic & Fire Protection Water Service) and Sussex County Sanitary Sewer are already present, and both have the capacity for this proposed use. In addition, DeDOT has stated “There is a project

*planned for the TID to improve the State-maintained part of Camp Arrowhead Road to provide 11-foot lanes and 5-foot shoulders...”]*

- b. ***A range of housing types including single family, townhomes and multi-family units are permitted uses and appropriate in a primarily residential area which provides environmental protection to the existing landscape.*** [This development provides for low density single-family detached housing within an area predominantly having low to medium density zoning. In addition, the project has been designed to minimize any adverse impacts on properties that are adjacent to it. Terrapin Island Subdivision interrelates with the County’s strategies for preserving the rural environment, conserving more open space, and providing for design ingenuity while protecting existing and future developments.]
  
- c. ***Engage in planning that considers the efficient location of public services and infrastructure while establishing future public sewer service areas that will help preserve open space by promoting orderly growth rather than unplanned sprawl*** – [this property is located in the proximity of the Lewes and Rehoboth area and is in the Sussex County Tier2 – Coordinated CPCN Area for sanitary sewer. The property has access to both domestic and fire protection water service and sanitary sewer as well as straight access to a major roadway (John J. Williams Highway [Rt. 24]) that is 1.5 miles to the northwest. This property in this location with a residential infill, will prohibit any unplanned sprawl that the Comprehensive Plan is discouraging]
  
- d. ***Coordinate with DeIDOT on road improvements and other transportation projects*** – [A TIS was not required as a part of this application, this project will provide roadway improvements along its frontage. To allow for future capacity, additional right-of-way dedication along our frontage; permanent easements and additional stormwater management setbacks will be dedicated to the Public. This would increase the aesthetic benefits to the community. The roadways will be widened to their required functional classification of a local road with 11’ wide travel lanes and 5’ wide shoulders along the property frontage on both sides of the road. In addition, DeIDOT has stated *“There is a project planned for the TID to improve the State-maintained part of Camp Arrowhead Road to provide 11-foot lanes and 5-foot shoulders...”]*

The proposed subdivision is on a parcel of land that is in an Investment Level 4 according to the 2020 Strategies for State Policies and Spending. The Out of Play areas that are shown within the property are located within portions of the Wetlands area of the property, which have been delineated and are appropriately buffered from according to §115-193. Adjacent to these lands are an intermittent display of Investment Level 3 areas that don't follow any style of parcel-based alignment when projecting future investment and spending. The County even commented to this fact in the 2019 Comprehensive plan stating, "It is important to note that the maps contained within the Strategies for State Policies and Spending document are not "parcel-based," so it is still necessary to thoroughly investigate the constraints of particular land parcels, even though they may be contained in one of the growth-oriented investment levels of the Strategies for State Policies and Spending." (Page 4-10). To make the statement that "New development activities and suburban development are not supported in Investment Level 4" when the area shown on the Investment Maps are arbitrary at best, not to mention that the previous Maps indicated in the 2019 comprehensive Plan (Figure 4.4-1) indicates this area was once Level 3 – adjacent to Level 2.



Private utility companies are considered a viable option for water and wastewater treatment in areas where County or municipal services are non-existent or unplanned. Tidewater and Sussex County provides for water and sewer services for developments along the Camp Arrowhead Road area. These properties will be served by both public water and public sewer.

Electric service is present along the road frontage that serve the subject area and beyond.

This property is within 1 mile of existing Chesapeake Gas infrastructure which is located at the intersection of Angola Road and Camp Arrowhead Road.

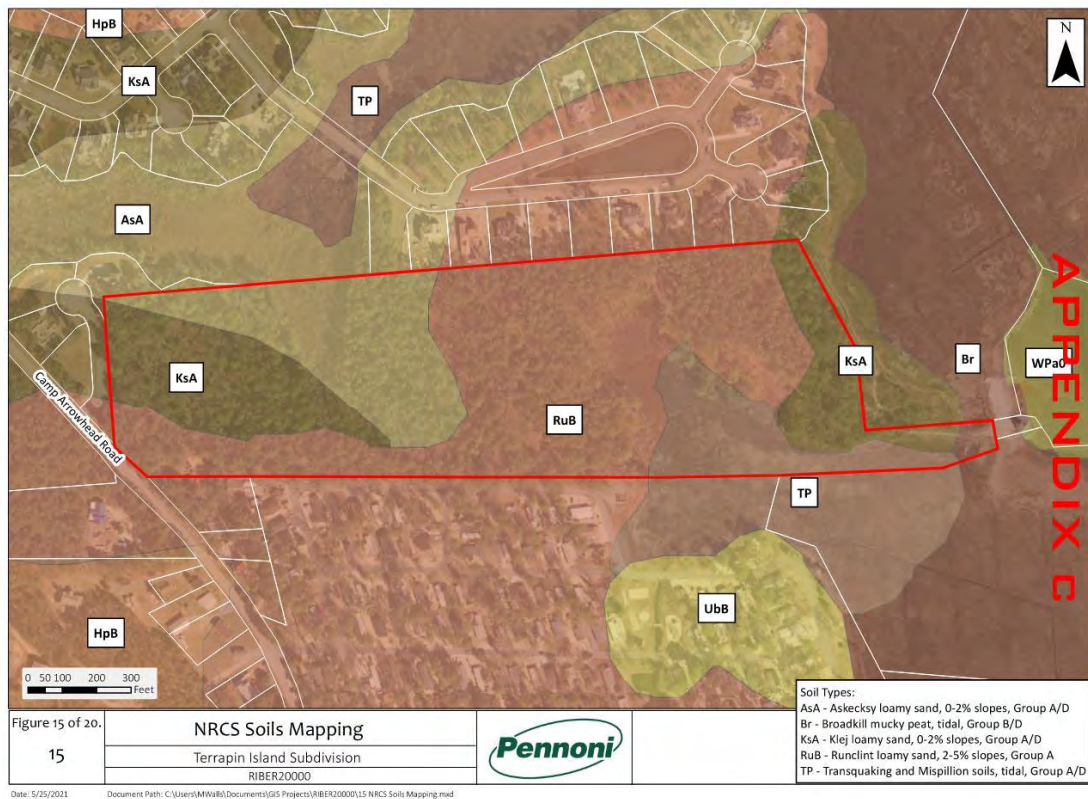
There are various telecommunication providers operating in this service area.

All of these utilities ensure quality growth of development by the planning and developing of infrastructure and services in the County to complement State and local planning efforts with adequate water, sewer, electricity, natural gas, and fiber optic infrastructure to the property.

## B. SOILS

Pennoni reviewed the USDA-NRCS Web Soil Survey published by the United States Department of Agriculture Natural Resource Conservation Service and surveyed in 2020 (see Appendix C) to evaluate general soil conditions at the Property. Accent Environmental (EA) and Environmental Resources, Inc. were retained to perform soil borings within the parcel for analysis of groundwater elevations and delineating wetland areas. These field surveys have taken place from 2020 to 2021. Soils mapped at the property include the following:

- 1) Askecksy loamy sand (Asa), with slopes ranging from 0-2 percent;
- 2) Klej loamy Sand (KsA), with slopes ranging from 0-2 percent;
- 3) Broadkill mucky peat (Br), very frequently flooded, tidal;
- 4) Transquaking and Mispillion soils (TP), very frequently flooded, tidal;
- 5) Runclint loamy sand (RuB), with slopes ranging from 2-5 percent;



The soils encountered during this investigation are primarily influenced by the Scotts Corners Formation (Qsc) based on available information from the DGS. With being so close to surface waters,

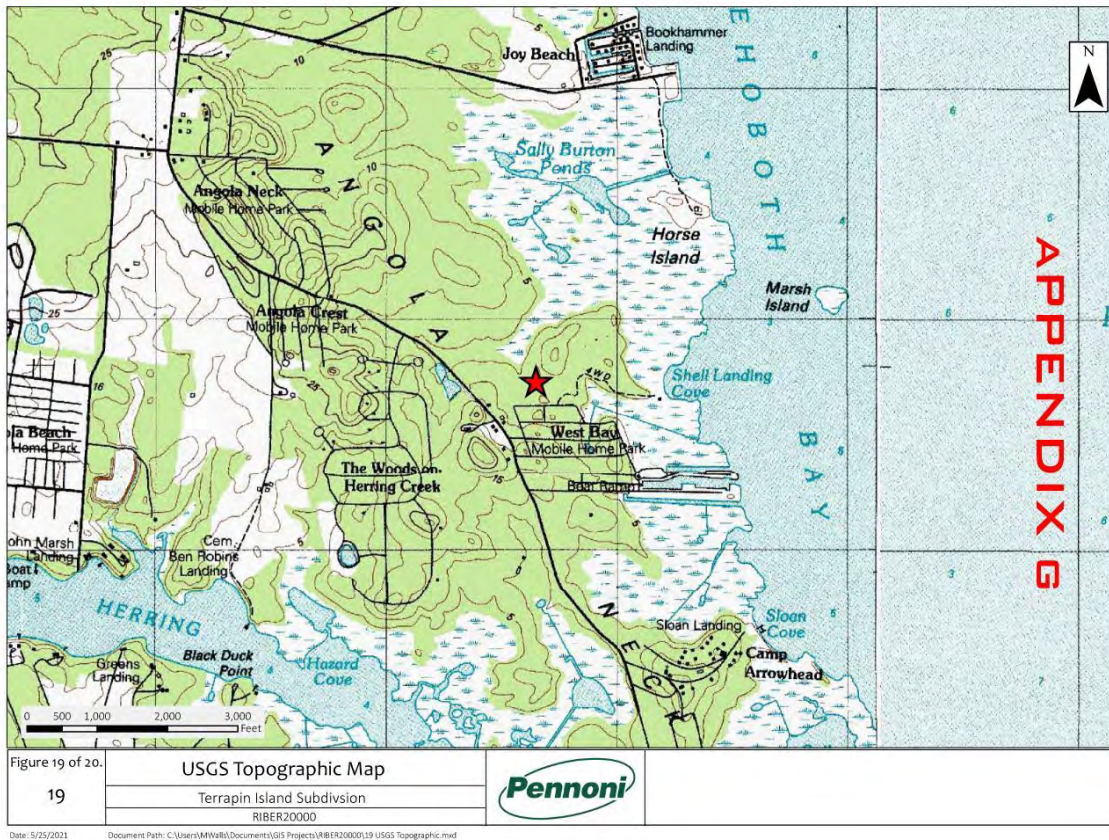
the SHWT and GW is assumed to be at the same elevation which ranged from 10 to 72 inches within the proposed property. Refer to the Accent Environmental Report for more information.

Water tables observed on December 10, 2020, ranged from 28” to 32” within the upland portions of the property. No indicators of wetland hydrology or hydric soils were observed within the forested uplands.

It should be noted that this information was interpreted from present site conditions. There are limitations to this type of investigation. The information is provided given normal precipitation patterns. As the site conditions change the hydrology may change and this cannot be estimated from the existing soil profiles. Groundwater and saturation levels may be shallower than estimated in this study during significant, single storm events and compound events.

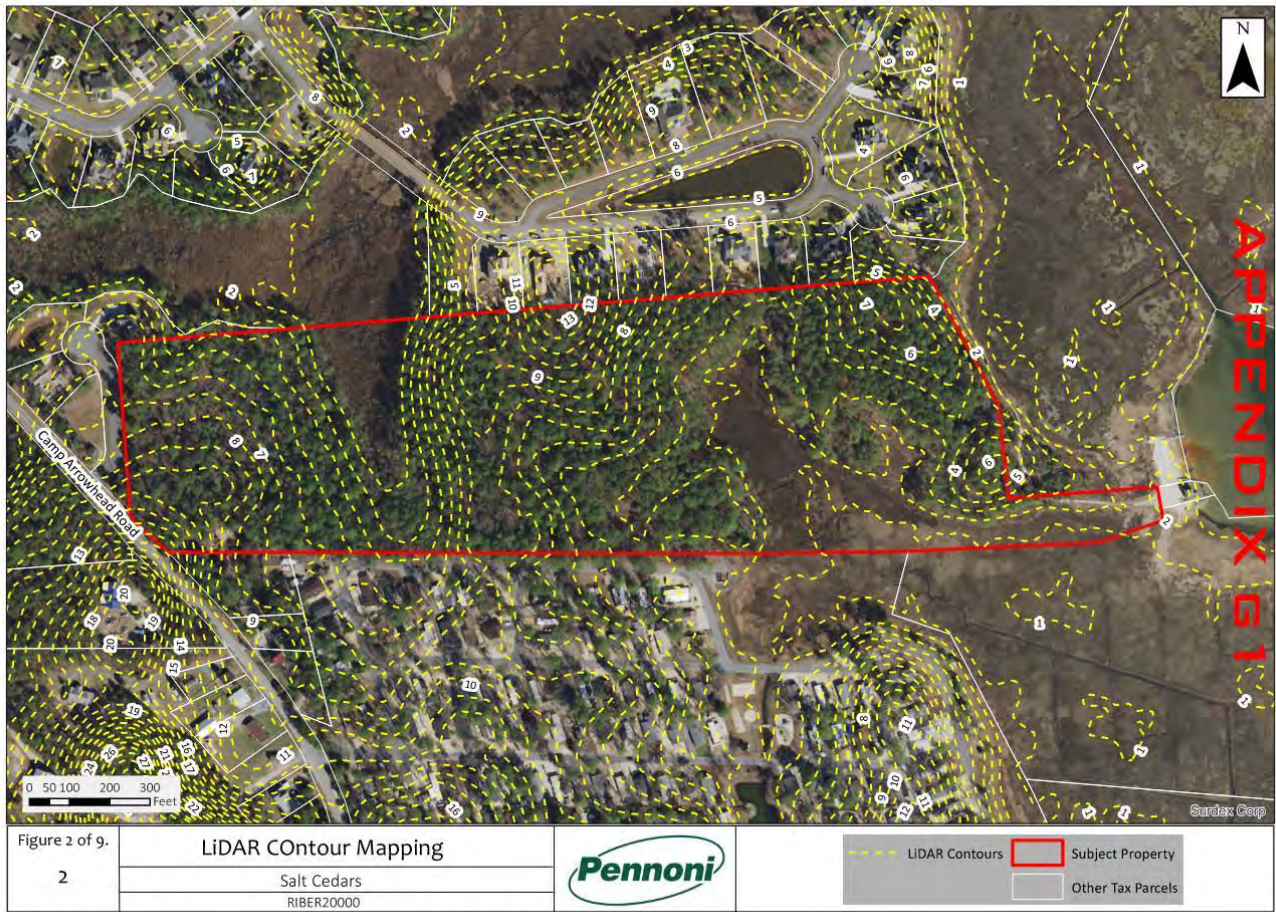
### C. SURFACE TOPOGRAPHY AND SITE DRAINAGE.

The subject property is located on the Fairmount, Delaware 7.5-minute USGS quadrangle at an approximate elevation of 5 feet above mean sea level (see USGS Topographic Map – Appendix G).



Additional topography is outline in Appendix G1. The site has minor slopes within the entire parcel to differentiate between the uplands and wetland areas. Future drainage for the property will most likely

follow the existing drainage flow as shown on Appendix G1. The land drains from the upland areas to the low-lying tidal wetland areas, directly to the Rehoboth Bay.



When grading or adjusting site topography, there will be a number of best management practices to ensure healthy landscapes. The project will strive to balance the soil cut and fill in order to limit hauling away or bringing in soil thereby saving money and reducing the environmental impact. Utilizing the existing field ditches along the perimeter as part of the outfall drainage system for the site to help carry runoff to the existing point of analysis at the northeast corner of the property along Railway Road.

#### D. WETLANDS

Environmental Resources Inc investigated the property for this development to determine the extent of Waters of the United States including wetlands subject to the US Army Corp of Engineers Regulatory Program under Section 404 of the Clean Water Act. At the time of the investigation, the property consisted of approximately 26.81 acres of mid-succession mixed hardwood and pine forest and 5.32 acres of tidally influenced emergent wetlands abutting the Rehoboth Bay. Land use on

adjacent properties is residential development. A total of 11.93 acres of wetlands were identified with in the property. of that total, approximately 6.61 acres are palustrine forested wetlands, 1.45 acres are estuarine emergent non-tidal wetlands, and 3.87 acres are tidally influenced wetlands regulated by DNREC. The remaining 20.20 acres were classified as uplands. Water tables observed on December 10, 2020, ranged from 28” to 32” within the upland portions of the property. No indicators of wetland hydrology or hydric soils were observed within the forested uplands. (See Appendix D and Reports/Plans in Tab 9.)

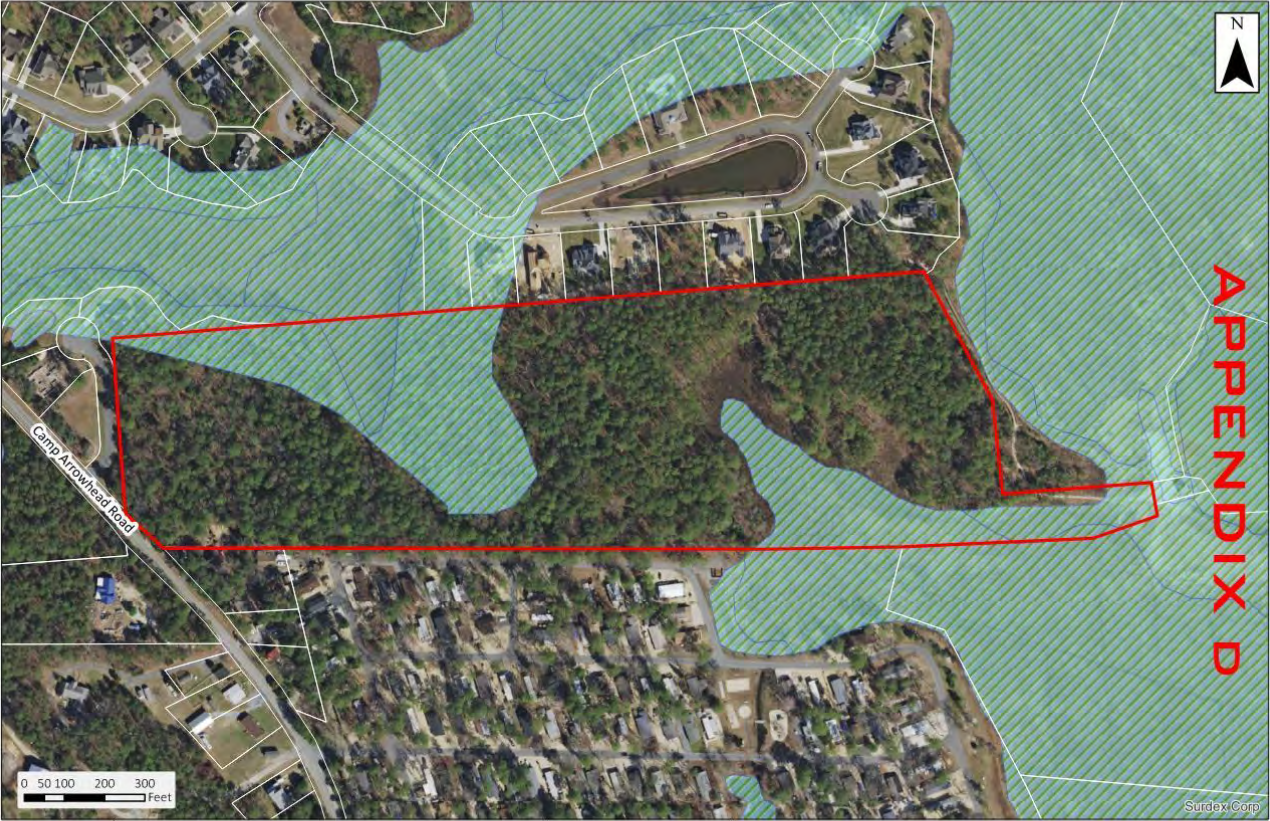
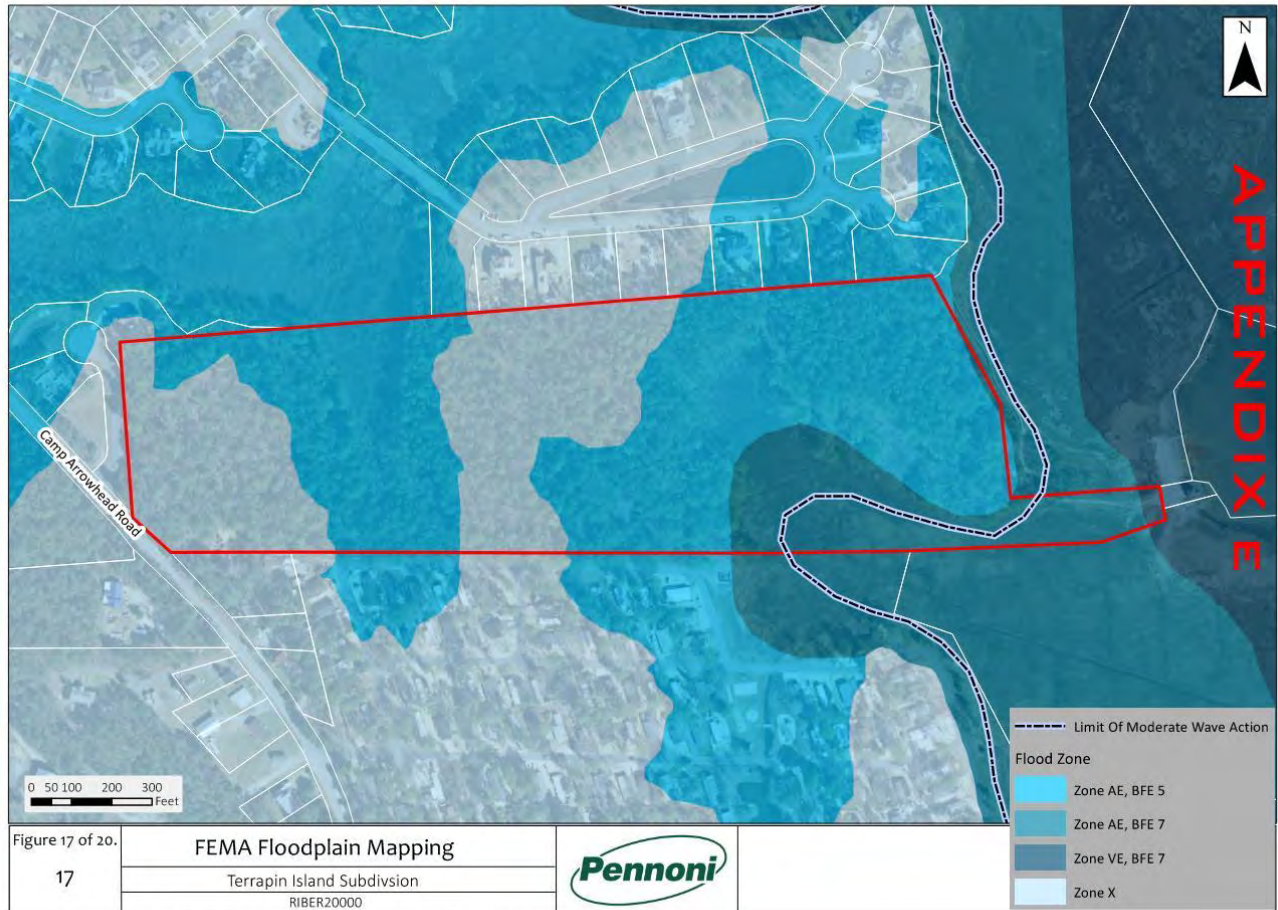


Figure 16 of 20.	State Wetlands Mapping		
16	Terrapin Island Subdivision RIBER20000		

Date: 5/25/2021 Document Path: C:\Users\MWalls\Documents\GIS Projects\RIBER20000\16 State Wetlands Mapping.mxd

## E. FLOOD ZONES

Based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) dated March 16, 2015, Map Number 10005C0342K, the subject property is located in a Zone “X” unshaded, which is an area outside the 500-year floodplain, less than 0.2% annual probability of flood along with “Zone AE” with base elevations of 5 ft. and 7 ft.) (see FEMA Floodplain Map – Appendix B).



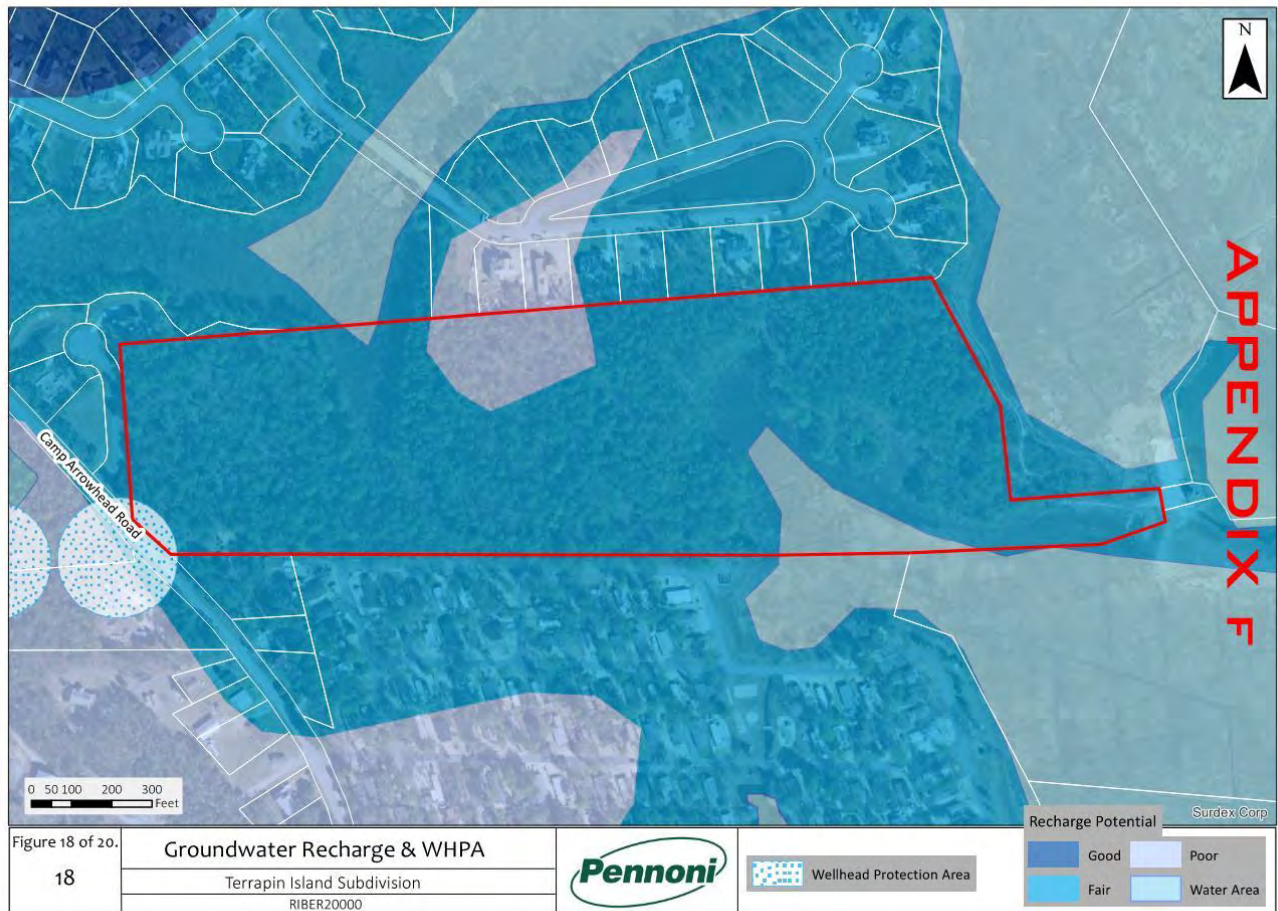
## F. FORESTS

The Site consists of approximately 23.08+/- acres of woods within the property. The total forest stand previously would have measured larger, but due to all the adjacent development, the woods on the subject property are now isolated. The total forest area associated with the proposed project is approximately 8.85+/- acres (38.4%), having 14.23+/- acres removed (61.6%). The impact to the forested area is to allow construction of the internal access drive and individual lots. It is expected that the lots will be sold as wooded which most of the trees being maintained, thus reducing the impacted acreage.



## G. GROUNDWATER RECHARGE POTENTIAL

The site is located in a fair/poor groundwater recharge area, based on Pennoni's review of available maps (see Ground Water Recharge – Appendix F). The site primarily has a general Hydrologic Soil Group (HSG) A/D rating with approximately 0-2 percent slope. Group A soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. Group D soils will have a less infiltration rate and cause higher runoff. These soils have this split characteristic due to the elevation change on site and difference between uplands and wetland areas. A small portion of the entrance to the property is located in a Wellhead Protection Area. Chapter 89 of the Sussex County Code will be reviewed as a part of the design of this project.



## IV. HISTORICAL INFORMATION

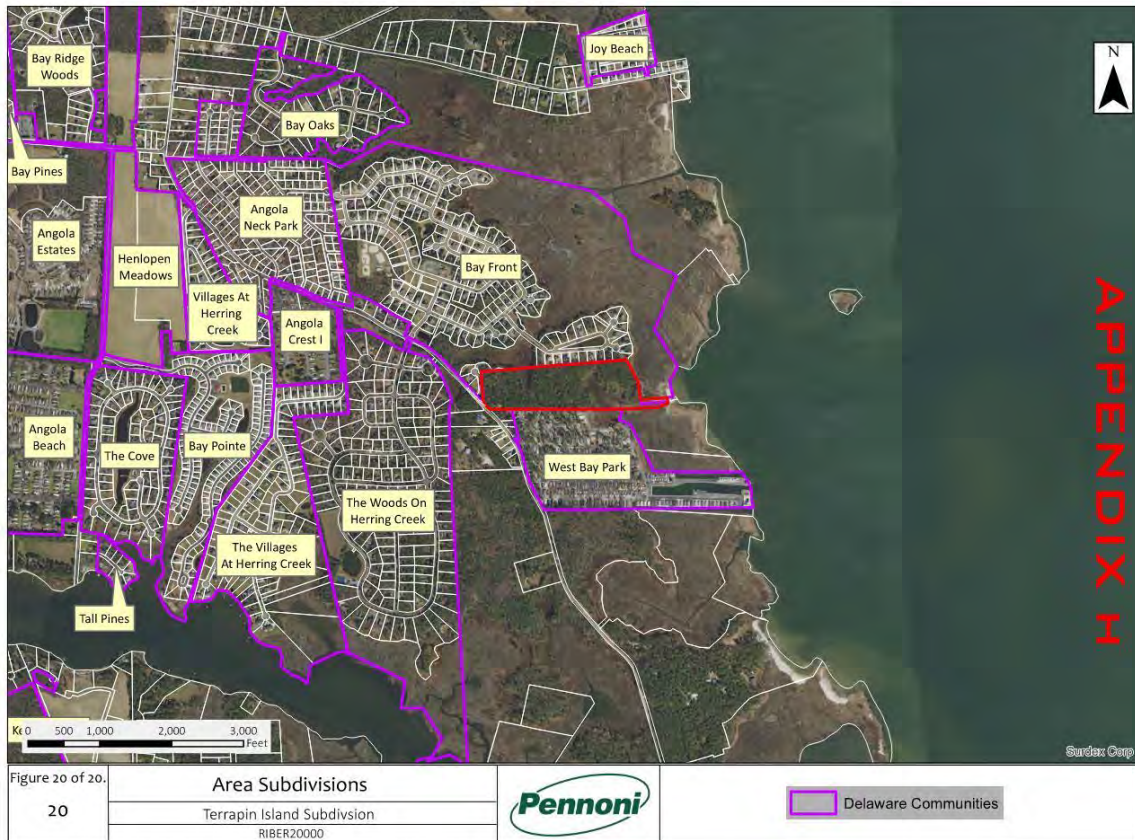
### A. THE PROPERTY

Pennoni reviewed available historical information for indications of past usage that may have had an environmental impact on the Site. This historical review included aerial photographs of the Site and surrounding vicinity for year 1937, 1954, 1961, 1968, 1992, 1997, 2002, 2007, 2012, and 2017 (see Orthophotos – Appendix J - S). Information depicted on aerial photographs indicates no change to the property in this timeframe.

According to the Division of Historical and Cultural Affairs, nothing of historical or cultural significance is known to exist within this parcel.

### B. SURROUNDING NEIGHBORHOOD

The property is located in a primarily residential area. The property is bordered on the west side by Camp Arrowhead Road; the Rehoboth Bay on the east side, Bay Forest Subdivision to the north, zoned AR-1 and West Bay MHP to the south, zoned AR-1. The parcel is located in an area that can hardly be described as “Rural”. If you review the exhibit below you would consider this property/project as in-fill, which is considered any vacant lot or parcel within developed areas or built-up areas where water, sewer, streets, and fire protection have already been developed and are provided.



## V. ANALYSIS OF REQUIRED INFORMATION

### A. STORMWATER MANAGEMENT

Stormwater facilities are very effective techniques for providing channel protection and pollutant removal prior to entering the existing streams. The importance of stormwater facilities can be attributed to their proven ability to attenuate runoffs from design storm events. Stormwater facilities, existing wooded vegetation and wetlands are common practices for treating stormwater runoffs.

It is the stated goal of the project to provide in general, all Erosion & Sediment Control (ESC) and Stormwater Management (SWM) Best Management Practices (BMPs) which will comply with DNREC standards and specifications in accordance with current guidance documents and policies. Green Technologies and Pollution Control Strategies will be implemented to reduce nitrogen and phosphorus loads to their mandated levels.

Stormwater design for this site will primarily be contained onsite through a series of proposed BMP's. The project will strive to balance the soil cut and fill in order to limit hauling away or bringing in soil thereby saving money and reducing the environmental impact by using "Ephemeral Constructed Wetlands" for onsite stormwater quality and quantity management. The site is located in a fair/poor groundwater recharge area, based on Pennoni's review of available maps (see Ground Water Recharge – Appendix F). The site primarily has a general Hydrologic Soil Group (HSG) A/D rating with approximately 0-2 percent slope. Group A soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. Group D soils will have a less infiltration rate and cause higher runoff. These soils have this split characteristic due to the elevation change on site and difference between uplands and wetland areas.

According to the DNREC...the Ephemeral Constructed Wetlands will mimic natural wetlands areas to treat urban stormwater runoff by incorporating permanent pools with shallow storage areas and water tolerant vegetation. The design of these BMP's allows for shallow ponding and long residence time for greater pollutant removal such as gravitational settling, biological uptake & microbial activity. The system allows for Total Nitrogen (TN) and Phosphorus (TP) reduction along with Total Suspended Solids (TSS) ranging from 20% to 60% respectively. Runoff from each rain event is detained and treated in the BMP until it is displaced by runoff from the next storm. By capturing and retaining runoff during storm events, BMP's control both storm water quantity and quality. The initial one-inch rainstorm will be completely contained to further enhance water quality with the higher storm events overflowing through a spillway and into the existing wetlands. A constructed wetland BMP works well with high groundwater tables and provides aesthetic and wildlife habitat benefits which will enhance the existing nature of the site and expand the presence of environmental wetlands.

During the design of the stormwater practices the designers and the developer have been and will continue to work with the Sussex Conservation District to achieve the best management practice for the development.



## B. WATER SUPPLY

Tidewater has a water supply line along Camp Arrowhead Road along our property frontage. The utility connection will be used to provide the subject property with both fire and domestic water for the uses that will be planned for the property.

DNREC Water Supply Permits will be executed if dewatering is necessary to install the infrastructure within the project area. Irrigation Wells will also be permitted and installed for the landscaping of the project.

As part of our preparation of site utility plans for approvals by the Fire Marshal Office and the Office of Drinking Water (Public Health), an approval by Tidewater Utilities will be secured for this project.

## C. WASTEWATER TREATMENT

As stated above, the property is located in the Tier 2 – Sussex County Planning District but Tier 1 - Unified Sanitary Sewer District is located on the opposite side of Camp Arrowhead Road and will serve this property. We have submitted and received acceptance per our Sewer Service Concept Evaluation (SSCE) from the Sussex County Utility Planning Division. All wastewater will be collected and conveyed to the existing force main along Camp Arrowhead Road.

---

**From:** John J. Ashman <jashman@sussexcountysde.gov>  
**Sent:** Wednesday, April 14, 2021 9:02 AM  
**To:** Alan M. Decktor <ADecktor@Pennoni.com>  
**Cc:** Jordan T. Dickerson <jordan.dickerson@sussexcountysde.gov>; Scott Thornton <scott.thornton@sussexcountysde.gov>; Chris Calio <ccalio@sussexcountysde.gov>; Kenneth Briggs <kenneth.briggs@sussexcountysde.gov>  
**Subject:** RE: TM 234-18.00-31.00 - Hall Property | Camp Arrowhead Road

Alan,

Project installs low pressure county-owned forcemain from the existing forcemain in Camp Arrowhead Road throughout the project with county maintenance stopping at the ROW line. All homes have individual privately-owned grinder pumps connecting to the County-owned forcemain within the subdivision ROW. Property owner is responsible for the grinder pump and the line connecting at the ROW.

John

## D. TRAFFIC

The application provides for provisions for safe vehicular and pedestrian movement within the site and to adjacent ways which this report and the supporting documents within the hearing booklet provides adequate safety on area roadways and public transportation.

This Property is located on the east side of Camp Arrowhead Road (SCR 279) which is a DeIDOT Local Road with an existing right-of-way of 50-feet and currently has an Average Daily Trip (2019) count of 5,512 vehicles per day. The property is located approximately 1.0 mile southeast from the intersection of Camp Arrowhead Road and Angola Road, both local roads which connect to John J.

Williams Highway (Route 24) which is a DeIDOT Major Collector with an existing right-of-way of 80-feet and currently has an Average Daily Trip count of 15,739 vehicles per day.

A TIS was not required as a part of this application, this project will provide roadway improvements along its frontage. To allow for future capacity, additional right-of-way dedication along our frontage; permanent easements and additional stormwater management setbacks will be dedicated to the Public. This would increase the aesthetic benefits to the community]. The roadways will be widened to their required functional classification of a local road with 11' wide travel lanes and 5' wide shoulders along the property frontage on both sides of the road.

Per the Sussex County/DeIDOT memorandum of understanding for land use development coordination, the following:

*MINOR - The proposed land use is expected to increase the trip generation of the subject land by at least 50 vehicle trips in any hour but fewer than 200 vehicle trips in any hour or at least 500 vehicle trips per day, but fewer than 2,000 vehicle trips per day.*

*Minor Impact:*

*When DeIDOT determines the traffic impact to be minor, the Preliminary Traffic Analysis shall include the feasibility of providing safe access and the condition, pavement, and the geometry of the nearby roadways and intersections relative to the traffic the subject property could generate. Where any of these are deemed potentially inadequate, DeIDOT shall comment to this effect, and identify roadway improvements that shall be required by the Developer.*

*b. When DeIDOT determines that the traffic impact will be minor, the developer will be required to pay an Area Wide Study Fee (AWSF). An AWSF letter will be generated to document the developer's obligations to construct identified roadway improvements or fund road improvements as required by DeIDOT.*

Additional setbacks and right-of-way dedications along Camp Arrowhead Road will be increased to allow for future capacity.

## E. SPECIES AND HABITAT

No critical habitat was identified within the project area. See Wetlands Report.

## F. WETLANDS

Environmental Resources Inc investigated the property for this development to determine the extent of Waters of the United States including wetlands subject to the US Army Corp of Engineers Regulatory Program under Section 404 of the Clean Water Act. At the time of the investigation, the property consisted of approximately 26.81 acres of mid-succession mixed hardwood and pine forest and 5.32 acres of tidally influenced emergent wetlands abutting the Rehoboth Bay. Land use on adjacent properties is residential development. A total of 11.93 acres of wetlands were identified with in the property. of that total, approximately 6.61 acres are palustrine forested wetlands, 1.45 acres are estuarine emergent non-tidal wetlands, and 3.87 acres are tidally influenced wetlands regulated by DNREC. The remaining 20.20 acres were classified as uplands. Water tables observed on December 10, 2020, ranged from 28" to 32" within the upland portions of the property. No indicators of wetland hydrology or hydric soils were observed within the forested uplands. (See Appendix D and Reports/Plans in Tab 9.)

A fifty-foot buffer zone has been established landward from the mean high water line of the tidal wetlands in and adjacent to the property per §115-193 B. and a minimum of 25-foot permanent setback around the outer boundaries of all non-tidal wetlands.

## G. FORESTS

The Site consists of approximately 23.08+/- acres of woods within the property. The total forest stand previously would have measured larger, but due to all the adjacent development, the woods on the subject property are now isolated. The total forest area associated with the proposed project is approximately 8.85+/- acres (38.4%), having 14.23+/- acres removed (61.6%). The impact to the forested area is to allow construction of the internal access drive and individual lots. It is expected that the lots will be sold as wooded with most of the trees being maintained, thus reducing the impacted acreage.

## H. INFRASTRUCTURE

The developer through economic funding or physical improvements will be providing for all the infrastructure improvements for this development. Impact fees, Fee-in-lieu compensation and equitable contributions to past project upgrades will be borne by this development prior to and during construction. Additional infrastructure investments as a part of this project and for this project will be funded by the developer.

## I. HISTORIC AND CULTURAL RESOURCES

A search of this property on the Division of Historical and Cultural Affairs Office data base showed that Nothing is known within this parcel.

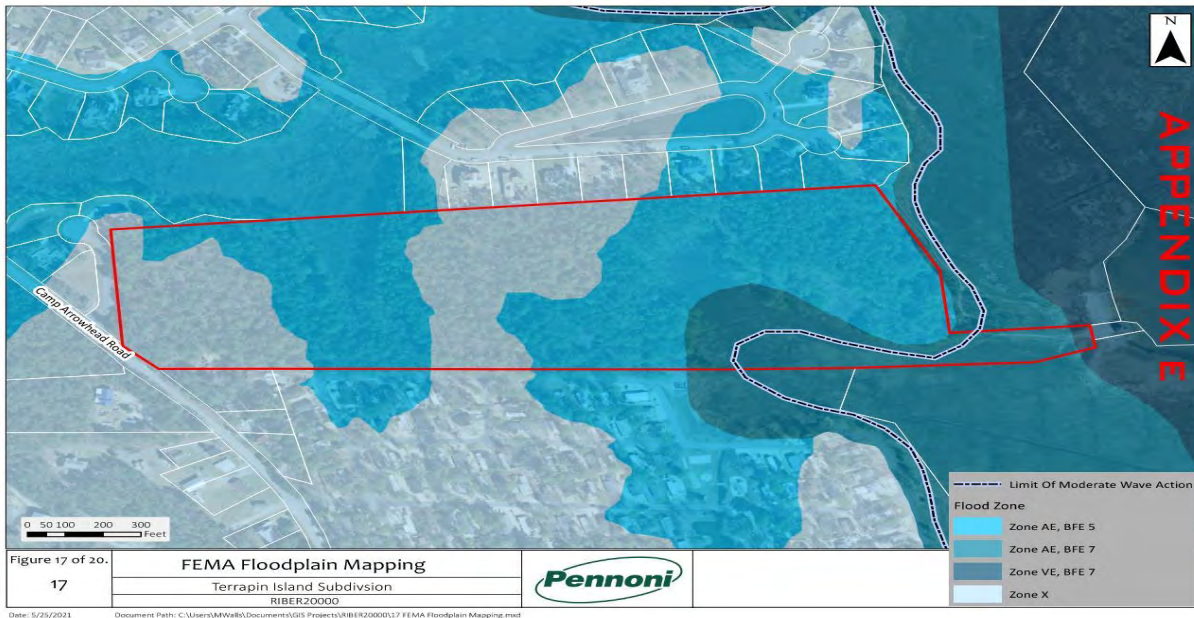
## J. TMDLs

The site consists mainly of well/poorly drained soils in the hydrologic soil group A/D and is located on the Inland Bays Low Reduction Area Watershed, specifically on the Rehoboth Bay which mandates a 40% reduction in Total Nitrogen and Phosphorus concentrations to meet set Total Maximum Daily Load (TMDL) goals. It is the stated goal of the project to provide in general, Erosion & Sediment Control (ESC) and Stormwater Management (SWM) Best Management Practices (BMPs) which will comply with DNREC standards and specifications in accordance with current guidance documents and policies. Green Technologies and Pollution Control Strategies will be implemented to reduce nitrogen and phosphorus loads to their mandated levels. The development will utilize ephemeral constructed wetlands to handle water quality and quantity requirements for stormwater runoff management. Constructed wetlands are engineered ecosystems designed to treat stormwater runoff. Wetland water treatment systems use plants and naturally occurring microorganisms to reduce nutrients, pathogens and sediments.

The site will connect into a public wastewater utility and therefore lessen the burden of pollutants entering the groundwater.

## K. FLOODPLAINS

Based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) dated March 16, 2015, Map Number 10005C0342K, the subject property is located in a Zone "X" unshaded, which is an area outside the 500-year floodplain, less than 0.2% annual probability of flood along with "Zone AE" with base elevations of 5 ft. and 7 ft.) (see FEMA Floodplain Map – Appendix B).

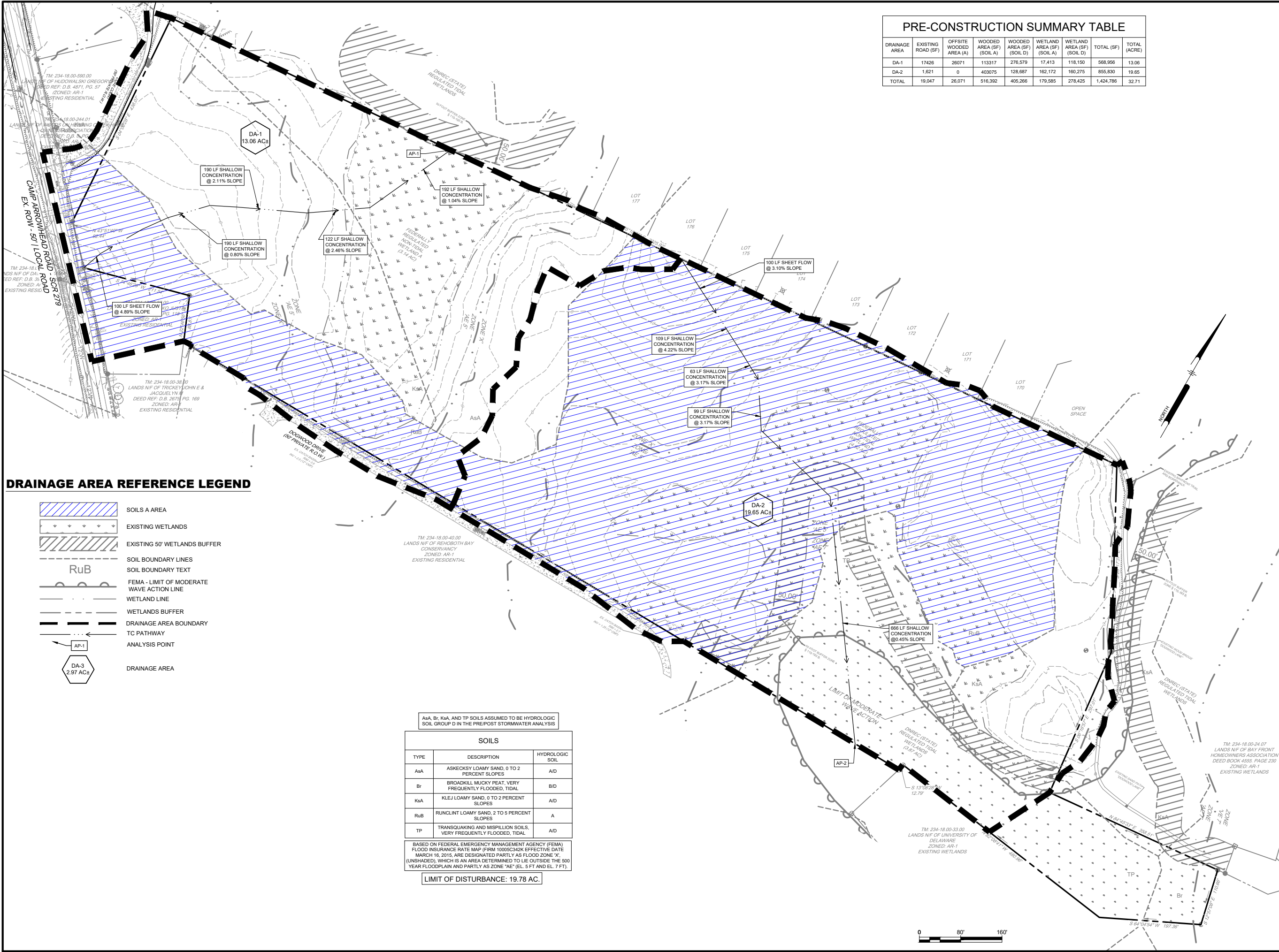


## VI. REFERENCES

1. U.S. Department of Interior, Geological Survey, Topographic Map, Sussex County, Delaware
2. Federal Emergency Management Agency (FEMA), 2015. Flood Insurance Rate Map (FIRM), Sussex County, Delaware
3. U.S. Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, Sussex County
4. U.S. Department of Interior, Fish and Wildlife Service. National Wetlands Inventory, Sussex County, Delaware
5. Groundwater Recharge Potential, Sussex County, Delaware. Delaware Geological Survey
6. Environmental Resources, Inc. - Wetland Delineation Report, dated May 11, 2021.
7. 2019 Sussex County Comprehensive Plan – The Sussex Plan
8. Delaware Department of Transportation – DeIDOT Gateway GIS Mapping
9. Accent Environmental (AE) - Summary of Soils Investigation, dated April 28, 2021.



PRE-CONSTRUCTION SUMMARY TABLE								
DRAINAGE AREA	EXISTING ROAD (SF)	OFFSITE WOODED AREA (A)	WOODED AREA (SF) (SOIL A)	WOODED AREA (SF) (SOIL D)	WETLAND AREA (SF) (SOIL A)	WETLAND AREA (SF) (SOIL D)	TOTAL (SF)	TOTAL (ACRE)
DA-1	17426	26071	113317	276,579	17,413	118,150	568,956	13.06
DA-2	1,621	0	403075	128,687	162,172	160,275	855,830	19.65
<b>TOTAL</b>	<b>19,047</b>	<b>26,071</b>	<b>516,392</b>	<b>405,266</b>	<b>179,585</b>	<b>278,425</b>	<b>1,424,786</b>	<b>32.71</b>



**DRAINAGE AREA REFERENCE LEGEND**

- SOILS A AREA
- EXISTING WETLANDS
- EXISTING 50' WETLANDS BUFFER
- SOIL BOUNDARY LINES
- SOIL BOUNDARY TEXT
- FEMA - LIMIT OF MODERATE WAVE ACTION LINE
- WETLAND LINE
- WETLANDS BUFFER
- DRAINAGE AREA BOUNDARY
- TC PATHWAY
- ANALYSIS POINT
- DRAINAGE AREA

AsA, Br, KsA, and TP SOILS ASSUMED TO BE HYDROLOGIC SOIL GROUP D IN THE PREPOST STORMWATER ANALYSIS

SOILS		
TYPE	DESCRIPTION	HYDROLOGIC SOIL
AsA	ASKECKSY LOAMY SAND, 0 TO 2 PERCENT SLOPES	AD
Br	BROADKILL MUCKY PEAT, VERY FREQUENTLY FLOODED, TIDAL	BD
KsA	KLEJ LOAMY SAND, 0 TO 2 PERCENT SLOPES	AD
RuB	RUNCLINT LOAMY SAND, 2 TO 5 PERCENT SLOPES	A
TP	TRANSQUAKING AND MISPELLION SOILS, VERY FREQUENTLY FLOODED, TIDAL	AD

BASED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM 10005C342K EFFECTIVE DATE MARCH 16, 2016, ARE DESIGNATED PARTLY AS FLOOD ZONE 'X' (UNSHADED), WHICH IS AN AREA DETERMINED TO LIE OUTSIDE THE 500 YEAR FLOODPLAIN AND PARTLY AS ZONE 'AE' (EL. 5 FT AND EL. 7 FT).

**LIMIT OF DISTURBANCE: 19.78 AC.**

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

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

**TERRAPIN ISLAND SUBDIVISION**  
TAX MAP: 234-18-00-31.00  
INDIAN RIVER HUNDRED  
SUSSEX COUNTY, DELAWARE - 19958

**EXISTING DRAINAGE FEATURES MAP**

RIBERA DEVELOPMENT, LLC.  
8694 VETERANS HIGHWAY, SUITE 203  
MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY

PROJECT: **RIBER20000**

DATE: 2020-08-27

DRAWING SCALE: 1"=80'

DRAWN BY: MP/TPM

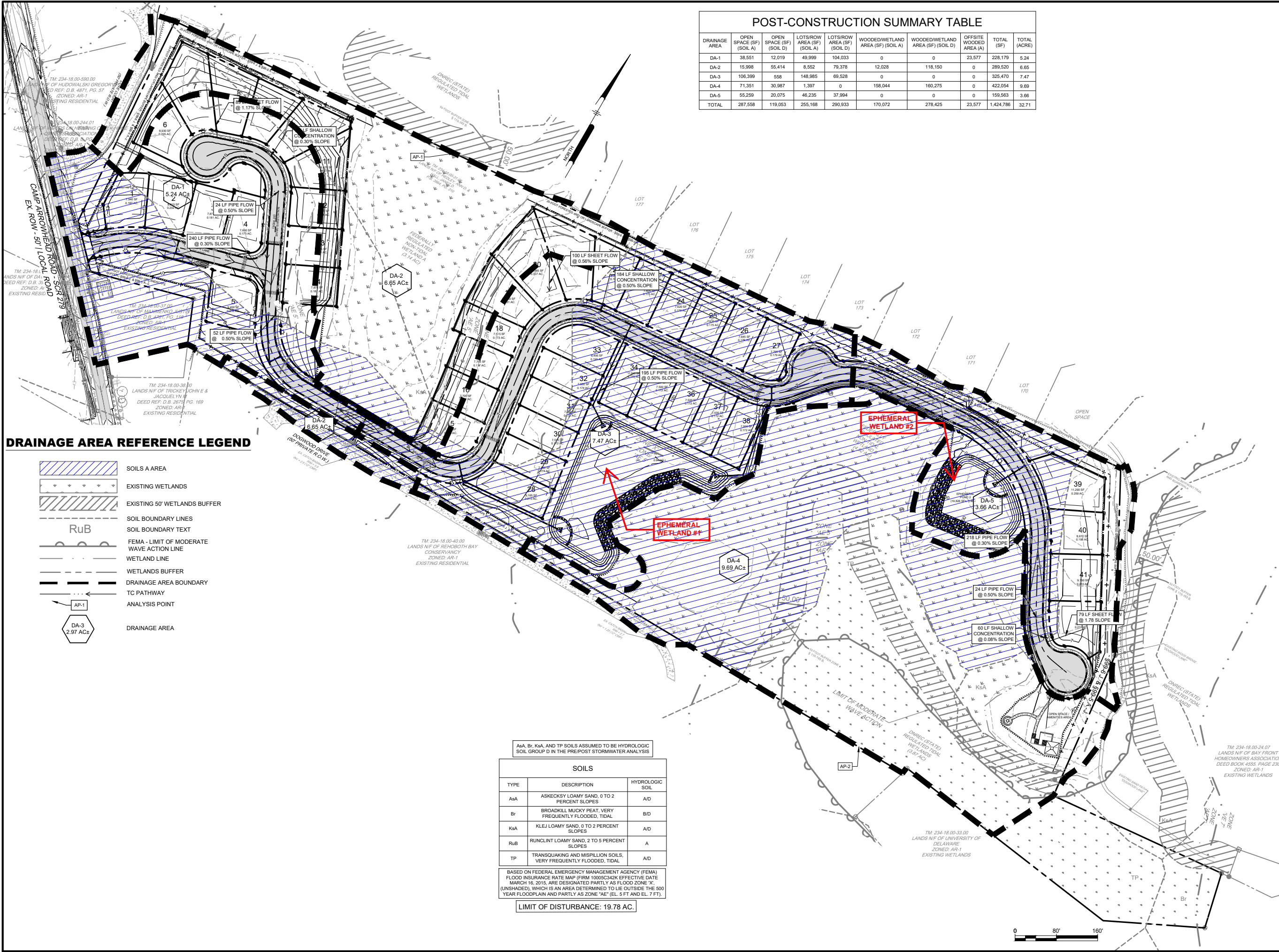
APPROVED BY: AMD

**CS9001**

SHEET 1 OF 2

U:\Account\BIBER20000 - Millersville\Map\Subdivision\CS9001\_SHEET1.dwg  
 PLOTTED: 6/10/2021 2:50 PM BY: Logan Brockway PROJECT STATUS:

POST-CONSTRUCTION SUMMARY TABLE									
DRAINAGE AREA	OPEN SPACE (SF) (SOIL A)	OPEN SPACE (SF) (SOIL D)	LOTS/ROW AREA (SF) (SOIL A)	LOTS/ROW AREA (SF) (SOIL D)	WOODED/WETLAND AREA (SF) (SOIL A)	WOODED/WETLAND AREA (SF) (SOIL D)	OFFSITE WOODED AREA (A)	TOTAL (SF)	TOTAL (ACRE)
DA-1	38,551	12,019	49,999	104,033	0	0	23,577	228,179	5.24
DA-2	15,998	55,414	8,552	79,378	12,028	118,150	0	289,520	6.65
DA-3	106,399	558	148,985	69,528	0	0	0	325,470	7.47
DA-4	71,351	30,987	1,397	0	158,044	160,275	0	422,054	9.69
DA-5	55,259	20,075	46,235	37,994	0	0	0	159,563	3.66
TOTAL	287,558	119,053	255,168	290,933	170,072	278,425	23,577	1,424,786	32.71



**DRAINAGE AREA REFERENCE LEGEND**

- SOILS A AREA
- EXISTING WETLANDS
- EXISTING 50' WETLANDS BUFFER
- SOIL BOUNDARY LINES
- SOIL BOUNDARY TEXT
- FEMA - LIMIT OF MODERATE WAVE ACTION LINE
- WETLAND LINE
- WETLANDS BUFFER
- DRAINAGE AREA BOUNDARY
- TC PATHWAY
- ANALYSIS POINT
- DRAINAGE AREA

AsA, Br, KsA, AND TP SOILS ASSUMED TO BE HYDROLOGIC SOIL GROUP D IN THE PRE/POST STORMWATER ANALYSIS

SOILS		
TYPE	DESCRIPTION	HYDROLOGIC SOIL
AsA	ASKECKSY LOAMY SAND, 0 TO 2 PERCENT SLOPES	A/D
Br	BROADKILL MUCKY PEAT, VERY FREQUENTLY FLOODED, TIDAL	B/D
KsA	KLEJ LOAMY SAND, 0 TO 2 PERCENT SLOPES	A/D
RuB	RUNCLINT LOAMY SAND, 2 TO 5 PERCENT SLOPES	A
TP	TRANSQUAKING AND MISPELLION SOILS, VERY FREQUENTLY FLOODED, TIDAL	A/D

BASED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM 100050342K EFFECTIVE DATE MARCH 16, 2015, ARE DESIGNATED PARTLY AS FLOOD ZONE 'X' (UNSHADED), WHICH IS AN AREA DETERMINED TO LIE OUTSIDE THE 500 YEAR FLOODPLAIN AND PARTLY AS ZONE 'AE' (EL. 5 FT AND EL. 7 FT).

LIMIT OF DISTURBANCE: 19.78 AC.

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

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

**TERRAPIN ISLAND SUBDIVISION**  
TAX MAP: 234-18-00-31-00  
INDIAN RIVER HUNDRED  
SUSSEX COUNTY, DELAWARE - 19968

**PROPOSED DRAINAGE FEATURES MAP**  
RIBERA DEVELOPMENT, LLC.  
8664 VETERANS HIGHWAY, SUITE 203  
MILLERSVILLE, MD 21108

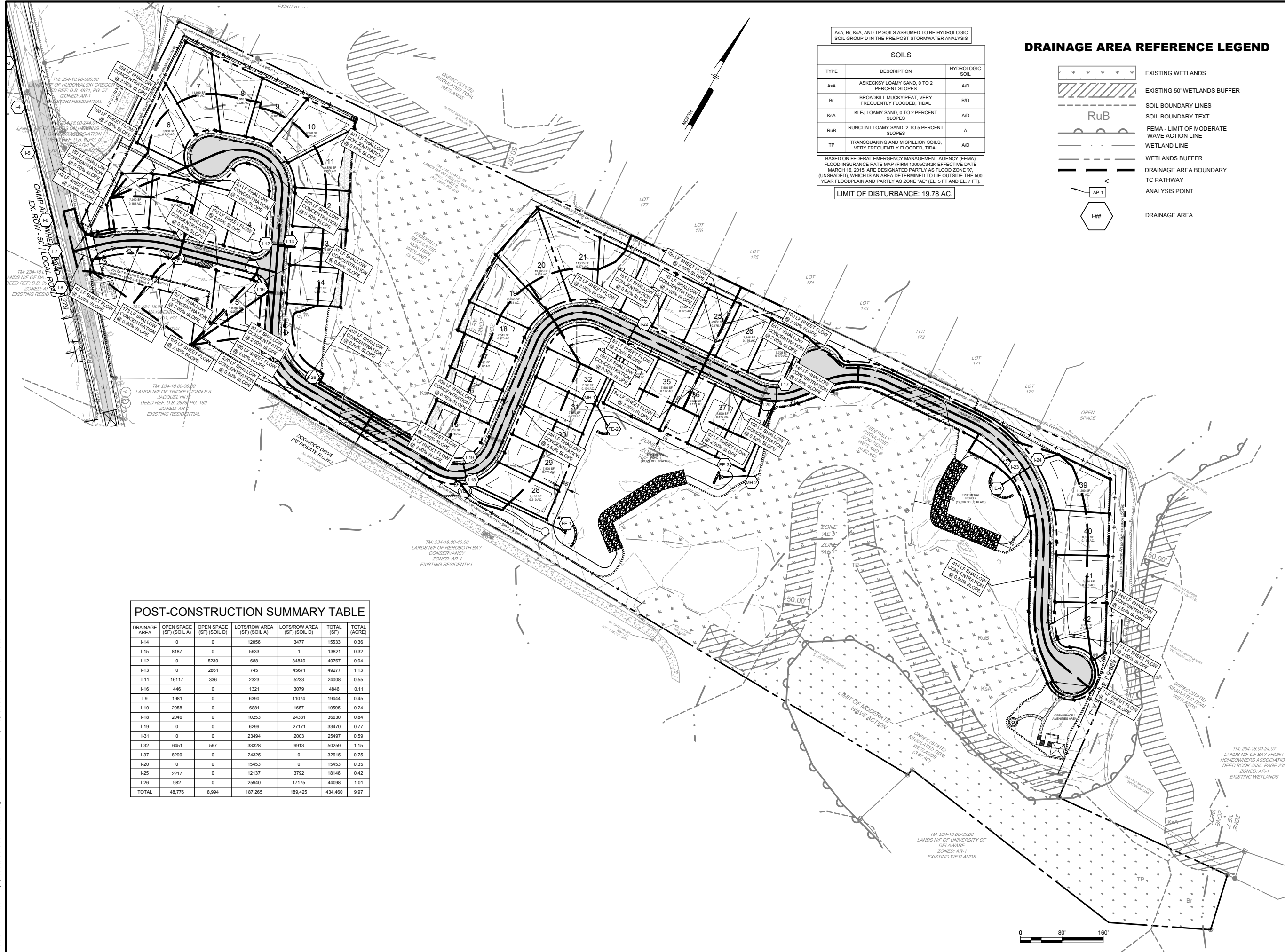
NO.	DATE	REVISIONS	BY

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PROJECT: **RIBER20000**  
DATE: 2020-08-27  
DRAWING SCALE: 1"=80'  
DRAWN BY: MP/TPM  
APPROVED BY: AMD

**CS9002**  
SHEET 2 OF 2

PROJECT STATUS: PLOTTED: 6/10/2021 2:27 PM BY: User: rickard



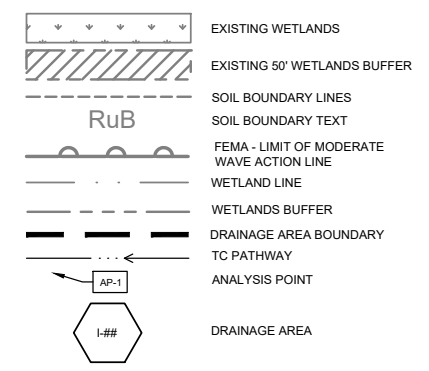
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BASED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM 10005342K EFFECTIVE DATE MARCH 16, 2015, ARE DESIGNATED PARTLY AS FLOOD ZONE 'X' (UNSHADED), WHICH IS AN AREA DETERMINED TO LIE OUTSIDE THE 500 YEAR FLOODPLAIN AND PARTLY AS ZONE 'AE' (EL. 5 FT AND EL. 7 FT).

LIMIT OF DISTURBANCE: 19.78 AC.

**DRAINAGE AREA REFERENCE LEGEND**



**POST-CONSTRUCTION SUMMARY TABLE**

DRAINAGE AREA	OPEN SPACE (SF) (SOIL A)	OPEN SPACE (SF) (SOIL D)	LOTS/ROW AREA (SF) (SOIL A)	LOTS/ROW AREA (SF) (SOIL D)	TOTAL (SF)	TOTAL (ACRE)
I-14	0	0	12056	3477	15533	0.36
I-15	8187	0	5633	1	13821	0.32
I-12	0	5230	688	34849	40767	0.94
I-13	0	2861	745	45671	49277	1.13
I-11	16117	336	2323	5233	24008	0.55
I-16	446	0	1321	3079	4846	0.11
I-9	1981	0	6390	11074	19444	0.45
I-10	2058	0	6881	1657	10595	0.24
I-18	2046	0	10253	24331	36630	0.84
I-19	0	0	6299	27171	33470	0.77
I-31	0	0	23494	2003	25497	0.59
I-32	6451	567	33328	9913	50259	1.15
I-37	8290	0	24325	0	32615	0.75
I-20	0	0	15453	0	15453	0.35
I-25	2217	0	12137	3792	18146	0.42
I-26	982	0	25940	17175	44098	1.01
<b>TOTAL</b>	<b>48,776</b>	<b>8,994</b>	<b>187,265</b>	<b>189,425</b>	<b>434,460</b>	<b>9.97</b>

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---

TERRAPIN ISLAND SUBDIVISION  
TAX MAP 234-18-00-31.00  
INDIAN RIVER HUNDRED  
SUSSEX COUNTY, DELAWARE - 19958

**PROPOSED DRAINAGE FEATURES INLETS MAP**

RIBERA DEVELOPMENT, L.L.C.  
8694 VETERANS HIGHWAY, SUITE 203  
MILLERSVILLE, MD 21108

---

NO.	DATE	REVISIONS	BY

---

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PROJECT	RIBER20000
DATE	2020-08-27
DRAWING SCALE	1"=80'
DRAWN BY	LFS
APPROVED BY	AMD

CS9003

SHEET 3 OF 2



# PHASE I ENVIRONMENTAL SITE ASSESSMENT

---

*Hall Property  
Camp Arrowhead Road  
Parcel #234-18.00-31.00  
Lewes, DE 19958*



---

***Submitted To:***

John Stamato  
Ribera Development, LLC  
8684 Veterans Highway, Suite #203  
Millersville, MD 21108

---

***Submitted By:***

Pennoni Associates Inc.  
1900 Market St.  
#300  
Philadelphia, PA 19103

---

Brendan Keegans  
Graduate Geologist

---

Marc Chartier  
Environmental Division Manager

Project Summary Table

Area of Concern		Not Identified/ No Significant Finding	De minimis	ASTM Non-Scope	REC/ HREC/ CREC/ BER	Further Action Needed
3.0	USER PROVIDED INFORMATION	✓				
5.1	Fire Insurance Maps	✓				
5.2	Historical Aerial Photographs	✓				
5.5	Historical Topographical Maps	✓				
6.1	Standard Environmental Record Sources, Federal and State	✓				
6.2	Regulatory Agency File and Records Review	✓				
6.3	Additional Environmental Records Sources – Regional and Local	✓				
7.0	SITE RECONNAISSANCE				✓	BER - Potential Wetlands
7.3	Hazardous Substances in Connection with Identified Uses	✓				
7.4	Storage Tanks	✓				
7.6	Other Observations	✓				
7.6.1	Potential Wetlands				✓	BER - Potential Wetlands
7.7	Polychlorinated Biphenyls (PCBs)	✓				

Area of Concern		Not Identified/ No Significant Finding	De minimis	ASTM Non-Scope	REC/ HREC/ CREC/ BER	Further Action Needed
7.8	Potential Vapor Migration Pathways	✓				
9.0	DATA GAPS AND DEVIATIONS	✓				

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- B Environmental Database Report
- C Supporting Documentation
- D Photographs
- E Qualifications



## EXECUTIVE SUMMARY

On behalf of Ribera Development, LLC ("Client" or "User"), Pennoni has performed a Phase I Environmental Site Assessment (ESA) of an undeveloped, wooded parcel located at Camp Arrowhead Road, Lewes, DE ("subject property" or "site"). The subject property consists of an approximate 30 acres of undeveloped land. The subject property is identified as parcel #234-18.00-31.00 on the Sussex County Parcel Viewer.

Pennoni conducted the ESA in general conformance with the scope and limitations of the ASTM International (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E 1527-13. ASTM E 1527-13 is a voluntary consensus standard that constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice." The procedures included in the ASTM E 1527-13 standard comply with the United States Environmental Protection Agency (USEPA) 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries; Final Rule.

To identify **RECs**, **CRECs**, **HRECs**, and **BERs** in connection with the subject property, this ESA included a historical records review, site reconnaissance, interviews with owners, operators, and occupants of the subject property, interviews with local government officials, review of regulatory records held by state and federal agencies, a review of information provided by the User (i.e., the party seeking to complete an ESA of the subject property), and preparation of a report presenting Pennoni's findings, opinions, conclusions and supporting documentation. The ESA for the subject property did not include any testing or sampling of materials (e.g., soil, water, air, building materials).

## CONCLUSIONS

Pennoni has drawn the following conclusions regarding **RECs**, **CRECs**, **HRECs**, and **BERs** relative to the site based on the ESA investigations documented herein.

Pennoni did not identify any **RECs**, **CRECs**, or **HRECs** relative to the site based on the ESA investigations documented herein.

Pennoni identified the following **BER** in connection with the subject property:

A formal wetland survey was not performed during the ESA; however, during the site inspection, vegetation indicative of potential wetlands was observed. Further, the U.S. Fish & Wildlife Service National Wetlands Inventory database was reviewed to determine if wetland areas have been mapped on the subject property. According to the U.S. Fish & Wildlife Service map, wetlands are located on the subject property. While not evidence of a **REC** or environmental contamination, potential wetlands are an environmental issue that can impact the development potential for a site, and as such, are considered a **BER**.

## 1.0 INTRODUCTION

Pennoni conducted the ESA in general conformance with the scope and limitations of the ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E 1527-13. The procedures included in the ASTM E 1527-13 standard comply with the USEPA 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries; Final Rule.

ASTM E 1527-13 is a voluntary consensus standard that constitutes “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice.” The ASTM practice is intended to permit a User (i.e., the party seeking to complete an ESA of the subject property, in this case, Ribera Development, LLC, to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability (i.e., landowner liability protections or LLPs). The practice does not address whether requirements in addition to all appropriate inquiry have been met in order to qualify for LLPs (e.g., continuing obligations not to impede the integrity and effectiveness of activity and use limitations (AULs), the duty to take reasonable steps to prevent releases, or the duty to comply with legally required release reporting obligations).

ASTM E 1527-13 does not include any testing or sampling of materials (e.g., soil, water, air, building materials).

This report presents the findings, opinions, and conclusions, and supporting documentation for the ESA of the subject property, completed by Pennoni as of the date of this report. Information made available to Pennoni after this date, which would change the conclusions of this report, will be forwarded upon receipt.

### 1.1 Purpose

The purpose of the assessment was to identify recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), historic recognized environmental conditions (HRECs), and business environmental risks (BERs) in connection with the subject property. A **REC** is defined as the presence or likely presence of any hazardous substance or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. A **CREC** is defined as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. An **HREC** is defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. A **BER** is defined as a risk which can have a material environmental or environmentally driven impact on the business associated with the current or

planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of BER issues may involve addressing one or more non-scope considerations.

## **1.2 Scope of Work**

This ESA for the subject property included a review of historical site documents, site reconnaissance, interviews with available site representatives, interviews with local, state, and federal government officials, review of information provided by the User, and preparation of this report presenting Pennoni's findings, opinions, conclusions and supporting documentation, as referenced in our Proposal # RIBER20000, dated March 30, 2021.

The environmental professional responsible for the preparation of this report has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. The report was reviewed by Marc Chartier, Environmental Division Manager of Pennoni, who was supported by various staff, including Brendan Keegans, Graduate Geologist, also with Pennoni. Marc Chartier meets the definition of an "Environmental Professional" as defined in the ASTM standard and AAI regulation. The Environmental Professional Statement and Signature are presented in [Section 11.0](#) section of this report. Mr. Chartier's qualifications are provided in [Appendix E](#).

## **1.3 User Reliance**

This report and findings, conclusions, and recommendations contained herein, are furnished for the sole use and benefit of the Client to aid in understanding the environmental condition and potential liabilities of the subject property. This report may not be assigned, quoted, reproduced, relied upon, or otherwise used without the express prior written consent of Pennoni.

All documents prepared by Pennoni Associates Inc. are the instruments of service in respect of the project. They are not intended or represented to be suitable for reuse by owner or others on extensions of the project or on any other project.

Any reuse without the written verification or adaptation by Pennoni Associates Inc. for the specific purpose intended will be at owner's sole risk and without liability or legal exposure to Pennoni Associates Inc. and owner shall indemnify and hold harmless Pennoni Associates Inc. from all claims, damages, losses, and expenses arising out of or resulting therefrom.

## 2.0 SUBJECT PROPERTY DESCRIPTION

The following tables provide a description of the subject property including its location, general characteristics, and current use. Current uses of adjoining properties and properties in the surrounding area are also described below. Copies of the topographic and tax maps depicting the subject property are included in [Appendix A](#).

### 2.1 Subject Property Location and Legal Description

The following table summarizes the subject property location and legal description.

Property Location and Legal Description	
Site City	Lewes
Site County	Sussex County
Site State	DE
Site Location	Camp Arrowhead Road
Quadrangle	Fairmount, DE USGS 7.5 Minute Quadrangles
Site Coordinates	-75.14081505° longitude and 38.66605194° latitude
Parcel #	234-18.00-31.00

## 2.2 Subject Property Characteristics

The following table summarizes the general characteristics of the subject property, including its current use and a description of structures, roads, and other improvements (i.e., heating/cooling system, sewage disposal, source of potable water, etc.) on the subject property.

Subject Property Characteristics	
<b>Current Use of the Subject Property</b>	
Site Acreage	30 acres
Site Occupant	Undeveloped Land
<b>Site Structures</b>	
Number of Stories	N/A; No Structures
Total Building Square Footage	N/A; No Structures
Current Use	Undeveloped Land
Construction Date	N/A; No Structures
Type of Heating	N/A; No Structures
Type of Cooling	N/A; No Structures
<b>Site Utilities</b>	
Sanitary Sewer Provider	N/A
Water Service Provider	N/A
Electric Provider	N/A
Natural Gas Provider	N/A

## 2.3 Current Uses of Adjoining Properties and Properties in the Surrounding Area

Adjoining properties, and properties and roads in the area surrounding the subject property, are identified below.

Current Uses of Adjoining and Surrounding Properties	
Direction	Current Use
North	Residential properties
East	Rehoboth Bay
South	Residential properties
West	Residential properties

### **3.0 USER PROVIDED INFORMATION**

No User Questionnaire was returned to Pennoni at the time of this report. Pennoni understands that the User has no knowledge of the environmental condition of the site.



#### 4.0 PHYSICAL SETTING

Physical Setting	
Item	Description
<b>Topography/Regional Drainage</b>	
Source(s)	Fairmount, DE USGS 7.5 Minute Quadrangles 7.5-minute USGS Topographic Map
Elevation	~0 feet above mean sea level
Regional Drainage	Surface water on the subject property is expected to drain to the east towards Rehoboth Bay, which is located adjacent to the subject property.
Water Migratory Pathways	Local topography slopes to the east. Surface water and groundwater, therefore, are expected to migrate from the properties located to the west. Storm drainage and surface water flow are expected to infiltrate the site, as it's vegetated and undeveloped.
<b>Soils</b>	
Source	United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) <i>Web Soil Survey</i> and the ERIS <i>Physical Settings Report</i> ( <a href="#">Appendix B</a> ).
Soil Type(s)	The soil types on the site include the Runclint, Askecksy, and Klej loamy sands, which consists of loamy sand soils prominent in flats, fluvio-marine terraces, dunes and knolls. These soils exhibit moderate to moderately rapid permeability with a high available moisture capacity.
<b>Underlying Formation</b>	
Source	ERIS <i>Physical Settings Report</i> ( <a href="#">Appendix B</a> ).
Description	The Chesapeake Group is typically composed of bluish gray silt with quartz sand and some shell beds.
<b>Groundwater</b>	
Groundwater Flow Direction	Groundwater is expected to flow to the east, parallel to the surface gradient. In order to further determine groundwater conditions on the subject property, however, a property-specific hydrogeologic investigation would be necessary.

## 5.0 HISTORICAL RECORDS

The purpose of consulting historical records is to develop a history of the previous uses of the subject property and surrounding area in order to help identify the likelihood of past uses having led to RECs in connection with the subject property.

ASTM E 1527-13 requires identification of obvious uses of the subject property from the present, back to the subject property's first developed use (including agricultural uses and placement of fill dirt), or back to 1940, whichever is earlier. As such, Pennoni reviewed as many of the standard historical sources (i.e., aerial photographs, fire insurance maps, property tax files, recorded land title records, USGS topographic maps, local street directories, building department records, zoning/land use records, etc.) as were necessary and both reasonably ascertainable and practically reviewable (i.e., publicly available, obtainable from its source within reasonable time and cost constraints). In addition, the historical sources must be determined to be sufficiently useful by the environmental professional.

Historical Resource	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020
Historic Maps		✓	✓	✓	✓	✓		✓	✓	✓		✓	
Historical Aerial Photographs				✓		✓	✓	✓	✓	✓	✓	✓	
City Directories										✓	✓	✓	
Fire Insurance Maps													

### 5.1 Fire Insurance Maps

A historical map (i.e., Sanborn Fire Insurance Maps) inquiry was placed with ERIS for the subject property. However, Sanborn Fire Insurance Maps were not available for the subject property. A copy of documentation stating that there is no Sanborn Fire Insurance Map coverage for the subject property is included in [Appendix B](#).

## 5.2 Historical Aerial Photographs

Available aerial photographs were obtained from ERIS to determine past uses and conditions of the subject property. Aerial photographs were reviewed for the years 1937, 1953, 1960, 1968, 1973, 1981, 1981, 1992, 2006, 2009, 2011, 2013, 2015, 2017, and 2018 with scales of 1"=500'. Copies of the aerial photographs reviewed by Pennoni are included in [Appendix B](#). The following table is a summary of the aerial photographs reviewed:

Historical Aerial Photographs	
Year(s)	Description
1937	The subject property is observed to be wooded, undeveloped land adjacent to marshland and the Rehoboth Bay to the east. Camp Arrowhead Road is observed west of the subject property.
1953	No significant changes to the subject property and surrounding area are observed.
1960	No significant changes to the subject property and surrounding area are observed.
1968	Trailer park constructed to the south as well as a staging area for construction equipment to the southeast.
1973	No significant changes to the subject property and surrounding area are observed.
1981	Additions were made to the trailer park adjacent to the south of the subject property.
1992	No significant changes to the subject property and surrounding area are observed.
2006	Residential developments constructed to the northwest and west of the subject property.
2009	Residential development constructed adjacent to the subject property to the north.
2011	No significant changes to the subject property and surrounding area are observed.
2013	No significant changes to the subject property and surrounding area are observed.
2015	No significant changes to the subject property and surrounding area are observed.
2017	No significant changes to the subject property and surrounding area are observed.
2018	No significant changes to the subject property and surrounding area are observed.

### **5.3 Property Tax Files**

Property tax files including records of past ownership, appraisals, maps, sketches, photos, or other information pertaining to the property were not determined to be reasonably ascertainable, practically reviewable, and/or sufficiently useful.

### **5.4 Recorded Land Title Records**

Recorded land title records were not determined to be reasonably ascertainable, practically reviewable, and/or sufficiently useful.

### **5.5 Historical Topographical Maps**

Pennoni obtained historic topographical maps from ERIS to review past uses and activities associated with the subject property. Historic topographical maps for Fairmount, DE USGS 7.5 Minute Quadrangles quadrangle, which includes the subject property, were reviewed for the years 1918, 1928, 1938, 1944, 1943, 1948, 1954, 1970, 1980, 1981, 1984, 1991, and 2016.

Upon review, the elevation contours and surface features previously noted were confirmed. Also, to a lesser extent, the topographical maps depict the buildings and structures that have already been noted in the aerial photograph reviews and historical map review. No features or conditions considered materially significant for the purposes of this review were noted in historic topographical maps. Copies of the historical topographical maps reviewed by Pennoni are included in [Appendix B](#).

### **5.6 City Directories**

City Directories ("Directories") showing ownership and/or use of the subject property and surrounding properties by use of street address were obtained from ERIS to review past uses and activities associated with the subject property. Pennoni reviewed Directories for the years 1990, 1995, 2000, 2004, 2009, 2014, and 2018.

As the site does not have a physical street address, no relevant records were identified in the Directories. Copies of the Directories reviewed by Pennoni are included in [Appendix B](#).

### **5.7 Previous Environmental Reports**

No previous environmental reports for the site were identified, or provided for review, during this assessment.

## **6.0 REGULATORY AGENCY RECORDS REVIEW**

As part of the ESA for the subject property, Pennoni reviewed both standard and additional environmental record sources for the subject property and surrounding area. Our environmental records review consisted of a review of the following:

- the ERIS Report (ERIS Report) for the subject property provided by ERIS
- information requested from the USEPA
- information requested from the Delaware Department of Natural Resources and Environmental Control (DNREC) and Sussex County

### **6.1 Standard Environmental Record Sources, Federal and State**

Pennoni contracted the services of ERIS to search both state and federal environmental databases to identify potential concerns that may be associated with either the subject site and/or surrounding properties. The ERIS Report provided listings, accompanied by a map, of facilities and operations with reported environmental concerns within the ASTM E 1527-13 specified search radius around the subject property.

The federal databases searched by the ERIS Report included the following:

- Federal National Priorities List (NPL) site list;
- Federal Delisted NPL site list;
- Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list;
- Federal CERCLIS No Further Remedial Action Planned (NFRAP) site list;
- Federal Resource Conservation and Recovery Act (RCRA) Corrective Action (CORRACTS) facilities list;
- Federal Treatment, Storage, and Disposal (RCRA TSD) facilities list;
- Federal RCRA (RCRA GEN) generators list;
- Federal Institutional Control/Engineering Control (IC/EC) registries; and
- Federal Emergency Response Notification System (ERNS) list.

The ERIS Report also searched the following state database files:

- State Hazardous Waste Sites (SHWS) list;
- State Solid Waste Facility/Landfill (SWF/LF) site list;
- State Leaking Underground Storage Tank (LUST) site list;
- State Registered Underground and Aboveground Storage Tank (REG UST/AST) site list;

- State Institutional Control/Engineering Control (IC/EC) registries;
- State Voluntary Cleanup Program (VCP) sites list; and
- State Brownfields sites list.

The ERIS Report is presented in [Appendix B](#). Complete listings and descriptions of the each of the databases search are included in the ERIS Report.

#### Regulatory Report Summary

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
LUST	0.5	0	0	1	0	0	1
AST	0.25	0	0	1	0	0	1
UST	0.25	0	0	1	0	0	1
FINDS/ FRS	PO	0	1	0	0	0	1
SPILLS	0.125	0	1	0	0	0	1

##### 6.1.1 Subject Property

The subject property was not identified on any of the databases included in the ERIS Report.

##### 6.1.2 Vicinity Properties -- Facilities of Potential Concern

The ERIS Report identified the following facilities located adjacent to or in close proximity to the subject property. Based on the distance, elevation, and/or regulatory status of each property, impacts to the site are unlikely.

#### Surrounding Properties Summary

Database	Site Name	Address	Dist. (mi) / Dir.	Elev. diff. (ft)	Comments
FINDS/FRS	McCollough, J/Anderson, L	COVE COURT LEWES DE 19958	0.01/W	3	

Database	Site Name	Address	Dist. (mi) / Dir.	Elev. diff. (ft)	Comments
SPILLS	Spill Location	23264 HORSE ISLAND RD LEWES, DE 19958 DE	0.08/WNW	-3	
AST	Rehoboth Bay Conservancy, LLC	23719 Bayview Dr Lewes DE 19958	0.20/SE	-2	
UST	Travis & Son Inc West B	PO Box T Rehoboth Beach DE 19958	0.22/SE	-3	
LUST	Travis & Son Inc West B	PO Box T Rehoboth Beach DE 19958	0.22/SE	-3	

### 6.1.3 Orphan Sites

The unfiltered ERIS Report identified 0 orphan sites, or sites which could not be mapped due to inadequate address information.

## 6.2 Regulatory Agency File and Records Review

### 6.2.1 DNREC

Department of Environmental Protection Records Request		
Agency	Date of Request	Agency Response
DNREC FOIA Request	05/10/21	Pennoni submitted a request to DNREC for any files regarding spills, remediation, USTs, etc. at the site. No response to this inquiry has been received by Pennoni to date. Information received, which changes the findings of this report, will be forwarded upon receipt. A copy of this request is included in <a href="#">Appendix C</a> .

### 6.2.2 USEPA

As the site has no physical address, querying USEPA's records was not possible.

### 6.3 Additional Environmental Records Sources – Regional and Local

Additional Environmental Records Sources – Regional and Local			
Records Source	Date of Records Request	Method of Request	Findings
Sussex County	05/10/21	Online	Pennoni submitted a request to Sussex County for any files regarding spills, remediation, USTs, etc. at the site. On May 10, Sussex County responded and indicated that environmental requests should be submitted to DNREC. A copy of this request is included in <a href="#">Appendix C</a> .



## 7.0 SITE RECONNAISSANCE

Pennoni personnel completed an inspection of the subject property on April 16, 2021 to visually inspect the property for evidence of **RECs**. Pennoni was unescorted during the site reconnaissance. Photographs of the significant features observed during the site visit are provided in [Appendix D](#).

Methodology and Limiting Conditions	
Personnel	Brendan Keegans
Site Inspection Date	April 16, 2021
Methodology	The site was observed by walking the surveyed property line.
Limiting Conditions	N/A

### 7.1 General Observations – Exterior Areas

The site is composed of undeveloped, wooded land.

### 7.2 General Observations – Interior Areas

As no structures are present on the site, no interior areas were present/inspected.

### 7.3 Hazardous Substances in Connection with Identified Uses

No substantial quantities of hazardous substances were observed on the subject property.

### 7.4 Storage Tanks

No evidence of storage tanks was observed on the site.

### 7.5 Floor Drains and/or Sumps

No floor drains and/or sumps were observed on the subject property.

### 7.6 Other Observations

Based on the site reconnaissance, review of records, and historical usage of the subject property, Pennoni has identified the following conditions that may impact future development of this property or present the potential for future environmental liability.

Other Observations	
Stains or Corrosion	Not Observed
Pits, Ponds or Lagoons	Not Observed
Stained Soil or Pavement	Not Observed
Stressed Vegetation	Not Observed
Fill Material	Not Observed
Municipal Solid Waste	Not Observed
Regulated Waste Disposal	Not Observed
Biomedical Waste Disposal	Not Observed
Waste Water	Not Observed
Wells	Not Observed
Septic Systems	Not Observed
Current Agricultural Activity	Not Observed
Odors	Not Observed
Pools of Liquid	Not Observed
Drums/Containers	Not Observed
Potential Wetlands	Observed

### 7.6.1 Potential Wetlands

A formal wetland survey was not performed during the ESA; however, during the site inspection, vegetation indicative of potential wetlands was observed. Further, the U.S. Fish & Wildlife Service National Wetlands Inventory database was reviewed to determine if wetland areas have been mapped on the subject property. According to the U.S. Fish & Wildlife Service map, wetlands are located on the subject property. While not evidence of a **REC** or environmental contamination, potential wetlands are an environmental issue that can impact the development potential for a site, and as such, are considered a **BER**.

## **7.7 Polychlorinated Biphenyls (PCBs)**

PCBs are a class of compounds that were developed in the 1930s and became widely used in industry from the mid-1900s to the late 1970s. The flame resistance of PCBs made them ideal for use in electrical equipment and they did not break down or react with other chemicals, even under extreme conditions of high temperature and pressure. PCBs were commonly used, therefore, in hydraulic fluids, lubricating oils, and transformers, electric motors, switches, and capacitors (including fluorescent lighting ballasts), as well as in paints, plastics, and other household items.

Because PCBs persist in the environment and, because they are fat-soluble, they bio-accumulate in the food chain, the elimination of PCBs from distribution in commerce was mandated in federal legislation in the late 1970s. For economic reasons, however, the use of PCBs in existing equipment was allowed to continue for the useful or normal life of the equipment, as long as specific conditions were met. At present, many industrial facilities continue to rely upon PCB-containing equipment and transformers, while many commercial and residential structures continue to use lighting fixtures, switches, and other articles that contain some level of PCBs.

### 7.7.1 Transformers and Capacitors

No transformers or capacitors were observed on the subject property.

### 7.7.2 Elevators and Hydraulic Equipment

Elevators and hydraulic equipment that contain hydraulic fluid are a potential area of environmental concern due to the potential for PCBs to be present in the hydraulic fluid. No such equipment is present on the subject property.

## **7.8 Potential Vapor Migration Pathways**

No structures are present on the subject property and no evidence of any volatile organic contamination was observed in the vicinity of the site; therefore, potential vapor migration on the subject property is not expected to be a concern.

## 8.0 INTERVIEWS

During this assessment, no site owners or operators were able to be interviewed.

## 9.0 DATA GAPS AND DEVIATIONS

According to the Standards and Practices for All Appropriate Inquiries, Phase I ESAs must identify data gaps that would affect the ability of the environmental professional to identify conditions indicative of releases or threatened releases of pollutants, contaminants, petroleum and petroleum products, and controlled substances on the subject properties and to explain the significance of these data gaps. The following issues represent instances when either the investigation was hindered in some way, or where some issue was identified as a potential for concern but insufficient information was available to draw a conclusion or rule out that the issue did not represent a **REC**.

- Pennoni was unable to interview the current owner/operator of the subject property, nor past owners of the site. However, the current and previous uses of the subject property are documented in the historical sources reviewed by Pennoni. Therefore, Pennoni does not consider this data gap to be a significant constraint on our ability to provide an opinion regarding **RECs** on the subject property.
- Historic property tax files, historic topographical maps, local street directories, building department records, and zoning/land use records were not reviewed by Pennoni as part of this ESA. Pennoni determined that these standard historical resources were not reasonably ascertainable, practically reviewable, and/or sufficiently useful. Therefore, Pennoni does not consider this data gap to be a significant constraint on our ability to provide an opinion regarding **RECs** on the subject property.
- As of the date of this report, Pennoni has not received responses from each file review request. Pennoni does not consider this data gap to be a significant constraint on our ability to provide an opinion regarding **RECs** on the subject property. Should a response indicate that records are present, Pennoni will communicate with the User.

## **10.0 LIMITATIONS, EXCEPTIONS, SPECIAL TERMS AND CONDITIONS**

Pennoni conducted an ESA of the subject property in general conformance with the scope and limitations of ASTM Standard E 1527-13. The ESA for the subject property did not deviate from this standard. Data gaps that would affect the ability of the environmental professional to identify conditions indicative of releases or threatened releases of pollutants, contaminants, petroleum and petroleum products are identified in Section 9.0 of this report. This ESA is presumed to be valid provided it has been completed less than 180 days prior to the acquisition of the subject property or the date of the intended transaction and within 180 days from the interviews, environmental lien search, regulatory records review, site reconnaissance and the environmental professional's declaration. Recognizing that the passage of time affects the information provided in the reports; our opinions relating to site conditions are based upon information that existed at the time our conclusions were formulated.

## 11.0 ENVIRONMENTAL PROFESSIONAL STATEMENT AND SIGNATURE

I declare that, to the best of my professional knowledge and belief, I meet the definition of an “environmental professional” as defined at 40 C.F.R. §312.10. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Part 312.

A handwritten signature in blue ink, appearing to read 'MC', is positioned above a horizontal line.

---

Marc Chartier  
Environmental Division Manager

## 12.0 REFERENCES

The following documents, publications, maps, etc. were used as source materials for this Phase I ESA:

- USEPA 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries; Final Rule, November 1, 2005.
- ASTM Standards on Environmental Site Assessments for Commercial Real Estate (E 1527-13), Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, 2013.
- Fairmount, DE USGS 7.5 Minute Quadrangles quadrangle, USGS, 7.5 minute topographic quadrangle, 2016.
- Database Report, Report No. 21041200064, 04/14/21, obtained from ERIS.
- Fire Insurance Maps, Report No. 21041200064, 04/14/21, obtained from ERIS.
- Historical Aerial Photographs, Report No. 21041200064, 04/16/21, obtained from ERIS.
- Physical Setting Report, Report No. 21041200064, 04/14/21, obtained from ERIS.
- City Directory, Report No. 21041200064, 04/13/21, obtained from ERIS.
- Topographic Maps, Report No. 21041200064, 04/14/21, obtained from ERIS.



## **APPENDIX A**

### **FIGURES**



Topographic Map

Camp Arrowhead Road  
 Lewes, DE 19958  
 Project Number: RIBER20000  
 Report Date: May 13, 2021





**Tax Map**



Camp Arrowhead Road  
 Lewes, DE 19958  
 Project Number: RIBER20000  
 Report Date: May 13, 2021

**APPENDIX B**

**ENVIRONMENTAL DATABASE REPORT**



## Property Information

Order Number:	21041200064p
Date Completed:	April 12, 2021
Project Number:	RIBER20000
Project Property:	RIBER20000 23144 Camp Arrowhead Road Lewes DE 19958
Coordinates:	
Latitude:	38.66605194
Longitude:	-75.14081505
UTM Northing:	4279728.47558 Meters
UTM Easting:	487749.466163 Meters
UTM Zone:	UTM Zone 18S
Elevation:	5.89 ft
Slope Direction:	S

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Geologic Information.....	13
Soil Information.....	15
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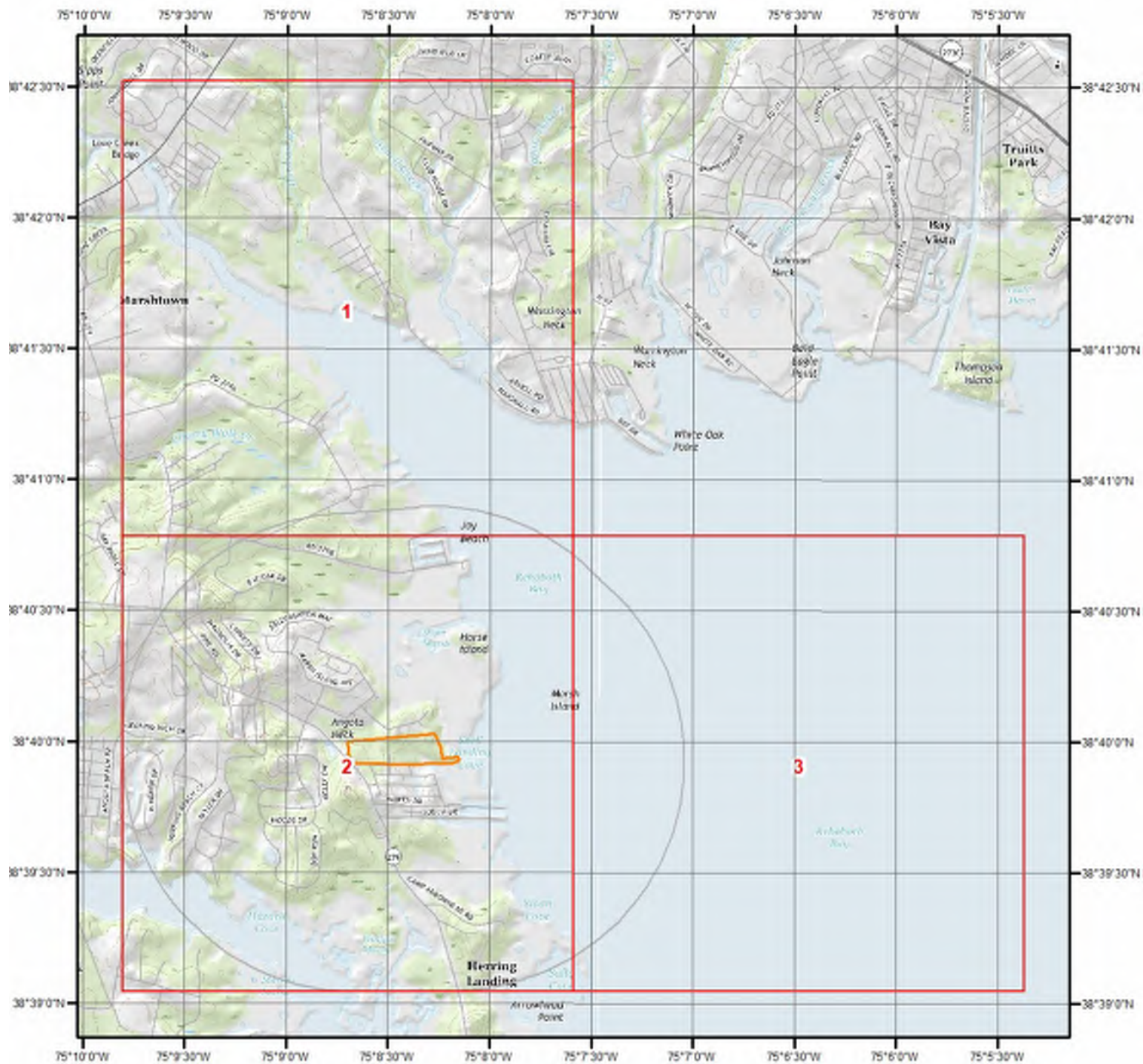
The ERIS **Physical Setting Report - PSR** provides comprehensive information about the physical setting around a site and includes a complete overview of topography and surface topology, in addition to hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas wells, water wells, public water systems and radon are also included for review.

The compilation of both physical characteristics of a site and additional attribute data is useful in assessing the impact of migration of contaminants and subsequent impact on soils and groundwater.

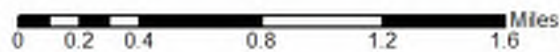
### Disclaimer

This Report does not provide a full environmental evaluation for the site or adjacent properties. Please see the terms and disclaimer at the end of the Report for greater detail.

## Topographic Information



**Current USGS Topo (2016)**



**Quadrangle(s): Bethany Beach,DE; Fairmount,DE; Frankford,DE; Rehoboth Beach,DE**

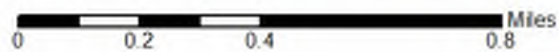
Source: USGS 7.5 Minute Topographic Map



# Topographic Information



**Current USGS Topo - Page 1**

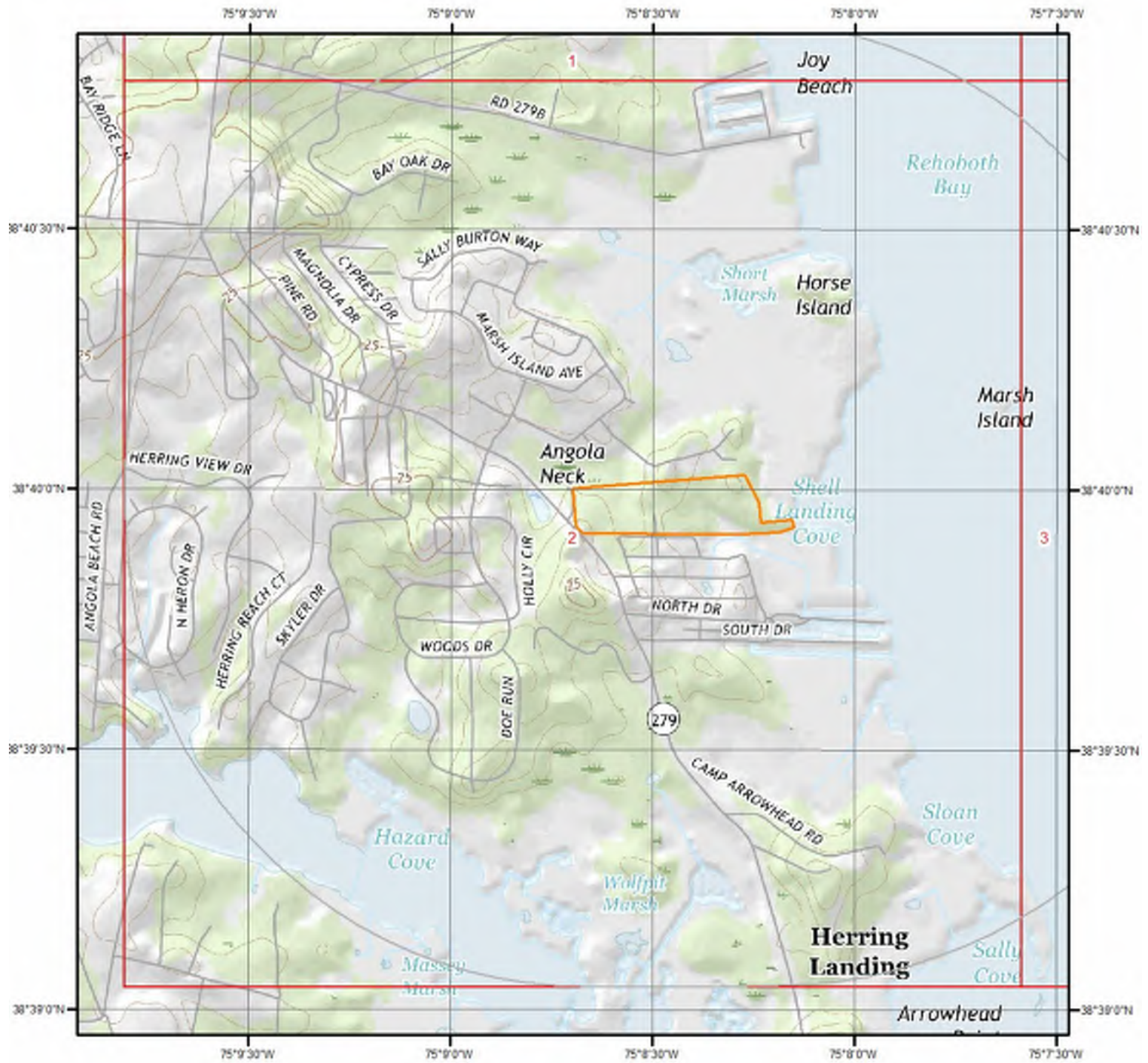


Quadrangle(s): Fairmount, DE

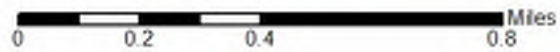
Source: USGS 7.5 Minute Topographic Map



# Topographic Information



Current USGS Topo - Page 2



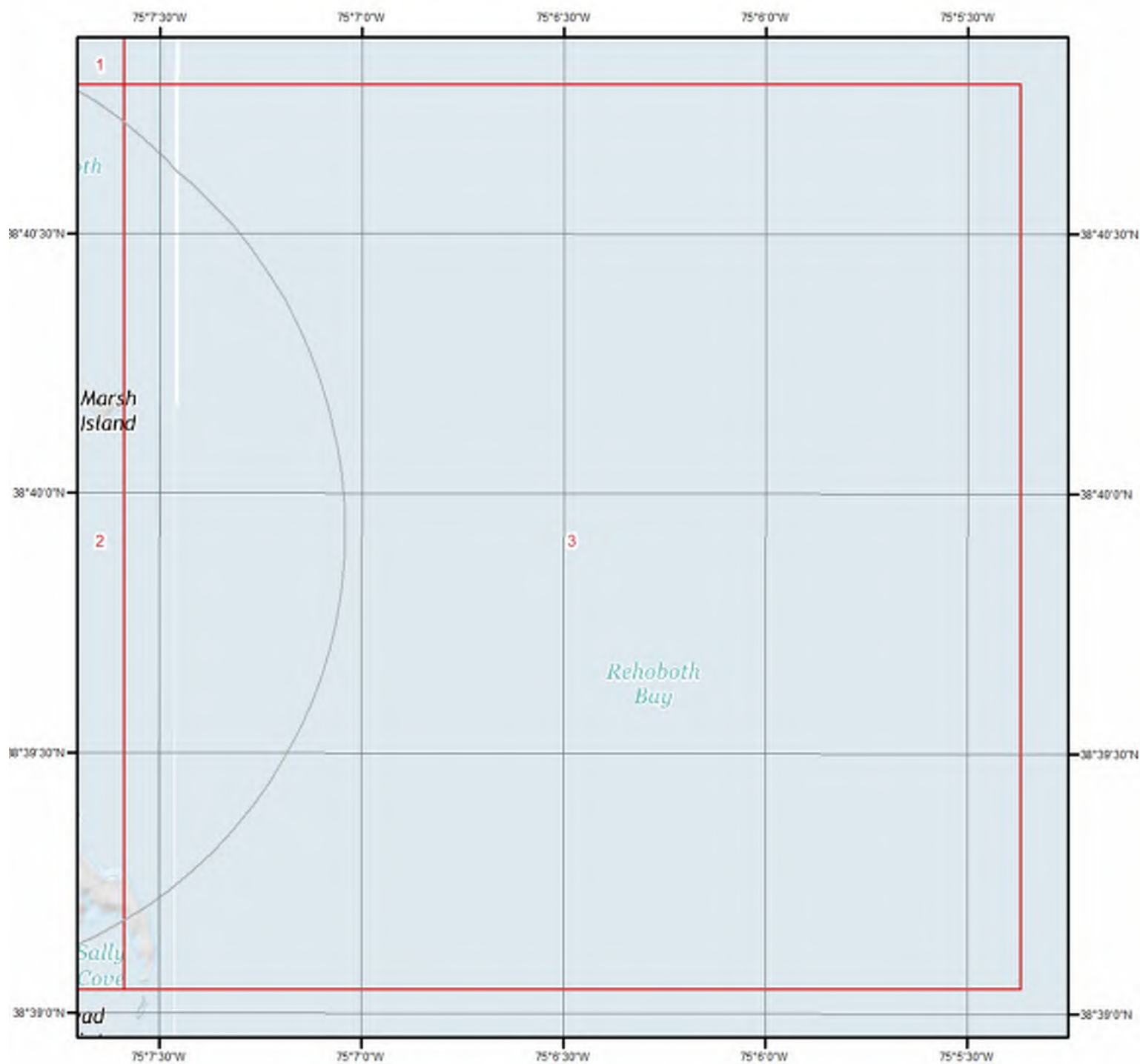
Quadrangle(s): Fairmount, DE

Source: USGS 7.5 Minute Topographic Map

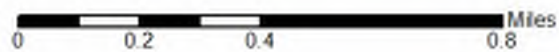




# Topographic Information



**Current USGS Topo - Page 3**



**Quadrangle(s): Fairmount, DE; Rehoboth Beach, DE**

Source: USGS 7.5 Minute Topographic Map

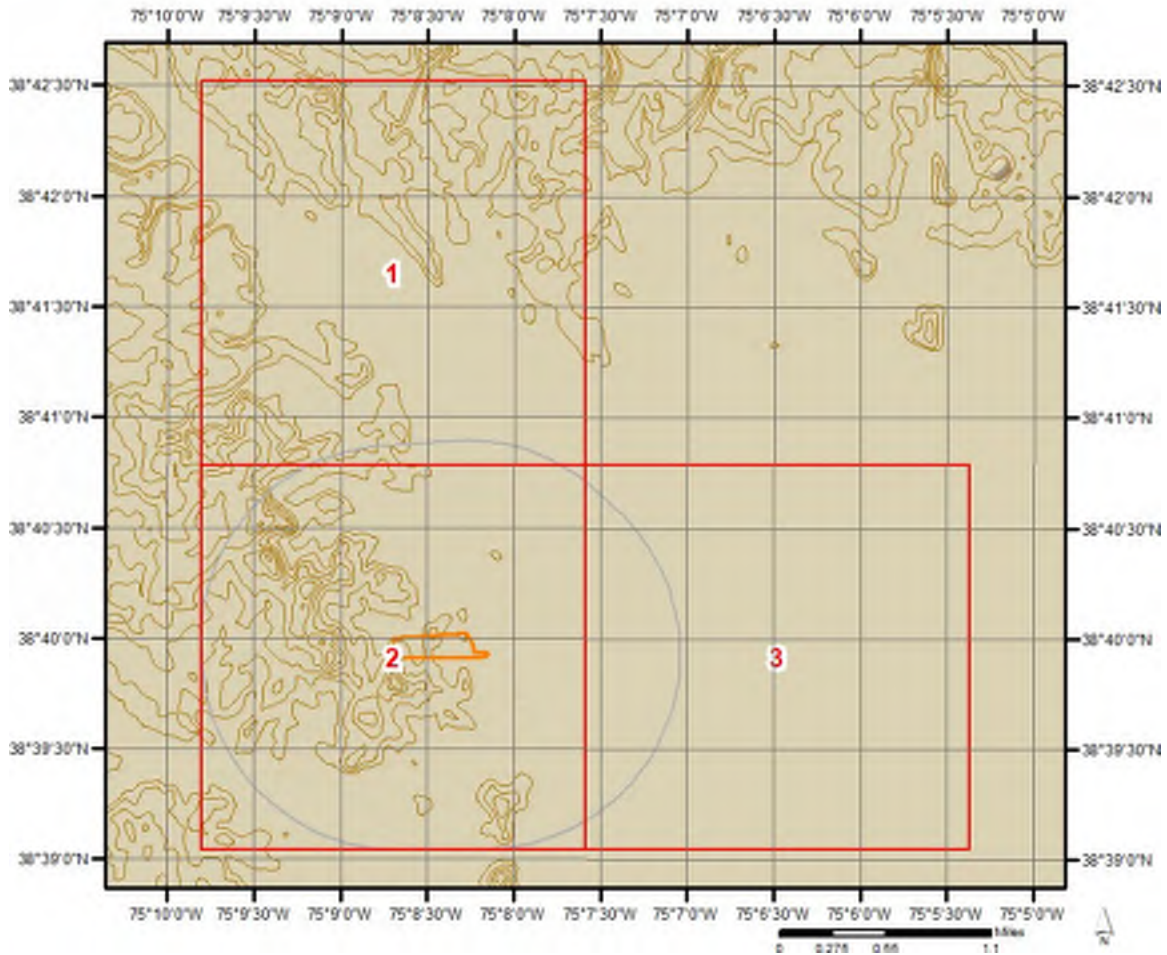


# Topographic Information

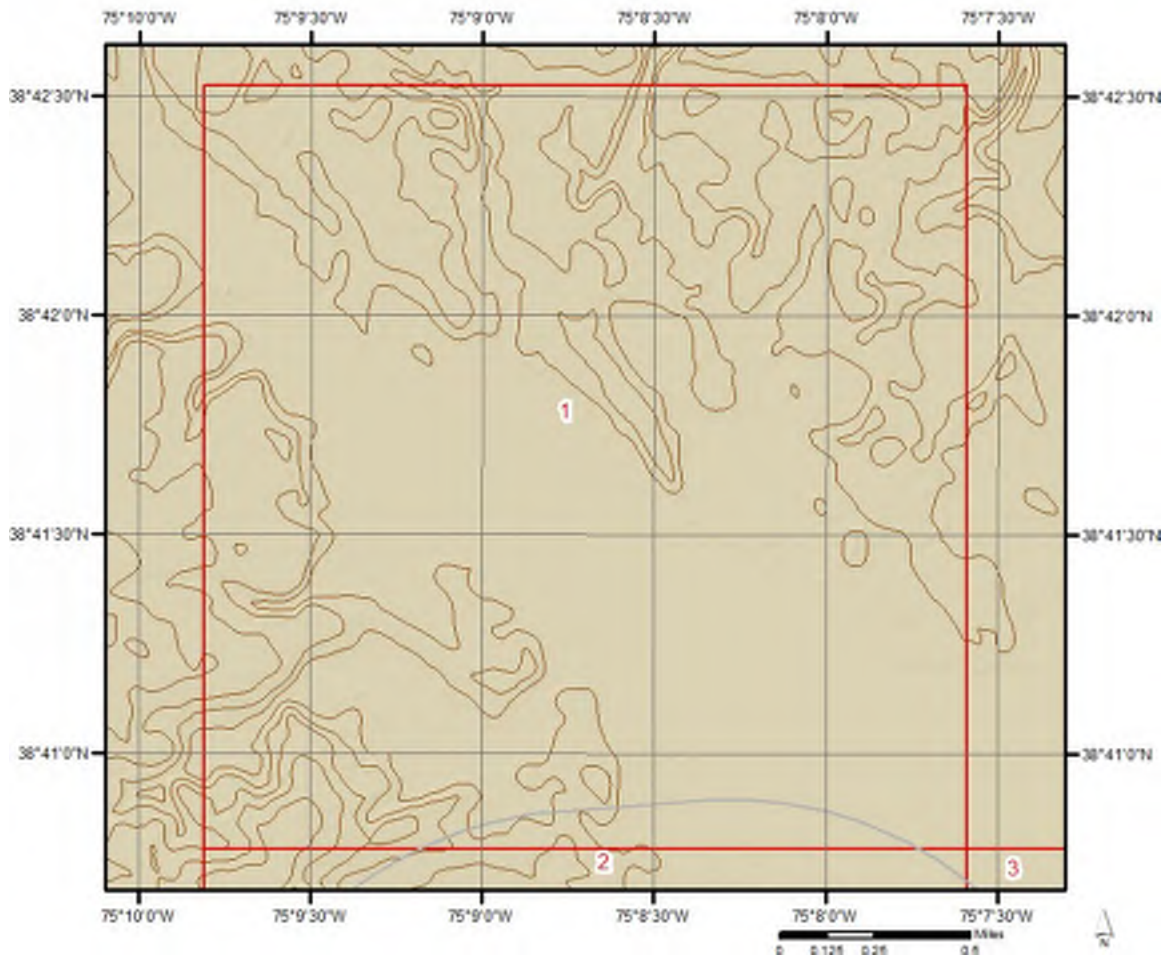
The previous topographic map(s) are created by seamlessly merging and cutting current USGS topographic data. Below are shaded relief map(s), derived from USGS elevation data to show surrounding topography in further detail.

Topographic information at project property:

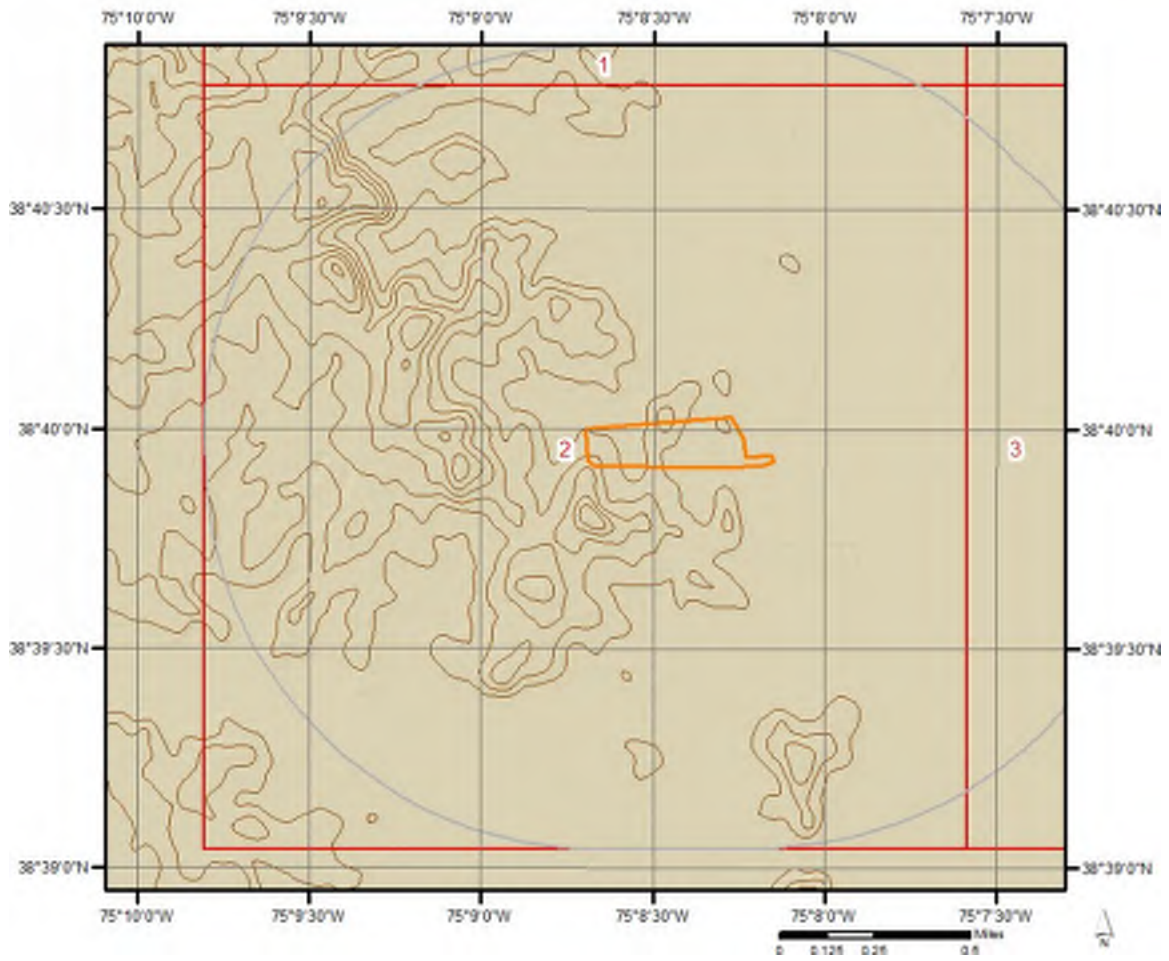
Elevation: 5.89 ft  
Slope Direction: S



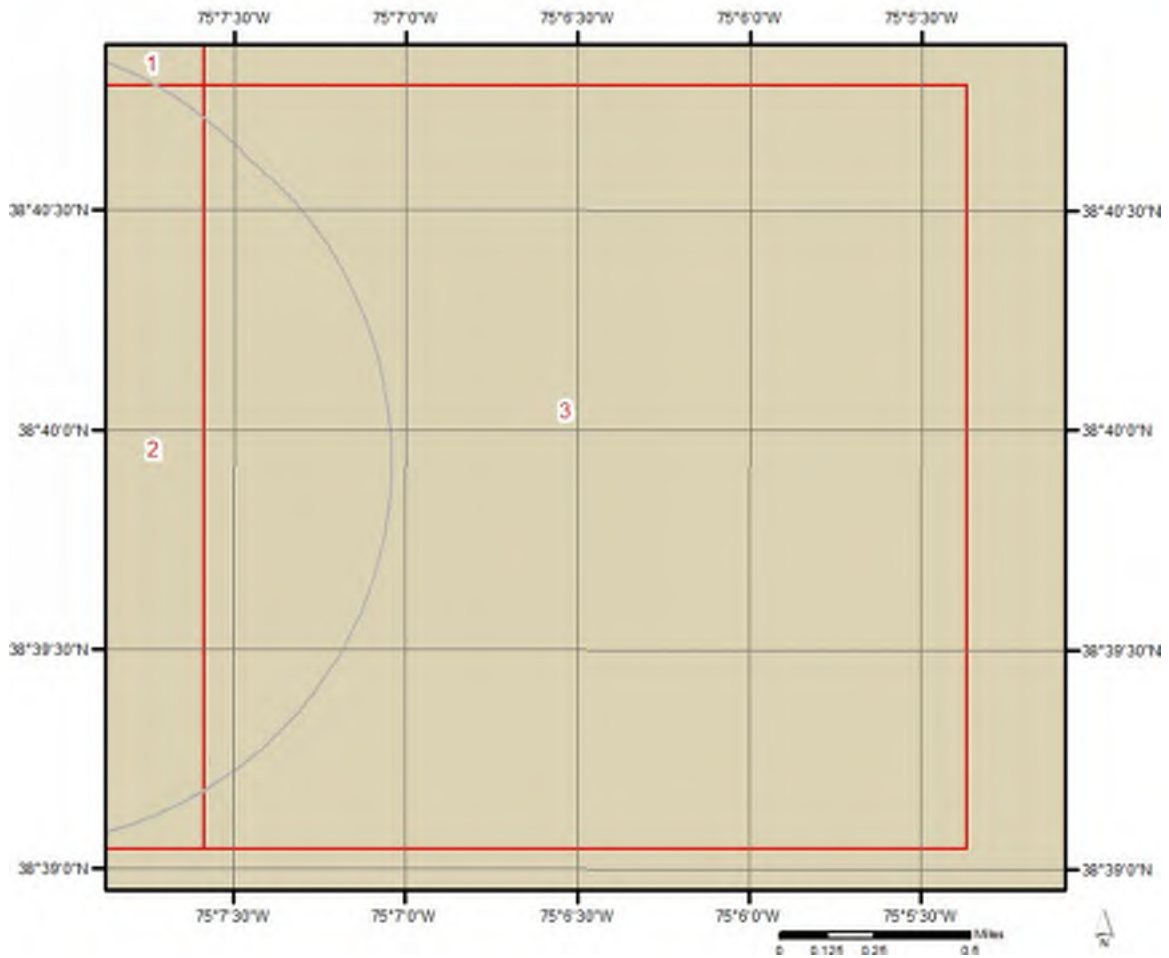
# Topographic Information



# Topographic Information



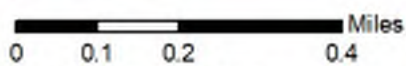
# Topographic Information



## Hydrologic Information



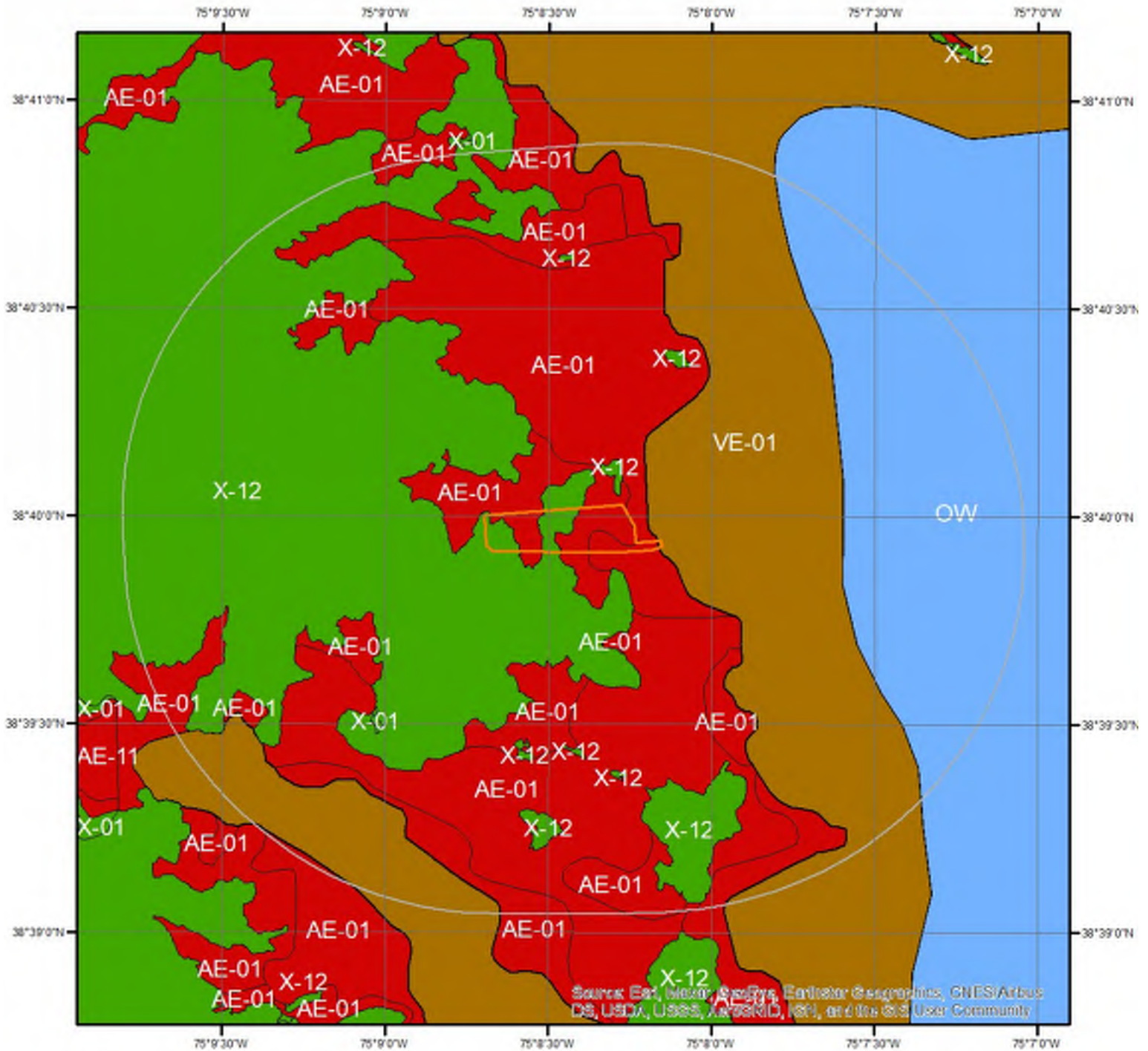
### Wetland



This map shows wetland existence using data from US Fish & Wildlife. Data coverage is shown to the right. Gray indicates no data available in the area.



# Hydrologic Information



## Flood Hazard Zones

This map shows FEMA flood hazard zones. FIRM panels are shown to the right, and blank indicates no data is available.

	A		AO		X
	A99		V		OPEN WATER
	AE		VE		NOT POPULATED
	AH		D		AREA NOT INCLUDED

0 0.2 0.4 Miles



## Hydrologic Information

The Wetland Type map shows wetland existence overlaid on an aerial imagery. The Flood Hazard Zones map shows FEMA flood hazard zones overlaid on an aerial imagery. Relevant FIRM panels and detailed zone information is provided below.

---

Available FIRM Panels in area: 10005C0343K(effective:2015-03-16) 10005C0341K(effective:2015-03-16)  
10005C0342K(effective:2015-03-16) 10005C0344K(effective:2015-03-16)  
10005C0363K(effective:2015-03-16) 10005C0361K(effective:2015-03-16)

---

### Flood Zone AE-01

Zone: AE  
Zone subtype:

---

### Flood Zone OW

Zone: OPEN WATER  
Zone subtype:

---

### Flood Zone VE-01

Zone: VE  
Zone subtype:

---

### Flood Zone X-01

Zone: X  
Zone subtype: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

---

### Flood Zone X-12

Zone: X  
Zone subtype: AREA OF MINIMAL FLOOD HAZARD

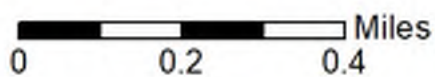


## Geologic Information



### Geologic Units

This map shows geologic units in the area. Please refer to the report for detailed descriptions.



## Geologic Information

The previous page shows USGS geology information. Detailed information about each unit is provided below.

---

### Geologic Unit Water

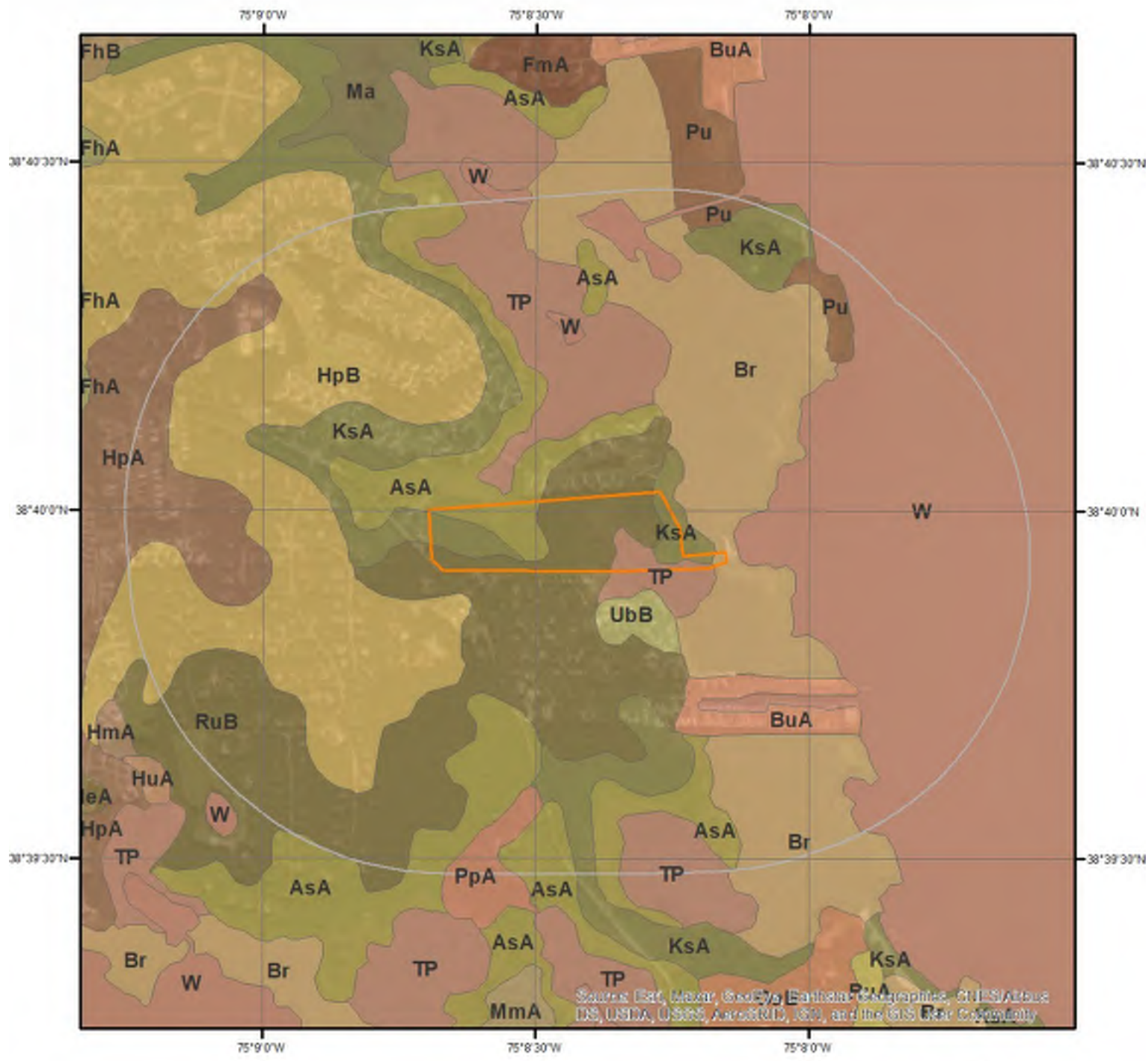
Unit Name:	Water
Unit Age:	Holocene
Primary Rock Type:	water
Secondary Rock Type:	
Unit Description:	Water

---

### Geologic Unit Tch

Unit Name:	Chesapeake Group
Unit Age:	Tertiary
Primary Rock Type:	silt
Secondary Rock Type:	sand
Unit Description:	Chesapeake Group - Bluish gray silt with quartz sand and some shell beds.

# Soil Information



## SSURGO Soils



This map shows SSURGO soil units around the target property. Please refer to the report for detailed soil descriptions.



## Soil Information

The previous page shows a soil map using SSURGO data from USDA Natural Resources Conservation Service. Detailed information about each unit is provided below.

### Map Unit AsA (0.09%)

Map Unit Name:	Askecksy loamy sand, 0 to 2 percent slopes
Bedrock Depth - Min:	
Watertable Depth - Annual Min:	13cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

#### Askecksy(45%)

horizon Oe(0cm to 8cm)	Moderately decomposed plant material
horizon A(8cm to 20cm)	Loamy sand
horizon Bg(20cm to 53cm)	Loamy sand
horizon Cg1(53cm to 74cm)	Sand
horizon Cg2(74cm to 203cm)	Sand

#### Askecksy(30%)

horizon Ap(0cm to 20cm)	Loamy sand
horizon Bg(20cm to 53cm)	Loamy sand
horizon Cg1(53cm to 74cm)	Sand
horizon Cg2(74cm to 203cm)	Sand

#### Component Description:

Minor map unit components are excluded from this report.

Map Unit: AsA - Askecksy loamy sand, 0 to 2 percent slopes

#### Component: Askecksy (45%)

The Askecksy, undrained component makes up 45 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats, lowlands. The parent material consists of sandy eolian deposits and/or fluviomarine sediments. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is occasionally ponded. A seasonal zone of water saturation is at 5 inches (depth from the mineral surface is 2 inches) during January, February, March, April. Organic matter content in the surface horizon is about 68 percent. Below this thin organic horizon the organic matter content is about 1 percent. Nonirrigated land capability classification is 4w. This soil meets hydric criteria.

#### Component: Askecksy (30%)

The Askecksy, drained component makes up 30 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats, lowlands. The parent material consists of sandy eolian deposits and/or fluviomarine sediments. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is rarely ponded. A seasonal zone of water saturation is at 14 inches during January, February, March, April. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 3w. Irrigated land capability classification is 3w. This soil meets hydric criteria.

#### Component: Hurlock (10%)

Generated brief soil descriptions are created for major soil components. The Hurlock, undrained soil is a minor component.

#### Component: Galloway (5%)

Generated brief soil descriptions are created for major soil components. The Galloway soil is a minor component.

#### Component: Klej (5%)

Generated brief soil descriptions are created for major soil components. The Klej soil is a minor component.

#### Component: Mullica (5%)

## Soil Information

Generated brief soil descriptions are created for major soil components. The Mullica, undrained soil is a minor component.

---

### Map Unit Br (0.11%)

Map Unit Name: Broadkill mucky peat, very frequently flooded, tidal  
Bedrock Depth - Min:  
Watertable Depth - Annual Min: 0cm  
Drainage Class - Dominant: Very poorly drained  
Hydrologic Group - Dominant: B/D - These soils have moderately low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

#### Broadkill(70%)

horizon Oe(0cm to 15cm)	Mucky peat
horizon Ag(15cm to 33cm)	Silty clay loam
horizon Cg1(33cm to 96cm)	Silty clay loam
horizon Cg2(96cm to 183cm)	Silty clay loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: Br - Broadkill mucky peat, very frequently flooded, tidal

Component: Broadkill (70%)

The Broadkill, very frequently flooded, tidal component makes up 70 percent of the map unit. Slopes are 0 to 1 percent. This component is on tidal marshes, coastal plains. The parent material consists of loamy marine sediments, high in silt. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very high. Shrink-swell potential is moderate. This soil is very frequently flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, May, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 35 percent. Nonirrigated land capability classification is 8w. This soil meets hydric criteria. The soil has a strongly saline horizon within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 84 within 30 inches of the soil surface.

Component: Appoquinimink (15%)

Generated brief soil descriptions are created for major soil components. The Appoquinimink, very frequently flooded, tidal soil is a minor component.

Component: Sunken (10%)

Generated brief soil descriptions are created for major soil components. The Sunken soil is a minor component.

Component: Transquaking (5%)

Generated brief soil descriptions are created for major soil components. The Transquaking soil is a minor component.

---

### Map Unit BuA (0.01%)

Map Unit Name: Brockatonorton-Urban land complex, 0 to 2 percent slopes  
Bedrock Depth - Min:  
Watertable Depth - Annual Min: 76cm  
Drainage Class - Dominant: Moderately well drained  
Hydrologic Group - Dominant: A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

#### Brockatonorton(45%)

horizon A(0cm to 8cm)	Sand
horizon C(8cm to 61cm)	Sand
horizon Cg1(61cm to 127cm)	Sand

## Soil Information

horizon Oe(127cm to 152cm)  
horizon Cg2(152cm to 183cm)

Mucky peat  
Sand

### Component Description:

Minor map unit components are excluded from this report.

Map Unit: BuA - Brockatonorton-Urban land complex, 0 to 2 percent slopes

#### Component: Brockatonorton (45%)

The Brockatonorton component makes up 45 percent of the map unit. Slopes are 0 to 2 percent. This component is on back-barrier beaches, barrier islands. The parent material consists of sandy eolian deposits and/or sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. A seasonal zone of water saturation is at 30 inches during January, February, March, April, May, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 0 percent. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

#### Component: Urban Land (35%)

Generated brief soil descriptions are created for major soil components. The Urban Land is a miscellaneous area.

#### Component: udorthents (10%)

Generated brief soil descriptions are created for major soil components. The udorthents soil is a minor component.

#### Component: Beaches (5%)

Generated brief soil descriptions are created for major soil components. The Beaches soil is a minor component.

#### Component: Acquango (3%)

Generated brief soil descriptions are created for major soil components. The Acquango soil is a minor component.

#### Component: Transquaking (2%)

Generated brief soil descriptions are created for major soil components. The Transquaking soil is a minor component.

---

### Map Unit HpA (0.08%)

Map Unit Name: Henlopen loamy sand, 0 to 2 percent slopes

Bedrock Depth - Min:

Watertable Depth - Annual Min:

Drainage Class - Dominant: Somewhat excessively drained

Hydrologic Group - Dominant: A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

#### Henlopen(80%)

horizon Ap(0cm to 25cm)	Loamy sand
horizon E(25cm to 117cm)	Loamy sand
horizon Bt(117cm to 157cm)	Sandy loam
horizon C(157cm to 203cm)	Sand

### Component Description:

Minor map unit components are excluded from this report.

Map Unit: HpA - Henlopen loamy sand, 0 to 2 percent slopes

#### Component: Henlopen (80%)

The Henlopen component makes up 80 percent of the map unit. Slopes are 0 to 2 percent. This component is on ancient dunes, coastal plains. The parent material consists of sandy eolian deposits and loamy fluvio-marine sediments. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface

## Soil Information

horizon is about 1 percent. Nonirrigated land capability classification is 3s. Irrigated land capability classification is 2s. This soil does not meet hydric criteria.

Component: Rosedale (5%)

Generated brief soil descriptions are created for major soil components. The Rosedale soil is a minor component.

Component: Runclint (5%)

Generated brief soil descriptions are created for major soil components. The Runclint soil is a minor component.

Component: Ingleside (5%)

Generated brief soil descriptions are created for major soil components. The Ingleside soil is a minor component.

Component: Fort Mott (5%)

Generated brief soil descriptions are created for major soil components. The Fort Mott soil is a minor component.

---

### Map Unit HpB (0.17%)

Map Unit Name: Henlopen loamy sand, 2 to 5 percent slopes

Bedrock Depth - Min:

Watertable Depth - Annual Min:

Drainage Class - Dominant: Somewhat excessively drained

Hydrologic Group - Dominant: A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Henlopen(80%)

horizon Ap(0cm to 25cm)	Loamy sand
horizon E(25cm to 117cm)	Loamy sand
horizon Bt(117cm to 157cm)	Sandy loam
horizon C(157cm to 203cm)	Sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: HpB - Henlopen loamy sand, 2 to 5 percent slopes

Component: Henlopen (80%)

The Henlopen component makes up 80 percent of the map unit. Slopes are 2 to 5 percent. This component is on ancient dunes, coastal plains. The parent material consists of sandy eolian deposits and loamy fluviomarine sediments. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 3s. Irrigated land capability classification is 2s. This soil does not meet hydric criteria.

Component: Rosedale (5%)

Generated brief soil descriptions are created for major soil components. The Rosedale soil is a minor component.

Component: Ingleside (5%)

Generated brief soil descriptions are created for major soil components. The Ingleside soil is a minor component.

Component: Fort Mott (5%)

Generated brief soil descriptions are created for major soil components. The Fort Mott soil is a minor component.

Component: Runclint (5%)

Generated brief soil descriptions are created for major soil components. The Runclint soil is a minor component.

---

### Map Unit KsA (0.08%)

Map Unit Name: Klej loamy sand, 0 to 2 percent slopes

## Soil Information

Bedrock Depth - Min:

Watertable Depth - Annual Min: 30cm

Drainage Class - Dominant: Somewhat poorly drained

Hydrologic Group - Dominant: A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Klej(70%)

horizon A(0cm to 18cm)	Loamy sand
horizon E(18cm to 36cm)	Loamy sand
horizon Bw(36cm to 51cm)	Loamy sand
horizon C(51cm to 157cm)	Loamy sand
horizon Cg(157cm to 203cm)	Sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: KsA - Klej loamy sand, 0 to 2 percent slopes

Component: Klej (70%)

The Klej component makes up 70 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats, uplands. The parent material consists of sandy eolian deposits and/or fluvio-marine sediments. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during February. Organic matter content in the surface horizon is about 0 percent. Nonirrigated land capability classification is 3w. Irrigated land capability classification is 3w. This soil does not meet hydric criteria.

Component: Galloway (10%)

Generated brief soil descriptions are created for major soil components. The Galloway soil is a minor component.

Component: Galloway (10%)

Generated brief soil descriptions are created for major soil components. The Galloway soil is a minor component.

Component: Hammonton (5%)

Generated brief soil descriptions are created for major soil components. The Hammonton soil is a minor component.

Component: Runclint (5%)

Generated brief soil descriptions are created for major soil components. The Runclint soil is a minor component.

Component: Berryland (5%)

Generated brief soil descriptions are created for major soil components. The Berryland, drained soil is a minor component.

Component: Hurlock (5%)

Generated brief soil descriptions are created for major soil components. The Hurlock, drained soil is a minor component.

---

### Map Unit PpA (0.01%)

Map Unit Name: Pepperbox loamy sand, 0 to 2 percent slopes

Bedrock Depth - Min:

Watertable Depth - Annual Min: 61cm

Drainage Class - Dominant: Moderately well drained

Hydrologic Group - Dominant: A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Pepperbox(80%)

horizon A(0cm to 25cm)	Loamy sand
horizon E(25cm to 64cm)	Loamy sand
horizon Bt(64cm to 94cm)	Sandy loam
horizon 2Btg(94cm to 165cm)	Sandy clay loam



## Soil Information

horizon 2Cg(165cm to 203cm)

Sandy clay loam

### Component Description:

Minor map unit components are excluded from this report.

Map Unit: PpA - Pepperbox loamy sand, 0 to 2 percent slopes

#### Component: Pepperbox (80%)

The Pepperbox component makes up 80 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats, coastal plains. The parent material consists of sandy eolian deposits over fluvial marine sediments. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 24 inches during February. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 2w. Irrigated land capability classification is 2w. This soil does not meet hydric criteria.

#### Component: Rosedale (10%)

Generated brief soil descriptions are created for major soil components. The Rosedale soil is a minor component.

#### Component: Fort Mott (5%)

Generated brief soil descriptions are created for major soil components. The Fort Mott soil is a minor component.

#### Component: Rockawalkin (5%)

Generated brief soil descriptions are created for major soil components. The Rockawalkin soil is a minor component.

---

### Map Unit Pu (0.01%)

Map Unit Name:

Purnell peat, very frequently flooded, tidal

Bedrock Depth - Min:

Watertable Depth - Annual Min:

0cm

Drainage Class - Dominant:

Very poorly drained

Hydrologic Group - Dominant:

A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Purnell(85%)

horizon Oi(0cm to 7cm)

Peat

horizon Oe(7cm to 33cm)

Mucky peat

horizon Cg1(33cm to 45cm)

Sand

horizon Cg2(45cm to 200cm)

Sand

### Component Description:

Minor map unit components are excluded from this report.

Map Unit: Pu - Purnell peat, very frequently flooded, tidal

#### Component: Purnell (85%)

The Purnell, very frequently flooded component makes up 85 percent of the map unit. Slopes are 0 to 1 percent. This component is on tidal flats, coastal plains. The parent material consists of herbaceous organic material over sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is very frequently flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, May, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 55 percent. Nonirrigated land capability classification is 8w. This soil meets hydric criteria. The soil has a strongly saline horizon within 30 inches of the soil surface.

#### Component: Sunken (5%)

Generated brief soil descriptions are created for major soil components. The Sunken soil is a minor component.

#### Component: Mispillion (5%)

## Soil Information

Generated brief soil descriptions are created for major soil components. The Mispillion soil is a minor component.

Component: Transquaking (5%)

Generated brief soil descriptions are created for major soil components. The Transquaking soil is a minor component.

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### Map Unit RuB (0.1%)

Map Unit Name: Runclint loamy sand, 2 to 5 percent slopes  
Bedrock Depth - Min:  
Watertable Depth - Annual Min: 114cm  
Drainage Class - Dominant: Excessively drained  
Hydrologic Group - Dominant: A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Runclint(75%)

horizon Ap(0cm to 23cm)	Loamy sand
horizon E(23cm to 56cm)	Sand
horizon Bw(56cm to 100cm)	Sand
horizon BC(100cm to 150cm)	Sand
horizon 2C(150cm to 203cm)	Loamy coarse sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: RuB - Runclint loamy sand, 2 to 5 percent slopes

Component: Runclint (75%)

The Runclint component makes up 75 percent of the map unit. Slopes are 2 to 5 percent. This component is on knolls, uplands. The parent material consists of sandy eolian deposits and/or fluviomarine sediments. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 45 inches during January. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 4s. Irrigated land capability classification is 3s. This soil does not meet hydric criteria.

Component: Evesboro (10%)

Generated brief soil descriptions are created for major soil components. The Evesboro soil is a minor component.

Component: Klej (5%)

Generated brief soil descriptions are created for major soil components. The Klej soil is a minor component.

Component: Hurlock (5%)

Generated brief soil descriptions are created for major soil components. The Hurlock, drained soil is a minor component.

Component: Galloway (5%)

Generated brief soil descriptions are created for major soil components. The Galloway soil is a minor component.

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### Map Unit TP (0.06%)

Map Unit Name: Transquaking and Mispillion soils, very frequently flooded, tidal  
Bedrock Depth - Min:  
Watertable Depth - Annual Min: 5cm  
Drainage Class - Dominant: Very poorly drained  
Hydrologic Group - Dominant: A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Mispillion(40%)

horizon Oe(0cm to 61cm)	Mucky peat
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## Soil Information

horizon Oa(61cm to 102cm)	Muck
horizon Cg1(102cm to 137cm)	Mucky silt loam
horizon Cg2(137cm to 203cm)	Silt loam
Transquaking(40%)	
horizon Oe(0cm to 117cm)	Mucky peat
horizon Oa(117cm to 165cm)	Muck
horizon Cg(165cm to 203cm)	Silty clay loam

### Component Description:

Minor map unit components are excluded from this report.

Map Unit: TP - Transquaking and Mispillion soils, very frequently flooded, tidal

### Component: Transquaking (41%)

The Transquaking component makes up 41 percent of the map unit. Slopes are 0 to 1 percent. This component is on estuarine tidal marshes, coastal plains. The parent material consists of herbaceous organic material over estuarine sediments. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is very high. Shrink-swell potential is low. This soil is very frequently flooded. It is not ponded. A seasonal zone of water saturation is at 2 inches during January, February, March, April, May, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 68 percent. Nonirrigated land capability classification is 8. This soil meets hydric criteria. The soil has a strongly saline horizon within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 25 within 30 inches of the soil surface.

### Component: Mispillion (39%)

The Mispillion component makes up 39 percent of the map unit. Slopes are 0 to 1 percent. This component is on estuarine tidal marshes, coastal plains. The parent material consists of herbaceous organic material over silty estuarine sediments. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is very high. Shrink-swell potential is low. This soil is very frequently flooded. It is not ponded. A seasonal zone of water saturation is at 2 inches during January, February, March, April, May, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 77 percent. Nonirrigated land capability classification is 8. This soil meets hydric criteria. The soil has a strongly saline horizon within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 25 within 30 inches of the soil surface.

### Component: Sunken (10%)

Generated brief soil descriptions are created for major soil components. The Sunken soil is a minor component.

### Component: Honga (5%)

Generated brief soil descriptions are created for major soil components. The Honga soil is a minor component.

### Component: Othello (5%)

Generated brief soil descriptions are created for major soil components. The Othello, undrained soil is a minor component.

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### Map Unit UbB (0.0%)

Map Unit Name:	Udorthents, borrow area, 0 to 5 percent slopes
Bedrock Depth - Min:	
Watertable Depth - Annual Min:	61cm
Drainage Class - Dominant:	Moderately well drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

Udorthents(75%)	
horizon AC(0cm to 5cm)	Loam
horizon C(5cm to 203cm)	Sandy loam

### Component Description:

Minor map unit components are excluded from this report.

Map Unit: UbB - Udorthents, borrow area, 0 to 5 percent slopes

## Soil Information

### Component: Udorthents (75%)

The Udorthents, borrow area component makes up 75 percent of the map unit. Slopes are 0 to 5 percent. This component is on borrow pits, flats, uplands. The parent material consists of fluviomarine sediments fluviomarine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 24 inches during February. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

### Component: Udorthents (10%)

Generated brief soil descriptions are created for major soil components. The Udorthents, loamy soil is a minor component.

### Component: Water (5%)

Generated brief soil descriptions are created for major soil components. The Water soil is a minor component.

### Component: Klej (5%)

Generated brief soil descriptions are created for major soil components. The Klej soil is a minor component.

### Component: Askecksy (5%)

Generated brief soil descriptions are created for major soil components. The Askecksy, drained soil is a minor component.

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### Map Unit W (99.28%)

Map Unit Name: Water

No more attributes available for this map unit

### Component Description:

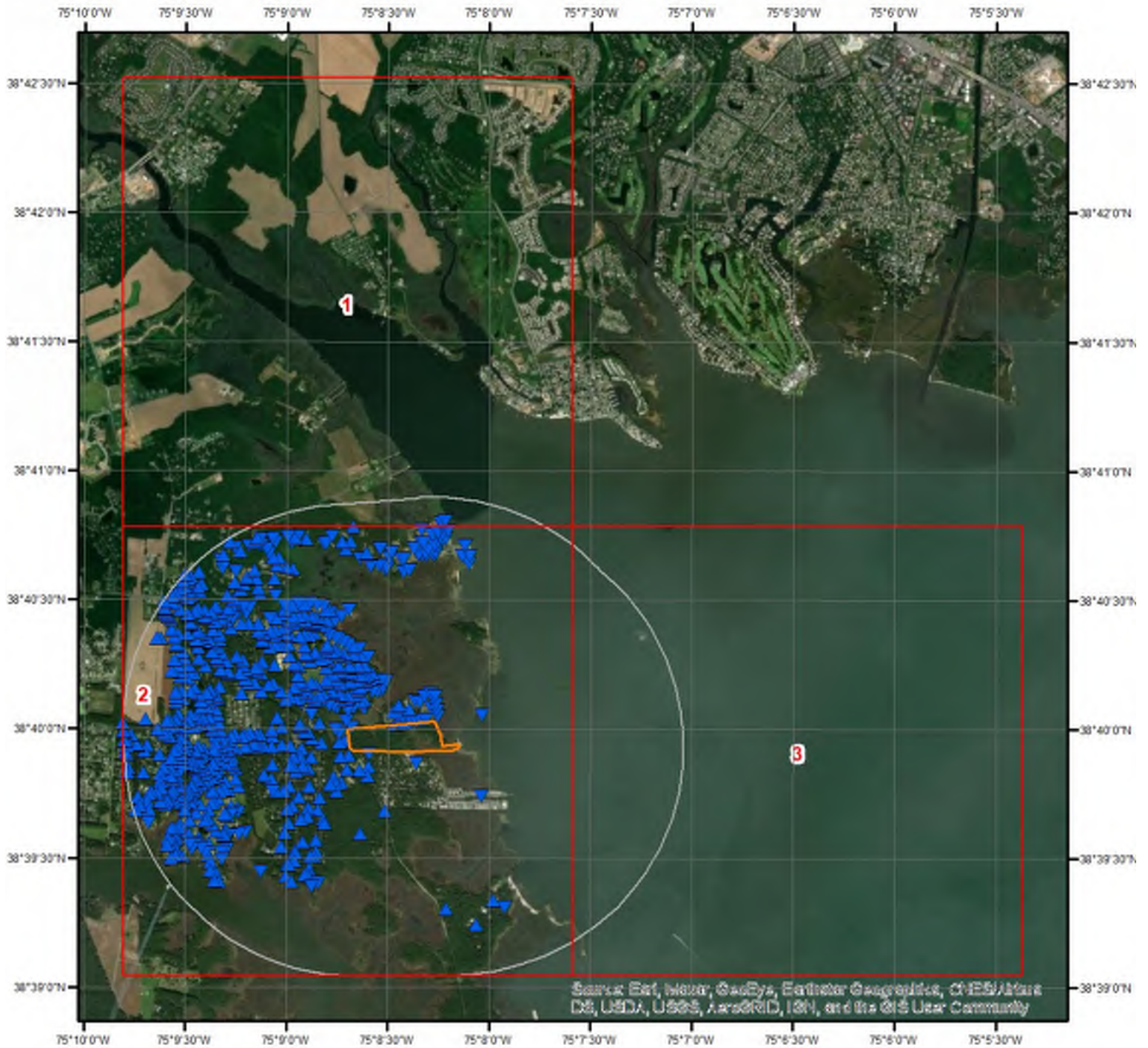
Minor map unit components are excluded from this report.

Map Unit: W - Water

### Component: Water (100%)

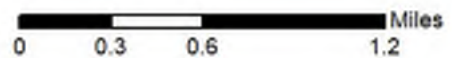
Generated brief soil descriptions are created for major soil components. The Water is a miscellaneous area.

# Wells and Additional Sources



## Wells & Additional Sources

- ▲ Sites with Higher Elevation
- Sites with Same Elevation
- ▼ Sites with Lower Elevation
- Sites with Unknown Elevation

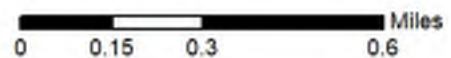


# Wells and Additional Sources



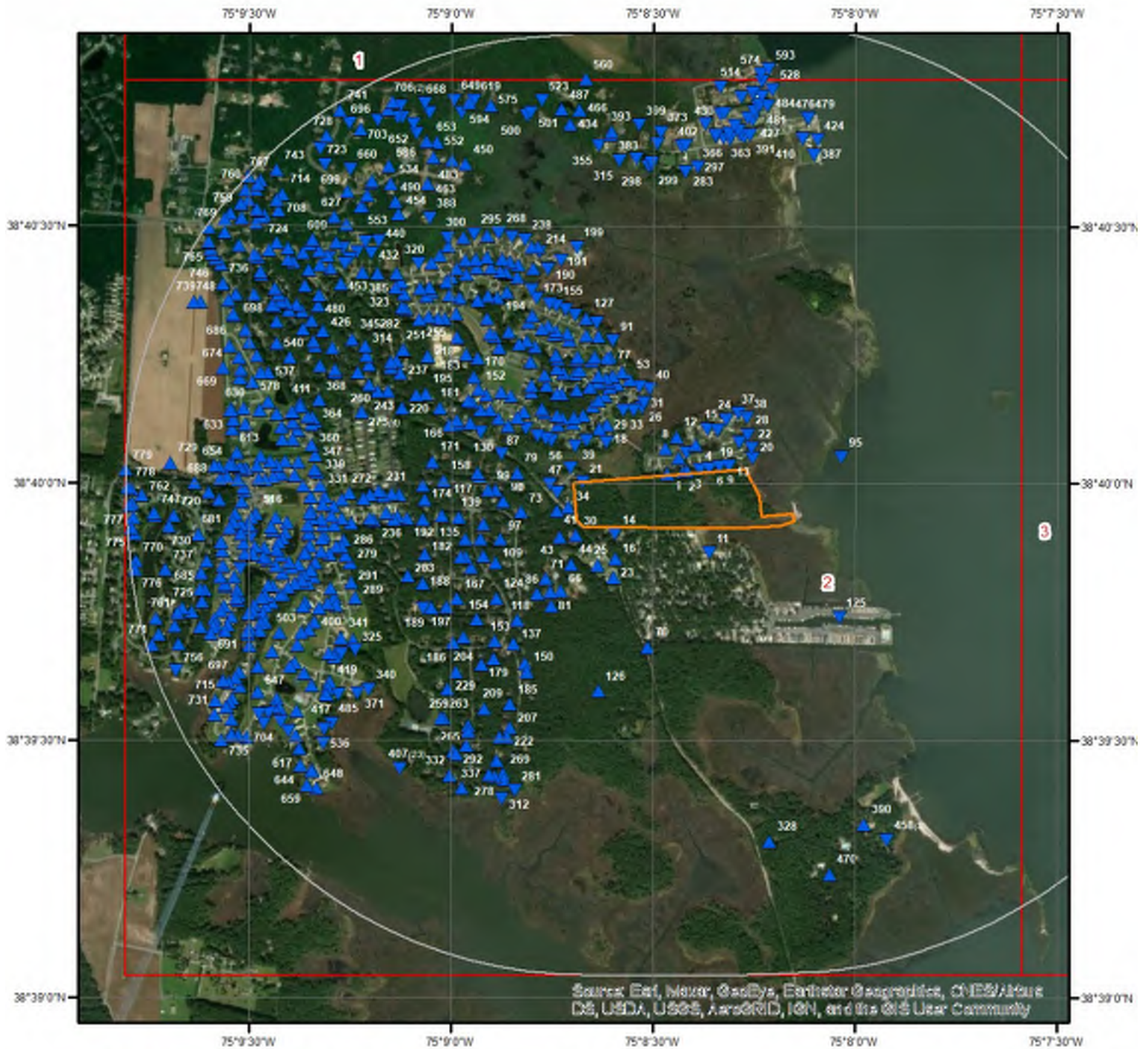
## Wells & Additional Sources - Page 1

- ▲ Sites with Higher Elevation
- Sites with Same Elevation
- ▼ Sites with Lower Elevation
- Sites with Unknown Elevation



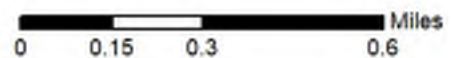
Source: Esri, News, Google, Earthstar Geographics, CNES/Airbus, DigitalGlobe, GeoEye, IGN, GeoEye, USDA, USDA, AeroGRID, IGN, and the GIS User Community

# Wells and Additional Sources

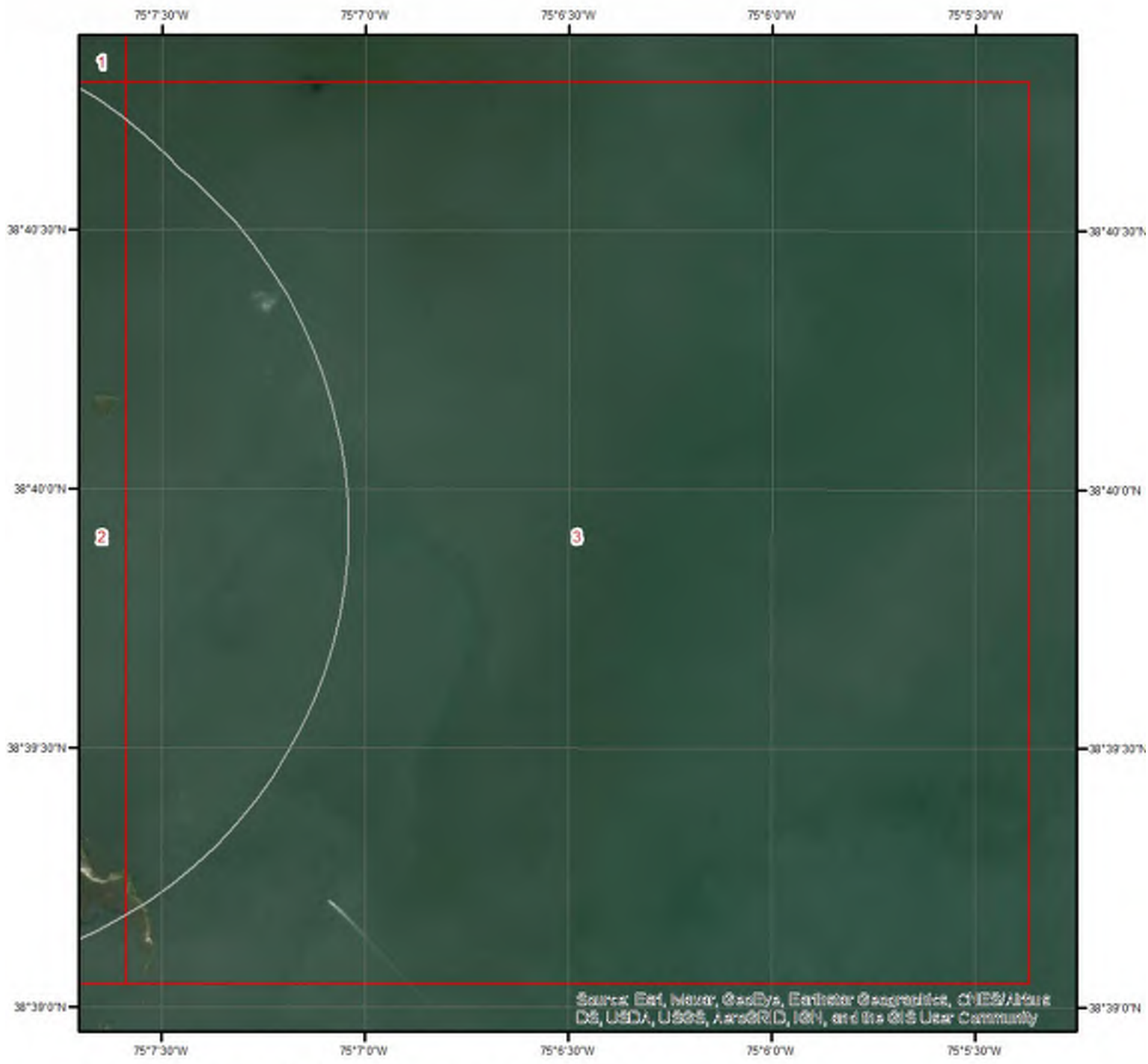


## Wells & Additional Sources - Page 2

- ▲ Sites with Higher Elevation
- Sites with Same Elevation
- ▼ Sites with Lower Elevation
- Sites with Unknown Elevation

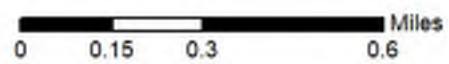


# Wells and Additional Sources



## Wells & Additional Sources - Page 3

- ▲ Sites with Higher Elevation
- Sites with Same Elevation
- ▼ Sites with Lower Elevation
- Sites with Unknown Elevation





# Wells and Additional Sources Summary

## Federal Sources

### Public Water Systems Violations and Enforcement Data

Map Key	PWS ID	Distance (ft)	Direction
273	DE0000999	2,629.11	WNW
273	DE0000804	2,629.11	WNW

### Safe Drinking Water Information System (SDWIS)

Map Key	PWS ID	Distance (ft)	Direction
273	DE0000999	2,629.11	WNW
273	DE0000804	2,629.11	WNW

### USGS National Water Information System

Map Key	Monitoring Loc Identifier	Distance (ft)	Direction
470	USGS-383914075080501	4,153.81	SSE
706	USGS-384044075091001	4,963.14	NW
706	USGS-384044075091002	4,963.14	NW

## State Sources

### Oil and Gas Wells

Map Key	ID	Distance (ft)	Direction
No records found			

### Water Wells Database

Map Key	Permit No	Distance (ft)	Direction
1	257595	9.82	NNW
2	255793	17.35	NNE
3	257596	31.29	NNE
4	257816	26.82	NE
5	236980	196.65	N
6	256869	27.44	NE
7	218477	242.01	NNE
8	259158	313.98	N
9	250314	38.91	NE
10	241830	337.66	NNE
11	52282	302.76	SE
12	268489	441.95	N
13	245764	49.44	ENE
14	223239	86.73	WSW
15	259988	500.14	NNE
16	253635	373.93	SW
17	259373	477.96	NNE
18	224821	430.58	NW
19	250093	319.90	NE
20	243277	160.57	ENE

## Wells and Additional Sources Summary

21	249295	0.00	-
22	248208	256.64	NE
23	187278	600.84	SW
24	259410	598.50	NNE
25	100590	450.97	SW
26	231274	818.43	NNW
27	244216	792.05	NNW
28	248035	402.45	NE
29	246092	642.62	NW
30	245617	134.25	WSW
31	231275	866.34	NNW
32	246549	606.59	NW
33	256401	797.44	NNW
34	260360	74.00	W
35	240724	473.83	NW
36	218475	166.26	WNW
37	248755	655.80	NE
38	244049	596.35	NE
39	248526	416.14	WNW
40	230222	1,022.97	NNW
41	230331	211.33	W
42	257340	197.30	W
43	94684	275.02	WSW
44	211377	461.82	WSW
45	250676	1,061.37	NNW
46	242604	782.12	NW
47	184170	277.22	W
48	239613	883.31	NW
49	246290	992.63	NNW
50	254639	945.32	NW
51	245914	702.09	NW
52	240664	759.64	NW
53	231878	1,158.42	NNW
54	243020	1,118.78	NNW
55	227611	1,092.09	NNW
56	247933	546.22	WNW
57	59215	1,158.65	NNW
57	59001	1,158.65	NNW
57	91049	1,158.65	NNW
57	68204	1,158.65	NNW
57	61543	1,158.65	NNW
57	63815	1,158.65	NNW
57	62633	1,158.65	NNW
57	78169	1,158.65	NNW
57	56969	1,158.65	NNW
57	89720	1,158.65	NNW
57	66191	1,158.65	NNW
57	61618	1,158.65	NNW
57	92637	1,158.65	NNW
57	88516	1,158.65	NNW
57	79046	1,158.65	NNW
57	91444	1,158.65	NNW
57	71991	1,158.65	NNW
57	58612	1,158.65	NNW
57	63280	1,158.65	NNW
57	92164	1,158.65	NNW
57	61895	1,158.65	NNW
57	95505	1,158.65	NNW
57	67610	1,158.65	NNW
57	101797	1,158.65	NNW
57	72348	1,158.65	NNW
57	103727	1,158.65	NNW
57	72773	1,158.65	NNW
57	59717	1,158.65	NNW
57	76079	1,158.65	NNW
57	50674	1,158.65	NNW

## Wells and Additional Sources Summary

57	91255	1,158.65	NNW
57	60332	1,158.65	NNW
57	74570	1,158.65	NNW
57	88435	1,158.65	NNW
57	100909	1,158.65	NNW
57	73084	1,158.65	NNW
57	79157	1,158.65	NNW
57	70428	1,158.65	NNW
57	69245	1,158.65	NNW
57	99018	1,158.65	NNW
57	73100	1,158.65	NNW
57	66376	1,158.65	NNW
57	78884	1,158.65	NNW
57	78883	1,158.65	NNW
57	77770	1,158.65	NNW
57	64569	1,158.65	NNW
57	56873	1,158.65	NNW
57	92322	1,158.65	NNW
57	77771	1,158.65	NNW
57	96879	1,158.65	NNW
57	68633	1,158.65	NNW
58	242116	701.49	NW
59	242762	769.30	NW
60	224795	1,249.50	NNW
61	225217	1,212.86	NNW
62	47859	1,192.12	NNW
62	48427	1,192.12	NNW
62	48868	1,192.12	NNW
62	40825	1,192.12	NNW
62	35844	1,192.12	NNW
62	48366	1,192.12	NNW
62	40826	1,192.12	NNW
63	224788	1,157.44	NNW
64	224797	1,108.78	NW
65	245451	605.79	WNW
66	86145	802.10	SW
67	245577	815.82	NW
68	224787	1,232.35	NNW
69	225124	1,078.52	NW
70	261360	1,415.60	S
71	211378	755.62	WSW
72	227612	687.81	WNW
73	235684	628.05	W
74	219846	864.08	SW
75	224798	1,054.75	NW
76	246882	887.22	NW
77	236979	1,436.16	NNW
78	218476	1,430.66	NNW
79	172048	666.24	W
80	224777	1,061.65	NW
81	211379	1,012.39	SW
82	231731	1,271.45	NW
83	246446	946.18	NW
84	224789	1,314.09	NW
85	250433	1,409.21	NNW
86	211376	957.76	SW
87	249750	845.31	WNW
88	224790	1,455.14	NNW
89	224799	1,292.64	NW
90	183921	834.71	W
91	224792	1,621.51	NNW
92	224791	1,186.86	NW
93	253647	1,444.56	NW
94	253646	1,467.10	NNW
95	109099	878.86	ENE
96	224956	1,021.26	WNW

## Wells and Additional Sources Summary

97	216758	908.84	WSW
98	229066	1,357.66	NW
99	171587	910.21	W
100	246533	1,011.70	WNW
101	231506	911.84	WNW
102	210373	1,175.91	NW
103	235016	1,313.08	NW
104	224869	1,689.88	NNW
105	231649	1,013.31	WNW
106	224828	1,242.12	NW
107	238595	1,466.05	NW
108	223247	998.90	W
109	171585	1,068.47	WSW
110	235017	1,716.24	NNW
111	239614	1,516.03	NW
112	171540	1,088.98	W
113	245689	1,681.81	NNW
114	249035	1,157.46	WNW
115	252223	1,261.92	WNW
116	225829	1,854.31	NNW
117	227984	1,105.03	W
118	171288	1,349.59	SW
119	221465	1,141.78	W
120	269068	1,163.23	WSW
121	227983	1,124.44	W
122	244305	1,759.36	NNW
123	222663	1,508.88	NW
124	259774	1,312.58	WSW
125	212665	1,264.83	SE
126	242765	1,934.43	SSW
127	246008	1,921.11	NNW
128	255442	1,361.22	WNW
129	244413	1,294.04	WNW
130	197124	1,239.81	WNW
131	247115	1,758.46	NW
132	240709	1,663.10	NW
133	253968	1,806.18	NW
134	255926	1,956.44	NNW
135	171536	1,312.45	W
136	171755	1,355.83	WSW
137	241446	1,607.49	SW
138	244962	1,392.63	WNW
139	173310	1,368.17	W
140	223379	1,370.91	WSW
141	246766	1,452.03	WNW
141	246891	1,452.03	WNW
142	258508	1,872.16	NW
143	240663	1,752.74	NW
144	245240	1,848.07	NW
145	187204	1,401.26	WNW
146	171584	1,746.33	SW
147	250171	1,423.26	WSW
148	256794	2,031.47	NNW
149	242966	1,751.38	NW
150	163711	1,834.83	SW
151	241403	1,520.44	WNW
152	246698	1,567.67	WNW
153	163153	1,699.87	SW
154	172049	1,651.50	WSW
155	256688	2,091.79	NNW
156	243570	1,573.22	WNW
157	177007	1,530.08	WNW
158	226477	1,526.32	W
159	244356	1,961.16	NW
160	177006	1,549.38	WNW
161	242465	1,566.65	W

## Wells and Additional Sources Summary

162	243028	1,808.32	NW
163	224867	2,023.90	NW
164	249976	2,125.36	NNW
165	256576	1,703.00	WNW
166	229922	1,604.31	WNW
167	223396	1,676.70	WSW
168	244361	1,938.32	NW
169	163725	1,880.46	SW
170	270719	1,848.76	NW
171	247882	1,672.45	W
172	224796	1,957.60	NW
173	252031	2,213.22	NW
174	216759	1,756.27	W
175	266788	2,008.53	NW
176	223777	1,911.82	WSW
177	187437	1,838.10	WSW
178	223248	1,795.50	W
179	253874	2,017.07	SW
180	243906	1,773.26	W
181	185556	1,799.08	WNW
182	239954	1,824.34	WSW
183	210401	1,965.33	NW
184	254867	2,323.21	NNW
185	171583	2,260.97	SW
186	197242	2,044.02	WSW
187	225938	2,183.51	NW
188	210214	1,950.29	WSW
189	188938	1,992.66	WSW
190	249655	2,532.32	NNW
191	241992	2,620.76	NNW
192	227976	1,981.64	W
193	224621	2,376.47	NW
194	251769	2,354.74	NW
195	204356	2,028.46	WNW
196	210402	2,182.68	NW
197	188937	2,074.65	WSW
198	227996	2,190.04	NW
199	231259	2,759.38	NNW
200	230085	2,570.33	NNW
201	245384	2,505.70	NW
202	227732	2,047.12	W
203	171546	2,085.29	WSW
204	223249	2,275.75	SW
205	235969	2,087.85	W
206	240680	2,417.05	NW
207	171588	2,517.47	SW
208	52513	2,117.03	WNW
209	254041	2,440.13	SW
210	223914	2,136.41	W
211	264792	2,418.15	NW
212	264793	2,425.76	NW
213	242772	2,143.70	W
214	251011	2,741.88	NNW
215	253370	2,652.40	NNW
216	243480	2,598.34	NW
217	243168	2,604.46	NW
218	210403	2,273.07	WNW
219	236229	2,215.68	W
220	236443	2,196.54	WNW
221	272751	2,419.38	NW
222	231053	2,637.09	SW
223	247641	2,805.82	NNW
224	247709	2,640.07	NW
225	227834	2,237.40	W
226	252443	2,705.39	NW
227	171753	2,663.28	SW

## Wells and Additional Sources Summary

228	243966	2,823.90	NNW
229	239849	2,490.35	SW
230	249559	2,454.66	NW
231	224115	2,289.82	W
232	250597	2,560.59	NW
233	245801	2,761.23	NW
234	245040	2,718.25	NW
235	246962	2,506.78	NW
236	242265	2,368.57	W
237	78326	2,402.32	WNW
238	248301	2,916.41	NNW
239	223586	2,704.85	SW
240	241743	2,396.59	W
241	228721	2,413.62	W
242	248202	2,650.62	NW
243	39589	2,432.56	WNW
244	247498	2,780.11	NW
245	243297	2,588.43	NW
246	266084	2,765.62	SW
247	245452	2,842.87	NW
248	244163	2,763.81	NW
249	249018	2,524.23	WNW
250	236182	2,476.54	W
251	51623	2,541.53	WNW
252	244048	2,983.24	NNW
253	236192	2,528.24	WNW
254	226979	2,936.68	SW
255	243691	2,643.66	NW
256	234797	2,541.73	WNW
257	253716	2,875.84	NW
258	165754	2,575.26	WNW
259	166889	2,795.88	SW
260	246953	2,545.80	WNW
261	253284	2,817.41	NW
262	243602	2,802.02	NW
263	166888	2,812.46	SW
264	255686	2,874.35	NW
265	223966	2,921.05	SW
266	254465	2,913.84	NW
267	236882	2,795.26	NW
268	249710	3,063.82	NNW
269	230051	3,066.81	SSW
270	245069	2,796.98	NW
271	223669	2,643.62	W
272	242177	2,642.96	W
274	252533	2,854.29	NW
275	256687	3,081.13	NW
276	223282	3,122.57	SSW
277	41076	2,671.14	WNW
278	230052	3,122.15	SSW
279	238794	2,702.37	W
280	186630	3,127.05	SW
281	230049	3,215.43	SSW
282	253416	2,837.19	NW
283	110248	3,549.66	N
284	237752	2,736.83	W
285	224195	2,741.08	W
286	223700	2,735.63	W
287	248553	2,916.97	NW
288	227609	2,734.44	W
289	238566	2,750.57	WSW
290	48289	3,054.68	SW
290	35976	3,054.68	SW
291	228060	2,749.36	WSW
292	236061	3,069.80	SW
293	48513	2,882.22	NW

## Wells and Additional Sources Summary

294	225570	2,777.98	WNW
295	240897	3,152.91	NW
296	228638	2,774.11	W
297	174908	3,589.62	N
298	218718	3,640.00	N
299	218690	3,650.41	N
300	241414	3,166.51	NW
301	256282	2,830.68	W
302	223671	2,833.51	W
303	221649	2,841.58	W
304	250174	3,106.69	NW
305	218026	3,685.41	N
306	225569	2,859.95	WNW
307	256868	3,083.32	NW
308	258679	2,986.15	NW
309	248676	2,848.46	WNW
310	242607	3,158.05	NW
311	257077	2,865.62	W
312	230050	3,350.01	SSW
313	185331	3,740.99	N
314	224216	2,930.73	WNW
315	223026	3,739.63	N
316	241544	3,233.08	NW
317	223670	2,925.77	W
318	267967	2,974.08	WSW
319	243601	2,928.03	W
320	242608	3,156.33	NW
321	256656	3,114.20	NW
322	234703	2,957.75	W
323	189522	3,105.81	NW
324	238858	2,971.29	W
325	224217	3,022.45	WSW
326	246483	2,975.75	W
327	239192	2,981.12	WSW
328	160071	3,713.02	SSE
329	241719	2,997.22	WSW
330	238501	2,993.96	W
331	235978	2,976.33	W
332	257605	3,328.52	SW
333	240292	2,999.45	W
334	233937	3,000.73	WSW
335	176196	3,845.69	N
336	239274	3,026.17	W
337	253303	3,400.87	SW
338	153531	3,857.55	N
339	233935	3,013.91	W
340	243737	3,155.11	WSW
341	240595	3,092.13	WSW
342	34585	3,905.48	N
343	38652	3,233.34	NW
344	240873	3,080.75	WSW
345	261880	3,103.17	WNW
346	233314	3,051.44	W
347	206047	3,057.84	W
348	172280	3,087.78	WNW
349	237320	3,103.97	W
350	235857	3,101.19	W
351	266046	3,108.56	W
352	232599	3,099.07	W
353	111603	3,103.58	WNW
354	233140	3,115.62	W
355	155271	3,929.70	NNW
356	236177	3,141.39	W
357	235971	3,186.82	WSW
358	235231	3,143.06	W
359	235858	3,141.34	W

## Wells and Additional Sources Summary

360	246498	3,108.05	W
361	239058	3,151.90	W
362	237058	3,155.31	WSW
363	214406	3,905.54	N
364	247848	3,123.13	WNW
365	272224	3,924.88	N
366	88522	3,895.83	N
367	238959	3,170.67	W
368	260681	3,150.16	WNW
369	51787	3,945.27	N
370	235252	3,181.74	W
371	266267	3,289.25	WSW
372	241624	3,195.08	WSW
373	163613	4,033.59	N
374	249199	3,157.78	WNW
375	235967	3,176.38	W
376	245615	3,165.52	WNW
377	266898	3,250.33	WSW
378	233193	3,206.44	W
379	110977	3,909.49	N
380	234688	3,210.66	W
381	225013	3,269.67	WSW
382	198834	3,959.40	N
383	248382	4,053.20	N
384	201055	3,940.05	N
385	225566	3,369.99	NW
386	237731	3,237.00	WSW
387	196406	3,788.32	NNE
388	218670	3,544.92	NW
389	231375	3,251.67	WNW
390	235377	3,658.64	SSE
391	201370	3,939.27	NNE
392	244300	3,222.43	WNW
393	186257	4,089.72	N
394	225012	3,303.70	WSW
395	198832	3,986.41	N
396	239597	3,243.39	W
397	234287	3,275.45	W
398	96844	3,281.07	WNW
399	209112	4,138.04	N
400	236766	3,307.91	WSW
401	239349	3,275.00	W
402	201859	4,089.16	N
403	236446	3,299.94	WSW
404	237596	3,310.53	W
405	262864	4,047.97	N
406	265463	3,336.30	WSW
407	78254	3,580.84	SW
407	69487	3,580.84	SW
407	107132	3,580.84	SW
407	74990	3,580.84	SW
407	108571	3,580.84	SW
407	101755	3,580.84	SW
407	67342	3,580.84	SW
407	106762	3,580.84	SW
407	87990	3,580.84	SW
407	72880	3,580.84	SW
407	108638	3,580.84	SW
407	82063	3,580.84	SW
407	63904	3,580.84	SW
407	63796	3,580.84	SW
407	89988	3,580.84	SW
407	87092	3,580.84	SW
407	66696	3,580.84	SW
407	84916	3,580.84	SW
407	61732	3,580.84	SW



## Wells and Additional Sources Summary

407	64797	3,580.84	SW
407	103366	3,580.84	SW
407	107250	3,580.84	SW
407	107190	3,580.84	SW
408	206043	3,306.12	W
409	239208	3,364.65	WSW
410	160430	3,946.41	NNE
411	245832	3,340.04	WNW
412	161894	3,340.32	WNW
413	244590	3,344.14	W
414	243684	3,383.33	W
415	243516	3,404.64	WSW
416	238129	3,506.94	NW
417	241619	3,478.34	WSW
418	244050	3,394.31	W
419	212861	3,466.40	WSW
420	234213	3,395.69	WSW
421	230014	3,376.91	WNW
421	230013	3,376.91	WNW
422	247460	3,414.73	W
423	236764	3,423.75	W
424	157068	3,969.94	NNE
425	243387	3,389.28	WNW
426	176087	3,444.24	WNW
427	86657	4,113.22	NNE
428	236067	3,401.22	W
429	194705	3,436.77	WNW
430	62902	4,192.35	N
431	77953	4,135.71	N
432	60769	3,596.62	NW
433	245058	3,411.50	WNW
434	271219	4,215.24	NNW
435	239190	3,529.30	WSW
436	38035	4,201.13	N
437	243989	3,461.26	W
438	232902	3,439.28	W
439	240553	3,488.93	WSW
440	37744	3,652.96	NW
441	235282	3,477.04	WSW
442	183403	3,484.47	WNW
443	232482	3,575.43	WSW
444	258042	3,469.27	W
445	245067	3,496.70	W
446	241272	3,465.70	W
447	232483	3,587.78	WSW
448	240719	3,511.31	W
449	243164	3,507.08	W
450	260779	3,964.20	NNW
451	234979	3,521.94	W
452	269656	3,492.63	W
453	172946	3,608.57	WNW
454	238454	3,778.93	NW
455	243388	3,493.02	W
456	219965	4,215.23	NNE
457	247526	3,541.65	W
458	249601	3,917.64	SSE
458	249603	3,917.64	SSE
458	249602	3,917.64	SSE
459	236174	3,558.23	WSW
460	235683	3,565.66	W
461	240527	3,541.18	W
462	224690	3,594.46	WSW
463	205280	3,917.70	NW
464	244929	3,575.17	W
465	243988	3,586.99	W
466	242357	4,372.18	NNW

## Wells and Additional Sources Summary

467	240305	3,586.87	WSW
468	36867	3,725.83	NW
469	51323	3,750.15	NW
471	48724	4,274.27	NNE
472	98874	3,623.28	WNW
472	102024	3,623.28	WNW
472	101796	3,623.28	WNW
473	48708	3,724.50	NW
474	239779	3,577.61	W
475	269367	3,674.77	WSW
476	214941	4,194.73	NNE
477	247356	3,582.28	WNW
478	272859	3,729.07	NW
479	215309	4,195.88	NNE
480	104383	3,660.15	WNW
481	244445	4,294.02	NNE
482	236420	3,672.36	WSW
483	242014	4,056.01	NNW
484	102875	4,291.74	NNE
485	236643	3,752.04	WSW
486	240723	3,621.74	W
487	188782	4,396.28	NNW
488	39546	3,658.76	WNW
489	250116	3,646.11	WSW
490	216028	3,915.57	NW
491	222285	3,642.17	WNW
492	246153	3,662.46	W
493	64684	4,384.85	N
494	231687	3,723.36	WNW
495	238588	3,707.84	WSW
496	248602	3,677.44	W
497	243025	3,697.08	WSW
498	244264	3,700.74	W
499	240721	3,705.52	WSW
500	184054	4,360.12	NNW
501	201379	4,384.23	NNW
502	206046	3,690.78	W
503	240597	3,735.98	WSW
504	48433	4,400.54	NNE
505	237871	3,707.21	W
506	209533	3,820.25	NW
507	172639	4,426.40	N
508	166107	3,865.73	NW
509	175033	4,436.69	N
510	206001	3,714.32	WNW
511	244360	3,785.67	WSW
512	237279	3,866.38	WSW
513	235922	3,724.75	W
514	180973	4,511.94	N
515	40462	3,780.33	WNW
516	236230	3,754.59	W
517	257181	3,767.21	WSW
518	257911	4,169.90	NW
519	235752	3,788.69	WSW
520	236001	3,792.97	W
521	230942	3,909.32	NW
522	246555	3,811.58	W
523	191973	4,513.93	NNW
524	243296	3,809.86	WSW
525	240886	3,814.43	W
526	238435	3,820.01	W
527	244866	3,784.98	WNW
528	187734	4,485.42	NNE
529	230298	3,937.26	NW
530	242399	3,841.69	W
531	232173	3,842.39	WSW

## Wells and Additional Sources Summary

532	152608	3,873.01	WNW
533	238929	3,851.42	WSW
534	193311	4,122.44	NW
535	204626	3,933.76	NW
536	237284	3,981.51	SW
537	244997	3,823.86	WNW
538	230297	3,979.18	NW
539	39166	3,917.43	WNW
540	246529	3,861.29	WNW
541	238863	3,847.48	W
542	235526	3,896.20	WSW
543	225939	3,857.50	W
544	244995	3,873.04	W
545	196225	4,050.15	NW
546	215557	4,093.89	NW
547	198097	3,916.90	WNW
548	220448	4,573.44	NNE
549	239051	3,881.61	W
550	253724	3,910.44	WSW
551	252775	3,984.43	WSW
551	252732	3,984.43	WSW
552	199012	4,319.85	NNW
553	224065	4,110.40	NW
554	250921	3,913.19	W
555	250286	3,914.53	WSW
556	246783	3,889.44	W
557	249933	3,922.29	W
558	238254	3,911.41	W
559	242600	3,922.89	W
560	249788	4,732.03	NNW
561	38987	3,999.54	WNW
562	224140	3,932.94	W
563	254412	3,940.08	WSW
564	224356	3,906.13	WNW
565	204410	4,167.00	NW
566	266800	3,947.51	W
567	248375	4,046.55	NW
568	206044	3,914.33	W
569	225940	3,926.79	W
570	266308	3,956.02	WSW
571	250316	3,941.15	W
572	217905	3,990.61	WNW
573	232761	3,980.96	WNW
574	247590	4,660.22	NNE
575	192191	4,552.65	NNW
576	200746	4,380.95	NW
577	239778	3,992.91	W
578	250241	3,962.66	WNW
579	243024	3,993.19	W
580	244403	4,006.23	WSW
581	206045	3,974.44	W
582	249988	3,977.57	WNW
583	239603	4,019.76	W
584	257088	4,265.58	NW
585	262193	4,272.45	NW
586	190280	4,317.57	NW
587	165047	4,051.43	WNW
588	250893	4,008.22	W
589	223933	4,018.99	WNW
590	240870	4,017.55	W
591	208116	4,103.72	WSW
592	265184	4,054.93	WSW
593	159813	4,716.87	NNE
594	182224	4,547.06	NNW
595	268763	4,210.67	NW
596	265268	4,165.51	WSW

## Wells and Additional Sources Summary

597	235935	4,082.11	WNW
598	262117	4,132.77	WSW
599	244051	4,068.38	WSW
600	248346	4,075.90	W
601	248032	4,083.49	WSW
602	258548	4,083.12	WSW
603	240754	4,072.97	W
604	250675	4,050.59	W
605	241087	4,076.20	WSW
606	178331	4,113.91	WNW
607	161943	4,190.43	NW
608	255771	4,119.19	WSW
609	38265	4,200.13	NW
610	250628	4,093.33	WSW
611	250280	4,074.99	W
612	250953	4,112.22	WSW
613	244718	4,062.75	W
614	38339	4,186.30	NW
615	221109	4,100.26	WSW
616	230503	4,119.69	WNW
616	230438	4,119.69	WNW
617	268746	4,225.75	WSW
618	248753	4,073.13	W
619	216753	4,650.42	NNW
620	219941	4,210.86	WSW
621	240188	4,185.60	WSW
622	185288	4,645.19	NNW
623	165265	4,199.60	WNW
624	193149	4,511.72	NW
625	214352	4,282.96	SW
626	270514	4,213.19	WSW
627	238325	4,339.58	NW
628	214354	4,298.53	SW
629	249414	4,113.14	WNW
630	250235	4,119.85	WNW
631	215768	4,195.44	WNW
632	252294	4,136.07	WNW
633	249566	4,128.49	WNW
634	246254	4,174.89	W
635	223932	4,159.57	WNW
636	251347	4,185.92	W
637	250249	4,162.69	W
638	257124	4,177.22	W
639	239348	4,193.23	W
640	186333	4,265.62	WNW
641	250315	4,175.10	W
642	236176	4,203.24	W
643	251130	4,207.97	WSW
644	235672	4,343.08	SW
645	235424	4,204.02	W
646	248201	4,281.95	WSW
647	234372	4,263.86	WSW
648	214353	4,399.79	SW
649	169543	4,721.07	NNW
650	238429	4,207.69	WNW
651	266474	4,239.54	W
652	180291	4,627.95	NW
653	182223	4,679.66	NNW
654	242717	4,228.74	W
655	240291	4,264.95	WSW
656	257581	4,259.66	WNW
657	251129	4,281.00	WSW
658	227171	4,356.43	WNW
659	240532	4,444.00	SW
660	215171	4,534.34	NW
661	226590	4,292.88	W

## Wells and Additional Sources Summary

662	257985	4,309.93	WSW
663	269718	4,351.11	WSW
664	254225	4,396.87	WSW
665	239188	4,387.34	WSW
666	247187	4,333.13	WSW
667	271739	4,366.40	WNW
668	166688	4,794.50	NNW
669	257078	4,339.53	WNW
670	236304	4,371.20	W
671	180862	4,748.10	NW
672	260127	4,411.44	WSW
673	272005	4,416.34	WNW
674	224568	4,361.94	WNW
675	263263	4,422.96	WSW
676	167394	4,441.51	WNW
677	182096	4,769.34	NW
678	240802	4,410.75	WSW
679	250723	4,413.56	WSW
680	246703	4,497.86	WNW
681	228164	4,442.46	W
682	246914	4,446.43	WSW
683	248724	4,441.13	W
684	251875	4,511.15	WNW
685	200286	4,457.78	W
686	223952	4,459.39	WNW
687	223931	4,471.60	WNW
688	255361	4,458.82	W
689	262104	4,514.34	WSW
690	248721	4,491.36	W
691	247102	4,503.42	WSW
692	179881	4,879.74	NW
693	261771	4,501.70	WSW
694	216994	4,562.59	WNW
695	265058	4,561.83	WSW
696	183152	4,853.41	NW
697	265059	4,568.36	WSW
698	65277	4,553.37	WNW
699	188543	4,750.89	NW
700	184296	4,909.69	NW
701	258797	4,615.52	WNW
702	239891	4,607.03	WSW
703	192270	4,864.95	NW
704	232601	4,651.59	WSW
705	223708	4,592.72	WNW
707	194128	4,596.83	WSW
708	51844	4,724.34	NW
709	238630	4,661.75	WSW
710	265979	4,675.61	WSW
711	243996	4,686.99	WSW
712	174011	4,644.62	WSW
713	223377	4,716.17	WSW
714	237132	4,827.51	NW
715	257432	4,743.53	WSW
716	184757	4,991.50	NW
717	263000	4,774.94	WSW
718	60300	4,832.38	NW
719	256967	4,783.39	WSW
720	236367	4,718.14	W
721	258075	4,815.33	NW
722	247790	4,738.65	WNW
723	213488	4,941.44	NW
724	243158	4,827.07	NW
725	158906	4,746.05	WSW
726	239416	4,834.15	NW
727	205017	4,824.36	WNW
728	197519	5,012.14	NW

## Wells and Additional Sources Summary

729	272603	4,749.44	W
730	236368	4,782.34	W
731	269568	4,838.18	WSW
732	237049	4,810.14	WSW
733	247746	4,910.11	NW
734	34568	4,927.10	NW
735	251216	4,914.86	WSW
736	194273	4,884.38	WNW
737	169051	4,862.02	W
738	111616	4,886.41	WSW
739	242398	4,885.61	WNW
740	185814	4,896.44	WSW
741	185303	5,180.58	NW
742	239946	5,000.31	WNW
743	48279	5,074.10	NW
744	247183	4,939.44	W
745	247399	4,944.14	W
746	172239	4,974.47	WNW
747	247400	4,953.51	W
748	242397	4,954.41	WNW
749	35611	5,084.60	NW
750	235631	5,070.44	NW
751	35190	5,027.47	WNW
752	252486	5,054.06	WNW
753	38285	5,121.00	NW
754	185562	5,130.28	NW
755	234215	5,125.67	NW
756	160463	5,036.15	WSW
757	255360	5,118.97	NW
758	191141	5,081.43	WNW
759	259381	5,142.25	WNW
760	37296	5,182.67	NW
761	158685	5,080.69	WSW
762	177181	5,077.16	W
763	265814	5,157.16	WNW
764	202933	5,098.32	WSW
765	65463	5,139.91	WNW
766	38544	5,147.69	WNW
767	39219	5,254.32	NW
768	247375	5,182.46	W
769	231280	5,241.07	WNW
770	238701	5,199.84	W
771	201438	5,202.64	WSW
772	257071	5,200.94	W
773	156897	5,194.65	W
774	176938	5,202.97	W
775	261226	5,223.95	W
776	159229	5,220.86	W
777	156824	5,226.68	W
778	176940	5,242.09	W
779	241171	5,276.46	W

# Wells and Additional Sources Detail Report

## Public Water Systems Violations and Enforcement Data

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
273	WNW	0.50	2,629.11	31.48	PWSV

Address Line 2:

State Code: DE  
Zip Code: 19958  
City Name: LEWES  
Address Line 1: 34251 Thomas Drive  
PWS ID: DE0000999  
PWS Type Code: CWS  
PWS Type Description: Community Water System  
Primary Source Code: GW  
Primary Source Desc: Groundwater  
PWS Activity Code: A  
PWS Activity Description: Active  
PWS Deactivation Date:  
Phone Number: 302-945-0579

--Details--

Population Served Count: 159  
City Served: LEWES  
County Served: Sussex  
State Served: DE  
Zip Code Served:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
273	WNW	0.50	2,629.11	31.48	PWSV

Address Line 2:

State Code: DE  
Zip Code: 19958  
City Name: LEWES  
Address Line 1: 34251 Thomas Drive  
PWS ID: DE0000804  
PWS Type Code: TNCWS  
PWS Type Description: Transient Non-Community Water System  
Primary Source Code: GW  
Primary Source Desc: Groundwater  
PWS Activity Code: A  
PWS Activity Description: Active  
PWS Deactivation Date:  
Phone Number: 302-945-0579

## Wells and Additional Sources Detail Report

--Details--

Population Served Count: 170  
City Served: LEWES  
County Served: Sussex  
State Served: DE  
Zip Code Served:

### Safe Drinking Water Information System (SDWIS)

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
273	WNW	0.50	2,629.11	31.48	SDWIS

PWS ID: DE0000999  
PWS Type: Community water system  
No of Facilities: 5  
No of Violations: 9  
No of Site Visits: 8  
Cities Served: LEWES  
Counties Served: Sussex  
Population Served Count: 159  
Primacy Agency: Delaware  
EPA Region: Region 3

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
273	WNW	0.50	2,629.11	31.48	SDWIS

PWS ID: DE0000804  
PWS Type: Transient non-community system  
No of Facilities: 5  
No of Violations: 0  
No of Site Visits: 4  
Cities Served: LEWES  
Counties Served: Sussex  
Population Served Count: 170  
Primacy Agency: Delaware  
EPA Region: Region 3

### USGS National Water Information System

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
470	SSE	0.79	4,153.81	19.66	FED USGS

Organiz Identifier: USGS-MD      Formation Type: Columbia Group  
Organiz Name: USGS Maryland Water Science Center      Aquifer Name: Northern Atlantic Coastal Plain aquifer system  
Well Depth: 68      Aquifer Type: Unconfined single aquifer  
Well Depth Unit: ft      Country Code: US



## Wells and Additional Sources Detail Report

Well Hole Depth:	68	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	SUSSEX
Construction Date:	19880817	Latitude:	38.6540012
Source Map Scale:	24000	Longitude:	-75.13435
Monitoring Loc Name:	Pi12-11		
Monitoring Loc Identifier:	USGS-383914075080501		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	02040303		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	1		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Reported.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	21		
Vertical Measure Unit:	feet		
Vertical Accuracy:	1		
Vertical Accuracy Unit:	feet		
Vertical Collection Mthd:	Reported method of determination.		
Vert Coord Refer System:	NGVD29		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
706	NW	0.94	4,963.14	6.74	FED USGS

Organiz Identifier:	USGS-MD	Formation Type:	Pleistocene-Pliocene Series
Organiz Name:	USGS Maryland Water Science Center	Aquifer Name:	Northern Atlantic Coastal Plain aquifer system
Well Depth:	58	Aquifer Type:	Unconfined single aquifer
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	65	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	SUSSEX
Construction Date:	19890321	Latitude:	38.6790012
Source Map Scale:	24000	Longitude:	-75.1524063
Monitoring Loc Name:	Oi51-11		
Monitoring Loc Identifier:	USGS-384044075091001		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	02040303		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			

## Wells and Additional Sources Detail Report

Horizontal Accuracy: 1  
 Horizontal Accuracy Unit: seconds  
 Horizontal Collection Mthd: Interpolated from MAP.  
 Horiz Coord Refer System: NAD83  
 Vertical Measure: 10  
 Vertical Measure Unit: feet  
 Vertical Accuracy: 2  
 Vertical Accuracy Unit: feet  
 Vertical Collection Mthd: Interpolated from topographic map.  
 Vert Coord Refer System: NGVD29

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
706	NW	0.94	4,963.14	6.74	FED USGS

Organiz Identifier: USGS-MD	Formation Type: Pleistocene-Pliocene Series
Organiz Name: USGS Maryland Water Science Center	Aquifer Name: Northern Atlantic Coastal Plain aquifer system
Well Depth: 21.5	Aquifer Type: Unconfined single aquifer
Well Depth Unit: ft	Country Code: US
Well Hole Depth: 25	Provider Name: NWIS
W Hole Depth Unit: ft	County: SUSSEX
Construction Date: 19890321	Latitude: 38.6790012
Source Map Scale: 24000	Longitude: -75.1524063
Monitoring Loc Name: Oi51-12	
Monitoring Loc Identifier: USGS-384044075091002	
Monitoring Loc Type: Well	
Monitoring Loc Desc:	
HUC Eight Digit Code: 02040303	
Drainage Area:	
Drainage Area Unit:	
Contrib Drainage Area:	
Contrib Drainage Area Unit:	
Horizontal Accuracy: 1	
Horizontal Accuracy Unit: seconds	
Horizontal Collection Mthd: Interpolated from MAP.	
Horiz Coord Refer System: NAD83	
Vertical Measure: 10	
Vertical Measure Unit: feet	
Vertical Accuracy: 2	
Vertical Accuracy Unit: feet	
Vertical Collection Mthd: Interpolated from topographic map.	
Vert Coord Refer System: NGVD29	

### Water Wells Database

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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## Wells and Additional Sources Detail Report

1	NNW	0.00	9.82	14.17	WATER WELLS
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Permit No:	257595	Latitude:	38.666952
X:	223986.11	Longitude:	-75.141061
Y:	74069.25	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
2	NNE	0.00	17.35	7.36	WATER WELLS

Permit No:	257593	Latitude:	38.667015
X:	224045.32	Longitude:	-75.140381
Y:	74076.35	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	NNE	0.01	31.29	6.13	WATER WELLS

Permit No:	257596	Latitude:	38.667062
X:	224057.29	Longitude:	-75.140243
Y:	74081.64	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	NE	0.01	26.82	4.50	WATER WELLS

Permit No:	257816	Latitude:	38.667081
X:	224101.14	Longitude:	-75.139739
Y:	74083.91	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.04	196.65	6.58	WATER WELLS

Permit No:	236980	Latitude:	38.667496
X:	224027	Longitude:	-75.140591
Y:	74129.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	NE	0.01	27.44	3.42	WATER WELLS

Permit No:	256869	Latitude:	38.667108
X:	224136.53	Longitude:	-75.139332
Y:	74087	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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## Wells and Additional Sources Detail Report

7	NNE	0.05	242.01	4.41	WATER WELLS
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Permit No:	218477	Latitude:	38.667641
X:	224055	Longitude:	-75.140269
Y:	74145.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	N	0.06	313.98	6.92	WATER WELLS

Permit No:	259158	Latitude:	38.667784
X:	223977.38	Longitude:	-75.141159
Y:	74161.49	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	NE	0.01	38.91	4.78	WATER WELLS

Permit No:	250314	Latitude:	38.667166
X:	224173.53	Longitude:	-75.138907
Y:	74093.54	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	NNE	0.06	337.66	6.80	WATER WELLS

Permit No:	241830	Latitude:	38.667927
X:	224086.15	Longitude:	-75.139908
Y:	74177.76	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	SE	0.06	302.76	2.63	WATER WELLS

Permit No:	52282	Latitude:	38.664395
X:	224137	Longitude:	-75.139338
Y:	73785.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
12	N	0.08	441.95	6.73	WATER WELLS

Permit No:	268489	Latitude:	38.668166
X:	224016.46	Longitude:	-75.140686
Y:	74203.76	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	ENE	0.01	49.44	4.08	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	245764	Latitude:	38.667219
X:	224207.15	Longitude:	-75.138521
Y:	74099.54	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
14	WSW	0.02	86.73	5.33	WATER WELLS

Permit No:	223239	Latitude:	38.665002
X:	223798	Longitude:	-75.143232
Y:	73852.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
15	NNE	0.09	500.14	4.92	WATER WELLS

Permit No:	259988	Latitude:	38.668405
X:	224128.49	Longitude:	-75.13942
Y:	74230.99	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
16	SW	0.07	373.93	9.04	WATER WELLS

Permit No:	253635	Latitude:	38.664213
X:	223800.8	Longitude:	-75.143201
Y:	73764.56	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
17	NNE	0.09	477.96	4.44	WATER WELLS

Permit No:	259373	Latitude:	38.66837
X:	224165.07	Longitude:	-75.139
Y:	74227.19	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
18	NW	0.08	430.58	3.45	WATER WELLS

Permit No:	224821	Latitude:	38.667955
X:	223767	Longitude:	-75.143577
Y:	74179.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
19	NE	0.06	319.90	5.21	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	250093	Latitude:	38.667991
X:	224244.36	Longitude:	-75.13809
Y:	74185.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
20	ENE	0.03	160.57	2.04	WATER WELLS

Permit No:	243277	Latitude:	38.667472
X:	224292.45	Longitude:	-75.13754
Y:	74127.88	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	-	0.00	0.00	3.33	WATER WELLS

Permit No:	249295	Latitude:	38.666697
X:	223679.83	Longitude:	-75.144582
Y:	74039.98	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NE	0.05	256.64	1.90	WATER WELLS

Permit No:	248208	Latitude:	38.667791
X:	224287.25	Longitude:	-75.137598
Y:	74163.24	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
23	SW	0.11	600.84	12.98	WATER WELLS

Permit No:	187278	Latitude:	38.66359
X:	223794	Longitude:	-75.143282
Y:	73695.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	NNE	0.11	598.50	5.61	WATER WELLS

Permit No:	259410	Latitude:	38.668723
X:	224194.15	Longitude:	-75.138664
Y:	74266.42	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
25	SW	0.09	450.97	10.46	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	100590	Latitude:	38.664004
X:	223735.1	Longitude:	-75.143957
Y:	73741.21	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
26	NNW	0.16	818.43	1.80	WATER WELLS

Permit No:	231274	Latitude:	38.669114
X:	223892.88	Longitude:	-75.142124
Y:	74308.91	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
27	NNW	0.15	792.05	3.93	WATER WELLS

Permit No:	244216	Latitude:	38.669019
X:	223861.68	Longitude:	-75.142483
Y:	74298.29	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
28	NE	0.08	402.45	1.30	WATER WELLS

Permit No:	248035	Latitude:	38.668222
X:	224274.94	Longitude:	-75.137738
Y:	74211.07	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
29	NW	0.12	642.62	8.31	WATER WELLS

Permit No:	246092	Latitude:	38.66854
X:	223767.69	Longitude:	-75.143565
Y:	74244.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
30	WSW	0.03	134.25	21.85	WATER WELLS

Permit No:	245617	Latitude:	38.664966
X:	223659.1	Longitude:	-75.144826
Y:	73847.79	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
31	NNW	0.16	866.34	2.94	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	231275	Latitude:	38.669251
X:	223899.86	Longitude:	-75.142044
Y:	74324.15	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
32	NW	0.11	606.59	6.58	WATER WELLS

Permit No:	246549	Latitude:	38.668422
X:	223741.56	Longitude:	-75.143866
Y:	74231.71	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
33	NNW	0.15	797.44	4.66	WATER WELLS

Permit No:	256401	Latitude:	38.669008
X:	223825.5	Longitude:	-75.142899
Y:	74296.98	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
34	W	0.01	74.00	7.88	WATER WELLS

Permit No:	260360	Latitude:	38.665905
X:	223630.76	Longitude:	-75.145148
Y:	73951.88	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
35	NW	0.09	473.83	4.84	WATER WELLS

Permit No:	240724	Latitude:	38.668021
X:	223692.42	Longitude:	-75.144432
Y:	74186.95	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	WNW	0.03	166.26	2.74	WATER WELLS

Permit No:	218475	Latitude:	38.667128
X:	223636	Longitude:	-75.145086
Y:	74087.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
37	NE	0.12	655.80	5.38	WATER WELLS



## Wells and Additional Sources Detail Report

Permit No:	248755	Latitude:	38.668914
X:	224240.45	Longitude:	-75.138131
Y:	74287.78	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
38	NE	0.11	596.35	2.61	WATER WELLS

Permit No:	244049	Latitude:	38.668759
X:	224269.75	Longitude:	-75.137795
Y:	74270.62	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
39	WNW	0.08	416.14	2.79	WATER WELLS

Permit No:	248526	Latitude:	38.667834
X:	223653.25	Longitude:	-75.144883
Y:	74166.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
40	NNW	0.19	1,022.97	2.95	WATER WELLS

Permit No:	230222	Latitude:	38.669697
X:	223920	Longitude:	-75.141812
Y:	74373.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
41	W	0.04	211.33	7.98	WATER WELLS

Permit No:	230331	Latitude:	38.665776
X:	223590	Longitude:	-75.145619
Y:	73937.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
42	W	0.04	197.30	5.49	WATER WELLS

Permit No:	257340	Latitude:	38.666362
X:	223589.45	Longitude:	-75.145621
Y:	74002.52	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
43	WSW	0.05	275.02	14.38	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	94684	Latitude:	38.66492
X:	223600.99	Longitude:	-75.145494
Y:	73842.52	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
44	WSW	0.09	461.82	24.05	WATER WELLS

Permit No:	211377	Latitude:	38.664038
X:	223605.13	Longitude:	-75.145017
Y:	73647.96	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
45	NNW	0.20	1,061.37	4.96	WATER WELLS

Permit No:	250676	Latitude:	38.669777
X:	223883.71	Longitude:	-75.142227
Y:	74382.51	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
46	NW	0.15	782.12	7.81	WATER WELLS

Permit No:	242604	Latitude:	38.668865
X:	223684.48	Longitude:	-75.14452
Y:	74280.67	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
47	W	0.05	277.22	2.18	WATER WELLS

Permit No:	184170	Latitude:	38.666617
X:	223563	Longitude:	-75.145924
Y:	74030.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
48	NW	0.17	883.31	9.65	WATER WELLS

Permit No:	239613	Latitude:	38.669168
X:	223718.22	Longitude:	-75.144131
Y:	74314.46	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
49	NNW	0.19	992.63	7.84	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	246290	Latitude:	38.669501
X:	223762.58	Longitude:	-75.14362
Y:	74351.51	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
50	NW	0.18	945.32	9.86	WATER WELLS

Permit No:	254639	Latitude:	38.669352
X:	223736.57	Longitude:	-75.14392
Y:	74334.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
51	NW	0.13	702.09	6.97	WATER WELLS

Permit No:	245914	Latitude:	38.668616
X:	223644.66	Longitude:	-75.144978
Y:	74252.87	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
52	NW	0.14	759.64	7.45	WATER WELLS

Permit No:	240664	Latitude:	38.668779
X:	223650.84	Longitude:	-75.144907
Y:	74270.99	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
53	NNW	0.22	1,158.42	8.95	WATER WELLS

Permit No:	231878	Latitude:	38.670019
X:	223848.05	Longitude:	-75.142636
Y:	74409.22	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
54	NNW	0.21	1,118.78	8.85	WATER WELLS

Permit No:	243020	Latitude:	38.669878
X:	223803.65	Longitude:	-75.143147
Y:	74393.52	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
55	NNW	0.21	1,092.09	10.50	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	227611	Latitude:	38.669786
X:	223778	Longitude:	-75.143444
Y:	74383.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
56	WNW	0.10	546.22	4.30	WATER WELLS

Permit No:	247933	Latitude:	38.668014
X:	223570.01	Longitude:	-75.145839
Y:	74185.85	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	59215	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	59001	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	91049	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	68204	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	61543	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	63815	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	62633	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	78169	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	56969	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	89720	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	66191	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	61618	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	92637	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	88516	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	79046	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	91444	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	71991	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	58612	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	63280	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	92164	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	61895	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	95505	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	67610	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	101797	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	72348	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	103727	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	72773	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	59717	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS



## Wells and Additional Sources Detail Report

Permit No:	76079	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	50674	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	91255	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	60332	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	74570	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	88435	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	100909	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	73084	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	79157	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	70428	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	69245	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	99018	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	73100	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	66376	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	78884	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	78883	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	77770	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	64569	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	56873	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	92322	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	77771	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	96879	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.22	1,158.65	10.36	WATER WELLS

Permit No:	68633	Latitude:	38.669965
X:	223771.57	Longitude:	-75.143515
Y:	74403.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
58	NW	0.13	701.49	7.96	WATER WELLS

Permit No:	242116	Latitude:	38.668548
X:	223592.98	Longitude:	-75.145573
Y:	74245.16	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
59	NW	0.15	769.30	6.79	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	242762	Latitude:	38.668768
X:	223608.57	Longitude:	-75.145393
Y:	74269.65	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
60	NNW	0.24	1,249.50	7.95	WATER WELLS

Permit No:	224795	Latitude:	38.670252
X:	223823	Longitude:	-75.142925
Y:	74435.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
61	NNW	0.23	1,212.86	9.29	WATER WELLS

Permit No:	225217	Latitude:	38.670126
X:	223788	Longitude:	-75.143328
Y:	74421	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
62	NNW	0.23	1,192.12	10.48	WATER WELLS

Permit No:	47859	Latitude:	38.670053
X:	223765.6	Longitude:	-75.143583
Y:	74412.84	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
62	NNW	0.23	1,192.12	10.48	WATER WELLS

Permit No:	48427	Latitude:	38.670053
X:	223765.6	Longitude:	-75.143583
Y:	74412.84	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
62	NNW	0.23	1,192.12	10.48	WATER WELLS

Permit No:	48868	Latitude:	38.670053
X:	223765.6	Longitude:	-75.143583
Y:	74412.84	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
62	NNW	0.23	1,192.12	10.48	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	40825	Latitude:	38.670053
X:	223765.6	Longitude:	-75.143583
Y:	74412.84	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
62	NNW	0.23	1,192.12	10.48	WATER WELLS

Permit No:	35844	Latitude:	38.670053
X:	223765.6	Longitude:	-75.143583
Y:	74412.84	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
62	NNW	0.23	1,192.12	10.48	WATER WELLS

Permit No:	48366	Latitude:	38.670053
X:	223765.6	Longitude:	-75.143583
Y:	74412.84	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
62	NNW	0.23	1,192.12	10.48	WATER WELLS

Permit No:	40826	Latitude:	38.670053
X:	223765.6	Longitude:	-75.143583
Y:	74412.84	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
63	NNW	0.22	1,157.44	11.47	WATER WELLS

Permit No:	224788	Latitude:	38.669934
X:	223733	Longitude:	-75.14396
Y:	74399.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
64	NW	0.21	1,108.78	12.09	WATER WELLS

Permit No:	224797	Latitude:	38.669782
X:	223708	Longitude:	-75.144248
Y:	74382.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
65	WNW	0.11	605.79	3.64	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	245451	Latitude:	38.668085
X:	223547.33	Longitude:	-75.146099
Y:	74193.68	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
66	SW	0.15	802.10	23.07	WATER WELLS

Permit No:	86145	Latitude:	38.663167
X:	223605.13	Longitude:	-75.145453
Y:	73647.96	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
67	NW	0.15	815.82	6.97	WATER WELLS

Permit No:	245577	Latitude:	38.668863
X:	223588.97	Longitude:	-75.145617
Y:	74280.14	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
68	NNW	0.23	1,232.35	12.48	WATER WELLS

Permit No:	224787	Latitude:	38.670144
X:	223738	Longitude:	-75.143902
Y:	74422.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
69	NW	0.20	1,078.52	12.56	WATER WELLS

Permit No:	225124	Latitude:	38.669665
X:	223661	Longitude:	-75.144789
Y:	74369.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
70	S	0.27	1,415.60	8.78	WATER WELLS

Permit No:	261360	Latitude:	38.661347
X:	223919.21	Longitude:	-75.141852
Y:	73446.84	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
71	WSW	0.14	755.62	15.72	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	211378	Latitude:	38.663561
X:	223551.7	Longitude:	-75.146066
Y:	73691.49	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
72	WNW	0.13	687.81	4.10	WATER WELLS

Permit No:	227612	Latitude:	38.66818
X:	223519	Longitude:	-75.146426
Y:	74204.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
73	W	0.12	628.05	6.60	WATER WELLS

Permit No:	235684	Latitude:	38.665737
X:	223463	Longitude:	-75.147079
Y:	73932.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
74	SW	0.16	864.08	16.30	WATER WELLS

Permit No:	219846	Latitude:	38.663129
X:	223567.17	Longitude:	-75.14589
Y:	73643.52	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
75	NW	0.20	1,054.75	12.00	WATER WELLS

Permit No:	224798	Latitude:	38.669557
X:	223606	Longitude:	-75.145421
Y:	74357.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
76	NW	0.17	887.22	7.31	WATER WELLS

Permit No:	246882	Latitude:	38.668941
X:	223544.76	Longitude:	-75.146125
Y:	74288.73	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
77	NNW	0.27	1,436.16	11.61	WATER WELLS



## Wells and Additional Sources Detail Report

Permit No:	236979	Latitude:	38.670735
X:	223779	Longitude:	-75.143429
Y:	74488.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
78	NNW	0.27	1,430.66	10.44	WATER WELLS

Permit No:	218476	Latitude:	38.670712
X:	223768	Longitude:	-75.143555
Y:	74485.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
79	W	0.13	666.24	6.51	WATER WELLS

Permit No:	172048	Latitude:	38.666996
X:	223447	Longitude:	-75.147256
Y:	74072.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
80	NW	0.20	1,061.65	11.71	WATER WELLS

Permit No:	224777	Latitude:	38.669551
X:	223588	Longitude:	-75.145628
Y:	74356.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
81	SW	0.19	1,012.39	17.47	WATER WELLS

Permit No:	211379	Latitude:	38.662669
X:	223570.35	Longitude:	-75.145855
Y:	73592.51	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
82	NW	0.24	1,271.45	12.86	WATER WELLS

Permit No:	231731	Latitude:	38.670191
X:	223653	Longitude:	-75.144879
Y:	74427.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
83	NW	0.18	946.18	8.09	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	246446	Latitude:	38.669076
X:	223533.96	Longitude:	-75.146249
Y:	74303.62	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
84	NW	0.25	1,314.09	13.27	WATER WELLS

Permit No:	224789	Latitude:	38.67032
X:	223669	Longitude:	-75.144694
Y:	74442.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
85	NNW	0.27	1,409.21	12.18	WATER WELLS

Permit No:	250433	Latitude:	38.670613
X:	223712.01	Longitude:	-75.144197
Y:	74474.81	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
86	SW	0.18	957.76	14.51	WATER WELLS

Permit No:	211376	Latitude:	38.663072
X:	223521.9	Longitude:	-75.14641
Y:	73637.16	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
87	WNW	0.16	845.31	5.05	WATER WELLS

Permit No:	249750	Latitude:	38.668436
X:	223477.63	Longitude:	-75.146898
Y:	74232.41	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
88	NNW	0.28	1,455.14	12.30	WATER WELLS

Permit No:	224790	Latitude:	38.670748
X:	223724	Longitude:	-75.144061
Y:	74489.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
89	NW	0.24	1,292.64	14.61	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	224799	Latitude:	38.67022
X:	223612	Longitude:	-75.14535
Y:	74430.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
90	W	0.16	834.71	11.67	WATER WELLS

Permit No:	183921	Latitude:	38.666071
X:	223397	Longitude:	-75.147834
Y:	73969.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
91	NNW	0.31	1,621.51	2.92	WATER WELLS

Permit No:	224792	Latitude:	38.671253
X:	223789	Longitude:	-75.143312
Y:	74546.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
92	NW	0.22	1,186.86	10.86	WATER WELLS

Permit No:	224791	Latitude:	38.66983
X:	223552	Longitude:	-75.146041
Y:	74387.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	NW	0.27	1,444.56	11.15	WATER WELLS

Permit No:	253647	Latitude:	38.670669
X:	223654.04	Longitude:	-75.144863
Y:	74480.84	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
94	NNW	0.28	1,467.10	10.75	WATER WELLS

Permit No:	253646	Latitude:	38.670737
X:	223662.3	Longitude:	-75.144768
Y:	74488.46	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
95	ENE	0.17	878.86	-1.15	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	109099	Latitude:	38.6675
X:	224610.15	Longitude:	-75.133888
Y:	74131.94	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
96	WNW	0.19	1,021.26	6.60	WATER WELLS

Permit No:	224956	Latitude:	38.668987
X:	223469	Longitude:	-75.146997
Y:	74293.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
97	WSW	0.17	908.84	10.07	WATER WELLS

Permit No:	216758	Latitude:	38.664852
X:	223389	Longitude:	-75.147932
Y:	73834.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
98	NW	0.26	1,357.66	13.35	WATER WELLS

Permit No:	229066	Latitude:	38.670375
X:	223588	Longitude:	-75.145625
Y:	74448	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
99	W	0.17	910.21	14.35	WATER WELLS

Permit No:	171587	Latitude:	38.666435
X:	223371	Longitude:	-75.148131
Y:	74010	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
100	WNW	0.19	1,011.70	6.13	WATER WELLS

Permit No:	246533	Latitude:	38.668786
X:	223444.93	Longitude:	-75.147273
Y:	74271.15	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
101	WNW	0.17	911.84	3.66	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	231506	Latitude:	38.667592
X:	223388	Longitude:	-75.147933
Y:	74138.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
102	NW	0.22	1,175.91	8.67	WATER WELLS

Permit No:	210373	Latitude:	38.669619
X:	223497	Longitude:	-75.146673
Y:	74363.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
103	NW	0.25	1,313.08	11.65	WATER WELLS

Permit No:	235016	Latitude:	38.67017
X:	223543.84	Longitude:	-75.146131
Y:	74425.09	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
104	NNW	0.32	1,689.88	10.75	WATER WELLS

Permit No:	224869	Latitude:	38.671405
X:	223738	Longitude:	-75.143897
Y:	74562.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
105	WNW	0.19	1,013.31	7.32	WATER WELLS

Permit No:	231649	Latitude:	38.668513
X:	223414	Longitude:	-75.147631
Y:	74240.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
106	NW	0.24	1,242.12	10.59	WATER WELLS

Permit No:	224828	Latitude:	38.669822
X:	223498	Longitude:	-75.146661
Y:	74386.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
107	NW	0.28	1,466.05	14.67	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	238595	Latitude:	38.670679
X:	223590.79	Longitude:	-75.14559
Y:	74481.78	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
108	W	0.19	998.90	13.78	WATER WELLS

Permit No:	223247	Latitude:	38.666441
X:	223344	Longitude:	-75.148443
Y:	74010.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
109	WSW	0.20	1,068.47	13.86	WATER WELLS

Permit No:	171585	Latitude:	38.664097
X:	223370	Longitude:	-75.148151
Y:	73750.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
110	NNW	0.33	1,716.24	11.55	WATER WELLS

Permit No:	235017	Latitude:	38.671445
X:	223692.13	Longitude:	-75.144422
Y:	74567.13	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
111	NW	0.29	1,516.03	13.73	WATER WELLS

Permit No:	239614	Latitude:	38.670808
X:	223582.71	Longitude:	-75.145682
Y:	74496.06	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
112	W	0.21	1,088.98	13.87	WATER WELLS

Permit No:	171540	Latitude:	38.665352
X:	223325	Longitude:	-75.148664
Y:	73889.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
113	NNW	0.32	1,681.81	12.47	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	245689	Latitude:	38.671306
X:	223630.41	Longitude:	-75.145132
Y:	74551.49	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
114	WNW	0.22	1,157.46	7.13	WATER WELLS

Permit No:	249035	Latitude:	38.668763
X:	223379.65	Longitude:	-75.148023
Y:	74268.46	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
115	WNW	0.24	1,261.92	8.26	WATER WELLS

Permit No:	252223	Latitude:	38.669495
X:	223421.34	Longitude:	-75.147541
Y:	74349.82	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
116	NNW	0.35	1,854.31	5.71	WATER WELLS

Permit No:	225829	Latitude:	38.671851
X:	223728	Longitude:	-75.144011
Y:	74612.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
117	W	0.21	1,105.03	7.77	WATER WELLS

Permit No:	227984	Latitude:	38.666862
X:	223311	Longitude:	-75.148821
Y:	74057.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
118	SW	0.26	1,349.59	16.78	WATER WELLS

Permit No:	171288	Latitude:	38.662213
X:	223450	Longitude:	-75.147239
Y:	73541.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
119	W	0.22	1,141.78	14.69	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	221465	Latitude:	38.664857
X:	223316	Longitude:	-75.148771
Y:	73834.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
120	WSW	0.22	1,163.23	13.81	WATER WELLS

Permit No:	269068	Latitude:	38.664296
X:	223326.37	Longitude:	-75.148635
Y:	73768.27	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
121	W	0.21	1,124.44	7.35	WATER WELLS

Permit No:	227983	Latitude:	38.666976
X:	223306	Longitude:	-75.148878
Y:	74069.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
122	NNW	0.33	1,759.36	12.18	WATER WELLS

Permit No:	244305	Latitude:	38.671515
X:	223623.78	Longitude:	-75.145207
Y:	74574.65	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
123	NW	0.29	1,508.88	13.80	WATER WELLS

Permit No:	222663	Latitude:	38.670588
X:	223492	Longitude:	-75.146727
Y:	74471.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
124	WSW	0.25	1,312.58	15.77	WATER WELLS

Permit No:	259774	Latitude:	38.662939
X:	223373.98	Longitude:	-75.14811
Y:	73621.91	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
125	SE	0.24	1,264.83	-1.15	WATER WELLS



## Wells and Additional Sources Detail Report

Permit No:	212665	Latitude:	38.662302
X:	224605	Longitude:	-75.133971
Y:	73554.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
126	SSW	0.37	1,934.43	7.16	WATER WELLS

Permit No:	242765	Latitude:	38.659929
X:	223741.15	Longitude:	-75.143903
Y:	73288.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
127	NNW	0.36	1,921.11	6.07	WATER WELLS

Permit No:	246008	Latitude:	38.67201
X:	223692.66	Longitude:	-75.144414
Y:	74629.77	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
128	WNW	0.26	1,361.22	8.59	WATER WELLS

Permit No:	255442	Latitude:	38.669619
X:	223389.29	Longitude:	-75.147909
Y:	74363.45	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
129	WNW	0.25	1,294.04	9.80	WATER WELLS

Permit No:	244413	Latitude:	38.669021
X:	223349.29	Longitude:	-75.148371
Y:	74297	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
130	WNW	0.23	1,239.81	5.74	WATER WELLS

Permit No:	197124	Latitude:	38.6683
X:	223314	Longitude:	-75.148779
Y:	74216.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
131	NW	0.33	1,758.46	13.13	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	247115	Latitude:	38.671473
X:	223576.87	Longitude:	-75.145747
Y:	74569.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
132	NW	0.31	1,663.10	15.85	WATER WELLS

Permit No:	240709	Latitude:	38.671083
X:	223509.56	Longitude:	-75.146522
Y:	74526.39	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
133	NW	0.34	1,806.18	9.02	WATER WELLS

Permit No:	253968	Latitude:	38.671613
X:	223584.06	Longitude:	-75.145663
Y:	74585.39	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
134	NNW	0.37	1,956.44	4.71	WATER WELLS

Permit No:	255926	Latitude:	38.672078
X:	223651.61	Longitude:	-75.144886
Y:	74637.27	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
135	W	0.25	1,312.45	19.39	WATER WELLS

Permit No:	171536	Latitude:	38.66485
X:	223263	Longitude:	-75.149378
Y:	73833.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
136	WSW	0.26	1,355.83	17.01	WATER WELLS

Permit No:	171755	Latitude:	38.663939
X:	223281	Longitude:	-75.149174
Y:	73732.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
137	SW	0.30	1,607.49	18.91	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	241446	Latitude:	38.661447
X:	223437.02	Longitude:	-75.147391
Y:	73456.44	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
138	WNW	0.26	1,392.63	9.31	WATER WELLS

Permit No:	244962	Latitude:	38.669042
X:	223312.23	Longitude:	-75.148797
Y:	74299.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
139	W	0.26	1,368.17	20.62	WATER WELLS

Permit No:	173310	Latitude:	38.665564
X:	223238	Longitude:	-75.149663
Y:	73912.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
140	WSW	0.26	1,370.91	17.60	WATER WELLS

Permit No:	223379	Latitude:	38.664258
X:	223262	Longitude:	-75.149393
Y:	73768	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
141	WNW	0.28	1,452.03	9.34	WATER WELLS

Permit No:	246766	Latitude:	38.669521
X:	223335.72	Longitude:	-75.148525
Y:	74352.45	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
141	WNW	0.28	1,452.03	9.34	WATER WELLS

Permit No:	246891	Latitude:	38.669521
X:	223334.77	Longitude:	-75.148536
Y:	74352.45	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
142	NW	0.35	1,872.16	8.68	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	258508	Latitude:	38.67176
X:	223554.93	Longitude:	-75.145998
Y:	74601.63	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	NW	0.33	1,752.74	14.81	WATER WELLS

Permit No:	240663	Latitude:	38.671258
X:	223479.38	Longitude:	-75.146868
Y:	74545.73	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	NW	0.35	1,848.07	12.27	WATER WELLS

Permit No:	245240	Latitude:	38.671654
X:	223531.54	Longitude:	-75.146267
Y:	74589.81	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
145	WNW	0.27	1,401.26	8.20	WATER WELLS

Permit No:	187204	Latitude:	38.668614
X:	223277	Longitude:	-75.149203
Y:	74251.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
146	SW	0.33	1,746.33	21.31	WATER WELLS

Permit No:	171584	Latitude:	38.660834
X:	223478	Longitude:	-75.146923
Y:	73388.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
147	WSW	0.27	1,423.26	18.67	WATER WELLS

Permit No:	250171	Latitude:	38.664271
X:	223244.55	Longitude:	-75.149592
Y:	73769.44	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
148	NNW	0.38	2,031.47	4.46	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	256794	Latitude:	38.67226
X:	223616.91	Longitude:	-75.145284
Y:	74657.33	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
149	NW	0.33	1,751.38	12.03	WATER WELLS

Permit No:	242966	Latitude:	38.671168
X:	223452.7	Longitude:	-75.147175
Y:	74535.65	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
150	SW	0.35	1,834.83	28.45	WATER WELLS

Permit No:	163711	Latitude:	38.660553
X:	223483.01	Longitude:	-75.146866
Y:	73357.39	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
151	WNW	0.29	1,520.44	11.24	WATER WELLS

Permit No:	241403	Latitude:	38.669266
X:	223282.07	Longitude:	-75.149142
Y:	74323.99	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
152	WNW	0.30	1,567.67	9.04	WATER WELLS

Permit No:	246698	Latitude:	38.6697
X:	223305.2	Longitude:	-75.148875
Y:	74372.21	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
153	SW	0.32	1,699.87	18.88	WATER WELLS

Permit No:	163153	Latitude:	38.661551
X:	223370	Longitude:	-75.148161
Y:	73467.83	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
154	WSW	0.31	1,651.50	10.34	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	172049	Latitude:	38.662246
X:	223305	Longitude:	-75.148905
Y:	73544.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
155	NNW	0.40	2,091.79	4.00	WATER WELLS

Permit No:	256688	Latitude:	38.672401
X:	223582.95	Longitude:	-75.145673
Y:	74672.88	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
156	WNW	0.30	1,573.22	11.12	WATER WELLS

Permit No:	243570	Latitude:	38.669344
X:	223268.43	Longitude:	-75.149299
Y:	74332.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
157	WNW	0.29	1,530.08	7.71	WATER WELLS

Permit No:	177007	Latitude:	38.668575
X:	223230	Longitude:	-75.149743
Y:	74247.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
158	W	0.29	1,526.32	20.11	WATER WELLS

Permit No:	226477	Latitude:	38.666754
X:	223182	Longitude:	-75.150303
Y:	74044.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
159	NW	0.37	1,961.16	10.27	WATER WELLS

Permit No:	244356	Latitude:	38.671875
X:	223486.24	Longitude:	-75.146787
Y:	74614.24	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
160	WNW	0.29	1,549.38	8.02	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	177006	Latitude:	38.66869
X:	223230	Longitude:	-75.149743
Y:	74259.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
161	W	0.30	1,566.65	26.07	WATER WELLS

Permit No:	242465	Latitude:	38.665621
X:	223176.86	Longitude:	-75.150365
Y:	73919.06	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
162	NW	0.34	1,808.32	12.52	WATER WELLS

Permit No:	243028	Latitude:	38.671034
X:	223379.83	Longitude:	-75.148012
Y:	74520.52	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
163	NW	0.38	2,023.90	7.08	WATER WELLS

Permit No:	224867	Latitude:	38.672085
X:	223500	Longitude:	-75.14663
Y:	74637.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
164	NNW	0.40	2,125.36	3.03	WATER WELLS

Permit No:	249976	Latitude:	38.672468
X:	223558.43	Longitude:	-75.145955
Y:	74680.31	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
165	WNW	0.32	1,703.00	10.37	WATER WELLS

Permit No:	256576	Latitude:	38.670097
X:	223291.16	Longitude:	-75.149035
Y:	74416.32	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
166	WNW	0.30	1,604.31	6.62	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	229922	Latitude:	38.668556
X:	223204	Longitude:	-75.150044
Y:	74245	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
167	WSW	0.32	1,676.70	8.45	WATER WELLS

Permit No:	223396	Latitude:	38.66292
X:	223233	Longitude:	-75.149732
Y:	73619.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
168	NW	0.37	1,938.32	13.98	WATER WELLS

Permit No:	244361	Latitude:	38.67158
X:	223413.68	Longitude:	-75.147621
Y:	74581.28	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
169	SW	0.36	1,880.46	21.60	WATER WELLS

Permit No:	163725	Latitude:	38.660971
X:	223365.25	Longitude:	-75.148218
Y:	73403.46	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
170	NW	0.35	1,848.76	15.72	WATER WELLS

Permit No:	270719	Latitude:	38.670701
X:	223301.33	Longitude:	-75.148917
Y:	74483.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
171	W	0.32	1,672.45	20.54	WATER WELLS

Permit No:	247882	Latitude:	38.667364
X:	223142.72	Longitude:	-75.150751
Y:	74112.41	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
172	NW	0.37	1,957.60	13.72	WATER WELLS



## Wells and Additional Sources Detail Report

Permit No:	224796	Latitude:	38.671413
X:	223362	Longitude:	-75.148218
Y:	74562.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
173	NW	0.42	2,213.22	4.47	WATER WELLS

Permit No:	252031	Latitude:	38.672642
X:	223511.82	Longitude:	-75.14649
Y:	74699.41	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
174	W	0.33	1,756.27	24.88	WATER WELLS

Permit No:	216759	Latitude:	38.666136
X:	223115	Longitude:	-75.151076
Y:	73976.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
175	NW	0.38	2,008.53	13.73	WATER WELLS

Permit No:	266788	Latitude:	38.671495
X:	223346.15	Longitude:	-75.148398
Y:	74571.63	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
176	WSW	0.36	1,911.82	9.74	WATER WELLS

Permit No:	223777	Latitude:	38.661673
X:	223257	Longitude:	-75.149461
Y:	73481	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
177	WSW	0.35	1,838.10	7.82	WATER WELLS

Permit No:	187437	Latitude:	38.662633
X:	223195	Longitude:	-75.150167
Y:	73587.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
178	W	0.34	1,795.50	34.31	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	223248	Latitude:	38.665499
X:	223108	Longitude:	-75.151158
Y:	73905.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
179	SW	0.38	2,017.07	18.46	WATER WELLS

Permit No:	253874	Latitude:	38.6608
X:	223320.08	Longitude:	-75.148737
Y:	73384.31	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
180	W	0.34	1,773.26	29.30	WATER WELLS

Permit No:	243906	Latitude:	38.666598
X:	223106.66	Longitude:	-75.151168
Y:	74027.27	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
181	WNW	0.34	1,799.08	10.27	WATER WELLS

Permit No:	185556	Latitude:	38.6691
X:	223168	Longitude:	-75.150454
Y:	74305.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
182	WSW	0.35	1,824.34	26.98	WATER WELLS

Permit No:	239954	Latitude:	38.664366
X:	223115	Longitude:	-75.151082
Y:	73779.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
183	NW	0.37	1,965.33	20.39	WATER WELLS

Permit No:	210401	Latitude:	38.67084
X:	223263.58	Longitude:	-75.149349
Y:	74498.64	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
184	NNW	0.44	2,323.21	2.85	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	254867	Latitude:	38.67292
X:	223495.41	Longitude:	-75.146677
Y:	74730.26	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
185	SW	0.43	2,260.97	15.75	WATER WELLS

Permit No:	171583	Latitude:	38.659503
X:	223425	Longitude:	-75.147537
Y:	73240.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
186	WSW	0.39	2,044.02	7.36	WATER WELLS

Permit No:	197242	Latitude:	38.661498
X:	223219	Longitude:	-75.149896
Y:	73461.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
187	NW	0.41	2,183.51	13.24	WATER WELLS

Permit No:	225938	Latitude:	38.671997
X:	223337	Longitude:	-75.148503
Y:	74627.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
188	WSW	0.37	1,950.29	9.19	WATER WELLS

Permit No:	210214	Latitude:	38.663416
X:	223109	Longitude:	-75.151155
Y:	73674.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
189	WSW	0.38	1,992.66	5.94	WATER WELLS

Permit No:	188938	Latitude:	38.662617
X:	223140	Longitude:	-75.150799
Y:	73585.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
190	NNW	0.48	2,532.32	2.46	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	249655	Latitude:	38.673589
X:	223552.9	Longitude:	-75.146014
Y:	74804.64	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
191	NNW	0.50	2,620.76	2.36	WATER WELLS

Permit No:	241992	Latitude:	38.673871
X:	223598.52	Longitude:	-75.145489
Y:	74836.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
192	W	0.38	1,981.64	27.82	WATER WELLS

Permit No:	227976	Latitude:	38.665514
X:	223051	Longitude:	-75.151813
Y:	73906.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
193	NW	0.45	2,376.47	9.34	WATER WELLS

Permit No:	224621	Latitude:	38.672844
X:	223406	Longitude:	-75.147707
Y:	74721.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
194	NW	0.45	2,354.74	12.11	WATER WELLS

Permit No:	251769	Latitude:	38.672668
X:	223373.1	Longitude:	-75.148084
Y:	74701.91	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
195	WNW	0.38	2,028.46	12.64	WATER WELLS

Permit No:	204356	Latitude:	38.66955
X:	223116	Longitude:	-75.15105
Y:	74355.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
196	NW	0.41	2,182.68	23.27	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	210402	Latitude:	38.671366
X:	223230.18	Longitude:	-75.149731
Y:	74556.94	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
197	WSW	0.39	2,074.65	5.83	WATER WELLS

Permit No:	188937	Latitude:	38.6626
X:	223112	Longitude:	-75.151121
Y:	73583.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
198	NW	0.41	2,190.04	23.27	WATER WELLS

Permit No:	227996	Latitude:	38.671385
X:	223229.19	Longitude:	-75.149742
Y:	74559.13	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
199	NNW	0.52	2,759.38	1.94	WATER WELLS

Permit No:	231259	Latitude:	38.674294
X:	223656	Longitude:	-75.144829
Y:	74883.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
200	NNW	0.49	2,570.33	7.03	WATER WELLS

Permit No:	230085	Latitude:	38.673626
X:	223503	Longitude:	-75.146589
Y:	74808.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
201	NW	0.47	2,505.70	6.56	WATER WELLS

Permit No:	245384	Latitude:	38.673326
X:	223445.24	Longitude:	-75.147252
Y:	74775.14	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
202	W	0.39	2,047.12	31.04	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	227732	Latitude:	38.666268
X:	223025	Longitude:	-75.152109
Y:	73990.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
203	WSW	0.39	2,085.29	8.83	WATER WELLS

Permit No:	171546	Latitude:	38.663648
X:	223055	Longitude:	-75.151772
Y:	73699.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
204	SW	0.43	2,275.75	11.23	WATER WELLS

Permit No:	223249	Latitude:	38.660545
X:	223230	Longitude:	-75.149775
Y:	73355.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
205	W	0.40	2,087.85	24.00	WATER WELLS

Permit No:	235969	Latitude:	38.665583
X:	223018	Longitude:	-75.152192
Y:	73914.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
206	NW	0.46	2,417.05	11.44	WATER WELLS

Permit No:	240680	Latitude:	38.672716
X:	223337.6	Longitude:	-75.148491
Y:	74707.19	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
207	SW	0.48	2,517.47	15.77	WATER WELLS

Permit No:	171588	Latitude:	38.658748
X:	223425	Longitude:	-75.147539
Y:	73156.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
208	WNW	0.40	2,117.03	11.95	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	52513	Latitude:	38.669507
X:	223082	Longitude:	-75.15144
Y:	74350.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
209	SW	0.46	2,440.13	12.89	WATER WELLS

Permit No:	254041	Latitude:	38.659359
X:	223331.76	Longitude:	-75.148608
Y:	73224.42	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
210	W	0.40	2,136.41	24.71	WATER WELLS

Permit No:	223914	Latitude:	38.665474
X:	223004	Longitude:	-75.152353
Y:	73902.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
211	NW	0.46	2,418.15	14.90	WATER WELLS

Permit No:	264792	Latitude:	38.672584
X:	223306.88	Longitude:	-75.148845
Y:	74692.37	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
212	NW	0.46	2,425.76	14.83	WATER WELLS

Permit No:	264793	Latitude:	38.672588
X:	223302.67	Longitude:	-75.148893
Y:	74692.83	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
213	W	0.41	2,143.70	30.18	WATER WELLS

Permit No:	242772	Latitude:	38.666301
X:	222995.11	Longitude:	-75.152451
Y:	73994.01	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
214	NNW	0.52	2,741.88	5.87	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	251011	Latitude:	38.67413
X:	223520.13	Longitude:	-75.146389
Y:	74864.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
215	NNW	0.50	2,652.40	7.88	WATER WELLS

Permit No:	253370	Latitude:	38.673747
X:	223447.07	Longitude:	-75.14723
Y:	74821.89	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
216	NW	0.49	2,598.34	9.44	WATER WELLS

Permit No:	243480	Latitude:	38.673471
X:	223400.31	Longitude:	-75.147768
Y:	74791.14	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
217	NW	0.49	2,604.46	9.44	WATER WELLS

Permit No:	243168	Latitude:	38.673497
X:	223403.18	Longitude:	-75.147735
Y:	74793.99	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
218	WNW	0.43	2,273.07	19.85	WATER WELLS

Permit No:	210403	Latitude:	38.670768
X:	223121.74	Longitude:	-75.150979
Y:	74490.23	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
219	W	0.42	2,215.68	21.39	WATER WELLS

Permit No:	236229	Latitude:	38.665698
X:	222978	Longitude:	-75.152651
Y:	73927	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
220	WNW	0.42	2,196.54	14.80	WATER WELLS



## Wells and Additional Sources Detail Report

Permit No:	236443	Latitude:	38.669081
X:	223032	Longitude:	-75.152018
Y:	74302.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
221	NW	0.46	2,419.38	18.94	WATER WELLS

Permit No:	272751	Latitude:	38.672142
X:	223224.91	Longitude:	-75.14979
Y:	74642.21	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
222	SW	0.50	2,637.09	16.48	WATER WELLS

Permit No:	231053	Latitude:	38.65844
X:	223412.44	Longitude:	-75.147685
Y:	73122.63	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
223	NNW	0.53	2,805.82	6.29	WATER WELLS

Permit No:	247641	Latitude:	38.674303
X:	223516.69	Longitude:	-75.146428
Y:	74883.86	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
224	NW	0.50	2,640.07	11.75	WATER WELLS

Permit No:	247709	Latitude:	38.673534
X:	223381.15	Longitude:	-75.147988
Y:	74798.12	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
225	W	0.42	2,237.40	28.70	WATER WELLS

Permit No:	227834	Latitude:	38.666254
X:	222967	Longitude:	-75.152776
Y:	73988.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
226	NW	0.51	2,705.39	8.98	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	252443	Latitude:	38.673825
X:	223417.09	Longitude:	-75.147574
Y:	74830.52	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
227	SW	0.50	2,663.28	16.56	WATER WELLS

Permit No:	171753	Latitude:	38.658447
X:	223388	Longitude:	-75.147966
Y:	73123.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
228	NNW	0.53	2,823.90	8.08	WATER WELLS

Permit No:	243966	Latitude:	38.674322
X:	223495.42	Longitude:	-75.146672
Y:	74885.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
229	SW	0.47	2,490.35	9.51	WATER WELLS

Permit No:	239849	Latitude:	38.659994
X:	223201	Longitude:	-75.15011
Y:	73294.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
230	NW	0.46	2,454.66	19.77	WATER WELLS

Permit No:	249559	Latitude:	38.671985
X:	223183.12	Longitude:	-75.150269
Y:	74625.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
231	W	0.43	2,289.82	26.44	WATER WELLS

Permit No:	224115	Latitude:	38.666389
X:	222950	Longitude:	-75.15297
Y:	74003.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
232	NW	0.48	2,560.59	16.66	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	250597	Latitude:	38.672673
X:	223236.1	Longitude:	-75.149658
Y:	74702.12	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
233	NW	0.52	2,761.23	9.02	WATER WELLS

Permit No:	245801	Latitude:	38.673907
X:	223388.42	Longitude:	-75.147903
Y:	74839.53	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
234	NW	0.51	2,718.25	13.20	WATER WELLS

Permit No:	245040	Latitude:	38.673652
X:	223347.54	Longitude:	-75.148374
Y:	74811.13	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
235	NW	0.47	2,506.78	19.66	WATER WELLS

Permit No:	246962	Latitude:	38.671992
X:	223158.74	Longitude:	-75.150549
Y:	74626.23	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
236	W	0.45	2,368.57	21.88	WATER WELLS

Permit No:	242265	Latitude:	38.665448
X:	222933.08	Longitude:	-75.153166
Y:	73899.17	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
237	WNW	0.45	2,402.32	20.20	WATER WELLS

Permit No:	78326	Latitude:	38.670206
X:	223026.73	Longitude:	-75.152073
Y:	74427.62	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
238	NNW	0.55	2,916.41	5.11	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	248301	Latitude:	38.674537
X:	223469.64	Longitude:	-75.146967
Y:	74909.65	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
239	SW	0.51	2,704.85	11.49	WATER WELLS

Permit No:	223586	Latitude:	38.658814
X:	223275	Longitude:	-75.149264
Y:	73163.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
240	W	0.45	2,396.59	24.21	WATER WELLS

Permit No:	241743	Latitude:	38.666292
X:	222917.89	Longitude:	-75.153338
Y:	73992.79	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
241	W	0.46	2,413.62	21.02	WATER WELLS

Permit No:	228721	Latitude:	38.665514
X:	222919	Longitude:	-75.15333
Y:	73906.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
242	NW	0.50	2,650.62	18.36	WATER WELLS

Permit No:	248202	Latitude:	38.672764
X:	223200.83	Longitude:	-75.150063
Y:	74712.12	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
243	WNW	0.46	2,432.56	21.42	WATER WELLS

Permit No:	39589	Latitude:	38.669643
X:	222981.34	Longitude:	-75.152597
Y:	74364.98	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
244	NW	0.53	2,780.11	13.91	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	247498	Latitude:	38.673657
X:	223299.69	Longitude:	-75.148924
Y:	74811.49	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
245	NW	0.49	2,588.43	13.81	WATER WELLS

Permit No:	243297	Latitude:	38.672044
X:	223127.12	Longitude:	-75.150913
Y:	74631.95	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
246	SW	0.52	2,765.62	10.84	WATER WELLS

Permit No:	266084	Latitude:	38.658617
X:	223275.85	Longitude:	-75.149253
Y:	73141.85	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
247	NW	0.54	2,842.87	10.93	WATER WELLS

Permit No:	245452	Latitude:	38.673978
X:	223335.64	Longitude:	-75.148509
Y:	74847.27	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
248	NW	0.52	2,763.81	16.02	WATER WELLS

Permit No:	244163	Latitude:	38.673436
X:	223260.07	Longitude:	-75.14938
Y:	74786.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
249	WNW	0.48	2,524.23	27.53	WATER WELLS

Permit No:	249018	Latitude:	38.670958
X:	223039.9	Longitude:	-75.151919
Y:	74511.13	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
250	W	0.47	2,476.54	23.99	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	236182	Latitude:	38.666165
X:	222894.44	Longitude:	-75.153608
Y:	73978.63	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
251	WNW	0.48	2,541.53	28.05	WATER WELLS

Permit No:	51623	Latitude:	38.670979
X:	223035	Longitude:	-75.151975
Y:	74513.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
252	NNW	0.57	2,983.24	4.31	WATER WELLS

Permit No:	244048	Latitude:	38.674632
X:	223423.81	Longitude:	-75.147494
Y:	74920.12	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
253	WNW	0.48	2,528.24	28.99	WATER WELLS

Permit No:	236192	Latitude:	38.670619
X:	223011	Longitude:	-75.152254
Y:	74473.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
254	SW	0.56	2,936.68	15.04	WATER WELLS

Permit No:	226979	Latitude:	38.657682
X:	223377	Longitude:	-75.148097
Y:	73038.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
255	NW	0.50	2,643.66	10.76	WATER WELLS

Permit No:	243691	Latitude:	38.671957
X:	223091.42	Longitude:	-75.151323
Y:	74622.14	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
256	WNW	0.48	2,541.73	26.49	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	234797	Latitude:	38.670398
X:	222990	Longitude:	-75.152496
Y:	74448.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
257	NW	0.54	2,875.84	11.68	WATER WELLS

Permit No:	253716	Latitude:	38.673925
X:	223294.73	Longitude:	-75.14898
Y:	74841.25	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
258	WNW	0.49	2,575.26	29.31	WATER WELLS

Permit No:	165754	Latitude:	38.670585
X:	222991.05	Longitude:	-75.152482
Y:	74469.54	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
259	SW	0.53	2,795.88	7.07	WATER WELLS

Permit No:	166889	Latitude:	38.65904
X:	223185.5	Longitude:	-75.15029
Y:	73188.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
260	WNW	0.48	2,545.80	26.20	WATER WELLS

Permit No:	246953	Latitude:	38.669645
X:	222943.09	Longitude:	-75.153036
Y:	74365.07	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
261	NW	0.53	2,817.41	14.81	WATER WELLS

Permit No:	253284	Latitude:	38.673332
X:	223205.51	Longitude:	-75.150007
Y:	74775.11	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
262	NW	0.53	2,802.02	13.16	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	243602	Latitude:	38.673196
X:	223189.86	Longitude:	-75.150187
Y:	74760.04	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
263	SW	0.53	2,812.46	6.67	WATER WELLS

Permit No:	166888	Latitude:	38.65904
X:	223177	Longitude:	-75.150388
Y:	73188.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
264	NW	0.54	2,874.35	12.66	WATER WELLS

Permit No:	255686	Latitude:	38.673625
X:	223227.52	Longitude:	-75.149753
Y:	74807.75	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
265	SW	0.55	2,921.05	13.22	WATER WELLS

Permit No:	223966	Latitude:	38.658161
X:	223270	Longitude:	-75.149324
Y:	73091.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
266	NW	0.55	2,913.84	11.87	WATER WELLS

Permit No:	254465	Latitude:	38.673881
X:	223256.41	Longitude:	-75.14942
Y:	74836.24	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
267	NW	0.53	2,795.26	14.41	WATER WELLS

Permit No:	236882	Latitude:	38.672832
X:	223135	Longitude:	-75.150821
Y:	74719.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
268	NNW	0.58	3,063.82	3.73	WATER WELLS



## Wells and Additional Sources Detail Report

Permit No:	249710	Latitude:	38.674745
X:	223376.64	Longitude:	-75.148035
Y:	74932.46	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
269	SSW	0.58	3,066.81	10.69	WATER WELLS

Permit No:	230051	Latitude:	38.657232
X:	223400	Longitude:	-75.147834
Y:	72988.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
270	NW	0.53	2,796.98	11.07	WATER WELLS

Permit No:	245069	Latitude:	38.672733
X:	223119.61	Longitude:	-75.150996
Y:	74708.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
271	W	0.50	2,643.62	21.14	WATER WELLS

Permit No:	223669	Latitude:	38.665346
X:	222850	Longitude:	-75.154123
Y:	73887.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
272	W	0.50	2,642.96	22.53	WATER WELLS

Permit No:	242177	Latitude:	38.666329
X:	222842.43	Longitude:	-75.154205
Y:	73996.75	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
274	NW	0.54	2,854.29	10.30	WATER WELLS

Permit No:	252533	Latitude:	38.673003
X:	223130.18	Longitude:	-75.150874
Y:	74738.46	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
275	NW	0.58	3,081.13	6.68	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	256687	Latitude:	38.674676
X:	223335.91	Longitude:	-75.148504
Y:	74924.75	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
276	SSW	0.59	3,122.57	7.30	WATER WELLS

Permit No:	223282	Latitude:	38.65706
X:	223404	Longitude:	-75.147789
Y:	72969.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
277	WNW	0.51	2,671.14	32.57	WATER WELLS

Permit No:	41076	Latitude:	38.66986
X:	222912	Longitude:	-75.153392
Y:	74388.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
278	SSW	0.59	3,122.15	10.24	WATER WELLS

Permit No:	230052	Latitude:	38.657157
X:	223372	Longitude:	-75.148156
Y:	72980	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
279	W	0.51	2,702.37	11.95	WATER WELLS

Permit No:	238794	Latitude:	38.664091
X:	222848	Longitude:	-75.154151
Y:	73748.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
280	SW	0.59	3,127.05	12.43	WATER WELLS

Permit No:	186630	Latitude:	38.657218
X:	223349	Longitude:	-75.148418
Y:	72986.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
281	SSW	0.61	3,215.43	2.38	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	230049	Latitude:	38.656697
X:	223442	Longitude:	-75.147354
Y:	72929.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
282	NW	0.54	2,837.19	9.74	WATER WELLS

Permit No:	253416	Latitude:	38.67229
X:	223044.61	Longitude:	-75.15186
Y:	74658.99	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
283	N	0.67	3,549.66	3.50	WATER WELLS

Permit No:	110248	Latitude:	38.676751
X:	224046.26	Longitude:	-75.140333
Y:	75157.15	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
284	W	0.52	2,736.83	16.87	WATER WELLS

Permit No:	237752	Latitude:	38.664808
X:	222826	Longitude:	-75.154401
Y:	73827.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
285	W	0.52	2,741.08	17.95	WATER WELLS

Permit No:	224195	Latitude:	38.665503
X:	222819	Longitude:	-75.154479
Y:	73904.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
286	W	0.52	2,735.63	13.04	WATER WELLS

Permit No:	223700	Latitude:	38.66433
X:	222833	Longitude:	-75.154322
Y:	73774.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
287	NW	0.55	2,916.97	9.41	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	248553	Latitude:	38.672976
X:	223094.67	Longitude:	-75.151282
Y:	74735.36	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
288	W	0.52	2,734.44	21.15	WATER WELLS

Permit No:	227609	Latitude:	38.666134
X:	222816	Longitude:	-75.154511
Y:	73975	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
289	WSW	0.52	2,750.57	9.18	WATER WELLS

Permit No:	238566	Latitude:	38.662941
X:	222867.74	Longitude:	-75.153926
Y:	73620.68	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
290	SW	0.58	3,054.68	10.71	WATER WELLS

Permit No:	48289	Latitude:	38.657986
X:	223220.97	Longitude:	-75.149886
Y:	73071.66	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
290	SW	0.58	3,054.68	10.71	WATER WELLS

Permit No:	35976	Latitude:	38.657986
X:	223220.97	Longitude:	-75.149886
Y:	73071.66	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
291	WSW	0.52	2,749.36	10.25	WATER WELLS

Permit No:	228060	Latitude:	38.663425
X:	222851	Longitude:	-75.154119
Y:	73674.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
292	SW	0.58	3,069.80	12.40	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	236061	Latitude:	38.657893
X:	223230	Longitude:	-75.149785
Y:	73061.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
293	NW	0.55	2,882.22	10.40	WATER WELLS

Permit No:	48513	Latitude:	38.672349
X:	223031.62	Longitude:	-75.152009
Y:	74665.48	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
294	WNW	0.53	2,777.98	34.71	WATER WELLS

Permit No:	225570	Latitude:	38.670504
X:	222913	Longitude:	-75.153381
Y:	74460.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
295	NW	0.60	3,152.91	5.01	WATER WELLS

Permit No:	240897	Latitude:	38.674721
X:	223286.79	Longitude:	-75.149068
Y:	74929.57	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
296	W	0.53	2,774.11	14.65	WATER WELLS

Permit No:	228638	Latitude:	38.664601
X:	222817	Longitude:	-75.154505
Y:	73804.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
297	N	0.68	3,589.62	2.30	WATER WELLS

Permit No:	174908	Latitude:	38.676891
X:	224088	Longitude:	-75.139852
Y:	75172.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
298	N	0.69	3,640.00	3.16	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	218718	Latitude:	38.676904
X:	223912	Longitude:	-75.141877
Y:	75173.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
299	N	0.69	3,650.41	3.33	WATER WELLS

Permit No:	218690	Latitude:	38.676942
X:	223925	Longitude:	-75.141727
Y:	75178	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
300	NW	0.60	3,166.51	11.39	WATER WELLS

Permit No:	241414	Latitude:	38.674623
X:	223250.51	Longitude:	-75.149485
Y:	74918.57	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
301	W	0.54	2,830.68	20.99	WATER WELLS

Permit No:	256282	Latitude:	38.665895
X:	222788.35	Longitude:	-75.154828
Y:	73948.32	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
302	W	0.54	2,833.51	16.68	WATER WELLS

Permit No:	223671	Latitude:	38.664584
X:	222799	Longitude:	-75.154712
Y:	73802.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
303	W	0.54	2,841.58	20.60	WATER WELLS

Permit No:	221649	Latitude:	38.665287
X:	222790	Longitude:	-75.154813
Y:	73880.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
304	NW	0.59	3,106.69	8.29	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	250174	Latitude:	38.674046
X:	223166	Longitude:	-75.150458
Y:	74854.34	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
305	N	0.70	3,685.41	4.44	WATER WELLS

Permit No:	218026	Latitude:	38.677037
X:	223923	Longitude:	-75.14175
Y:	75188.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
306	WNW	0.54	2,859.95	33.70	WATER WELLS

Permit No:	225569	Latitude:	38.670795
X:	222903	Longitude:	-75.153494
Y:	74492.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
307	NW	0.58	3,083.32	9.12	WATER WELLS

Permit No:	256868	Latitude:	38.673803
X:	223135.82	Longitude:	-75.150806
Y:	74827.27	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
308	NW	0.57	2,986.15	7.65	WATER WELLS

Permit No:	258679	Latitude:	38.672796
X:	223038.2	Longitude:	-75.151932
Y:	74715.14	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
309	WNW	0.54	2,848.46	32.80	WATER WELLS

Permit No:	248676	Latitude:	38.670251
X:	222873.13	Longitude:	-75.153838
Y:	74432.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
310	NW	0.60	3,158.05	8.52	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	242607	Latitude:	38.674354
X:	223195.16	Longitude:	-75.150122
Y:	74888.55	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
311	W	0.54	2,865.62	20.46	WATER WELLS

Permit No:	257077	Latitude:	38.665613
X:	222779.91	Longitude:	-75.154926
Y:	73917.08	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
312	SSW	0.63	3,350.01	2.55	WATER WELLS

Permit No:	230050	Latitude:	38.656432
X:	223395	Longitude:	-75.147895
Y:	72899.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
313	N	0.71	3,740.99	4.67	WATER WELLS

Permit No:	185331	Latitude:	38.677151
X:	223868	Longitude:	-75.14238
Y:	75201.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
314	WNW	0.56	2,930.73	29.26	WATER WELLS

Permit No:	224216	Latitude:	38.671102
X:	222899	Longitude:	-75.153539
Y:	74526.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
315	N	0.71	3,739.63	3.02	WATER WELLS

Permit No:	223026	Latitude:	38.677105
X:	223809	Longitude:	-75.14306
Y:	75195.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
316	NW	0.61	3,233.08	4.72	WATER WELLS



## Wells and Additional Sources Detail Report

Permit No:	241544	Latitude:	38.674573
X:	223192.22	Longitude:	-75.150155
Y:	74912.88	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
317	W	0.55	2,925.77	16.06	WATER WELLS

Permit No:	223670	Latitude:	38.664354
X:	222774	Longitude:	-75.155
Y:	73777.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
318	WSW	0.56	2,974.08	8.00	WATER WELLS

Permit No:	267967	Latitude:	38.661579
X:	222864.93	Longitude:	-75.154004
Y:	73468.45	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
319	W	0.55	2,928.03	21.60	WATER WELLS

Permit No:	243601	Latitude:	38.66621
X:	222756.14	Longitude:	-75.155197
Y:	73983.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
320	NW	0.60	3,156.33	5.67	WATER WELLS

Permit No:	242608	Latitude:	38.673759
X:	223088.89	Longitude:	-75.151346
Y:	74822.21	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
321	NW	0.59	3,114.20	6.48	WATER WELLS

Permit No:	256656	Latitude:	38.673173
X:	223026.58	Longitude:	-75.152064
Y:	74757.01	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
322	W	0.56	2,957.75	21.44	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	234703	Latitude:	38.665972
X:	222749	Longitude:	-75.155281
Y:	73956.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
323	NW	0.59	3,105.81	9.62	WATER WELLS

Permit No:	189522	Latitude:	38.672994
X:	223008	Longitude:	-75.152278
Y:	74737.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
324	W	0.56	2,971.29	16.58	WATER WELLS

Permit No:	238858	Latitude:	38.66495
X:	222753	Longitude:	-75.155239
Y:	73843.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
325	WSW	0.57	3,022.45	3.59	WATER WELLS

Permit No:	224217	Latitude:	38.661227
X:	222867	Longitude:	-75.153943
Y:	73430.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
326	W	0.56	2,975.75	19.84	WATER WELLS

Permit No:	246483	Latitude:	38.665285
X:	222748.86	Longitude:	-75.155284
Y:	73880.56	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
327	WSW	0.56	2,981.12	13.08	WATER WELLS

Permit No:	239192	Latitude:	38.662959
X:	222793	Longitude:	-75.154787
Y:	73622.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
328	SSE	0.70	3,713.02	7.38	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	160071	Latitude:	38.655074
X:	224358.48	Longitude:	-75.136829
Y:	72751.76	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
329	WSW	0.57	2,997.22	13.97	WATER WELLS

Permit No:	241719	Latitude:	38.662694
X:	222797.79	Longitude:	-75.154731
Y:	73593	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
330	W	0.57	2,993.96	19.92	WATER WELLS

Permit No:	238501	Latitude:	38.665468
X:	222742	Longitude:	-75.155364
Y:	73900.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
331	W	0.56	2,976.33	21.77	WATER WELLS

Permit No:	235978	Latitude:	38.666569
X:	222740	Longitude:	-75.155383
Y:	74023	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
332	SW	0.63	3,328.52	12.83	WATER WELLS

Permit No:	257605	Latitude:	38.657192
X:	223207.81	Longitude:	-75.15004
Y:	72983.47	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
333	W	0.57	2,999.45	17.64	WATER WELLS

Permit No:	240292	Latitude:	38.664863
X:	222744.93	Longitude:	-75.15533
Y:	73833.73	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
334	WSW	0.57	3,000.73	12.95	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	233937	Latitude:	38.663247
X:	222777	Longitude:	-75.15497
Y:	73654.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
335	N	0.73	3,845.69	4.17	WATER WELLS

Permit No:	176196	Latitude:	38.677556
X:	224031	Longitude:	-75.140505
Y:	75246.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
336	W	0.57	3,026.17	16.05	WATER WELLS

Permit No:	239274	Latitude:	38.66443
X:	222742	Longitude:	-75.155368
Y:	73785.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
337	SW	0.64	3,400.87	9.86	WATER WELLS

Permit No:	253303	Latitude:	38.656775
X:	223251.15	Longitude:	-75.149544
Y:	72937.27	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
338	N	0.73	3,857.55	3.31	WATER WELLS

Permit No:	153531	Latitude:	38.677598
X:	224044.04	Longitude:	-75.140355
Y:	75251.21	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
339	W	0.57	3,013.91	20.31	WATER WELLS

Permit No:	233935	Latitude:	38.667019
X:	222729	Longitude:	-75.155507
Y:	74073	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
340	WSW	0.60	3,155.11	4.52	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	243737	Latitude:	38.659967
X:	222916.53	Longitude:	-75.153377
Y:	73290.71	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
341	WSW	0.59	3,092.13	6.63	WATER WELLS

Permit No:	240595	Latitude:	38.661643
X:	222817.02	Longitude:	-75.154514
Y:	73476.41	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
342	N	0.74	3,905.48	3.67	WATER WELLS

Permit No:	34585	Latitude:	38.677658
X:	223943.05	Longitude:	-75.141515
Y:	75257.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
343	NW	0.61	3,233.34	6.12	WATER WELLS

Permit No:	38652	Latitude:	38.673464
X:	223008.37	Longitude:	-75.152272
Y:	74789.28	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
344	WSW	0.58	3,080.75	11.86	WATER WELLS

Permit No:	240873	Latitude:	38.662775
X:	222767.68	Longitude:	-75.155077
Y:	73601.95	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
345	WNW	0.59	3,103.17	24.18	WATER WELLS

Permit No:	261880	Latitude:	38.67132
X:	222851.8	Longitude:	-75.154079
Y:	74550.78	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
346	W	0.58	3,051.44	20.41	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	233314	Latitude:	38.667099
X:	222718	Longitude:	-75.155634
Y:	74081.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
347	W	0.58	3,057.84	21.07	WATER WELLS

Permit No:	206047	Latitude:	38.667568
X:	222719.73	Longitude:	-75.15561
Y:	74133.91	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
348	WNW	0.58	3,087.78	25.05	WATER WELLS

Permit No:	172280	Latitude:	38.670232
X:	222791	Longitude:	-75.154782
Y:	74429.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
349	W	0.59	3,103.97	18.22	WATER WELLS

Permit No:	237320	Latitude:	38.66551
X:	222708	Longitude:	-75.155754
Y:	73905.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
350	W	0.59	3,101.19	16.58	WATER WELLS

Permit No:	235857	Latitude:	38.664062
X:	222725	Longitude:	-75.155564
Y:	73744.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
351	W	0.59	3,108.56	19.30	WATER WELLS

Permit No:	266046	Latitude:	38.665771
X:	222704.42	Longitude:	-75.155793
Y:	73934.35	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
352	W	0.59	3,099.07	20.13	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	232599	Latitude:	38.666221
X:	222704	Longitude:	-75.155798
Y:	73984.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
353	WNW	0.59	3,103.58	25.18	WATER WELLS

Permit No:	111603	Latitude:	38.670351
X:	222791.76	Longitude:	-75.154772
Y:	74443.06	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
354	W	0.59	3,115.62	18.93	WATER WELLS

Permit No:	233140	Latitude:	38.665705
X:	222702.76	Longitude:	-75.155812
Y:	73927	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
355	NNW	0.74	3,929.70	3.72	WATER WELLS

Permit No:	155271	Latitude:	38.677575
X:	223733.51	Longitude:	-75.143924
Y:	75247.73	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
356	W	0.59	3,141.39	18.21	WATER WELLS

Permit No:	236177	Latitude:	38.665083
X:	222700	Longitude:	-75.155848
Y:	73858	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
357	WSW	0.60	3,186.82	3.66	WATER WELLS

Permit No:	235971	Latitude:	38.661118
X:	222816	Longitude:	-75.154529
Y:	73418.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
358	W	0.60	3,143.06	18.21	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	235231	Latitude:	38.665016
X:	222700	Longitude:	-75.155848
Y:	73850.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
359	W	0.59	3,141.34	15.99	WATER WELLS

Permit No:	235858	Latitude:	38.66463
X:	222704	Longitude:	-75.155803
Y:	73807.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
360	W	0.59	3,108.05	21.61	WATER WELLS

Permit No:	246498	Latitude:	38.667891
X:	222708.66	Longitude:	-75.155736
Y:	74169.72	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
361	W	0.60	3,151.90	18.87	WATER WELLS

Permit No:	239058	Latitude:	38.665301
X:	222695	Longitude:	-75.155904
Y:	73882.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
362	WSW	0.60	3,155.31	15.00	WATER WELLS

Permit No:	237058	Latitude:	38.663615
X:	222718	Longitude:	-75.155646
Y:	73695	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
363	N	0.74	3,905.54	3.56	WATER WELLS

Permit No:	214406	Latitude:	38.677827
X:	224181	Longitude:	-75.138782
Y:	75277	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
364	WNW	0.59	3,123.13	20.17	WATER WELLS



## Wells and Additional Sources Detail Report

Permit No:	247848	Latitude:	38.668643
X:	222719.48	Longitude:	-75.155609
Y:	74253.27	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
365	N	0.74	3,924.88	3.64	WATER WELLS

Permit No:	272224	Latitude:	38.677861
X:	224152.58	Longitude:	-75.139108
Y:	75279.88	County:	Kent

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
366	N	0.74	3,895.83	4.23	WATER WELLS

Permit No:	88522	Latitude:	38.677812
X:	224203.98	Longitude:	-75.138516
Y:	75275.43	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
367	W	0.60	3,170.67	15.69	WATER WELLS

Permit No:	238959	Latitude:	38.663889
X:	222707	Longitude:	-75.155772
Y:	73725.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
368	WNW	0.60	3,150.16	22.38	WATER WELLS

Permit No:	260681	Latitude:	38.669364
X:	222733.11	Longitude:	-75.15545
Y:	74333.35	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
369	N	0.75	3,945.27	2.54	WATER WELLS

Permit No:	51787	Latitude:	38.677919
X:	224155	Longitude:	-75.139079
Y:	75287.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
370	W	0.60	3,181.74	16.61	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	235252	Latitude:	38.663821
X:	222705	Longitude:	-75.155795
Y:	73717.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
371	WSW	0.62	3,289.25	4.02	WATER WELLS

Permit No:	266267	Latitude:	38.659848
X:	222874.58	Longitude:	-75.153859
Y:	73277.29	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
372	WSW	0.61	3,195.08	13.48	WATER WELLS

Permit No:	241624	Latitude:	38.662607
X:	222737.21	Longitude:	-75.155427
Y:	73583.25	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
373	N	0.76	4,033.59	4.93	WATER WELLS

Permit No:	163613	Latitude:	38.67802
X:	223955.55	Longitude:	-75.14137
Y:	75297.79	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
374	WNW	0.60	3,157.78	19.02	WATER WELLS

Permit No:	249199	Latitude:	38.668573
X:	222706.9	Longitude:	-75.155754
Y:	74245.37	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
375	W	0.60	3,176.38	21.59	WATER WELLS

Permit No:	235967	Latitude:	38.666573
X:	222679	Longitude:	-75.156084
Y:	74023.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
376	WNW	0.60	3,165.52	19.82	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	245615	Latitude:	38.668766
X:	222709.47	Longitude:	-75.155724
Y:	74266.84	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
377	WSW	0.62	3,250.33	6.47	WATER WELLS

Permit No:	266898	Latitude:	38.661114
X:	222793.87	Longitude:	-75.154782
Y:	73417.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
378	W	0.61	3,206.44	15.84	WATER WELLS

Permit No:	233193	Latitude:	38.664447
X:	222686.18	Longitude:	-75.156007
Y:	73787.38	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
379	N	0.74	3,909.49	2.62	WATER WELLS

Permit No:	110977	Latitude:	38.677861
X:	224256.83	Longitude:	-75.137909
Y:	75281.03	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
380	W	0.61	3,210.66	15.83	WATER WELLS

Permit No:	234688	Latitude:	38.664371
X:	222685.93	Longitude:	-75.15601
Y:	73778.87	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
381	WSW	0.62	3,269.67	6.24	WATER WELLS

Permit No:	225013	Latitude:	38.661038
X:	222792	Longitude:	-75.154805
Y:	73409.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
382	N	0.75	3,959.40	2.59	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	198834	Latitude:	38.677986
X:	224202	Longitude:	-75.138538
Y:	75294.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
383	N	0.77	4,053.20	7.15	WATER WELLS

Permit No:	248382	Latitude:	38.677947
X:	223777.71	Longitude:	-75.143414
Y:	75289.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
384	N	0.75	3,940.05	4.42	WATER WELLS

Permit No:	201055	Latitude:	38.677944
X:	224243	Longitude:	-75.138067
Y:	75290.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
385	NW	0.64	3,369.99	7.96	WATER WELLS

Permit No:	225566	Latitude:	38.673441
X:	222943	Longitude:	-75.153025
Y:	74786.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
386	WSW	0.61	3,237.00	16.06	WATER WELLS

Permit No:	237731	Latitude:	38.663402
X:	222698	Longitude:	-75.155877
Y:	73671.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
387	NNE	0.72	3,788.32	3.52	WATER WELLS

Permit No:	196406	Latitude:	38.677285
X:	224507.51	Longitude:	-75.13503
Y:	75217.86	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
388	NW	0.67	3,544.92	4.85	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	218670	Latitude:	38.675231
X:	223127	Longitude:	-75.150904
Y:	74985.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
389	WNW	0.62	3,251.67	21.59	WATER WELLS

Permit No:	231375	Latitude:	38.671049
X:	222781	Longitude:	-75.154895
Y:	74520.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
390	SSE	0.69	3,658.64	12.23	WATER WELLS

Permit No:	235377	Latitude:	38.655624
X:	224697.48	Longitude:	-75.132932
Y:	72813.83	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
391	NNE	0.75	3,939.27	3.16	WATER WELLS

Permit No:	201370	Latitude:	38.677942
X:	224273.81	Longitude:	-75.137713
Y:	75290.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
392	WNW	0.61	3,222.43	19.34	WATER WELLS

Permit No:	244300	Latitude:	38.668799
X:	222692.5	Longitude:	-75.155919
Y:	74270.46	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
393	N	0.77	4,089.72	6.44	WATER WELLS

Permit No:	186257	Latitude:	38.67805
X:	223781	Longitude:	-75.143376
Y:	75300.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
394	WSW	0.63	3,303.70	8.51	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	225012	Latitude:	38.661153
X:	222773	Longitude:	-75.155023
Y:	73421.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
395	N	0.76	3,986.41	1.26	WATER WELLS

Permit No:	198832	Latitude:	38.67807
X:	224234	Longitude:	-75.13817
Y:	75304.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
396	W	0.61	3,243.39	18.22	WATER WELLS

Permit No:	239597	Latitude:	38.667348
X:	222661	Longitude:	-75.156288
Y:	74109.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
397	W	0.62	3,275.45	16.81	WATER WELLS

Permit No:	234287	Latitude:	38.663723
X:	222678	Longitude:	-75.156105
Y:	73706.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
398	WNW	0.62	3,281.07	20.93	WATER WELLS

Permit No:	96844	Latitude:	38.670456
X:	222737.47	Longitude:	-75.155396
Y:	74454.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
399	N	0.78	4,138.04	3.61	WATER WELLS

Permit No:	209112	Latitude:	38.678252
X:	223877.36	Longitude:	-75.142268
Y:	75323.32	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
400	WSW	0.63	3,307.91	11.67	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	236766	Latitude:	38.662143
X:	222720	Longitude:	-75.155629
Y:	73531.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
401	W	0.62	3,275.00	18.52	WATER WELLS

Permit No:	239349	Latitude:	38.666903
X:	222649	Longitude:	-75.156427
Y:	74059.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
402	N	0.77	4,089.16	3.38	WATER WELLS

Permit No:	201859	Latitude:	38.678287
X:	224115	Longitude:	-75.139537
Y:	75327.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
403	WSW	0.62	3,299.94	16.31	WATER WELLS

Permit No:	236446	Latitude:	38.663488
X:	222676	Longitude:	-75.156129
Y:	73680.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
404	W	0.63	3,310.53	16.50	WATER WELLS

Permit No:	237596	Latitude:	38.664027
X:	222661	Longitude:	-75.1563
Y:	73740.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
405	N	0.77	4,047.97	1.99	WATER WELLS

Permit No:	262864	Latitude:	38.678236
X:	224220.46	Longitude:	-75.138325
Y:	75322.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
406	WSW	0.63	3,336.30	14.64	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	265463	Latitude:	38.662788
X:	222685.35	Longitude:	-75.156023
Y:	73603.14	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
407	SW	0.68	3,580.84	2.47	WATER WELLS

Permit No:	78254	Latitude:	38.657405
X:	223029	Longitude:	-75.152094
Y:	73006.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
407	SW	0.68	3,580.84	2.47	WATER WELLS

Permit No:	69487	Latitude:	38.657405
X:	223029	Longitude:	-75.152094
Y:	73006.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
407	SW	0.68	3,580.84	2.47	WATER WELLS

Permit No:	107132	Latitude:	38.657405
X:	223029	Longitude:	-75.152094
Y:	73006.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
407	SW	0.68	3,580.84	2.47	WATER WELLS

Permit No:	74990	Latitude:	38.657405
X:	223029	Longitude:	-75.152094
Y:	73006.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
407	SW	0.68	3,580.84	2.47	WATER WELLS

Permit No:	108571	Latitude:	38.657405
X:	223029	Longitude:	-75.152094
Y:	73006.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
407	SW	0.68	3,580.84	2.47	WATER WELLS



## Wells and Additional Sources Detail Report

Permit No:	101755	Latitude:	38.657405
X:	223029	Longitude:	-75.152094
Y:	73006.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
407	SW	0.68	3,580.84	2.47	WATER WELLS

Permit No:	67342	Latitude:	38.657405
X:	223029	Longitude:	-75.152094
Y:	73006.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
407	SW	0.68	3,580.84	2.47	WATER WELLS

Permit No:	106762	Latitude:	38.657405
X:	223029	Longitude:	-75.152094
Y:	73006.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
407	SW	0.68	3,580.84	2.47	WATER WELLS

Permit No:	87990	Latitude:	38.657405
X:	223029	Longitude:	-75.152094
Y:	73006.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
407	SW	0.68	3,580.84	2.47	WATER WELLS

Permit No:	72880	Latitude:	38.657405
X:	223029	Longitude:	-75.152094
Y:	73006.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
407	SW	0.68	3,580.84	2.47	WATER WELLS

Permit No:	108638	Latitude:	38.657405
X:	223029	Longitude:	-75.152094
Y:	73006.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
407	SW	0.68	3,580.84	2.47	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	82063	Latitude:	38.657405
X:	223029	Longitude:	-75.152094
Y:	73006.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
407	SW	0.68	3,580.84	2.47	WATER WELLS

Permit No:	63904	Latitude:	38.657405
X:	223029	Longitude:	-75.152094
Y:	73006.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
407	SW	0.68	3,580.84	2.47	WATER WELLS

Permit No:	63796	Latitude:	38.657405
X:	223029	Longitude:	-75.152094
Y:	73006.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
407	SW	0.68	3,580.84	2.47	WATER WELLS

Permit No:	89988	Latitude:	38.657405
X:	223029	Longitude:	-75.152094
Y:	73006.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
407	SW	0.68	3,580.84	2.47	WATER WELLS

Permit No:	87092	Latitude:	38.657405
X:	223029	Longitude:	-75.152094
Y:	73006.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
407	SW	0.68	3,580.84	2.47	WATER WELLS

Permit No:	66696	Latitude:	38.657405
X:	223029	Longitude:	-75.152094
Y:	73006.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
407	SW	0.68	3,580.84	2.47	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	84916	Latitude:	38.657405
X:	223029	Longitude:	-75.152094
Y:	73006.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
407	SW	0.68	3,580.84	2.47	WATER WELLS

Permit No:	61732	Latitude:	38.657405
X:	223029	Longitude:	-75.152094
Y:	73006.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
407	SW	0.68	3,580.84	2.47	WATER WELLS

Permit No:	64797	Latitude:	38.657405
X:	223029	Longitude:	-75.152094
Y:	73006.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
407	SW	0.68	3,580.84	2.47	WATER WELLS

Permit No:	103366	Latitude:	38.657405
X:	223029	Longitude:	-75.152094
Y:	73006.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
407	SW	0.68	3,580.84	2.47	WATER WELLS

Permit No:	107250	Latitude:	38.657405
X:	223029	Longitude:	-75.152094
Y:	73006.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
407	SW	0.68	3,580.84	2.47	WATER WELLS

Permit No:	107190	Latitude:	38.657405
X:	223029	Longitude:	-75.152094
Y:	73006.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
408	W	0.63	3,306.12	17.18	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	206043	Latitude:	38.668382
X:	222656.42	Longitude:	-75.156335
Y:	74224.02	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
409	WSW	0.64	3,364.65	14.50	WATER WELLS

Permit No:	239208	Latitude:	38.662658
X:	222681	Longitude:	-75.156075
Y:	73588.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
410	NNE	0.75	3,946.41	4.18	WATER WELLS

Permit No:	160430	Latitude:	38.677803
X:	224464.7	Longitude:	-75.13552
Y:	75275.28	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
411	WNW	0.63	3,340.04	19.27	WATER WELLS

Permit No:	245832	Latitude:	38.669223
X:	222667.8	Longitude:	-75.156201
Y:	74317.44	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
412	WNW	0.63	3,340.32	19.21	WATER WELLS

Permit No:	161894	Latitude:	38.669154
X:	222665.56	Longitude:	-75.156227
Y:	74309.82	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
413	W	0.63	3,344.14	20.14	WATER WELLS

Permit No:	244590	Latitude:	38.668067
X:	222638.73	Longitude:	-75.156539
Y:	74189.07	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
414	W	0.64	3,383.33	14.94	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	243684	Latitude:	38.66393
X:	222640.14	Longitude:	-75.156538
Y:	73729.77	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
415	WSW	0.64	3,404.64	12.28	WATER WELLS

Permit No:	243516	Latitude:	38.661898
X:	222699.07	Longitude:	-75.155868
Y:	73504.41	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
416	NW	0.66	3,506.94	6.08	WATER WELLS

Permit No:	238129	Latitude:	38.673476
X:	222887	Longitude:	-75.153668
Y:	74790.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
417	WSW	0.66	3,478.34	4.39	WATER WELLS

Permit No:	241619	Latitude:	38.659805
X:	222805.57	Longitude:	-75.154652
Y:	73272.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
418	W	0.64	3,394.31	12.67	WATER WELLS

Permit No:	244050	Latitude:	38.665389
X:	222620.06	Longitude:	-75.156763
Y:	73891.75	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
419	WSW	0.66	3,466.40	8.59	WATER WELLS

Permit No:	212861	Latitude:	38.660231
X:	222777	Longitude:	-75.154981
Y:	73319.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
420	WSW	0.64	3,395.69	16.34	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	234213	Latitude:	38.663412
X:	222648	Longitude:	-75.156451
Y:	73672.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
421	WNW	0.64	3,376.91	19.74	WATER WELLS

Permit No:	230014	Latitude:	38.66863
X:	222640	Longitude:	-75.156524
Y:	74251.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
421	WNW	0.64	3,376.91	19.74	WATER WELLS

Permit No:	230013	Latitude:	38.66863
X:	222640	Longitude:	-75.156524
Y:	74251.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
422	W	0.65	3,414.73	11.82	WATER WELLS

Permit No:	247460	Latitude:	38.664095
X:	222627.42	Longitude:	-75.156683
Y:	73748.12	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
423	W	0.65	3,423.75	13.31	WATER WELLS

Permit No:	236764	Latitude:	38.665042
X:	222614	Longitude:	-75.156836
Y:	73853.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
424	NNE	0.75	3,969.94	-1.09	WATER WELLS

Permit No:	157068	Latitude:	38.677772
X:	224519.32	Longitude:	-75.134892
Y:	75271.92	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
425	WNW	0.64	3,389.28	18.63	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	243387	Latitude:	38.668939
X:	222643.86	Longitude:	-75.156477
Y:	74285.85	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
426	WNW	0.65	3,444.24	15.33	WATER WELLS

Permit No:	176087	Latitude:	38.671579
X:	222747	Longitude:	-75.155282
Y:	74579.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
427	NNE	0.78	4,113.22	2.82	WATER WELLS

Permit No:	86657	Latitude:	38.678418
X:	224286	Longitude:	-75.137571
Y:	75343	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
428	W	0.64	3,401.22	17.44	WATER WELLS

Permit No:	236067	Latitude:	38.667385
X:	222613	Longitude:	-75.156839
Y:	74113.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
429	WNW	0.65	3,436.77	22.48	WATER WELLS

Permit No:	194705	Latitude:	38.671106
X:	222720	Longitude:	-75.155594
Y:	74526.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
430	N	0.79	4,192.35	3.79	WATER WELLS

Permit No:	62902	Latitude:	38.678611
X:	224171.26	Longitude:	-75.138888
Y:	75364.04	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
431	N	0.78	4,135.71	3.10	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	77953	Latitude:	38.678482
X:	224269.43	Longitude:	-75.137761
Y:	75350.07	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
432	NW	0.68	3,596.62	5.30	WATER WELLS

Permit No:	60769	Latitude:	38.674087
X:	222918.79	Longitude:	-75.153299
Y:	74858.08	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
433	WNW	0.65	3,411.50	18.78	WATER WELLS

Permit No:	245058	Latitude:	38.668968
X:	222637.7	Longitude:	-75.156548
Y:	74289.08	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
434	NNW	0.80	4,215.24	12.94	WATER WELLS

Permit No:	271219	Latitude:	38.67829
X:	223636.04	Longitude:	-75.145079
Y:	75323.43	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
435	WSW	0.67	3,529.30	9.45	WATER WELLS

Permit No:	239190	Latitude:	38.660002
X:	222771	Longitude:	-75.15505
Y:	73294.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
436	N	0.80	4,201.13	3.00	WATER WELLS

Permit No:	38035	Latitude:	38.678643
X:	224185.09	Longitude:	-75.13873
Y:	75367.61	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
437	W	0.66	3,461.26	13.06	WATER WELLS



## Wells and Additional Sources Detail Report

Permit No:	243989	Latitude:	38.664863
X:	222603.81	Longitude:	-75.156952
Y:	73833.31	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
438	W	0.65	3,439.28	14.95	WATER WELLS

Permit No:	232902	Latitude:	38.666955
X:	222599	Longitude:	-75.157001
Y:	74065.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
439	WSW	0.66	3,488.93	12.42	WATER WELLS

Permit No:	240553	Latitude:	38.661823
X:	222674.69	Longitude:	-75.156148
Y:	73496.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
440	NW	0.69	3,652.96	4.35	WATER WELLS

Permit No:	37744	Latitude:	38.674487
X:	222944.62	Longitude:	-75.153001
Y:	74902.65	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
441	WSW	0.66	3,477.04	16.65	WATER WELLS

Permit No:	235282	Latitude:	38.663295
X:	222625.48	Longitude:	-75.156709
Y:	73659.27	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
442	WNW	0.66	3,484.47	23.56	WATER WELLS

Permit No:	183403	Latitude:	38.671266
X:	222713	Longitude:	-75.155674
Y:	74544.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
443	WSW	0.68	3,575.43	7.02	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	232482	Latitude:	38.659782
X:	222771	Longitude:	-75.155051
Y:	73269.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
444	W	0.66	3,469.27	17.55	WATER WELLS

Permit No:	258042	Latitude:	38.66693
X:	222589.65	Longitude:	-75.157107
Y:	74062.67	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
445	W	0.66	3,496.70	10.47	WATER WELLS

Permit No:	245067	Latitude:	38.664328
X:	222598.63	Longitude:	-75.157013
Y:	73773.89	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
446	W	0.66	3,465.70	18.77	WATER WELLS

Permit No:	241272	Latitude:	38.668065
X:	222601.25	Longitude:	-75.15697
Y:	74188.71	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
447	WSW	0.68	3,587.78	7.80	WATER WELLS

Permit No:	232483	Latitude:	38.659813
X:	222764	Longitude:	-75.155132
Y:	73273.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
448	W	0.67	3,511.31	13.00	WATER WELLS

Permit No:	240719	Latitude:	38.664755
X:	222589.41	Longitude:	-75.157118
Y:	73821.22	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
449	W	0.66	3,507.08	12.58	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	243164	Latitude:	38.663751
X:	222605.4	Longitude:	-75.156938
Y:	73709.84	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
450	NNW	0.75	3,964.20	8.00	WATER WELLS

Permit No:	260779	Latitude:	38.676997
X:	223256.35	Longitude:	-75.149409
Y:	75182.11	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
451	W	0.67	3,521.94	13.59	WATER WELLS

Permit No:	234979	Latitude:	38.665546
X:	222580	Longitude:	-75.157225
Y:	73909	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
452	W	0.66	3,492.63	16.51	WATER WELLS

Permit No:	269656	Latitude:	38.667244
X:	222584.01	Longitude:	-75.157172
Y:	74096.69	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
453	WNW	0.68	3,608.57	6.16	WATER WELLS

Permit No:	172946	Latitude:	38.673126
X:	222809	Longitude:	-75.154564
Y:	74751.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
454	NW	0.72	3,778.93	7.58	WATER WELLS

Permit No:	238454	Latitude:	38.675389
X:	223016.96	Longitude:	-75.152166
Y:	75002.92	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
455	W	0.66	3,493.02	18.67	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	243388	Latitude:	38.668471
X:	222600.22	Longitude:	-75.15698
Y:	74233.78	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
456	NNE	0.80	4,215.23	3.15	WATER WELLS

Permit No:	219965	Latitude:	38.678697
X:	224292	Longitude:	-75.137503
Y:	75373.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
457	W	0.67	3,541.65	12.48	WATER WELLS

Permit No:	247526	Latitude:	38.664501
X:	222582.64	Longitude:	-75.157196
Y:	73793.04	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
458	SSE	0.74	3,917.64	5.52	WATER WELLS

Permit No:	249601	Latitude:	38.655108
X:	224779.38	Longitude:	-75.131994
Y:	72756.82	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
458	SSE	0.74	3,917.64	5.52	WATER WELLS

Permit No:	249603	Latitude:	38.655108
X:	224779.38	Longitude:	-75.131994
Y:	72756.82	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
458	SSE	0.74	3,917.64	5.52	WATER WELLS

Permit No:	249602	Latitude:	38.655108
X:	224779.38	Longitude:	-75.131994
Y:	72756.82	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
459	WSW	0.67	3,558.23	14.76	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	236174	Latitude:	38.663047
X:	222607	Longitude:	-75.156924
Y:	73631.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
460	W	0.68	3,565.66	11.80	WATER WELLS

Permit No:	235683	Latitude:	38.665118
X:	222570	Longitude:	-75.157341
Y:	73861.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
461	W	0.67	3,541.18	17.97	WATER WELLS

Permit No:	240527	Latitude:	38.666858
X:	222567.55	Longitude:	-75.157361
Y:	74054.65	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
462	WSW	0.68	3,594.46	11.25	WATER WELLS

Permit No:	224690	Latitude:	38.661426
X:	222659	Longitude:	-75.156332
Y:	73451.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
463	NW	0.74	3,917.70	10.81	WATER WELLS

Permit No:	205280	Latitude:	38.676362
X:	223122	Longitude:	-75.150955
Y:	75111.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
464	W	0.68	3,575.17	11.15	WATER WELLS

Permit No:	244929	Latitude:	38.663984
X:	222579.89	Longitude:	-75.15723
Y:	73735.62	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
465	W	0.68	3,586.99	13.61	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	243988	Latitude:	38.665233
X:	222562.47	Longitude:	-75.157426
Y:	73874.27	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
466	NNW	0.83	4,372.18	6.81	WATER WELLS

Permit No:	242357	Latitude:	38.678746
X:	222665.57	Longitude:	-75.1447
Y:	75377.48	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
467	WSW	0.68	3,586.87	15.01	WATER WELLS

Permit No:	240305	Latitude:	38.66303
X:	222598.24	Longitude:	-75.157022
Y:	73629.73	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
468	NW	0.71	3,725.83	4.93	WATER WELLS

Permit No:	36867	Latitude:	38.674134
X:	222866	Longitude:	-75.153905
Y:	74863.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
469	NW	0.71	3,750.15	4.02	WATER WELLS

Permit No:	51323	Latitude:	38.674469
X:	222896	Longitude:	-75.153559
Y:	74900.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
471	NNE	0.81	4,274.27	4.76	WATER WELLS

Permit No:	48724	Latitude:	38.678856
X:	224303.78	Longitude:	-75.137365
Y:	75391.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
472	WNW	0.69	3,623.28	21.04	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	98874	Latitude:	38.671933
X:	222706.94	Longitude:	-75.155741
Y:	74618.45	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
472	WNW	0.69	3,623.28	21.04	WATER WELLS

Permit No:	102024	Latitude:	38.671933
X:	222706.94	Longitude:	-75.155741
Y:	74618.45	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
472	WNW	0.69	3,623.28	21.04	WATER WELLS

Permit No:	101796	Latitude:	38.671933
X:	222706.94	Longitude:	-75.155741
Y:	74618.45	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
473	NW	0.71	3,724.50	5.28	WATER WELLS

Permit No:	48708	Latitude:	38.673897
X:	222839.7	Longitude:	-75.154209
Y:	74836.79	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
474	W	0.68	3,577.61	14.93	WATER WELLS

Permit No:	239779	Latitude:	38.66737
X:	222559	Longitude:	-75.15746
Y:	74111.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
475	WSW	0.70	3,674.77	10.06	WATER WELLS

Permit No:	269367	Latitude:	38.6601
X:	222700.44	Longitude:	-75.155742
Y:	73285.98	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
476	NNE	0.79	4,194.73	3.25	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	214941	Latitude:	38.678468
X:	224482	Longitude:	-75.13532
Y:	75349.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
477	WNW	0.68	3,582.28	20.78	WATER WELLS

Permit No:	247356	Latitude:	38.668898
X:	222582.27	Longitude:	-75.157185
Y:	74281.16	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
478	NW	0.71	3,729.07	5.53	WATER WELLS

Permit No:	272859	Latitude:	38.673768
X:	222823.94	Longitude:	-75.154392
Y:	74821.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
479	NNE	0.79	4,195.88	3.25	WATER WELLS

Permit No:	215309	Latitude:	38.678468
X:	224484	Longitude:	-75.135297
Y:	75349.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
480	WNW	0.69	3,660.15	14.08	WATER WELLS

Permit No:	104383	Latitude:	38.672409
X:	222728.05	Longitude:	-75.155497
Y:	74671.33	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
481	NNE	0.81	4,294.02	3.45	WATER WELLS

Permit No:	244445	Latitude:	38.678908
X:	224310.55	Longitude:	-75.137287
Y:	75397.41	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
482	WSW	0.70	3,672.36	8.75	WATER WELLS



## Wells and Additional Sources Detail Report

Permit No:	236420	Latitude:	38.660499
X:	222685	Longitude:	-75.156037
Y:	73349.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
483	NNW	0.77	4,056.01	11.33	WATER WELLS

Permit No:	242014	Latitude:	38.677109
X:	223207.97	Longitude:	-75.149965
Y:	75194.43	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
484	NNE	0.81	4,291.74	3.96	WATER WELLS

Permit No:	102875	Latitude:	38.678888
X:	224340.37	Longitude:	-75.136944
Y:	75395.39	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
485	WSW	0.71	3,752.04	2.26	WATER WELLS

Permit No:	236643	Latitude:	38.658865
X:	222782	Longitude:	-75.154928
Y:	73167.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
486	W	0.69	3,621.74	15.50	WATER WELLS

Permit No:	240723	Latitude:	38.666747
X:	222542.93	Longitude:	-75.157645
Y:	74042.28	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
487	NNW	0.83	4,396.28	6.46	WATER WELLS

Permit No:	188782	Latitude:	38.678767
X:	223602	Longitude:	-75.14543
Y:	75379.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
488	WNW	0.69	3,658.76	29.97	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	39546	Latitude:	38.671653
X:	222676.01	Longitude:	-75.156098
Y:	74587.21	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
489	WSW	0.69	3,646.11	11.17	WATER WELLS

Permit No:	250116	Latitude:	38.663303
X:	222572.35	Longitude:	-75.157319
Y:	73659.97	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
490	NW	0.74	3,915.57	6.20	WATER WELLS

Permit No:	216028	Latitude:	38.675771
X:	223006	Longitude:	-75.152293
Y:	75045.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
491	WNW	0.69	3,642.17	21.97	WATER WELLS

Permit No:	222285	Latitude:	38.67072
X:	222630	Longitude:	-75.156632
Y:	74483.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
492	W	0.69	3,662.46	10.59	WATER WELLS

Permit No:	246153	Latitude:	38.664159
X:	222550.11	Longitude:	-75.157571
Y:	73754.97	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
493	N	0.83	4,384.85	3.16	WATER WELLS

Permit No:	64684	Latitude:	38.679166
X:	224243.59	Longitude:	-75.138055
Y:	75425.94	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
494	WNW	0.71	3,723.36	11.59	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	231687	Latitude:	38.672744
X:	222731	Longitude:	-75.155464
Y:	74708.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
495	WSW	0.70	3,707.84	8.99	WATER WELLS

Permit No:	238588	Latitude:	38.660843
X:	222652	Longitude:	-75.156415
Y:	73387.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
496	W	0.70	3,677.44	11.08	WATER WELLS

Permit No:	248602	Latitude:	38.664558
X:	222540.44	Longitude:	-75.157681
Y:	73799.26	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
497	WSW	0.70	3,697.08	9.66	WATER WELLS

Permit No:	243025	Latitude:	38.663343
X:	222555.44	Longitude:	-75.157513
Y:	73664.46	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
498	W	0.70	3,700.74	9.88	WATER WELLS

Permit No:	244264	Latitude:	38.66425
X:	222537.03	Longitude:	-75.157721
Y:	73765.06	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
499	WSW	0.70	3,705.52	13.58	WATER WELLS

Permit No:	240721	Latitude:	38.662805
X:	222567.58	Longitude:	-75.157376
Y:	73604.75	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
500	NNW	0.83	4,360.12	4.57	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	184054	Latitude:	38.678564
X:	223476	Longitude:	-75.146879
Y:	75356.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
501	NNW	0.83	4,384.23	2.95	WATER WELLS

Permit No:	201379	Latitude:	38.678645
X:	223489	Longitude:	-75.146729
Y:	75365.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
502	W	0.70	3,690.78	14.69	WATER WELLS

Permit No:	206046	Latitude:	38.66753
X:	222525.52	Longitude:	-75.157842
Y:	74129.07	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
503	WSW	0.71	3,735.98	11.29	WATER WELLS

Permit No:	240597	Latitude:	38.661804
X:	222594.48	Longitude:	-75.15707
Y:	73493.65	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
504	NNE	0.83	4,400.54	3.48	WATER WELLS

Permit No:	48433	Latitude:	38.679198
X:	224318	Longitude:	-75.1372
Y:	75429.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
505	W	0.70	3,707.21	14.75	WATER WELLS

Permit No:	237871	Latitude:	38.666789
X:	222517	Longitude:	-75.157944
Y:	74046.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
506	NW	0.72	3,820.25	6.33	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	209533	Latitude:	38.673629
X:	222772	Longitude:	-75.154989
Y:	74806.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
507	N	0.84	4,426.40	3.46	WATER WELLS

Permit No:	172639	Latitude:	38.679278
X:	224288	Longitude:	-75.137545
Y:	75438.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
508	NW	0.73	3,865.73	5.34	WATER WELLS

Permit No:	166107	Latitude:	38.67424
X:	222816.78	Longitude:	-75.154471
Y:	74874.79	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
509	N	0.84	4,436.69	3.46	WATER WELLS

Permit No:	175033	Latitude:	38.679307
X:	224284	Longitude:	-75.137591
Y:	75441.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
510	WNW	0.70	3,714.32	19.42	WATER WELLS

Permit No:	206001	Latitude:	38.669307
X:	222551.95	Longitude:	-75.157532
Y:	74326.42	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
511	WSW	0.72	3,785.67	10.90	WATER WELLS

Permit No:	244360	Latitude:	38.660717
X:	222632.38	Longitude:	-75.156639
Y:	73373.13	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
512	WSW	0.73	3,866.38	4.97	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	237279	Latitude:	38.658667
X:	222755	Longitude:	-75.155239
Y:	73145.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
513	W	0.71	3,724.75	15.66	WATER WELLS

Permit No:	235922	Latitude:	38.667208
X:	222513	Longitude:	-75.157989
Y:	74093.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
514	N	0.85	4,511.94	2.36	WATER WELLS

Permit No:	180973	Latitude:	38.679489
X:	224168	Longitude:	-75.138923
Y:	75461.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
515	WNW	0.72	3,780.33	28.69	WATER WELLS

Permit No:	40462	Latitude:	38.67223
X:	222671	Longitude:	-75.156153
Y:	74651.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
516	W	0.71	3,754.59	11.10	WATER WELLS

Permit No:	236230	Latitude:	38.66566
X:	222508	Longitude:	-75.158052
Y:	73921.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
517	WSW	0.71	3,767.21	13.03	WATER WELLS

Permit No:	257181	Latitude:	38.662997
X:	222542.47	Longitude:	-75.157663
Y:	73626.01	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
518	NW	0.79	4,169.90	15.10	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	257911	Latitude:	38.677197
X:	223139.4	Longitude:	-75.150752
Y:	75203.99	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
519	WSW	0.72	3,788.69	12.64	WATER WELLS

Permit No:	235752	Latitude:	38.662657
X:	222546	Longitude:	-75.157626
Y:	73588.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
520	W	0.72	3,792.97	12.69	WATER WELLS

Permit No:	236001	Latitude:	38.664581
X:	222505	Longitude:	-75.15809
Y:	73801.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
521	NW	0.74	3,909.32	5.82	WATER WELLS

Permit No:	230942	Latitude:	38.673945
X:	222767	Longitude:	-75.155046
Y:	74841.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
522	W	0.72	3,811.58	9.98	WATER WELLS

Permit No:	246555	Latitude:	38.665533
X:	222491.36	Longitude:	-75.158241
Y:	73907.36	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
523	NNW	0.85	4,513.93	4.10	WATER WELLS

Permit No:	191973	Latitude:	38.679039
X:	223529	Longitude:	-75.146268
Y:	75409.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
524	WSW	0.72	3,809.86	12.44	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	243296	Latitude:	38.662953
X:	222530.29	Longitude:	-75.157803
Y:	73620.99	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
525	W	0.72	3,814.43	11.00	WATER WELLS

Permit No:	240886	Latitude:	38.664345
X:	222500.92	Longitude:	-75.158136
Y:	73775.48	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
526	W	0.72	3,820.01	5.79	WATER WELLS

Permit No:	238435	Latitude:	38.664899
X:	222494	Longitude:	-75.158215
Y:	73837	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
527	WNW	0.72	3,784.98	19.36	WATER WELLS

Permit No:	244866	Latitude:	38.66903
X:	222522.2	Longitude:	-75.157875
Y:	74295.64	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
528	NNE	0.85	4,485.42	0.89	WATER WELLS

Permit No:	187734	Latitude:	38.679411
X:	224357	Longitude:	-75.136751
Y:	75453.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
529	NW	0.75	3,937.26	6.13	WATER WELLS

Permit No:	230298	Latitude:	38.67402
X:	222763	Longitude:	-75.155091
Y:	74850.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
530	W	0.73	3,841.69	10.77	WATER WELLS



## Wells and Additional Sources Detail Report

Permit No:	242399	Latitude:	38.665285
X:	222484.16	Longitude:	-75.158325
Y:	73879.75	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
531	WSW	0.73	3,842.39	12.06	WATER WELLS

Permit No:	232173	Latitude:	38.662442
X:	222536	Longitude:	-75.157742
Y:	73564.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
532	WNW	0.73	3,873.01	32.83	WATER WELLS

Permit No:	152608	Latitude:	38.672427
X:	222651.4	Longitude:	-75.156378
Y:	74673.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
533	WSW	0.73	3,851.42	10.38	WATER WELLS

Permit No:	238929	Latitude:	38.662161
X:	222543	Longitude:	-75.157662
Y:	73533.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
534	NW	0.78	4,122.44	8.77	WATER WELLS

Permit No:	193311	Latitude:	38.676347
X:	222989	Longitude:	-75.152484
Y:	75109.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
535	NW	0.75	3,933.76	7.75	WATER WELLS

Permit No:	204626	Latitude:	38.673733
X:	222736	Longitude:	-75.155401
Y:	74818.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
536	SW	0.75	3,981.51	3.61	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	237284	Latitude:	38.658206
X:	222753	Longitude:	-75.155264
Y:	73094.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
537	WNW	0.72	3,823.86	20.95	WATER WELLS

Permit No:	244997	Latitude:	38.67024
X:	222549.04	Longitude:	-75.157562
Y:	74430.06	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
538	NW	0.75	3,979.18	9.88	WATER WELLS

Permit No:	230297	Latitude:	38.674448
X:	222791	Longitude:	-75.154768
Y:	74897.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
539	WNW	0.74	3,917.43	17.81	WATER WELLS

Permit No:	39166	Latitude:	38.67305
X:	222682.26	Longitude:	-75.156021
Y:	74742.39	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
540	WNW	0.73	3,861.29	24.38	WATER WELLS

Permit No:	246529	Latitude:	38.671201
X:	222580.56	Longitude:	-75.157196
Y:	74536.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
541	W	0.73	3,847.48	14.64	WATER WELLS

Permit No:	238863	Latitude:	38.667094
X:	222475	Longitude:	-75.158426
Y:	74080.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
542	WSW	0.74	3,896.20	10.57	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	235526	Latitude:	38.661217
X:	222568.58	Longitude:	-75.15737
Y:	73428.43	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
543	W	0.73	3,857.50	14.64	WATER WELLS

Permit No:	225939	Latitude:	38.667116
X:	222472	Longitude:	-75.15846
Y:	74083	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
544	W	0.73	3,873.04	14.11	WATER WELLS

Permit No:	244995	Latitude:	38.666403
X:	222466.75	Longitude:	-75.158521
Y:	74003.86	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
545	NW	0.77	4,050.15	11.92	WATER WELLS

Permit No:	196225	Latitude:	38.675029
X:	222828	Longitude:	-75.154339
Y:	74962.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
546	NW	0.78	4,093.89	6.95	WATER WELLS

Permit No:	215557	Latitude:	38.675614
X:	222886	Longitude:	-75.153672
Y:	75027.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
547	WNW	0.74	3,916.90	36.48	WATER WELLS

Permit No:	198097	Latitude:	38.672273
X:	222625	Longitude:	-75.156682
Y:	74655.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
548	NNE	0.87	4,573.44	2.49	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	220448	Latitude:	38.679673
X:	224319	Longitude:	-75.137189
Y:	75482.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
549	W	0.74	3,881.61	13.38	WATER WELLS

Permit No:	239051	Latitude:	38.666514
X:	222464	Longitude:	-75.158554
Y:	74016.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
550	WSW	0.74	3,910.44	11.75	WATER WELLS

Permit No:	253724	Latitude:	38.662107
X:	222525.89	Longitude:	-75.157857
Y:	73527.13	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
551	WSW	0.75	3,984.43	7.79	WATER WELLS

Permit No:	252775	Latitude:	38.659264
X:	222659.48	Longitude:	-75.156332
Y:	73211.92	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
551	WSW	0.75	3,984.43	7.79	WATER WELLS

Permit No:	252732	Latitude:	38.659268
X:	222658.21	Longitude:	-75.156347
Y:	73212.28	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
552	NNW	0.82	4,319.85	6.35	WATER WELLS

Permit No:	199012	Latitude:	38.677691
X:	223152	Longitude:	-75.150606
Y:	75258.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
553	NW	0.78	4,110.40	8.34	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	224065	Latitude:	38.675623
X:	222879	Longitude:	-75.153752
Y:	75028.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
554	W	0.74	3,913.19	12.20	WATER WELLS

Permit No:	250921	Latitude:	38.66439
X:	222470.07	Longitude:	-75.15849
Y:	73780.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
555	WSW	0.74	3,914.53	10.72	WATER WELLS

Permit No:	250286	Latitude:	38.662702
X:	222504.63	Longitude:	-75.158099
Y:	73593.09	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
556	W	0.74	3,889.44	15.06	WATER WELLS

Permit No:	246783	Latitude:	38.667096
X:	222462.01	Longitude:	-75.158573
Y:	74080.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
557	W	0.74	3,922.29	12.30	WATER WELLS

Permit No:	249933	Latitude:	38.665216
X:	222460.08	Longitude:	-75.158602
Y:	73872.04	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
558	W	0.74	3,911.41	14.07	WATER WELLS

Permit No:	238254	Latitude:	38.666046
X:	222457	Longitude:	-75.158636
Y:	73964.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
559	W	0.74	3,922.89	12.54	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	242600	Latitude:	38.664703
X:	222463.95	Longitude:	-75.158559
Y:	73815.16	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
560	NNW	0.90	4,732.03	6.60	WATER WELLS

Permit No:	249788	Latitude:	38.679753
X:	222686.87	Longitude:	-75.144451
Y:	75489.31	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
561	WNW	0.76	3,999.54	10.56	WATER WELLS

Permit No:	38987	Latitude:	38.673567
X:	222694.62	Longitude:	-75.155877
Y:	74799.82	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
562	W	0.74	3,932.94	11.92	WATER WELLS

Permit No:	224140	Latitude:	38.665337
X:	222456	Longitude:	-75.15865
Y:	73885.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
563	WSW	0.75	3,940.08	10.99	WATER WELLS

Permit No:	254412	Latitude:	38.661874
X:	222525.31	Longitude:	-75.157865
Y:	73501.24	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
564	WNW	0.74	3,906.13	21.77	WATER WELLS

Permit No:	224356	Latitude:	38.670251
X:	222523	Longitude:	-75.157863
Y:	74431.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
565	NW	0.79	4,167.00	8.32	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	204410	Latitude:	38.675992
X:	222905	Longitude:	-75.153451
Y:	75069.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
566	W	0.75	3,947.51	11.32	WATER WELLS

Permit No:	266800	Latitude:	38.665027
X:	222453.85	Longitude:	-75.158674
Y:	73851.06	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
567	NW	0.77	4,046.55	7.12	WATER WELLS

Permit No:	248375	Latitude:	38.674171
X:	222732.95	Longitude:	-75.155434
Y:	74866.88	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
568	W	0.74	3,914.33	18.88	WATER WELLS

Permit No:	206044	Latitude:	38.668564
X:	222471.44	Longitude:	-75.158459
Y:	74243.75	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
569	W	0.74	3,926.79	16.03	WATER WELLS

Permit No:	225940	Latitude:	38.667153
X:	222451	Longitude:	-75.158701
Y:	74087	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
570	WSW	0.75	3,956.02	8.60	WATER WELLS

Permit No:	266308	Latitude:	38.662515
X:	222497.27	Longitude:	-75.158184
Y:	73572.29	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
571	W	0.75	3,941.15	13.01	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	250316	Latitude:	38.666758
X:	222445.54	Longitude:	-75.158764
Y:	74043.24	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
572	WNW	0.76	3,990.61	35.59	WATER WELLS

Permit No:	217905	Latitude:	38.672511
X:	222615	Longitude:	-75.156798
Y:	74682.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
573	WNW	0.75	3,980.96	29.31	WATER WELLS

Permit No:	232761	Latitude:	38.671902
X:	222579	Longitude:	-75.157213
Y:	74614.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
574	NNE	0.88	4,660.22	2.52	WATER WELLS

Permit No:	247590	Latitude:	38.679913
X:	224314.9	Longitude:	-75.137233
Y:	75509.05	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
575	NNW	0.86	4,552.65	7.34	WATER WELLS

Permit No:	192191	Latitude:	38.678898
X:	223346	Longitude:	-75.148372
Y:	75393.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
576	NW	0.83	4,380.95	8.04	WATER WELLS

Permit No:	200746	Latitude:	38.677734
X:	223115	Longitude:	-75.151031
Y:	75263.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
577	W	0.76	3,992.91	13.96	WATER WELLS



## Wells and Additional Sources Detail Report

Permit No:	239778	Latitude:	38.665672
X:	222435	Longitude:	-75.15889
Y:	73922.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
578	WNW	0.75	3,962.66	21.25	WATER WELLS

Permit No:	250241	Latitude:	38.669937
X:	222493.18	Longitude:	-75.158205
Y:	74396.28	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
579	W	0.76	3,993.19	5.07	WATER WELLS

Permit No:	243024	Latitude:	38.663869
X:	222452.94	Longitude:	-75.158689
Y:	73722.51	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
580	WSW	0.76	4,006.23	11.42	WATER WELLS

Permit No:	244403	Latitude:	38.662414
X:	222484.65	Longitude:	-75.15833
Y:	73561.06	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
581	W	0.75	3,974.44	15.56	WATER WELLS

Permit No:	206045	Latitude:	38.667635
X:	222439.64	Longitude:	-75.158828
Y:	74140.58	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
582	WNW	0.75	3,977.57	18.98	WATER WELLS

Permit No:	249988	Latitude:	38.669089
X:	222463.37	Longitude:	-75.15855
Y:	74302	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
583	W	0.76	4,019.76	13.50	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	239603	Latitude:	38.665395
X:	222429	Longitude:	-75.15896
Y:	73891.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
584	NW	0.81	4,265.58	11.49	WATER WELLS

Permit No:	257088	Latitude:	38.676391
X:	222915.88	Longitude:	-75.153324
Y:	75113.93	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
585	NW	0.81	4,272.45	11.49	WATER WELLS

Permit No:	262193	Latitude:	38.676449
X:	222921.73	Longitude:	-75.153257
Y:	75120.33	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
586	NW	0.82	4,317.57	11.78	WATER WELLS

Permit No:	190280	Latitude:	38.676929
X:	222981	Longitude:	-75.152574
Y:	75173.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
587	WNW	0.77	4,051.43	36.24	WATER WELLS

Permit No:	165047	Latitude:	38.672535
X:	222594.6	Longitude:	-75.15703
Y:	74684.94	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
588	W	0.76	4,008.22	15.65	WATER WELLS

Permit No:	250893	Latitude:	38.667214
X:	222426.27	Longitude:	-75.158983
Y:	74093.75	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
589	WNW	0.76	4,018.99	22.17	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	223933	Latitude:	38.670799
X:	222509	Longitude:	-75.158022
Y:	74491.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
590	W	0.76	4,017.55	15.11	WATER WELLS

Permit No:	240870	Latitude:	38.667257
X:	222423.72	Longitude:	-75.159013
Y:	74098.54	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
591	WSW	0.78	4,103.72	6.74	WATER WELLS

Permit No:	208116	Latitude:	38.659666
X:	222587	Longitude:	-75.157166
Y:	73256.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
592	WSW	0.77	4,054.93	9.37	WATER WELLS

Permit No:	265184	Latitude:	38.661934
X:	222485.93	Longitude:	-75.158317
Y:	73507.81	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
593	NNE	0.89	4,716.87	0.81	WATER WELLS

Permit No:	159813	Latitude:	38.680057
X:	224341.61	Longitude:	-75.136926
Y:	75525.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
594	NNW	0.86	4,547.06	3.34	WATER WELLS

Permit No:	182224	Latitude:	38.678638
X:	223242	Longitude:	-75.149568
Y:	75364.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
595	NW	0.80	4,210.67	19.51	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	268763	Latitude:	38.67529
X:	222783.62	Longitude:	-75.154811
Y:	74990.97	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
596	WSW	0.79	4,165.51	6.91	WATER WELLS

Permit No:	265268	Latitude:	38.658483
X:	222654.28	Longitude:	-75.156395
Y:	73125.16	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
597	WNW	0.77	4,082.11	32.78	WATER WELLS

Permit No:	235935	Latitude:	38.672372
X:	222573	Longitude:	-75.157281
Y:	74666.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
598	WSW	0.78	4,132.77	7.15	WATER WELLS

Permit No:	262117	Latitude:	38.659367
X:	222597.08	Longitude:	-75.157049
Y:	73223.18	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
599	WSW	0.77	4,068.38	10.96	WATER WELLS

Permit No:	244051	Latitude:	38.663016
X:	222447.65	Longitude:	-75.158753
Y:	73627.84	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
600	W	0.77	4,075.90	13.68	WATER WELLS

Permit No:	248346	Latitude:	38.665211
X:	222413.16	Longitude:	-75.159141
Y:	73871.34	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
601	WSW	0.77	4,083.49	8.22	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	248032	Latitude:	38.661739
X:	222484.26	Longitude:	-75.158337
Y:	73486.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
602	WSW	0.77	4,083.12	8.45	WATER WELLS

Permit No:	258548	Latitude:	38.661841
X:	222480.4	Longitude:	-75.158381
Y:	73497.43	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
603	W	0.77	4,072.97	14.80	WATER WELLS

Permit No:	240754	Latitude:	38.663599
X:	222433.14	Longitude:	-75.158917
Y:	73692.43	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
604	W	0.77	4,050.59	14.92	WATER WELLS

Permit No:	250675	Latitude:	38.66724
X:	222413.53	Longitude:	-75.15913
Y:	74096.63	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
605	WSW	0.77	4,076.20	14.57	WATER WELLS

Permit No:	241087	Latitude:	38.663196
X:	222440.77	Longitude:	-75.158831
Y:	73647.75	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
606	WNW	0.78	4,113.91	37.16	WATER WELLS

Permit No:	178331	Latitude:	38.672764
X:	222588	Longitude:	-75.157105
Y:	74710.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
607	NW	0.79	4,190.43	12.25	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	161943	Latitude:	38.674398
X:	222696.48	Longitude:	-75.155852
Y:	74891.99	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
608	WSW	0.78	4,119.19	10.28	WATER WELLS

Permit No:	255771	Latitude:	38.660714
X:	222519.29	Longitude:	-75.157938
Y:	73372.42	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
609	NW	0.80	4,200.13	9.41	WATER WELLS

Permit No:	38265	Latitude:	38.674535
X:	222706.43	Longitude:	-75.155738
Y:	74907.25	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
610	WSW	0.78	4,093.33	9.32	WATER WELLS

Permit No:	250628	Latitude:	38.662836
X:	222444.59	Longitude:	-75.158789
Y:	73607.85	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
611	W	0.77	4,074.99	12.23	WATER WELLS

Permit No:	250280	Latitude:	38.666883
X:	222404.78	Longitude:	-75.159231
Y:	74056.95	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
612	WSW	0.78	4,112.22	8.92	WATER WELLS

Permit No:	250953	Latitude:	38.6614
X:	222488.94	Longitude:	-75.158284
Y:	73448.56	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
613	W	0.77	4,062.75	17.59	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	244718	Latitude:	38.668405
X:	222422.75	Longitude:	-75.15902
Y:	74225.93	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
614	NW	0.79	4,186.30	9.77	WATER WELLS

Permit No:	38339	Latitude:	38.674133
X:	222672.51	Longitude:	-75.156129
Y:	74862.51	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
615	WSW	0.78	4,100.26	13.57	WATER WELLS

Permit No:	221109	Latitude:	38.662932
X:	222440	Longitude:	-75.158843
Y:	73618.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
616	WNW	0.78	4,119.69	32.98	WATER WELLS

Permit No:	230503	Latitude:	38.672409
X:	222562	Longitude:	-75.157407
Y:	74670.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
616	WNW	0.78	4,119.69	32.98	WATER WELLS

Permit No:	230438	Latitude:	38.672409
X:	222562	Longitude:	-75.157405
Y:	74670.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
617	WSW	0.80	4,225.75	10.17	WATER WELLS

Permit No:	268746	Latitude:	38.658065
X:	222672.22	Longitude:	-75.156238
Y:	73080.83	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
618	W	0.77	4,073.13	17.95	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	248753	Latitude:	38.668713
X:	222425.26	Longitude:	-75.15899
Y:	74260.17	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
619	NNW	0.88	4,650.42	5.78	WATER WELLS

Permit No:	216753	Latitude:	38.679042
X:	222385	Longitude:	-75.149074
Y:	75409.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
620	WSW	0.80	4,210.86	5.20	WATER WELLS

Permit No:	219941	Latitude:	38.658603
X:	222627	Longitude:	-75.15671
Y:	73138.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
621	WSW	0.79	4,185.60	6.85	WATER WELLS

Permit No:	240188	Latitude:	38.659412
X:	222574.86	Longitude:	-75.157304
Y:	73228.06	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
622	NNW	0.88	4,645.19	6.39	WATER WELLS

Permit No:	185288	Latitude:	38.678984
X:	223267	Longitude:	-75.149279
Y:	75402.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
623	WNW	0.80	4,199.60	12.12	WATER WELLS

Permit No:	165265	Latitude:	38.673827
X:	222639.53	Longitude:	-75.156509
Y:	74828.43	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
624	NW	0.85	4,511.72	2.54	WATER WELLS



## Wells and Additional Sources Detail Report

Permit No:	193149	Latitude:	38.67798
X:	223078	Longitude:	-75.151455
Y:	75290.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
625	SW	0.81	4,282.96	6.33	WATER WELLS

Permit No:	214352	Latitude:	38.657387
X:	222712	Longitude:	-75.155738
Y:	73003.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
626	WSW	0.80	4,213.19	4.96	WATER WELLS

Permit No:	270514	Latitude:	38.658909
X:	222601.7	Longitude:	-75.156999
Y:	73171.51	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
627	NW	0.82	4,339.58	8.38	WATER WELLS

Permit No:	238325	Latitude:	38.676106
X:	222834	Longitude:	-75.154268
Y:	75082	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
628	SW	0.81	4,298.53	6.33	WATER WELLS

Permit No:	214354	Latitude:	38.657325
X:	222712	Longitude:	-75.155738
Y:	72996.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
629	WNW	0.78	4,113.14	17.49	WATER WELLS

Permit No:	249414	Latitude:	38.669051
X:	222420.19	Longitude:	-75.159047
Y:	74297.71	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
630	WNW	0.78	4,119.85	20.93	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	250235	Latitude:	38.670065
X:	222447.34	Longitude:	-75.158731
Y:	74410.31	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
631	WNW	0.79	4,195.44	36.88	WATER WELLS

Permit No:	215768	Latitude:	38.672967
X:	222573	Longitude:	-75.157278
Y:	74732.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
632	WNW	0.78	4,136.07	21.21	WATER WELLS

Permit No:	252294	Latitude:	38.670336
X:	222451.89	Longitude:	-75.158678
Y:	74440.43	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
633	WNW	0.78	4,128.49	17.26	WATER WELLS

Permit No:	249566	Latitude:	38.669014
X:	222414.55	Longitude:	-75.159112
Y:	74293.57	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
634	W	0.79	4,174.89	11.07	WATER WELLS

Permit No:	246254	Latitude:	38.664481
X:	222388.93	Longitude:	-75.159422
Y:	73790.26	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
635	WNW	0.79	4,159.57	25.01	WATER WELLS

Permit No:	223932	Latitude:	38.671223
X:	222482	Longitude:	-75.15833
Y:	74538.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
636	W	0.79	4,185.92	11.27	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	251347	Latitude:	38.664728
X:	222383.41	Longitude:	-75.159485
Y:	73817.71	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
637	W	0.79	4,162.69	14.43	WATER WELLS

Permit No:	250249	Latitude:	38.66678
X:	222377.95	Longitude:	-75.15954
Y:	74045.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
638	W	0.79	4,177.22	13.87	WATER WELLS

Permit No:	257124	Latitude:	38.666124
X:	222375.24	Longitude:	-75.159574
Y:	73972.57	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
639	W	0.79	4,193.23	12.43	WATER WELLS

Permit No:	239348	Latitude:	38.663965
X:	222390	Longitude:	-75.159414
Y:	73733	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
640	WNW	0.81	4,265.62	12.59	WATER WELLS

Permit No:	186333	Latitude:	38.673908
X:	222621	Longitude:	-75.156722
Y:	74837.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
641	W	0.79	4,175.10	14.44	WATER WELLS

Permit No:	250315	Latitude:	38.667185
X:	222375.19	Longitude:	-75.15957
Y:	74090.39	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
642	W	0.80	4,203.24	15.42	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	236176	Latitude:	38.663306
X:	222399	Longitude:	-75.159313
Y:	73659.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
643	WSW	0.80	4,207.97	7.14	WATER WELLS

Permit No:	251130	Latitude:	38.662323
X:	222423.57	Longitude:	-75.159032
Y:	73550.85	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
644	SW	0.82	4,343.08	6.57	WATER WELLS

Permit No:	235672	Latitude:	38.657514
X:	222674	Longitude:	-75.156174
Y:	73017.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
645	W	0.80	4,204.02	15.12	WATER WELLS

Permit No:	235424	Latitude:	38.663386
X:	222397	Longitude:	-75.159335
Y:	73668.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
646	WSW	0.81	4,281.95	5.21	WATER WELLS

Permit No:	248201	Latitude:	38.659189
X:	222555.81	Longitude:	-75.157524
Y:	73203.28	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
647	WSW	0.81	4,263.86	10.53	WATER WELLS

Permit No:	234372	Latitude:	38.65988
X:	222517	Longitude:	-75.157969
Y:	73279.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
648	SW	0.83	4,399.79	8.46	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	214353	Latitude:	38.65677
X:	222730	Longitude:	-75.155533
Y:	72935.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
649	NNW	0.89	4,721.07	4.80	WATER WELLS

Permit No:	169543	Latitude:	38.679058
X:	223213	Longitude:	-75.1499
Y:	75410.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
650	WNW	0.80	4,207.69	22.16	WATER WELLS

Permit No:	238429	Latitude:	38.670722
X:	222444	Longitude:	-75.158769
Y:	74483.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
651	W	0.80	4,239.54	15.69	WATER WELLS

Permit No:	266474	Latitude:	38.66361
X:	222381.51	Longitude:	-75.159511
Y:	73693.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
652	NW	0.88	4,627.95	2.34	WATER WELLS

Permit No:	180291	Latitude:	38.678286
X:	223067	Longitude:	-75.15158
Y:	75324.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
653	NNW	0.89	4,679.66	2.83	WATER WELLS

Permit No:	182223	Latitude:	38.678659
X:	223125	Longitude:	-75.150912
Y:	75366.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
654	W	0.80	4,228.74	13.35	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	242717	Latitude:	38.667205
X:	222358.94	Longitude:	-75.159757
Y:	74092.54	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
655	WSW	0.81	4,264.95	12.91	WATER WELLS

Permit No:	240291	Latitude:	38.66266
X:	222395.56	Longitude:	-75.159353
Y:	73588.15	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
656	WNW	0.81	4,259.66	26.75	WATER WELLS

Permit No:	257581	Latitude:	38.67162
X:	222468.09	Longitude:	-75.158487
Y:	74583.04	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
657	WSW	0.81	4,281.00	7.09	WATER WELLS

Permit No:	251129	Latitude:	38.662042
X:	222409.63	Longitude:	-75.159193
Y:	73519.61	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
658	WNW	0.83	4,356.43	13.45	WATER WELLS

Permit No:	227171	Latitude:	38.674284
X:	222619	Longitude:	-75.156745
Y:	74879.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
659	SW	0.84	4,444.00	6.49	WATER WELLS

Permit No:	240532	Latitude:	38.656882
X:	222697.92	Longitude:	-75.155899
Y:	72947.53	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
660	NW	0.86	4,534.34	4.61	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	215171	Latitude:	38.676821
X:	222841	Longitude:	-75.154185
Y:	75161.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
661	W	0.81	4,292.88	12.37	WATER WELLS

Permit No:	226590	Latitude:	38.666361
X:	222339	Longitude:	-75.159991
Y:	73998.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
662	WSW	0.82	4,309.93	13.46	WATER WELLS

Permit No:	257985	Latitude:	38.662501
X:	222385.94	Longitude:	-75.159464
Y:	73570.46	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
663	WSW	0.82	4,351.11	8.31	WATER WELLS

Permit No:	269718	Latitude:	38.660519
X:	222452.93	Longitude:	-75.158718
Y:	73347.38	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
664	WSW	0.83	4,396.87	4.40	WATER WELLS

Permit No:	254225	Latitude:	38.658857
X:	222537.98	Longitude:	-75.15773
Y:	73166.42	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
665	WSW	0.83	4,387.34	5.84	WATER WELLS

Permit No:	239188	Latitude:	38.659147
X:	222521	Longitude:	-75.157926
Y:	73198.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
666	WSW	0.82	4,333.13	8.73	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	247187	Latitude:	38.661873
X:	222398.87	Longitude:	-75.159317
Y:	73500.74	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
667	WNW	0.83	4,366.40	30.81	WATER WELLS

Permit No:	271739	Latitude:	38.672786
X:	222497.21	Longitude:	-75.158126
Y:	74712.22	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
668	NNW	0.91	4,794.50	4.60	WATER WELLS

Permit No:	166688	Latitude:	38.678937
X:	223107.69	Longitude:	-75.15111
Y:	75397.11	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
669	WNW	0.82	4,339.53	20.93	WATER WELLS

Permit No:	257078	Latitude:	38.670403
X:	222388.89	Longitude:	-75.159401
Y:	74447.67	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
670	W	0.83	4,371.20	11.29	WATER WELLS

Permit No:	236304	Latitude:	38.664129
X:	222333	Longitude:	-75.160068
Y:	73751	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
671	NW	0.90	4,748.10	3.07	WATER WELLS

Permit No:	180862	Latitude:	38.678488
X:	223028	Longitude:	-75.152028
Y:	75347	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
672	WSW	0.84	4,411.44	11.22	WATER WELLS



## Wells and Additional Sources Detail Report

Permit No:	260127	Latitude:	38.660066
X:	222455.26	Longitude:	-75.158676
Y:	73300.32	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
673	WNW	0.84	4,416.34	23.92	WATER WELLS

Permit No:	272005	Latitude:	38.673426
X:	222527.14	Longitude:	-75.157819
Y:	74785.17	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
674	WNW	0.83	4,361.94	23.81	WATER WELLS

Permit No:	224568	Latitude:	38.671109
X:	222410	Longitude:	-75.159158
Y:	74526.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
675	WSW	0.84	4,422.96	9.82	WATER WELLS

Permit No:	263263	Latitude:	38.660332
X:	222437.02	Longitude:	-75.158885
Y:	73329.78	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
676	WNW	0.84	4,441.51	23.92	WATER WELLS

Permit No:	167394	Latitude:	38.673501
X:	222522	Longitude:	-75.157861
Y:	74791.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
677	NW	0.90	4,769.34	4.18	WATER WELLS

Permit No:	182096	Latitude:	38.678484
X:	223012	Longitude:	-75.152212
Y:	75346.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
678	WSW	0.84	4,410.75	11.46	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	240802	Latitude:	38.662282
X:	222360.68	Longitude:	-75.159755
Y:	73546.04	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
679	WSW	0.84	4,413.56	10.11	WATER WELLS

Permit No:	250723	Latitude:	38.662082
X:	222366.09	Longitude:	-75.159693
Y:	73523.91	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
680	WNW	0.85	4,497.86	17.97	WATER WELLS

Permit No:	246703	Latitude:	38.674442
X:	222577.45	Longitude:	-75.15722
Y:	74896.61	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
681	W	0.84	4,442.46	11.64	WATER WELLS

Permit No:	228164	Latitude:	38.664991
X:	222303	Longitude:	-75.160409
Y:	73846.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
682	WSW	0.84	4,446.43	11.60	WATER WELLS

Permit No:	246914	Latitude:	38.661989
X:	222358.77	Longitude:	-75.159778
Y:	73513.52	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
683	W	0.84	4,441.13	13.34	WATER WELLS

Permit No:	248724	Latitude:	38.663193
X:	222327.39	Longitude:	-75.160134
Y:	73647.14	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
684	WNW	0.85	4,511.15	18.02	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	251875	Latitude:	38.674223
X:	222553.29	Longitude:	-75.157499
Y:	74872.16	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
685	W	0.84	4,457.78	13.57	WATER WELLS

Permit No:	200286	Latitude:	38.663735
X:	222312	Longitude:	-75.160309
Y:	73707.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
686	WNW	0.84	4,459.39	25.78	WATER WELLS

Permit No:	223952	Latitude:	38.672061
X:	222424	Longitude:	-75.158994
Y:	74631.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
687	WNW	0.85	4,471.60	27.14	WATER WELLS

Permit No:	223931	Latitude:	38.672137
X:	222424	Longitude:	-75.158994
Y:	74640.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
688	W	0.84	4,458.82	12.02	WATER WELLS

Permit No:	255361	Latitude:	38.666655
X:	222287.62	Longitude:	-75.160578
Y:	74031.27	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
689	WSW	0.85	4,514.34	9.69	WATER WELLS

Permit No:	262104	Latitude:	38.660189
X:	222413.69	Longitude:	-75.159153
Y:	73313.88	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
690	W	0.85	4,491.36	12.94	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	248721	Latitude:	38.663205
X:	222311.51	Longitude:	-75.160316
Y:	73648.41	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
691	WSW	0.85	4,503.42	11.71	WATER WELLS

Permit No:	247102	Latitude:	38.661772
X:	222348.01	Longitude:	-75.159902
Y:	73489.46	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
692	NW	0.92	4,879.74	4.90	WATER WELLS

Permit No:	179881	Latitude:	38.678854
X:	223020	Longitude:	-75.152118
Y:	75387.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
693	WSW	0.85	4,501.70	13.08	WATER WELLS

Permit No:	261771	Latitude:	38.662814
X:	222317.42	Longitude:	-75.160251
Y:	73604.12	County:	Kent

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
694	WNW	0.86	4,562.59	20.70	WATER WELLS

Permit No:	216994	Latitude:	38.673968
X:	222513	Longitude:	-75.157964
Y:	74843.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
695	WSW	0.86	4,561.83	10.49	WATER WELLS

Permit No:	265058	Latitude:	38.659662
X:	222426.87	Longitude:	-75.159004
Y:	73255.45	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
696	NW	0.92	4,853.41	5.78	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	183152	Latitude:	38.678407
X:	222939	Longitude:	-75.153051
Y:	75337.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
697	WSW	0.87	4,568.36	7.08	WATER WELLS

Permit No:	265059	Latitude:	38.660262
X:	222391.74	Longitude:	-75.159405
Y:	73321.95	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
698	WNW	0.86	4,553.37	26.67	WATER WELLS

Permit No:	65277	Latitude:	38.672777
X:	222432.75	Longitude:	-75.158888
Y:	74711.41	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
699	NW	0.90	4,750.89	5.18	WATER WELLS

Permit No:	188543	Latitude:	38.676966
X:	222752	Longitude:	-75.155205
Y:	75177.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
700	NW	0.93	4,909.69	7.08	WATER WELLS

Permit No:	184296	Latitude:	38.678764
X:	222978	Longitude:	-75.152601
Y:	75377.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
701	WNW	0.87	4,615.52	21.46	WATER WELLS

Permit No:	258797	Latitude:	38.674048
X:	222499.34	Longitude:	-75.158119
Y:	74852.61	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
702	WSW	0.87	4,607.03	11.53	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	239891	Latitude:	38.659549
X:	222417.93	Longitude:	-75.159107
Y:	73242.88	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
703	NW	0.92	4,864.95	6.15	WATER WELLS

Permit No:	192270	Latitude:	38.678129
X:	222878	Longitude:	-75.153753
Y:	75306.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
704	WSW	0.88	4,651.59	8.79	WATER WELLS

Permit No:	232601	Latitude:	38.658409
X:	222478	Longitude:	-75.158422
Y:	73116.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
705	WNW	0.87	4,592.72	30.41	WATER WELLS

Permit No:	223708	Latitude:	38.672588
X:	222408	Longitude:	-75.159176
Y:	74690.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
707	WSW	0.87	4,596.83	11.45	WATER WELLS

Permit No:	194128	Latitude:	38.661986
X:	222311	Longitude:	-75.160326
Y:	73513.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
708	NW	0.89	4,724.34	35.30	WATER WELLS

Permit No:	51844	Latitude:	38.675486
X:	222586	Longitude:	-75.157118
Y:	75012.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
709	WSW	0.88	4,661.75	13.66	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	238630	Latitude:	38.659434
X:	222406	Longitude:	-75.159246
Y:	73230	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
710	WSW	0.89	4,675.61	13.90	WATER WELLS

Permit No:	265979	Latitude:	38.659409
X:	222402.57	Longitude:	-75.159284
Y:	73227.23	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
711	WSW	0.89	4,686.99	12.97	WATER WELLS

Permit No:	243996	Latitude:	38.659003
X:	222423.93	Longitude:	-75.15904
Y:	73182.31	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
712	WSW	0.88	4,644.62	14.02	WATER WELLS

Permit No:	174011	Latitude:	38.662489
X:	222281	Longitude:	-75.160669
Y:	73568.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
713	WSW	0.89	4,716.17	8.43	WATER WELLS

Permit No:	223377	Latitude:	38.658499
X:	222448	Longitude:	-75.158767
Y:	73126.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
714	NW	0.91	4,827.51	29.81	WATER WELLS

Permit No:	237132	Latitude:	38.676018
X:	222599	Longitude:	-75.156969
Y:	75071.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
715	WSW	0.90	4,743.53	10.99	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	257432	Latitude:	38.659615
X:	222367.24	Longitude:	-75.159689
Y:	73250	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
716	NW	0.95	4,991.50	5.41	WATER WELLS

Permit No:	184757	Latitude:	38.678322
X:	222839	Longitude:	-75.1542
Y:	75328	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
717	WSW	0.90	4,774.94	7.13	WATER WELLS

Permit No:	263000	Latitude:	38.658543
X:	222423.54	Longitude:	-75.159046
Y:	73131.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
718	NW	0.92	4,832.38	30.68	WATER WELLS

Permit No:	60300	Latitude:	38.675833
X:	222576.83	Longitude:	-75.157222
Y:	75051.01	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
719	WSW	0.91	4,783.39	7.74	WATER WELLS

Permit No:	256967	Latitude:	38.658493
X:	222423.98	Longitude:	-75.159041
Y:	73125.65	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
720	W	0.89	4,718.14	9.09	WATER WELLS

Permit No:	236367	Latitude:	38.665594
X:	222214	Longitude:	-75.16143
Y:	73913.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
721	NW	0.91	4,815.33	36.43	WATER WELLS



## Wells and Additional Sources Detail Report

Permit No:	258075	Latitude:	38.675341
X:	222534.45	Longitude:	-75.157711
Y:	74996.25	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
722	WNW	0.90	4,738.65	24.31	WATER WELLS

Permit No:	247790	Latitude:	38.673096
X:	222387.86	Longitude:	-75.159404
Y:	74746.57	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
723	NW	0.94	4,941.44	5.68	WATER WELLS

Permit No:	213488	Latitude:	38.677495
X:	222733	Longitude:	-75.155423
Y:	75235.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
724	NW	0.91	4,827.07	37.66	WATER WELLS

Permit No:	243158	Latitude:	38.675269
X:	222522.87	Longitude:	-75.157844
Y:	74988.27	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
725	WSW	0.90	4,746.05	12.75	WATER WELLS

Permit No:	158906	Latitude:	38.66261
X:	222246.05	Longitude:	-75.16107
Y:	73582.19	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
726	NW	0.92	4,834.15	36.25	WATER WELLS

Permit No:	239416	Latitude:	38.675082
X:	222503	Longitude:	-75.158075
Y:	74967.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
727	WNW	0.91	4,824.36	27.50	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	205017	Latitude:	38.67435
X:	222445	Longitude:	-75.158743
Y:	74886	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
728	NW	0.95	5,012.14	6.90	WATER WELLS

Permit No:	197519	Latitude:	38.677903
X:	222758	Longitude:	-75.155133
Y:	75281.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
729	W	0.90	4,749.44	10.48	WATER WELLS

Permit No:	272603	Latitude:	38.667311
X:	222200.63	Longitude:	-75.161577
Y:	74103.04	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
730	W	0.91	4,782.34	11.66	WATER WELLS

Permit No:	236368	Latitude:	38.665258
X:	222197	Longitude:	-75.161626
Y:	73876	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
731	WSW	0.92	4,838.18	12.83	WATER WELLS

Permit No:	269568	Latitude:	38.659153
X:	222361.23	Longitude:	-75.159755
Y:	73195.79	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
732	WSW	0.91	4,810.14	12.42	WATER WELLS

Permit No:	237049	Latitude:	38.662459
X:	222229.92	Longitude:	-75.161256
Y:	73565.32	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
733	NW	0.93	4,910.11	34.52	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	247746	Latitude:	38.675497
X:	222511.21	Longitude:	-75.157978
Y:	75013.46	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
734	NW	0.93	4,927.10	34.52	WATER WELLS

Permit No:	34568	Latitude:	38.675523
X:	222506.8	Longitude:	-75.158028
Y:	75016.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
735	WSW	0.93	4,914.86	13.58	WATER WELLS

Permit No:	251216	Latitude:	38.658341
X:	222387.32	Longitude:	-75.159463
Y:	73108.61	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
736	WNW	0.93	4,884.38	26.24	WATER WELLS

Permit No:	194273	Latitude:	38.673764
X:	222380	Longitude:	-75.159492
Y:	74820.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
737	W	0.92	4,862.02	9.71	WATER WELLS

Permit No:	169051	Latitude:	38.663841
X:	222186	Longitude:	-75.161756
Y:	73718.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
738	WSW	0.93	4,886.41	12.41	WATER WELLS

Permit No:	111616	Latitude:	38.662035
X:	222217.93	Longitude:	-75.161396
Y:	73518.27	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
739	WNW	0.93	4,885.61	23.39	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	242398	Latitude:	38.672536
X:	222304.81	Longitude:	-75.16036
Y:	74684.21	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
740	WSW	0.93	4,896.44	13.22	WATER WELLS

Permit No:	185814	Latitude:	38.661442
X:	222234	Longitude:	-75.161213
Y:	73452.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
741	NW	0.98	5,180.58	7.96	WATER WELLS

Permit No:	185303	Latitude:	38.678738
X:	222804	Longitude:	-75.154601
Y:	75374.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
742	WNW	0.95	5,000.31	33.27	WATER WELLS

Permit No:	239946	Latitude:	38.675262
X:	222454	Longitude:	-75.158638
Y:	74987.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
743	NW	0.96	5,074.10	23.98	WATER WELLS

Permit No:	48279	Latitude:	38.676793
X:	222579	Longitude:	-75.157194
Y:	75157.5	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
744	W	0.94	4,939.44	12.46	WATER WELLS

Permit No:	247183	Latitude:	38.665592
X:	222146.25	Longitude:	-75.162207
Y:	73912.9	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
745	W	0.94	4,944.14	13.04	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	247399	Latitude:	38.665609
X:	222144.66	Longitude:	-75.162225
Y:	73914.86	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
746	WNW	0.94	4,974.47	27.68	WATER WELLS

Permit No:	172239	Latitude:	38.67393
X:	222359	Longitude:	-75.159732
Y:	74839.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
747	W	0.94	4,953.51	13.33	WATER WELLS

Permit No:	247400	Latitude:	38.66569
X:	222141.12	Longitude:	-75.162265
Y:	73923.8	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
748	WNW	0.94	4,954.41	22.42	WATER WELLS

Permit No:	242397	Latitude:	38.67254
X:	222281.71	Longitude:	-75.160625
Y:	74684.58	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
749	NW	0.96	5,084.60	32.83	WATER WELLS

Permit No:	35611	Latitude:	38.676156
X:	222505	Longitude:	-75.158047
Y:	75086.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
750	NW	0.96	5,070.44	32.37	WATER WELLS

Permit No:	235631	Latitude:	38.675814
X:	222477	Longitude:	-75.158371
Y:	75048.6	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
751	WNW	0.95	5,027.47	27.93	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	35190	Latitude:	38.674075
X:	222350	Longitude:	-75.159835
Y:	74855.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
752	WNW	0.96	5,054.06	30.09	WATER WELLS

Permit No:	252486	Latitude:	38.674788
X:	222393.51	Longitude:	-75.159333
Y:	74934.45	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
753	NW	0.97	5,121.00	34.13	WATER WELLS

Permit No:	38285	Latitude:	38.676342
X:	222509.02	Longitude:	-75.158
Y:	75107.31	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
754	NW	0.97	5,130.28	34.43	WATER WELLS

Permit No:	185562	Latitude:	38.676483
X:	222520	Longitude:	-75.157873
Y:	75123	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
755	NW	0.97	5,125.67	34.13	WATER WELLS

Permit No:	234215	Latitude:	38.676359
X:	222509	Longitude:	-75.158002
Y:	75109.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
756	WSW	0.95	5,036.15	5.21	WATER WELLS

Permit No:	160463	Latitude:	38.66055
X:	222223.66	Longitude:	-75.161335
Y:	73353.42	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
757	NW	0.97	5,118.97	32.14	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	255360	Latitude:	38.675718
X:	222448.39	Longitude:	-75.158699
Y:	75037.81	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
758	WNW	0.96	5,081.43	28.26	WATER WELLS

Permit No:	191141	Latitude:	38.674224
X:	222341	Longitude:	-75.159938
Y:	74871.7	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
759	WNW	0.97	5,142.25	30.47	WATER WELLS

Permit No:	259381	Latitude:	38.675412
X:	222411.71	Longitude:	-75.159121
Y:	75003.82	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
760	NW	0.98	5,182.67	31.91	WATER WELLS

Permit No:	37296	Latitude:	38.676177
X:	222466.7	Longitude:	-75.158487
Y:	75088.85	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
761	WSW	0.96	5,080.69	9.24	WATER WELLS

Permit No:	158685	Latitude:	38.66228
X:	222149.93	Longitude:	-75.162176
Y:	73545.23	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
762	W	0.96	5,077.16	12.20	WATER WELLS

Permit No:	177181	Latitude:	38.666255
X:	222100	Longitude:	-75.162736
Y:	73986.4	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
763	WNW	0.98	5,157.16	29.73	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	265814	Latitude:	38.67523
X:	222390.51	Longitude:	-75.159366
Y:	74983.53	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
764	WSW	0.97	5,098.32	10.35	WATER WELLS

Permit No:	202933	Latitude:	38.661737
X:	222160	Longitude:	-75.162062
Y:	73485	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
765	WNW	0.97	5,139.91	29.11	WATER WELLS

Permit No:	65463	Latitude:	38.674444
X:	222335.54	Longitude:	-75.16
Y:	74896.15	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
766	WNW	0.97	5,147.69	30.08	WATER WELLS

Permit No:	38544	Latitude:	38.674484
X:	222335.6	Longitude:	-75.159999
Y:	74900.59	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
767	NW	1.00	5,254.32	32.59	WATER WELLS

Permit No:	39219	Latitude:	38.676579
X:	222477.88	Longitude:	-75.158357
Y:	75133.51	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
768	W	0.98	5,182.46	12.60	WATER WELLS

Permit No:	247375	Latitude:	38.665006
X:	222076.62	Longitude:	-75.163009
Y:	73847.63	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
769	WNW	0.99	5,241.07	29.03	WATER WELLS



## Wells and Additional Sources Detail Report

Permit No:	231280	Latitude:	38.674932
X:	222335	Longitude:	-75.160006
Y:	74950.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
770	W	0.98	5,199.84	10.59	WATER WELLS

Permit No:	238701	Latitude:	38.664131
X:	222078.81	Longitude:	-75.162987
Y:	73750.54	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
771	WSW	0.99	5,202.64	9.68	WATER WELLS

Permit No:	201438	Latitude:	38.661425
X:	222137	Longitude:	-75.162328
Y:	73450.3	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
772	W	0.99	5,200.94	13.42	WATER WELLS

Permit No:	257071	Latitude:	38.66552
X:	222066.83	Longitude:	-75.163119
Y:	73904.71	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
773	W	0.98	5,194.65	14.09	WATER WELLS

Permit No:	156897	Latitude:	38.665982
X:	222065.46	Longitude:	-75.163134
Y:	73955.96	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
774	W	0.99	5,202.97	14.35	WATER WELLS

Permit No:	176938	Latitude:	38.666461
X:	222061	Longitude:	-75.163183
Y:	74009.2	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
775	W	0.99	5,223.95	12.65	WATER WELLS

## Wells and Additional Sources Detail Report

Permit No:	261226	Latitude:	38.665203
X:	222062.35	Longitude:	-75.163172
Y:	73869.49	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
776	W	0.99	5,220.86	9.60	WATER WELLS

Permit No:	159229	Latitude:	38.663847
X:	222075.7	Longitude:	-75.163023
Y:	73718.99	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
777	W	0.99	5,226.68	14.97	WATER WELLS

Permit No:	156824	Latitude:	38.66593
X:	222055.94	Longitude:	-75.163243
Y:	73950.14	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
778	W	0.99	5,242.09	14.32	WATER WELLS

Permit No:	176940	Latitude:	38.666515
X:	222049	Longitude:	-75.163321
Y:	74015.1	County:	Sussex

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
779	W	1.00	5,276.46	16.88	WATER WELLS

Permit No:	241171	Latitude:	38.667074
X:	222038.76	Longitude:	-75.163436
Y:	74077.14	County:	Sussex

## Radon Information

This section lists any relevant radon information found for the target property.

Federal EPA Radon Zone for *SUSSEX* County: **3**

*Zone 1: Counties with predicted average indoor radon screening levels greater than 4 pCi/L*

*Zone 2: Counties with predicted average indoor radon screening levels from 2 to 4 pCi/L*

*Zone 3: Counties with predicted average indoor radon screening levels less than 2 pCi/L*

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### Federal Area Radon Information for *SUSSEX* County

No Measures/Homes:	7
Geometric Mean:	0.5
Arithmetic Mean:	0.5
Median:	0.5
Standard Deviation:	0
Maximum:	0.5
% >4 pCi/L:	0
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data compiled by the Delaware Department of Public Health for homes tested during the period 1986-1990. Data represent 2-7 day measurements. Units for all columns of radon data are pCi/L.charcoal canister measurements. Units for all columns of radon data are pCi/L

### Federal Area Radon Information for *SUSSEX* County

No Measures/Homes:	3
Geometric Mean:	1.3
Arithmetic Mean:	1.5
Median:	1
Standard Deviation:	1
Maximum:	2.7
% >4 pCi/L:	0
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data compiled by the Delaware Department of Public Health for homes tested during the period 1986-1990. Data represent 2-7 day measurements. Units for all columns of radon data are pCi/L.charcoal canister measurements. Units for all columns of radon data are pCi/L

### Federal Area Radon Information for *SUSSEX* County

No Measures/Homes:	52
Geometric Mean:	0.7

## Radon Information

Arithmetic Mean:	0.9
Median:	0.5
Standard Deviation:	0.8
Maximum:	4.7
% >4 pCi/L:	1
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data compiled by the Delaware Department of Public Health for homes tested during the period 1986-1990. Data represent 2-7 day measurements. Units for all columns of radon data are pCi/L.charcoal canister measurements. Units for all columns of radon data are pCi/L

### Federal Area Radon Information for *SUSSEX* County

No Measures/Homes:	32
Geometric Mean:	0.7
Arithmetic Mean:	0.8
Median:	0.5
Standard Deviation:	0.7
Maximum:	3.5
% >4 pCi/L:	0
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data compiled by the Delaware Department of Public Health for homes tested during the period 1986-1990. Data represent 2-7 day measurements. Units for all columns of radon data are pCi/L.charcoal canister measurements. Units for all columns of radon data are pCi/L

### Federal Area Radon Information for *SUSSEX* County

No Measures/Homes:	64
Geometric Mean:	0.7
Arithmetic Mean:	0.9
Median:	0.5
Standard Deviation:	0.6
Maximum:	3
% >4 pCi/L:	2
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data compiled by the Delaware Department of Public Health for homes tested during the period 1986-1990. Data represent 2-7 day measurements. Units for all columns of radon data are pCi/L.charcoal canister measurements. Units for all columns of radon data are pCi/L

## Radon Information

### Federal Area Radon Information for *SUSSEX* County

No Measures/Homes:	63
Geometric Mean:	0.9
Arithmetic Mean:	1.2
Median:	0.7
Standard Deviation:	1.2
Maximum:	8.1
% >4 pCi/L:	3
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data compiled by the Delaware Department of Public Health for homes tested during the period 1986-1990. Data represent 2-7 day measurements. Units for all columns of radon data are pCi/L.charcoal canister measurements. Units for all columns of radon data are pCi/L

### Federal Area Radon Information for *SUSSEX* County

No Measures/Homes:	21
Geometric Mean:	0.6
Arithmetic Mean:	0.7
Median:	0.5
Standard Deviation:	0.4
Maximum:	2
% >4 pCi/L:	0
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data compiled by the Delaware Department of Public Health for homes tested during the period 1986-1990. Data represent 2-7 day measurements. Units for all columns of radon data are pCi/L.charcoal canister measurements. Units for all columns of radon data are pCi/L

### Federal Area Radon Information for *SUSSEX* County

No Measures/Homes:	49
Geometric Mean:	0.9
Arithmetic Mean:	1
Median:	0.8
Standard Deviation:	0.5
Maximum:	3.3
% >4 pCi/L:	0
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data compiled by the Delaware Department of Public Health for homes tested during the period 1986-1990. Data represent 2-7 day measurements. Units for all columns of radon data are

## Radon Information

pCi/L.charcoal canister  
measurements. Units for all  
columns of radon data are  
pCi/L

### Federal Area Radon Information for *SUSSEX* County

No Measures/Homes:	12
Geometric Mean:	0.8
Arithmetic Mean:	0.9
Median:	0.5
Standard Deviation:	0.6
Maximum:	1.8
% >4 pCi/L:	3
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data complied by the Delaware Department of Public Health for homes tested during the period 1986-1990. Data represent 2-7 day measurements. Units for all columns of radon data are pCi/L.charcoal canister measurements. Units for all columns of radon data are pCi/L

### Federal Area Radon Information for *SUSSEX* County

No Measures/Homes:	87
Geometric Mean:	1.1
Arithmetic Mean:	1.5
Median:	1
Standard Deviation:	1.2
Maximum:	7
% >4 pCi/L:	0
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data complied by the Delaware Department of Public Health for homes tested during the period 1986-1990. Data represent 2-7 day measurements. Units for all columns of radon data are pCi/L.charcoal canister measurements. Units for all columns of radon data are pCi/L

### Federal Area Radon Information for *SUSSEX* County

No Measures/Homes:	55
Geometric Mean:	0.8
Arithmetic Mean:	1
Median:	0.6
Standard Deviation:	0.8
Maximum:	5
% >4 pCi/L:	0
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data complied by the Delaware Department of Public

## Radon Information

Health for homes tested during the period 1986-1990. Data represent 2-7 day measurements. Units for all columns of radon data are pCi/L.charcoal canister measurements. Units for all columns of radon data are pCi/L

### Federal Area Radon Information for *SUSSEX* County

No Measures/Homes:	7
Geometric Mean:	0.6
Arithmetic Mean:	0.6
Median:	0.5
Standard Deviation:	0.4
Maximum:	1.5
% >4 pCi/L:	0
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data compiled by the Delaware Department of Public Health for homes tested during the period 1986-1990. Data represent 2-7 day measurements. Units for all columns of radon data are pCi/L.charcoal canister measurements. Units for all columns of radon data are pCi/L

### Federal Area Radon Information for *SUSSEX* County

No Measures/Homes:	27
Geometric Mean:	0.7
Arithmetic Mean:	0.9
Median:	0.5
Standard Deviation:	0.8
Maximum:	4.1
% >4 pCi/L:	0
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data compiled by the Delaware Department of Public Health for homes tested during the period 1986-1990. Data represent 2-7 day measurements. Units for all columns of radon data are pCi/L.charcoal canister measurements. Units for all columns of radon data are pCi/L

### Federal Area Radon Information for *SUSSEX* County

No Measures/Homes:	70
Geometric Mean:	0.7
Arithmetic Mean:	0.9
Median:	0.5
Standard Deviation:	0.8
Maximum:	5.1

## Radon Information

% >4 pCi/L:	16
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data complied by the Delaware Department of Public Health for homes tested during the period 1986-1990. Data represent 2-7 day measurements. Units for all columns of radon data are pCi/L.charcoal canister measurements. Units for all columns of radon data are pCi/L

### Federal Area Radon Information for 19958 Zip Code

No Measures/Homes:	88
Geometric Mean:	0.8
Arithmetic Mean:	1.1
Median:	0.7
Standard Deviation:	0.9
Maximum:	5.9
% >4 pCi/L:	4
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data complied by the Delaware Department of Public Health for homes tested during the period 1986-1990. Data represent 2-7 day measurements. Units for all columns of radon data are pCi/L.charcoal canister measurements. Units for all columns of radon data are pCi/L

### Federal Area Radon Information for SUSSEX County

No Measures/Homes:	50
Geometric Mean:	0.7
Arithmetic Mean:	0.8
Median:	0.5
Standard Deviation:	0.5
Maximum:	2.3
% >4 pCi/L:	3
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data complied by the Delaware Department of Public Health for homes tested during the period 1986-1990. Data represent 2-7 day measurements. Units for all columns of radon data are pCi/L.charcoal canister measurements. Units for all columns of radon data are pCi/L

### Federal Area Radon Information for SUSSEX County

No Measures/Homes:	105
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## Radon Information

Geometric Mean:	0.9
Arithmetic Mean:	1.1
Median:	0.8
Standard Deviation:	1
Maximum:	5.2
% >4 pCi/L:	0
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data compiled by the Delaware Department of Public Health for homes tested during the period 1986-1990. Data represent 2-7 day measurements. Units for all columns of radon data are pCi/L.charcoal canister measurements. Units for all columns of radon data are pCi/L

### Federal Area Radon Information for *SUSSEX* County

No Measures/Homes:	36
Geometric Mean:	0.5
Arithmetic Mean:	0.5
Median:	0.5
Standard Deviation:	0.2
Maximum:	1.7
% >4 pCi/L:	6
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data compiled by the Delaware Department of Public Health for homes tested during the period 1986-1990. Data represent 2-7 day measurements. Units for all columns of radon data are pCi/L.charcoal canister measurements. Units for all columns of radon data are pCi/L

### Federal Area Radon Information for *SUSSEX* County

No Measures/Homes:	3
Geometric Mean:	0.9
Arithmetic Mean:	1
Median:	1
Standard Deviation:	0.4
Maximum:	1.4
% >4 pCi/L:	0
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data compiled by the Delaware Department of Public Health for homes tested during the period 1986-1990. Data represent 2-7 day measurements. Units for all columns of radon data are pCi/L.charcoal canister measurements. Units for all columns of radon data are

## Radon Information

pCi/L

### Federal Area Radon Information for *SUSSEX* County

No Measures/Homes:	32
Geometric Mean:	0.8
Arithmetic Mean:	1.5
Median:	0.5
Standard Deviation:	3.1
Maximum:	17.1
% >4 pCi/L:	6
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data compiled by the Delaware Department of Public Health for homes tested during the period 1986-1990. Data represent 2-7 day measurements. Units for all columns of radon data are pCi/L.charcoal canister measurements. Units for all columns of radon data are pCi/L

### Federal Area Radon Information for *SUSSEX* County

No Measures/Homes:	24
Geometric Mean:	0.7
Arithmetic Mean:	0.8
Median:	0.5
Standard Deviation:	0.4
Maximum:	2.1
% >4 pCi/L:	0
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data compiled by the Delaware Department of Public Health for homes tested during the period 1986-1990. Data represent 2-7 day measurements. Units for all columns of radon data are pCi/L.charcoal canister measurements. Units for all columns of radon data are pCi/L

**Federal Sources****FEMA National Flood Hazard Layer****FEMA FLOOD**

The National Flood Hazard Layer (NFHL) data incorporates Flood Insurance Rate Map (FIRM) databases published by the Federal Emergency Management Agency (FEMA), and any Letters Of Map Revision (LOMRs) that have been issued against those databases since their publication date. The FIRM Database is the digital, geospatial version of the flood hazard information shown on the published paper FIRMs. The FIRM Database depicts flood risk information and supporting data used to develop the risk data. The FIRM Database is derived from Flood Insurance Studies (FISs), previously published FIRMs, flood hazard analyses performed in support of the FISs and FIRMs, and new mapping data, where available.

**Indoor Radon Data****INDOOR RADON**

Indoor radon measurements tracked by the Environmental Protection Agency(EPA) and the State Residential Radon Survey.

**Public Water Systems Violations and Enforcement Data****PWSV**

List of drinking water violations and enforcement actions from the Safe Drinking Water Information System (SDWIS) made available by the Drinking Water Protection Division of the US EPA's Office of Groundwater and Drinking Water. Enforcement sensitive actions are not included in the data released by the EPA. Address information provided in SWDIS may correspond either with the physical location of the water system, or with a contact address.

**Radon Zone Level****RADON ZONE**

Areas showing the level of Radon Zones (level 1, 2 or 3) by county. This data is maintained by the Environmental Protection Agency (EPA).

**Safe Drinking Water Information System (SDWIS)****SDWIS**

The Safe Drinking Water Information System (SDWIS) contains information about public water systems as reported to US Environmental Protection Agency (EPA) by the states. Addresses may correspond with the location of the water system, or with a contact address.

**Soil Survey Geographic database****SSURGO**

The Soil Survey Geographic database (SSURGO) contains information about soil as collected by the National Cooperative Soil Survey at the Natural Resources Conservation Service (NRCS). Soil maps outline areas called map units. The map units are linked to soil properties in a database. Each map unit may contain one to three major components and some minor components.

**U.S. Fish & Wildlife Service Wetland Data****US WETLAND**

The U.S. Fish & Wildlife Service Wetland layer represents the approximate location and type of wetlands and deepwater habitats in the United States.

**USGS Current Topo****US TOPO**

US Topo topographic maps are produced by the National Geospatial Program of the U.S. Geological Survey (USGS). The project was launched in late 2009, and the term "US Topo" refers specifically to quadrangle topographic maps published in 2009 and later.

**USGS Geology****US GEOLOGY**

Seamless maps depicting geological information provided by the United States Geological Survey (USGS).

**USGS National Water Information System****FED USGS**

The U.S. Geological Survey (USGS)'s National Water Information System (NWIS) is the nation's principal repository of water resources data. This database includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data.

**State Sources****Oil and Gas Wells****OGW**

As of DE state regulatory agencies, FracTracker Alliance - state of Delaware confirmed not to have any

active (drilled but not plugged) oil and gas wells.

### **Water Wells Database**

A water well database maintained by the Division of Water at the Delaware Department of Natural Resources and Environmental Control (DNREC).

### **WATER WELLS**

## Liability Notice

**Reliance on information in Report:** The Physical Setting Report (PSR) DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a review of environmental databases and physical characteristics for the site or adjacent properties.

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—  
FIRE  
INSURANCE  
MAPS

**Project Property:** RIBER20000  
23144 Camp Arrowhead Road  
Lewes DE 19958

**Project No:** RIBER20000

**Requested By:** Pennoni Associates Inc.

**Order No:** 21041200064

**Date Completed:** April 12, 2021

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**Please note that no information was found for your site or adjacent properties.**



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HISTORICAL  
**AERIALS**

**Project Property:** RIBER20000  
23144 Camp Arrowhead Road  
Lewes DE 19958

**Requested By:** Pennoni Associates Inc.

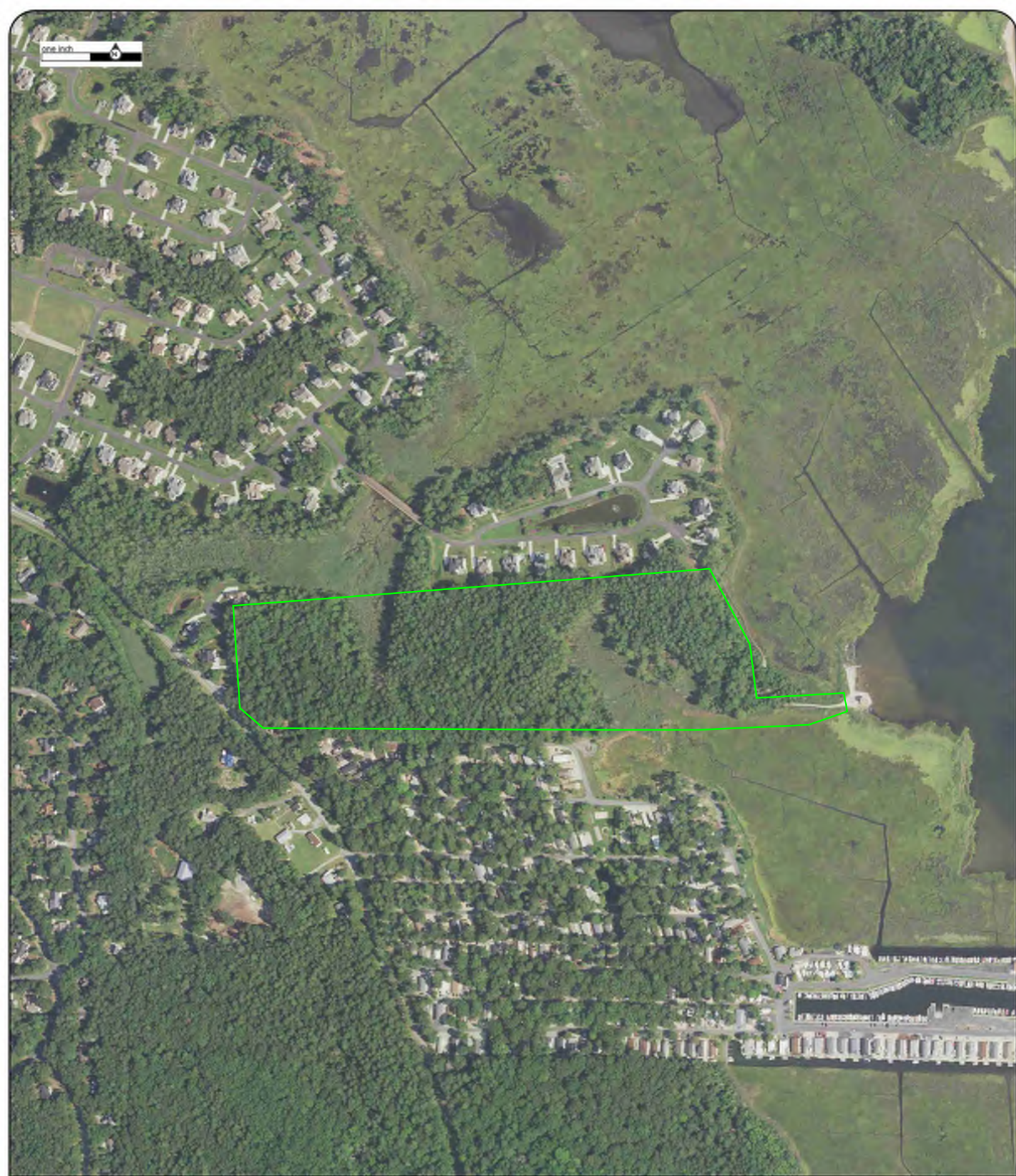
**Order No:** 21041200064

**Data Completed:** April 16,2021

<b>Date</b>	<b>Source</b>	<b>Scale</b>	<b>Comments</b>
2018	National Agriculture Information Program	1" to 500'	
2017	National Agriculture Information Program	1" to 500'	
2015	National Agriculture Information Program	1" to 500'	
2013	National Agriculture Information Program	1" to 500'	
2011	National Agriculture Information Program	1" to 500'	
2009	National Agriculture Information Program	1" to 500'	
2006	National Agriculture Information Program	1" to 500'	
1992	US Geological Survey	1" to 500'	
1981	US Geological Survey	1" to 500'	
1981	National High Altitude Photography	1" to 500'	
1973	US Geological Survey	1" to 500'	
1968	Agriculture and Soil Conservation Service	1" to 500'	
1960	United States Air Force	1" to 500'	
1953	US Geological Survey	1" to 500'	
1937	Agriculture and Soil Conservation Service	1" to 500'	Best Copy Available



one inch



Year:2018  
Source:NAIP  
Scale:1" to 500'  
Comment:

Address:23144 Camp Arrowhead Road, Lewes, DE  
Approx Center:38.66605/-75.14081505

Order No:21041200064





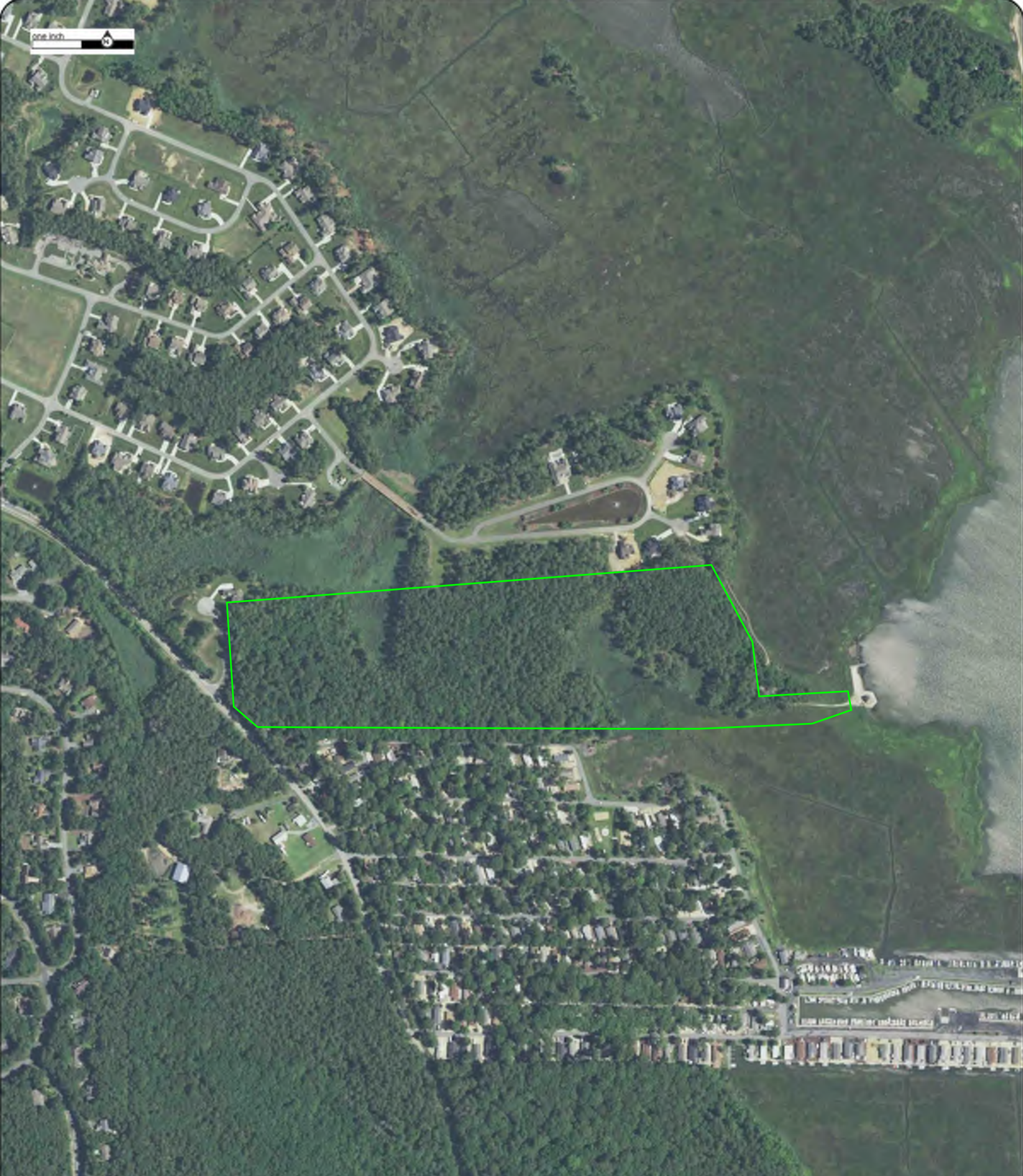
Year:2017  
Source:NAIP  
Scale:1" to 500'  
Comment:

Address:23144 Camp Arrowhead Road, Lewes, DE  
Approx Center:38.66605/-75.14081505

Order No:21041200064



one inch



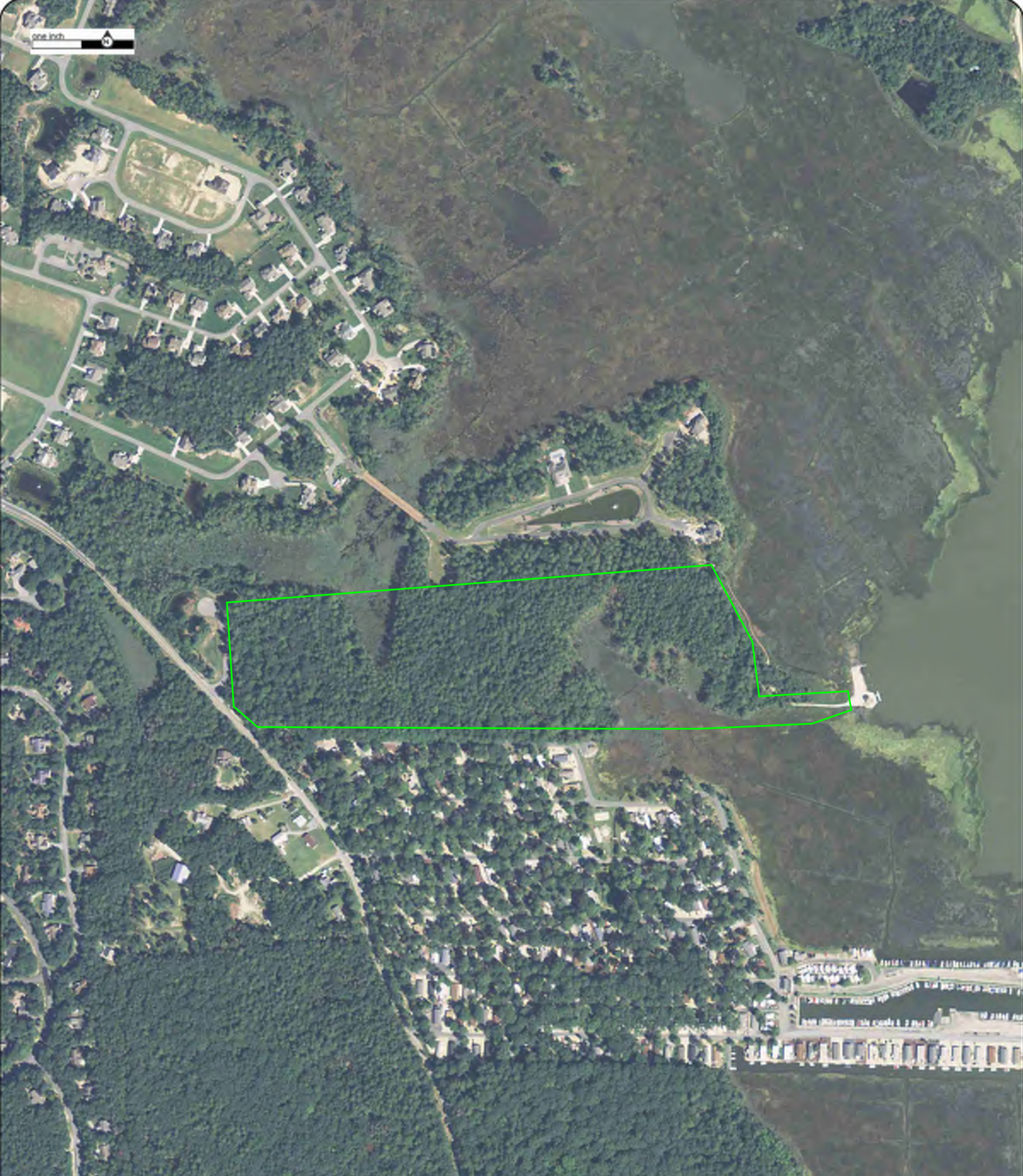
Year:2015  
Source:NAIP  
Scale:1" to 500'  
Comment:

Address:23144 Camp Arrowhead Road, Lewes, DE  
Approx Center:38.66605/-75.14081505

Order No:21041200064



one inch



Year:2013  
Source:NAIP  
Scale:1" to 500'  
Comment:

Address:23144 Camp Arrowhead Road, Lewes, DE  
Approx Center:38.66605/-75.14081505

Order No:21041200064



one inch



Year:2011

Source:NAIP

Scale:1" to 500'

Comment:

Address:23144 Camp Arrowhead Road, Lewes, DE

Approx Center:38.66605/-75.14081505

Order No:21041200064





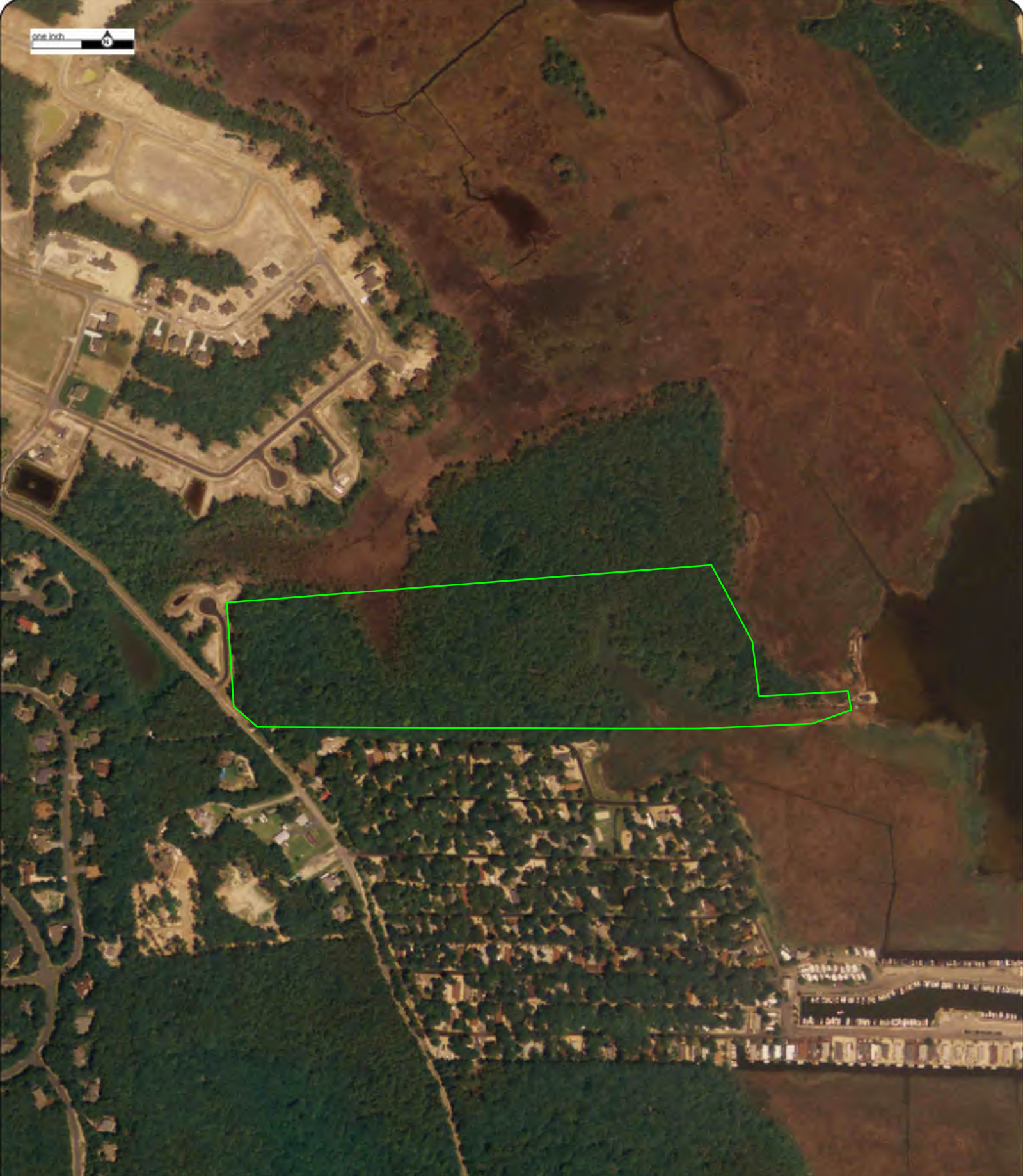
Year:2009  
Source:NAIP  
Scale:1" to 500'  
Comment:

Address:23144 Camp Arrowhead Road, Lewes, DE  
Approx Center:38.66605/-75.14081505

Order No:21041200064



one inch



Year:2006  
Source:NAIP  
Scale:1" to 500'  
Comment:

Address:23144 Camp Arrowhead Road, Lewes, DE  
Approx Center:38.66605/-75.14081505

Order No:21041200064



one inch



Year:1992  
Source:USGS  
Scale:1" to 500'  
Comment:

Address:23144 Camp Arrowhead Road, Lewes, DE  
Approx Center:38.66605/-75.14081505

Order No:21041200064





one inch



Year:1981  
Source:USGS  
Scale:1" to 500'  
Comment:

Address:23144 Camp Arrowhead Road, Lewes, DE  
Approx Center:38.66605/-75.14081505

Order No:21041200064



one inch



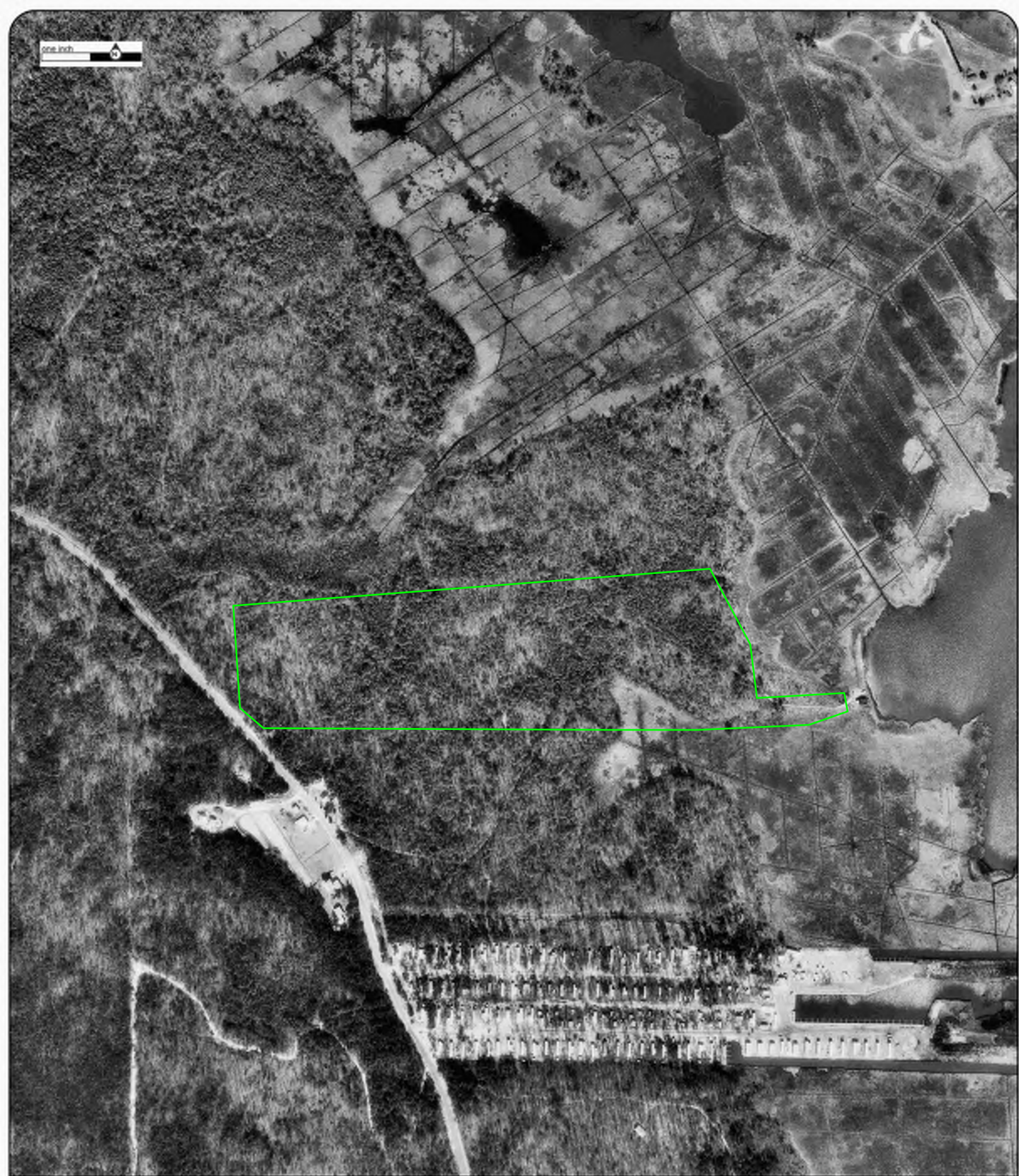
Year:1981  
Source:NHAP  
Scale:1" to 500'  
Comment:

Address:23144 Camp Arrowhead Road, Lewes, DE  
Approx Center:38.66605/-75.14081505

Order No:21041200064



one inch



Year:1973  
Source:USGS  
Scale:1" to 500'  
Comment:

Address:23144 Camp Arrowhead Road, Lewes, DE  
Approx Center:38.66605/-75.14081505

Order No:21041200064



one inch



Year:1968

Address:23144 Camp Arrowhead Road, Lewes, DE

Order No:21041200064

Source:ASCS

Approx Center:38.66605/-75.14081505

Scale:1" to 500'

Comment:



one inch



Year:1960  
Source:USAF  
Scale:1" to 500'  
Comment:

Address:23144 Camp Arrowhead Road, Lewes, DE  
Approx Center:38.66605/-75.14081505

Order No:21041200064



one inch



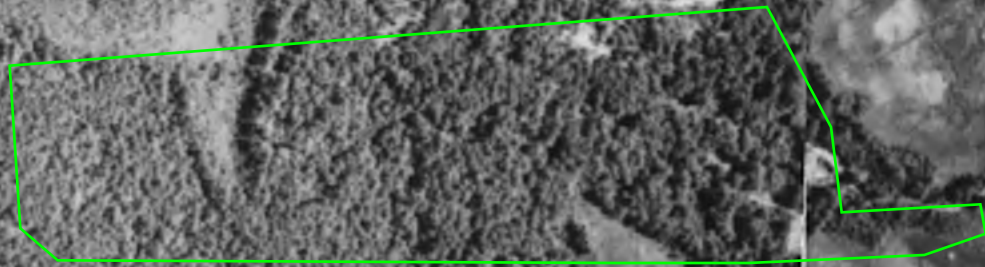
Year:1953  
Source:USGS  
Scale:1" to 500'  
Comment:

Address:23144 Camp Arrowhead Road, Lewes, DE  
Approx Center:38.66605/-75.14081505

Order No:21041200064



one inch



Year:1937

Address:23144 Camp Arrowhead Road, Lewes, DE

Order No:21041200064

Source:ASCS

Approx Center:38.66605/-75.14081505

Scale:1" to 500'

Comment:Best Copy Available





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# TOPOGRAPHIC MAPS

**Project Property:** RIBER20000  
23144 Camp Arrowhead Road  
Lewes DE 19958

**Project No:** RIBER20000

**Requested By:** Pennoni Associates Inc.

**Order No:** 21041200064

**Date Completed:** April 12, 2021



We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

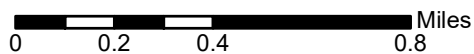
Year	Map Series
2016	7.5
1991	7.5
1984	7.5
1981	7.5
1980	7.5
1970	7.5
1954	7.5
1948	7.5
1943	7.5
1944	15
1938	15
1928	15
1918	15

Topographic Maps included in this report are produced by the USGS and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property.

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2016



Order No. 21041200064

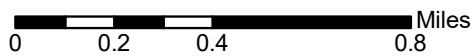
Quadrangle(s): Fairmount, DE

Source: USGS 7.5 Minute Topographic Map





1991



Order No. 21041200064

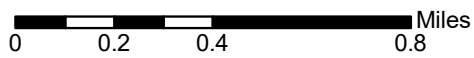
Quadrangle(s): Fairmount, DE

Source: USGS 7.5 Minute Topographic Map





1984



Order No. 21041200064

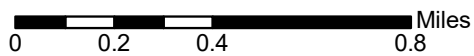
Quadrangle(s): Fairmount, DE

Source: USGS 7.5 Minute Topographic Map





1981



Order No. 21041200064

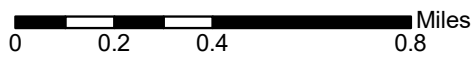
Quadrangle(s): Fairmount, DE

Source: USGS 7.5 Minute Topographic Map





1980

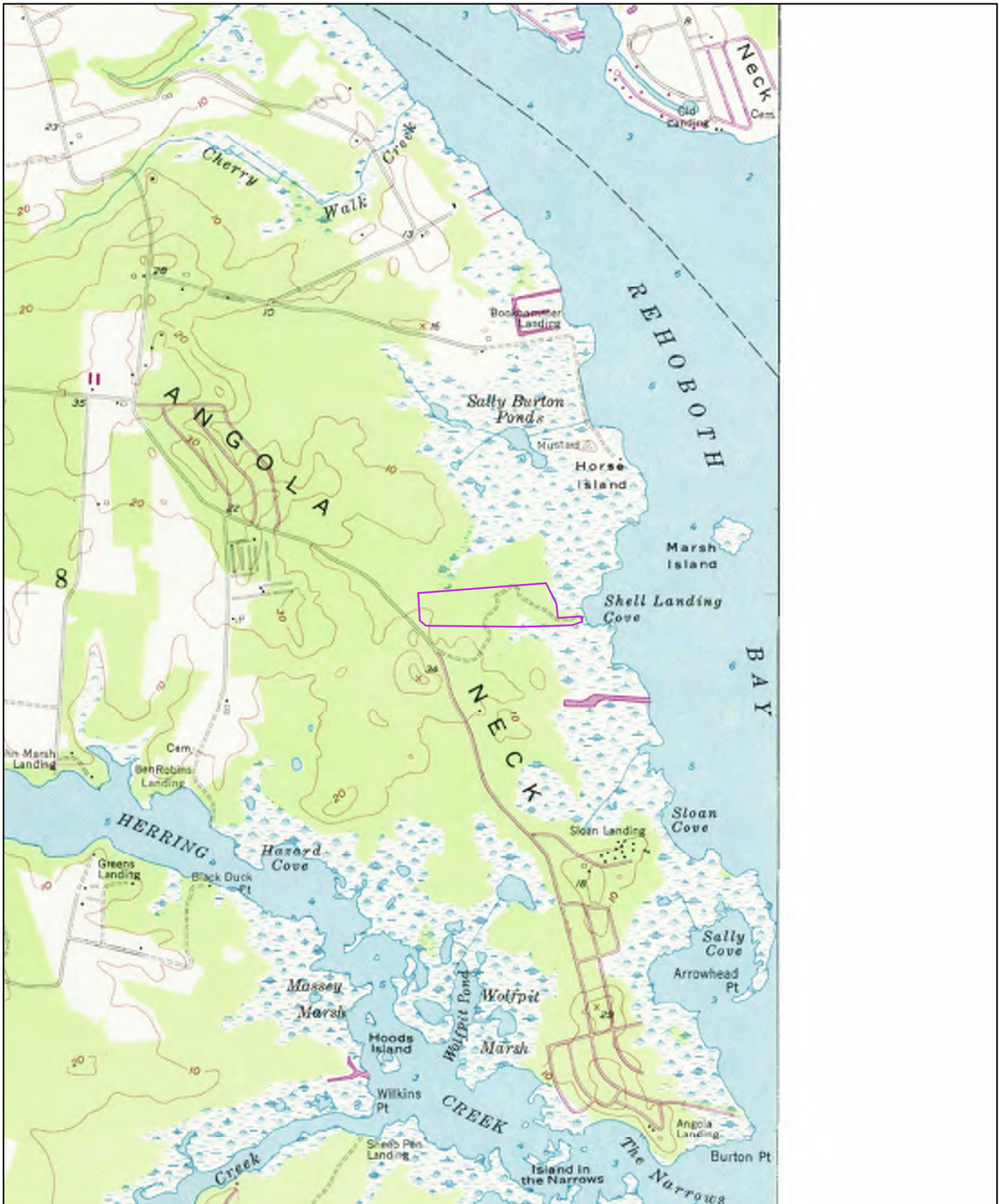


Order No. 21041200064

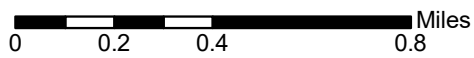
Quadrangle(s): Fairmount, DE

Source: USGS 7.5 Minute Topographic Map





1970



Order No. 21041200064

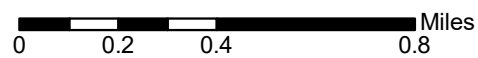
Quadrangle(s): Fairmount, DE

Source: USGS 7.5 Minute Topographic Map





1954



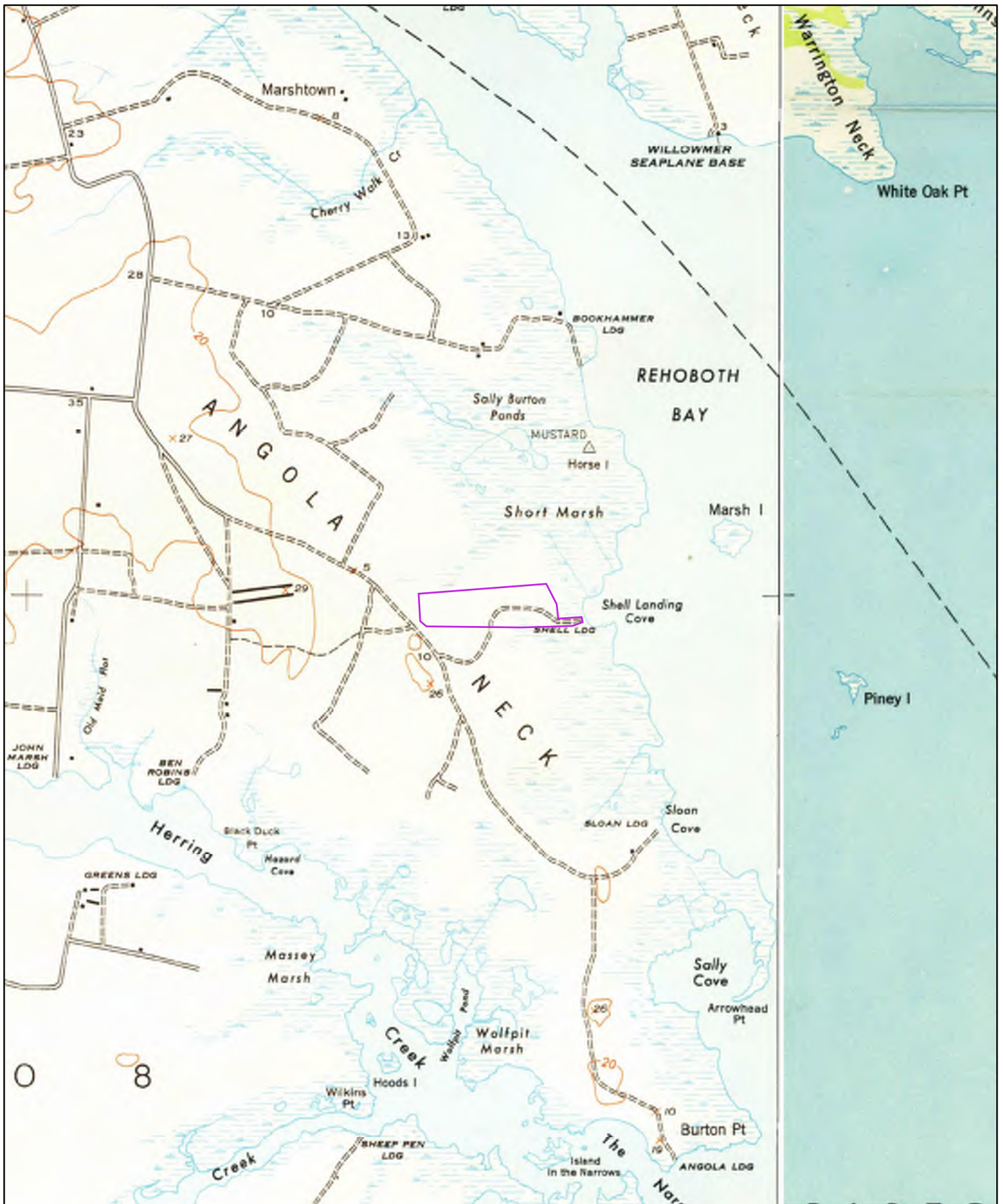
Order No. 21041200064

Quadrangle(s): Fairmount, DE

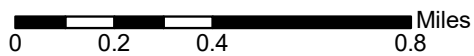
Source: USGS 7.5 Minute Topographic Map







1948

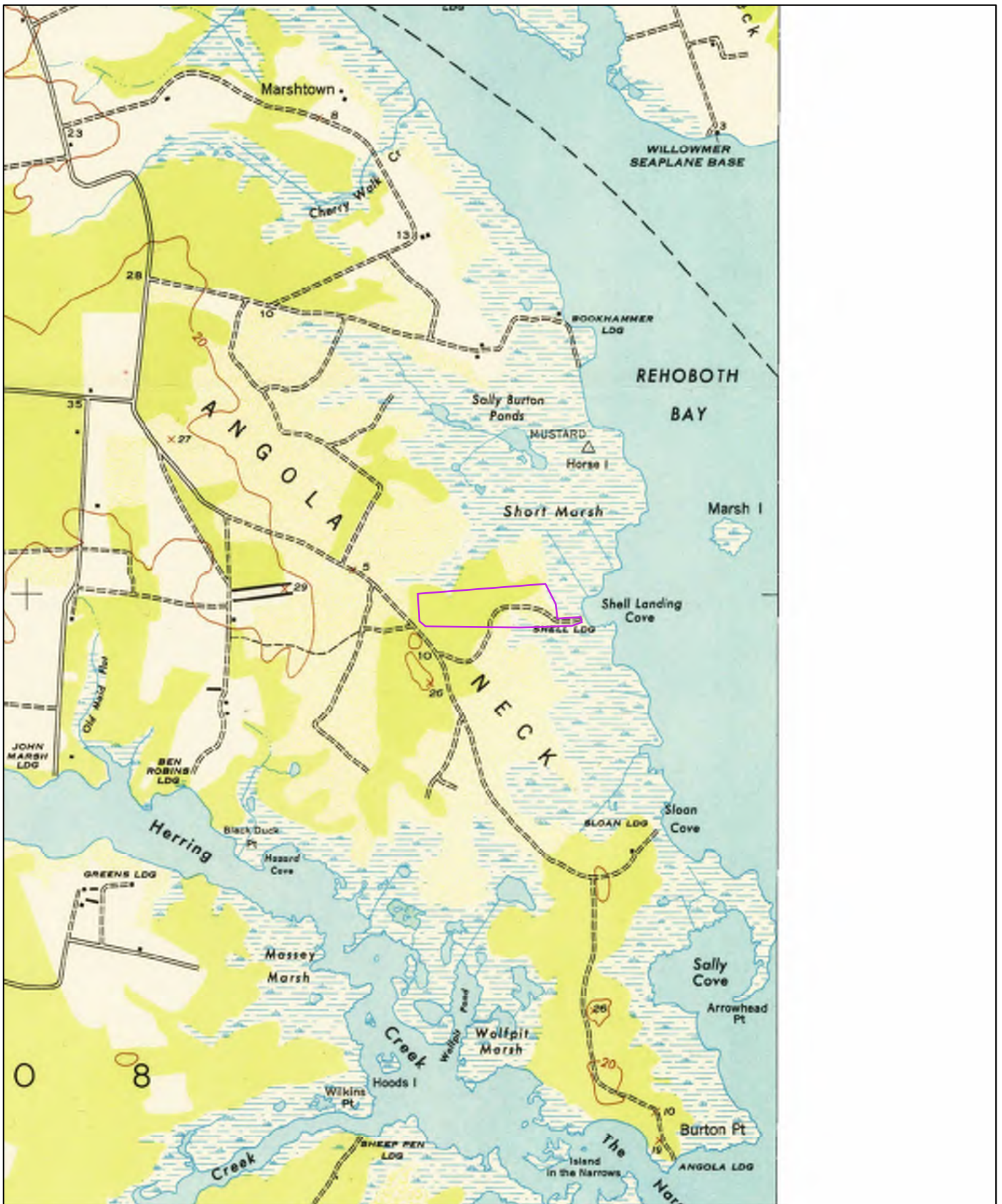


Order No. 21041200064

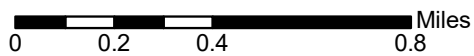
Quadrangle(s): Fairmount, DE

Source: USGS 7.5 Minute Topographic Map





1943



Order No. 21041200064

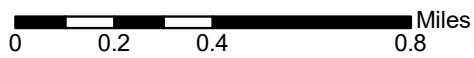
Quadrangle(s): Fairmount, DE

Source: USGS 7.5 Minute Topographic Map





1944



Order No. 21041200064

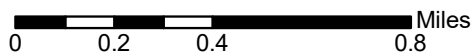
Quadrangle(s): Rehoboth, DE

Source: USGS 15 Minute Topographic Map





1938

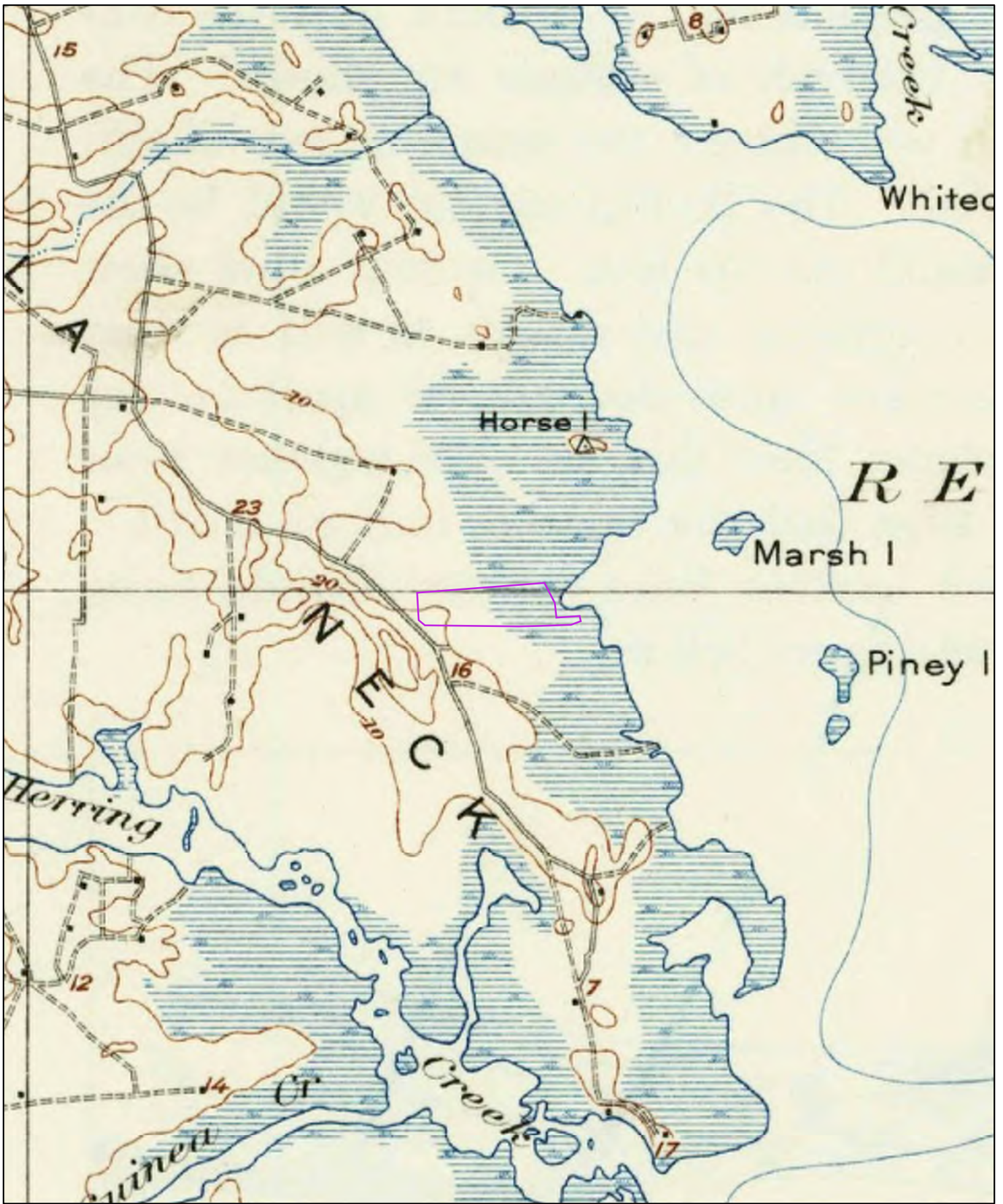


Order No. 21041200064

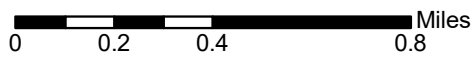
Quadrangle(s): Rehoboth, DE

Source: USGS 15 Minute Topographic Map





1928

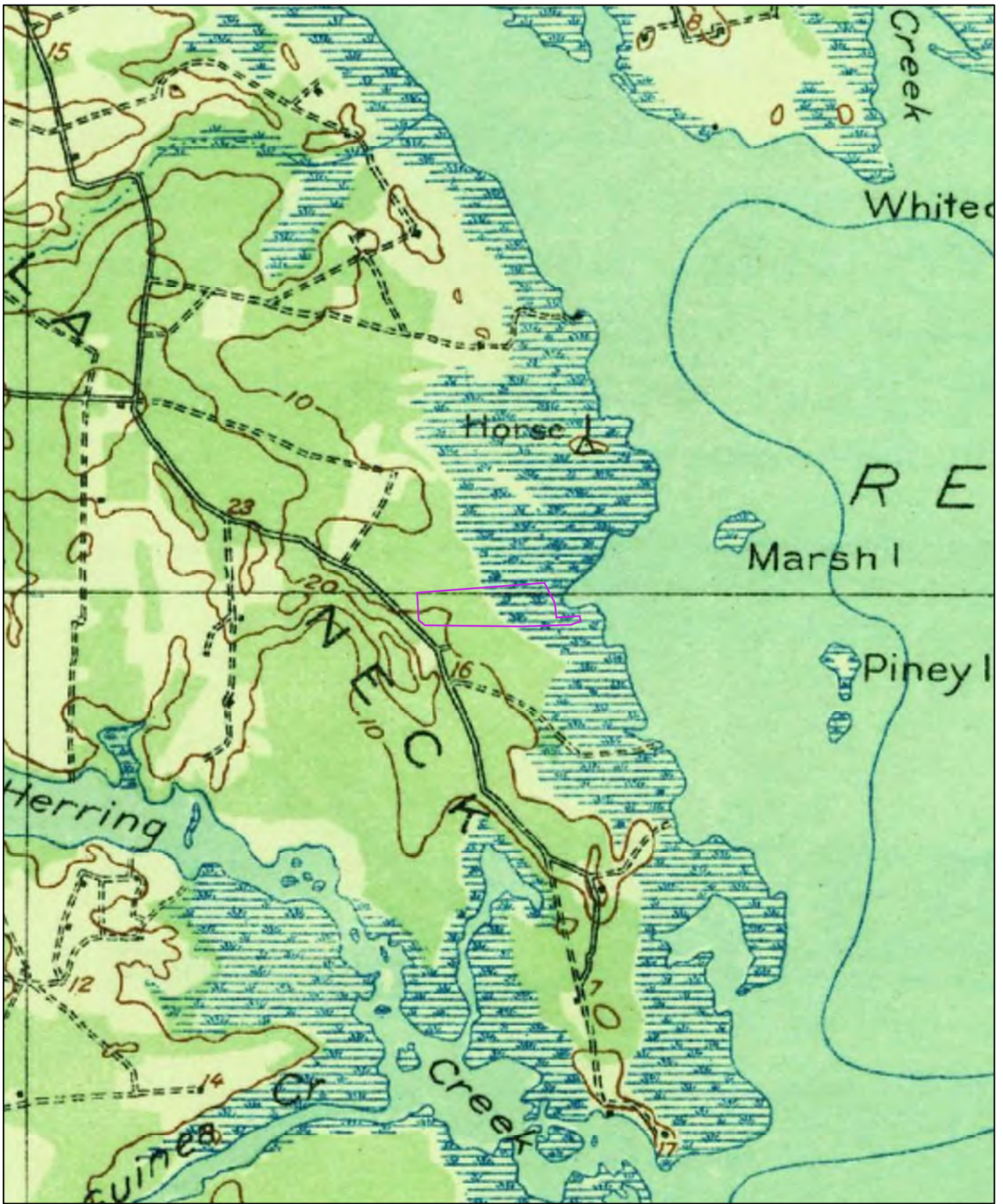


Order No. 21041200064

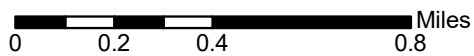
Quadrangle(s): Rehoboth, DE

Source: USGS 15 Minute Topographic Map





1918



Order No. 2104120064

Quadrangle(s): Rehoboth, DE

Source: USGS 15 Minute Topographic Map





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CITY  
**DIRECTORY**

**Project Property:** *RIBER20000*  
*23144 Camp Arrowhead Road*  
*Lewes, DE 19958*

**Project No:** *RIBER20000*

**Requested By:** *Pennoni Associates Inc.*

**Order No:** *21041200064*

**Date Completed:** *April 14, 2021*

April 14, 2021  
RE: CITY DIRECTORY RESEARCH  
RIBER20000  
23144 Camp Arrowhead Road Lewes, DE

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

**Search Criteria:**  
All of Camp Arrowhead Road  
All of Shell Landing Way

**Search Results Summary**

Date	Source	Comment
2018	DIGITAL BUSINESS DIRECTORY	
2014	DIGITAL BUSINESS DIRECTORY	
2009	DIGITAL BUSINESS DIRECTORY	
2004	DIGITAL BUSINESS DIRECTORY	
2000	CITY PUBLISHING CO	
1995	CITY PUBLISHING CO	
1990	CITY PUBLISHING CO	



21097 LOVE CREEK...Marinas

NO LISTING FOUND FOR THIS YEAR...

- 12247 WILLIAM S BARRY SONS...*Paint & Wall Covering Contrs*
- 21097 LOVE CREEK...*Marinas*
- 21383 MARSH ISLAND GOLF CLUB...*Golf Courses & Country Clubs*
- 21383 PELICAN GRILLE...*Full-service Restaurants*
- 22482 AQUA TECH WATER SPECIALTIES...*Geothermal Htg/cooling Equip/systs-dlrs*

NO LISTING FOUND FOR THIS YEAR...

- . **TED SCHWALM PAINTING**...Painters
- 21383 **MARSH ISLAND GOLF CLUB**...Country Club Members
- 21383 **MARSH ISLAND GOLF CLUB**...Golf Courses-public
- 21383 **PELICAN GRILLE**...Restaurants
- 21383 **PELICAN GRILLE**...Eating Places
- 21383 **PELICAN GRILLE LLC**...Eating Place
- 22482 **UPPER CUT LAWN CARE**...Lawn & Garden Svcs
- 23182 **MIDDLESEX WATER CO**...Water Companies-bottled, Bulk, Etc
- 23182 **MIDDLESEX WATER COMPANY**...Unclassified

NO LISTING FOUND FOR THIS YEAR...

MARSH ISLAND GOLF CLUB...

NO LISTING FOUND FOR THIS YEAR...

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED







---

# DATABASE REPORT

**Project Property:** *RIBER20000*  
*23144 Camp Arrowhead Road*  
*Lewes DE 19958*

**Project No:** *RIBER20000*

**Report Type:** *Database Report*

**Order No:** *21041200064*

**Requested by:** *Pennonni Associates Inc.*

**Date Completed:** *April 14, 2021*

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# Executive Summary

## Property Information:

**Project Property:** *RIBER20000*  
*23144 Camp Arrowhead Road Lewes DE 19958*

**Project No:** *RIBER20000*

### **Coordinates:**

**Latitude:** *38.66605194*  
**Longitude:** *-75.14081505*  
**UTM Northing:** *4,279,728.48*  
**UTM Easting:** *487,749.47*  
**UTM Zone:** *UTM Zone 18S*

**Elevation:** *6 FT*

## Order Information:

**Order No:** *21041200064*  
**Date Requested:** *April 12, 2021*  
**Requested by:** *Pennoni Associates Inc.*  
**Report Type:** *Database Report*

## Historicals/Products:

**Aerial Photographs** *Historical Aerials (Boundaries)*  
**City Directory Search** *CD - 2 Street Search*  
**ERIS Xplorer** [\*ERIS Xplorer\*](#)  
**Excel Add-On** *Excel Add-On*  
**Fire Insurance Maps** *US Fire Insurance Maps*  
**Physical Setting Report (PSR)** *Physical Setting Report (PSR)*  
**Topographic Map** *Topographic Maps*

# Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<b>Standard Environmental Records</b>								
<b>Federal</b>								
DOE FUSRAP	Y	1	0	0	0	0	0	0
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	0	0	-	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0

<b>Database</b>	<b>Searched</b>	<b>Search Radius</b>	<b>Project Property</b>	<b>Within 0.12mi</b>	<b>0.125mi to 0.25mi</b>	<b>0.25mi to 0.50mi</b>	<b>0.50mi to 1.00mi</b>	<b>Total</b>
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
<b>State</b>								
SHWS	Y	1	0	0	0	0	0	0
DSHW	Y	1	0	0	0	0	0	0
SWF	Y	0.5	0	0	0	0	-	0
ULD	Y	0.5	0	0	0	0	-	0
LUST	Y	0.5	0	0	1	0	-	1
LAST	Y	0.5	0	0	0	0	-	0
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	1	-	-	1
AST	Y	0.25	0	0	1	-	-	1
DTNK	Y	0.25	0	0	0	-	-	0
INST	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
BROWNFIELDS	Y	0.5	0	0	0	0	-	0
<b>Tribal</b>								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED ILST	Y	0.5	0	0	0	0	-	0
DELISTED IUST	Y	0.25	0	0	0	-	-	0
<b>County</b>	<b>No County standard environmental record sources available for this State.</b>							
<b><u>Additional Environmental Records</u></b>								
<b>Federal</b>								
PFAS NPL	Y	0.5	0	0	0	0	-	0
FINDS/FRS	Y	PO	0	1	-	-	-	1
TRIS	Y	PO	0	-	-	-	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	0	0
URANIUM	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCB	Y	0.5	0	0	0	0	-	0

**State**

SPLC	Y	0.125	0	0	-	-	-	0
SPILLS	Y	0.125	0	1	-	-	-	1
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0

**Tribal**

*No Tribal additional environmental record sources available for this State.*

**County**

*No County additional environmental record sources available for this State.*

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**Total:** 0 2 3 0 0 5

\* PO – Property Only

\* 'Property and adjoining properties' database search radii are set at 0.25 miles.

## Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

## Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
<a href="#">1</a>	FINDS/FRS	MCCULLOUGH, J/ANDREASEN, L	COVE COURT LEWES DE 19958	W	0.01 / 30.62	3	<a href="#">16</a>
<a href="#">2</a>	SPILLS	SPILL LOCATION	23264 HORSE ISLAND RD LEWES, DE 19958 DE <i>Facility ID   Release ID:</i> 4567   16193	WNW	0.08 / 417.91	-3	<a href="#">16</a>
<a href="#">3</a>	AST	Rehoboth Bay Conservancy, LLC	23719 Bayview Dr Lewes DE 19958  <i>Facility ID:</i> 10026791	SE	0.20 / 1,049.23	-2	<a href="#">17</a>
<a href="#">4</a>	UST	Travis & Son Inc West B	PO Box T Rehoboth Beach DE  <i>Facility ID:</i> 10025931 <i>Tank ID   Tank Status:</i> 1   Removed	SE	0.22 / 1,178.55	-3	<a href="#">17</a>
<a href="#">4</a>	LUST	Travis & Son Inc West B	PO Box T Rehoboth Beach DE 19958  <i>Facility ID:</i> 10025931 <i>Status   Close Date:</i> Inactive   09/13/1991	SE	0.22 / 1,178.55	-3	<a href="#">18</a>



## Executive Summary: Summary by Data Source

### Standard

#### State

##### LUST - Leaking Underground Storage Tanks

A search of the LUST database, dated Feb 1, 2021 has found that there are 1 LUST site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Travis & Son Inc West B	PO Box T Rehoboth Beach DE 19958	SE	0.22 / 1,178.55	<a href="#">4</a>
<i>Facility ID: 10025931</i> <i>Status   Close Date: Inactive   09/13/1991</i>				

##### UST - Underground Storage Tanks

A search of the UST database, dated Feb 1, 2021 has found that there are 1 UST site(s) within approximately 0.25 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Travis & Son Inc West B	PO Box T Rehoboth Beach DE	SE	0.22 / 1,178.55	<a href="#">4</a>
<i>Facility ID: 10025931</i> <i>Tank ID   Tank Status: 1   Removed</i>				

##### AST - Above Ground Storage Tanks

A search of the AST database, dated Feb 1, 2021 has found that there are 1 AST site(s) within approximately 0.25 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Rehoboth Bay Conservancy, LLC	23719 Bayview Dr Lewes DE 19958	SE	0.20 / 1,049.23	<a href="#">3</a>
<i>Facility ID: 10026791</i>				

### Non Standard

#### Federal

##### FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Nov 2, 2020 has found that there are 1 FINDS/FRS site(s) within approximately 0.02 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MCCULLOUGH, J/ANDREASEN, L	COVE COURT LEWES DE 19958	W	0.01 / 30.62	<a href="#">1</a>

**Equal/Higher Elevation**      **Address**      **Direction**      **Distance (mi/ft)**      **Map Key**

**State**

**SPILLS - Environmental Release Notification System (DERNS)**

A search of the SPILLS database, dated Mar 31, 2021 has found that there are 1 SPILLS site(s) within approximately 0.12 miles of the project property.

**Lower Elevation**      **Address**      **Direction**      **Distance (mi/ft)**      **Map Key**

SPILL LOCATION	23264 HORSE ISLAND RD LEWES, DE 19958 DE <i>Facility ID   Release ID: 4567   16193</i>	WNW	0.08 / 417.91	<a href="#">2</a>
----------------	---	-----	---------------	-------------------

75°9'30"W

75°9'W

75°8'30"W

75°8'W

75°7'30"W

75°7'W

38°41'N

38°40'30"N

38°40'N

38°39'30"N

38°39'N

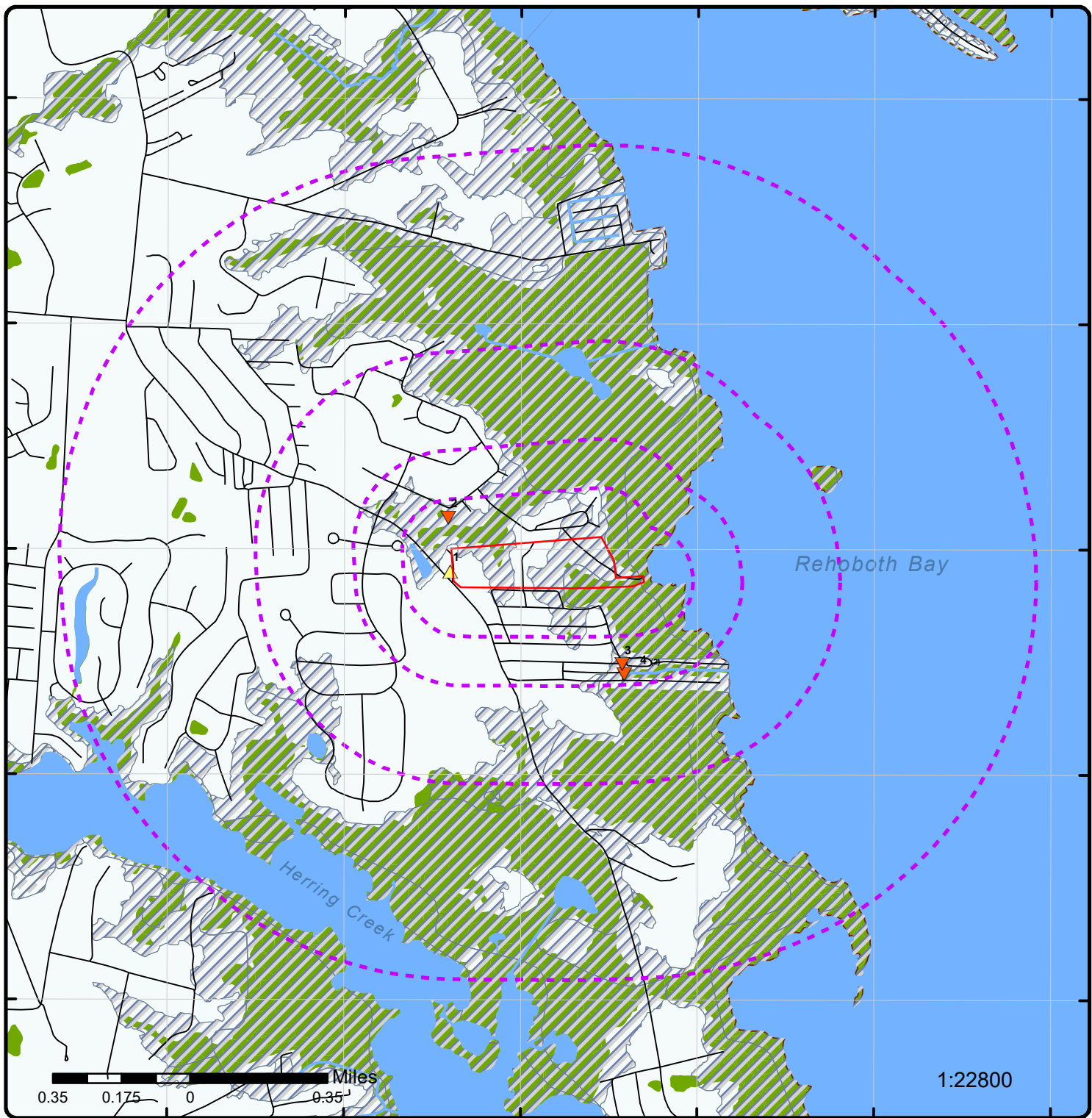
38°41'N

38°40'30"N

38°40'N

38°39'30"N

38°39'N



### Map: 1.0 Mile Radius

Order Number: 21041200064

Address: 23144 Camp Arrowhead Road, Lewes, DE



Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas: Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	100 Year Flood Zone	State Superfund Areas: NPL
Eris Sites with Unknown Elevation	Secondary Roads	500 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	Historic Fill	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

75°9'W

75°8'30"W

75°8'W

38°40'30"N

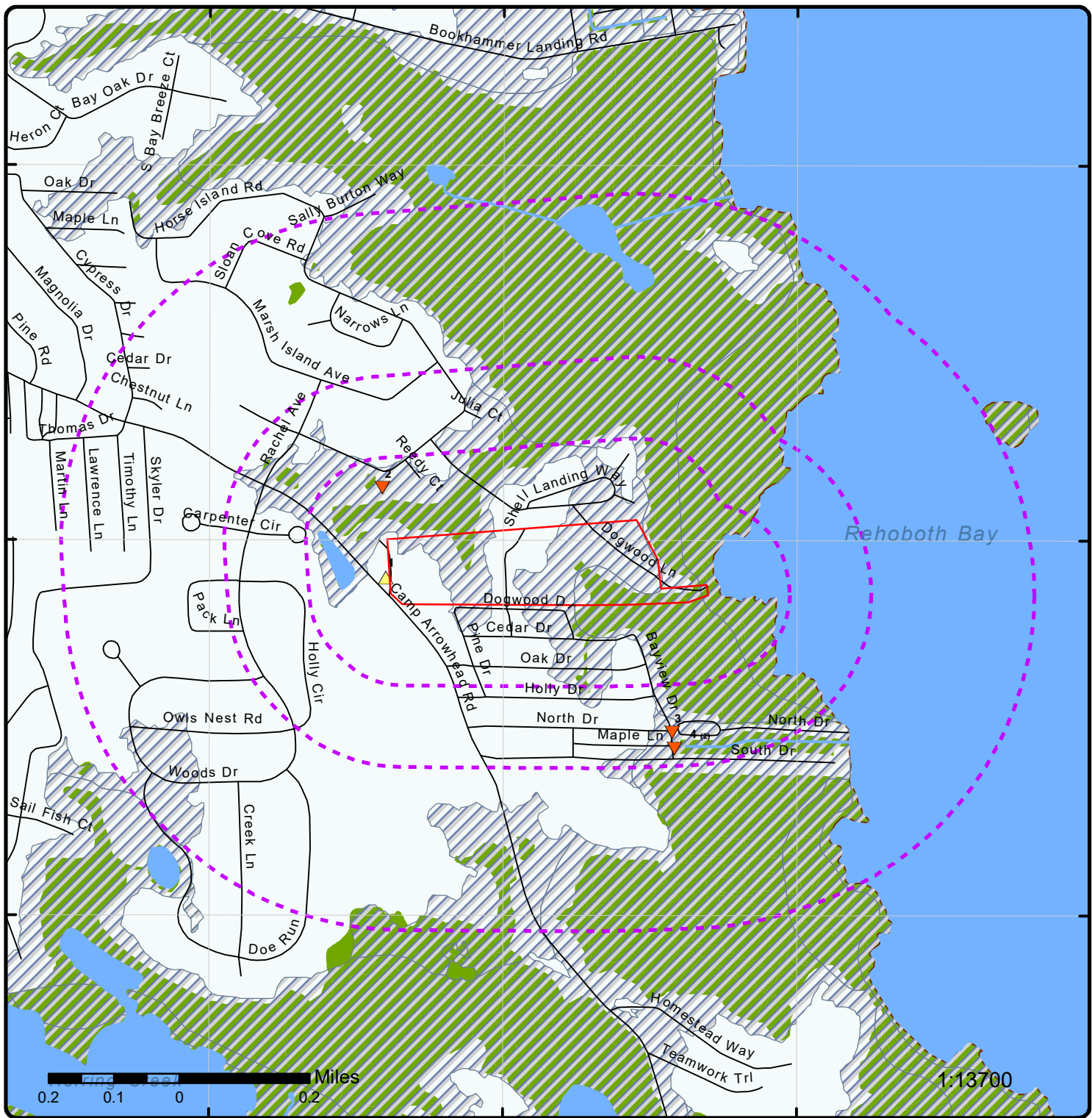
38°40'30"N

38°40'N

38°40'N

38°39'30"N

38°39'30"N

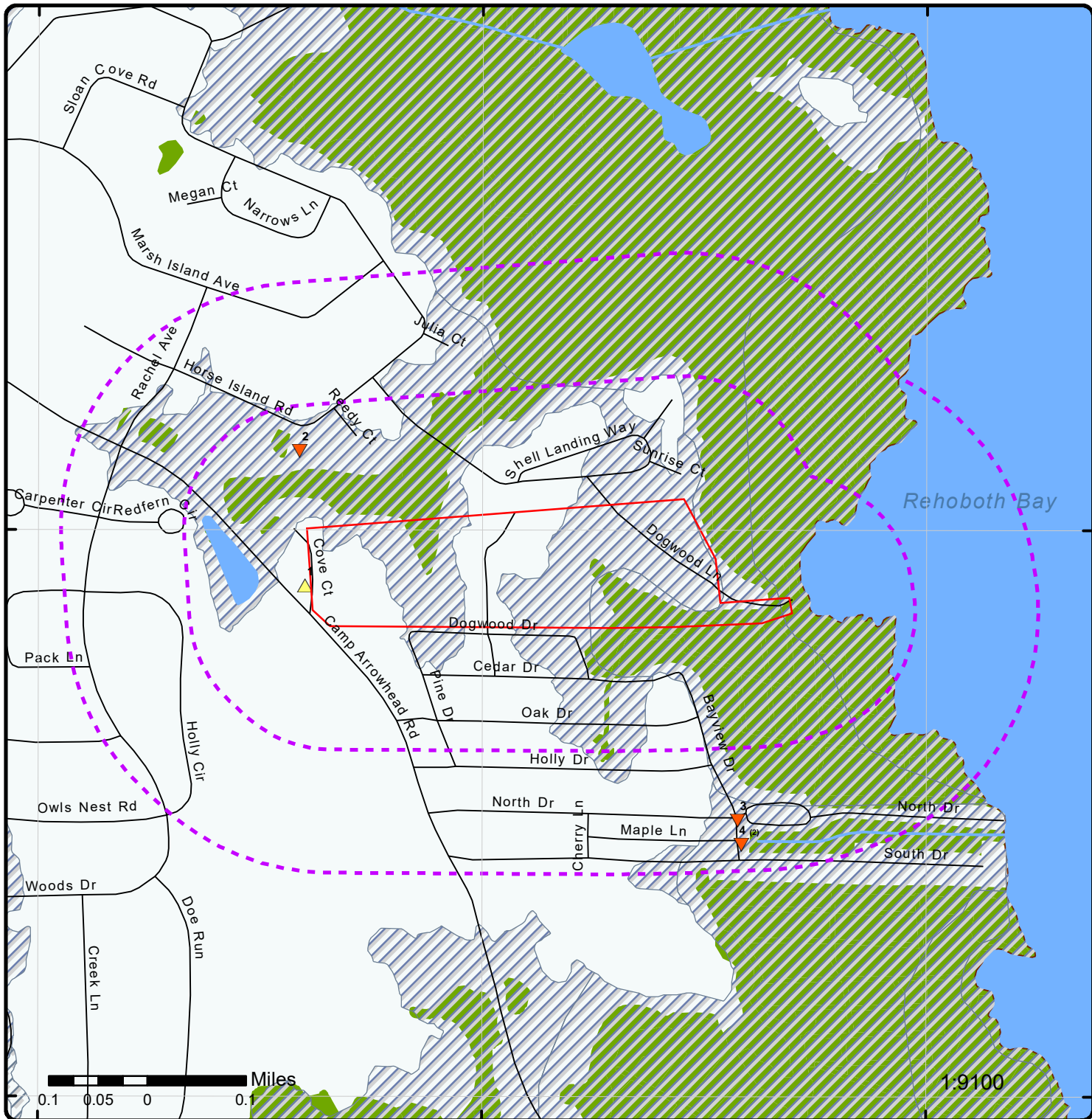


### Map: 0.5 Mile Radius

Order Number: 21041200064  
 Address: 23144 Camp Arrowhead Road, Lewes, DE



Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas: Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	100 Year Flood Zone	State Superfund Areas: NPL
Eris Sites with Unknown Elevation	Secondary Roads	500 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	Historic Fill	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		



### Map: 0.25 Mile Radius

Order Number: 21041200064

Address: 23144 Camp Arrowhead Road, Lewes, DE



Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas: Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	100 Year Flood Zone	State Superfund Areas: NPL
Eris Sites with Unknown Elevation	Secondary Roads	500 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	Historic Fill	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

75°9'W

75°8'30"W

75°8'W

38°40'30"N

38°40'30"N

38°40'N

38°40'N

38°39'30"N

38°39'30"N



1:10000

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Aerial** Year: 2019

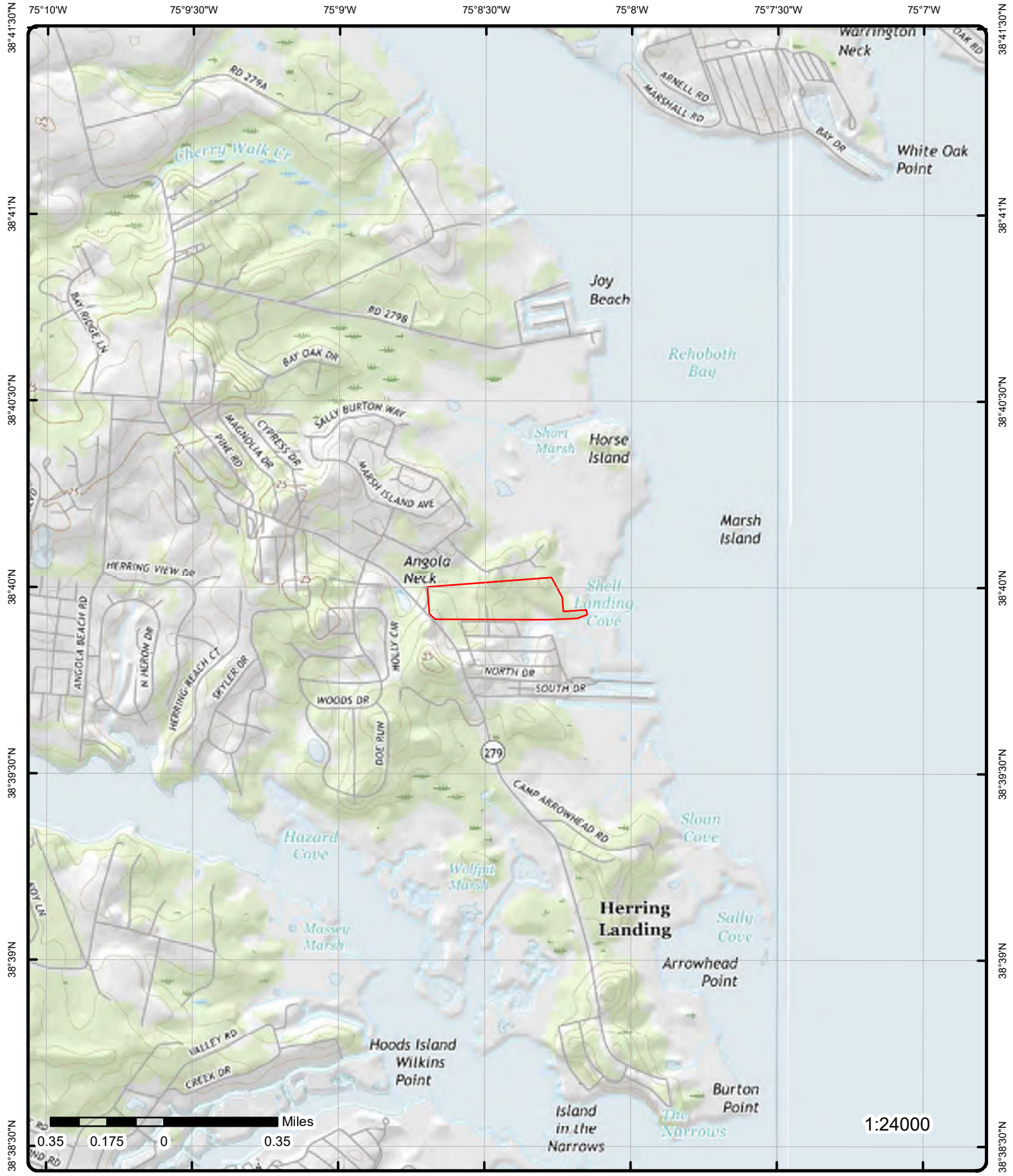
Order Number: 21041200064

Address: 23144 Camp Arrowhead Road, Lewes, DE



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Source: ESRI World Imagery



**Topographic Map** Year: 2016

Address: 23144 Camp Arrowhead Road, DE

Quadrangle(s): Rehoboth Beach, DE; Fairmount, DE

Source: USGS Topographic Map

Order Number: 21041200064



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# Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#"><u>1</u></a>	1 of 1	<b>W</b>	<b>0.01 / 30.62</b>	<b>8.64 / 3</b>	<b>MCCULLOUGH, J/ANDREASEN, L COVE COURT LEWES DE 19958</b>	<b>FINDS/FRS</b>
<b>Registry ID:</b>		110054518839				
<b>FIPS Code:</b>		10005				
<b>HUC Code:</b>		02060010				
<b>Site Type Name:</b>		STATIONARY				
<b>Location Description:</b>						
<b>Supplemental Location:</b>		LOT 53				
<b>Create Date:</b>		18-DEC-12				
<b>Update Date:</b>						
<b>Interest Types:</b>		STATE MASTER				
<b>SIC Codes:</b>						
<b>SIC Code Descriptions:</b>						
<b>NAICS Codes:</b>						
<b>NAICS Code Descriptions:</b>						
<b>Conveyor:</b>		FRS-GEOCODE				
<b>Federal Facility Code:</b>						
<b>Federal Agency Name:</b>						
<b>Tribal Land Code:</b>						
<b>Tribal Land Name:</b>						
<b>Congressional Dist No:</b>		00				
<b>Census Block Code:</b>		100050510061007				
<b>EPA Region Code:</b>		03				
<b>County Name:</b>		SUSSEX				
<b>US/Mexico Border Ind:</b>						
<b>Latitude:</b>		38.66584				
<b>Longitude:</b>		-75.14499				
<b>Reference Point:</b>		ENTRANCE POINT OF A FACILITY OR STATION				
<b>Coord Collection Method:</b>		ADDRESS MATCHING-BLOCK FACE				
<b>Accuracy Value:</b>		500				
<b>Datum:</b>		NAD83				
<b>Source:</b>						
<b>Facility Detail Rprt URL:</b>		<a href="https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110054518839">https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110054518839</a>				
<b>Program Acronyms:</b>						
DEN:10375386						

<a href="#"><u>2</u></a>	1 of 1	<b>WNW</b>	<b>0.08 / 417.91</b>	<b>3.38 / -3</b>	<b>SPILL LOCATION 23264 HORSE ISLAND RD LEWES, DE 19958 DE</b>	<b>SPILLS</b>
<b>Facility ID:</b>		4567		<b>Release Duration:</b> Continuous		
<b>Release ID:</b>		16193		<b>Extremely Hazardous:</b> NO		
<b>Release Date/Time:</b>		3/24/2019 12:32:00 PM		<b>Public Notified:</b> NO		
<b>Status:</b>		Final		<b>Precautions:</b> None		
<b>Estimated Quantity:</b>		N/A		<b>Extremely Haz Rpt Date:</b>		
<b>Est Quantity Unit:</b>				<b>Report Date/Time:</b> 3/24/2019 1:02:00 PM		
<b>Released To:</b>		Ground/Water		<b>Date Posted:</b>		
<b>Release to Water:</b>				<b>Fac Contact:</b> TIDEWATER UTILITIES		
<b>Release to Ground:</b>				<b>Fac Contact Phone:</b> 302-734-7500		
<b>Release to Air:</b>				<b>Fac Contact Email:</b>		
<b>Release Location:</b>		23264 HORSE ISLAND RD. LEWES, DE 19958				
<b>Substance Released:</b>		WASTE WATER				



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
---------	-------------------	-----------	------------------	----------------	------	----

**Additional Information:** ON THE ABOVE DATE AND TIME A MANHOLE OVERFLOWED IN THE ABOVE AREA DUE TO MECHANICAL FAILURE. THE FLOW HAS BEEN STOPPED AND UTILITY CREWS RESPONDED FOR CLEAN UP AND REPAIRS.

**Health Risks:** .

**Release Details URL:** <https://apps.dnrec.state.de.us/derns/pub/ReleaseDetail.aspx?ReleaseID=2019-0656>

**Medical Attention:**

<a href="#">3</a>	1 of 1	SE	0.20 / 1,049.23	3.60 / -2	Rehoboth Bay Conservancy, LLC 23719 Bayview Dr Lewes DE 19958	AST
-------------------	--------	----	--------------------	--------------	---	-----

<b>Program ID:</b>	8-000164	<b>GMZ Name:</b>	
<b>Interest ID:</b>	219074	<b>House District:</b>	37
<b>Facility ID:</b>	10026791	<b>School District:</b>	
<b>Tax ID:</b>		<b>Ag Pres District:</b>	
<b>Care of:</b>		<b>Senate District:</b>	18
<b>Ref Point:</b>	Storage Tank	<b>Senator:</b>	Senator David L. Wilson
<b>Basin:</b>	Inland Bays/Atlantic Ocean	<b>Sewer District:</b>	
<b>Watershed:</b>	Lewes-Rehoboth Canal	<b>Water District:</b>	
<b>DRBC Basin:</b>		<b>Street Address1:</b>	23719 Bayview Dr
<b>Quad:</b>	LEWES	<b>Street Address2:</b>	
<b>Additional Info:</b>		<b>City:</b>	Lewes
<b>Loc Type:</b>	P	<b>Town:</b>	Lewes
<b>X Coord Nad83 (m) :</b>	224591.96	<b>PO Name:</b>	Lewes
<b>Y Coord Nad83 (m):</b>	86785.05	<b>County:</b>	Sussex
<b>Mod Grid:</b>	200-124	<b>Postal Code:</b>	19951
<b>DNREC Program:</b>	Aboveground Storage Tanks	<b>Latitude:</b>	38.781481
<b>Site Name Used By Prgrm:</b>	Rehoboth Bay Conservancy LLC	<b>Longitude:</b>	-75.133649
<b>Facility Type(OPEN):</b>	Commercial Development		
<b>Fac Address1(OPEN):</b>	23719 Bayview Dr		
<b>Fac Address2(OPEN):</b>			
<b>Facility City(OPEN):</b>	Lewes		
<b>Fac State(OPEN):</b>	DE		
<b>Facility Zip(OPEN):</b>	19951		
<b>Horizontal Method:</b>	Unknown		
<b>Flood Plain Zone Code:</b>	AE		
<b>Flood Plain Zone:</b>	Located within 100-year floodplain, flood elevations have been determined.		
<b>Representative:</b>	Representative Ruth Briggs King		
<b>Source:</b>	Delaware Department of Natural Resources and Environmental Control - Aboveground Storage Tanks; Delaware Open Data - Aboveground Storage Tanks		

**AST Details - Delaware Open Data**

<b>Alt Tank ID:</b>	1	<b>Tank Substance:</b>	Gasoline
<b>Unit ID:</b>	140101	<b>Capacity:</b>	
<b>Unit Name:</b>	1	<b>Install Date:</b>	01/01/1996
<b>Tank Status:</b>	In Service	<b>Closed Date:</b>	
<b>Tank Material:</b>	Asphalt Coated or Bare Steel		

<a href="#">4</a>	1 of 2	SE	0.22 / 1,178.55	2.67 / -3	Travis & Son Inc West B PO Box T Rehoboth Beach DE	UST
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<b>Facility ID:</b>	10025931	<b>Facility Zip(OPEN):</b>	19971
<b>Interest ID:</b>	20974	<b>DNREC Program:</b>	Underground Storage Tank
<b>Program ID:</b>	5-000655	<b>Care of:</b>	
<b>Senate District:</b>	18	<b>Street Address1:</b>	PO Box T
<b>Sewer District:</b>		<b>Street Address2:</b>	
<b>House District:</b>	14	<b>City:</b>	Rehoboth Beach
<b>Ag Pres District:</b>		<b>Town:</b>	
<b>School District:</b>		<b>County:</b>	Sussex

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Water District:</b>					<b>PO Name:</b> Lewes	
<b>DRBC Basin:</b>	NO				<b>Postal Code:</b> 19971	
<b>Basin:</b>	Inland Bays/Atlantic Ocean				<b>Reference Point:</b> Unknown	
<b>Watershed:</b>	Rehoboth Bay				<b>GMZ Name:</b>	
<b>Quad:</b>	FAIRMOUNT				<b>Loc Type:</b> P	
<b>Additional Info:</b>					<b>X Coord NAD83 (m) :</b> 224359.31	
<b>Fac Type(OPEN):</b>	Commercial Development				<b>Y Coord NAD83 (m):</b> 73525.39	
<b>Fac Address1(OPEN):</b>	PO Box T				<b>Latitude:</b> 38.662043	
<b>Fac Address2(OPEN):</b>					<b>Longitude:</b> -75.136793	
<b>Fac City(OPEN):</b>	Rehoboth Beach				<b>Mod Grid:</b>	
<b>Fac State(OPEN):</b>	DE					
<b>Horizontal Method:</b>		GPS-Differentially Corrected				
<b>Flood Plain Zone:</b>						
<b>Flood Plain Zone Code:</b>						
<b>Representative:</b>		Representative Peter C Schwartzkopf				
<b>Senator:</b>		Senator David L. Wilson				
<b>Site Name Used By Program:</b>		Travis Son Inc West B				
<b>Source:</b>		Delaware Department of Natural Resources and Environmental Control - Underground Storage Tanks; Delaware Open Data - Underground Storage Tanks				

**UST Details - Delaware Department of Natural Resources and Environmental Control**

<b>Tank ID:</b>	1	<b>Fin Resp Effective Dt:</b>	
<b>Alt Tank ID:</b>	1	<b>Fin Resp Expiry Date:</b>	
<b>Tank Status:</b>	Removed	<b>Fin Resp Self Insur:</b>	
<b>Close Date:</b>	05/01/1991	<b>Fin Resp Guarantee:</b>	
<b>Install Date:</b>	01/01/1986	<b>Fin Resp Insurance:</b>	
<b>Tank Substance:</b>	Gasoline	<b>Fin Resp Let of Cr:</b>	
<b>Compartment:</b>	NO	<b>Fin Resp Req Cover:</b>	
<b>Capacity:</b>	2000	<b>Fin Resp Provider:</b>	
<b>Owner:</b>	Wilson Baker		
<b>Owner Address:</b>	25056 Shortly Road, Georgetown, DE 19947 US		

**UST Details - Delaware Open Data**

<b>Closed Date:</b>	05/01/1991	<b>Tank Material:</b>	Asphalt Coated or Bare Steel
<b>Unit ID:</b>	23082	<b>Tank Substance:</b>	Gasoline
<b>Alt Tank ID:</b>	1	<b>Capacity:</b>	2,000
<b>Unit Name:</b>	1	<b>Install Date:</b>	01/01/1986
<b>Tank Status:</b>	Removed		

<b>4</b>	<b>2 of 2</b>	<b>SE</b>	<b>0.22 / 1,178.55</b>	<b>2.67 / -3</b>	<b>Travis &amp; Son Inc West B PO Box T Rehoboth Beach DE 19958</b>	<b>LUST</b>
<b>Program ID:</b>	5-000655	<b>GMZ Name:</b>				
<b>Interest ID:</b>	20974	<b>House District:</b>	14			
<b>Facility ID:</b>	10025931	<b>School District:</b>				
<b>Tax ID:</b>		<b>Ag Pres District:</b>				
<b>Care of:</b>		<b>Senate District:</b>	18			
<b>Ref Point:</b>	Unknown	<b>Senator:</b>	Senator David L. Wilson			
<b>Basin:</b>	Inland Bays/Atlantic Ocean	<b>Sewer District:</b>				
<b>Watershed:</b>	Rehoboth Bay	<b>Water District:</b>				
<b>DRBC Basin:</b>	NO	<b>Street Address2:</b>				
<b>Quad:</b>	FAIRMOUNT	<b>Town:</b>				
<b>Additional Info:</b>		<b>PO Name:</b>	Lewes			
<b>Loc Type:</b>	P	<b>County:</b>	Sussex			
<b>X Coord Nad83 (m) :</b>	224359.31	<b>Postal Code:</b>	19971			
<b>Y Coord Nad83 (m):</b>	73525.39	<b>Latitude:</b>	38.662043			
<b>Mod Grid:</b>		<b>Longitude:</b>	-75.136793			
<b>Horizontal Method:</b>						
<b>Flood Plain Zone Code:</b>						
<b>Flood Plain Zone:</b>						
<b>Representative:</b>		Representative Peter C Schwartzkopf				

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
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**LUST Detail Info**

<b>Project No:</b>	S9106112
<b>Project Name:</b>	W. BAY TRAILER PK., TRAVIS+SON
<b>Status:</b>	Inactive
<b>Close Date:</b>	09/13/1991

# Unplottable Summary

Total: 5 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
FINDS/FRS	WEST BAY PARK CLUBHOUSE	CAMP ARROWHEAD ROAD (W/S)	LEWES DE	19958	816396571
FINDS/FRS	TUNNELL, ROBERT	CAMP ARROWHEAD ROAD	LEWES DE	19958	816398070
FINDS/FRS	FACILITY ON PARCEL 2-34-18-24	CAMP ARROWHEAD ROAD	LEWES DE	19958	816393959
SPLC		REEDY POINT	NULL DE	NULL	845366427
SPLC		DOGWOOD ACRES	NULL DE	NULL	845360187

# Unplottable Report

**Site:** WEST BAY PARK CLUBHOUSE  
CAMP ARROWHEAD ROAD (W/S) LEWES DE 19958

[FINDS/FRS](#)

**Registry ID:** 110054519972  
**FIPS Code:** 10005  
**HUC Code:**  
**Site Type Name:** STATIONARY  
**Location Description:** WEST SIDE OF CAMP ARROWHEAD RD ACROSS FROM WEST BAY PARK  
**Supplemental Location:** ACROSS FROM WEST BA  
**Create Date:** 18-DEC-12  
**Update Date:**  
**Interest Types:** STATE MASTER  
**SIC Codes:**  
**SIC Code Descriptions:**  
**NAICS Codes:**  
**NAICS Code Descriptions:**  
**Conveyor:**  
**Federal Facility Code:**  
**Federal Agency Name:**  
**Tribal Land Code:**  
**Tribal Land Name:**  
**Congressional Dist No:**  
**Census Block Code:**  
**EPA Region Code:** 03  
**County Name:** SUSSEX  
**US/Mexico Border Ind:**  
**Latitude:**  
**Longitude:**  
**Reference Point:**  
**Coord Collection Method:**  
**Accuracy Value:**  
**Datum:** NAD83  
**Source:**  
**Facility Detail Rprt URL:** [https://ofmpub.epa.gov/frs\\_public2/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110054519972](https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110054519972)  
**Program Acronyms:**

DEN:10057386

**Site:** TUNNELL, ROBERT  
CAMP ARROWHEAD ROAD LEWES DE 19958

[FINDS/FRS](#)

**Registry ID:** 110054488700  
**FIPS Code:** 10005  
**HUC Code:**  
**Site Type Name:** STATIONARY  
**Location Description:**  
**Supplemental Location:** LOT 33 HERRING LANDING  
**Create Date:** 18-DEC-12  
**Update Date:**  
**Interest Types:** STATE MASTER  
**SIC Codes:**  
**SIC Code Descriptions:**  
**NAICS Codes:**  
**NAICS Code Descriptions:**  
**Conveyor:**  
**Federal Facility Code:**  
**Federal Agency Name:**  
**Tribal Land Code:**  
**Tribal Land Name:**

**Congressional Dist No:**  
**Census Block Code:**  
**EPA Region Code:** 03  
**County Name:** SUSSEX  
**US/Mexico Border Ind:**  
**Latitude:**  
**Longitude:**  
**Reference Point:**  
**Coord Collection Method:**  
**Accuracy Value:**  
**Datum:** NAD83  
**Source:**  
**Facility Detail Rprt URL:** [https://ofmpub.epa.gov/frs\\_public2/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110054488700](https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110054488700)  
**Program Acronyms:**

DEN:10156669

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**Site:** FACILITY ON PARCEL 2-34-18-24  
CAMP ARROWHEAD ROAD LEWES DE 19958

[FINDS/FRS](#)

**Registry ID:** 110054536640  
**FIPS Code:** 10005  
**HUC Code:**  
**Site Type Name:** STATIONARY  
**Location Description:**  
**Supplemental Location:**  
**Create Date:** 18-DEC-12  
**Update Date:**  
**Interest Types:** STATE MASTER  
**SIC Codes:**  
**SIC Code Descriptions:**  
**NAICS Codes:**  
**NAICS Code Descriptions:**  
**Conveyor:**  
**Federal Facility Code:**  
**Federal Agency Name:**  
**Tribal Land Code:**  
**Tribal Land Name:**  
**Congressional Dist No:**  
**Census Block Code:**  
**EPA Region Code:** 03  
**County Name:** SUSSEX  
**US/Mexico Border Ind:**  
**Latitude:**  
**Longitude:**  
**Reference Point:**  
**Coord Collection Method:**  
**Accuracy Value:**  
**Datum:** NAD83  
**Source:**  
**Facility Detail Rprt URL:** [https://ofmpub.epa.gov/frs\\_public2/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110054536640](https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110054536640)  
**Program Acronyms:**

DEN:10331605

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**Site:** REEDY POINT NULL DE NULL

[SPLC](#)

**Complaint ID:** 82917  
**Complaint Year:** 2001  
**Complaint No:**  
**Date:** 10/2/2001  
**Time:** 28:00.0  
**Threat Pblic Hlth:** No  
**Nature:** SPILL  
**Nature ID:** NULL  
**County:** SX  
**OC Name:** NULL  
**OC Company:** NULL  
**OC DOB:**  
**OC Address:**  
**OC City:**  
**OC State:**  
**OC ZIP:**

**Division:**  
**Section:**  
**Region:**  
**EPO Assigned:** 703  
**Env Prot Off ID:**  
**Ref To EPO:**  
**Invstigate Dt:**  
**Action:**  
**Actn Comment:** CLOSED  
**Dispositn:**  
**Reported:**  
**Time Spent:**  
**Desk Officer:**  
**Dsk Offcr Com:**  
**EPO Comment:**

**OC Phone1:**  
**OC Phone2:**  
**Report Name:**  
**Report Company:**  
**Report Address:**  
**Report City:**  
**Report State:**  
**Report ZIP:**  
**Report Phone1:**  
**Report Phone2:**  
**Report Email:**  
**Ref To:**  
**Ref Date:**  
**Patrol Check:**

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**Site:** DOGWOOD ACRES NULL DE NULL

SPLC

**Complaint ID:** 53909  
**Complaint Year:** 1997  
**Complaint No:**  
**Date:** 2/13/1997  
**Time:** 11:00.0  
**Threat Pblic Hlth:** No  
**Nature:** SPILL  
**Nature ID:** NULL  
**Division:**  
**Section:**  
**Region:**  
**EPO Assigned:** 706  
**Env Prot Off ID:**  
**Ref To EPO:**  
**Invstigate Dt:**  
**Action:**  
**Actn Comment:** CLOSED  
**Dispositn:**  
**Reported:**  
**Time Spent:**  
**Desk Officer:**  
**Dsk Offcr Com:**  
**EPO Comment:**

**County:** SX  
**OC Name:** Unknown(no info)  
**OC Company:** NULL  
**OC DOB:**  
**OC Address:**  
**OC City:**  
**OC State:**  
**OC ZIP:**  
**OC Phone1:**  
**OC Phone2:**  
**Report Name:**  
**Report Company:**  
**Report Address:**  
**Report City:**  
**Report State:**  
**Report ZIP:**  
**Report Phone1:**  
**Report Phone2:**  
**Report Email:**  
**Ref To:**  
**Ref Date:**  
**Patrol Check:**

# Appendix: Database Descriptions

*Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:*

*"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."*

## Standard Environmental Record Sources

### Federal

#### Formerly Utilized Sites Remedial Action Program:

DOE FUSRAP

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

**Government Publication Date: Mar 4, 2017**

#### National Priority List:

NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

**Government Publication Date: Feb 23, 2021**

#### National Priority List - Proposed:

PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

**Government Publication Date: Feb 23, 2021**

#### Deleted NPL:

DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

**Government Publication Date: Feb 23, 2021**

#### SEMS List 8R Active Site Inventory:

SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

**Government Publication Date: Jan 28, 2021**

#### Inventory of Open Dumps, June 1985:

ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

**Government Publication Date: Jun 1985**



**SEMS List 8R Archive Sites:**

[SEMS ARCHIVE](#)

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

**Government Publication Date: Jan 28, 2021**

**Comprehensive Environmental Response, Compensation and Liability Information System -**

[CERCLIS](#)

**CERCLIS:**

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

**Government Publication Date: Oct 25, 2013**

**EPA Report on the Status of Open Dumps on Indian Lands:**

[IODI](#)

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

**Government Publication Date: Dec 31, 1998**

**CERCLIS - No Further Remedial Action Planned:**

[CERCLIS NFRAP](#)

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

**Government Publication Date: Oct 25, 2013**

**CERCLIS Liens:**

[CERCLIS LIENS](#)

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Jan 30, 2014**

**RCRA CORRACTS-Corrective Action:**

[RCRA CORRACTS](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

**Government Publication Date: Jan 22, 2021**

**RCRA non-CORRACTS TSD Facilities:**

[RCRA TSD](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

**Government Publication Date: Jan 22, 2021**

**RCRA Generator List:**

[RCRA LQG](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

**Government Publication Date: Jan 22, 2021**

**RCRA Small Quantity Generators List:**

[RCRA SQG](#)

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

**Government Publication Date: Jan 22, 2021**

**RCRA Very Small Quantity Generators List:**

[RCRA VSQG](#)

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

**Government Publication Date: Jan 22, 2021**

**RCRA Non-Generators:**

[RCRA NON GEN](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

**Government Publication Date: Jan 22, 2021**

**Federal Engineering Controls-ECs:**

[FED ENG](#)

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Feb 23, 2021**

**Federal Institutional Controls- ICs:**

[FED INST](#)

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

**Government Publication Date: Feb 23, 2021**

**Land Use Control Information System:**

[LUCIS](#)

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

**Government Publication Date: Sep 1, 2006**

**Emergency Response Notification System:**

[ERNS 1982 TO 1986](#)

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date: 1982-1986**

**Emergency Response Notification System:**

[ERNS 1987 TO 1989](#)

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date: 1987-1989**

**Emergency Response Notification System:**

[ERNS](#)

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

**Government Publication Date: Nov 9, 2020**

**The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:**

[FED BROWNFIELDS](#)

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Jan 6, 2021**

**FEMA Underground Storage Tank Listing:**

[FEMA UST](#)

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

**Government Publication Date: Dec 31, 2017**

**Facility Response Plan:**

[FRP](#)

List of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

**Government Publication Date: Dec 2, 2020**

**Historical Gas Stations:**

[HIST GAS STATIONS](#)

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

**Government Publication Date: Jul 1, 1930**

**Petroleum Refineries:**

[REFN](#)

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

**Government Publication Date: Jul 10, 2020**

**Petroleum Product and Crude Oil Rail Terminals:**

[BULK TERMINAL](#)

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

**Government Publication Date: Apr 28, 2020**

**LIEN on Property:**

[SEMS LIEN](#)

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

**Government Publication Date: Jan 28, 2021**

**Superfund Decision Documents:**

[SUPERFUND ROD](#)

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

**Government Publication Date: Feb 23, 2021**

**State**

**Site Investigation & Restoration Branch (Hazardous Substance Release Sites) (SIRS):**

[SHWS](#)

State Equivalent CERCLIS. The Department of Natural Resources & Environmental Control (DNREC) has identified approximately 826 Sites in Delaware as potential hazardous substance release Sites. Delaware enacted its Hazardous Substance Cleanup Act (HSCA) in 1990 to address sites potentially contaminated with hazardous substance releases in the state that would not be addressed under the federal superfund program. This database made available by Delaware Department of Natural Resources & Environmental Control - Delaware Environmental Navigator system. This database is state equivalent CERCLIS.

**Government Publication Date: Feb 15, 2021**

**Delisted Site Investigation & Restoration Branch (Hazardous Substance Release Sites):**

DSHW

This database contains a list of closed hazardous substance release sites that were removed from the Department of Natural Resources & Environmental Control (DNREC), Delaware Environmental Navigator system database.

**Government Publication Date: Feb 15, 2021**

**Solid Waste Landfills:**

SWF

Solid and Hazardous Waste Management Branch in the Department of Natural Resources & Environmental Control (DNREC) permits and inspects landfills and transfer stations. Most of the municipal solid waste landfills and collection and transfer stations are owned and operated by the Delaware Solid Waste Authority (DSWA).

This list is maintained by Delaware Solid Waste Authority.

**Government Publication Date: Feb 19, 2021**

**Unpermitted Landfills/Dumps:**

ULD

List of Unpermitted Landfills/Dumps in the state. This list is maintained by the Department of Natural Resources & Environmental Control (DNREC).

**Government Publication Date: Mar 1, 2021**

**Leaking Underground Storage Tanks:**

LUST

List of leaking underground storage tank site locations across the state. The Tank Management Section in the Division of Waste and Hazardous Substances oversees or conducts the investigation and clean up of petroleum and chemical contamination when spills and releases occur on properties with UST or AST systems.

This database made available by Delaware Department of Natural Resources & Environmental Control - Delaware Environmental Navigator system.

**Government Publication Date: Feb 1, 2021**

**Leaking Aboveground Storage Tanks:**

LAST

List of leaking aboveground storage tank site locations across the state. The Tank Management Section in the Department of Natural Resources & Environmental Control (DNREC) oversees or conducts the investigation and clean up of petroleum and chemical contamination when spills and releases occur on properties with UST or AST systems. This database made available by Delaware Department of Natural Resources & Environmental Control - Delaware Environmental Navigator system.

**Government Publication Date: Feb 1, 2021**

**Delisted Leaking Storage Tanks:**

DELISTED LST

This database contains a list of closed leaking storage tank sites that were removed from the Tank Management Section in the Department of Natural Resources & Environmental Control (DNREC).

**Government Publication Date: Feb 1, 2021**

**Underground Storage Tanks:**

UST

The Division of Waste and Hazardous Substances' Tank Management Section (TMS) regulates the installation, operation, maintenance, and closure of Underground Storage Tank (UST) systems in order to prevent contamination of soils and groundwater. The staff also permits the installation and operation of Vapor Recovery (VR) equipment, inspects Boilers and Pressure Vessels to protect public safety, and oversees the cleanup of releases from both UST and AST systems. The Department of Natural Resources & Environmental Control (DNREC) maintains a list of UST Sites.

**Government Publication Date: Feb 1, 2021**

**Above Ground Storage Tanks:**

AST

The Division of Waste and Hazardous Substances' Tank Management Section (TMS) regulates the installation, operation, maintenance, and closure of Aboveground Storage Tank (AST) systems in order to prevent contamination of soils and groundwater. The staff also permits the installation and operation of Vapor Recovery (VR) equipment, inspects Boilers and Pressure Vessels to protect public safety, and oversees the cleanup of releases from both UST and AST systems. The Department of Natural Resources & Environmental Control (DNREC) maintains a list of AST Sites.

**Government Publication Date: Feb 1, 2021**

**Delisted Storage Tanks:**

DTNK

This database contains a list of storage tank sites that were removed from the Division of Waste and Hazardous Substances' Tank Management Section (TMS), Department of Natural Resources & Environmental Control (DNREC).

Government Publication Date: Feb 1, 2021

**All Sites with Deed Restrictions:**

INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. This is a list of sites with deed restrictions within the Department of Natural Resources & Environmental Control (DNREC) and Site Investigation and Restoration Section (SIRS) data.

Government Publication Date: Feb 15, 2021

**Voluntary Cleanup Program Sites:**

VCP

The Voluntary Cleanup Program (VCP) is available to all parties who may be liable for the contamination of a property, but who wish to settle their liabilities with the Department of Natural Resources and Environmental Control (DNREC) under the Hazardous Substance Cleanup Act (HSCA). This database made available by Delaware Department of Natural Resources & Environmental Control - Delaware Environmental Navigator system.

Government Publication Date: Feb 15, 2021

**Certified Brownfield Sites:**

BROWNFIELDS

In 2004, the Brownfields Development Program was signed into law. Delaware's Brownfield Development Program encourages the cleanup and redevelopment of vacant, abandoned or underutilized properties which may be contaminated and welcomes your application for brownfield certification. This list is maintained by the Delaware Department of Natural Resources & Environmental Control.

Government Publication Date: Feb 15, 2021

**Tribal**

**Leaking Underground Storage Tanks (LUSTs) on Indian Lands:**

INDIAN LUST

Leaking Underground Storage Tanks (LUSTs) on Tribal/Indian Lands in EPA Region 3, which includes Delaware.

Government Publication Date: May 4, 2018

**Underground Storage Tanks (USTs) on Indian Lands:**

INDIAN UST

Listing of underground storage tanks (USTs) on Tribal/Indian Lands in EPA Region 3, which includes Delaware. There are no UST records in Delaware at this time.

Government Publication Date: May 4, 2018

**Delisted Tribal Leaking Storage Tanks:**

DELISTED ILST

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

Government Publication Date: Apr 14, 2020

**Delisted Tribal Underground Storage Tanks:**

DELISTED IUST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Apr 14, 2020

**County**

No County standard environmental record sources available for this State.

**Additional Environmental Record Sources**

**Federal**

**PFOA/PFOS Contaminated Sites:**

PFAS NPL

List of sites where PFOA or PFOS contaminants have been found in drinking water or soil. Made available by the Federal Environmental Protection Agency (EPA).

Government Publication Date: Mar 1, 2021

**Facility Registry Service/Facility Index:**

FINDS/FRS

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the Environmental Protection Agency (US EPA).

**Government Publication Date: Nov 2, 2020**

**Toxics Release Inventory (TRI) Program:**

[TRIS](#)

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

**Government Publication Date: Feb 19, 2020**

**Perfluorinated Alkyl Substances (PFAS) Releases:**

[PFAS TRI](#)

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a Per- or polyfluorinated alkyl substance (PFAS) included in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances. The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment.

**Government Publication Date: Feb 19, 2020**

**Perfluorinated Alkyl Substances (PFAS) Water Quality:**

[PFAS WATER](#)

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances.

**Government Publication Date: Jul 20, 2020**

**Hazardous Materials Information Reporting System:**

[HMIRS](#)

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

**Government Publication Date: Sep 1, 2020**

**National Clandestine Drug Labs:**

[NCDL](#)

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

**Government Publication Date: Oct 5, 2020**

**Toxic Substances Control Act:**

[TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

**Government Publication Date: Apr 11, 2019**

**Hist TSCA:**

[HIST TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

**Government Publication Date: Dec 31, 2006**

**FTTS Administrative Case Listing:**

[FTTS ADMIN](#)

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

**FTTS Inspection Case Listing:**

FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

**Potentially Responsible Parties List:**

PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

Government Publication Date: Feb 23, 2021

**State Coalition for Remediation of Drycleaners Listing:**

SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Government Publication Date: Nov 08, 2017

**Integrated Compliance Information System (ICIS):**

ICIS

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

Government Publication Date: Jan 6, 2021

**Drycleaner Facilities:**

FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) online search. The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Feb 17, 2021

**Delisted Drycleaner Facilities:**

DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: Feb 17, 2021

**Formerly Used Defense Sites:**

FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

Government Publication Date: Jan 28, 2020

**Former Military Nike Missile Sites:**

FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 1, 1984

**PHMSA Pipeline Safety Flagged Incidents:**

PIPELINE INCIDENT

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

Government Publication Date: Jul 7, 2020

**Material Licensing Tracking System (MLTS):**

[MLTS](#)

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

**Government Publication Date: Aug 5, 2020**

**Historic Material Licensing Tracking System (MLTS) sites:**

[HIST MLTS](#)

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

**Government Publication Date: Jan 31, 2010**

**Mines Master Index File:**

[MINES](#)

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

**Government Publication Date: Nov 3, 2020**

**Surface Mining Control and Reclamation Act Sites:**

[SMCRA](#)

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

**Government Publication Date: Dec 18, 2020**

**Mineral Resource Data System:**

[MRDS](#)

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

**Government Publication Date: Mar 15, 2006**

**Uranium Mill Tailings Radiation Control Act Sites:**

[URANIUM](#)

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

**Government Publication Date: Mar 4, 2017**

**Alternative Fueling Stations:**

[ALT FUELS](#)

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

**Government Publication Date: Jan 18, 2021**

**Registered Pesticide Establishments:**

[SSTS](#)

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

**Government Publication Date: Mar 31, 2020**

**Polychlorinated Biphenyl (PCB) Notifiers:**

[PCB](#)

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

**Government Publication Date: Nov 19, 2020**



## State

### **Spills Database - ECU Complaints:**

[SPLC](#)

The ECU Spills database is the database, kept by the Environmental Crimes unit that handles citizen complaints. If a complaint is called in, involving a spill, then the EPO officer will go out to investigate.

**Government Publication Date: Feb 28, 2018**

### **Environmental Release Notification System (DERNS):**

[SPILLS](#)

List of releases and discharges included in the Environmental Release Notification System (DERNS). The Department of Natural Resources and Environmental Control (DNREC) maintains DERNS to notify the public of any releases or discharges of contaminants or pollutants that meet or exceed certain thresholds. DERNS includes petroleum and chemical contamination resulting from spills and releases which occur on properties with UST or AST systems.

**Government Publication Date: Mar 31, 2021**

### **Dry Cleaning Facilities:**

[DRYCLEANERS](#)

A list of drycleaner facility locations, provided by the Department of Natural Resources & Environmental Control, Division of Waste and Hazardous Substances in Delaware.

**Government Publication Date: Feb 25, 2021**

### **Delisted Drycleaners:**

[DELISTED DRYCLEANERS](#)

List of sites removed from the drycleaners database made available by the Department of Natural Resources & Environmental Control, Division of Waste and Hazardous Substances in Delaware.

**Government Publication Date: Feb 25, 2021**

## Tribal

**No Tribal additional environmental record sources available for this State.**

## County

**No County additional environmental record sources available for this State.**

# Definitions

**Database Descriptions:** This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

**Detail Report:** This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

**Distance:** The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

**Direction:** The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

**Elevation:** The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

**Executive Summary:** This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

**Map Key:** The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

**Unplottables:** These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

**APPENDIX C**

**SUPPORTING DOCUMENTATION**

## Marc Chartier

---

**From:** Brendan Keegans  
**Sent:** Monday, May 10, 2021 3:24 PM  
**To:** william.bdavis@delaware.gov  
**Subject:** EPCRA Reporting; 5 Property Portfolio

Good afternoon Bill,

I hope you're well, and enjoying a pleasant start to your week!

Pennoni is conducting a Phase I Environmental Site Assessment (ESA) of the property listed below. The purpose of the ESA is to identify recognized environmental conditions (RECs) as defined in United States Environmental Protection Agency (U.S. EPA) rules under 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries (AAI), and the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: E 1527-05, consisting of conditions indicative of releases or threatened releases of hazardous substances on, at, in or to the referenced property.

As such, we are interested in any information regarding illegal waste discharges, storage tanks, environmental contamination, remediation, and violations of environmental laws and/or permits on the following property and in the immediate vicinity (i.e., adjoining properties).

- **Parcel: 235-25.00-39.00; Shingle Point Rd., Milton, Delaware 19124**
- **Parcel: 234-18.00-31.00; Camp Arrowhead Rd., Lewes Delaware**
- **Parcels: MD16-182.00-01-20.00 & 21.00, 5-182.00-0207.00 & 08.00 & 2900 & 3000; Williamsville Rd.; Milford, Delaware**
- **Parcel: 235-20.00-63.02; Shingle Point Rd.; Milton, Delaware**
- **Parcel: 135-16.00 Portion of Parcel 23.00; Georgetown, Delaware**

Please feel free to contact me at (215)-254-7844 or at [bkeegans@pennoni.com](mailto:bkeegans@pennoni.com) if you have any questions regarding this request.

Sincerely,

**PENNONI ASSOCIATES INC.**



**Brendan Keegans**

**Pennoni**

Direct: +1 (215) 254-7844

[www.pennoni.com](http://www.pennoni.com) | [bkeegans@Pennoni.com](mailto:bkeegans@Pennoni.com)



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## Marc Chartier

---

**From:** Mohammed, Sascha (DNREC) <Sascha.Mohammed@delaware.gov> on behalf of FOIA, DNREC (MailBox Resources) <DNREC.FOIA@delaware.gov>  
**Sent:** Monday, May 10, 2021 4:23 PM  
**To:** Brendan Keegans  
**Cc:** Sobocinski, Lee (DNREC)  
**Subject:** RE: FOIA request 21-0419 - 21-0423

Dear Mr. Keegans:

This email is to acknowledge that the Delaware Department of Natural Resources and Environmental Control (DNREC) received your Freedom of Information Act (FOIA) request on May 10, 2021. You requested:

*Pennoni is conducting a Phase I Environmental Site Assessment (ESA) of the property listed below. The purpose of the ESA is to identify recognized environmental conditions (RECs) as defined in United States Environmental Protection Agency (U.S. EPA) rules under 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries (AAI), and the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: E 1527-05, consisting of conditions indicative of releases or threatened releases of hazardous substances on, at, in or to the referenced property. As such, we are interested in any information regarding illegal waste discharges, storage tanks, environmental contamination, remediation, and violations of environmental laws and/or permits on the following property and in the immediate vicinity (i.e., adjoining properties). • 33422 Stiener Rd , Georgetown DE • 16293 County Road 249 , Milton DE • 16902 County Road 249 , Milton DE • 17 Ludenham Dr. , Milford • 23144 Camp Arrowhead Road , Lewes*

In accordance with Delaware's FOIA statute, within 15 business days you will receive a further response from DNREC substantively responding to your FOIA request or otherwise responding consistent with Delaware's FOIA statute.

Thank you for your FOIA inquiry to DNREC.

---

**From:** bkeegans@pennoni.com <bkeegans@pennoni.com>  
**Sent:** Monday, May 10, 2021 3:59 PM  
**To:** FOIA, DNREC (MailBox Resources) <DNREC.FOIA@delaware.gov>  
**Subject:** FOIA request

Request Date: Monday, May 10, 2021

Name: Brendan Keegans

Address: 1900 Market St. #300

City: Philadelphia  
State: Pennsylvania  
Zip Code: 19103

Phone: 2158164308

Email: [bkeegans@pennoni.com](mailto:bkeegans@pennoni.com)

Request: Pennoni is conducting a Phase I Environmental Site Assessment (ESA) of the property listed below. The purpose of the ESA is to identify recognized environmental conditions (RECs) as defined in United States Environmental Protection Agency (U.S. EPA) rules under 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries (AAI), and the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: E 1527-05, consisting of conditions indicative of releases or threatened releases of hazardous substances on, at, in or to the referenced property. As such, we are interested in any information regarding illegal waste discharges, storage tanks, environmental contamination, remediation, and violations of environmental laws and/or permits on the following property and in the immediate vicinity (i.e., adjoining properties). • 33422 Stiner Rd , Georgetown DE • 16293 County Road 249 , Milton DE • 16902 County Road 249 , Milton DE • 17 Ludenham Dr. , Milford • 23144 Camp Arrowhead Road , Lewes Please feel free to contact me at (215)-254-7844 or at [bkeegans@pennoni.com](mailto:bkeegans@pennoni.com) if you have any questions regarding this request.

Cost: 0.25

---

**From:** Sussex County FOIA Records Center <sussexcode@mycusthelp.net>  
**Sent:** Monday, May 10, 2021 3:29 PM  
**To:** Brendan Keegans <bkeegans@Pennoni.com>  
**Subject:** Open Records Request :: W001292-051021



Dear Brendan Keegans:

Sussex County has received your FOIA request. Your request was given the reference number W001292-051021 for tracking purposes.

Topic of Records Requested: Phase I ESA; 5 property package

Description of Records Requested: Dear Records Officer: I hope you're well, and enjoying a pleasant start to your week! Pennoni is conducting a Phase I Environmental Site Assessment (ESA) of the property listed below. The purpose of the ESA is to identify recognized environmental conditions (RECs) as defined in United States Environmental Protection Agency (U.S. EPA) rules under 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries (AAI), and the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: E 1527-05, consisting of conditions indicative of releases or threatened releases of hazardous substances on, at, in or to the referenced property. As such, we are interested in any information regarding illegal waste discharges, storage tanks, environmental contamination, remediation, and violations of environmental laws and/or permits on the following property and in the immediate vicinity (i.e., adjoining properties). • Parcel: 235-25.00-39.00; Shingle Point Rd., Milton, Delaware 19124 • Parcel: 234-18.00-31.00; Camp Arrowhead Rd., Lewes Delaware • Parcels: MD16-182.00-01-20.00 & 21.00, 5-182.00-0207.00 & 08.00 & 2900 & 3000; Williamsville Rd.; Milford, Delaware • Parcel: 235-20.00-63.02; Shingle Point Rd.; Milton, Delaware • Parcel: 135-16.00 Portion of Parcel 23.00; Georgetown, Delaware Please feel free to



contact me at (215)-254-7844 or at [bkeegans@pennoni.com](mailto:bkeegans@pennoni.com) if you have any questions regarding this request. Sincerely,  
PENNONI ASSOCIATES INC.

Your request will be forwarded to the relevant County department(s) to locate the public records you seek and determine any costs associated with satisfying your request. The County will respond within 15 business days about the availability of records, a cost estimate (if applicable) and request confirmation to proceed (if necessary).

You can monitor the progress of your request at the link below and will receive an email when your request has been completed.

Thank you for using the Sussex County FOIA Records Center.

COUNTY ADMINISTRATIVE OFFICES  
2 THE CIRCLE | PO BOX 589  
GEORGETOWN, DELAWARE 19947

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Track the issue status and respond at:

[https://SUSSEXCOUNTYDE.mycusthelp.com/webapp/\\_rs/RequestEdit.aspx?rid=1292](https://SUSSEXCOUNTYDE.mycusthelp.com/webapp/_rs/RequestEdit.aspx?rid=1292)

**APPENDIX D**

**PHOTOGRAPHS**



**Photograph 1:** View of Wooded Land



**Photograph 2:** View of Wooded Land



1900 Market St., #300  
Philadelphia, PA 19103

Phase I Environmental Site Assessment  
Camp Arrowhead Road  
Lewes, DE 19958



***Photograph 3:*** View of Wooded Land



***Photograph 4:*** View of Wooded Land



1900 Market St., #300  
Philadelphia, PA 19103

Phase I Environmental Site Assessment  
Camp Arrowhead Road  
Lewes, DE 19958



***Photograph 5:*** View of Wooded Land



***Photograph 6:*** View of Wooded Land



1900 Market St., #300  
Philadelphia, PA 19103

Phase I Environmental Site Assessment  
Camp Arrowhead Road  
Lewes, DE 19958



***Photograph 7:*** View of Wooded Land



***Photograph 8:*** View of Wooded Land



1900 Market St., #300  
Philadelphia, PA 19103

Phase I Environmental Site Assessment  
Camp Arrowhead Road  
Lewes, DE 19958



***Photograph 9:*** View of Wooded Land



***Photograph 10:*** View of Wooded Land



1900 Market St., #300  
Philadelphia, PA 19103

Phase I Environmental Site Assessment  
Camp Arrowhead Road  
Lewes, DE 19958



**Photograph 11:** View of Wooded Land



**Photograph 12:** View of Wooded Land



1900 Market St., #300  
Philadelphia, PA 19103

Phase I Environmental Site Assessment  
Camp Arrowhead Road  
Lewes, DE 19958





***Photograph 13:*** IMG 9592



1900 Market St., #300  
Philadelphia, PA 19103

Phase I Environmental Site Assessment  
Camp Arrowhead Road  
Lewes, DE 19958

**APPENDIX E**

**QUALIFICATIONS**

# Marc Chartier, PG, LSRP

## Senior Geologist/Division Manager

### EDUCATION

BS, Western Washington University;  
Geology (2000)

### PROFESSIONAL REGISTRATIONS

Licensed Geologist/Hydrogeologist: WA  
(#2998, exp. 2-27-22)

Registered Geologist: OR (#G2388, exp.  
6-1-21)

Professional Geologist: CA (#9204, exp.  
2-28-23)

Professional Geologist: PA (#004895,  
exp. 9-30-21)

Professional Geologist: FL (#PG3046,  
exp. 7-31-2022)

Licensed Site Remediation Professional:  
NJ (#573734, exp. 7-9-21)

### CERTIFICATIONS

8-Hr. Hazwoper Refresher, OSHA/ASIH  
(exp. 4-15-22)

### TRAINING

40-Hr, Hazardous Waste Site Safety  
Training, OSHA (2001)

Project Management (2015, no exp.)

### PROFESSIONAL AFFILIATIONS

NA

### HONORS/AWARDS

NA

### EXPERIENCE SUMMARY

Mr. Chartier is a PG and a NJ LSRP with over 20 years of experience managing Phase I ESAs/Preliminary Assessments; Phase II ESAs/Site Investigations; Remedial Investigations; and the design and implementation of remedial actions relative to soil, groundwater, soil gas, and indoor air contamination.

Mr. Chartier is responsible for the management, growth, and development of the environmental division in Pennoni's Philadelphia, PA office. In addition to managing projects, his duties include managing and mentoring staff, QA/QC of work products, preparing proposals, and developing clients and new business.

### REPRESENTATIVE PROJECTS

#### **King's Christian School – Soil Remedial Action Permit Application, Cherry Hill, NJ (10/19 – Present)**

Project Manager and LSRP – Managed the preparation of a soil remedial action permit application and a biennial certification inspection report for the site. The NJDEP Site Remediation Program case for the site had been closed via the establishment of a deed notice and issuance of a no further action letter in 2008; however, the establishment of the SRRA in 2012 required additional administrative closure activities in the form of a soil remedial action permit and a biennial certification inspection report. The compliance documentation was submitted to the NJDEP in November 2019 and approved by the NJDEP in June 2020. (KCHSX19001)

#### **Westrum Development – Luxor Lansdale Remedial Investigation, Lansdale, PA (9/19 – Present)**

Project Manager and PG – Previous site operations resulted in soil and groundwater impacted by TCE. Mr. Chartier managed remedial investigations including the installation and sampling of delineation monitoring wells, soil characterization activities, and vapor intrusion evaluation activities. The investigations are part of compliance demonstration in pursuit of a release of liability in accordance with PADEP Act 2 regulations. (WESTR18004)

#### **Hightop Real Estate and Development – Former Auto Service Station, Philadelphia, PA (9/19 – Present)**

PG – Mr. Chartier reviewed and approved the Final Report for the remediation of impacted soil and groundwater at the site in accordance with PADEP Act 2 regulations. The site soil and groundwater had been impacted by a former petroleum UST. The results of the remedial actions and associated sampling activities demonstrated compliance for a Site-Specific Standard with an Environmental Covenant. (HITOP 19001)

#### **New Standard Living – Proposed Senior Living Facility PA/SI, Glassboro, NJ (6/19 – Present)**

Project Manager – Managed the investigation of a 50-acre parcel of wooded, undeveloped land that the client was interested in purchasing for the development of a senior living facility. During the PA, historic fill material associated with neighboring site operations was observed to have encroached on the site. The results of subsequent SI activities indicated that the historic fill was contaminated and would require remediation in accordance with NJDEP regulations. Currently, Pennoni is assisting the client to sell the impacted portion of the site to the responsible party to be remediated accordingly. (NEWST19001)



# Marc Chartier, PG, LSRP

## Senior Geologist/Division Manager

### **Parking Authority of the City of Camden – Remedial Investigation of Former Heating Oil UST, Camden, NJ (5/19 – Present)**

Project Manager and LSRP – Investigations conducted by previous consultants had indicated that a former 2,000-gallon heating oil UST had impacted soil and groundwater on the site to the extent that LNAPL was present. Further, the previous investigations and UST closure activities conducted by others had not been properly reported/submitted to the NJDEP. Pennoni was retained to document the previous investigations and actions in a NJDEP-compliant submittal and scope further remedial investigations/actions in pursuit of NJDEP case closure via the issuance of a RAO. Currently, Pennoni is planning a remedial investigation composed of the advancement of seven soil borings, supplemental soil sampling activities, installation of two additional monitoring wells, and one product recovery well. Mr. Chartier managed and reviewed the NJDEP submittal and scoped the supplemental investigations. (PACAX 19007)

### **Wolfson Group, Inc. – Casella Farm Field Remediation, Woolwich, NJ (2/19 – Present)**

Project Manager and LSRP – The site is composed of over 250 acres of currently farmed land. Mr. Chartier managed investigations relative to historical pesticides impacts, and dieldrin was identified across much of the site at concentrations above the NJDEP's Residential Direct Contact Soil Remediation Standards; no exceedances of the Non-Residential Direct Contact Soil Remediation Standards were reported. As the site is to be developed for residential use, compliance of the most stringent standards must be demonstrated. Mr. Chartier is currently managing the remediation of dieldrin "hot spots" via excavation and disposal. Upon completion of the remedial actions, compliance will be demonstrated via statistical averaging methods. (WLVEX19002)

### **Urgent Care RE, LLC – Groundwater Remedial Investigation, Somerdale, NJ (2/19 – Present)**

Project Manager and LSRP – During due diligence investigations conducted by a potential purchaser, benzene was identified in site groundwater at concentrations above the NJDEP GWQS. Pennoni was retained by the site owner to evaluate groundwater on the site. Mr. Chartier managed the groundwater investigation, which was composed of the installation and sampling of six site monitoring wells. The results of the groundwater investigation demonstrated that the source of groundwater contamination was located offsite. Accordingly, no further investigations were required. Mr. Chartier is currently managing the preparation of a Remedial Investigation Report, which will support the issuance of a RAO for the impacted groundwater. (URGNT 19001)

### **Vineland Housing Authority – Former UST Remediation, Vineland, NJ (10/18 – Present)**

Project Manager and LSRP – Results of post UST removal investigations conducted in 2011 indicated that the former UST had impacted site soils; but groundwater was not impacted. No remedial actions were conducted. We were retained in 2018 to re-evaluate the site in the vicinity of the former UST and develop and oversee the appropriate remedial actions. Re-evaluation of soil in the vicinity of the former UST indicated that compliance could be demonstrated by statistical averaging and no remediation was required. The NJDEP issued an NFA determination for the UST in April 2019. (VINHA 18001)

### **Educational Testing Services – Former Heating Oil UST Remediation, Princeton, NJ (9/18 – Present)**

Project Manager and LSRP – A previous consultant managed and oversaw the removal of a 10,000-gallon heating oil UST and some of the associated piping. No evidence of a release was observed, however, due to site constraints and professional judgement, the previous consultant refused to evaluate the remaining UST piping. Pennoni evaluated the remaining piping via a SI and demonstrated that it had not leaked or impacted the environment. The piping was subsequently abandoned in place. Mr. Chartier issued a RAO for the entire UST system in January 2019. (EDTSV 18006)

### **Bush Refrigeration - 1700 AWB, Site Remediation, Camden, NJ (6/18 – Present)**

Project Manager and LSRP – Managed the due diligence investigation (PA/SI) and subsequent remediation of sitewide historic fill via the establishment of institutional and engineering controls (i.e., a deed restriction and a cap). Additionally, we demonstrated that groundwater on the site was impacted by an adjacent property. Currently, the site cap is being installed. Upon completion of the capping of the site, the deed restriction and capping, and documentation of an offsite source of groundwater contamination will be documented in a Remedial Investigation Report/Remedial Action Report with a Remedial Action Permit Application. Pending NJDEP issuance of a Remedial Action Permit for Soil, a Response Action Outcome will be issued, closing the NJDEP case associated with the site. (BUSHR 18001)



# Marc Chartier, PG, LSRP

## Senior Geologist/Division Manager

### **Blue Eagle Property Management – Ferry Terminal Building Remediation, Camden, NJ (2/18 – Present)**

Project Manager and LSRP – Managed the remediation of sitewide historic fill via the establishment of institutional and engineering controls (i.e., a deed restriction and a cap). The remediation was documented in a Remedial Action Report. Mr. Chartier issued a RAO for the site in April 2019. (BEPMX 18002)

### **Urban Promise Ministries/Fellowship House of South Camden – Preliminary Assessment/Site Investigation/Remedial Action, Camden, NJ (9/17 – Present)**

Quality Assurance Manager – Provided senior management and quality assurance review for a PA/SI associated with the procurement of a Response Action Outcome for the site's childcare facility license. A former UST, a former dry cleaner, and historic fill were identified in connection with the site. The results of the SI demonstrated that no further actions were required for the UST and the dry cleaner, but the historic fill required remediation in accordance with NJDEP Technical Requirements for Site Remediation. Pennoni issued a Response Action Outcome for the client in 2018 and is currently coordinating the transfer of the site's Remedial Action Permit to a new entity who is purchasing the site. (UPROX18001)

### **Delco Development – Barrington Commons Redevelopment, Barrington, NJ (8/17 – Present)**

Project Manager and LSRP – During a PA/SI for the site, contaminated historic fill was identified as an AOC that required remediation in accordance with NJDEP regulations. The historic fill AOC was remediated by the establishment of institutional and engineering controls (i.e., a cap and a deed notice). Currently, Mr. Chartier is managing the preparation of a Remedial Action Report and Remedial Action Permit Application for the historic fill. Upon receipt of the remedial action permit, Mr. Chartier will issue a RAO for the site. (DELCX18001)

### **Boys and Girls Club of Mercer County – Centre Street Park Historic Remediation, Trenton, NJ (7/17 – Present)**

Project Manager and LSRP – Managed the due diligence investigation (PA/SI) and subsequent remediation of sitewide historic fill via the establishment of institutional and engineering controls (i.e., a deed restriction and a cap). Upon completion of the capping of the site, the deed restriction and capping were documented in a Remedial Action Report with a Remedial Action Permit Application. The NJDEP is currently reviewing the Remedial Action Permit Application. Upon receipt of a soil remedial action permit, a Response Action Outcome will be issued, closing the NJDEP case associated with the site. (BGC MC 17001)

### **Highmark Schools – Preliminary Assessment/Site Investigation/Remedial Action, Trenton, NJ (2015 – Present)**

Project Manager and LSRP – The former industrial site had a Response Action Outcome issued by another LSRP/company for industrial site use; however, our client wanted to redevelop the site for use as a Charter School. The primary areas of concern on the site were historic fill, and contaminated groundwater associated with former gasoline USTs. During the redevelopment, the appropriate alternative/presumptive remedies were constructed to maintain the protection of the engineering controls for historic fill and the results of groundwater sampling demonstrated that no further remedial actions were required for groundwater. Accordingly, Mr. Chartier terminated the Groundwater Remedial Action Permit, revised the Soil Remedial Action Permit, and issued a Response Action Outcome for applicable AOCs.

### **Liberty Property Trust – Waterfront Redevelopment Remediation, Camden, NJ (2015 - Present)**

Project Manager and LSRP – Conducted environmental due diligence investigations including a Phase I/II ESA, as well as a PA/SI in accordance with the NJDEP *Technical Requirements for Site Remediation* to evaluate the environmental condition of a 20-acre property on the Camden waterfront that is proposed to be redeveloped. Remedial investigations were conducted relative to four areas of concern on the site, and remedial actions were determined to be required for site wide historic fill, former rail lines, and a former discharge pit located on the site. The remedial actions implemented include a combination of source removal via excavation and disposal, the establishment of institutional and engineering controls, and monitored natural attenuation. In addition, as parcels within the project area are sold, Mr. Chartier has worked to administratively separate the parcels from the original NJDEP case, allowing for several site-specific Response Action Outcomes to be issued.

### **The Stavola Companies – Asphalt Plant Remedial Investigations, Tinton Falls, NJ (2015 - Present)**

Project Manager and LSRP – Helped develop and coordinate the remedial investigation of groundwater impacted by chlorinated volatile organic compounds. In addition, Mr. Chartier reviewed the results of receptor evaluations for the site. Currently the site is



# Marc Chartier, PG, LSRP

## Senior Geologist/Division Manager

in a monitored natural attenuation program and a Remedial Action Permit for Groundwater is expected to be issued by the NJDEP within the next month. Upon receipt of the Groundwater Remedial Action Permit, Mr. Chartier will issue a RAO.

### **Stavola Realty – Former Dry Cleaner Remediation, Various Locations (2015 - Present)**

Project Manager and LSRP – Helped develop and coordinate the delineation, remediation, and receptor mitigation measures associated with groundwater impacted by chlorinated volatile organic compounds at three former dry cleaner sites. The remedial actions included monitored natural attenuation and in-situ bioremediation via sock deployment and direct push injection activities. Currently, Pennoni is documenting the remedial actions in a Remedial Action Report. The Remedial Action Report will be submitted to the NJDEP with a Remedial Action Permit Application to enter a natural attenuation monitoring program.

### **The McKee Group – Schooner Island Marina UST Remediation (2015 - Present)**

Project Manager and LSRP – Developed and coordinated the remediation of impacted soil and groundwater associated with three former gasoline USTs that were removed from the site in the late 1990s. Based on the results of latest data collected in 2015, the proposed remedy was no further action for soil, and monitored natural attenuation for groundwater. A Remedial Action Permit for Groundwater was procured in 2017, and a Response Action Outcome was submitted the same year. Currently, the site is in a natural attenuation monitoring program under the direction of Mr. Chartier as the Licensed Site Remediation Professional.

### **Harrison Street Real Estate – Former Dry Cleaner Remediation O&M, Cherry Hill, NJ (2015 - Present)**

Project Manager – Mr. Chartier manages the routine groundwater monitoring and O&M of a sub-slab depressurization system on the site that mitigates vapor intrusion. The contaminant source was removed via a combination of excavation and disposal and in-situ bioremediation in 2012. The groundwater monitoring and O&M program is anticipated to be required until 2020.

### **Reisman Sorokac – Various Phase I ESAs, MS, TX, AZ, NV, NJ (2015 - Present)**

Project Manager – Mr. Chartier manages various Phase I ESAs for due diligence investigations for a growing drug and alcohol treatment center. Phase I ESAs are conducted in accordance with ASTM International E1527-13.

### **Regency Centers – Chimney Rock Crossings Redevelopment, Bridgewater Township, NJ (2012 - Present)**

Project Manager and LSRP – Developed, managed, and coordinated the execution of a site investigation, remedial investigation, and remediation of two former industrial sites that had been demolished and razed. Various remedial actions had been conducted by previous consultants. The primary areas of concern currently associated with the site include historic fill and groundwater impacted by chlorinated volatile organic compounds. The proposed remedy includes leaving the impacted media in place and restricting access to the impacts via the establishment of institutional and engineering controls, and the implementation of an in-situ groundwater remediation program. Currently Mr. Chartier is overseeing the capping/development of the property and outlining a groundwater remediation plan. Once the remediation is complete, and a Response Action Outcome will be issued.

### **Wu and Associates, Inc. – Former Dry Cleaner Remediation, Camden, NJ (5/18 – 9/18)**

Project Manager – Managed Phase II due diligence investigations for a potential purchaser, which demonstrated that sitewide historic fill was present, and local impact to groundwater associated with former dry-cleaning activities were present. We recommended remediating the site in accordance with NJDEP regulations, and the site owner (seller) has taken the environmental responsibility for the remediation of the site.

### **Lakeside Business Park, LLC – Preliminary Assessment/Site Investigation, Gloucester Township, NJ (2/17 – 4/17)**

Quality Assurance Manager – Provided senior management and quality assurance review for a PA/SI associated with the sale of the site. One area of concern, suspect historic fill, was identified during the PA. Results of the SI demonstrated that the area of concern had not adversely impacted the site. Accordingly, Pennoni's LSRP issued a Response Action Outcome for the project.

### **City of Trenton – Roberto Clemente Park Remediation (2015 - 2018)**

Project Manager and LSRP – Reviewed the Remedial Action Workplan and Remedial Action Report for the remediation of contaminated historic fill at the site via the establishment of institutional and engineering controls. Approximately 1,000 tons of topsoil was imported to the site for use as a cap, but no environmental characterization data was available for the fill. Pennoni characterized the soil and confirmed that it was acceptable for use as an engineering control. The investigation was documented



# Marc Chartier, PG, LSRP

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in a Remedial Action Report. In 2018, Pennoni procured a Remedial Action Permit for Soil and issued a Response Action Outcome for the historic fill AOC.

### **The Stavola Companies – Asphalt Plant Remedial Investigations, Howell, NJ (2015 – 2017)**

Quality Assurance Manager – Helped develop and coordinate the remedial investigation of groundwater impacted by chlorinated volatile organic compounds. In addition, Mr. Chartier reviewed the results of receptor evaluations for the site. Groundwater investigations conducted through the summer of 2017 demonstrated compliance with the NJDEP GWQS. As such, a Response Action Outcome was issued.

### **Quality Stone and Concrete Products - Remedial Investigation, Hazlet, NJ (2014)**

Project Manager and LSRP - Three gasoline USTs were removed from the site in 1994 and the results of post-excavation sampling activities demonstrated that the USTs had not leaked. However, due to the presence of MTBE at levels above the groundwater trigger values in post-excavation soil samples, the NJDEP required a groundwater investigation. Accordingly, Mr. Chartier developed and implemented the groundwater investigation, the results of which, indicated that groundwater had not been impacted by the former USTs. A RAO was issued in 2014.

### **City of Camden - Preliminary Assessment/Site & Remedial Investigation, Camden, NJ (2011)**

Project Manager - Responsible for the remediation of historic fill material on a community park in Camden, New Jersey, which will be improved with a new playground. The historic fill material was identified during a Preliminary Assessment and was determined to be contaminated during subsequent Site Investigation activities. The recommended remedial action was restricted site use via the implementation of institutional controls and engineering controls (i.e., a deed restriction and a site wide soil cap). Mr. Chartier managed the investigations relative to the suspect fill material and prepared the requisite reports in accordance with the NJDEP Tech Regs.

### **Bumble Bee Foods, LLC – Fuel Oil Spill Remediation, Cape May, NJ (2010 - 2015)**

Project Manager, client contact, and operations/maintenance coordinator – Responsible for the remediation of a diesel fuel spill using a multi-phase extraction (MPX) system. The MPX system was designed to remediate the impacted media in a two-year period and is composed of nine extraction wells and a media management trailer.

### **The Stavola Companies – Asphalt Plant Remediation, Millville, NJ (2009 - 2012)**

Project Manager and LSRP - Responsible for remedial investigations relative to several areas of concern identified by another consulting firm during the completion of Preliminary Assessment and Site Investigation activities on an operating asphalt production plant. Most of the areas of concern were shallow or surficial petroleum releases associated with leaky aboveground storage tanks or processing equipment. The results of the remedial investigations indicated that shallow soils on the subject property were impacted and impacts to a nearby sensitive receptor (freshwater wetlands) were likely. The results of subsequent investigations demonstrated that the wetlands had not been impacted. Mr. Chartier issued a Restricted Use Response Action Outcome for the site in 2012, which was contingent upon the maintenance of a deed notice and cap.

### **City of Vineland - Landfill Groundwater Remedial Investigation, Vineland, NJ (2009)**

Mr. Chartier played a pivotal role in designing the groundwater investigation; acting as the liaison between the Client, the adjacent property representatives, and the NJDEP; and preparing the Remedial Investigation Report. In 2009, the owner of a closed municipal solid waste landfill requested to conduct a groundwater investigation after elevated concentrations of benzene were reported in a 180-foot-deep production well on a property adjacent to the landfill. The groundwater investigation consisted of the installation of seven additional site monitoring wells set at depths ranging from 20 feet below grade to 180 feet below grade, one groundwater sampling event, an aquifer study (aquifer response monitoring, pumping tests, fate and transport modeling, etc.), a receptor evaluation, and an evaluation of the reliability of laboratory data in accordance with the NJDEP Tech Regs. The results of the groundwater investigation indicated that the benzene concentrations reported in the production well on the adjacent property were not attributable to the landfill.

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### **Robert Noble Manor, LLC - Remedial Investigations/Remedial Action Historic Fill Site, South Amboy, NJ (2009)**

Project Manager - Conducted an environmental investigation of suspect fill/debris that was identified during geotechnical investigations on a property which was being developed into a residential senior citizens' apartment complex. The results of the environmental investigations indicated that the material met the definition of "historic fill" as defined by the NJDEP Tech Regs and was contaminated and would require remediation. The site was remediated by restricting site usage via a combination of institutional controls and engineering controls (i.e., a deed restriction and a site wide soil cap). Mr. Chartier managed the investigations relative to the suspect fill material and prepared the requisite reports in accordance with the NJDEP Tech Regs. A Restricted Use Response Action Outcome was issued in March 2011.

### **Garden State Highway Products, Inc. - Vapor Intrusion Investigation, Millville, NJ (2008 - 2014)**

Project Manager - Developed and implemented a vapor intrusion investigation in accordance with NJDEP guidance. Demonstrated that vapor intrusion is not a concern on the site. Manage the maintenance of institutional and engineering controls associated with a PCE and chromium-impacted groundwater plume.

### **McDonalds, Inc. - Preliminary Assessment/Site Investigation/Remedial Investigation, Paterson, NJ (2007 - 2012)**

Project manager - Responsible for an impacted groundwater plume remedial investigation. Monitored natural attenuation of a petroleum release associated with former gasoline USTs indicated the presence of tetrachloroethene (PCE) and trichloroethene (TCE) in groundwater on the site at concentrations above the NJDEP Ground Water Quality Standards. PCE and TCE were not contaminants of concern associated with the petroleum release. A Preliminary Assessment/Site Investigation to identify potential sources of PCE and/or TCE on the subject property was conducted. The results of the Preliminary Assessment/Site Investigation revealed no sources of PCE or TCE on the subject property. Further, the results of investigations conducted to date indicate that the PCE and TCE contamination may be associated with an offsite source up gradient of the subject property.

### **State of New Jersey - Remedial Investigations/Actions Historic Fill, Trenton, NJ (2006)**

Coordinated and managed the characterization, delineation, and remediation of contaminated historic fill material. The suspect fill material was initially identified during geotechnical investigations, the results of which indicated that the material was structurally unsuitable. The results of subsequent environmental investigations indicated that the material was contaminated and would require remediation during site redevelopment. Remedial actions included the excavation and disposal of impacted soils and the collection and laboratory analysis of post excavation soil samples. A No Further Action letter was issued by the NJDEP in 2008.

### **US Silica Company - No. 2 Fuel Oil Remediation, Port Elizabeth, NJ (2005 - 2012)**

Project manager - Responsible for the remediation of impacted soil and groundwater associated with an historic #2 fuel oil spill in the Pinelands Region of New Jersey. In late 2007, approximately 9,800 tons of soil were excavated and disposed, and 17,000 gallons of free phase product was removed from the subject property. Residual groundwater contamination was remediated via natural attenuation.

### **Ms. Marian Hare - Hardware Remediation, Collingswood, NJ (2005 - 2015)**

Project Manager - Responsible for the remediation of impacted soil and groundwater associated with an out of service heating oil UST at a row home in Collingswood, NJ. In addition to managing the soil, groundwater, and vapor intrusion investigations and the proper closure of the UST, Mr. Chartier's responsibilities included procuring grant monies from the NJDEP UST Fund to cover project costs. Based on the results of the remedial investigations, it was evident that the UST had impacted soil and groundwater on the subject property and an adjacent property. An in-situ chemical oxidation injection program utilizing injection wells was installed in the basements of the affected properties was implemented to remediate the impacted soil and groundwater.

### **AIG, Inc. - Remedial Investigations/Actions Former Gas Station, Pennsauken, NJ (2004 - 2012)**

Project Manager - Delineated soil and groundwater contamination associated with a former gas station. Remedial actions conducted to date consist of the excavation and disposal of shallow impacted soil (8'-12' below grade), the preparation of a deed notice for deep impacted soil (35'-50' below grade), a vapor intrusion investigation, and monitored natural attenuation with a classification exception area for residual impacted groundwater. Responsibilities included NJDEP compliance reporting and remedial design.





# Marc Chartier, PG, LSRP

## Senior Geologist/Division Manager

### **La Sammana Ventures, LLC - Flagship Resorts, La Sammana Hotel Remediation, Brigantine, NJ (2002 - 2015)**

Project Manager - Responsible for the results of groundwater monitoring activities at a former gas station, now a hotel, indicate that residual soil contamination is impacting groundwater on the property. Between 2007 and 2011, an in-situ chemical oxidation plan was implemented. Approximately 36,000 gallons of chemical oxidation slurry was injected via 13 injection wells. Responsibilities included project management, design and oversight of the injection program, oversight of groundwater monitoring, management of the vapor intrusion investigation, and preparation of Remedial Action Progress Reports.

### **Delaware River Port Authority – Victor Building Remediation, Camden, NJ (2001 - 2015)**

Former field technician and project manager – Responsible for extensive remediation project at a former industrial facility in Camden, NJ. Soil and groundwater on the site are contaminated with chlorinated solvents from at least two onsite sources and one offsite source. Remedial activities included source removal, injection of Hydrogen Release Compound, and installation of a subsurface grout slurry wall. Additionally, the results of indoor air quality investigations indicated that vapor intrusion in the building was a concern. As such, a negative pressure vapor mitigation system was installed under a portion of the building and effectively remediated vapor intrusion.

### **PUBLICATIONS AND PRESENTATIONS**

NA

**TAB 7**

**SOILS**



PO BOX 788  
MILLSBORO, DE 19966  
302-352-1700  
billgangloff@gmail.com  
accentenvironmental.net

April 28, 2021

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

**RE: Summary of soils investigation for stormwater management structure; Camp Arrowhead Road (CR 279), Sussex County, DE; TM: 234-18.00-31.00; Terrapin Island Project**

Mr Decktor:

Accent Environmental, LLC was retained to perform soil borings for three stormwater management structures at the above referenced parcel which is located along the northeast side of Camp Arrowhead Road. Field work took place on April 6, 2021. The results indicate a non-infiltration structure is suitable.

The parcel and proposed structure areas are currently wooded. The parcel is bounded by residential dwellings and development to the south, west and north. The Rehoboth Bay is east of the parcel.

The parcel is located within the Herring Creek-Rehoboth Bay watershed (HUC 020403030103). The USGS Topographic Map (Fairmount Quadrangle) identifies topography in the area to be approximately 10 to 2 feet above sea level.

The soils in the vicinity of Structure 1 (**4,959 sf**) are primarily influenced by the Lynch Heights Formation (Qlh) based on available information from the Delaware Geological Survey (DGS) (**Map 1**). The Lynch Heights Formation was deposited during the Late Pleistocene. It is described as a fluvial to estuarine unit of fluvial channel, tidal flat, tidal channel, beach, and bay deposits.

The soils in the vicinity of Structures 2 (**43,070 sf**) and 3 (**26,943 sf**) are primarily influenced by the Scotts Corners Formation (Qsc) based on available information from the DGS. Within the parcel, the Qsc is separated into Older and Younger (Qsco & Qscy) formations/ phases. They are interpreted to be the result of higher sea levels associated with the last interglacial. The Qsc was deposited during the Late Pleistocene and is interpreted to be a transgressive unit consisting of swamp, marsh, estuarine channel, beach and bay deposits. The older formation (120,000 yrs BP) is primarily tidal-flat deposits; the younger formation (80,000 yrs BP) is primarily lagoon-margin deposits. Structure 2 is primarily within the Qsco mapping; Structure 3 is within the Qscy mapping.

The US Department of Agriculture Web Soil Survey identifies two primary soil series in the study area: Klej loamy sand (KsA) and Runclint loamy sand (RuB) (**Map 1**). The KsA is

somewhat poorly drained with rapid to very rapid estimated permeability. The KsA depth to seasonal high water table (SHWT) is estimated at 10 to 24 inches. The RuB is excessively drained with rapid to very rapid estimated permeability. The RuB depth to SHWT is estimated at 40 to 72 inches. The Hydrologic Soil Group is A/D for the KsA and A for the RuB.

Fourteen soil profile descriptions were prepared from hand auger borings excavated within the proposed structure areas and are summarized/ presented in **Table 1**. The soil investigation and report were performed in accordance with Delaware DNREC Sediment & Stormwater Program Soil Investigation Procedures for Stormwater BMPs sections I and IV. Ancillary information is presented in **Appendix A**. Soil logs/ profile notes are presented in **Appendix B**.

The depth to SHWT is estimated as the depth to groundwater (free water) for a sustained 2 week period, typically present at the peak of the wet season (i.e. end of March). Depth to the SHWT was estimated based on the depth to redoximorphic soil features. The average water table depth (AVG) is estimated as the depth to groundwater for more than 6 months of the year and was associated with parent materials at this site. The depth to free water (FW) is presented as the depth to groundwater at the time of the investigation.

Most of the soil borings correspond to the Galloway loamy sand (GamB) soil series. The Galloway series is texturally similar to KsA and RuB. Galloway is moderately well drained with rapid to very rapid permeability. The GamB depth to SHWT table is estimated at 24 to 48 inches. The Hydrologic Soil Group is A/D for the GamB. All three soil series identified within the study areas are derived from sandy, unconsolidated fluvio-marine sediments.

The estimated SHWT within the proposed basins ranged from 20 to 42 inches; AVG ranged from 36 to >60 inches. Free water levels ranged from 20 to 46 inches beneath the soil surface. For design purposes, each structure can be considered an independent soil zone: **Structure 1 has a SHWT of 30 inches, Structure 2 has a SHWT of 20 inches and Structure 3 has a SHWT of 20 inches.**

A non-infiltration stormwater structure is most feasible since the current criteria for infiltration requires a separation of two feet between the structure invert and the SHWT. **If the structure is intended to maintain a constant normal pool level a liner may be necessary due to seasonal fluctuations in shallow groundwater levels.** The nearest outfall area(s) is associated with Rehoboth Bay.

It should be noted that this information was interpreted from present site conditions. There are limitations to this type of investigation. The information is provided given normal precipitation patterns. As the site conditions change the hydrology may change and this cannot be estimated from the existing soil profiles. Groundwater and saturation levels may be shallower than estimated in this study during significant, single storm events and compound events.

All Federal, State, and Local permits must be obtained pertaining to the use of the evaluated area as a pond. It is recommended that construction activities in the vicinity of the pond are conducted



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accentenvironmental.net

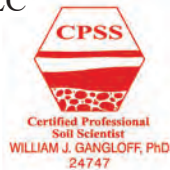
during low moisture conditions, typically late spring to late fall. It is further recommended that traffic from heavy machinery and excavation equipment be minimized in the area of the pond to prevent mass soil disturbance and compaction.

Feel free to contact me if you need additional information or have any questions concerning this information.

Sincerely,  
for Accent Environmental, LLC

A handwritten signature in blue ink, appearing to read "WJG", is written over a light blue circular watermark.

William J. Gangloff, PhD



DE Class D Evaluator #4455  
ARCPACS CPSS/CPAg #24747  
VA Professional Soil Scientist

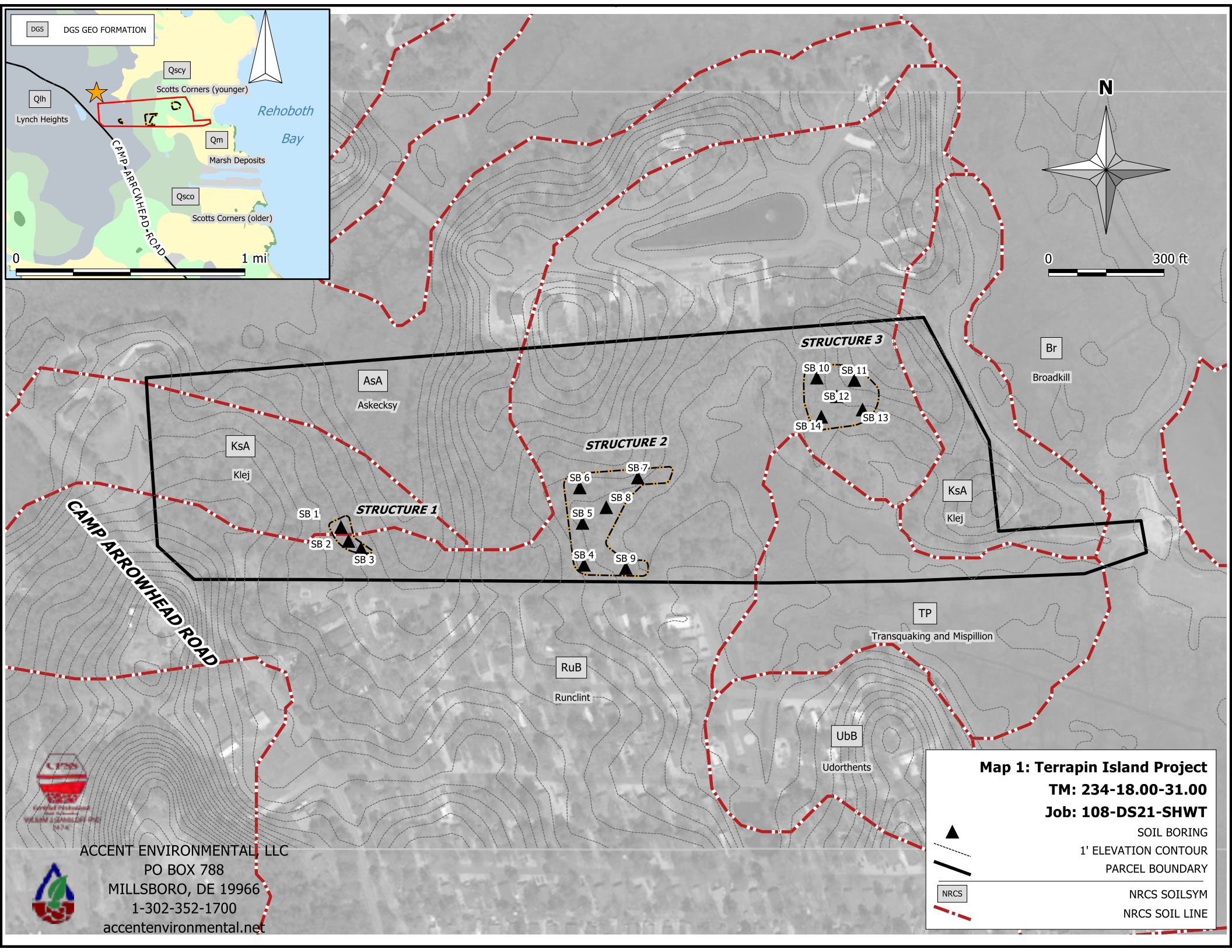
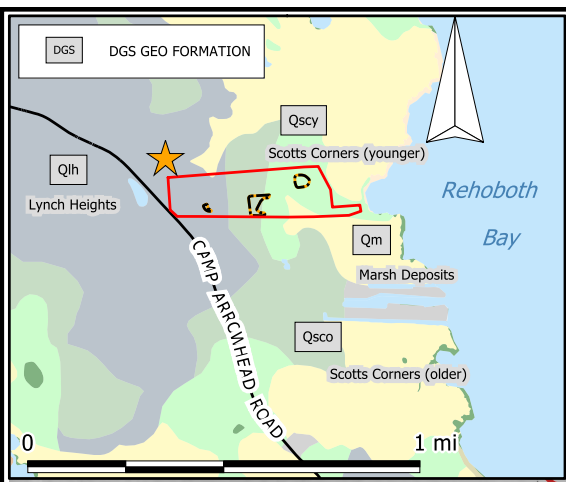
Table 1. Summary of soil boring data for stormwater structure design; TM: 234-18.00-31.00.  
 Prepared for Pennoni Associates Inc.

Boring ID	Structure	SHWT <sup>1</sup>	inches			Soil Series	subGroup	Elevation	Longitude	Latitude
			AVG <sup>2</sup>	FW <sup>3</sup>						
SB 1	1	34	>60	36	Galloway	Aquic Quartzipsamments	4.84	-75.143182	38.665619	
SB 2	1	30	54	38	Galloway	Aquic Quartzipsamments	4.71	-75.143113	38.66552	
SB 3	1	33	>60	34	Galloway	Aquic Quartzipsamments	4.42	-75.142998	38.665467	
SB 4	2	29	50	32	Galloway	Aquic Quartzipsamments	4.64	-75.14097	38.665353	
SB 5	2	24	42	24	Galloway	Aquic Quartzipsamments	3.47	-75.140984	38.665652	
SB 6	2	20	38	22	Klej	Aquic Quartzipsamments	4.22	-75.141009	38.665905	
SB 7	2	24	42	26	Galloway	Aquic Quartzipsamments	3.65	-75.140481	38.665976	
SB 8	2	20	36	20	Klej	Aquic Quartzipsamments	3.01	-75.140768	38.665763	
SB 9	2	25	42	26	Galloway	Aquic Quartzipsamments	3.31	-75.140589	38.66533	
SB 10	3	24	36	27	Galloway	Aquic Quartzipsamments	3.58	-75.138854	38.666691	
SB 11	3	42	60	46	Runclint	Typic Quartzipsamments	5.11	-75.138512	38.666674	
SB 12	3	27	56	32	Galloway	Aquic Quartzipsamments	4.26	-75.138673	38.666558	
SB 13	3	28	56	28	Galloway	Aquic Quartzipsamments	3.76	-75.138437	38.666464	
SB 14	3	20	50	24	Klej	Aquic Quartzipsamments	4.5	-75.138812	38.666412	

1 Depth to Seasonal High Water Table  
 2 Depth to Average Water Table  
 3 Depth to Free Water

## Appendix A: Ancillary Information

- Project: Terrapin Island; TM: 234-18.00-31.00
- Investigation Date: April 6, 2021
- The Soil Borings were excavated by hand with a 3.25” soil auger that is 74 inches long with handles.
- The temperature while performing borings was low 60s Fahrenheit. There were no recent precipitation events. Conditions were sunny.
- Elevations of the boring locations ranged from 3.01 to 5.11 feet above sea level; see Table 1 for individual elevation values.
- Long-term monitoring should not be necessary.
- The nearest DGS well is Qe44-01 approximately 18 miles southwest of the study site. Water levels in the well ranged from 7 to 8 feet below ground level in April over the last few years. Since it is 18 miles away, it has little impact on the findings for the investigation.



**Map 1: Terrapin Island Project**  
**TM: 234-18.00-31.00**  
**Job: 108-DS21-SHW**

▲ SOIL BORING  
 --- 1' ELEVATION CONTOUR  
 ——— PARCEL BOUNDARY  
 [NRCS] NRCS SOILSYM  
 - - - - NRCS SOIL LINE

ACCENT ENVIRONMENTAL LLC  
 PO BOX 788  
 MILLSBORO, DE 19966  
 1-302-352-1700  
 accentenvironmental.net

Appendix B: Soil Profile Notes



**Soil Profile Notes**

TI, RAP IN

Tax Map #: 234-18.00-31.00

Date: 4/6/2021



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PO Box 788  
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www.aedelmara.com

Job Number: 108-DS21-SHW

Client / Location: PENNONY / CR279

Evaluated by or under the supervision of William Gangloff, PhD;  
DE license # D-4455; ARCPACS CPSS/CPAg # 24747; VA CPSS

Profile #: 1      Soil Boring or Test Pit      Relief: BANKSLOPE      Slope: 1-2%

34 inch Depth to Limiting Zone      Vegetation: WOODS  
36 inch Depth to Free Water      Notes: STRUCTURE 1  
20 MPI Estimated Permeability  
OH Utilities: Y / N

Soil Classification: AOVIC QUARTZIPERMENIS - GALLOWAY

Horizon	Depth	Colors		Redox Desc.	Texture	Structure	Consistence	Notes
		Matrix	Redox	Ab. S. Con.				
A	0-6	10YR <sup>3</sup> / <sub>3</sub>	None	None	LS	1F <sub>2</sub> A	V <sub>1</sub> P	
E	6-12	2.5Y <sup>7</sup> / <sub>3</sub>	"		LS	1F <sub>2</sub> B1	V <sub>1</sub> P	<u>ELEV=4.84</u>
Bw	12-24	10YR <sup>6</sup> / <sub>4(6)</sub>	"		LS*	1F <sub>2</sub> B1	V <sub>1</sub> P	
C <sub>1</sub>	24-34	10YR <sup>7</sup> / <sub>3</sub>	"		LS	M	V <sub>1</sub> P	
C <sub>2</sub>	34-50	10YR <sup>7</sup> / <sub>3</sub>	10YR <sup>7</sup> / <sub>1</sub>	F <sub>1,2</sub> F F <sub>4,2</sub> P	LS	M	V <sub>1</sub> P	
C <sub>3</sub>	50-60	10YR <sup>7</sup> / <sub>1</sub>	10YR <sup>6</sup> / <sub>8</sub>	F <sub>1,2</sub> P	LS	M	V <sub>1</sub> P	
								<u>SB-2</u>
A	0-6	10YR <sup>3</sup> / <sub>3</sub>	None	None	LS	1F <sub>2</sub> A	V <sub>1</sub> P	LZ=30, FW=38 MPI=20
E	6-12	2.5Y <sup>7</sup> / <sub>3</sub>	"	"	LS	1F <sub>2</sub> B1	V <sub>1</sub> P	1-2% BANKSLOPE
Bw	12-16	10YR <sup>6</sup> / <sub>4(6)</sub>	"	"	LS*	1F <sub>2</sub> B1	V <sub>1</sub> P	WOODS AOVIC
C <sub>1</sub>	16-30	10YR <sup>7</sup> / <sub>3</sub>	"	"	LS	M	V <sub>1</sub> P	QUARTZIPERMENIS - GALLOWAY
C <sub>2</sub>	30-54	10YR <sup>7</sup> / <sub>3</sub>	10YR <sup>6</sup> / <sub>6(8)</sub> 10YR <sup>7</sup> / <sub>1(2)</sub>	F <sub>1,2</sub> P F <sub>1,2</sub> F	LS	M	V <sub>1</sub> P	
C <sub>3</sub>	54-60	10YR <sup>7</sup> / <sub>1</sub>	10YR <sup>6</sup> / <sub>8</sub>	F <sub>1,2</sub> P	LS	M	V <sub>1</sub> P	<u>ELEV=4.71</u>

Site Evaluator's Signature: \_\_\_\_\_



**Soil Profile Notes**

Tax Map #: 234-18.00-31.00

Job Number: 108-DS21-SHWI

Client / Location: Penatorni / SHWI

Date: 4/6/2021



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www.aedemarva.com

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Profile #: 4

Soil Boring or Test Pit

Relief: BACKSLOPE

Slope: 1-2%

29 inch Depth to Limiting Zone

Vegetation: WOODS

32 inch Depth to Free Water

Notes: STRUCTURE 2

20 MPI Estimated Permeability

OH Utilities: Y / (N)

Soil Classification: ADUIC QUARTZIPSAMMENTS - GALLOWAY

Horizon	Depth	Colors		Redox Desc. Ab. S. Con.	Texture	Structure	Consistence	Notes
		Matrix	Redox					
A	0-4	10YR 7/3	None	None	LS	1Fq	VIR	
E	4-10	2.5Y 7/3	"	"	LS	1FqB1	VIR	<u>ELEV = 4.64</u>
Bw	10-18	10YR 5/4	"	"	LS*	1FqB1	VIR	
C <sub>1</sub>	18-29	10YR 7/3	"	"	LS	M	VIR	
C <sub>2</sub>	29-50	2.5Y 7/3	10YR 7/1 10YR 5/6	C2F F2F	LS	M	VIR	
C <sub>g3</sub>	50-60	2.5Y 7/2	10YR 4/6(10)	F1,2P	LS	M	VIR	<u>SB-S</u>
~~~~~								
A	0-4	10YR 7/3	None	None	LS	1Fq	VIR	1-2% BACKSLOPE WOODS
E	4-10	2.5Y 7/3	"	"	LS	1FqB1	VIR	ADUIC QUARTZIPSAMMENTS
Bw	10-18	10YR 5/4	"	"	LS*	1FqB1	VIR	-GALLOWAY
C <sub>1</sub>	18-24	10YR 7/3	"	"	LS	M	VIR	
C <sub>2</sub>	24-42	2.5Y 7/2	10YR 7/1 10YR 4/6(10)	F1,2F F1,2P	LS	M	VIR	<u>ELEV = 3.47</u>
C <sub>g3</sub>	42-60	2.5Y 7/2	10YR 4/6(10)	F1,2P	LS	M	VIR	

Site Evaluator's Signature: \_\_\_\_\_

**Soil Profile Notes**

Tax Map #: 234-18.00-31.00  
 Job Number: 108-DS21-SHW  
 Client / Location: PENNA/ CR 279

TR-200216

Date: 4/6/2021



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Profile #: 6      Soil Boring or Test Pit      Relief: SUT BYSLP      Slope: 0-1/2

20 inch Depth to Limiting Zone  
22 inch Depth to Free Water  
20 MPI Estimated Permeability  
 OH Utilities: Y / N

Vegetation: WOODS  
 Notes: STRUCTURE 2

Soil Classification: AGRIC QUARTZIPERMENITIS - KUEJ

Horizon	Depth	Colors		Redox Desc. Ab. S. Con.	Texture	Structure	Consistence	Notes
		Matrix	Redox					
A <sub>p</sub>	0-4	10YR 3/3	None	None	LS	1FEP	VLP	
B	4-10	2.5Y 7/3	"	"	LS	1F8V	VLR	<u>ELEV=4.22</u>
B <sub>w</sub>	10-20	10YR 9/4	"	"	LS*	1F8V	VLP	
C <sub>1</sub>	20-38	2.5Y 7/3	10YR 7/1 10YR 6/6	F2F F2P	LS	M	VLP	
C <sub>g2</sub>	38-60	2.5Y 7/2	10YR 6/6	CRP	LS	M	VLR	<u>SB-7</u> L2=24; FW=26 MPI=20
A	0-4	10YR 3/3	None	None	LS	1FEP	VLP	BRKSLP 12% WOODS
B	4-9	2.5Y 7/3	"	"	LS	1F8V	VLP	AGRIC QUARTZIPERMENITIS
B <sub>w</sub>	9-16	10YR 9/4	"	"	LS*	1F8V	VLP	-CALLOWAY
C <sub>1</sub>	16-24	10YR 7/3	"	"	LS	M	VLP	
C <sub>2</sub>	24-42	2.5Y 7/3	10YR 7/2 10YR 5/6	F2F F2P	LS	M	VLP	<u>ELEV=3.65</u>
C <sub>g3</sub>	42-60	2.5Y 7/2	10YR 7/1 10YR 6/6	F2F F2P	LS	M	VLP	

Site Evaluator's Signature: \_\_\_\_\_

**Soil Profile Notes**

TRAMPAN

Tax Map #: 234-18.00-31.00

Date: 4/6/2021



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PO Box 788  
Millsboro, DE 19966  
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Job Number: 108-AS21-SHWI

Client / Location: PENALONI / CR279

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Profile #: 8      Soil Boring or Test Pit: (B)      Relief: FLAT / INVERT      Slope: 0-1%

20 inch Depth to Limiting Zone      Vegetation: WOODS  
20 inch Depth to Free Water      Notes: STRUCTURE 2  
20 MPI Estimated Permeability  
OH Utilities: Y | (N)

Soil Classification: AQUIC QUARTZIPERMUNITIS - KUEJ

Horizon	Depth	Colors		Redox Desc.		Texture	Structure	Consistence	Notes
		Matrix	Redox	Ab. S. Con.					
A	0-4	10YR3/3	None	None	LS	1FQ	VLD		
E	4-10	2.5Y7/3	"	"	LS	1FBL	VLD		
Bw	10-16	2.5Y4/4	"	"	LST	1FBL	VLD	<u>ELEV=3.01</u>	
C <sub>1</sub>	16-20	10YR3/3	"	"	LS	M	VLD		
C <sub>2</sub>	20-36	2.5Y7/3	10YR7/2 10YR6/6	F1,2F F1,2P	LS	M	VLD		
C <sub>3</sub>	36-60	2.5Y7/2	10YR6/6	F1,2P	LS	M	VLD		
~~~~~									SB-9
A	0-4	10YR3/3	None	None	LS	1FQ	VLD	LZ=LS; FW=26 MPI=20	
E	4-12	2.5Y7/3	"	"	LS	1FBL	VLD	1-2% RYSLP WEAKENED	
Bw	12-18	10YR5/4(10)	"	"	LST	1FBL	VLD	AQUIC QUARTZIPERMUNITIS	
C <sub>1</sub>	18-25	10YR3/3	"	"	LS	M	VLD	- GALLOWAY	
C <sub>2</sub>	25-42	2.5Y7/3	10YR7/1(12) 10YR6/6(16)	F1,2F F1,2P	LS	M	VLD		
C <sub>3</sub>	42-60	2.5Y7/2	10YR6/6(15)	F1,2P	LS	M	VLD	<u>ELEV=3.31</u>	

Site Evaluator's Signature: [Signature]

**Soil Profile Notes**

Tax Map #: 234-18.00-31.00 *TRINIDAD*  
 Job Number: 108-AS21-SHWI  
 Client / Location: Pennoni / CR 279

Date: 4/6/2021



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 www.aedelmara.com

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 DE license # D-4455; ARCPACS CPSS/CPAg # 24747; VA CPSS

Profile #: 10

Soil Boring or Test Pit

Relief: BRISLOPE

Slope: 12%

24 inch Depth to Limiting Zone

Vegetation: WOODS

27 inch Depth to Free Water

Notes: STRUCTURE 3

20 MPI Estimated Permeability

OH Utilities: Y / (N)

Soil Classification:

ARVIC QUARTZIPSAMMUS - GALLOWAY

Horizon	Depth	Colors		Redox Desc.		Texture	Structure	Consistence	Notes
		Matrix	Redox	Ab. S. Con.					
A	0-6	10YR <sup>3</sup> / <sub>3</sub>	None	None	LS	1Fp	Vp		
Bw	6-14	10YR <sup>5</sup> / <sub>4(6)</sub>	"	"	LSt	1Fb	Vp	<u>ELEV = 3.58</u>	
C <sub>1</sub>	14-24	10YR <sup>7</sup> / <sub>3</sub>	"	"	LS	M	Vp		
C <sub>2</sub>	24-36	10YR <sup>7</sup> / <sub>3</sub>	10YR <sup>6</sup> / <sub>6(10)</sub>	F <sub>1,2p</sub>	LS	M	Vp		
C <sub>g3</sub>	36-60	10YR <sup>7</sup> / <sub>2</sub>	10YR <sup>6</sup> / <sub>6(10)</sub>	F <sub>1,2p</sub>	LS	M	Vp		
~~~~~ SB-11 ~~~~~									
A	0-6	10YR <sup>3</sup> / <sub>3</sub>	None	None	LS	1Fp	Vp	LE=42' FW=46 MPI=20	
E	6-10	2.5Y <sup>7</sup> / <sub>3</sub>	"	"	LS	1Fb	Vp	WOODS 12% BRISLOPE	
Bw	10-14	10YR <sup>5</sup> / <sub>4(6)</sub>	"	"	LSt	1Fb	Vp	TYPICAL QUARTZIPSAMMUS	
C <sub>1</sub>	14-42	10YR <sup>7</sup> / <sub>3</sub>	"	"	LS	M	Vp	- RUNCLINT	
C <sub>2</sub>	42-60	10YR <sup>6</sup> / <sub>4</sub>	10YR <sup>7</sup> / <sub>1(10)</sub> 10YR <sup>6</sup> / <sub>6(10)</sub>	F <sub>1,2D</sub> F <sub>1,2F</sub>	LS	M	Vp		
C <sub>g3</sub>	60-72	10YR <sup>7</sup> / <sub>2</sub>	10YR <sup>6</sup> / <sub>6(10)</sub>	C <sub>1,2p</sub>	LS	M	Vp	<u>ELEV = 5.11</u>	

Site Evaluator's Signature: \_\_\_\_\_

*[Handwritten Signature]*

**Soil Profile Notes**

JBR/CPM

Tax Map #: 234-18.00-31.00

Date: 4/6/2021



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PO Box 788  
Millsboro, DE 19966  
www.aedelmara.com

Job Number: 108-PS21-SHWI

Client / Location: PRUNANI / CR 279

Evaluated by or under the supervision of William Gangloff, PhD;  
DE license # D-4455; ARCPACS CPSS/CPAg # 24747; VA CPSS

Profile #: 12

Soil Boring or Test Pit

Relief: Bare Slope

Slope: 1-2%

27 inch Depth to Limiting Zone

Vegetation: WOODS

32 inch Depth to Free Water

Notes: STRUCTURE 3

20 MPI Estimated Permeability

OH Utilities: Y 1 N

Soil Classification:

AQUIC QUARTZIPSMMCVS - GALLOWAY

Horizon	Depth	Colors		Redox Desc.		Texture	Structure	Consistence	Notes
		Matrix	Redox	Ab. S. Con.					
A	0-4	10YR 7/3	None	None	LS	1FQ	VH		
B	4-8	2.5Y 7/3	"	"	LS	1FQ	VH		
Bw	8-20	10YR 9/4 (6)	"	"	LST	1FQ	VH	<u>ELEV=4.26</u>	
C <sub>1</sub>	20-27	10YR 7/3	"	"	LS	m	VH		
C <sub>2</sub>	27-56	10YR 7/3	10YR 7/2	F <sub>1,2</sub> F	LS	m	VH		
C <sub>3</sub>	56-60	10YR 7/2	10YR 9/4 (5)	F <sub>1,2</sub> F	LS	m	VH		
~~~~~									
A	0-4	10YR 7/3	None	None	LS	1FQ	VH	LZ=28; P=28 MPI=20	
Bw	4-12	10YR 9/4 (6)	"	"	LST	1FQ	VH	1-2% BASE WOODS	
C <sub>1</sub>	12-28	10YR 7/3 (4)	"	"	LS	m	VH	AQUIC QUARTZIPSMMCVS	
C <sub>2</sub>	28-56	10YR 7/3	10YR 7/2 (2)	F <sub>1,2</sub> F	LS	m	VH	-GALLOWAY	
C <sub>3</sub>	56-60	10YR 7/1	10YR 4/6	2F	LS	m	VH		
~~~~~									
									<u>ELEV=3.76</u>

Site Evaluator's Signature: \_\_\_\_\_









- ACCENT ENV  
- NON-INFILTRATION RPT  
- TERRAPIN ISLAND PROJECT

2-34-18-00-31.00  
108-DS21-SHW  
CAMP ARROWHEAD RD

DNREC Division of Watershed Stewardship  
285 Beiser Boulevard, Suite 102  
Dover, DE 19904  
(302) 739-9921

**Soil Investigation Report Submittal Checklist**

DATE RECEIVED: \_\_\_\_\_ PROJECT NUMBER: \_\_\_\_\_

PROJECT NAME: TERRAPIN ISLAND

The items contained on this checklist are necessary to properly evaluate and determine the completeness of any Soil Investigation Report submitted under subsection 12.1 of the Delaware Sediment and Stormwater Regulations. Complete all items. It is understood not all items will be applicable to all projects and as such marking an item "N/A" is acceptable.

I.  **General Soil Investigation Reports.** The following information, as applicable, should be submitted for all projects.

1)  NA The signature, seal and date of a professional engineer or professional geologist experienced in soils licensed in the State of Delaware.

2)  General description of the project, project elements, and project background.

3)  Project site surface conditions and current use.

4)  Regional and site geology. An initial screening of readily available data to determine feasibility of infiltration practices, if applicable, including:

a)  Site topography

b)  Soil characteristics as defined in the USDA NRCS Web Soil Survey

c)  Depth to groundwater and seasonal high water table

d)  Historical groundwater level data from the nearest Delaware Geological Survey (DGS) monitoring well or wells ~18 MILES AWAY

5) \_\_\_\_\_ Minimum number of borings or test pits conducted in accordance with the following:

a) \_\_\_\_\_ Surface area BMPs:

i) \_\_\_\_\_ Two (2) borings or pits for the first 8,000 square feet

BASIN 1 4959 sf - 3 BORINGS

ii) \_\_\_\_\_ Three (3) borings or pits for up to 16,000 square feet

BASIN 2 43070 sf - 6 BORINGS

iii) \_\_\_\_\_ Four (4) borings or pits for up to 25,000 square feet

BASIN 3 26943 sf - 5 BORINGS

iv) \_\_\_\_\_ One (1) additional boring or pit for each additional 25,000 square feet beyond the first 25,000 square feet

v)  Boring or pit locations distributed within the facility and sufficient to determine soil variability

b) \_\_\_\_\_ Linear BMPs: NO LINEAR BMP'S

i) \_\_\_\_\_ Two (2) borings or pits up to 500 linear feet, and

ii) \_\_\_\_\_ One (1) additional boring or pit per additional 500 linear feet of trench

iii) \_\_\_\_\_ Boring or pit locations distributed and sufficient to determine soil variability

### Soil Investigation Report Submittal Checklist

- 6)  **AT LEAST 3' BELOW LIMITING ZONE** Borings or test pits advanced to the depth of the limiting layer or a minimum of three (3) feet below bottom of the proposed facility, whichever is encountered first.
- 7)  Borehole or test pit logs including the following information:
- a)  Project name
  - b)  Name of individual collecting the field data
  - c)  Date field data was collected
  - d)  Type of boring or test pit excavation method and equipment used
  - e)  Air temperature and precipitation, including significant precipitation prior to investigation
  - f)  Elevation of ground at boring location based on site benchmark
  - g)  Visual description of soil profile layers, and depths below grade encountered
  - h)  Sample numbers
  - i)  Depths to any indications of instability such as cave in, sloughing, flowing sands, or obstructions
  - j)  **NA** Blow counts if Standard Penetration Test (SPT) borings are performed
  - k)  Depth of seasonal high water table indicators such as mottling
  - l)  Depth of encountered free water during and after excavation
  - m)  **NA** Depth to bedrock if encountered
  - n)  General observations
  - o)  Testing standards
- 8)  Depth and type of field testing performed. A summary of the laboratory testing conducted, if applicable. **NA**
- 9)  Project soil and rock conditions including a description of the soil and rock units encountered, and how the units tie into the site geology.
- 10)  Description of groundwater conditions, including the identification of any of the following:
- a)  **NA** Confined aquifers
  - b)  **NA** Artesian pressures
  - c)  **NA** Perched water tables
  - d)  **NA** Potential seasonal variations, if known
  - e)  Any influences on the ground water levels observed
  - f)  **NA** Direction and gradient of groundwater, if known
- 11)  **NA** Discussion of rock structure, if applicable, including but not limited to:
- a)  **NA** The results of any field structure mapping using photographs as needed,
  - b)  **NA** Joint condition

## Soil Investigation Report Submittal Checklist

- c) NA Rock strength
- d) NA Potential for seepage.
- 12)  Summary of geological hazards identified and their impact on the project design, if any. Description of the location and extent of the geological hazard. *None*
- 13) NA For analysis of unstable slopes including existing settlement areas, cuts, and fills, include background regarding the analysis approach, assessment of failure mechanisms, and determination of design parameters. Include a description of any back-analyses conducted, the results of those analyses, comparison of those results to any laboratory test data obtained, and the conclusions made regarding the parameters to be used for final design.
- 14) NA Geotechnical recommendations for structural earthwork including:
  - a)  Embankment design recommendations, as applicable, including but not limited to the following:
    - i)  Slope required for stability
    - ii)  Need and extent of removal of any unsuitable materials beneath the proposed fills
    - iii)  Any other measures that need to be taken to provide a stable embankment
    - iv)  Embankment settlement magnitude and rate
  - b)  Cut design recommendations, as applicable, including but not limited to the following:
    - i)  Slope required for stability
    - ii)  Seepage and piping control
    - iii)  Erosion control measures
    - iv)  Any special measures required to provide a stable slope
  - c)  Determination of adequacy of excavated material for use as structural fill or spoil
  - d)  Data for structural designs of BMP outlet works
- 15)  Long-term or construction monitoring needs, if applicable. *None*
  - a) NA Recommendation for types of instrumentation needed to evaluate long-term performance or to control construction
  - b) NA Specify the reading schedule required
  - c) NA Specify how the data should be used to control construction or to evaluate long-term performance
  - d) NA Specify the zone of influence for each instrument.
- 16) NA Address issues of construction staging, shoring needs and potential installation difficulties, temporary slopes, potential foundation installation problems, earthwork constructability issues, and dewatering, as applicable.
- 17) NA Appendices to support geotechnical recommendations.

## **Soil Investigation Report Submittal Checklist**

II. NA **Infiltration Test Reports.** The following information, as applicable, should be submitted for all stormwater management BMPs that rely upon infiltration.

- 18) \_\_\_ Description of approved infiltration testing method.
- a) \_\_\_ Field Permeability Testing conducted in accordance with ASTM-D5126 "Comparison of Field Methods for Determining Hydraulic Conductivity in the Vadose Zone".
  - b) \_\_\_ Single Ring or Double Ring Infiltrometer test method
  - c) \_\_\_ Cased Borehole Permeameter test method
    - i) \_\_\_ Department or Delegated Agency approval granted prior to conducting the test
    - ii) \_\_\_ Minimum four (4) inch diameter casing used
  - d) \_\_\_ Any deviation from infiltration testing procedures approved by the Department or Delegated Agency noted in the report.
- 19) \_\_\_ Summary table of location of test, depth of test, elevation of test if available and field verified infiltration rate.
- 20) \_\_\_ The minimum number of field measured infiltration tests are based on the proposed facility's dimensions as follows:
- a) \_\_\_ For an infiltration trench with less than 10,000 square feet of impervious drainage area:
    - i) \_\_\_ One (1) test up to 500 linear feet, and
    - ii) \_\_\_ One (1) additional test per 250 linear feet of trench, and
    - iii) \_\_\_ Sufficient to determine variability.
  - b) \_\_\_ For an infiltration trench with greater than 10,000 square feet of impervious drainage area:
    - i) \_\_\_ One (1) test up to 250 linear feet, and
    - ii) \_\_\_ One (1) additional test per 250 linear feet of trench, and
    - iii) \_\_\_ Sufficient to determine variability.
  - c) \_\_\_ For an infiltration trench used with roadway perforated pipe layouts:
    - i) \_\_\_ One (1) test up to 500 linear feet, and
    - ii) \_\_\_ One (1) additional test per 500 linear feet of trench, and
    - iii) \_\_\_ Sufficient to determine variability.
  - d) \_\_\_ For an infiltrating bioretention system:
    - i) \_\_\_ One (1) test for the first 8,000 square feet
    - ii) \_\_\_ Two (2) tests for up to 16,000 square feet
    - iii) \_\_\_ Three (3) tests for up to 25,000 square feet
    - iv) \_\_\_ One (1) additional test for each additional 25,000 square feet beyond the first 25,000 square feet

## **Soil Investigation Report Submittal Checklist**

- v) \_\_\_ Test locations distributed within the facility and sufficient to determine variability.
- e) \_\_\_ For a surface infiltration basin:
  - i) \_\_\_ One (1) test for the first 8,000 square feet
  - ii) \_\_\_ Two (2) tests for up to 16,000 square feet
  - iii) \_\_\_ Three (3) tests for up to 25,000 square feet
  - iv) \_\_\_ One (1) additional test for each additional 25,000 square feet beyond the first 25,000 square feet.
  - v) \_\_\_ Test locations distributed within the facility and sufficient to determine variability.
- f) \_\_\_ For a subsurface infiltrating practice:
  - i) \_\_\_ One (1) test per infiltration area
  - ii) \_\_\_ One (1) additional test for every 8,000 square feet of infiltration area
  - iii) \_\_\_ Test locations distributed within the facility and Sufficient to determine variability
- 21) NA \_\_\_ Infiltration test log, including:
  - a) \_\_\_ Name and license number of individual performing test. Individuals in responsible charge of infiltration testing possesses a Class D On-Site License issued by DNREC Division of Water Groundwater Discharges Section or be licensed in the State of Delaware as a Professional Engineer or Professional Geologist.
  - b) \_\_\_ Date test was performed
  - c) \_\_\_ Type of test method
  - d) \_\_\_ Air temperature and precipitation
  - e) \_\_\_ Depth of test below ground surface and elevation. Separation to a limiting layer such as bedrock or groundwater of at least two (2) feet maintained.
  - f) \_\_\_ Diameters of boring and casing
  - g) \_\_\_ Depth of casing penetration
  - h) \_\_\_ Time and depth from reference point for each time increment.
    - i) \_\_\_ A saturation period of one hour or a drop of 12 inches or 30.5 centimeters achieved. Saturation period not used in determining field verified infiltration rate.
    - ii) \_\_\_ After the saturation period, a minimum of two (2) test periods completed or until at least two (2) consecutive test periods are consistent and achieve a stabilized infiltration rate. Each test period has a maximum reading interval of 15 minutes and meets one (1) of the following criteria:
      - (1) \_\_\_ A minimum of one hour as determined by the sum of the interval times
      - (2) \_\_\_ A drop of at least 12 inches in 15 minutes or less for a minimum of 30 minutes as determined by the sum of the interval times

## Soil Investigation Report Submittal Checklist

- iii) \_\_\_ Stabilized infiltration rate met as defined as one of the following:
  - (1) \_\_\_ A difference of 0.25 inches or less of drop between the highest and lowest reading of four (4) consecutive readings for infiltration rates greater than two (2.0) inches per hour
  - (2) \_\_\_ A difference of 0.125 inches or less of drop between the highest and lowest reading of four (4) consecutive readings for infiltration rates equal to or less than two (2.0) inches per hour.
- iv) \_\_\_ When using the constant head test method, water level inside the casing maintained at a constant level or refilled to the starting level after each reading throughout the test period at no more than 15 minute intervals.
- v) \_\_\_ When using the falling head test method each test period starts with the same initial head.
- 22) ~~NA~~ \_\_\_ Infiltration rate graph for each test charting the field verified infiltration rate versus elapsed time of test. Append to each graph a table of the testing results. The field verified infiltration rate is the final steady state reading of the test performed.
- 23) \_\_\_ Geotechnical recommendations for each stormwater management facility, including the following:
  - a) \_\_\_ Recommended design infiltration rate based on the following:
    - i) \_\_\_ Apply a minimum factor of safety of 2.0 to field results from Single Ring or Double Ring Infiltrometer testing
    - ii) \_\_\_ Apply a minimum factor of safety of 2.5 to field results from Cased Borehole Permeameter testing.
    - iii) \_\_\_ Provide an elevation range over which the recommended design rates are applicable.
    - iv) \_\_\_ The maximum design infiltration rate is less than or equal to 15 inches per hour.
  - b) \_\_\_ Impact of infiltration on adjacent facilities
  - c) \_\_\_ Effect of infiltration on slope stability
  - d) \_\_\_ If the facility is located on a slope, stability of slopes within the facility
  - e) \_\_\_ Foundation bearing resistance
  - f) \_\_\_ If steady state conditions for a given test are not achieved, provide an explanation as to why steady state could not be achieved and the professional's opinion regarding the use of the results for design purposes. If steady state is not achieved for a given test and a reasonable professional opinion is not provided, the Department or Delegated Agency may require additional testing.

### Soil Investigation Report Submittal Checklist

III. MA **Geotechnical Reports for Embankments.** The following information, as applicable, should be submitted for all stormwater management BMPs containing an embankment.

- 24) \_\_\_ The signature, seal and date of a professional engineer licensed in the State of Delaware.
- 25) \_\_\_ Subsurface Exploration
  - a) \_\_\_ Explorations every 200 feet on center along the length of the embankment.
  - b) \_\_\_ Unless bedrock is encountered at a shallower depth, explorations at a depth twice the proposed height from bottom of pond to top of embankment.
  - c) \_\_\_ If bedrock is encountered, a minimum five (5) foot rock core performed. If organic, plastic, or soils with an actual or estimated N-value less than four (4) are encountered, extended exploration to a depth of four (4) times the proposed embankment height.
  - d) \_\_\_ If there is a potential for a significant groundwater gradient beneath an embankment or surface water levels are significantly higher on one side of the embankment than the other, the effect of reduced soil strength caused by water seepage has been evaluated.
  - e) \_\_\_ Seepage effects considered when an embankment is placed on or near the top of a slope that has known or potential seepage through it.
- 26) \_\_\_ Summary of design analyses, which provide the project description and basis of the design recommendations.
- 27) \_\_\_ Summary of stability analyses, which provide the results of the stability analyses performed for the given embankment dimensions.
- 28) \_\_\_ Summary of settlement analyses, including design assumptions and settlement results for above-grade embankments.
- 29) \_\_\_ Design recommendations for embankment construction identifying the following actions:
  - a) \_\_\_ Construction procedures for placement of material in embankment widening areas
  - b) \_\_\_ Embankment cut-off and core trench materials for above-grade embankments
  - c) \_\_\_ Special notes for excavation of unsuitable material, with specific backfill requirements
  - d) \_\_\_ Specific measures required prior to placing embankment material
  - e) \_\_\_ Installation of appropriate erosion control and vegetative cover





United States  
Department of  
Agriculture

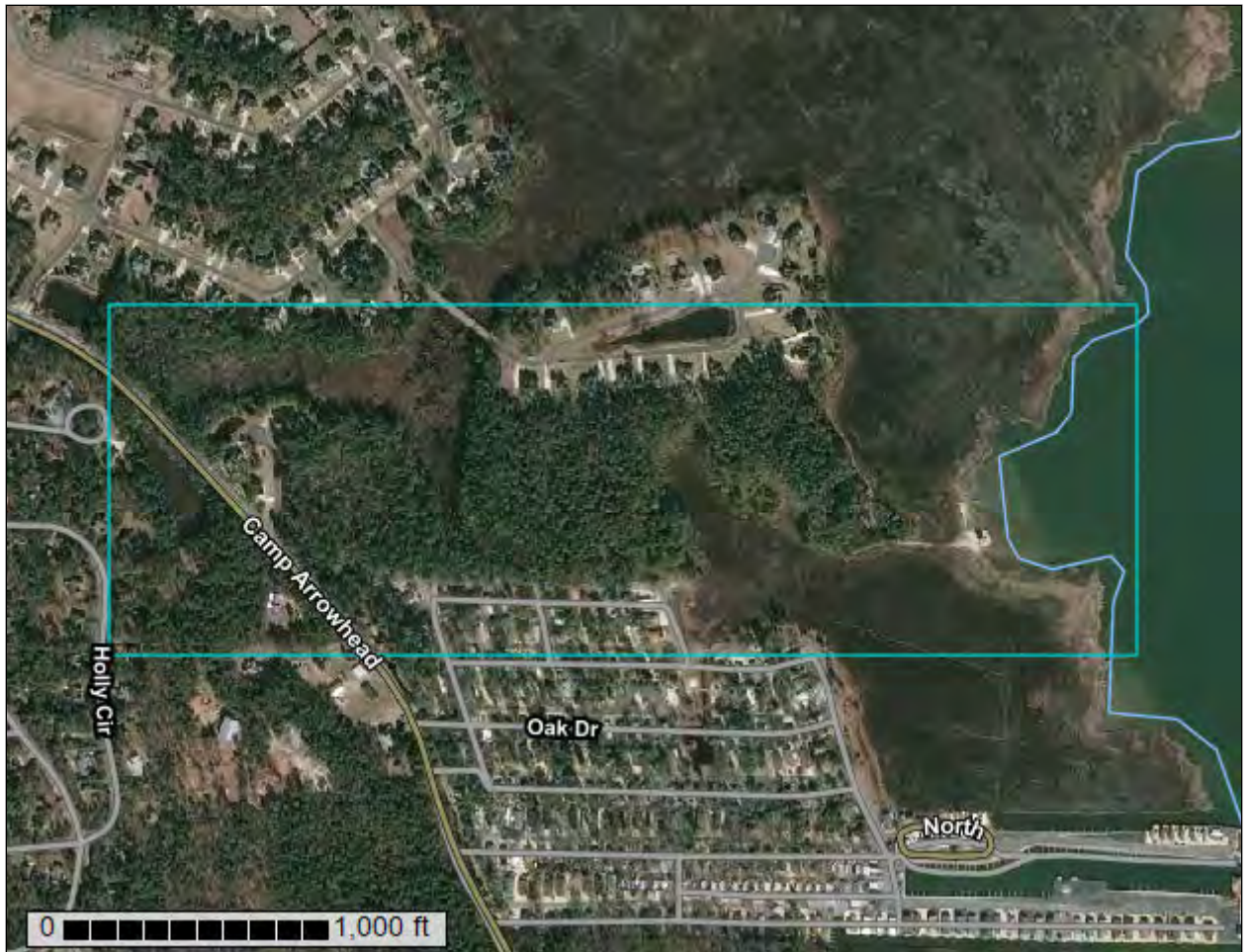
**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for **Sussex County, Delaware**

## Terrapin Island Subdivision



# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

## Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

## Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

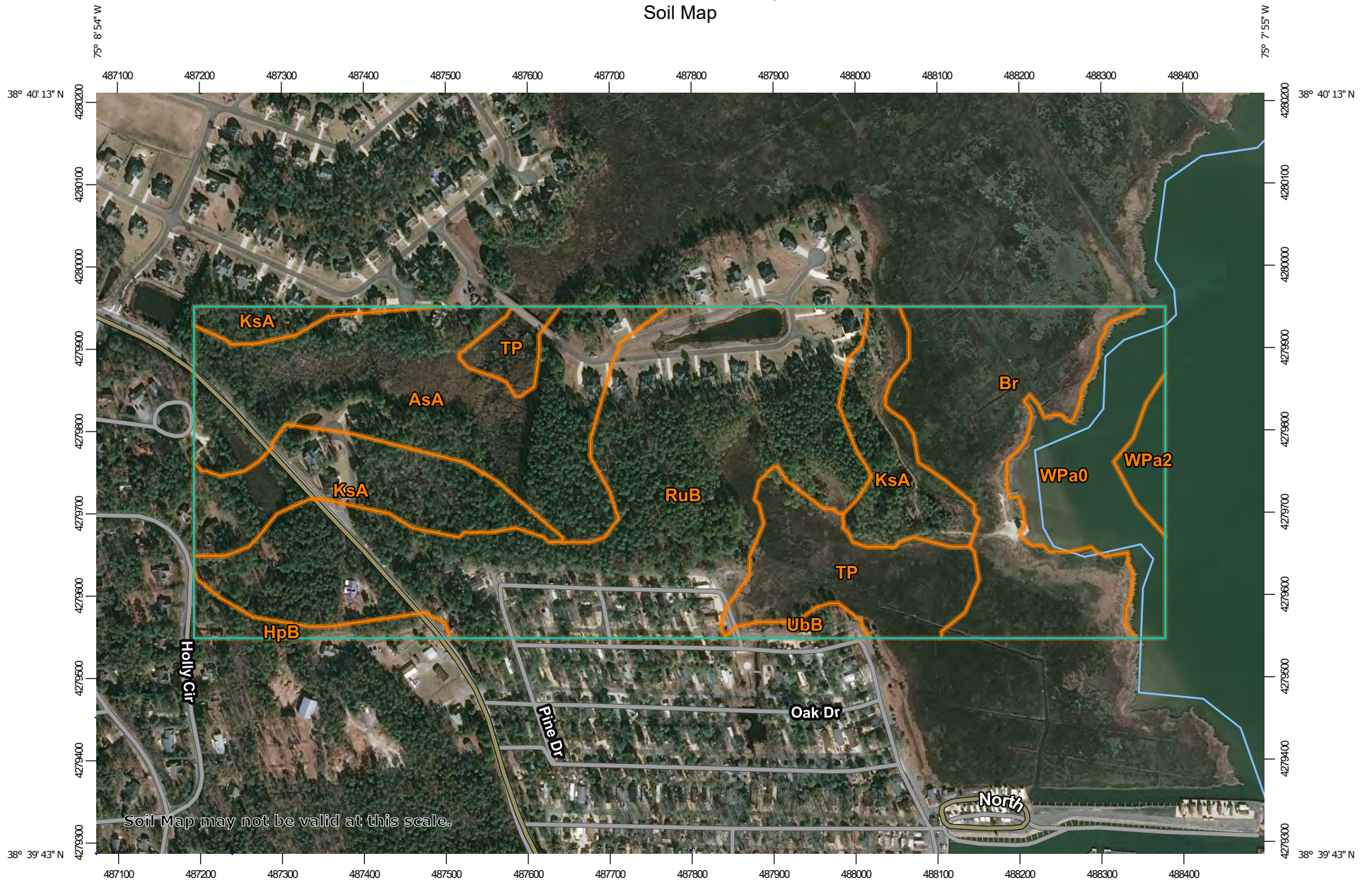
# Soil Map

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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



# Custom Soil Resource Report Soil Map



Map Scale: 1:6,520 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 300 600 1200 1800 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)




















**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

**Special Point Features**

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sussex County, Delaware  
 Survey Area Data: Version 21, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 21, 2018—Mar 12, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AsA	Askecksy loamy sand, 0 to 2 percent slopes	21.8	18.4%
Br	Broadkill mucky peat, very frequently flooded, tidal	16.8	14.2%
HpB	Henlopen loamy sand, 2 to 5 percent slopes	2.1	1.8%
KsA	Klej loamy sand, 0 to 2 percent slopes	16.6	14.0%
RuB	Runclint loamy sand, 2 to 5 percent slopes	38.6	32.6%
TP	Transquaking and Mispillion soils, very frequently flooded, tidal	10.3	8.7%
UbB	Udortheents, borrow area, 0 to 5 percent slopes	1.1	0.9%
WPa0	Pasture Point loamy fine sand, 0 to 0.5 meter water depth	9.6	8.1%
WPa2	Pasture Point loamy fine sand, 1 to 2 meter water depth	1.6	1.3%
<b>Totals for Area of Interest</b>		<b>118.6</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different

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management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Sussex County, Delaware

### AsA—Askecksy loamy sand, 0 to 2 percent slopes

#### Map Unit Setting

*National map unit symbol:* 1qtfg  
*Elevation:* 0 to 100 feet  
*Mean annual precipitation:* 42 to 48 inches  
*Mean annual air temperature:* 52 to 58 degrees F  
*Frost-free period:* 180 to 220 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Askecksy, undrained, and similar soils:* 45 percent  
*Askecksy, drained, and similar soils:* 30 percent  
*Minor components:* 25 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Askecksy, Undrained

##### Setting

*Landform:* Swales, drainageways, flats, depressions  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Concave, linear  
*Across-slope shape:* Linear, concave  
*Parent material:* Sandy eolian deposits and/or fluvio-marine sediments

##### Typical profile

*Oe - 0 to 3 inches:* moderately decomposed plant material  
*A - 3 to 8 inches:* loamy sand  
*Bg - 8 to 21 inches:* loamy sand  
*Cg1 - 21 to 29 inches:* sand  
*Cg2 - 29 to 80 inches:* sand

##### Properties and qualities

*Slope:* 0 to 2 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Poorly drained  
*Runoff class:* Negligible  
*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (5.95 to 99.90 in/hr)  
*Depth to water table:* About 0 to 10 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* Occasional  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Available water capacity:* Low (about 3.7 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 4w  
*Hydrologic Soil Group:* A/D  
*Hydric soil rating:* Yes

## Description of Askecksy, Drained

### Setting

*Landform:* Depressions, swales, flats

*Landform position (three-dimensional):* Talf

*Down-slope shape:* Concave, linear

*Across-slope shape:* Concave, linear

*Parent material:* Sandy eolian deposits and/or fluviomarine sediments

### Typical profile

*Ap - 0 to 8 inches:* loamy sand

*Bg - 8 to 21 inches:* loamy sand

*Cg1 - 21 to 29 inches:* sand

*Cg2 - 29 to 80 inches:* sand

### Properties and qualities

*Slope:* 0 to 2 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Poorly drained

*Runoff class:* Negligible

*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (6.38 to 99.90 in/hr)

*Depth to water table:* About 10 to 20 inches

*Frequency of flooding:* None

*Frequency of ponding:* Rare

*Available water capacity:* Very low (about 2.5 inches)

### Interpretive groups

*Land capability classification (irrigated):* 3w

*Land capability classification (nonirrigated):* 3w

*Hydrologic Soil Group:* A/D

*Hydric soil rating:* Yes

## Minor Components

### Hurlock, undrained

*Percent of map unit:* 10 percent

*Landform:* Flats, swales, depressions

*Landform position (three-dimensional):* Dip

*Down-slope shape:* Linear, concave

*Across-slope shape:* Linear, concave

*Hydric soil rating:* Yes

### Galloway

*Percent of map unit:* 5 percent

*Landform:* Depressions, flats

*Down-slope shape:* Concave, linear

*Across-slope shape:* Concave, linear

*Hydric soil rating:* No

### Klej

*Percent of map unit:* 5 percent

*Landform:* Depressions, flats

*Down-slope shape:* Concave, linear

*Across-slope shape:* Concave, linear

*Hydric soil rating:* No

**Mullica, undrained**

*Percent of map unit:* 5 percent  
*Landform:* Flats, depressions, drainageways, swales  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Hydric soil rating:* Yes

**Br—Broadkill mucky peat, very frequently flooded, tidal**

**Map Unit Setting**

*National map unit symbol:* 1qtn  
*Elevation:* 0 to 20 feet  
*Mean annual precipitation:* 42 to 48 inches  
*Mean annual air temperature:* 52 to 58 degrees F  
*Frost-free period:* 180 to 220 days  
*Farmland classification:* Not prime farmland

**Map Unit Composition**

*Broadkill, very frequently flooded, tidal, and similar soils:* 70 percent  
*Minor components:* 30 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Broadkill, Very Frequently Flooded, Tidal**

**Setting**

*Landform:* Tidal marshes  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Loamy marine sediments, high in silt

**Typical profile**

*Oe - 0 to 6 inches:* mucky peat  
*Ag - 6 to 13 inches:* silty clay loam  
*Cg1 - 13 to 38 inches:* silty clay loam  
*Cg2 - 38 to 72 inches:* silty clay loam

**Properties and qualities**

*Slope:* 0 to 1 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Very poorly drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
(0.20 to 2.00 in/hr)  
*Depth to water table:* About 0 inches  
*Frequency of flooding:* Very frequent  
*Frequency of ponding:* Frequent  
*Maximum salinity:* Strongly saline (16.0 to 35.0 mmhos/cm)  
*Sodium adsorption ratio, maximum:* 90.0

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*Available water capacity:* Very high (about 18.1 inches)

### **Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 8w

*Hydrologic Soil Group:* B/D

*Hydric soil rating:* Yes

### **Minor Components**

#### **Apoquinimink, very frequently flooded, tidal**

*Percent of map unit:* 15 percent

*Landform:* Tidal flats

*Hydric soil rating:* Yes

#### **Sunken**

*Percent of map unit:* 10 percent

*Landform:* Submerged upland tidal marshes

*Hydric soil rating:* Yes

#### **Transquaking**

*Percent of map unit:* 5 percent

*Landform:* Tidal flats

*Hydric soil rating:* Yes

## **HpB—Henlopen loamy sand, 2 to 5 percent slopes**

### **Map Unit Setting**

*National map unit symbol:* 1qth4

*Elevation:* 20 to 70 feet

*Mean annual precipitation:* 42 to 48 inches

*Mean annual air temperature:* 52 to 58 degrees F

*Frost-free period:* 180 to 220 days

*Farmland classification:* Prime farmland if irrigated

### **Map Unit Composition**

*Henlopen and similar soils:* 80 percent

*Minor components:* 20 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Henlopen**

#### **Setting**

*Landform:* Marine terraces, dunes

*Down-slope shape:* Linear, convex

*Across-slope shape:* Linear

*Parent material:* Sandy eolian deposits and loamy fluviomarine sediments

#### **Typical profile**

*Ap - 0 to 10 inches:* loamy sand

*E - 10 to 46 inches:* loamy sand

*Bt - 46 to 62 inches:* sandy loam



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*C - 62 to 80 inches: sand*

### **Properties and qualities**

*Slope: 2 to 5 percent*

*Depth to restrictive feature: More than 80 inches*

*Drainage class: Somewhat excessively drained*

*Runoff class: Negligible*

*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high  
(0.57 to 5.95 in/hr)*

*Depth to water table: More than 80 inches*

*Frequency of flooding: None*

*Frequency of ponding: None*

*Available water capacity: Low (about 5.9 inches)*

### **Interpretive groups**

*Land capability classification (irrigated): 2s*

*Land capability classification (nonirrigated): 3s*

*Hydrologic Soil Group: A*

*Hydric soil rating: No*

### **Minor Components**

#### **Rosedale**

*Percent of map unit: 5 percent*

*Landform: Flats, knolls*

*Hydric soil rating: No*

#### **Ingleside**

*Percent of map unit: 5 percent*

*Landform: Flats*

*Hydric soil rating: No*

#### **Fort mott**

*Percent of map unit: 5 percent*

*Landform: Flats*

*Hydric soil rating: No*

#### **Runclint**

*Percent of map unit: 5 percent*

*Landform: Dunes, knolls, flats*

*Hydric soil rating: No*

## **KsA—Klej loamy sand, 0 to 2 percent slopes**

### **Map Unit Setting**

*National map unit symbol: 1qthw*

*Elevation: 0 to 200 feet*

*Mean annual precipitation: 42 to 48 inches*

*Mean annual air temperature: 52 to 58 degrees F*

*Frost-free period: 180 to 220 days*

*Farmland classification: Farmland of statewide importance*

**Map Unit Composition**

*Klej and similar soils: 70 percent*

*Minor components: 30 percent*

*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Klej**

**Setting**

*Landform: Flats, depressions*

*Down-slope shape: Linear, concave*

*Across-slope shape: Linear, concave*

*Parent material: Sandy eolian deposits and/or fluvio-marine sediments*

**Typical profile**

*A - 0 to 7 inches: loamy sand*

*E - 7 to 14 inches: loamy sand*

*Bw - 14 to 20 inches: loamy sand*

*C - 20 to 62 inches: loamy sand*

*Cg - 62 to 80 inches: sand*

**Properties and qualities**

*Slope: 0 to 2 percent*

*Depth to restrictive feature: More than 80 inches*

*Drainage class: Somewhat poorly drained*

*Runoff class: Negligible*

*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (0.57 to 19.98 in/hr)*

*Depth to water table: About 10 to 20 inches*

*Frequency of flooding: None*

*Frequency of ponding: None*

*Available water capacity: Low (about 4.4 inches)*

**Interpretive groups**

*Land capability classification (irrigated): 3w*

*Land capability classification (nonirrigated): 3w*

*Hydrologic Soil Group: A/D*

*Hydric soil rating: No*

**Minor Components**

**Galloway**

*Percent of map unit: 10 percent*

*Landform: Depressions, flats*

*Down-slope shape: Concave, linear*

*Across-slope shape: Concave, linear*

*Hydric soil rating: No*

**Hammonton**

*Percent of map unit: 5 percent*

*Landform: Flats, depressions, drainageways*

*Down-slope shape: Linear, concave*

*Across-slope shape: Linear, concave*

*Hydric soil rating: No*

**Runclint**

*Percent of map unit: 5 percent*

*Landform: Knolls, flats, fluvio-marine terraces, dunes*

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*Landform position (three-dimensional):* Rise  
*Down-slope shape:* Convex, linear  
*Across-slope shape:* Convex, linear  
*Hydric soil rating:* No

### **Berryland, drained**

*Percent of map unit:* 5 percent  
*Landform:* Depressions, flats, swales  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Hydric soil rating:* Yes

### **Hurlock, drained**

*Percent of map unit:* 5 percent  
*Landform:* Depressions, flats, swales  
*Landform position (three-dimensional):* Dip  
*Down-slope shape:* Concave, linear  
*Across-slope shape:* Concave, linear  
*Hydric soil rating:* Yes

## **RuB—Runclint loamy sand, 2 to 5 percent slopes**

### **Map Unit Setting**

*National map unit symbol:* 1qtk1  
*Elevation:* 0 to 120 feet  
*Mean annual precipitation:* 42 to 48 inches  
*Mean annual air temperature:* 52 to 58 degrees F  
*Frost-free period:* 180 to 220 days  
*Farmland classification:* Not prime farmland

### **Map Unit Composition**

*Runclint and similar soils:* 75 percent  
*Minor components:* 25 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Runclint**

#### **Setting**

*Landform:* Flats, fluviomarine terraces, dunes, knolls  
*Landform position (three-dimensional):* Rise  
*Down-slope shape:* Linear, convex  
*Across-slope shape:* Linear, convex  
*Parent material:* Sandy eolian deposits and/or fluviomarine sediments

#### **Typical profile**

*Ap - 0 to 9 inches:* loamy sand  
*E - 9 to 22 inches:* sand  
*Bw - 22 to 39 inches:* sand  
*BC - 39 to 59 inches:* sand  
*2C - 59 to 80 inches:* loamy coarse sand

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### Properties and qualities

*Slope:* 2 to 5 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Excessively drained  
*Runoff class:* Very low  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to very high (0.57 to 19.98 in/hr)  
*Depth to water table:* About 40 to 72 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water capacity:* Low (about 3.5 inches)

### Interpretive groups

*Land capability classification (irrigated):* 3s  
*Land capability classification (nonirrigated):* 4s  
*Hydrologic Soil Group:* A  
*Hydric soil rating:* No

### Minor Components

#### Evesboro

*Percent of map unit:* 10 percent  
*Landform:* Flats  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

#### Klej

*Percent of map unit:* 5 percent  
*Landform:* Depressions, flats  
*Down-slope shape:* Concave, linear  
*Across-slope shape:* Concave, linear  
*Hydric soil rating:* No

#### Hurlock, drained

*Percent of map unit:* 5 percent  
*Landform:* Swales, depressions, flats  
*Landform position (three-dimensional):* Dip  
*Down-slope shape:* Concave, linear  
*Across-slope shape:* Linear, concave  
*Hydric soil rating:* Yes

#### Galloway

*Percent of map unit:* 5 percent  
*Landform:* Flats, depressions  
*Down-slope shape:* Linear, concave  
*Across-slope shape:* Linear, concave  
*Hydric soil rating:* No

## **TP—Transquaking and Mispillion soils, very frequently flooded, tidal**

### **Map Unit Setting**

*National map unit symbol:* 1qtkn  
*Elevation:* 0 to 100 feet  
*Mean annual precipitation:* 42 to 48 inches  
*Mean annual air temperature:* 52 to 58 degrees F  
*Frost-free period:* 180 to 220 days  
*Farmland classification:* Not prime farmland

### **Map Unit Composition**

*Transquaking and similar soils:* 41 percent  
*Mispillion and similar soils:* 39 percent  
*Minor components:* 20 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Transquaking**

#### **Setting**

*Landform:* Tidal marshes  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear

#### **Typical profile**

*Oe - 0 to 46 inches:* mucky peat  
*Oa - 46 to 65 inches:* muck  
*Cg - 65 to 80 inches:* silty clay loam

#### **Properties and qualities**

*Slope:* 0 to 1 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Very poorly drained  
*Runoff class:* Negligible  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to high  
(0.06 to 5.95 in/hr)  
*Depth to water table:* About 0 to 5 inches  
*Frequency of flooding:* Very frequent  
*Frequency of ponding:* None  
*Maximum salinity:* Strongly saline (25.0 to 40.0 mmhos/cm)  
*Sodium adsorption ratio, maximum:* 32.0  
*Available water capacity:* Very high (about 26.2 inches)

#### **Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 8  
*Hydrologic Soil Group:* A/D  
*Hydric soil rating:* Yes

## Description of Mispillion

### Setting

*Landform:* Tidal marshes

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Herbaceous organic material over silty estuarine sediments

### Typical profile

*Oe - 0 to 24 inches:* mucky peat

*Oa - 24 to 40 inches:* muck

*Cg1 - 40 to 54 inches:* mucky silt loam

*Cg2 - 54 to 80 inches:* silt loam

### Properties and qualities

*Slope:* 0 to 1 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Very poorly drained

*Runoff class:* Negligible

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to high  
(0.06 to 1.98 in/hr)

*Depth to water table:* About 0 to 5 inches

*Frequency of flooding:* Very frequent

*Frequency of ponding:* None

*Maximum salinity:* Moderately saline to strongly saline (15.0 to 50.0 mmhos/cm)

*Sodium adsorption ratio, maximum:* 35.0

*Available water capacity:* Very high (about 21.6 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 8

*Hydrologic Soil Group:* A/D

*Hydric soil rating:* Yes

## Minor Components

### Sunken

*Percent of map unit:* 10 percent

*Landform:* Flats, submerged upland tidal marshes

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Hydric soil rating:* Yes

### Honga

*Percent of map unit:* 5 percent

*Landform:* Submerged upland tidal marshes

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Hydric soil rating:* Yes

### Othello, undrained

*Percent of map unit:* 5 percent

*Landform:* Flats, depressions, swales, drainageways

*Landform position (three-dimensional):* Dip

*Down-slope shape:* Linear, concave

*Across-slope shape:* Linear, concave

*Hydric soil rating:* Yes

## **UbB—Udorthents, borrow area, 0 to 5 percent slopes**

### **Map Unit Setting**

*National map unit symbol:* 1qtkp

*Elevation:* 0 to 150 feet

*Mean annual precipitation:* 42 to 48 inches

*Mean annual air temperature:* 52 to 58 degrees F

*Frost-free period:* 180 to 220 days

*Farmland classification:* Not prime farmland

### **Map Unit Composition**

*Udorthents, borrow area, and similar soils:* 75 percent

*Minor components:* 25 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Udorthents, Borrow Area**

#### **Setting**

*Landform:* Flats, knolls

*Down-slope shape:* Linear, convex

*Across-slope shape:* Linear, convex

*Parent material:* Fluvio marine sediments fluvio marine deposits

#### **Typical profile**

*AC - 0 to 2 inches:* loam

*C - 2 to 80 inches:* sandy loam

#### **Properties and qualities**

*Slope:* 0 to 5 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Moderately well drained

*Runoff class:* Very low

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to very high (0.06 to 19.98 in/hr)

*Depth to water table:* About 20 to 40 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water capacity:* Moderate (about 7.9 inches)

#### **Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 2e

*Hydrologic Soil Group:* C

*Hydric soil rating:* No

### **Minor Components**

#### **Udorthents, loamy**

*Percent of map unit:* 10 percent

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*Landform:* Broad interstream divides  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

### **Water**

*Percent of map unit:* 5 percent  
*Hydric soil rating:* No

### **Klej**

*Percent of map unit:* 5 percent  
*Landform:* Depressions, flats  
*Down-slope shape:* Concave, linear  
*Across-slope shape:* Concave, linear  
*Hydric soil rating:* No

### **Askecksy, drained**

*Percent of map unit:* 5 percent  
*Landform:* Flats, depressions, swales  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Linear, concave  
*Across-slope shape:* Linear, concave  
*Hydric soil rating:* Yes

## **WPa0—Pasture Point loamy fine sand, 0 to 0.5 meter water depth**

### **Map Unit Setting**

*National map unit symbol:* 2xhnb  
*Elevation:* 0 feet  
*Mean annual precipitation:* 41 to 49 inches  
*Mean annual air temperature:* 53 to 60 degrees F  
*Frost-free period:* 365 days  
*Farmland classification:* Not prime farmland

### **Map Unit Composition**

*Pasture point, 0 to 0.5 meter water depth, and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Pasture Point, 0 To 0.5 Meter Water Depth**

#### **Setting**

*Landform:* Submerged wave-cut platforms  
*Landform position (two-dimensional):* Footslope  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Submerged wave-cut platform coarse-loamy lagoonal deposits over sandy fluviomarine deposits



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### Typical profile

*A - 0 to 2 inches:* loamy fine sand  
*Cseg1 - 2 to 11 inches:* loamy sand  
*Cseg2 - 11 to 36 inches:* fine sandy loam  
*2Cg - 36 to 80 inches:* sand

### Properties and qualities

*Slope:* 0 to 2 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Subaqueous  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to very high (0.57 to 14.17 in/hr)  
*Depth to water table:* About 0 inches  
*Frequency of flooding:* Very frequent  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 5 percent  
*Maximum salinity:* Strongly saline (16.0 to 35.0 mmhos/cm)

### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 8  
*Hydrologic Soil Group:* D  
*Hydric soil rating:* Yes

### Minor Components

#### Truitt, 0 to 0.5 meter water depth

*Percent of map unit:* 10 percent  
*Landform:* Mainland coves  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave  
*Hydric soil rating:* Yes

#### Southpoint, 0 to 0.5 meter water depth

*Percent of map unit:* 5 percent  
*Landform:* Mainland coves  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave  
*Hydric soil rating:* Yes

## WPa2—Pasture Point loamy fine sand, 1 to 2 meter water depth

### Map Unit Setting

*National map unit symbol:* 2xhnp  
*Elevation:* -10 to 0 feet  
*Mean annual precipitation:* 41 to 49 inches

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*Mean annual air temperature:* 53 to 60 degrees F  
*Frost-free period:* 365 days  
*Farmland classification:* Not prime farmland

### Map Unit Composition

*Pasture point, 1 to 2 meter water depth, and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Pasture Point, 1 To 2 Meter Water Depth

#### Setting

*Landform:* Submerged wave-cut platforms  
*Landform position (two-dimensional):* Footslope  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Submerged wave-cut platform coarse-loamy lagoonal deposits over sandy fluvio-marine deposits

#### Typical profile

*A - 0 to 2 inches:* loamy fine sand  
*Cseg1 - 2 to 11 inches:* loamy sand  
*Cseg2 - 11 to 36 inches:* fine sandy loam  
*2Cg - 36 to 78 inches:* sand

#### Properties and qualities

*Slope:* 0 to 2 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Subaqueous  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to very high (0.57 to 14.17 in/hr)  
*Depth to water table:* About 0 inches  
*Frequency of flooding:* Very frequent  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 5 percent  
*Maximum salinity:* Strongly saline (16.0 to 35.0 mmhos/cm)

#### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 8  
*Hydrologic Soil Group:* D  
*Hydric soil rating:* Yes

### Minor Components

#### Truitt, 1 to 2 meter water depth

*Percent of map unit:* 10 percent  
*Landform:* Mainland coves  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave  
*Hydric soil rating:* Yes

#### Southpoint, 1 to 2 meter water depth

*Percent of map unit:* 5 percent

## Custom Soil Resource Report

*Landform:* Mainland coves

*Landform position (two-dimensional):* Toeslope

*Landform position (three-dimensional):* Talf

*Down-slope shape:* Concave

*Across-slope shape:* Concave

*Hydric soil rating:* Yes

# **Soil Information for All Uses**

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## **Suitabilities and Limitations for Use**

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

## **Land Classifications**

Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

## **Hydric Rating by Map Unit (Terrapin Island Subdivision )**

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

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In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

### References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

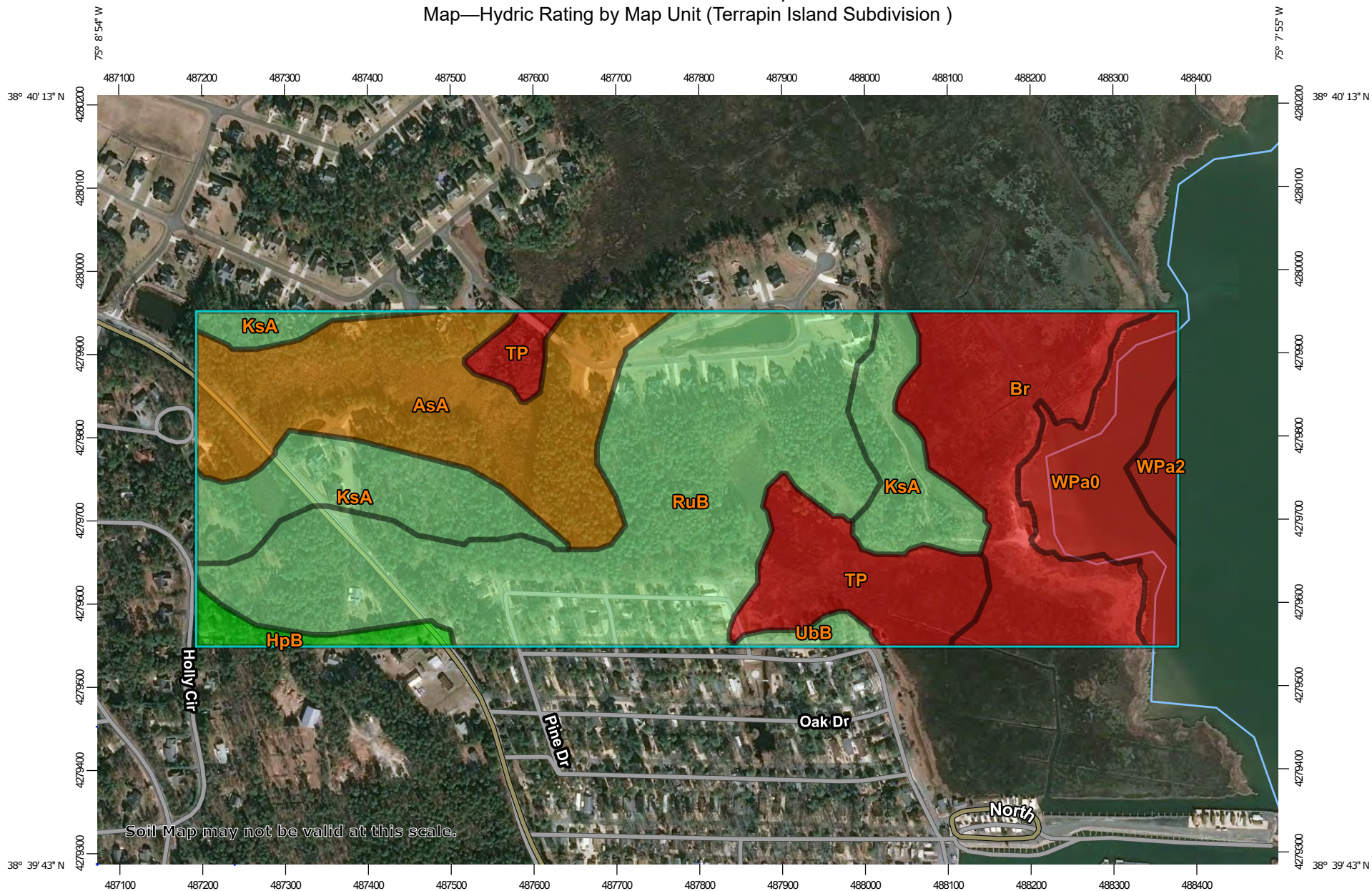
Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

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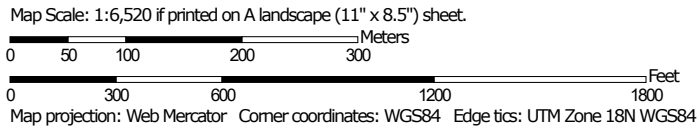
Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

# Custom Soil Resource Report

## Map—Hydric Rating by Map Unit (Terrapin Island Subdivision )




Soil Map may not be valid at this scale.









### MAP LEGEND

**Area of Interest (AOI)**







 Area of Interest (AOI)

**Soils**







**Soil Rating Polygons**

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

**Soil Rating Lines**

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available






**Soil Rating Points**

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available


**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sussex County, Delaware  
 Survey Area Data: Version 21, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 21, 2018—Mar 12, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

**Table—Hydric Rating by Map Unit (Terrapin Island Subdivision )**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AsA	Askecksy loamy sand, 0 to 2 percent slopes	90	21.8	18.4%
Br	Broadkill mucky peat, very frequently flooded, tidal	100	16.8	14.2%
HpB	Henlopen loamy sand, 2 to 5 percent slopes	0	2.1	1.8%
KsA	Klej loamy sand, 0 to 2 percent slopes	10	16.6	14.0%
RuB	Runclint loamy sand, 2 to 5 percent slopes	5	38.6	32.6%
TP	Transquaking and Mispillion soils, very frequently flooded, tidal	100	10.3	8.7%
UbB	Udorthents, borrow area, 0 to 5 percent slopes	5	1.1	0.9%
WPa0	Pasture Point loamy fine sand, 0 to 0.5 meter water depth	100	9.6	8.1%
WPa2	Pasture Point loamy fine sand, 1 to 2 meter water depth	100	1.6	1.3%
<b>Totals for Area of Interest</b>			<b>118.6</b>	<b>100.0%</b>

**Rating Options—Hydric Rating by Map Unit (Terrapin Island Subdivision )**

*Aggregation Method: Percent Present*

*Component Percent Cutoff: None Specified*

*Tie-break Rule: Lower*



## Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

## Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

## Hydrologic Soil Group (Terrapin Island Subdivision )

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at

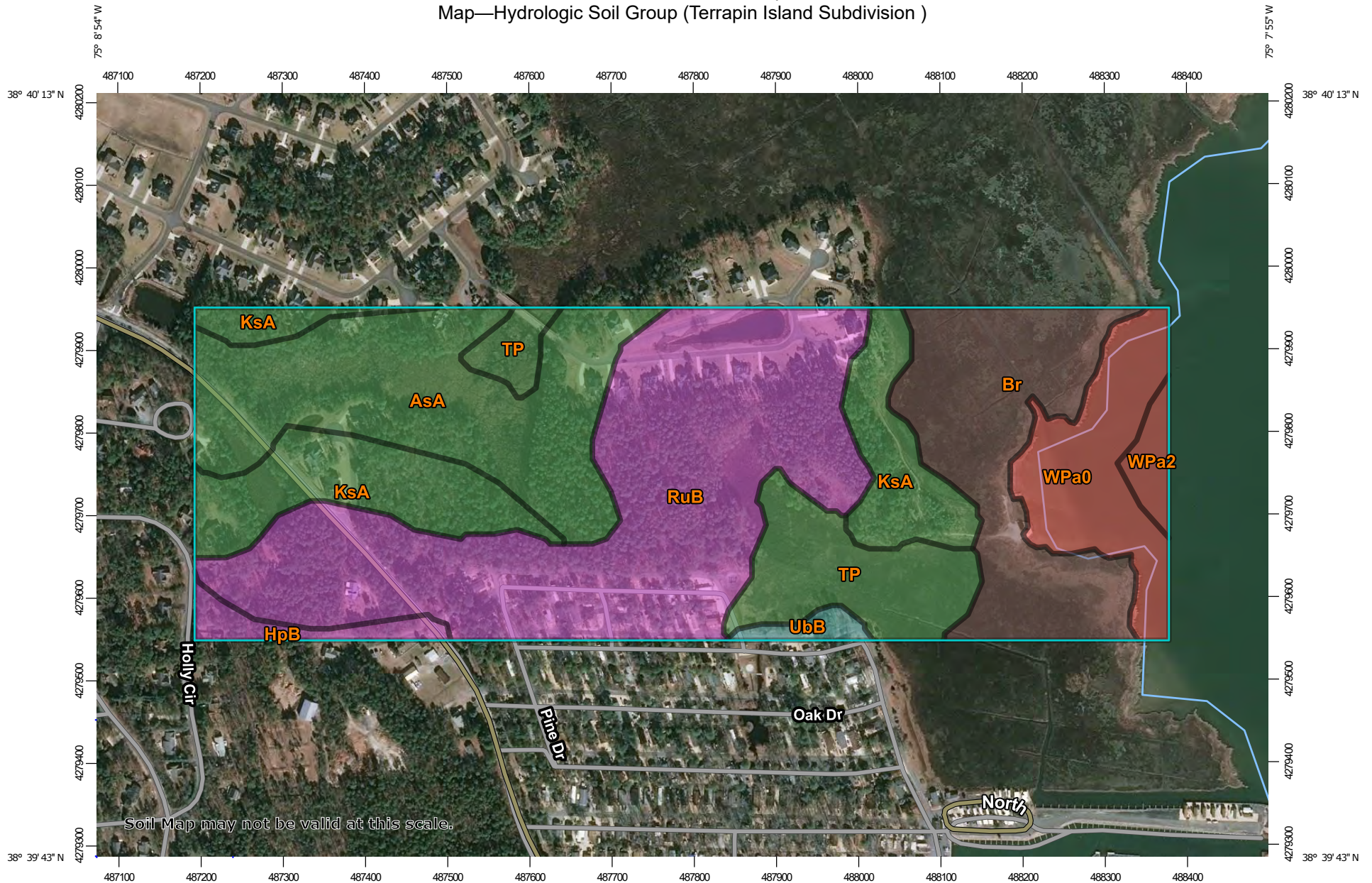
## Custom Soil Resource Report

or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

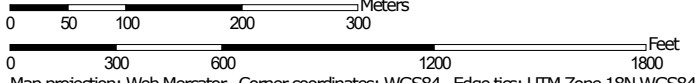
# Custom Soil Resource Report

## Map—Hydrologic Soil Group (Terrapin Island Subdivision)



Soil Map may not be valid at this scale.


Map Scale: 1:6,520 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

### MAP LEGEND

**Area of Interest (AOI)**









 Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**





-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

**Soil Rating Lines**


-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

**Soil Rating Points**






-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available


**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sussex County, Delaware  
 Survey Area Data: Version 21, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 21, 2018—Mar 12, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

**Table—Hydrologic Soil Group (Terrapin Island Subdivision )**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AsA	Askecksy loamy sand, 0 to 2 percent slopes	A/D	21.8	18.4%
Br	Broadkill mucky peat, very frequently flooded, tidal	B/D	16.8	14.2%
HpB	Henlopen loamy sand, 2 to 5 percent slopes	A	2.1	1.8%
KsA	Klej loamy sand, 0 to 2 percent slopes	A/D	16.6	14.0%
RuB	Runclint loamy sand, 2 to 5 percent slopes	A	38.6	32.6%
TP	Transquaking and Mispillion soils, very frequently flooded, tidal	A/D	10.3	8.7%
UbB	Udorthents, borrow area, 0 to 5 percent slopes	C	1.1	0.9%
WPa0	Pasture Point loamy fine sand, 0 to 0.5 meter water depth	D	9.6	8.1%
WPa2	Pasture Point loamy fine sand, 1 to 2 meter water depth	D	1.6	1.3%
<b>Totals for Area of Interest</b>			<b>118.6</b>	<b>100.0%</b>

**Rating Options—Hydrologic Soil Group (Terrapin Island Subdivision )**

*Aggregation Method:* Dominant Condition  
*Component Percent Cutoff:* None Specified  
*Tie-break Rule:* Higher

**Water Features**

Water Features include ponding frequency, flooding frequency, and depth to water table.

**Depth to Water Table (Terrapin Island Subdivision )**

"Water table" refers to a saturated zone in the soil. It occurs during specified months. Estimates of the upper limit are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors

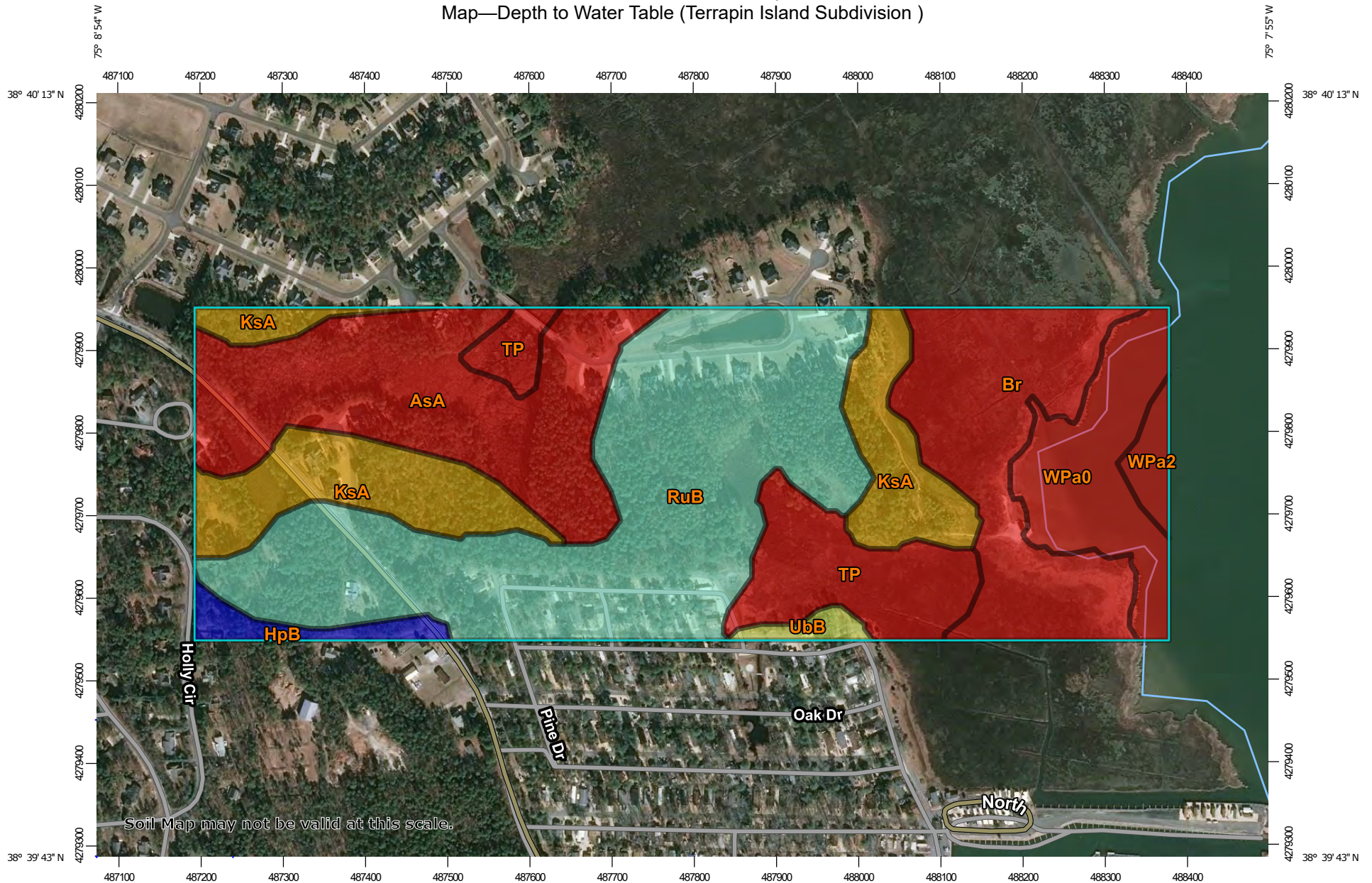
## Custom Soil Resource Report

(redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table.

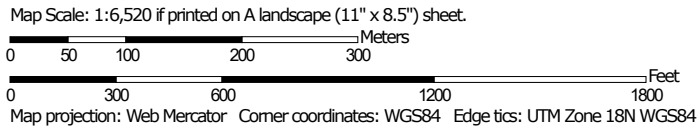
This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

# Custom Soil Resource Report






























## Map—Depth to Water Table (Terrapin Island Subdivision)



Soil Map may not be valid at this scale.



### MAP LEGEND

- Area of Interest (AOI)**
  -  Area of Interest (AOI)
- Soils**
  - Soil Rating Polygons**
    -  0 - 25
    -  25 - 50
    -  50 - 100
    -  100 - 150
    -  150 - 200
    -  > 200
    -  Not rated or not available
  - Soil Rating Lines**
    -  0 - 25
    -  25 - 50
    -  50 - 100
    -  100 - 150
    -  150 - 200
    -  > 200
    -  Not rated or not available
  - Soil Rating Points**
    -  0 - 25
    -  25 - 50
    -  50 - 100
    -  100 - 150
    -  150 - 200
    -  > 200
- Water Features**
  -  Streams and Canals
- Transportation**
  -  Rails
  -  Interstate Highways
  -  US Routes
  -  Major Roads
  -  Local Roads
- Background**
  -  Aerial Photography
-  Not rated or not available

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

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Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 21, 2018—Mar 12, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



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**Table—Depth to Water Table (Terrapin Island Subdivision )**

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
AsA	Askecksy loamy sand, 0 to 2 percent slopes	13	21.8	18.4%
Br	Broadkill mucky peat, very frequently flooded, tidal	0	16.8	14.2%
HpB	Henlopen loamy sand, 2 to 5 percent slopes	>200	2.1	1.8%
KsA	Klej loamy sand, 0 to 2 percent slopes	30	16.6	14.0%
RuB	Runclint loamy sand, 2 to 5 percent slopes	114	38.6	32.6%
TP	Transquaking and Mispillion soils, very frequently flooded, tidal	5	10.3	8.7%
UbB	Udorthents, borrow area, 0 to 5 percent slopes	61	1.1	0.9%
WPa0	Pasture Point loamy fine sand, 0 to 0.5 meter water depth	0	9.6	8.1%
WPa2	Pasture Point loamy fine sand, 1 to 2 meter water depth	0	1.6	1.3%
<b>Totals for Area of Interest</b>			<b>118.6</b>	<b>100.0%</b>

**Rating Options—Depth to Water Table (Terrapin Island Subdivision )**

*Units of Measure:* centimeters

*Aggregation Method:* Dominant Component

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Lower

*Interpret Nulls as Zero:* No

*Beginning Month:* January

*Ending Month:* December

# References

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- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

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United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2\\_054242](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242)

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053624](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624)

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**TAB 8**

**WETLANDS**

# WETLAND DELINEATION REPORT

IDENTIFICATION OF WATERS OF THE UNITED STATES,  
INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS  
REGULATORY PROGRAM

The Hall Property  
Proposed Terrapin Island Subdivision  
Aka Salt Cedars Subdivision  
Tax Map 2-34-18.00 Parcel 31.00 (32.13 Acres)  
Lewes, Sussex County, Delaware

May 11, 2021

***Prepared For:***

Ribera Development, LLC  
Attn: Mr. John C. Stamato, President  
8684 Veterans Highway, Suite 203  
Millersville, MD 21108

***Prepared By:***

Environmental Resources, Inc.  
38173 DuPont Blvd.  
P.O. Box 169  
Selbyville, DE 19975  
Phone: 302-436-9637

ERI Project: 0816#0974

*Wetland Delineation Report*

*Identification of Waters of the United State, Including Wetlands Subject to  
the Corps of Engineers Regulatory Program*

*The Hall Property – Proposed Terrapin Island / Salt Cedars Subdivision  
Tax Map 2-34-18.00 Parcel 31.00 (32.13 Acres)  
Lewes, Sussex County, Delaware*

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**EXISTING RESOURCE GUIDANCE MAPPING..... 2**

**INVESTIGATION RESULTS ..... 3**

**APPENDICES**

**A) Site Maps**

**Figure 1: USGS Topographic Map**

**Figure 2: National Wetland Inventory Map**

**Figure 3: USDA Web Soil Survey Map**

**B) Wetland Determination Data Forms (4 Total)**

**C) Site Photos (4 Total)**

## **INTRODUCTION**

On behalf of the applicant, Ribera Development, LLC, Environmental Resources, Inc. (ERI) has investigated the subject property to determine the extent of waters of the United States including wetlands subject to the U.S. Army Corps of Engineers (ACOE) Regulatory Program under Section 404 of the Clean Water Act (CWA). The 32.13-acre property is located on Angola Neck in Lewes on the east side of Camp Arrowhead Road, approximately 2.3 miles southeast of John J. Williams Highway (SR 24) in Sussex County, Delaware (USGS Topographic Quadrangle - Figure 1, Appendix A). A residential subdivision is proposed intended to be named Salt Cedars or Terrapin Island.

At the time of the investigation the subject property consisted of approximately 26.81 acres of mid-succession mixed hardwood and pine forest and 5.32 acres of tidally influenced emergent wetlands abutting Rehoboth Bay. Land use on adjacent properties is residential development.

A total of 11.93 acres of wetlands were identified by ERI within the subject property during this investigation. Of that total, approximately 6.61 acres are palustrine forested (PFO) wetlands, 1.45 acres are estuarine emergent (EEM) non-tidal wetlands, and 3.87 acres are tidally influenced wetlands regulated by the Delaware Department of Natural Resources and Environmental Control (DNREC). The remaining 20.20 acres were classified as uplands.

Waters of the United States and wetlands boundaries identified during this investigation are depicted on the attached site plan entitled *Salt Cedars Subdivision Boundary of Waters of the United States Including Wetlands Subject to U.S Army Corps of Engineers Regulatory Program (Waters/Wetlands Delineation Plan)* dated July 27, 2020 prepared by Pennoni Associates, Inc. (Sheet 5 of 6).

For the purposes of this investigation, all wetlands are considered jurisdictional and subject to the ACOE Regulatory Program under Section 404 of the CWA based on their direct surface water connection to the traditionally navigable waters of Rehoboth Bay.

This report and accompanying Waters/Wetlands Delineation Plan are being submitted to the Philadelphia District Corps of Engineers for issuance of a Preliminary Jurisdictional Determination.

## **INVESTIGATION METHODS**

This investigation consisted of a review of available agency resource mapping and on-site investigations to determine the extent of waters of the United States, including wetlands, for the purposes of Section 404 of the CWA.

Routine level field investigations were conducted within the subject property by Edward Launay (Corps Certification #: WDCP93MD0510036B, Professional Wetland Scientist (PWS) #875) in March 2020 to delineate Waters of the United States boundaries, including wetlands. The delineation was conducted in accordance with the *1987 Corps of Engineers Wetland Delineation Manual* in conjunction with the *Regional Supplement to the Corps of Engineers*



*Wetlands Delineation Manual: Atlantic and Gulf Coastal Plain Region; Version 2.0* (November 2010) and supplemental guidance.

For the purposes of Section 404 of the CWA, wetlands are defined as those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Positive evidence of hydrophytic vegetation, hydric soils, and wetland hydrology is needed for an area to be classified as wetlands. The boundary between wetlands and non-wetlands is defined as the location where positive indicators of one of the three parameters are no longer present.

A total of 4 Data Sampling Points were established on December 10, 2020 within representative landscape positions to describe existing site conditions, with information regarding hydrology, vegetation, and soils recorded on Wetland Determination Data Forms (Appendix "B"). The Data Sampling Point locations are depicted on the attached Waters/Wetland Delineation Plan. Representative Site Photos (Appendix "C") were also taken to document existing site conditions. The hydrology parameter was evaluated by visual observation of hydrology indicators made during the on-site investigations. Water table levels were measured within un-lined hand auger boring holes at the established Data Sampling Points.

The vegetation parameter was evaluated using visual estimates to determine the absolute percent cover of all dominant species within each of the Data Sampling Points. The wetland indicator status of observed plant species was determined using the *U.S. Army Corps of Engineers Atlantic and Gulf Coastal Plain 2016 Regional Wetland Plant List*. Soils were evaluated in accordance with the *U.S. Department of Agriculture Natural Resource Conservation Service Field Indicators of Hydric Soils in the United States* (Version 8.2, 2018).

Jurisdiction supporting documents considered during this investigation includes the *Memorandum of Clean Water Act Jurisdiction Following the U.S. Supreme Court Decision in Rapanos v. United States & Carabell v. United States* (June 5, 2007 and December 2, 2008 revisions); and the *U.S. Army Corps of Engineers Jurisdictional Determination Form Instructional Guidebook* (May 30, 2007).

Final authority as to the extent and jurisdictional status of Waters of the United States within the subject parcel rests with the Philadelphia District U.S. Army Corps of Engineers.

## **EXISTING RESOURCE GUIDANCE MAPPING**

### **TOPOGRAPHY AND DRAINAGE**

The United States Geological Survey (USGS) Fairmount Topographic Quadrangle (Figure 1, Appendix A) identifies site elevations ranging from approximately 0 feet to 15 feet above mean sea level, with elevation generally decreasing from west to east towards Rehoboth Bay. No blue-line features are depicted within the subject property on the USGS Topographic Map.

## **WEB SOIL SURVEY**

The U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (Figure 3, Appendix A) identifies excessively drained Runclint loamy sand on slopes of 2% to 5% (RuB) and somewhat poorly drained Klej loamy sand on slopes of 0 to 2% (KsA) on forested uplands in the western, central, and eastern portions of the property. Poorly drained Askecksy loamy sand on slopes of 0 to 2% (AsA) are depicted in the northwestern portion of the property. Very frequently flooded Transquaking-Mispillion (TP) soils are mapped within tidally influenced wetlands abutting Rehoboth Bay in the southeastern portion of the property. The Askecksy and Transquaking-Mispillion series are found on the NRCS List of Hydric Soils.

Soil series boundaries depicted on the Web Soil Survey are somewhat similar to representative profiles observed by ERI during this investigation. The extent of delineated wetlands is also similar to the extent of hydric soils depicted by the Web Soil Survey.

## **NATIONAL WETLANDS INVENTORY AND STATE WETLAND MAPPING**

The United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI, Figure 3, Appendix A) identifies Palustrine Emergent *Phragmites australis* dominated Semi-Permanently Flooded-Tidal (PEM5T) wetlands are mapped in the northwestern portion of the property. Palustrine Emergent *Phragmites australis* dominated Seasonally Flooded-Tidal (PEM5R) wetlands and Estuarine Intertidal Emergent *Phragmites australis* Dominated Irregularly Flooded (E2EM5P) wetlands are mapped in the southeastern portion of the property.

Wetland boundaries delineated by ERI during the on-site investigations are somewhat similar to those polygons depicted on the NWI. However, ERI's delineation identified PFO wetlands within the property bordering the tidally influenced emergent wetlands.

## **INVESTIGATION RESULTS**

A total of 11.93 acres of wetlands were identified by ERI within the subject property during this investigation. These wetlands are divided among two polygons located in the western and eastern portions of the site and are identified as Wetland A and Wetland B on the attached Waters/Wetlands Delineation Plan. Of the total wetland acreage, approximately 6.61 acres are palustrine forested (PFO) wetlands, 1.45 acres are estuarine emergent (EEM) non-tidal wetlands, and 3.87 acres are tidally influenced wetlands regulated by DNREC. For the purposes of this investigation, all wetlands are considered jurisdictional and subject to the ACOE Regulatory Program under Section 404 of the CWA based on their direct surface water connection to Rehoboth Bay (Traditional Navigable Waters). The remaining 20.20 acres were classified as uplands.

## **WETLANDS (DATA POINTS W-1 & W-2)**

The 6.61 acres of PFO wetlands are located along the toe slopes of forested uplands in the western and eastern portions of the property, fringing the upper drainage ways of emergent non-tidal and tidal wetlands adjacent to Rehoboth Bay. Wetland A (Photo 1, Appendix C) is described by Data Sampling Point W-1 (Appendix B) and located in the western portion of the property bordering non-tidal EEM wetlands.

Wetland B (Photo 2, Appendix C) is described by Data Point W-2 (Appendix B) and located in the eastern portion of the property bordering non-tidal EEM wetlands and includes 3.87 acres of tidally influenced wetlands regulated by DNREC. These wetlands receive regular tidal inundation and are dominated by emergent hydrophytic species including *Spartina alterniflora* (OBL), *Spartina patens* (FACW), *Distichlis spicata* (OBL) and a fringe of *Phragmites australis* (FACW) along the upper reaches of the tide. The limits of these wetlands were obtained by State Regulated Wetlands Map 71 (1988) maintained by the Delaware Department of Natural Resources and Environmental Control (DNREC) Wetlands and Subaqueous Lands Section.

The composition and relative abundance of plant species in PFO wetlands were somewhat uniform throughout the subject property. Dominant species included *Acer rubrum* (FAC), *Pinus taeda* (FAC), *Nyssa sylvatica* (FAC), *Ilex opaca* (FAC), *Vaccinium corymbosum* (FACW), *Morella cerifera* (FAC), *Smilax rotundifolia* (FAC), *Chasmanthium laxum* (FACW) and *Phragmites australis* (FACW). The hydrophytic vegetation parameter was confirmed by 100% of the dominant plant species present having an indicator status of FAC, FACW, or OBL.

Water table levels within un-lined soil auger boring holes in PFO wetlands were 3 inches below the soil surface at Data Sampling Point W-1 in the western portion of the site and 11 inches below the soil surface at Data Sampling Point W-2 in the eastern portion of the site during the December 10, 2020 on-site investigation.

Wetland hydrology was confirmed within PFO wetlands by visual observation of wetland hydrology indicators during the on-site investigations, which included four Primary Indicators, Surface Water (A1), High Water Table (A2), Saturation (A3), and Water-Stained Leaves (B9), and two Secondary Indicators including Geomorphic Position (D2) and FAC-Neutral Test (D5).

The hydric soil parameter was confirmed within wetlands by the observation of the Depleted Below Dark Surface (A11) hydric soil indicator within representative soil profiles.

## **UPLANDS (DATA POINTS U-1 & U-2)**

A total of 20.20 acres of the subject property were classified as uplands by ERI during this investigation. These uplands consist of mid-succession mixed hardwood and pine forest that occupy the slight ridges, back-slopes and foot-slopes throughout the subject property and are contiguous with PFO wetlands.

The composition and relative abundance of upland forest plant species were somewhat uniform throughout the subject property (Photos 3 & 4, Appendix C). The stand, described by Data Sampling Points U-1 and U-2 (Appendix B), was in mid-succession and dominated by *Pinus tadea* (FAC), *Ilex opaca* (FAC), *Nyssa sylvatica* (FAC), *Vaccinium corymbosum* (FACW) and *Smilax rotundifolia* (FAC).

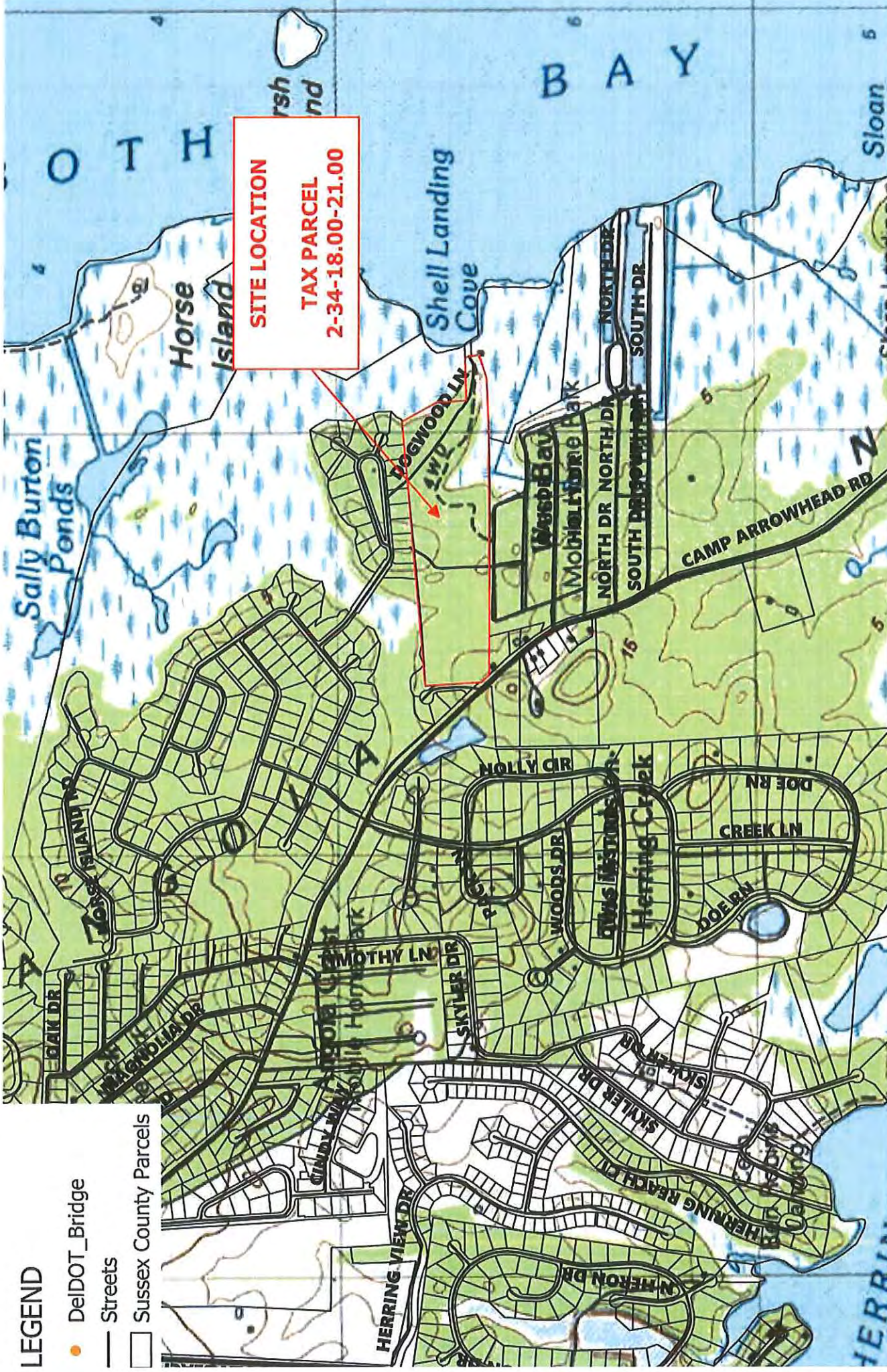
The hydrophytic vegetation parameter was confirmed throughout upland forests by 100% of the dominant plant species present having an indicator status of FAC, FACW, or OBL. While the hydrophytic vegetation parameter was confirmed in upland forest throughout the subject property, a minor component of upland tree species was present within upland habitat that was absent in wetlands, including *Quercus alba* (FACU), *Sassafras albidum* (FACU) and *Prunus serotina* (FACU).

Water table levels within un-lined soil auger boring holes in forested uplands were 32 inches below the soil surface at Data Sampling Point U-1 in the western portion of the site and 28 inches below the soil surface at Data Sampling Point U-2 in the eastern portion of the site during the December 10, 2020 on-site investigation.

No indicators of wetland hydrology or hydric soils were observed within forested uplands.

# APPENDIX “A”

## Site Maps



**LEGEND**

- DeIDOT\_Bridge
- Streets
- Sussex County Parcels



ERI  
ENVIRONMENTAL  
RESOURCES, INC.

USGS MAP  
FAIRMOUNT  
QUADRANGLE

DATE: 1-08-2021  
DRAWN BY: JRW  
PROJ: 0215#0124.1843F

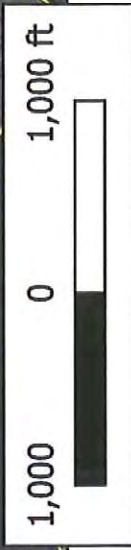
Terrapin Island Subdivision  
Tax Parcel 2-34-18.00-21.00  
Near Angola, Sussex County, DE



**SITE LOCATION**  
**TAX PARCEL**  
**2-34-18.00-21.00**

**LEGEND**

- DeIDOT\_Bridge
- Streets
- ▭ Sussex County Parcels
- ▭ NWI



ERI  
 ENVIRONMENTAL  
 RESOURCES, INC.





NATIONAL  
 WETLAND  
 INVENTORY

DATE: 1-08-2021  
 DRAWN BY: JRW  
 PROJ: 0215#0124.1843F

Terrapin Island Subdivision  
 Tax Parcel 2-34-18.00-21.00  
 Near Angola, Sussex County, DE



**SITE LOCATION**  
**TAX PARCEL**  
**2-34-18.00-21.00**

- LEGEND**
-  SOILS
  -  DeIDOT\_Bridge
  -  Streets
  -  Sussex County Parcels



ERI  
 ENVIRONMENTAL  
 RESOURCES, INC.

SOIL SURVEY

DATE: 1-08-2021  
 DRAWN BY: JRW  
 PROJ: 0215#0124.1843F

Terrapin Island Subdivision  
 Tax Parcel 2-34-18.00-21.00  
 Near Angola, Sussex County, DE

**FIG**  
**3**





U.S. Fish and Wildlife Service

# National Wetlands Inventory

## Hall Property



May 12, 2021

### Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

# **APPENDIX “B”**

## **Wetland Determination Data Forms**

**WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region**

Project/Site: The Hall Property City/County: Sussex Sampling Date: 12/10/20  
 Applicant/Owner: Ribera Development, LLC State: DE Sampling Point: U-1  
 Investigator(s): K.W. Redinger, ERI Section, Township, Range: Lewes  
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Convex Slope (%): 2  
 Subregion (LRR or MLRA): T Lat: 38.665684 Long: -75.142671 Datum: NAD83  
 Soil Map Unit Name: Askeeksy Loamy Sand (AsA), Poorly Drained, 0-2% Slopes NWI classification: Not mapped as wetlands

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation , Soil , or Hydrology  significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation , Soil , or Hydrology  naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Forested uplands in the western/central portion of the site. This Data Sampling Point is located 25 feet upslope (east) of Wetland Flag A25.	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Marl Deposits (B15) (LRR U) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Water-Stained Leaves (B9)	<b>Secondary Indicators (minimum of two required)</b> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Sphagnum moss (D8) (LRR T, U)
<b>Field Observations:</b> Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>32</u> Saturation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>29</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks: No wetland hydrology indicators observed. Landscape position slight ridge to back-slope.	

**VEGETATION (Five Strata) – Use scientific names of plants.**

Sampling Point: U-1

Tree Stratum (Plot size: <u>30 foot radius</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Pinus taeda</u>	40.0	Yes	FAC
2. <u>Ilex opaca</u>	40	Yes	FAC
3. <u>Quercus michauxii</u>	10	No	FACW
4. <u>Quercus alba</u>	5	No	FACU
5. <u>Prunus serotina</u>	2	No	FACU
6. _____			
	97	= Total Cover	
	50% of total cover: <u>48.5</u>	20% of total cover: <u>19.4</u>	

Sapling Stratum (Plot size: <u>30 foot radius</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Ilex opaca</u>	20.0	Yes	FAC
2. <u>Magnolia virginiana</u>	2	No	FACW
3. _____			
4. _____			
5. _____			
6. _____			
	22	= Total Cover	
	50% of total cover: <u>11</u>	20% of total cover: <u>4.4</u>	

Shrub Stratum (Plot size: <u>30 foot radius</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. _____			
2. _____			
3. _____			
4. _____			
5. _____			
6. _____			
	0	= Total Cover	
	50% of total cover: _____	20% of total cover: _____	

Herb Stratum (Plot size: <u>10 foot radius</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. _____			
2. _____			
3. _____			
4. _____			
5. _____			
6. _____			
7. _____			
8. _____			
9. _____			
10. _____			
11. _____			
	0	= Total Cover	
	50% of total cover: _____	20% of total cover: _____	

Woody Vine Stratum (Plot size: <u>30 foot radius</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. _____			
2. _____			
3. _____			
4. _____			
5. _____			
	0	= Total Cover	
	50% of total cover: _____	20% of total cover: _____	

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: <u>0</u> (A)	<u>0</u> (B)

Prevalence Index = B/A = 0

- Hydrophytic Vegetation Indicators:**
- 1 - Rapid Test for Hydrophytic Vegetation
  - 2 - Dominance Test is >50%
  - 3 - Prevalence Index is ≤3.0<sup>1</sup>
- Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)
- <sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Five Vegetation Strata:**

**Tree** – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

**Sapling** – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

**Shrub** – Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

**Herb** – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

**Woody vine** – All woody vines, regardless of height.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: (If observed, list morphological adaptations below).  
 Mid-succession pine and mixed hardwood forest.

**SOIL**

Sampling Point: U-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-2	10YR 2/2	100			<input type="checkbox"/>	<input type="checkbox"/>	loam	SL
2-7	2.5Y 4/3	60	2.5Y 4/2	40	<input type="checkbox"/>	<input type="checkbox"/>	sand	LS
7-18	10YR 5/6	100			<input type="checkbox"/>	<input type="checkbox"/>	sand	LS
18-24	10YR 5/4	90	7.5YR 5/8	10	<input type="checkbox"/>	<input type="checkbox"/>	sand	LS
					<input type="checkbox"/>	<input type="checkbox"/>		
					<input type="checkbox"/>	<input type="checkbox"/>		
					<input type="checkbox"/>	<input type="checkbox"/>		

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils<sup>3</sup>:

- |                                                                |                                                                                     |                                                                                                                           |
|----------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Histosol (A1)                         | <input type="checkbox"/> Polyvalue Below Surface (S8) (LRR S, T, U)                 | <input type="checkbox"/> 1 cm Muck (A9) (LRR O)                                                                           |
| <input type="checkbox"/> Histic Epipedon (A2)                  | <input type="checkbox"/> Thin Dark Surface (S9) (LRR S, T, U)                       | <input type="checkbox"/> 2 cm Muck (A10) (LRR S)                                                                          |
| <input type="checkbox"/> Black Histic (A3)                     | <input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR O)                           | <input type="checkbox"/> Reduced Vertic (F18) (outside MLRA 150A,B)                                                       |
| <input type="checkbox"/> Hydrogen Sulfide (A4)                 | <input type="checkbox"/> Loamy Gleyed Matrix (F2)                                   | <input type="checkbox"/> Piedmont Floodplain Soils (F19) (LRR P, S, T)                                                    |
| <input type="checkbox"/> Stratified Layers (A5)                | <input type="checkbox"/> Depleted Matrix (F3)                                       | <input type="checkbox"/> Anomalous Bright Loamy Soils (F20)                                                               |
| <input type="checkbox"/> Organic Bodies (A6) (LRR P, T, U)     | <input type="checkbox"/> Redox Dark Surface (F6)                                    | <input type="checkbox"/> (MLRA 153B)                                                                                      |
| <input type="checkbox"/> 5 cm Mucky Mineral (A7) (LRR P, T, U) | <input type="checkbox"/> Depleted Dark Surface (F7)                                 | <input type="checkbox"/> Red Parent Material (TF2)                                                                        |
| <input type="checkbox"/> Muck Presence (A8) (LRR U)            | <input type="checkbox"/> Redox Depressions (F8)                                     | <input type="checkbox"/> Very Shallow Dark Surface (TF12)                                                                 |
| <input type="checkbox"/> 1 cm Muck (A9) (LRR P, T)             | <input type="checkbox"/> Marl (F10) (LRR U)                                         | <input type="checkbox"/> Other (Explain in Remarks)                                                                       |
| <input type="checkbox"/> Depleted Below Dark Surface (A11)     | <input type="checkbox"/> Depleted Ochric (F11) (MLRA 151)                           |                                                                                                                           |
| <input type="checkbox"/> Thick Dark Surface (A12)              | <input type="checkbox"/> Iron-Manganese Masses (F12) (LRR O, P, T)                  | <sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic. |
| <input type="checkbox"/> Coast Prairie Redox (A16) (MLRA 150A) | <input type="checkbox"/> Umbric Surface (F13) (LRR P, T, U)                         |                                                                                                                           |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) (LRR O, S)   | <input type="checkbox"/> Delta Ochric (F17) (MLRA 151)                              |                                                                                                                           |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4)              | <input type="checkbox"/> Reduced Vertic (F18) (MLRA 150A, 150B)                     |                                                                                                                           |
| <input type="checkbox"/> Sandy Redox (S5)                      | <input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149A)                |                                                                                                                           |
| <input type="checkbox"/> Stripped Matrix (S6)                  | <input type="checkbox"/> Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D) |                                                                                                                           |
| <input type="checkbox"/> Dark Surface (S7) (LRR P, S, T, U)    |                                                                                     |                                                                                                                           |

Restrictive Layer (if observed):

Type: \_\_\_\_\_

Depth (inches): \_\_\_\_\_

Hydric Soil Present? Yes  No

Remarks:

No hydric soil indicators observed.

**WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region**

Project/Site: The Hall Property City/County: Sussex Sampling Date: 12/10/20  
 Applicant/Owner: Ribera Development, LLC State: DE Sampling Point: U-2  
 Investigator(s): K.W. Redinger, ERI Section, Township, Range: Lewes  
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Convex Slope (%): 2  
 Subregion (LRR or MLRA): T Lat: 38.666777 Long: -75.138921 Datum: NAD83  
 Soil Map Unit Name: Runclint Loamy Sand (RuB), Excessively Drained, 2%-5% Slopes NWI classification: Not mapped as wetlands

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation , Soil , or Hydrology  significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation , Soil , or Hydrology  naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Forested uplands in the eastern portion of the site. This Data Sampling Point is located 50 feet upslope (east) of Wetland Flag B41.	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Marl Deposits (B15) (LRR U) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Water-Stained Leaves (B9)	<b>Secondary Indicators (minimum of two required)</b> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Sphagnum moss (D8) (LRR T, U)
<b>Field Observations:</b> Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>28</u> Saturation Present? (includes capillary fringe) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>25</u>	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks: No wetland hydrology indicators observed.	

VEGETATION (Five Strata) – Use scientific names of plants.

Sampling Point: U-2

Tree Stratum (Plot size: <u>30 foot radius</u> )	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <u>Pinus taeda</u>	70.0	Yes	FAC	Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A)  Total Number of Dominant Species Across All Strata: <u>5</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
2. <u>Nyssa sylvatica</u>	20	Yes	FAC	
3. _____				
4. _____				
5. _____				
6. _____				
<u>90</u> = Total Cover 50% of total cover: <u>45</u> 20% of total cover: <u>18</u>				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: <u>0</u> (A) <u>0</u> (B)  Prevalence Index = B/A = <u>0</u>
Sapling Stratum (Plot size: <u>30 foot radius</u> )	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Pinus taeda</u>	20.0	Yes	FAC	
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
<u>20</u> = Total Cover 50% of total cover: <u>10</u> 20% of total cover: <u>4</u>				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)
Shrub Stratum (Plot size: <u>30 foot radius</u> )	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Vaccinium corymbosum</u>	5	Yes	FACW	
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
<u>5</u> = Total Cover 50% of total cover: <u>2.5</u> 20% of total cover: <u>1</u>				<sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.  Definitions of Five Vegetation Strata:  Tree – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).  Sapling – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.  Shrub – Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.  Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.  Woody vine – All woody vines, regardless of height.
Herb Stratum (Plot size: <u>10 foot radius</u> )	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
<u>0</u> = Total Cover 50% of total cover: _____    20% of total cover: _____				Hydrophytic Vegetation Present?    Yes <input checked="" type="checkbox"/> No _____
Woody Vine Stratum (Plot size: <u>30 foot radius</u> )	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Smilax rotundifolia</u>	5	Yes	FAC	
2. _____				
3. _____				
4. _____				
5. _____				
<u>5</u> = Total Cover 50% of total cover: <u>2.5</u> 20% of total cover: <u>1</u>				

Remarks: (If observed, list morphological adaptations below).  
 Mid-succession pine and mixed hardwood forest.

SOIL

Sampling Point: U-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-4	10YR 2/2	100					loam	SL
4-11	2.5Y 5/1	100					sand	LS E
11-22	10YR 5/6	100					sand	LS
22-30	10YR 5/4	90	10YR 5/8 faint	10			sand	LS

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.      <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

<b>Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)</b> <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> Organic Bodies (A6) (LRR P, T, U) <input type="checkbox"/> 5 cm Mucky Mineral (A7) (LRR P, T, U) <input type="checkbox"/> Muck Presence (A8) (LRR U) <input type="checkbox"/> 1 cm Muck (A9) (LRR P, T) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Coast Prairie Redox (A16) (MLRA 150A) <input type="checkbox"/> Sandy Mucky Mineral (S1) (LRR O, S) <input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Dark Surface (S7) (LRR P, S, T, U)	<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR S, T, U) <input type="checkbox"/> Thin Dark Surface (S9) (LRR S, T, U) <input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR O) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8) <input type="checkbox"/> Marl (F10) (LRR U) <input type="checkbox"/> Depleted Ochric (F11) (MLRA 151) <input type="checkbox"/> Iron-Manganese Masses (F12) (LRR O, P, T) <input type="checkbox"/> Umbric Surface (F13) (LRR P, T, U) <input type="checkbox"/> Delta Ochric (F17) (MLRA 151) <input type="checkbox"/> Reduced Vertic (F18) (MLRA 150A, 150B) <input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149A) <input type="checkbox"/> Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)	<b>Indicators for Problematic Hydric Soils<sup>3</sup>:</b> <input type="checkbox"/> 1 cm Muck (A9) (LRR O) <input type="checkbox"/> 2 cm Muck (A10) (LRR S) <input type="checkbox"/> Reduced Vertic (F18) (outside MLRA 150A,B) <input type="checkbox"/> Piedmont Floodplain Soils (F19) (LRR P, S, T) <input type="checkbox"/> Anomalous Bright Loamy Soils (F20) (MLRA 153B) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) Other (Explain in Remarks)
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<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<b>Restrictive Layer (if observed):</b> Type: _____ Depth (inches): _____	Hydric Soil Present?    Yes ___    No ___ ✓ ___
---------------------------------------------------------------------------------	-------------------------------------------------

Remarks:  
No hydric soil indicators observed.



**WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region**

Project/Site: The Hall Property City/County: Sussex Sampling Date: 12/10/20  
 Applicant/Owner: Ribera Development, LLC State: DE Sampling Point: W-1  
 Investigator(s): K.W. Redinger, ERI Section, Township, Range: Lewes  
 Landform (hillslope, terrace, etc.): Swale Local relief (concave, convex, none): Concave Slope (%): 1  
 Subregion (LRR or MLRA): T Lat: 38.665743 Long: -75.142006 Datum: NAD83  
 Soil Map Unit Name: Klej Loamy Sand (KsA), Somewhat Poorly Drained, 0-2% Slopes NWI classification: PEM5T

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation , Soil , or Hydrology  significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation , Soil , or Hydrology  naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks: PFO wetlands in the southwestern portion of the site transitioning northward to non-tidal emergent wetlands. This Data Sampling Point is located 30 feet downslope (west) of Wetland Flag A25.	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> <input checked="" type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Aquatic Fauna (B13) <input checked="" type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Marl Deposits (B15) (LRR U) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) Water Marks (B1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) Sediment Deposits (B2) <input type="checkbox"/> Presence of Reduced Iron (C4) Drift Deposits (B3) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) Algal Mat or Crust (B4) <input type="checkbox"/> Thin Muck Surface (C7) Iron Deposits (B5) <input type="checkbox"/> Other (Explain in Remarks) Inundation Visible on Aerial Imagery (B7) <input checked="" type="checkbox"/> Water-Stained Leaves (B9)	<u>Secondary Indicators (minimum of two required)</u> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input checked="" type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Sphagnum moss (D8) (LRR T, U)
<b>Field Observations:</b> Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>3</u> Saturation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>0</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks: Seasonally saturated wetlands in upper reaches transitioning northward to a frequently ponded hydrology regime.	

**VEGETATION (Five Strata) – Use scientific names of plants.**

Sampling Point: W-1

Tree Stratum (Plot size: <u>30 foot radius</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Acer rubrum</u>	30.0	Yes	FAC
2. <u>Pinus taeda</u>	30	Yes	FAC
3. <u>Nyssa sylvatica</u>	10	No	FAC
4. <u>Ilex opaca</u>	10	No	FAC
5. _____			
6. _____			

80 = Total Cover

50% of total cover: 40 20% of total cover: 16

Sapling Stratum (Plot size: <u>30 foot radius</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Acer rubrum</u>	10.0	Yes	FAC
2. <u>Ilex opaca</u>	10	Yes	FAC
3. <u>Nyssa sylvatica</u>	5	Yes	FAC
4. _____			
5. _____			
6. _____			

25 = Total Cover

50% of total cover: 12.5 20% of total cover: 5

Shrub Stratum (Plot size: <u>30 foot radius</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. _____			
2. _____			
3. _____			
4. _____			
5. _____			
6. _____			

0 = Total Cover

50% of total cover: \_\_\_\_\_ 20% of total cover: \_\_\_\_\_

Herb Stratum (Plot size: <u>10 foot radius</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. _____			
2. _____			
3. _____			
4. _____			
5. _____			
6. _____			
7. _____			
8. _____			
9. _____			
10. _____			
11. _____			

0 = Total Cover

50% of total cover: \_\_\_\_\_ 20% of total cover: \_\_\_\_\_

Woody Vine Stratum (Plot size: <u>30 foot radius</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. _____			
2. _____			
3. _____			
4. _____			
5. _____			

0 = Total Cover

50% of total cover: \_\_\_\_\_ 20% of total cover: \_\_\_\_\_

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: <u>0</u> (A)	<u>0</u> (B)

Prevalence Index = B/A = 0

**Hydrophytic Vegetation Indicators:**

1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index is ≤3.0<sup>1</sup>

Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Five Vegetation Strata:**

**Tree** – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

**Sapling** – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

**Shrub** – Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

**Herb** – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

**Woody vine** – All woody vines, regardless of height.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: (If observed, list morphological adaptations below).  
 Mid succession mixed hardwood and pine forest transitioning northward to emergent community.

**SOIL**

Sampling Point: W-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-5	10YR 2/1	100			<input type="checkbox"/>	<input type="checkbox"/>	loam	SiL with high organic content
5-21	2.5Y 5/2 - 4/1	90/10			<input type="checkbox"/>	<input type="checkbox"/>	sand	LS with polychromatic matrix
21-24	2.5Y 5/4	100			<input type="checkbox"/>	<input type="checkbox"/>	sand	LS
					<input type="checkbox"/>	<input type="checkbox"/>		
					<input type="checkbox"/>	<input type="checkbox"/>		
					<input type="checkbox"/>	<input type="checkbox"/>		
					<input type="checkbox"/>	<input type="checkbox"/>		

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils<sup>3</sup>:

- |                                                                       |                                                                                     |                                                                                                                           |
|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Histosol (A1)                                | <input type="checkbox"/> Polyvalue Below Surface (S8) (LRR S, T, U)                 | <input type="checkbox"/> 1 cm Muck (A9) (LRR O)                                                                           |
| <input type="checkbox"/> Histic Epipedon (A2)                         | <input type="checkbox"/> Thin Dark Surface (S9) (LRR S, T, U)                       | <input type="checkbox"/> 2 cm Muck (A10) (LRR S)                                                                          |
| <input type="checkbox"/> Black Histic (A3)                            | <input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR O)                           | <input type="checkbox"/> Reduced Vertic (F18) (outside MLRA 150A,B)                                                       |
| <input type="checkbox"/> Hydrogen Sulfide (A4)                        | <input type="checkbox"/> Loamy Gleyed Matrix (F2)                                   | <input type="checkbox"/> Piedmont Floodplain Soils (F19) (LRR P, S, T)                                                    |
| <input type="checkbox"/> Stratified Layers (A5)                       | <input type="checkbox"/> Depleted Matrix (F3)                                       | <input type="checkbox"/> Anomalous Bright Loamy Soils (F20)                                                               |
| <input type="checkbox"/> Organic Bodies (A6) (LRR P, T, U)            | <input type="checkbox"/> Redox Dark Surface (F6)                                    | <input type="checkbox"/> (MLRA 153B)                                                                                      |
| <input type="checkbox"/> 5 cm Mucky Mineral (A7) (LRR P, T, U)        | <input type="checkbox"/> Depleted Dark Surface (F7)                                 | <input type="checkbox"/> Red Parent Material (TF2)                                                                        |
| <input type="checkbox"/> Muck Presence (A8) (LRR U)                   | <input type="checkbox"/> Redox Depressions (F8)                                     | <input type="checkbox"/> Very Shallow Dark Surface (TF12)                                                                 |
| <input type="checkbox"/> 1 cm Muck (A9) (LRR P, T)                    | <input type="checkbox"/> Marl (F10) (LRR U)                                         | <input type="checkbox"/> Other (Explain in Remarks)                                                                       |
| <input checked="" type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Ochric (F11) (MLRA 151)                           |                                                                                                                           |
| <input type="checkbox"/> Thick Dark Surface (A12)                     | <input type="checkbox"/> Iron-Manganese Masses (F12) (LRR O, P, T)                  | <sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic. |
| <input type="checkbox"/> Coast Prairie Redox (A16) (MLRA 150A)        | <input type="checkbox"/> Umbric Surface (F13) (LRR P, T, U)                         |                                                                                                                           |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) (LRR O, S)          | <input type="checkbox"/> Delta Ochric (F17) (MLRA 151)                              |                                                                                                                           |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4)                     | <input type="checkbox"/> Reduced Vertic (F18) (MLRA 150A, 150B)                     |                                                                                                                           |
| <input type="checkbox"/> Sandy Redox (S5)                             | <input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149A)                |                                                                                                                           |
| <input type="checkbox"/> Stripped Matrix (S6)                         | <input type="checkbox"/> Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D) |                                                                                                                           |
| <input type="checkbox"/> Dark Surface (S7) (LRR P, S, T, U)           |                                                                                     |                                                                                                                           |

Restrictive Layer (if observed):

Type: \_\_\_\_\_

Depth (inches): \_\_\_\_\_

Hydric Soil Present? Yes  No

Remarks:

Hydric soil indicator confirmed.

**WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region**

Project/Site: The Hall Property City/County: Sussex Sampling Date: 12/10/20  
 Applicant/Owner: Ribera Development, LLC State: DE Sampling Point: W-2  
 Investigator(s): K.W. Redinger, ERI Section, Township, Range: Lewes  
 Landform (hillslope, terrace, etc.): Swale Local relief (concave, convex, none): Concave Slope (%): 1  
 Subregion (LRR or MLRA): T Lat: 38.666739 Long: -75.139334 Datum: NAD83  
 Soil Map Unit Name: Runclint Loamy Sand (RuB), Excessively Drained, 2%-5% Slopes NWI classification: E2EM5P

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation , Soil , or Hydrology  significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation , Soil , or Hydrology  naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks: PFO wetlands in the northeastern portion of the site transitioning southward to tidal emergent wetlands. This Data Sampling Point is located 30 feet downslope (east) of Wetland Flag B41.	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> <input checked="" type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Aquatic Fauna (B13) <input checked="" type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Marl Deposits (B15) (LRR U) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input checked="" type="checkbox"/> Water-Stained Leaves (B9)	<u>Secondary Indicators (minimum of two required)</u> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input checked="" type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Sphagnum moss (D8) (LRR T, U)
<b>Field Observations:</b> Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>11</u> Saturation Present? (includes capillary fringe) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>8</u>	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks: Seasonally saturated wetlands in upper reaches transitioning northward to a frequently ponded and tidally influenced hydrology regime.	

**VEGETATION (Five Strata) – Use scientific names of plants.**

Sampling Point: W-2

	Absolute % Cover	Dominant Species?	Indicator Status		
<b>Tree Stratum</b> (Plot size: <u>30</u> foot radius )					
1. <u>Pinus taeda</u>	40.0	Yes	FAC	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>6</u> (A)  Total Number of Dominant Species Across All Strata: <u>6</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)	
2. <u>Ilex opaca</u>	10	No	FAC		
3. <u>Nyssa sylvatica</u>	10	No	FAC		
4. _____					
5. _____					
6. _____					
60 = Total Cover				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: <u>0</u> (A) <u>0</u> (B)  Prevalence Index = B/A = <u>0</u>	
50% of total cover: <u>30</u> 20% of total cover: <u>12</u>					
<b>Sapling Stratum</b> (Plot size: <u>30</u> foot radius )					
1. <u>Nyssa sylvatica</u>	10.0	Yes	FAC		
2. _____					
3. _____					
4. _____					
5. _____					
6. _____					
10 = Total Cover					
50% of total cover: <u>5</u> 20% of total cover: <u>2</u>					
<b>Shrub Stratum</b> (Plot size: <u>30</u> foot radius )					
1. <u>Morella cerifera</u>	10	Yes	FAC	<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)	
2. <u>Vaccinium corymbosum</u>	5	Yes	FACW		
3. _____					
4. _____					
5. _____					
6. _____					
15 = Total Cover				<sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.  <b>Definitions of Five Vegetation Strata:</b>  <b>Tree</b> – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).  <b>Sapling</b> – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.  <b>Shrub</b> – Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.  <b>Herb</b> – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.  <b>Woody vine</b> – All woody vines, regardless of height.	
50% of total cover: <u>7.5</u> 20% of total cover: <u>3</u>					
<b>Herb Stratum</b> (Plot size: <u>10</u> foot radius )					
1. <u>Phragmites australis</u>	40	Yes	FACW		
2. <u>Chasmanthium laxum</u>	20	Yes	FACW		
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
11. _____					
60 = Total Cover					
50% of total cover: <u>30</u> 20% of total cover: <u>12</u>					
<b>Woody Vine Stratum</b> (Plot size: <u>30</u> foot radius )					
1. _____				<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No _____	
2. _____					
3. _____					
4. _____					
5. _____					
6. _____					
0 = Total Cover					
50% of total cover: _____ 20% of total cover: _____					
Remarks: (If observed, list morphological adaptations below). Mid succession mixed hardwood and pine forest with Phragmites under-story, transitioning southward to emergent community.					

**SOIL**

Sampling Point: W-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-5	10YR 2/1	100			<input type="checkbox"/>	<input type="checkbox"/>	loam	SL with high organic content
5-18	2.5Y 5/2 - 10YR 4/1	90/10			<input type="checkbox"/>	<input type="checkbox"/>	sand	LS with polychromatic matrix
18-24	2.5Y 4/4	100			<input type="checkbox"/>	<input type="checkbox"/>	sand	LS
					<input type="checkbox"/>	<input type="checkbox"/>		
					<input type="checkbox"/>	<input type="checkbox"/>		
					<input type="checkbox"/>	<input type="checkbox"/>		
					<input type="checkbox"/>	<input type="checkbox"/>		

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.      <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)			Indicators for Problematic Hydric Soils <sup>3</sup> :		
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR S, T, U)	<input type="checkbox"/> 1 cm Muck (A9) (LRR O)			
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR S, T, U)	<input type="checkbox"/> 2 cm Muck (A10) (LRR S)			
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR O)	<input type="checkbox"/> Reduced Vertic (F18) (outside MLRA 150A,B)			
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (LRR P, S, T)			
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Anomalous Bright Loamy Soils (F20)			
<input type="checkbox"/> Organic Bodies (A6) (LRR P, T, U)	<input type="checkbox"/> Redox Dark Surface (F6)	<input type="checkbox"/> (MLRA 153B)			
<input type="checkbox"/> 5 cm Mucky Mineral (A7) (LRR P, T, U)	<input type="checkbox"/> Depleted Dark Surface (F7)	<input type="checkbox"/> Red Parent Material (TF2)			
<input type="checkbox"/> Muck Presence (A8) (LRR U)	<input type="checkbox"/> Redox Depressions (F8)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)			
<input type="checkbox"/> 1 cm Muck (A9) (LRR P, T)	<input type="checkbox"/> Marl (F10) (LRR U)	<input type="checkbox"/> Other (Explain in Remarks)			
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Ochric (F11) (MLRA 151)				
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR O, P, T)	<sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.			
<input type="checkbox"/> Coast Prairie Redox (A16) (MLRA 150A)	<input type="checkbox"/> Umbric Surface (F13) (LRR P, T, U)				
<input type="checkbox"/> Sandy Mucky Mineral (S1) (LRR O, S)	<input type="checkbox"/> Delta Ochric (F17) (MLRA 151)				
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Reduced Vertic (F18) (MLRA 150A, 150B)				
<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149A)				
<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)				
<input type="checkbox"/> Dark Surface (S7) (LRR P, S, T, U)					

<b>Restrictive Layer (if observed):</b> Type: _____ Depth (inches): _____	Hydric Soil Present?    Yes <input type="checkbox"/> / <input type="checkbox"/> No <input type="checkbox"/> / <input type="checkbox"/>
---------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------

Remarks:  
Hydric soil indicator confirmed.

# APPENDIX “C”

## Site Photos



**Photo 1:** Palustrine Forested Wetland A located in western portion of subject property, as described by Data Point W-1. View facing west - December 10, 2020



**Photo 2:** Palustrine forested wetlands located in eastern portion of subject property, as described by Data Point W-2. View facing northwest - December 10, 2020



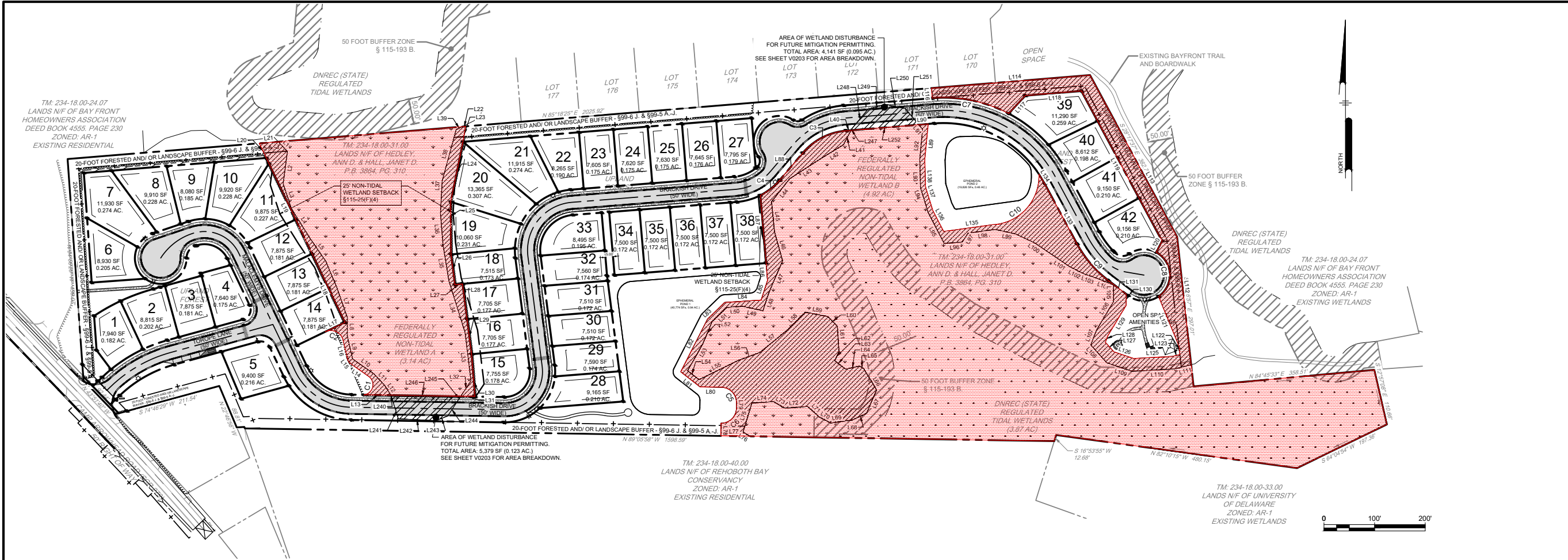


**Photo 3:** Upland forest located in the western portion of the subject parcel, as described by Data Point U-1. View facing west - December 10, 2020



**Photo 4:** Upland forest located in the eastern portion of the subject parcel, as described by Data Point U-2. View facing east - December 10, 2020





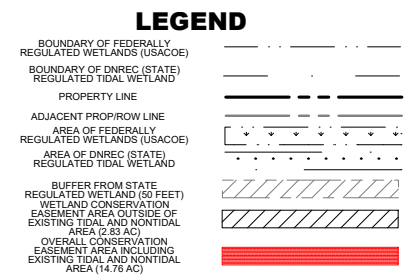
**WETLAND "A" IMPACT AREA**

PAVEMENT	3,823 SF	0.088 AC.
GRASS (ROAD ROW)	1,556 SF	0.035 AC.
<b>TOTAL</b>	<b>5,379 SF</b>	<b>0.123 AC.</b>

**WETLAND "A" IMPACT AREA**

**EASEMENT LINE TABLE**

LINE #	BEARING	DISTANCE
L240	S 35°07'06" E	0.54'
L241	S 17°18'53" E	48.13'
L242	S 87°08'47" E	74.31'
L243	N 68°35'42" E	25.06'
L244	N 33°21'22" E	42.47'
L245	N 33°21'22" E	42.47'
L246	N 89°05'54" W	137.76'



**WETLAND "B" IMPACT AREA**

PAVEMENT	2,746 SF	0.063 AC.
GRASS (ROAD ROW)	1,395 SF	0.032 AC.
<b>TOTAL</b>	<b>4,141 SF</b>	<b>0.095 AC.</b>

**WETLAND "B" IMPACT AREA**

**EASEMENT LINE TABLE**

LINE #	BEARING	DISTANCE
L247	N 27°38'17" E	3.43'
L248	N 39°37'31" E	50.16'
L249	N 74°04'33" E	35.23'
L250	S 77°47'19" E	40.67'
L251	S 39°51'48" E	41.38'
L252	S 85°18'25" W	134.18'

**WETLAND CONSERVATION EASEMENT TABLES**

**EASEMENT LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S 43°27'28" E	26.35'
L2	S 07°31'39" W	64.17'
L3	S 18°15'36" E	51.60'
L4	S 31°58'11" E	66.86'
L5	S 34°23'40" E	57.60'
L6	S 22°52'17" E	57.58'
L7	S 19°13'33" E	61.25'
L8	S 00°12'06" W	36.78'
L9	S 13°18'28" E	46.52'
L10	S 54°54'11" E	51.51'
L11	S 43°08'11" E	30.72'
L12	S 32°17'07" E	23.16'
L13	N 89°05'58" W	53.43'
L14	N 54°54'11" W	45.55'
L15	N 34°06'20" W	7.10'
L16	N 13°18'28" W	40.34'
L17	N 64°14'53" E	42.96'
L18	N 25°34'08" W	150.00'
L19	N 25°34'00" W	209.73'
L20	N 25°34'00" W	32.11'

**EASEMENT LINE TABLE**

LINE #	BEARING	DISTANCE
L21	N 85°18'25" E	37.79'
L22	S 85°18'25" W	6.83'
L23	N 09°03'01" E	30.88'
L24	N 11°36'47" E	121.08'
L25	N 00°22'52" W	103.84'
L26	N 07°22'19" W	60.03'
L27	S 84°27'31" W	15.01'
L28	N 07°22'19" W	70.04'
L29	N 07°22'19" W	70.04'
L30	N 04°36'28" W	83.85'
L31	S 89°05'58" E	28.41'
L32	S 33°42'01" W	36.56'
L33	S 06°54'19" E	96.05'
L34	S 17°24'38" E	107.17'
L35	S 09°14'40" W	72.49'
L36	S 04°32'34" E	62.57'
L37	S 03°05'34" W	63.91'
L38	S 15°16'35" W	104.69'
L39	S 63°48'22" W	13.03'
L40	S 85°18'25" W	9.72'

**EASEMENT LINE TABLE**

LINE #	BEARING	DISTANCE
L41	N 27°38'17" E	32.19'
L42	N 58°30'40" E	52.78'
L43	N 57°04'50" E	73.23'
L44	N 38°16'57" E	57.46'
L45	N 05°41'01" W	59.67'
L46	N 15°34'53" W	59.29'
L47	N 23°19'26" E	67.99'
L48	N 18°04'59" E	38.20'
L49	S 77°50'30" E	41.00'
L50	N 86°20'49" E	31.18'
L51	N 45°51'36" E	41.02'
L52	N 22°35'52" E	47.92'
L53	N 29°42'09" E	60.16'
L54	N 51°57'41" W	26.72'
L55	S 63°58'00" W	85.80'
L56	S 69°42'04" W	45.94'
L57	S 50°47'59" W	69.14'
L58	S 45°06'12" W	50.80'
L59	N 78°57'11" W	45.65'
L60	N 44°24'59" W	26.89'

**EASEMENT LINE TABLE**

LINE #	BEARING	DISTANCE
L61	N 03°37'56" W	50.34'
L62	N 25°18'13" E	19.62'
L63	N 52°08'49" W	27.41'
L64	S 76°58'03" W	27.65'
L65	N 59°27'43" W	9.94'
L66	N 31°16'29" W	49.18'
L67	N 23°23'27" E	50.38'
L68	N 64°42'09" E	31.04'
L69	N 82°04'25" E	43.12'
L70	S 62°24'54" E	24.77'
L71	S 48°08'27" E	31.89'
L72	N 85°22'30" E	44.55'
L73	S 60°13'02" E	26.10'
L74	N 86°37'29" E	42.73'
L75	N 17°01'08" E	47.83'
L76	N 60°38'55" W	17.02'
L77	S 89°05'58" E	58.78'
L78	S 00°53'57" W	25.00'
L79	S 00°00'00" E	11.02'
L80	S 89°05'58" E	42.09'

**EASEMENT LINE TABLE**

LINE #	BEARING	DISTANCE
L81	N 03°37'56" W	50.34'
L82	N 25°18'13" E	19.62'
L83	N 52°08'49" W	27.41'
L84	S 76°58'03" W	27.65'
L85	N 59°27'43" W	9.94'
L86	N 31°16'29" W	49.18'
L87	N 23°23'27" E	50.38'
L88	N 64°42'09" E	31.04'
L89	N 82°04'25" E	43.12'
L90	S 62°24'54" E	24.77'
L91	S 48°08'27" E	31.89'
L92	N 85°22'30" E	44.55'
L93	S 60°13'02" E	26.10'
L94	N 86°37'29" E	42.73'
L95	N 17°01'08" E	47.83'
L96	N 60°38'55" W	17.02'
L97	S 89°05'58" E	58.78'
L98	S 00°53'57" W	25.00'
L99	S 00°00'00" E	11.02'
L100	S 89°05'58" E	42.09'

**EASEMENT LINE TABLE**

LINE #	BEARING	DISTANCE
L81	S 51°57'41" E	48.60'
L82	S 26°55'30" W	116.64'
L83	S 45°51'36" W	47.35'
L84	S 86°20'49" W	71.99'
L85	S 18°04'59" W	40.47'
L86	S 04°42'12" E	34.62'
L87	S 04°53'13" E	134.20'
L88	S 40°23'17" W	70.29'
L89	S 05°27'09" W	70.19'
L90	N 85°18'25" E	16.67'
L91	N 39°51'48" W	11.78'
L92	N 05°27'09" E	59.23'
L93	N 01°29'31" W	56.61'
L94	N 17°15'24" W	51.21'
L95	N 27°28'09" W	68.67'
L96	S 85°37'41" W	35.86'
L97	S 32°28'17" W	20.75'
L98	S 82°08'22" W	54.24'
L99	N 77°30'09" W	41.63'
L100	N 55°52'13" W	38.81'

**EASEMENT LINE TABLE**

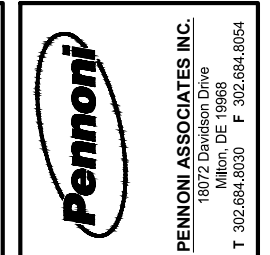
LINE #	BEARING	DISTANCE
L81	S 51°57'41" E	48.60'
L82	S 26°55'30" W	116.64'
L83	S 45°51'36" W	47.35'
L84	S 86°20'49" W	71.99'
L85	S 18°04'59" W	40.47'
L86	S 04°42'12" E	34.62'
L87	S 04°53'13" E	134.20'
L88	S 40°23'17" W	70.29'
L89	S 05°27'09" W	70.19'
L90	N 85°18'25" E	16.67'
L91	N 39°51'48" W	11.78'
L92	N 05°27'09" E	59.23'
L93	N 01°29'31" W	56.61'
L94	N 17°15'24" W	51.21'
L95	N 27°28'09" W	68.67'
L96	S 85°37'41" W	35.86'
L97	S 32°28'17" W	20.75'
L98	S 82°08'22" W	54.24'
L99	N 77°30'09" W	41.63'
L100	N 55°52'13" W	38.81'

**EASEMENT LINE TABLE**

LINE #	BEARING	DISTANCE
L122	N 06°16'57" W	16.91'
L123	N 75°54'51" E	14.60'
L125	N 86°47'14" E	77.24'
L126	S 71°17'06" E	41.04'
L127	S 41°56'34" E	25.40'
L128	S 21°09'12" W	14.22'
L129	S 31°02'04" W	69.59'
L130	S 00°23'53" W	22.38'
L131	S 52°43'59" E	44.63'
L133	S 26°17'46" E	135.81'
L134	S 30°58'56" E	21.18'
L135	N 82°08'22" E	54.16'
L136	S 27°28'09" E	46.24'
L137	S 17°15'24" E	48.94'
L138	S 01°29'31" E	54.61'

**EASEMENT CURVE TABLE**

CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	20.11'	138°25'15"	48.58'	52.97'	37.60'	N 14°31'33" E
C2	25.00'	102°26'39"	44.70'	31.12'	38.98'	N 64°31'47" W
C3	126.00'	044°55'08"	98.78'	52.09'	96.27'	S 62°50'51" W
C4	124.00'	022°45'32"	49.26'	24.96'	48.93'	S 51°46'04" W
C5	30.00'	036°07'06"	18.91'	9.78'	18.60'	S 18°03'33" E
C6	30.00'	090°54'09"	47.60'	30.48'	42.76'	S 45°27'01" W
C7	274.04'	032°40'05"	156.25'	80.31'	154.14'	N 78°37'44" W
C8	51.00'	117°42'55"	104.78'	84.41'	87.30'	N 03°12'30" W
C9	224.00'	019°38'55"	76.82'	38.79'	76.44'	S 38°07'13" E
C10	96.07'	090°17'40"	151.40'	96.57'	136.22'	N 42°43'26" E



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

**TERRAPIN ISLAND SUBDIVISION**  
 TAX MAP: 234-18-00-31-00  
 SUSSEX COUNTY, DELAWARE - 19958

**WETLAND IMPACT PLAN**  
 RIBERA DEVELOPMENT, L.L.C.  
 8684 VETERANS HIGHWAY, SUITE 203  
 MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY
1	02/02/24	REVISED PER PLANNING & ZONING COMMENTS	TPM

PROJECT: **RIBER20000**  
 DATE: 2020-07-27  
 DRAWING SCALE: 1"=100'  
 DRAWN BY: MP/TPM  
 APPROVED BY: AMD

March 1, 2021

ERI Project No. 0816#0974

Mr. Jamie Whitehouse, Director  
Mr. Nick Torrance, Planner I  
Sussex County Department of Planning  
2 The Circle  
Georgetown, Delaware 19947

RE: Response to Comment No. 3 (Wetland Buffers)  
Staff Review Letter, December 9, 2020 for Preliminary Subdivision Plan for  
Salt Cedars (2020-13) for the creation of a Cluster Subdivision to consist of  
42 single family lots located on the east side of Camp Arrowhead Road  
(S.C.R. 279)  
Tax Map Parcel: 234-18.00-31.00

Gentlemen,

Environmental Resources, Inc. (ERI) is writing you on behalf of Ribera Development, LLC and their project engineer, Mr. Mark Davidson of Pennoni Associates, Inc. regarding Comment No. 3 as laid out in the above referenced Preliminary Subdivision Plan Comment Letter dated December 9, 2020.

Comment No. 3 states, "*Per 115-25 (F) (4), a permanent 25 foot setback from all nontidal wetlands is required which prohibits paving within these areas. It appears that this will occur on multiple occasions. Please show the permanent 25 foot setback and remove all paved areas within this setback*".

ERI has been involved with the delineation of state and federal wetlands for this project as well as the site planning process. Involvement with the site planning process was needed as the subject property cannot be developed without some impact to federally regulated nontidal forested wetlands.

Based on the current Preliminary Subdivision Plan under review, the comment about encroachment into wetland buffers appears to focus on two unavoidable road crossings through federally regulated (Corps of Engineers, ACOE) wetlands. These two road crossing sites are needed to link developable upland areas within the property. As such, they are a key element with respect to the proposed development plan.

ERI has evaluated various alternatives to minimize these wetland impacts. I believe the current design and layout accomplishes that goal. State regulated wetlands and their buffers are completely avoided. Both road crossing sites are located where the least linear footage of federally regulated wetlands are crossed. The easterly most crossing location is already impacted by an unpaved unimproved access road leading to the waterfront portion of the site. The possibility of bridging was considered impractical as the structure would be too low to the existing ground, effectively having the same effect of a fill. Utilization of bridge structures also has long term consequences with respect to longevity, safety, and cost. Given the minimal extent of wetlands impacts (only 0.218 acre) bridging is not a practical option.

ERI has held a pre-application conference with Corps of Engineers staff about this project and the two proposed crossings. The Corps determined that the project does qualify for authorization under Nationwide Permit No. 14 (Linear Transportation Projects). Understanding the minimal extent of impacts to fringe locations of wetlands being impacted, compensatory mitigation for the project will be accomplished through placement of a permanent protective deed restriction over all remaining federally regulated wetlands and all state regulated wetlands. This deed restriction will also encompass all surrounding upland open space areas where appropriate. This measure in effect adds additional natural buffers to existing wetlands. Buffer area lost as a result of the two road crossings will be added in other areas.

Currently, ERI is finalizing the project's application to the Corps of Engineers for Nationwide Permit authorization. Based upon an anticipated submission date on or before April 1, 2021. Processing is expected to be within 2 to 4 months or sometime between June and August of this year. If needed, it would be appropriate to condition and Preliminary Site Plan approval to withhold construction until a Corps of Engineer Permit is provided to the Department of Planning.

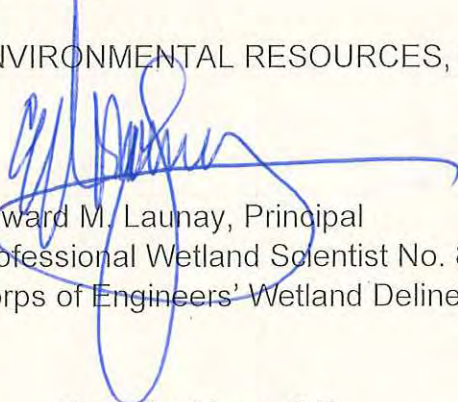
Based upon my long term experience with land development projects and buffer requirements in Sussex County, where infrastructure development and water dependent/related development impacts wetlands for which a Corps of Engineers or Department of Natural Resources and Environmental Control (DNREC) permit is issued, buffers have not applied. This has been the case on any number of projects throughout the County. In support, I would also offer the draft of the recent proposed buffer ordinance for subdivisions developed by County staff and the Wetland Buffer Working Group. It was clear that a buffer would not be applied to a subdivision road through wetlands accessing uplands authorized by the Corps of Engineers or DNREC. In this case no DNREC permit is needed as no impacts are proposed to state regulated wetlands or their buffers.

Respectfully, I do not believe a buffer requirement should be applied to these two road crossings if authorized by the Corps. To do so would be without precedent based on past practice. Based upon my pre-application discussion with the Corps I have to believe that the two wetland road crossing impacts will be approved. As stated earlier, submission of the permit to the Planning Department as a Condition of Approval would be appropriate and acceptable.

I would request that the Planning Department modify Comment No. 3 accordingly. If you have any questions, I am available at your convenience.

Sincerely,

ENVIRONMENTAL RESOURCES, INC.



Edward M. Launay, Principal  
Professional Wetland Scientist No. 875, Society of Wetland Scientists  
Corps of Engineers' Wetland Delineator Certification No. WDCP93MD0510036B

Cc: Mark Davidson, P.E.  
Ribera Development, LLC.

**TAB 9**

**WATER & WASTEWATER**

## Alan M. Decktor

---

**Subject:** FW: TM 234-18.00-31.00 - Hall Property | Camp Arrowhead Road

---

**From:** John J. Ashman <jashman@sussexcountyde.gov>

**Sent:** Wednesday, April 14, 2021 9:02 AM

**To:** Alan M. Decktor <ADecktor@Pennoni.com>

**Cc:** Jordan T. Dickerson <jordan.dickerson@sussexcountyde.gov>; Scott Thornton <scott.thornton@sussexcountyde.gov>; Chris Calio <ccalio@sussexcountyde.gov>; Kenneth Briggs <kenneth.briggs@sussexcountyde.gov>

**Subject:** RE: TM 234-18.00-31.00 - Hall Property | Camp Arrowhead Road

Alan,

Project installs low pressure county-owned forcemain from the existing forcemain in Camp Arrowhead Road throughout the project with county maintenance stopping at the ROW line. All homes have individual privately-owned grinder pumps connecting to the County-owned forcemain within the subdivision ROW. Property owner is responsible for the grinder pump and the line connecting at the ROW.

John



## ENGINEERING DEPARTMENT

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



# Sussex County

DELAWARE  
sussexcountyde.gov

HANS M. MEDLARZ, P.E.  
COUNTY ENGINEER

JOHN J. ASHMAN  
DIRECTOR OF UTILITY PLANNING

## SEWER SERVICE CONCEPT EVALUATION (SSCE) UTILITY PLANNING DIVISION

Applicant: **Pennoni Associates: Mark Davidson**

Date: 5/7/2020

Reviewed by: **Chris Calio**

Agreement #: **1148**

Project Name: **Ribera-Hall Subdivision**

Tax Map & Parcel(s): **234-18.00-31.00**

Sewer Tier: Tier 2 - Sussex County Planning Area

Proposed EDUs: **42**

Pump Station(s) Impacted: **PS 315, PS 317**

List of parcels to be served, created from the base parcel: **N/A**

List of additional parcels to be served (Parcels required for continuity must be served with infrastructure): **Click or tap here to enter text.**

Connection Point(s): **MH 300 in front of PS 315**

Use of Existing Infrastructure Agreement required? Yes  or No

Annexation Required? Yes  or No

Easements Required? Yes  or No

Fee for annexation (based on acreage): **\$1,500 (10.00 - 150.00 Acres)**

Current Zoning: **AR-1** Zoning Proposed: **AR-1**

Acreage: **30.08**



Additional Information: Please note Planning & Zoning approval is required before the annexation process can begin.

\* No capacity is guaranteed until System Connection Fees are paid

All gravity sewers with three (3) or more minor branches shall be designed at minimum slope and maximum depth.

Once Construction Drawings are completed with all of the above information satisfied, please submit to:

Sussex County Public Works Department  
2 The Circle  
P.O. Box 589  
Georgetown DE 19947

CC: John Ashman  
Jayne Dickerson  
Michael Brady  
Nichole Bixby



May 26, 2021

Mr. Alan M. Decktor, PE, ENV SP  
Pennoni  
18072 Davidson Drive  
Milton, DE 19968

**RE: Willing & Able Letter – Tax Parcel 234-18.00-31.00 Terrapin Island Subdivision**

Dear Mr. Decktor:

Tidewater Utilities, Inc. (Tidewater) is willing and able to serve public water, *including fire protection*, to the following parcel(s) identified as Tax Map Parcel No. 234-18.00-31.00. Water service is contingent on the terms and conditions of a Water Service Agreement by and between Tidewater and the Project Owner. This parcel is located within Tidewater's existing water Certificate of Public Convenience and Necessity franchise area.

Please send a site plan and construction schedule to Tidewater. Please feel free to contact me at 302-747-1325 if you have any questions or concerns regarding this matter. Tidewater looks forward to meeting the water needs of this project.

Sincerely,

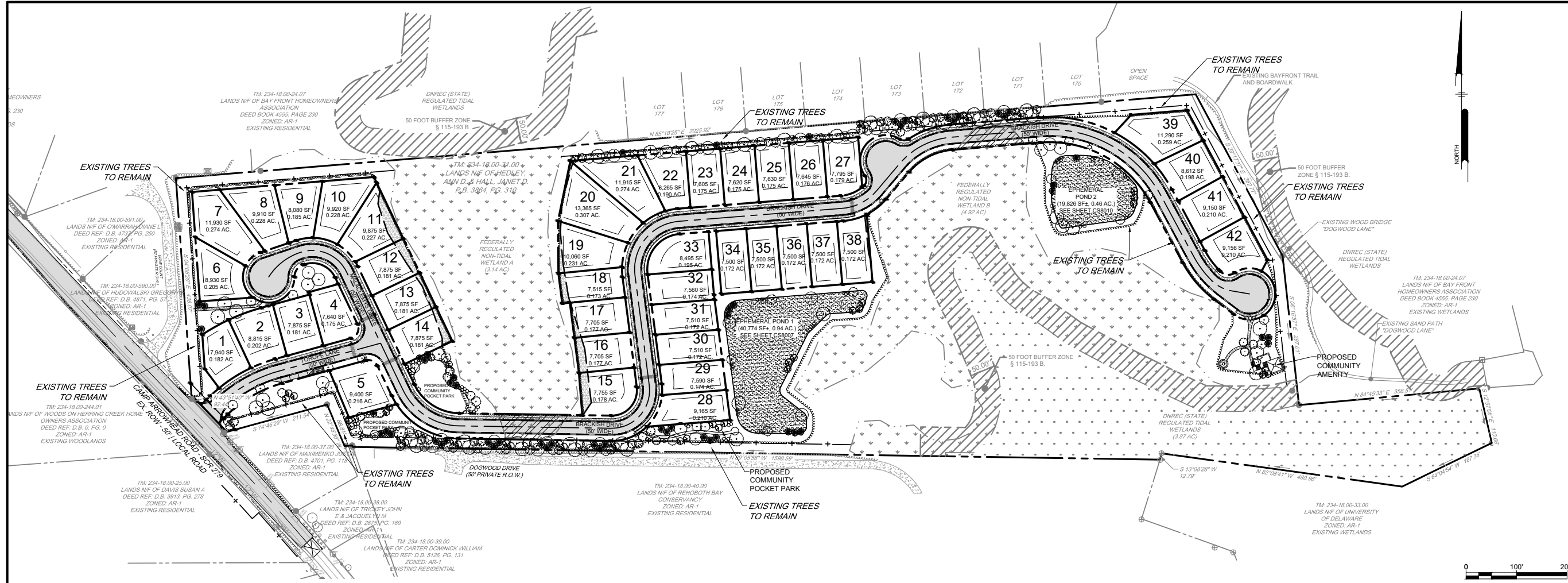
A handwritten signature in cursive script that reads "Kirsten E. Higgins".

Kirsten Higgins  
Vice President, Development & Contract  
Administration

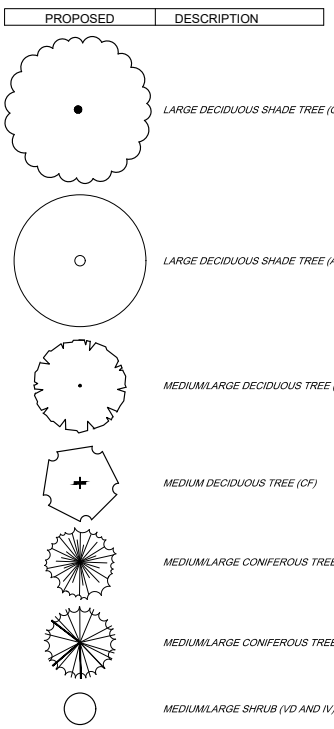
cc: Brian Carbaugh, P.E., Tidewater Utilities, Inc.

**TAB 10**

**LANDSCAPE**

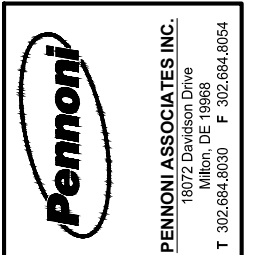


**PLANT SCHEDULE**



KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPACING
<b>TREES</b>						
QP	34	QUERCUS PALUSTRIS	PIN OAK	1.5" CAL	B&B	AS SHOWN
AR	29	ACER RUBRUM	RED MAPLE	1.5" CAL	B&B	AS SHOWN
CF	48	CORNUS FLORIDA	FLOWERING DOGWOOD	1.5" CAL	B&B	AS SHOWN
CC	54	CERIS CANADENSIS	EASTERN REDBUD	1.5" CAL	B&B	AS SHOWN
JV	46	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5' HGT	B&B	AS SHOWN
IO	40	ILEX OPACA	AMERICAN HOLLY	5' HGT	B&B	AS SHOWN
IV	36	ILEX VERTICILLATA	WINTERBERRY	3' HGT	B&B	AS SHOWN
VD	36	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3' HGT	B&B	AS SHOWN

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



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

**TERRAPIN ISLAND SUBDIVISION**  
 TAX MAP: 234-18-00-31-00  
 INDIAN RIVER HUNDRED  
 SUSSEX COUNTY, DELAWARE - 19968  
**LANDSCAPE PLAN**  
 RIBERA DEVELOPMENT, LLC.  
 8694 VETERANS HIGHWAY, SUITE 203  
 MILLERSVILLE, MD 21108

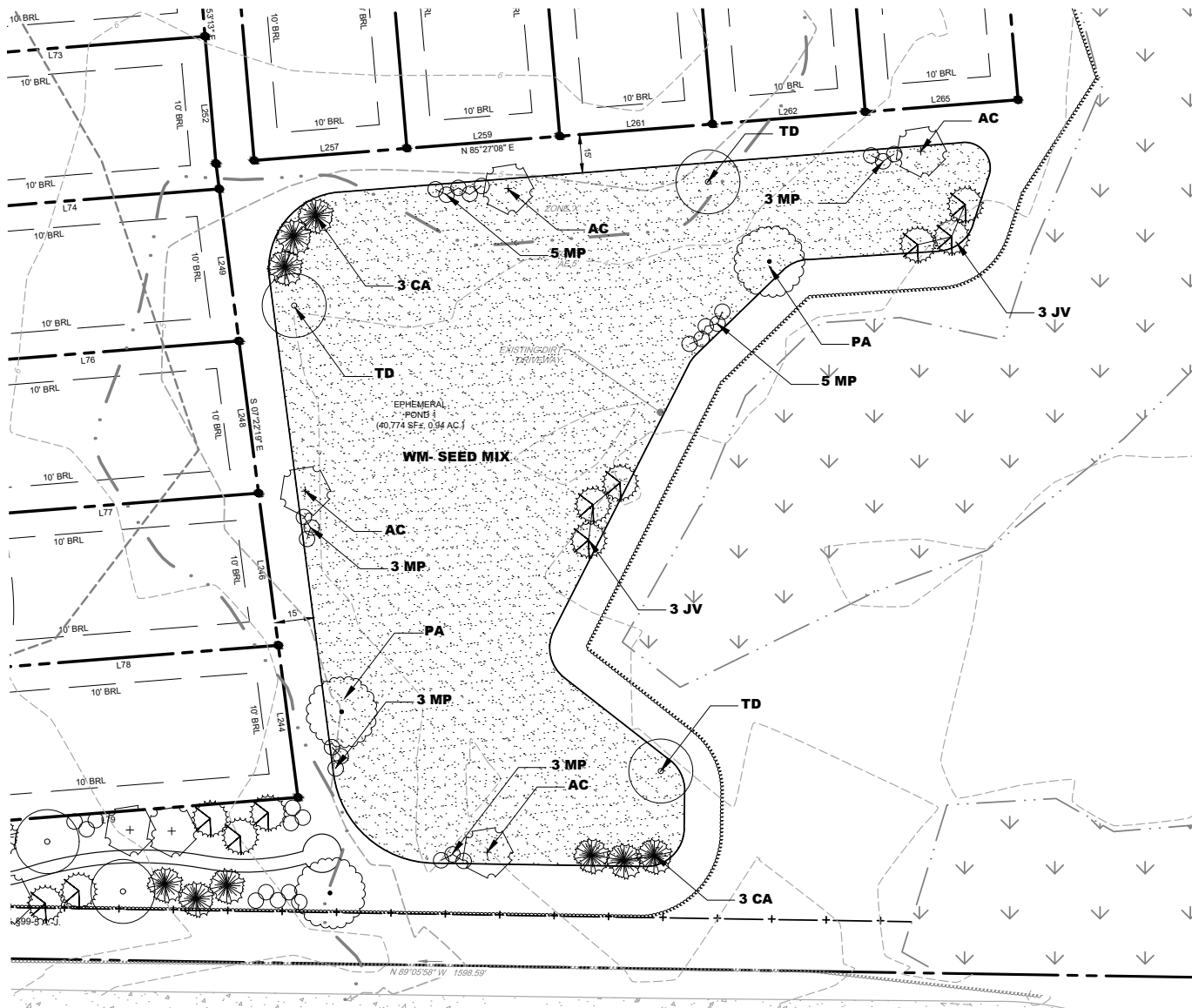
NO.	DATE	REVISIONS	BY

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

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

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

PROJECT	RIBER20000
DATE	2021-06-02
DRAWING SCALE	1"=100'
DRAWN BY	LFS
APPROVED BY	AMD
<b>CS2001</b>	
SHEET	8 OF 36



**STORMWATER CONVEYANCE**  
 THIS PROPOSED FEATURE IS STRICTLY DESIGNED FOR THE CONVEYANCE OF STORMWATER. THE OPTION TO USE THIS FEATURE IS TO CONVEY STORMWATER FROM DELDOT RIGHT OF WAY. THE PROPOSED EPHEMERAL CONSTRUCTED WETLANDS ARE DESIGNED IN ACCORDANCE WITH STATE REQUIREMENTS. NO CREDIT FOR TREATMENT SHALL BE TAKEN FROM THE USE OF THIS TREATMENT FEATURE.

**EPHEMERAL CONSTRUCTED WETLAND PLANT SCHEDULE**

KEY	LATIN NAME	COMMON NAME	QUANTITY	SIZE	CONDITION & REMARKS
AC	SHADE/UNDERSTORY TREES				
PA	AMELANCHIER CANADENSIS	SERVICEBERRY	4	1.5" CAL.	B & B
	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2	2.5" CAL.	B & B
	TOTAL SHADE/UNDERSTORY TREES		6		
	CONIFEROUS TREES				
CA	CHAMAECYPARIS THYOIDES	ATLANTIC WHITE CEDAR	6	8-10'	B & B
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6	8-10'	B & B
TD	TAXODIUM DISTICHUM	BALD CYPRESS	3	8-10'	B & B
	TOTAL CONIFEROUS TREES		15		
	SHRUBS				
CO	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	9	2-2.5'	B & B/CONT.
IT	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	5	2-2.5'	B & B/CONT.
MP	MYRICA PENNSYLVANICA	BAYBERRY	8	2-2.5'	B & B/CONT.
	TOTAL SHRUBS		22		
WM	SEED MIX				
	ERNST SEEDS - OBL WETLAND MIX	ERNST SEEDS - OBL WETLAND MIX	20.5	LBS SEED MIX	SEED AT 0.5 LB/1,000 SF, PER ERNST SPECS

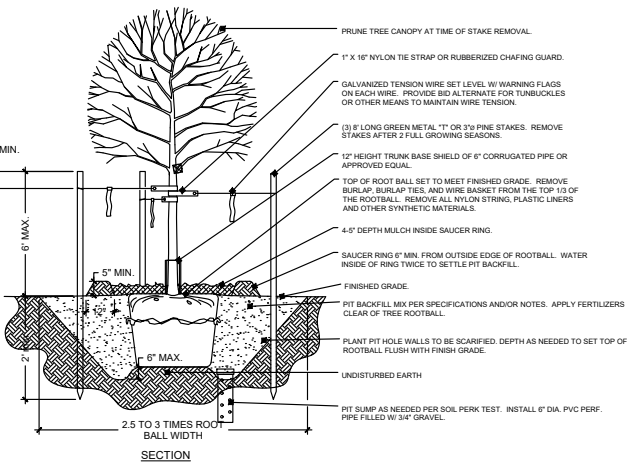
**EPHEMERAL CONSTRUCTED WETLAND AREA**

IN LIEU OF THE WETLAND SEED MIX SPECIFIED, PLANTING MAY BE DONE USING 2" PLUGS SPACED AT 18" O.C. PLANTING SHALL BE DONE USING THE FOLLOWING PLANT RATIOS:

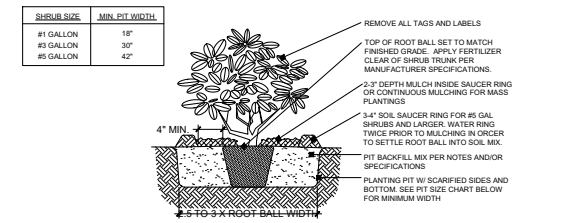
- 40% CAREX PENNSYLVANICA - PENNSYLVANIA SEDGE
- 15% PONTEDERA CORDATA - PICKERELWEED
- 15% SAGITTARIA LATIFOLIA - BROADLEAF ARROWHEAD
- 5% PELTANDRIA VIRGINICA - ARROW ARUM
- 5% JUNCUS EFFUSUS - SOFT RUSH
- 4% IRIS VERSICOLOR - BLUE FLAG IRIS
- 4% SCHOENOPLECTUS PUNGENS - COMMON THREE SQUARE
- 4% MIMULUS RINGENS - SQUARE STEM MONKEY FLOWER
- 2% SAGITTARIA LANCIFOLIA - BULL TONGUE ARROWHEAD
- 2% ASOLEPIAS INCARNATA - SWAMP MILKWEEED
- 2% EUPATORIUM FISTULOSUM - JOE PYE WEED
- 2% LOBELIA CARDINALIS - CARDINAL FLOWER

**EPHEMERAL CONSTRUCTED WETLAND PLANTING NOTES AND SPECIFICATIONS:**

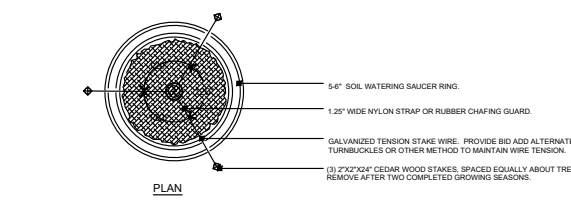
- THESE NOTES APPLY TO ALL AREAS THAT WILL BE PERMANENTLY OR SEASONALLY INUNDATED WITH STORMWATER.
- PLANTING IN THESE AREAS MUST OCCUR IN THE SPRING GROWING SEASON, BETWEEN MARCH 15 AND JUNE 15, WEATHER PERMITTING. DO NOT PLANT IN FROZEN GROUND.
- WATER LEVELS MUST BE DRAWN DOWN BELOW AREAS TO BE PLANTED UNTIL SEED MIX AND PLANTINGS HAVE BECOME ESTABLISHED.
- PRE-IRRIGATE PLANTING SITES TO ENSURE THAT SOIL IS MOIST.
- AFTER PLANTING CARE MUST BE TAKEN NOT TO DROWN PLANTS. OVER THE COURSE OF THE FIRST GROWING SEASON, AFTER PLANTS ARE ESTABLISHED, THE WATER LEVEL CAN SLOWLY BE INCREASED AS NOTED BELOW.
- GENERALLY PLANTS SHOULD HAVE ONE QUARTER TO ONE THIRD OF THEIR TOPS ABOVE THE WATER LINE AS WATER LEVELS ARE BEING RAISED AS DESCRIBED BELOW.
- FOR THE FIRST MONTH AFTER PLANTS HAVE BEEN ESTABLISHED AND HAVE STARTED TO GROW, THE BENCH AREA CAN BE FLOODED TO A 2-3" DEPTH. THE WATER CAN DRAIN DOWN TO THE BENCH BOTTOM OVER 7-10 DAYS, AND THEN BE REFILLED.
- FOR THE SECOND MONTH, OR AS PLANTS GROW BASED ON NOTE 6 ABOVE, THE WATER LEVEL CAN BE INCREASED TO 6-8", USING THE SAME TIMEFRAMES AS THE FIRST MONTH.
- FOR THE THIRD MONTH, OR AS PLANTS GROW, THE WATER LEVEL CAN BE INCREASED TO 10-12". IF PLANTS APPEAR TO BE STRESSED WITH RISING WATER LEVELS, REDUCE WATER LEVELS AND INCREASE THE TIME BETWEEN THE WATER LEVEL CHANGES.



**C** CANOPY TREE PLANTING AND GUYING  
N.T.S.



**A** SHRUB PLANTING  
N.T.S.



**B** EVERGREEN TREE PLANTING AND STAKING  
N.T.S.

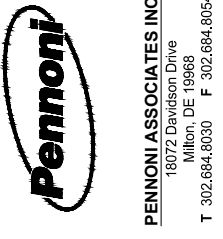
**1** EPHEMERAL POND PLANTING  
SCALE 1" = 30'

**PLANTING NOTES AND SPECIFICATIONS:**

- ALL TOPSOIL SHALL BE A MINIMUM 4" IN ALL SOD AREAS, 6" IN SEEDBED AREAS AND 8" IN TREE, SHRUB AND GROUND COVER BEDS, INCLUDING PARKING LOT ISLAND BEDS.
  - PLANTING BEHIND PERPENDICULAR PARKING IS TO BE LOCATED A MINIMUM OF 5' BEHIND THE CURB LINE.
  - ALL LANDSCAPE AND GRASS AREAS ARE TO BE HAND RAKED AND LEFT CLEAR OF ALL STONES, ROCK, CONSTRUCTION DEBRIS AND ANY UNSUITABLE MATERIALS.
  - LANDSCAPE CONTRACTOR WILL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND PLANTING INSTALLATION.
  - LANDSCAPE CONTRACTOR TO SUPPLY AND INSTALL A PERVIOUS WEED BARRIER (DEWITT, DUPONT OR APPROVED EQUAL) IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WITHIN ALL LANDSCAPES, INCLUDING STONE AND MULCH BEDS. ALL WEED BARRIER WILL BE OVERLAPPED A MINIMUM OF 6" AT ALL SEAMS. AT PLANT LOCATIONS, BARRIER SHOULD BE CUT IN AN "X" PATTERN SO TO ACCOMMODATE ROOT BALL AND REPLACED AFTER PLANT HAS BEEN INSTALLED.
  - ALL PROPOSED LANDSCAPING TO BE NURSERY GROWN, TYPICAL OF THEIR SPECIES OR VARIETY. THEY ARE TO HAVE NORMAL VIGOROUS ROOT SYSTEMS, FREE FROM DEFECTS AND INFECTIONS AND IN ACCORDANCE WITH ANSI Z60.1
  - ALL PROPOSED PLANTINGS SHOULD BE INSTALLED PER STANDARDS OF THE "AMERICAN ASSOCIATION OF NURSERYMEN" AND STATE NURSERY/ LANDSCAPE ASSOCIATIONS WITH REGARD TO PLANTING, PIT SIZE, BACKFILL MIXTURE, STAKING AND GUYING.
  - ALL PLANTING CONTAINERS AND BASKETS SHALL BE REMOVED DURING PLANTING. ALL PLANTS SHALL BE SET PLUMB AND POSITIONED SO THAT THE TOP OF THE ROOT COLLAR MATCHES, OR IS NO MORE THAN THREE TO SIX (3-6") INCHES ABOVE, FINISHED GRADE - SEE DETAILS THIS SHEET. REPLACE AMENDED BACKFILL IN 6-INCH LAYERS AND COMPACT BACKFILL TO ELIMINATE VOIDS. CONTRACTOR SHALL PROVIDE A FOUR-INCH HIGH EARTHEN WATERING SAUCER ALONG THE PERIMETER OF EACH PLANTING PIT. CONTRACTOR SHALL WATER NEWLY PLANTED VEGETATION PRIOR TO MULCHING PLANTING PIT. ALL VOIDS SHALL BE FILLED AND SETTLING MITIGATED AS REQUIRED.
  - AFTER INITIAL WATERING AND PRIOR TO MULCHING, CONTRACTOR SHALL APPLY HERBICIDES AND PRE-EMERGENT HERBICIDES AS REQUIRED TO ELIMINATE ANY WEED SEEDS OR PLANTS PRESENT ON ROOT BALL.
  - ALL PLANTING BEDS AND PITS SHALL BE MULCHED WITH DOUBLE GROUND HARDWOOD MULCH AT A MINIMUM DEPTH OF 3".
- SEEDBED PREPARATION:**
- APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS OR FERTILIZER MAY BE APPLIED AT THE RATE OF 260 POUNDS PER ACRE OR 6 POUNDS PER 1000 SQUARE FEET USING 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 4-1-2 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOPDRESSING.
  - WORK LIME AND FERTILIZER INTO THE SOIL AS PRACTICAL TO A DEPTH OF 4-INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD PARALLEL TO THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
  - INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS OUTLINED BELOW.
  - GRASS SEEDING MIXTURE AND APPLICATION RATE:
- | PERCENTAGE OF TOTAL WEIGHT | APPLICATION RATE  | SEED TYPE                | MINIMUM GERMINATION ALLOWED |
|----------------------------|-------------------|--------------------------|-----------------------------|
| 60%                        | 5-7 LBS/1000 S.F. | "REBEL" TALL FESCUE      | 90 - 97                     |
| 35%                        |                   | "YORKTOWN" PERENNIAL RYE | 90 - 98                     |
| 5%                         |                   | "STREKER" REDTOP         | 90 - 92                     |
- IN AREAS DESIGNATED AS SOD, FESCUE SOD IS TO BE INSTALLED ON MINIMUM 4" TOPSOIL. AREAS TO BE SODDED ARE TO BE PREPARED AS NOTED ABOVE FOR SEEDBED AREAS.
  - TOPSOIL WITH A QUALITY ORGANIC SOIL AMENDMENT SHALL BE USED FOR ALL PLANTING AND SEEDING OPERATIONS.
  - NOTIFY ALL UTILITY COMPANIES AND LOCATE ALL UTILITIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN THE FIELD TO AVOID INTERFERENCE WITH UNDERGROUND UTILITIES.
  - SHOULD ANY DISCREPANCY ARISE BETWEEN THE PLANTING PLAN AND THE PLANTING SCHEDULE, THE PLAN SHALL GOVERN AS TO THE QUANTITY OF PLANT MATERIAL.
  - ALL SHADE TREES TO BE PRUNED OF SIDE BRANCHES TO A HEIGHT OF 6 FT ABOVE GRADE EXCEPT WHERE NOTED IN PLANT SCHEDULE.
  - ALL STREET TREES TO BE PRUNED OF SIDE BRANCHES TO A HEIGHT OF 8 FT ABOVE GRADE.
  - ALL PLANT MATERIAL SHALL BE APPROVED UPON ARRIVAL TO THE SITE, UNLESS OTHERWISE NOTIFIED.
  - PROPOSED PLANT MATERIAL MAY BE SUBSTITUTED BY SIMILAR PLANTS PRIOR TO INSTALLATION, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND SUSSEX COUNTY.
  - DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO WORK AREA CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND SEEDING ALL DISTURBED AREAS.
  - ALL PLANTS SPACED 7' O.C. OR CLOSER SHALL BE IN CONTINUOUS MULCHED BEDS.
  - SEED ALL DISTURBED AREAS WITH GRASS SEED MIX SPECIFIED IN SEDIMENT CONTROL REQUIREMENTS.

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

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



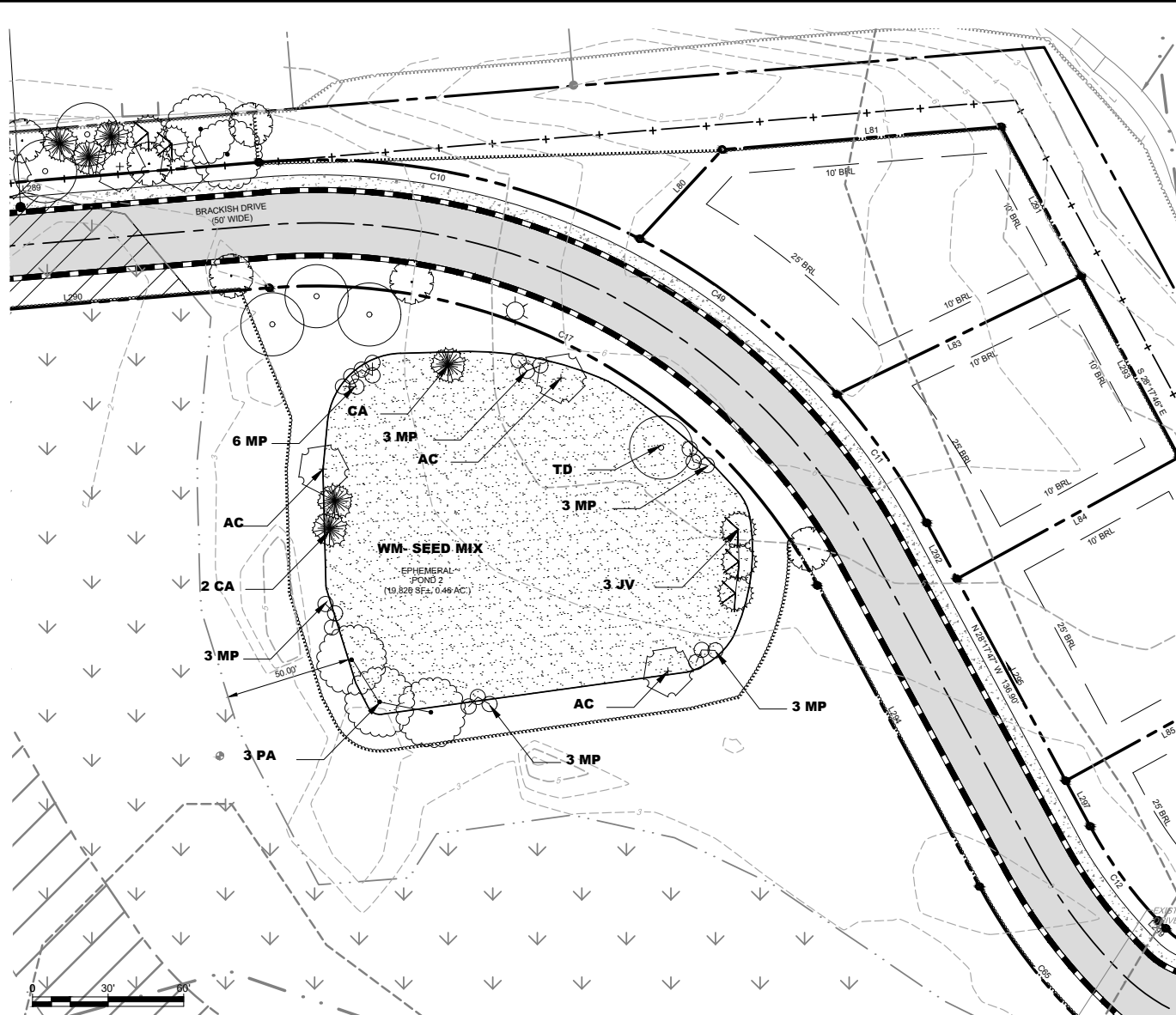
**PENNONI ASSOCIATES INC.**  
 18072 Davidson Drive  
 Milton, DE 19968  
 T 302.684.8030 F 302.684.8054

TERRAPIN ISLAND SUBDIVISION  
 INDIAN RIVER HUNDRED  
 SUSSEX COUNTY, DELAWARE  
**EPHEMERAL POND 1**  
 DETAILS  
 RIBERA DEVELOPMENT, LLC.  
 8696 VETERANS HIGHWAY, SUITE 203  
 MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY

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PROJECT **RIBER20000**  
 DATE 2021-05-25  
 DRAWING SCALE 1"=30'  
 DRAWN BY LFS  
 APPROVED BY AMD  
**CS8007**  
 SHEET 31 OF 36



1 EPHEMERAL POND PLANTING  
SCALE 1" = 30'

**PLANTING NOTES AND SPECIFICATIONS:**

1. ALL TOPSOIL SHALL BE A MINIMUM 4" IN ALL SOD AREAS, 6" IN SEEDBED AREAS AND 8" IN TREE, SHRUB AND GROUND COVER BEDS, INCLUDING PARKING LOT ISLAND BEDS.
  2. PLANTING BEHIND PERPENDICULAR PARKING IS TO BE LOCATED A MINIMUM OF 5' BEHIND THE CURB LINE.
  3. ALL LANDSCAPE AND GRASS AREAS ARE TO BE HAND RAKED AND LEFT CLEAR OF ALL STONES, ROCK, CONSTRUCTION DEBRIS AND ANY UNSUITABLE MATERIALS.
  4. LANDSCAPE CONTRACTOR WILL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND PLANTING INSTALLATION.
  5. LANDSCAPE CONTRACTOR TO SUPPLY AND INSTALL A PERVIOUS WEED BARRIER (DEWITT, DUPONT OR APPROVED EQUAL) IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WITHIN ALL LANDSCAPES, INCLUDING STONE AND MULCH BEDS. ALL WEED BARRIER WILL BE OVERLAPPED A MINIMUM OF 6" AT ALL SEAMS. AT PLANT LOCATIONS, BARRIER SHOULD BE CUT IN AN "X" PATTERN SO TO ACCOMMODATE ROOT BALL AND REPLACED AFTER PLANT HAS BEEN INSTALLED.
  6. ALL PROPOSED LANDSCAPING TO BE NURSERY GROWN, TYPICAL OF THEIR SPECIES OR VARIETY. THEY ARE TO HAVE NORMAL VIGOROUS ROOT SYSTEMS, FREE FROM DEFECTS AND INFECTIONS AND IN ACCORDANCE WITH ANSI Z60.1
  7. ALL PROPOSED PLANTINGS SHOULD BE INSTALLED PER STANDARDS OF THE "AMERICAN ASSOCIATION OF NURSERYMEN" AND STATE NURSERY/ LANDSCAPE ASSOCIATIONS WITH REGARD TO PLANTING, PIT SIZE, BACKFILL MIXTURE, STAKING AND GUYING.
  8. ALL PLANTING CONTAINERS AND BASKETS SHALL BE REMOVED DURING PLANTING. ALL PLANTS SHALL BE SET PLUMB AND POSITIONED SO THAT THE TOP OF THE ROOT COLLAR MATCHES, OR IS NO MORE THAN THREE TO SIX (3-6") INCHES ABOVE. FINISHED GRADE - SEE DETAILS THIS SHEET. REPLACE AMENDED BACKFILL IN 6-INCH LAYERS AND COMPACT BACKFILL TO ELIMINATE VOIDS. CONTRACTOR SHALL PROVIDE A FOUR-INCH HIGH EARTHEN WATERING SAUCER ALONG THE PERIMETER OF EACH PLANTING PIT. CONTRACTOR SHALL WATER NEWLY PLANTED VEGETATION PRIOR TO MULCHING PLANTING PIT. ALL VOIDS SHALL BE FILLED AND SETTLING MITIGATED AS REQUIRED.
  9. AFTER INITIAL WATERING AND PRIOR TO MULCHING, CONTRACTOR SHALL APPLY HERBICIDES AND PRE-EMERGENT HERBICIDES AS REQUIRED TO ELIMINATE ANY WEED SEEDS OR PLANTS PRESENT ON ROOT BALL.
  10. ALL PLANTING BEDS AND PITS SHALL BE MULCHED WITH DOUBLE GROUND HARDWOOD MULCH AT A MINIMUM DEPTH OF 3".
- 11. SEEDBED PREPARATION:**
- A. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS OR FERTILIZER MAY BE APPLIED AT THE RATE OF 260 POUNDS PER ACRE OR 6 POUNDS PER 1000 SQUARE FEET USING 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 4-1-2 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOPDRESSING.
  - B. WORK LIME AND FERTILIZER INTO THE SOIL AS PRACTICAL TO A DEPTH OF 4-INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD PARALLEL TO THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
  - C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS OUTLINED BELOW.
  - D. GRASS SEEDING MIXTURE AND APPLICATION RATE:
- | PERCENTAGE OF TOTAL WEIGHT | APPLICATION RATE  | SEED TYPE                | MINIMUM GERMINATION ALLOWED |
|----------------------------|-------------------|--------------------------|-----------------------------|
| 60%                        | 5-7 LBS/1000 S.F. | "REBEL" TALL FESCUE      | 90 - 97                     |
| 35%                        |                   | "YORKTOWN" PERENNIAL RYE | 90 - 98                     |
| 5%                         |                   | "STREKER" REDTOP         | 90 - 92                     |
12. TOPSOIL WITH A QUALITY ORGANIC SOIL AMENDMENT SHALL BE USED FOR ALL PLANTING AND SEEDING OPERATIONS.
  13. NOTIFY ALL UTILITY COMPANIES AND LOCATE ALL UTILITIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN THE FIELD TO AVOID INTERFERENCE WITH UNDERGROUND UTILITIES.
  14. SHOULD ANY DISCREPANCY ARISE BETWEEN THE PLANTING PLAN AND THE PLANTING SCHEDULE, THE PLAN SHALL GOVERN AS TO THE QUANTITY OF PLANT MATERIAL.
  15. ALL SHADE TREES TO BE PRUNED OF SIDE BRANCHES TO A HEIGHT OF 6 FT ABOVE GRADE EXCEPT WHERE NOTED IN PLANT SCHEDULE.
  16. ALL STREET TREES TO BE PRUNED OF SIDE BRANCHES TO A HEIGHT OF 8 FT ABOVE GRADE.
  17. ALL PLANT MATERIAL SHALL BE APPROVED UPON ARRIVAL TO THE SITE, UNLESS OTHERWISE NOTIFIED.
  18. PROPOSED PLANT MATERIAL MAY BE SUBSTITUTED BY SIMILAR PLANTS PRIOR TO INSTALLATION, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND SUSSEX COUNTY.
  19. DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO WORK AREA CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND SEEDING ALL DISTURBED AREAS.
  20. ALL PLANTS SPACED 7' O.C. OR CLOSER SHALL BE IN CONTINUOUS MULCHED BEDS.
  21. SEED ALL DISTURBED AREAS WITH GRASS SEED MIX SPECIFIED IN SEDIMENT CONTROL REQUIREMENTS.

**STORMWATER CONVEYANCE**  
THIS PROPOSED FEATURE IS STRICTLY DESIGNED FOR THE CONVEYANCE OF STORMWATER. THE OPTION TO USE THIS FEATURE IS TO CONVEY STORMWATER FROM DELDOT RIGHT OF WAY. THE PROPOSED EPHEMERAL CONSTRUCTED WETLANDS ARE DESIGNED IN ACCORDANCE WITH STATE REQUIREMENTS. NO CREDIT FOR TREATMENT SHALL BE TAKEN FROM THE USE OF THIS TREATMENT FEATURE.

**EPHEMERAL CONSTRUCTED WETLAND PLANT SCHEDULE**

KEY	LATIN NAME	COMMON NAME	QUANTITY	SIZE	CONDITION & REMARKS
PA	SHADE/UNDERSTORY TREES				
AC	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3	2.5" CAL.	B & B
	AMELANCHIER CANADENSIS	SERVICEBERRY	3	1.5" CAL.	B & B
	TOTAL SHADE/UNDERSTORY TREES		6		
CA	CONIFEROUS TREES				
TD	CHAMAECYPARIS THYOIDES	ATLANTIC WHITE CEDAR	3	8-10'	B & B
JV	TAXODIUM DISTICHUM	BALD CYPRESS	1	8-10'	B & B
	JUNIPEROUS VIRGINIANA	EASTERN RED CEDAR	3	8-10'	B & B
	TOTAL CONIFEROUS TREES		7		
	SHRUBS				
CO	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	7	2-2.5'	B & B/CONT.
IT	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	6	2-2.5'	B & B/CONT.
MP	MYRICA PENNSYLVANICA	BAYBERRY	6	2-2.5'	B & B/CONT.
	TOTAL SHRUBS		21		
WM	SEED MIX				
	ERNST SEEDS - OBL WETLAND MIX	ERNST SEEDS - OBL WETLAND MIX	10	LBS SEED MIX	SEED AT 0.5 LB/1,000 SF, PER ERNST SPECS

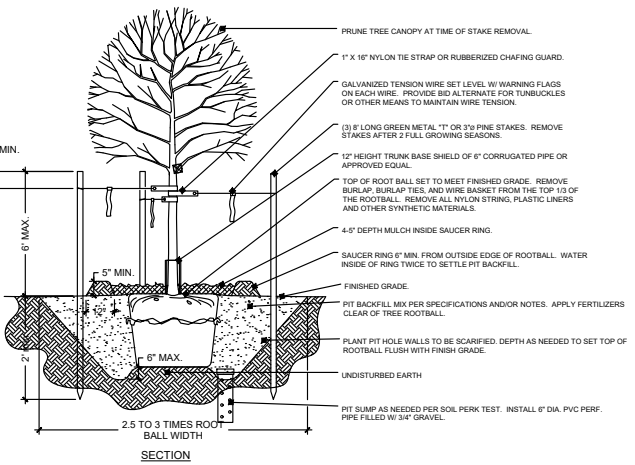
**EPHEMERAL CONSTRUCTED WETLAND AREA**

IN LIEU OF THE WETLAND SEED MIX SPECIFIED, PLANTING MAY BE DONE USING 2" PLUGS SPACED AT 16" O.C. PLANTING SHALL BE DONE USING THE FOLLOWING PLANT RATIOS:

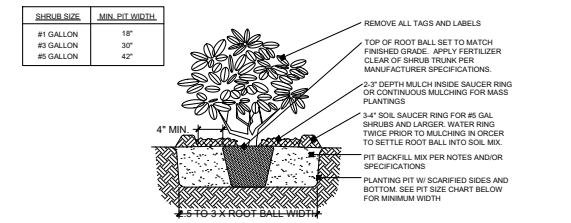
- 40% CAREX PENNSYLVANICA - PENNSYLVANIA SEDGE
- 15% PONTEDERIA CORDATA - PICKEREL WEED
- 15% SAGITTARIA LATIFOLIA - BROADLEAF ARROWHEAD
- 5% PELTANDRA VIRGINICA - ARROW ARUM
- 5% JUNCUS EFFUSUS - SOFT RUSH
- 4% IRIS VERSICOLOR - BLUE FLAG IRIS
- 4% SCHOENOPLECTUS PUNGENS - COMMON THREE SQUARE
- 4% MINULUS RINGENS - SQUARE STEM MONKEY FLOWER
- 2% SAGITTARIA LANCIFOLIA - BULL TONGUE ARROWHEAD
- 2% ASCLEPIAS INCARNATA - SWAMP MILKWEED
- 2% EUPATORIUM FISTULOSUM - JOE PYE WEED
- 2% LOBELIA CARDINALIS - CARDINAL FLOWER

**EPHEMERAL CONSTRUCTED WETLAND PLANTING NOTES AND SPECIFICATIONS:**

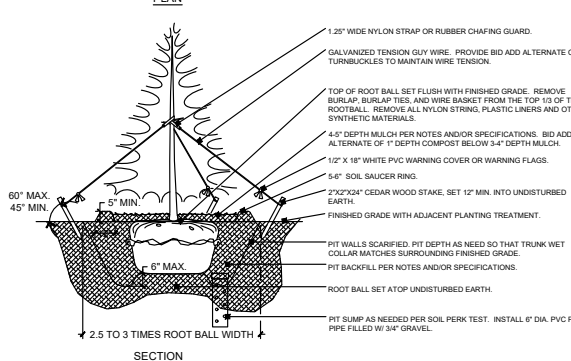
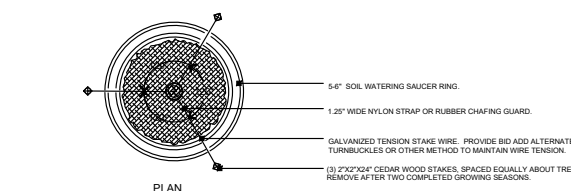
1. THESE NOTES APPLY TO ALL AREAS THAT WILL BE PERMANENTLY OR SEASONALLY INUNDATED WITH STORMWATER.
2. PLANTING IN THESE AREAS MUST OCCUR IN THE SPRING GROWING SEASON, BETWEEN MARCH 15 AND JUNE 15, WEATHER PERMITTING. DO NOT PLANT IN FROZEN GROUND.
3. WATER LEVELS MUST BE DRAWN DOWN BELOW AREAS TO BE PLANTED UNTIL SEED MIX AND PLANTINGS HAVE BECOME ESTABLISHED.
4. PRE-IRRIGATE PLANTING SITES TO ENSURE THAT SOIL IS MOIST.
5. AFTER PLANTING CARE MUST BE TAKEN NOT TO DROWN PLANTS. OVER THE COURSE OF THE FIRST GROWING SEASON, AFTER PLANTS ARE ESTABLISHED, THE WATER LEVEL CAN SLOWLY BE INCREASED AS NOTED BELOW.
6. GENERALLY PLANTS SHOULD HAVE ONE QUARTER TO ONE THIRD OF THEIR TOPS ABOVE THE WATER LINE AS WATER LEVELS ARE BEING RAISED AS DESCRIBED BELOW.
7. FOR THE FIRST MONTH AFTER PLANTS HAVE BEEN ESTABLISHED AND HAVE STARTED TO GROW, THE BENCH AREA CAN BE FLOODED TO A 2-3" DEPTH. THE WATER CAN DRAIN DOWN TO THE BENCH BOTTOM OVER 7-10 DAYS, AND THEN BE REFILLED.
8. FOR THE SECOND MONTH, OR AS PLANTS GROW BASED ON NOTE 6 ABOVE, THE WATER LEVEL CAN BE INCREASED TO 6-8", USING THE SAME TIMEFRAMES AS THE FIRST MONTH.
9. FOR THE THIRD MONTH, OR AS PLANTS GROW, THE WATER LEVEL CAN BE INCREASED TO 10-12".
10. IF PLANTS APPEAR TO BE STRESSED WITH RISING WATER LEVELS, REDUCE WATER LEVELS AND INCREASE THE TIME BETWEEN THE WATER LEVEL CHANGES.



C CANOPY TREE PLANTING AND GUYING  
N.T.S.



A SHRUB PLANTING  
N.T.S.



B EVERGREEN TREE PLANTING AND STAKING  
N.T.S.

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

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

**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

TERRAPIN ISLAND SUBDIVISION  
INDIAN RIVER HUNDRED  
EPHEMERAL POND 2  
LANDSCAPE PLAN NOTES & DETAILS  
RIBERA DEVELOPMENT, LLC.  
8694 VETERANS HIGHWAY, SUITE 203  
MILLERSVILLE, MD 21108

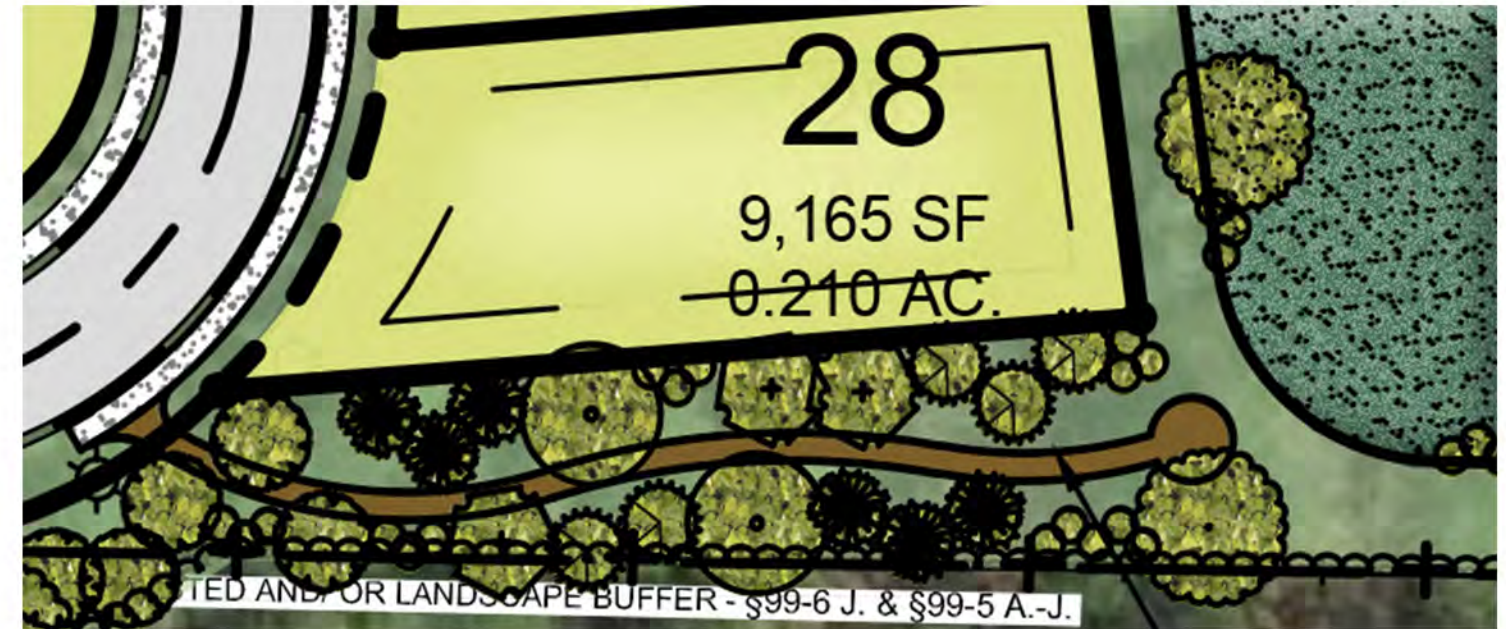
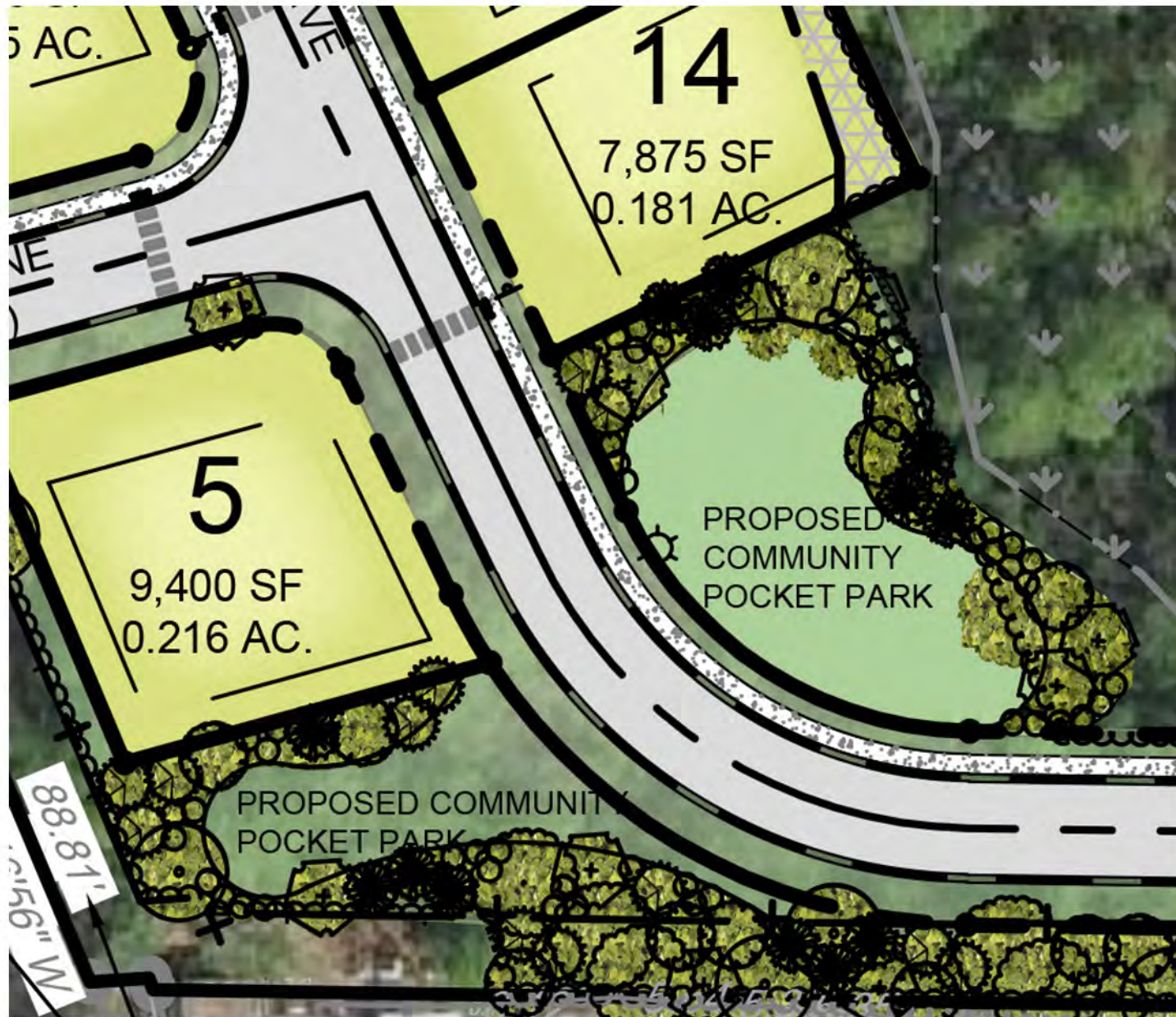
NO.	DATE	REVISIONS	BY

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

PROJECT: RIBER20000  
DATE: 2021-05-25  
DRAWING SCALE: 1"=30'  
DRAWN BY: LFS  
APPROVED BY: AMD  
**CS8010**  
SHEET 34 OF 36



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



- A Livable Delaware plant must
- Pose no potential threat as an invasive plant
  - Have no serious disease or insect problems
  - Be hardy to Delaware
  - Possess adaptable characteristics to landscape situations (i.e. drought resistant, tolerant of poor soils, etc.)



- **80% of Pocket Park and Buffer Plantings will be Native Plants to Delaware.**
- **Native plants are better acclimated to our local conditions and experience better rates of success.**
- **Plantings are chosen for site conditions and ecological benefits.**



# Pocket Parks and Trees



# Pocket Park and Trees

*Green infrastructure is an important and underutilized tool for increasing community resilience to the effects of climate change and natural disasters.*

— U.S. Department of Housing and Urban Development

## Benefits:

- Reduce stormwater runoff and flooding by intercepting and storing rainwater
- Improve water quality by filtering surface runoff and improving infiltration
- Improve air quality by absorbing pollutants through the leaves of trees
- Shade buildings and pavement, reducing energy demand for cooling in summer
- Buffer buildings from wind, reducing energy demand for heating in winter
- Capture carbon dioxide from the atmosphere and store it in plant tissues and soil
- Reduce soil erosion by diminishing the volume and velocity of rainfall as it falls through the canopy, lessening the impact of raindrops on bare surfaces
- Increase aesthetic value and increase property values

## - Green Infrastructure Primer

(A Delaware Guide to using Natural Systems in Urban, Rural, and Coastal Settings)

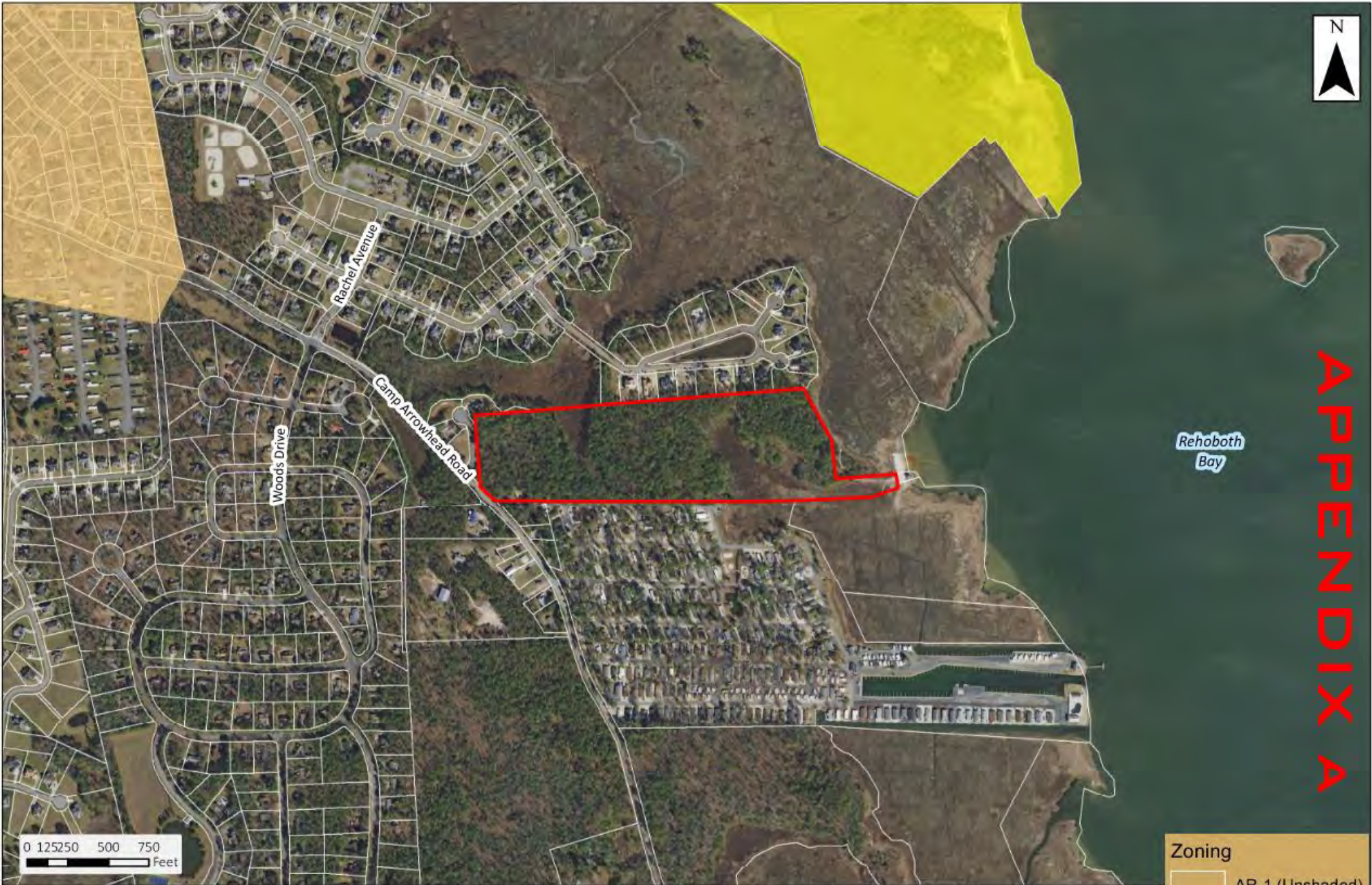


**PENNONI ASSOCIATES INC.**  
18072 Davidson Drive  
Milton, DE 19968  
T 302.684.8030 F 302.684.8054



**TAB 11**

**MAPS**



**APPENDIX A**

Rehoboth Bay

0 125 250 500 750 Feet




Zoning	
	AR-1 (Unshaded)
	GR
	MR

Figure 13 of 20.

13

<b>County Zoning</b>
Terrapin Island Subdivision
RIBER20000





# APPENDIX B



Figure 14 of 20.

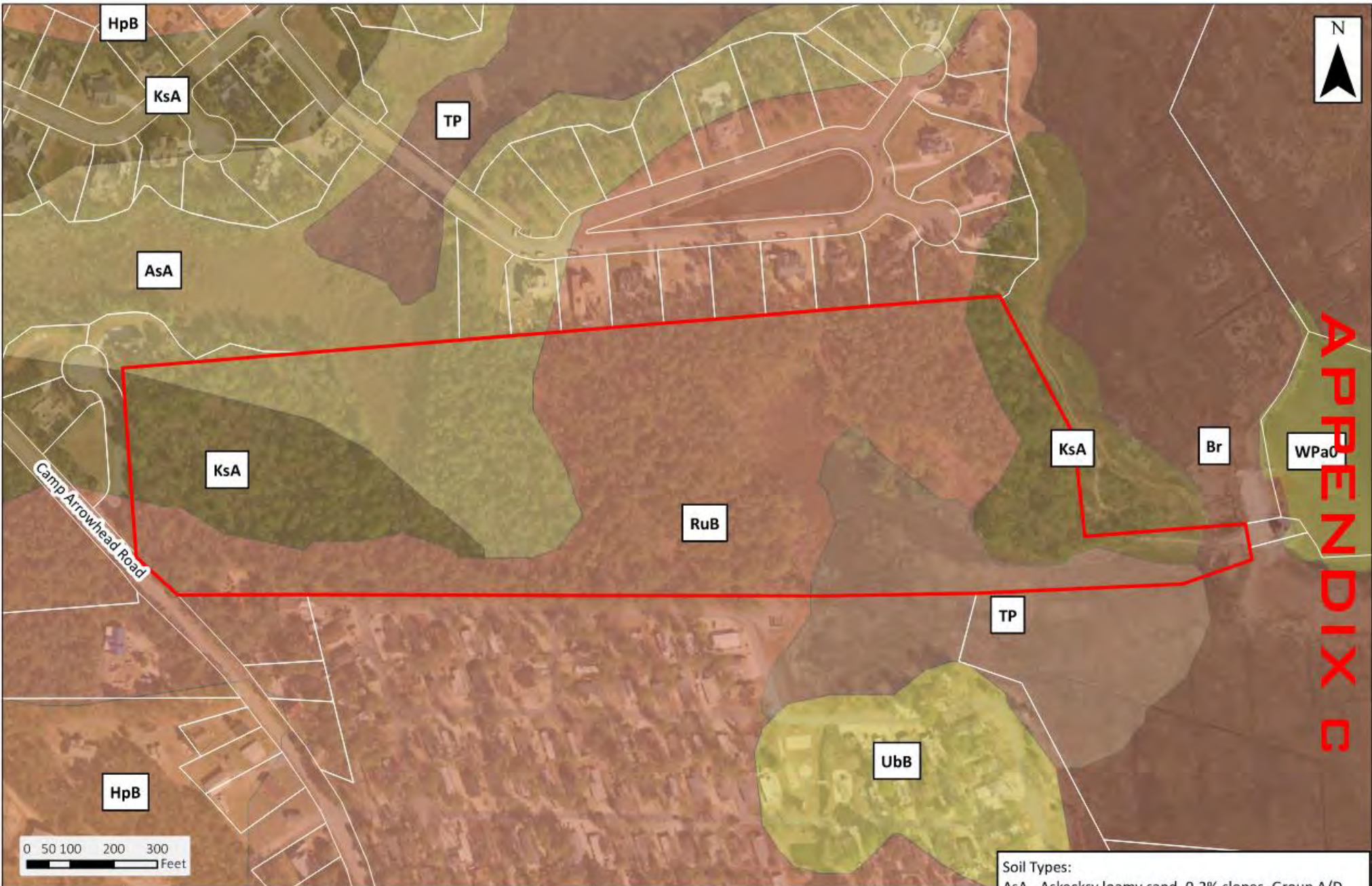
14

## 2012 Land Use Land Cover

Terrapin Island Subdivision

RIBER20000





APPENDIX E

Figure 15 of 20.  
15

**NRCS Soils Mapping**  
Terrapin Island Subdivision  
RIBER20000



**Soil Types:**  
 AsA - Askecksy loamy sand, 0-2% slopes, Group A/D  
 Br - Broadkill mucky peat, tidal, Group B/D  
 KsA - Klej loamy sand, 0-2% slopes, Group A/D  
 RuB - Runclint loamy sand, 2-5% slopes, Group A  
 TP - Transquaking and Mispillion soils, tidal, Group A/D

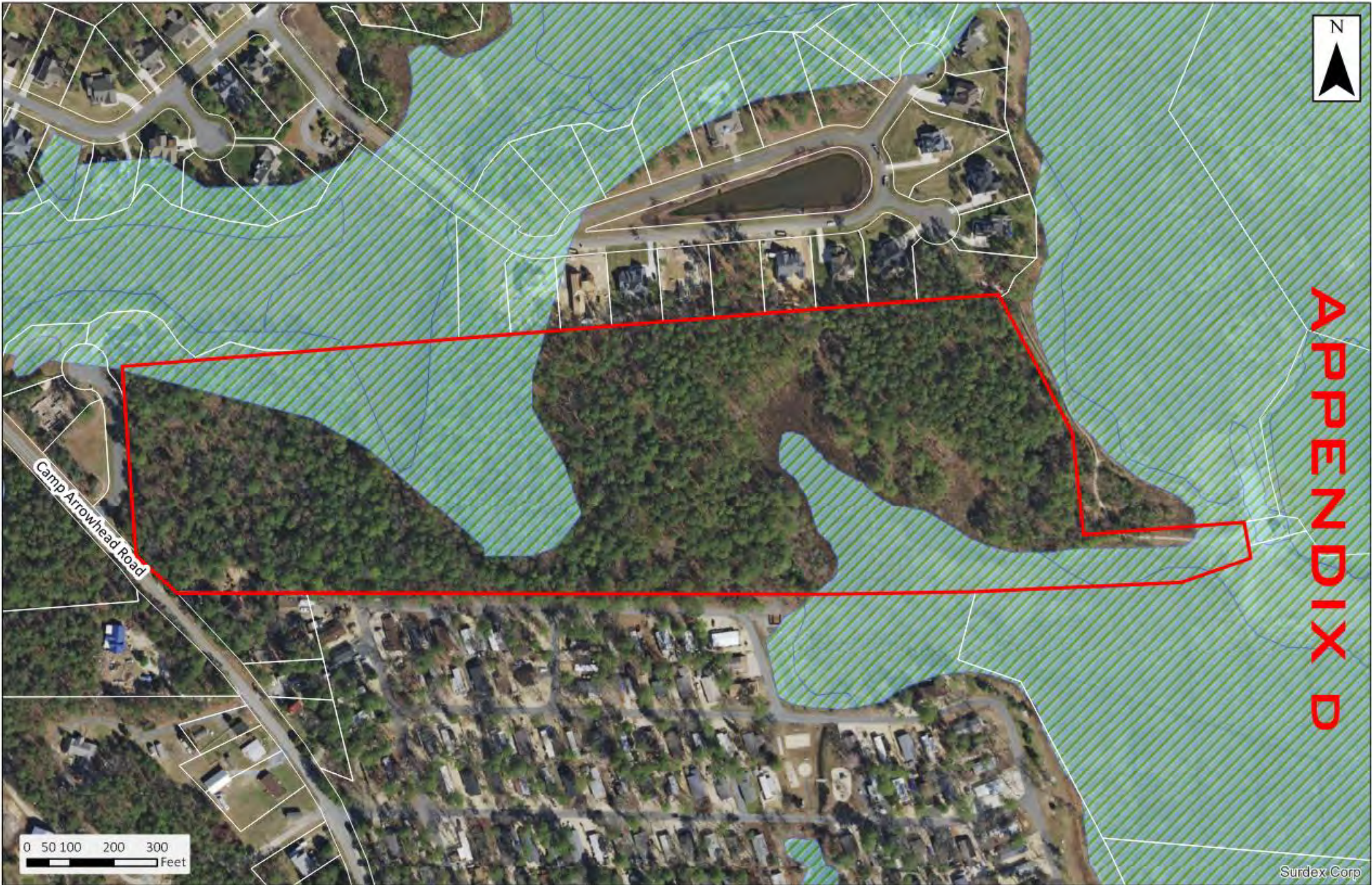


Figure 16 of 20.  
16

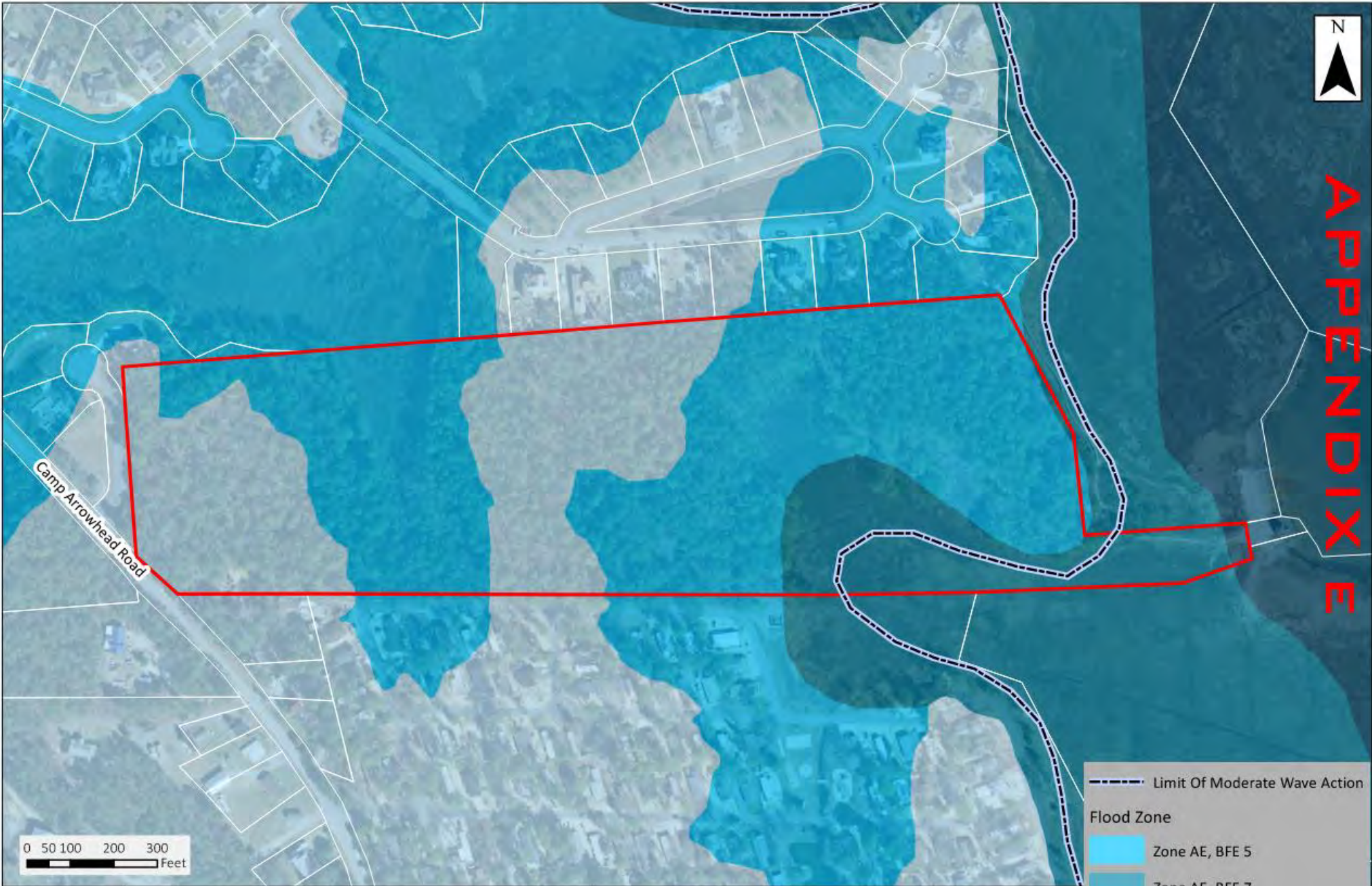
State Wetlands Mapping

Terrapin Island Subdivision  
RIBER20000





APPENDIX E



--- Limit Of Moderate Wave Action

Flood Zone

- Zone AE, BFE 5
- Zone AE, BFE 7
- Zone VE, BFE 7
- Zone X

Figure 17 of 20.  
17

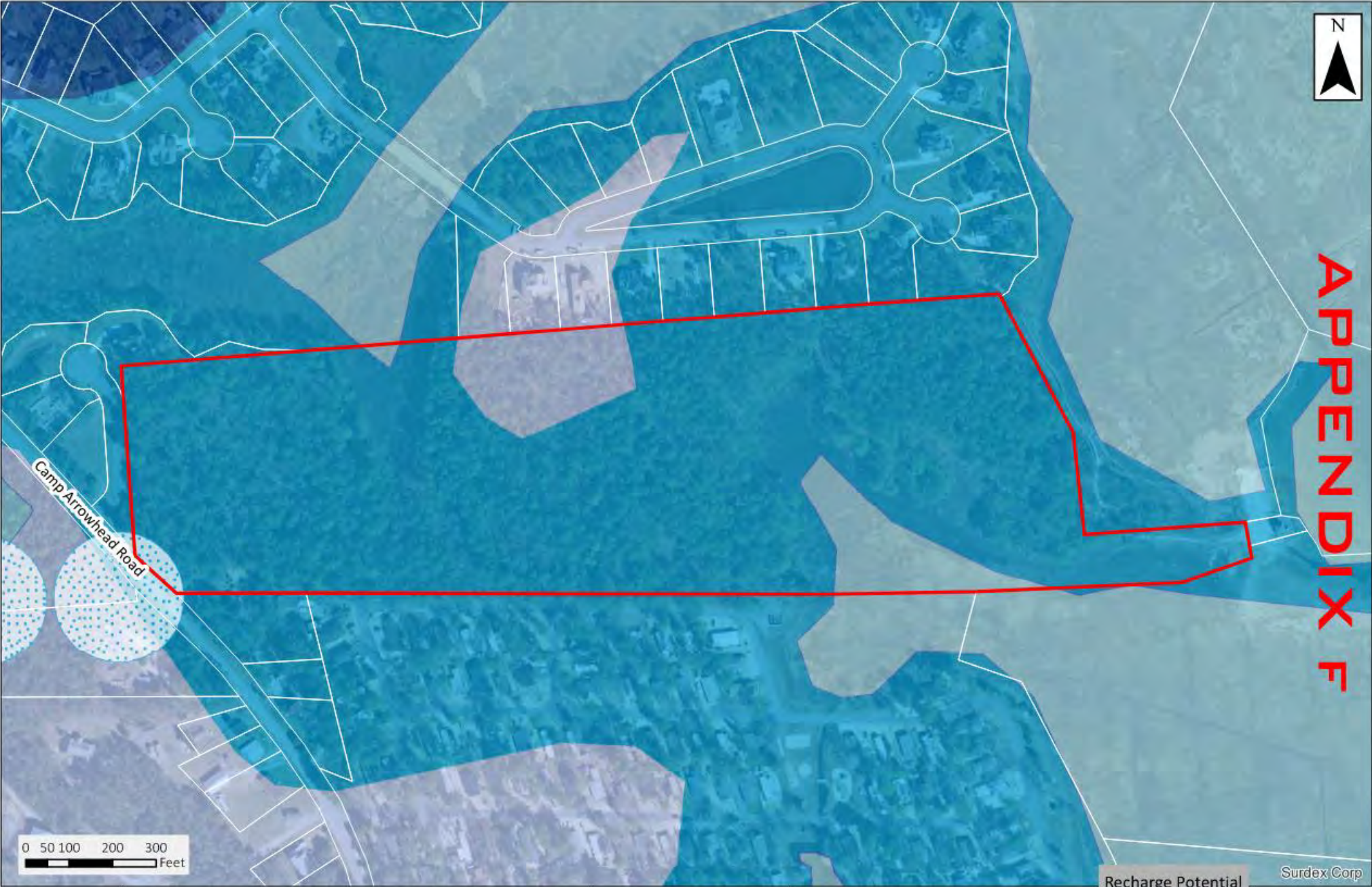
FEMA Floodplain Mapping

Terrapin Island Subdivision  
RIBER20000





APPENDIX F



0 50 100 200 300 Feet

Surdex Corp

Figure 18 of 20.  
18

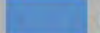
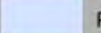


### Groundwater Recharge & WHPA

Terrapin Island Subdivision  
RIBER20000



Wellhead Protection Area

#### Recharge Potential

- |                                                                                            |                                                                                                  |
|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
|  Good |  Poor       |
|  Fair |  Water Area |





APPENDIX G1




Figure 2 of 9.

2

### LiDAR Contour Mapping

Salt Cedars  
RIBER20000



 LiDAR Contours	 Subject Property
	Other Tax Parcels

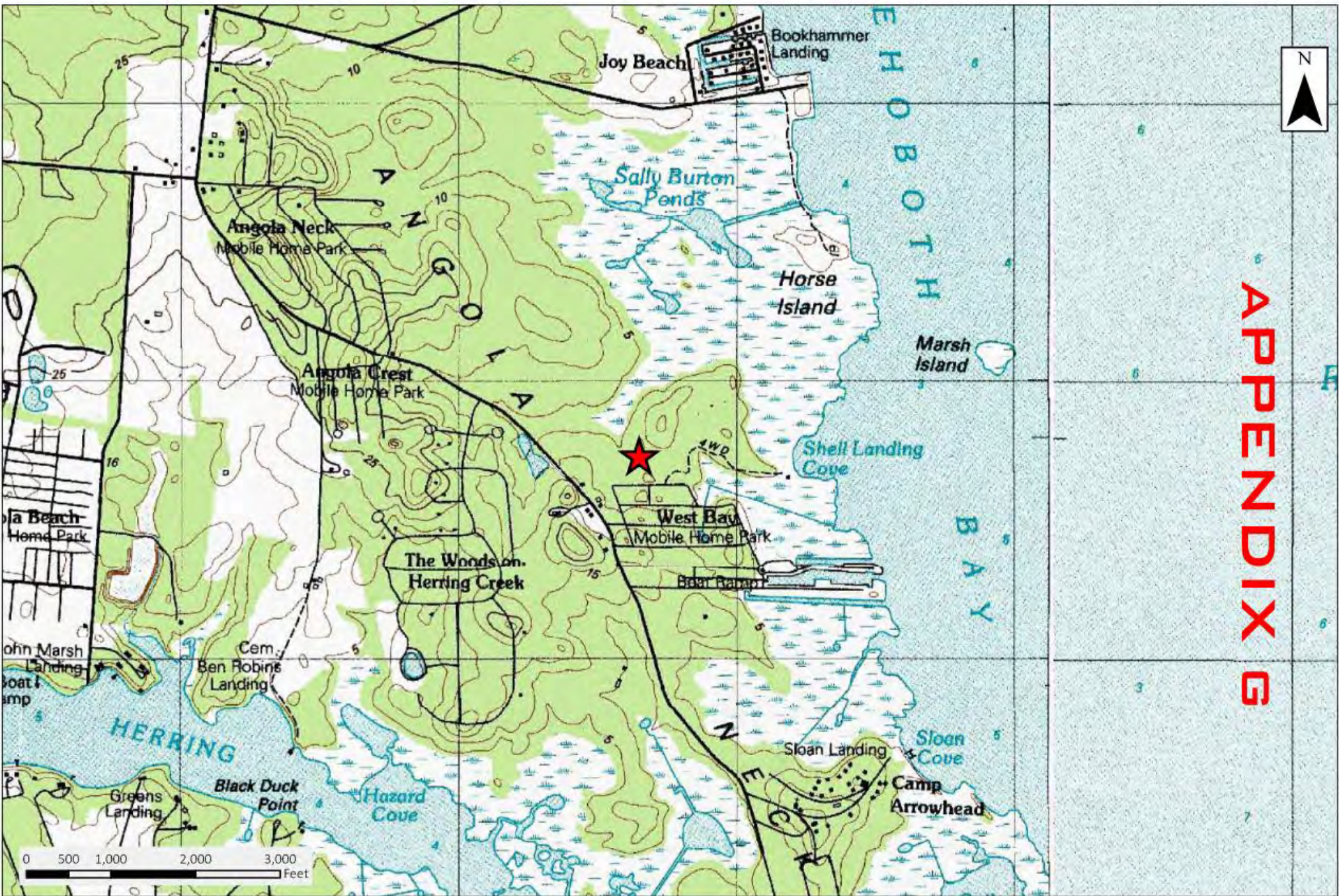


Figure 19 of 20.

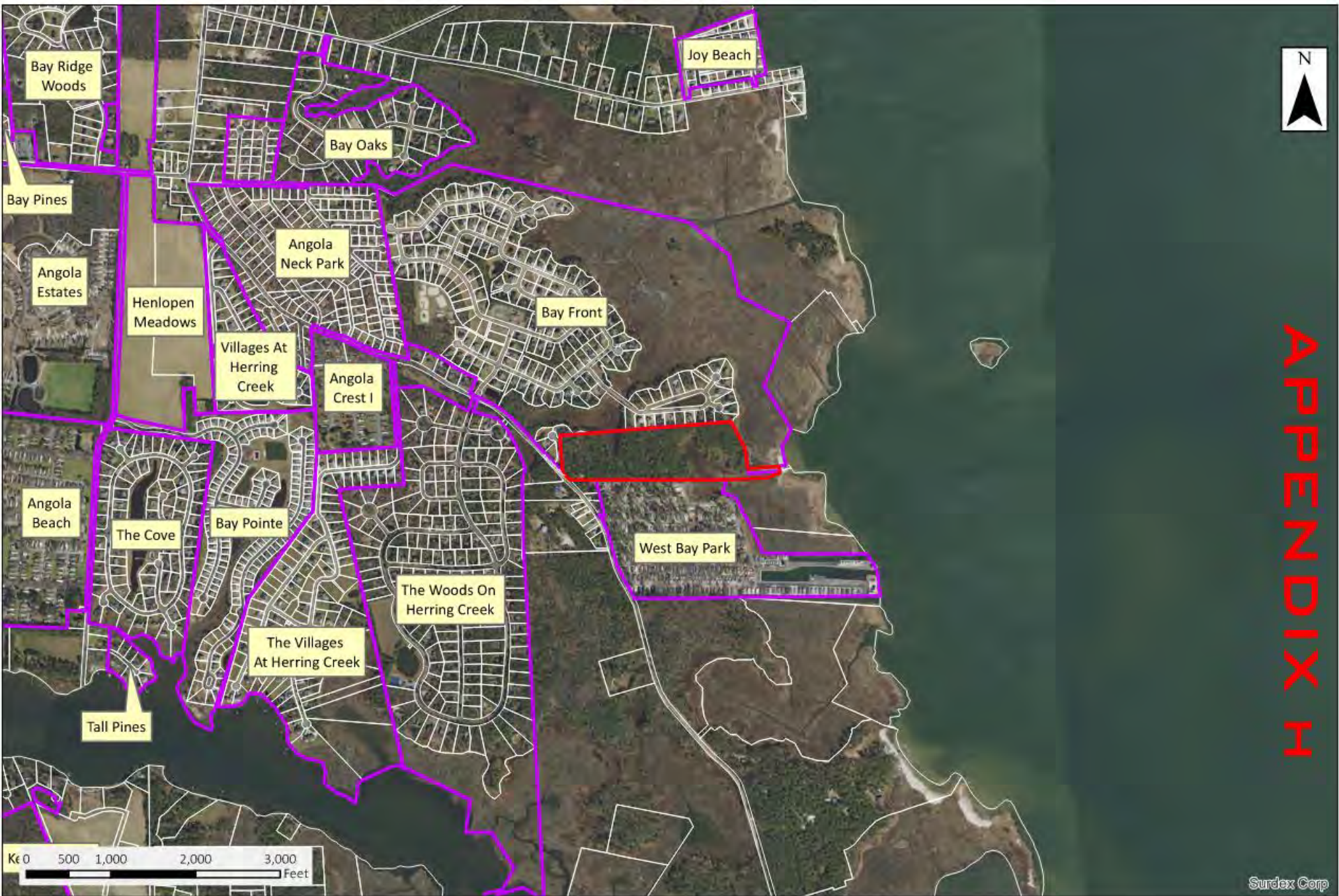
19

USGS Topographic Map

Terrapin Island Subdivision

RIBER20000





Surdex Corp

Figure 20 of 20.


20

Area Subdivisions

Terrapin Island Subdivision

RIBER20000



 Delaware Communities



# APPENDIX I



Figure 12 of 20.  
12

2020 State Strategies & Investment Levels  
Terrapin Island Subdivision  
RIBER20000



Investment Level

-  Level 3
-  Level 4 (Unshaded)
-  Out Of Play



APPENDIX J



Figure 11 of 20.

11

1937 Orthophoto

Terrapin Island Subdivision

RIBER20000





-  Subject Property
-  Other Tax Parcels



Figure 10 of 20.

10

1954 Orthophoto

Terrapin Island Subdivision

RIBER20000



- Subject Property
- Other Tax Parcels



APPENDIX L



0 125 250 500 750 Feet

USDA Agricultural Stabilization and Conservation Service

Figure 9 of 20.



9

1961 Orthophoto

Terrapin Island Subdivision

RIBER20000



-  Subject Property
-  Other Tax Parcels



APPENDIX M





USDA Agricultural Stabilization and Conservation Service

Figure 8 of 20.  
8

1968 Orthophoto  
Terrapin Island Subdivision  
RIBER20000



-  Subject Property
-  Other Tax Parcels





APPENDIX N



Figure 7 of 20.

7

1992 Orthophoto

Terrapin Island Subdivision

RIBER20000





-  Subject Property
-  Other Tax Parcels



Figure 6 of 20.

6

1997 Orthophoto

Terrapin Island Subdivision

RIBER20000



- Subject Property
- Other Tax Parcels



Figure 5 of 20.

5

2002 Orthophoto  
 Terrapin Island Subdivision  
 RIBER20000





- Subject Property
- Other Tax Parcels



Figure 4 of 20.  
4

2007 Orthophoto  
Terrapin Island Subdivision  
RIBER20000



	Subject Property
	Other Tax Parcels



APPENDIX R



Figure 3 of 20.



3

2012 Orthophoto

Terrapin Island Subdivision

RIBER20000



-  Subject Property
-  Other Tax Parcels

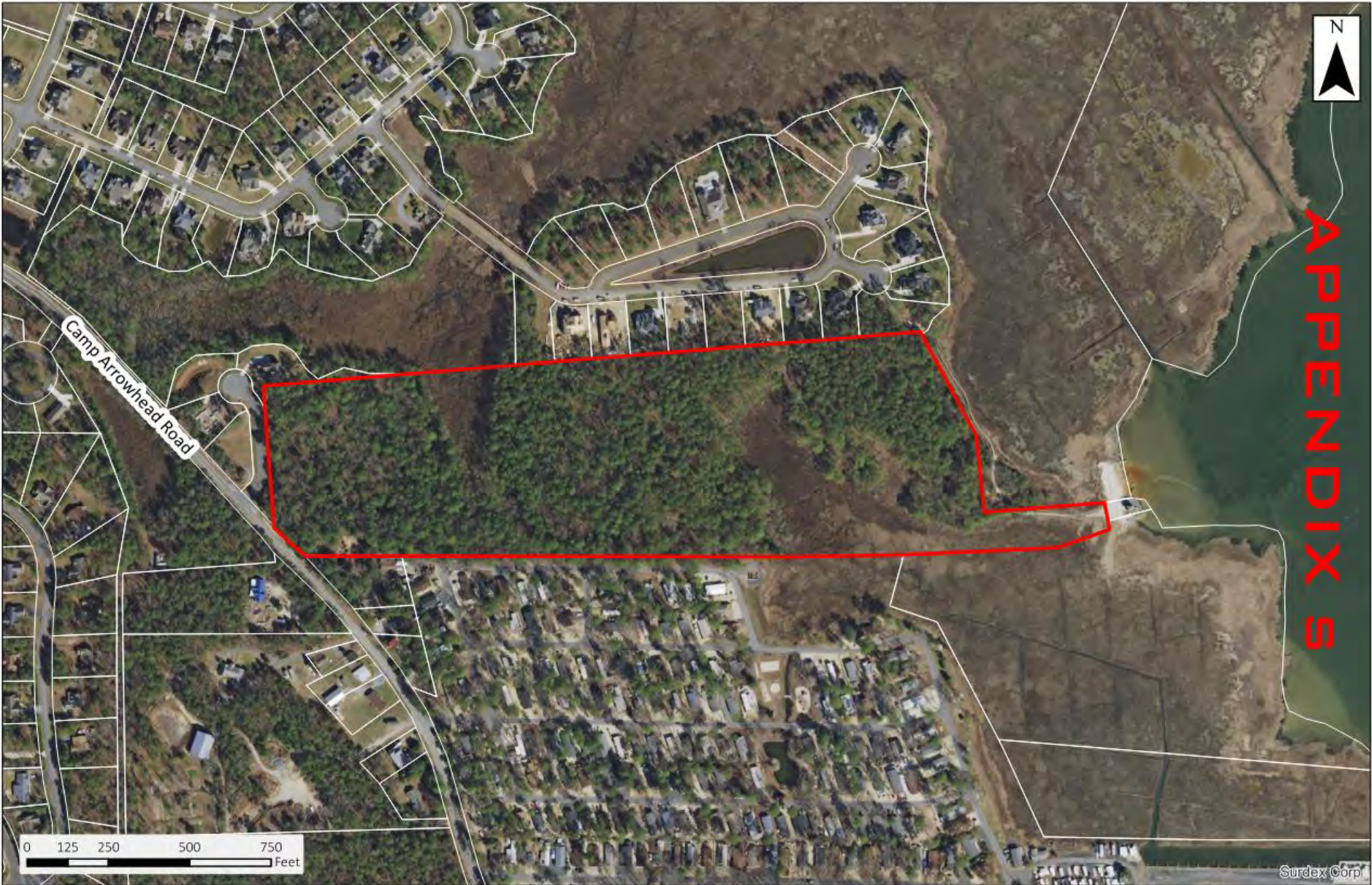


Figure 2 of 20.

2

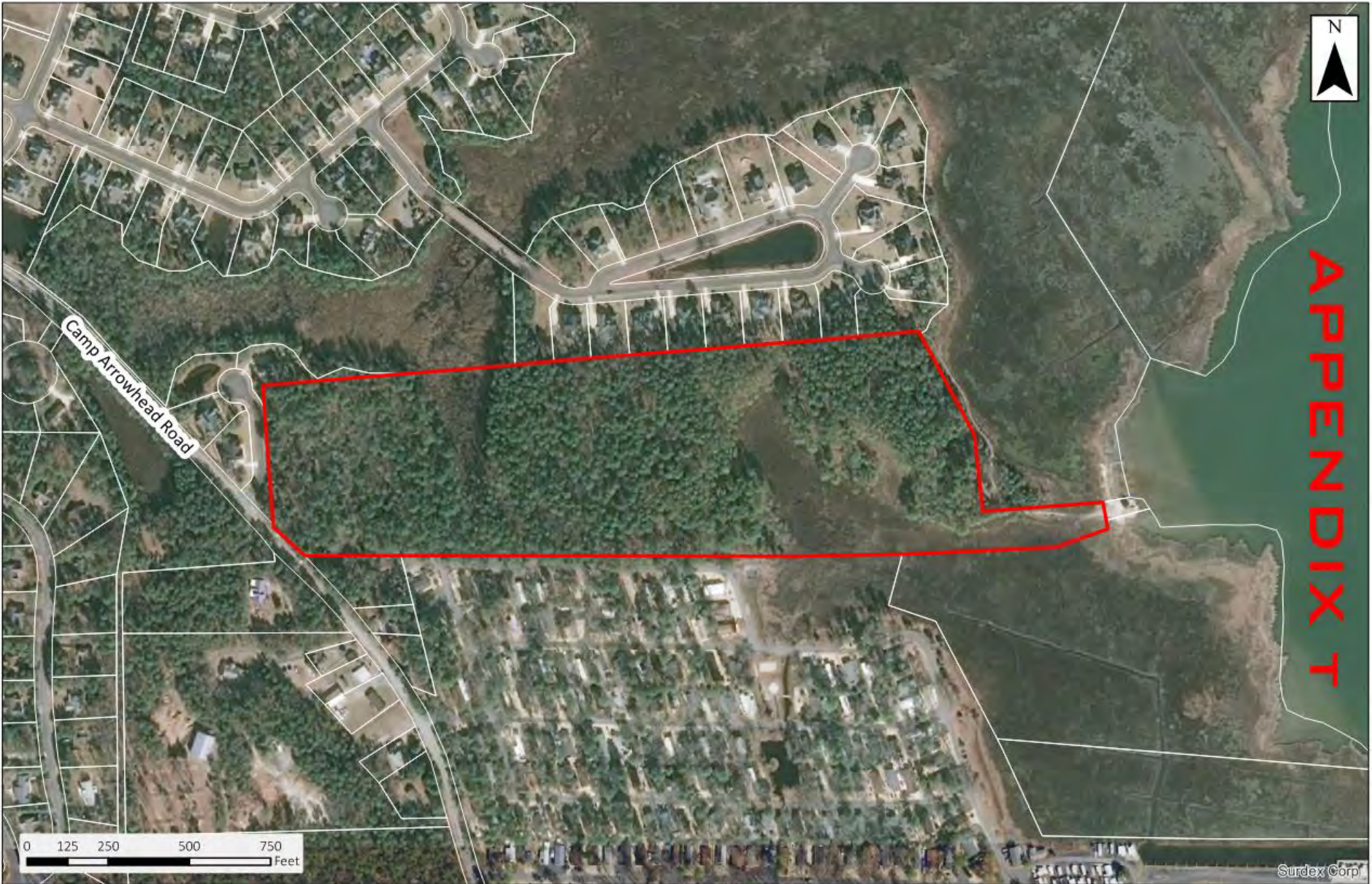
2017 Orthophoto

Terrapin Island Subdivision

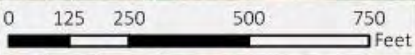
RIBER20000



- Subject Property
- Other Tax Parcels



APPENDIX T



Surdex Corp

Figure 1 of 20.

1

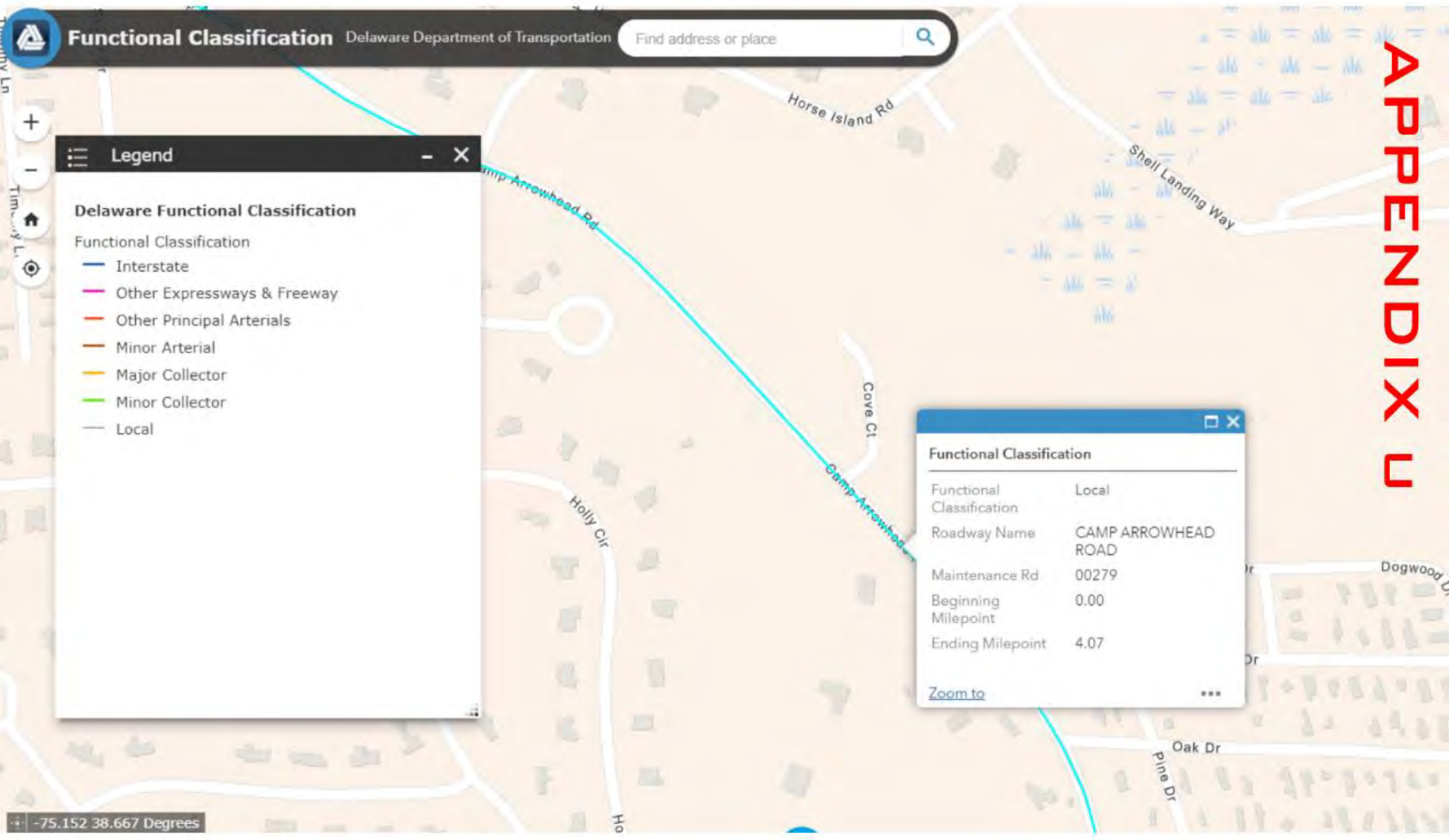
2019 Aerial Image

Terrapin Island Subdivision

RIBER20000



- Subject Property
- Other Tax Parcels





### Legend

#### 2020 - Average Annual Daily Traffic and 10 Year Historic Counts

AADT 2020

- > 80,000 - 186,053
- > 40,000 - 80,000
- > 20,000 - 40,000
- > 10,000 - 20,000
- > 9,000 - 10,000
- > 8,000 - 9,000
- > 7,500 - 8,000
- > 5,000 - 7,500
- > 1,000 - 5,000
- 0 - 1,000

#### TRAFFIC COUNTS LAST 10 YEARS: CAMP ARROWHEAD ROAD

ROADWAY ID	1,189.00
ROAD NUMBER	SC-00279-F
BEGIN MILEPOINT	0.00
END MILEPOINT	2.09
ROAD NAME	CAMP ARROWHEAD ROAD
BEGIN BREAKPOINT ID	ROBINVILLE RD., RD.
CURRENT YEAR	2,020
AADT 2020	4,382
AADT 2019	5,512
AADT 2018	5,512
AADT 2017	5,512
AADT 2016	5,512

[Zoom to](#)

APPENDIX V





STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF STATE PLANNING COORDINATION

May 25, 2021

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

RE: PLUS review 2021-04-03; Terrapin Island Subdivision

Dear Mr. Decktor:

Thank you for meeting with State agency planners on April 28, 2021 to discuss the Terrapin Island Subdivision project. According to the information received you are seeking review of a proposed 42-unit residential subdivision on 32.13 acres along Camp Arrowhead Road in Level 4 in Sussex County.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. **The developers will also need to comply with any Federal, State, and local regulations regarding this property. We also note that as Sussex County is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the County.**

**Strategies for State Policies and Spending**

This project represents a land development that will result in 42 residential units in an Investment Level 4 area and an Out of Play area according to the *2020 Strategies for State Policies and Spending*. Investment Level 4 indicates where State investments will support agricultural preservation, natural resource protection, and the continuation of the rural nature of these areas. New development activities and suburban development are not supported in Investment Level 4. These areas are comprised of prime agricultural lands and environmentally sensitive wetlands and wildlife habitats, which should be, and in many cases have been preserved. Out of Play reflects lands that, at the time the State Strategies were developed, were not available for private development due to public ownership and / or preservation.

From a fiscal responsibility perspective, development of this site is likewise inappropriate. The cost of providing services to development in rural areas is an inefficient and wasteful use of the State's fiscal resources. The project as proposed will bring a new residential development to an area where the State has no plans to invest in infrastructure upgrades or additional services. The intended development will need access to services and infrastructure such as police, and transportation. To provide some examples, the State government funds 100% of road maintenance and drainage improvements for the transportation system, and 100% of the cost of police protection in the unincorporated portion of Sussex County where this development is proposed. Over the longer term, the unseen negative ramifications of this development will become even more evident as the cost of maintaining infrastructure and providing services increases.

In addition, this site is environmentally inappropriate. The existing plans pose both flooding risks and considerable impacts to wetlands and wildlife habitat. The entire parcel is located within both the Delaware Ecological Network and the Angola Neck Natural Area. The site plans propose the removal of significant amounts of mature forest that are a key part of these larger ecological systems. Impacts to non-tidal wetlands include proposed disturbance of wetlands, secondary impacts, and the disconnection of large expanses of contiguous habitat. Future residents will likely face flooding concerns, which will be further exacerbated by sea level rise in the near future.

The application states that you intend to remove 14.23 acres of the 23.08 acres of forest on site and will be disturbing 0.22 acres of non-tidal wetlands for road crossings. The application does not state the exact distance of disturbance from the environmental features of this site, but site plans show that growth on this site will be in close proximity to wetlands, streams and/or waterbodies.

Other environmental concerns, as noted by DNREC, include:

- The site plans show a 50-foot vegetated buffer zone along state-regulated tidal wetlands and a 25-foot wetland setback for federally regulated non-tidal wetlands. However, the proposed cul-de-sac on the eastern portion of the site abuts the estuarine wetlands, and lots lie within the 25-foot setback in areas, specifically lots 11-19. Wetlands can expand outside their existing boundaries during seasonal and localized wet weather and a wetland setback allows for the expansion during these times. If lots 11-19 remain within the 25-foot setback, future homeowners can potentially experience wet and possibly seasonably unusable backyards. In addition, setbacks contained within lot lines will be difficult to preserve over time as homeowners often are unaware of the setback requirements or ignore them.
- According to the newest Flood Insurance Rate Maps (FIRM), much of this parcel (the eastern half and a portion of the western half) is situated within a Special Flood Hazard Area, specifically within the mapped 100-year floodplain (1% annual chance of flooding). The Special Flood Hazard Area identified on the site lies within zone AE. Lots and structures are proposed within these identified areas. In lands contained within

the 100-year floodplain, the National Flood Insurance Program's floodplain management regulations must be enforced through the local floodplain ordinance, which can have higher standards. Homeowners with mortgages may be required to purchase flood insurance. Likewise, the majority of this site is vulnerable to permanent inundation from sea level rise.

- Development of this site is anticipated to displace local wildlife. Wildlife displaced by encroaching development may become a nuisance for homeowners.

Because the development is inconsistent with the *2020 Strategies for State Policies and Spending*, the State is opposed to the development of this parcel as proposed.

**With that said, the comments in this letter are technical, and are not intended to suggest that the State supports this development. This letter does not in any way suggest or imply that you may receive or may be entitled to permits or other approvals necessary to build on this property.**

**Department of Transportation – Contact Bill Brockenbrough 760-2109**

- The site access on Camp Arrowhead Road (Sussex Road 279) must be designed in accordance with DelDOT's Development Coordination Manual, which is available at <http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes>.
- Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at [https://www.deldot.gov/Business/subdivisions/pdfs/Meeting\\_Request\\_Form.pdf?08022017](https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017). The September 2020 meeting, when the development was known as Salt Cedars, satisfies this requirement.
- Section 1.6.1 of the Manual addresses the location of proposed entrances. In the September 2020 Pre-Submittal meeting, DelDOT determined that a left turn into the site would be warranted and would extend past the entrance to Cove Court, a small subdivision street immediately north of this site. DelDOT's preferred solution to this situation was then and still would be for this developer to relocate Cove Court's access onto the proposed Torope Lane. If that is not possible, the applicant's engineer will need to request a design deviation, in accordance with Section 4.2 of the Manual.
- Section 1.7 of the Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.
- Per Section 2.2.2.1 of the Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends

per hour in any hour of the day. From the PLUS application, the total daily trips are estimated at 468 vehicle trip ends per day. Using the 10<sup>th</sup> edition of the Institute of Transportation Engineers' Trip Generation Manual, DelDOT confirms this number and estimates the weekday morning and evening peak hour trip ends at 35 and 44, respectively. Therefore, a TIS would not normally be required.

The subject development is located in the Henlopen Transportation Improvement District (TID). Therefore, as authorized in Section 2.2.2.4, DelDOT will require that the developer participate in the TID rather than do any off-site improvements that might be warranted beyond their entrance. In accordance with Section 2.4 of the Manual, the applicant will be required to sign an agreement and pay a fee of per lot. The fee may be paid separately for each lot but is subject to a surcharge if it is not paid for the entire plan at once.

In part, the TID agreement will provide that the applicant may receive credit against their fee for construction planned as part of the TID. Entrance construction is generally not considered eligible for such credit.

DelDOT asks that the applicant contact their Subdivision Manager for this part of the county, Mr. Brian Yates, for routine matters regarding the agreement. Mr. Yates may be reached at [Brian.Yates@delaware.gov](mailto:Brian.Yates@delaware.gov) or (302) 760-2151. As necessary, the applicant may also contact Ms. Sarah Coakley, a Principal Planner in DelDOT's Regional System Planning Section who manages DelDOT's TID program. Ms. Coakley may be reached at [Sarah.Coakley@delaware.gov](mailto:Sarah.Coakley@delaware.gov) or (302) 760-2236.

There is a project planned for the TID to improve the State-maintained part of Camp Arrowhead Road to provide 11-foot lanes and 5-foot shoulders but that work is not presently scheduled for design or construction.

- As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Manual, DelDOT will require dedication of right-of-way along the site's frontage on Camp Arrowhead Road. By this regulation, this dedication is to provide a minimum of 30 feet of right-of-way from the physical centerline. The following right-of-way dedication note is required, "**An X-foot wide right-of-way is hereby dedicated to the State of Delaware, as per this plat.**"
- In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, "**A 15-foot wide permanent easement is hereby established for the State of Delaware, as per this plat.**"

- Referring to Section 3.4.2.1 of the Manual, the following items, among other things, are required on the Record Plan:
  - A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.
  - Depiction of all existing entrances within 300 feet of the entrance on Camp Arrowhead Road.
  - Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.
- Section 3.5 of the Manual provides DelDOT's requirements with regard to connectivity. The requirements in Sections 3.5.1 through 3.5.3 shall be followed for all development projects having access to state roads or proposing DelDOT maintained public streets for subdivisions. In response to the discussion at the PLUS meeting, DelDOT recommends that the plan be modified to provide a pedestrian path to Cove Court from the cul-de-sac at the end of Malaclemys Drive if a vehicular connection cannot be provided as discussed above.
- Section 3.5.4.2 of the Manual addresses requirements for Shared Use Paths (SUP) and sidewalks. For projects in Level 3 and 4 Investment Areas, installation of paths or sidewalks along the frontage on State-maintained roads is generally required only where there is an existing path or sidewalk nearby. DelDOT does not anticipate requiring the developer to build a sidewalk or path on Camp Arrowhead Road.
- In accordance with Section 3.8 of the Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along Camp Arrowhead Road.
- In accordance with Section 5.2.9 of the Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at <http://www.deldot.gov/Business/subdivisions/index.shtml>.
- In accordance with Section 5.4 of the Manual, sight distance triangles are required and shall be established in accordance with American Association of State Highway and Transportation Officials (AASHTO) standards. A spreadsheet has been developed to assist with this task. It can be found at <http://www.deldot.gov/Business/subdivisions/index.shtml>.
- In accordance with Section 5.14 of the Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be relocated.

**Department of Natural Resources and Environmental Control – Beth Krumrine 735-3480**

**Concerns Identified Within the Development Footprint**

**Wetlands**

Maps from the Statewide Wetlands Mapping Project indicate the presence of freshwater emergent wetlands on the western central portion of the site and estuarine and marine wetlands in the southeastern corner. According to the application, there are 3.87 acres of tidal and 8.06 acres of non-tidal wetlands present on the site. The application indicates that the wetlands have been delineated, and the Army Corps of Engineers sign off is pending. Two planned wetland road crossings are anticipated to fill approximately 0.22 acres of non-tidal wetlands.

Requirements (Tidal and State Subaqueous Lands):

- It appears that no dredge or fill of state regulated tidal wetlands and subaqueous lands is proposed. If plans change and dredge or fill of these lands is proposed, a state Wetlands or Subaqueous Lands permit is required. An application for a permit must be submitted to the DNREC Wetlands and Subaqueous Lands Section for review and approval. To apply for a wetland permit online, please visit their website:  
<https://dnrec.alpha.delaware.gov/water/wetlands-subaqueous/permits/>

Contact: DNREC Wetlands and Subaqueous Lands Section at (302) 739-9943.

Website: <https://dnrec.alpha.delaware.gov/water/wetlands-subaqueous/>

Requirements (Non-tidal/Federal):

- Permits or authorizations from the U.S. Army Corps of Engineers are required for fill of non-tidal wetlands, as proposed here. In certain cases, permits from the US Army Corps of Engineers require additional certifications from DNREC (Coastal Zone Federal Consistency Certification and 401 Water Quality Certification) Continue to work with the U.S. Army Corps of Engineers to determine the appropriate permitting requirements.

Contact: U.S. Army Corps of Engineers (Dover Office) at (267) 240-5278.

**Vegetated Buffer Zones**

Site plans show a 50-foot vegetated buffer zone along state-regulated tidal wetlands and a 25-foot wetland setback for federally-regulated non-tidal wetlands. However, the proposed cul-de-sac on the eastern portion of the site abuts the estuarine wetlands, and lots lie within the 25-foot setback in areas, specifically lots 11-19. Wetlands can expand outside their existing boundaries during seasonal and localized wet weather and a wetland setback allows for the expansion during these times. If lots 11-19 remain within the 25-foot setback, future homeowners can potentially experience wet and possibly seasonably unusable backyards. In addition, setbacks contained



within lot lines will be difficult to preserve over time as homeowners often are unaware of the setback requirements or ignore them.

Vegetated buffer zones placed adjacent to waterways and wetlands help improve water quality by reducing sediment and pollutants loads. They also provide valuable habitat and can help prevent encroachment of human activities into ecologically sensitive areas. Vegetated buffers are not equivalent to setbacks, as residential lots, walkways, and stormwater management facilities should not be contained within the vegetated buffer zone.

**Requirements:**

- The applicant must comply with minimum vegetated buffer widths as identified within county and municipal codes.

**Special Flood Hazard Area**

According to the newest Flood Insurance Rate Maps (FIRM), much of this parcel (the eastern half and a portion of the western half) is situated within a Special Flood Hazard Area, specifically within the mapped 100-year floodplain (1% annual chance of flooding). The Special Flood Hazard Area identified on the site lies within zone AE. Lots and structures are proposed within these identified areas. In lands contained within the 100-year floodplain, the National Flood Insurance Program's floodplain management regulations must be enforced through the local floodplain ordinance, which can have higher standards. Homeowners with mortgages may be required to purchase flood insurance.

**Requirements:**

- The applicant must comply with the local floodplain ordinance and regulations applicable to development or construction within the 100-year floodplain. In determining the boundary of the floodplain, use the most recent FIRM maps available, which can be found at <https://maps.dnrec.delaware.gov/floodplanning/default.html>.

**Natural Areas**

All of the parcel is located within the Angola Neck Natural Area. Natural Areas contain lands of statewide significance identified by the Natural Areas Advisory Council as the highest quality and most important natural lands remaining in Delaware.

**Requirements:**

- Local codes and ordinances may apply to protect areas designated as Natural Areas. Please consult with local planning agencies to see how local codes and ordinances may impact the proposed development of this site.

## **Stormwater Management**

This project/site has met the minimum threshold of 5000 square feet of land disturbing activity under the DNREC Sediment and Stormwater Program.

### Requirements:

- A Sediment and Stormwater Plan must be developed, then approved by the appropriate plan review agency prior to any land disturbing activity taking place on the site. For this project, the plan review agency is the Sussex Conservation District.
- Additionally, construction activities that exceed 1.0 acre of land disturbance require Construction General Permit coverage through submittal of an electronic Notice of Intent for Stormwater Discharges Associated with Construction Activity. This form must be submitted electronically (<https://apps.dnrec.state.de.us/eNOI/default.aspx>) to the DNREC Division of Watershed Stewardship, along with the \$195 fee.
- Schedule a project application meeting with the appropriate agency prior to moving forward with the stormwater and site design. As part of this process, you must submit a Stormwater Assessment Study.

### Plan review agency contact:

Sussex Conservation District at (302) 856-2105 or (302) 856-7219.

Website: <https://www.sussexconservation.org/>

General stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921. E-mail: [DNREC.Stormwater@delaware.gov](mailto:DNREC.Stormwater@delaware.gov).

Website: <https://dnrec.alpha.delaware.gov/watershed-stewardship/sediment-stormwater/>

## **Hydrologic Soils Group**

Hydrologic Soil Group A/D (poorly drained) soils have been identified on much of the western portion and the southeastern corner of the site. These soil types are typically not conducive to utilizing infiltration stormwater Best Management Practices such as bioretention and infiltration basins, which must meet minimum infiltration requirements.

### Requirements:

- Any stormwater Best Management Practices that propose the use of infiltration or natural recharge shall include a soils investigation.

Contact: DNREC Sediment and Stormwater Program at (302) 739-9921.

E-mail: [DNREC.Stormwater@delaware.gov](mailto:DNREC.Stormwater@delaware.gov).

Website: <https://dnrec.alpha.delaware.gov/watershed-stewardship/sediment-stormwater/>

### **Water Quality (Pollution Control Strategies)**

Pollution Control Strategies have been developed for the following watersheds in Delaware: Christina, Appoquinimink, Broadkill, Mispillion and Cedar Creek, Murderkill, Saint Jones, Inland Bays (Rehoboth Bay, Indian River Bay, and Little Assawoman Bay), Nanticoke, and Upper Chesapeake. Such strategies were created because surface water failed to meet water quality standards for nutrients and sediment.

#### Requirements:

- This site lies within the Rehoboth Bay Watershed. Consult with the appropriate plan review agency to determine if stricter stormwater management standards may apply for development projects in this area.

Contact: Sussex Conservation District at (302) 856-2105 or (302) 856-7219.

Website: <https://www.sussexconservation.org/>

### **Wildlife Displacement**

Development of this site is anticipated to displace local wildlife. Wildlife displaced by encroaching development may become a nuisance for homeowners.

#### Requirements:

- Future residents are not permitted to discharge firearms within 100 yards (approximately 300 feet) of any occupied dwelling or building to hunt or remove nuisance wildlife.

### **Nutrient Management Plan**

This project proposes open space of 16.14 acres, exceeding the threshold of 10 acres for nutrient management.

#### Requirements:

- A nutrient management plan is required for all persons or entities who apply nutrients to lands or areas of open space of 10 acres or more.

Contact: Delaware Department of Agriculture's Nutrient Management Program at (302) 698-4558. Website: <https://agriculture.delaware.gov/nutrient-management/>

### **Wastewater Permitting – Large Systems**

Sussex County holds existing permits with the DNREC Groundwater Discharges Section's Large Systems Branch.

#### Requirements:

- It is the responsibility of the permittee (Sussex County) to notify the Large Systems Branch if the capacity of the rate of wastewater disposal is to be updated.

Contact: DNREC Large Systems Branch at (302) 739-9948.

Website: <https://dnrec.alpha.delaware.gov/water/groundwater/>

### **State Historic Preservation Office – Contact Carlton Hall 736-7400**

- The Delaware State Historic Preservation Office does not recommend development in Level 4 areas. There are no known archaeological sites or known National Register listed or eligible properties on the parcel.
- Prehistoric archaeological potential is moderate. Parcel is almost perfectly half poorly drained soils, half well drained soils, and the well-drained soils are on a slight rise towards the middle according to topo maps near Dogwood Lane.
- Historic archaeological potential is low. While there does appear to be a road there that leads to Shell Landing Cove in the mid-20<sup>th</sup> century, there is no indication that historic resources have been on the parcel prior to or after.
- If any project or development proceeds, the developer should be aware of the Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch. 54).
- If there is federal involvement, in the form of licenses, permits, or funds, the federal agency, often through its client, is responsible for complying with Section 106 of the National Historic Preservation Act (36 CFR 800) and must consider their project's effects on any known or potential cultural or historic resources. For further information or additional details pertaining to the Section 106 process and the Advisory Council's role; please review the Advisory Council's website at the following: [www.achp.gov](http://www.achp.gov)

**Delaware State Fire Marshall's Office – Contact Duane Fox 259-7037**

At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

Fire Protection Water Requirements:

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

Accessibility

- All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from Camp Arrowhead Road must be constructed so fire department apparatus may negotiate it.
- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.
- Any dead-end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.
- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

Gas Piping and System Information:

- Provide type of fuel proposed and show locations of bulk containers on plan.

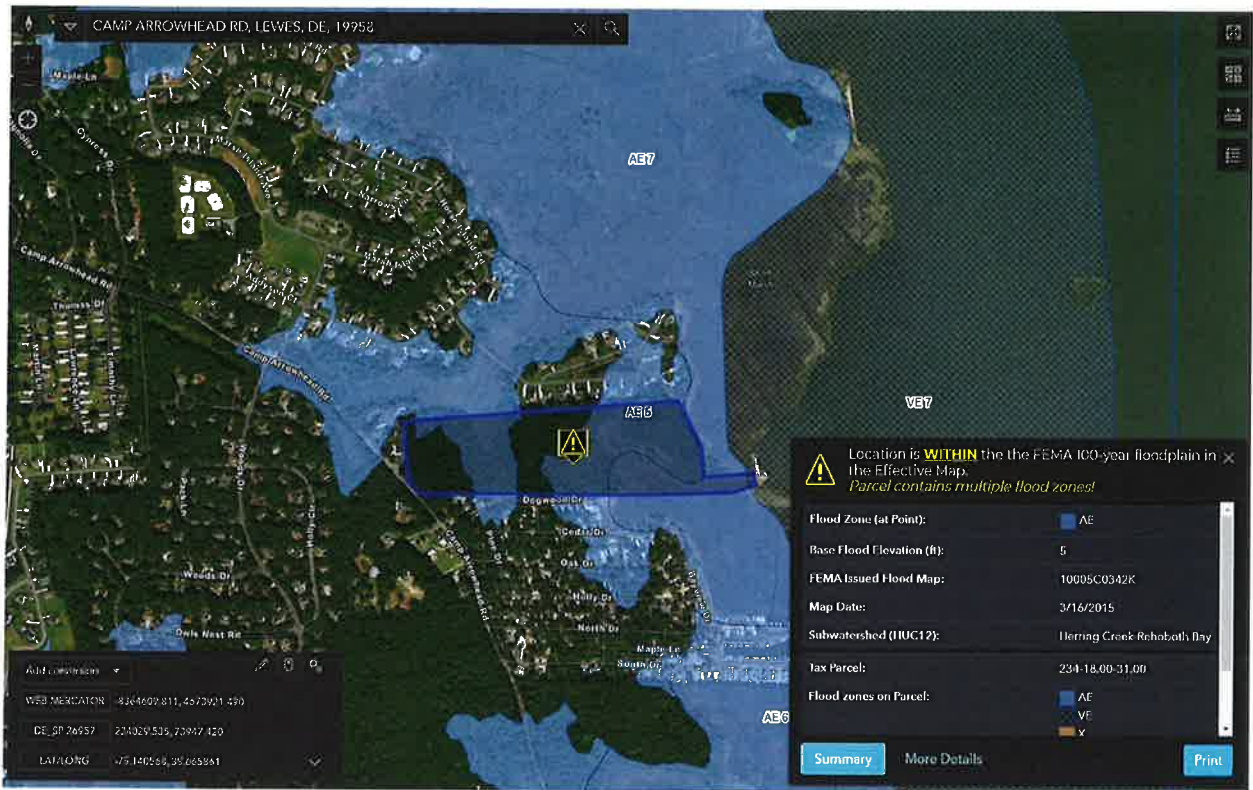
Required Notes:

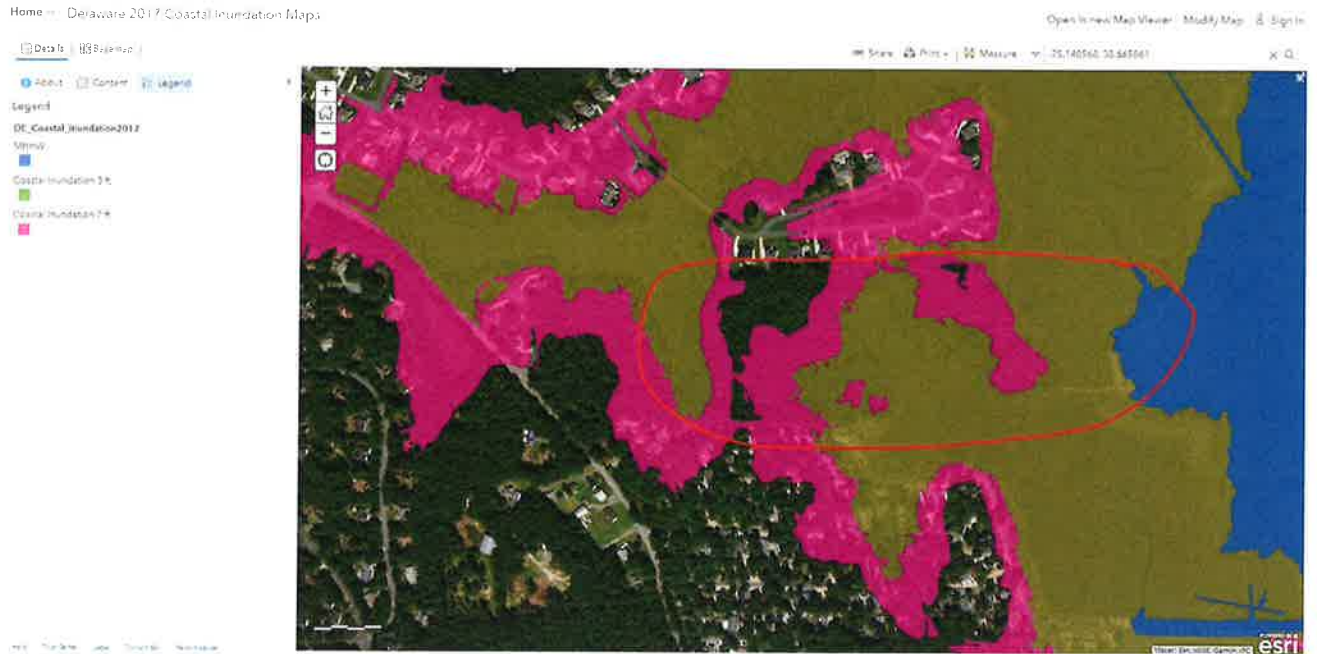
- Provide a note on the final plans submitted for review to read “All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”
- Proposed Use
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)

- Note indicating if building(s) is/are to be sprinklered
- Name of Water Provider
- Letter from Water Provider approving the system layout
- Provide Road Names, even for County Roads

**Delaware Emergency Management Agency – Contact Philip Cane 659-2325**

- More than 50% of the parcel is within FEMA's 100-year flood plain in zone AE, with other Zones identified as X and VE originating from the Herring Creek-Rehoboth Bay subwatershed and the Rehoboth Bay watershed as updated on March 16, 2015. The identified flood plain zones have a BFE between 5-7 feet. Further, more than 80% of the parcel falls within a flood inundation zone, half of which is at 3 feet, while the remainder is at 7 feet. DEMA cautions reliance on these figures as they are based on 2015 data and may currently be greater than estimated. Unless all homes are constructed on stilts with the first level elevated at least 7 feet in the air, DEMA **does not** agree with or will sponsor any residential construction on this parcel. Though the application does state there is open space dedicated to active and passive recreation, stormwater management, buffer zones, and non-tidal wetlands, based on the maps and the provided application illustrations, several properties will still be within the flood/inundation zones. 2018 QAP does not have complete data on the area this project is located in. However, it does border an area labeled as an Area of Opportunity. The region has a homeownership rate of approximately 92.5%, a poverty ratio of 12 to 1, with approximately 33.3% of that census block's population at the age of 65 or older.





**Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason therefore.**

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,

David L. Edgell, AICP  
Director, Office of State Planning Coordination

CC: Sussex County



**PLANNING & ZONING COMMISSION**

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



**Sussex County**

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

**PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET**  
Planning Commission Public Hearing Date: June 24, 2021

Application: CU 2250 Paola Pacheco Vasquez

Applicant: Paola Pacheco Vasquez  
125 E. Holly Drive  
Lincoln, DE 19960

Owner: Paola Pacheco Vasquez  
125 E. Holly Drive  
Lincoln, DE 19960

Site Location: NW/ Clendaniels Road (S.C.R. 625)

Current Zoning: Agricultural Residential (AR-1)

Proposed Use: No zoning change is proposed

Comprehensive Land  
Use Plan Reference: Low Density

Councilmanic  
District: Mrs. Green

School District: Milford School District

Fire District: Ellendale Fire Department

Sewer: Private, on-site septic

Water: Private, on-site septic

Site Area: 2.97 ac. +/-

Tax Map ID.: 230-12.00-10.04





# Sussex County



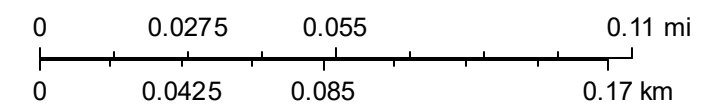
<b>PIN:</b>	230-12.00-10.04
<b>Owner Name</b>	VAZQUEZ PAOLA DE JESUS PACHECO
<b>Book</b>	5133
<b>Mailing Address</b>	125 E HOLLY DR
<b>City</b>	LINCOLN
<b>State</b>	DE
<b>Description</b>	N/RD 625
<b>Description 2</b>	W/RT 113
<b>Description 3</b>	LOT A
<b>Land Code</b>	

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Override 1
- polygonLayer

Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries

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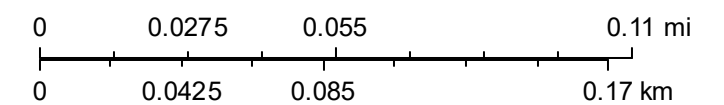
# Sussex County



<b>PIN:</b>	230-12.00-10.04
<b>Owner Name</b>	VAZQUEZ PAOLA DE JESUS PACHECO
<b>Book</b>	5133
<b>Mailing Address</b>	125 E HOLLY DR
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<b>State</b>	DE
<b>Description</b>	N/RD 625
<b>Description 2</b>	W/RT 113
<b>Description 3</b>	LOT A
<b>Land Code</b>	

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

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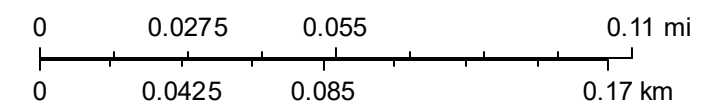
# Sussex County



<b>PIN:</b>	230-12.00-10.04
<b>Owner Name</b>	VAZQUEZ PAOLA DE JESUS PACHECO
<b>Book</b>	5133
<b>Mailing Address</b>	125 E HOLLY DR
<b>City</b>	LINCOLN
<b>State</b>	DE
<b>Description</b>	N/RD 625
<b>Description 2</b>	W/RT 113
<b>Description 3</b>	LOT A
<b>Land Code</b>	

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

1:2,257



FULLNAME	Second_Owner_Name	MAILINGADD	CITY	STATE	ZIPCODE
SELBYVILLE TOWNE VILLAGE LLC		PO BOX 212	LEWES	DE	19958
MIKHALEVSKY PETER N TTEE REV TR	LITSA N MIKHALESKY TTEE REV TR	4507 N 26TH ST	ARLINGTON	VA	22207
LENCRAFT LLC		7035 ALBERT EINSTEIN DR STE 200	COLUMBIA	MD	21046
MARSH MATTHEW E	CINDY A MARSH	108 LAKS DR	MIDDLETOWN	DE	19709

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



Sussex County

DELAWARE  
sussexcountyde.gov

## Memorandum

To: Sussex County Planning Commission Members  
From: Chase Phillips, Planner I  
CC: Vince Robertson, Assistant County Attorney and applicant  
Date: June 14th, 2021  
RE: Staff Analysis for CU 2250 Paola Pacheco Vasquez

---

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2250 Paola Pacheco Vasquez to be reviewed during the June 24<sup>th</sup>, 2021 Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for Tax Parcel 230-12.00-10.04 to allow for a Conditional Use of land in an Agricultural Residential (AR-1) Zoning District for a construction business, work trailer, and outdoor storage. The parcel is located on the northwest side of Clendaniel Road (S.C.R. 625), approximately 0.65 mile west of Dupont Boulevard in Lincoln. The area of the site is approximately 2.97 acres +/-.

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework for how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the property has the land use designation of the "Low Density." All neighboring properties are also designated as "Low Density."

The Low-Density land use designation recognizes that a single-family detached home at a density of two homes per acre should be standard. Additionally, land within the Low-Density area is frequently utilized for agriculture and similar activities. The Comprehensive Plan directs land use in this designation to be compatible with surrounding agricultural uses and to maintain the rural landscape.

The property is within an Agricultural Residential (AR-1) Zoning District. Additionally, each adjacent parcel is also within the AR-1 Zoning District. Furthermore, staff note that many of the surrounding parcels of land are within agricultural easement(s) that are administered and managed by the State of Delaware.

Since 1971, there have been 15 Conditional Uses within a one-mile radius of the subject property. 12 have been approved. One application was been denied. One application was withdrawn. The decisions of two applications are unknown. Attached to this memo is a table that provides a summary of each application.

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



CU #	Tax Parcel #	APPLICANT	Proposed Use	P&Z Decision	P&Z Decision Date	CC Decision Date	CC Decision
1649	230-12.00-22.00	Ronald W. Morgan	garage & parking of trucks & trailers	Recommended Denial	5/11/2006	9/12/2006	Denied
1193	230-12.00-16.00	David L & Carolyn Wilson	expand CU 687 sale of carriages/etc	Recommended Approval	10/12/1995	10/17/1995	Approved
517	230-12.00-17.00	David Wilson	enlarge existing auction barn	N/A	<Null>	<Null>	Approved
1225	230-19.00-14.00	David L. Wilson	Indoor/Outdoor Auction	Recommended Denial	2/26/1997	6/10/1998	Approved
672	230-12.00-23.00	David Wilson	furniture sales /car sales	Recommended Approval	<Null>	<Null>	Approved
682	230-12.00-14.00	Flossie Jefferson	flea market	Recommended Denial	<Null>	<Null>	Approved
1809	230-12.00-26.00	Curtis McDonald	produce/meats/butcher	Recommended Approval	1/14/2010	2/2/2010	Approved
923	130-8.00-36.00	William T. Sammons, Jr.	radio station & 322 ft tower	Recommended Approval	12/14/1989	12/27/1989	Approved
2250	230-12.00-10.04 230-19.00-14.00	Paola Pacheco Vaquez David L. Wilson	Construction Business (Office w/equipment storage)	<Null>	<Null>	<Null>	<Null>
1075	230-19.00-14.00	David L. Wilson	<Null> indoor/outdoor auction	Withdrawn	<Null>	<Null>	<Null>
1087	230-12.00-16.00	David L & Carolyn Wilson	expand CU 687 sale of carriages/etc	Recommended Denial	9/8/1994	12/20/1994	Approved
1133	230-12.00-17.00	Delaware Pulpwood	Farm Equipment Sales	Recommended Approval	10/12/1995	10/17/1995	Approved
158	230-12.00-17.00	Wilson's Auction Sales & Service	Enlarge Auction Barn	N/A	<Null>	<Null>	Withdrawn
296	230-12.00-17.00	Wilson's Auction Sales & Service	Enlarge Auction Barn	N/A	<Null>	10/14/1975	Approved
397	230-12.00-26.00	Dillard Winstead	guitar repair, arts & crafts & refinish furniture	N/A	<Null>	2/1/1977	Approved
687	230-12.00-16.00	David Wilson	Farmers Market/Auction	Recommended Approval	6/10/1982	6/29/1982	Approved

File #: CU 2250  
202014188

## Planning & Zoning Commission Application Sussex County, Delaware

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

Type of Application: (please check applicable)

Conditional Use

Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment

Clelandiels Road, Lincoln, DE 19960

Type of Conditional Use Requested:

A conditional Use for a construction Business - shop

Tax Map #: 230-12.00-10.04

Size of Parcel(s): ~ 2.97 acres

Current Zoning: AR-1

Proposed Zoning: —

Size of Building:

work trailer and storage container

Land Use Classification: Commercial (current operations)

Water Provider: private well

Sewer Provider: None

### Applicant Information

Applicant Name: PAOLA PACHECO VAZQUEZ

Applicant Address: 125 E. HOLLY DR.

City: LINCOLN

State: DE

Zip Code: 19960

Phone #: 302 3446498

E-mail: paola198303@gmail.com

### Owner Information

Owner Name: PAOLA PACHECO VAZQUEZ

Owner Address: 125 E HOLLY DR.

City: LINCOLN

State: DE

Zip Code: 19960

Phone #: 302 3446498

E-mail: paola198303@gmail.com

### Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: \_\_\_\_\_

Agent/Attorney/Engineer Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Phone #: \_\_\_\_\_

E-mail: \_\_\_\_\_





# Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

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

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


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

Signature of Applicant/Agent/Attorney

P 

Date: 11/6/20

Signature of Owner

P 

Date: 11/6/20

For office use only:

Date Submitted: 11/10/20 Fee: \$500.00 Check #: \_\_\_\_\_  
Staff accepting application: LB Application & Case #: \_\_\_\_\_  
Location of property: \_\_\_\_\_

Subdivision: \_\_\_\_\_  
Date of PC Hearing: \_\_\_\_\_ Recommendation of PC Commission: \_\_\_\_\_  
Date of CC Hearing: \_\_\_\_\_ Decision of CC: \_\_\_\_\_



STATE OF DELAWARE  
**DEPARTMENT OF TRANSPORTATION**  
800 BAY ROAD  
P.O. BOX 77B  
DOVER, DELAWARE 19903

JENNIFER COHAN  
SECRETARY

July 23, 2020

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

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Paola De Jesus & Pacheco Vazquez** rezoning application, which we received on June 26, 2020. This application is for an approximately 2.97-acre parcel (Tax Parcel: 230-12.00-10.04). The subject land is located on the northwest side of Clendaniel Road (Sussex Road 625), approximately 2/3 of a mile southwest of the intersection of US Route 113 and Clendaniel Road. The subject land is currently zoned as AR-1 (Agricultural Residential), and the applicant is seeking to rezone the land to C-1 (General Commercial) to operate a construction business (shop).

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along the segment of Clendaniel Road where the subject land is located is 372 vehicles per day.

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

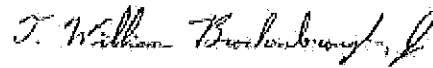
If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.



Mr. Jamie Whitehouse  
Page 2 of 2  
July 23, 2020

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

Sincerely,



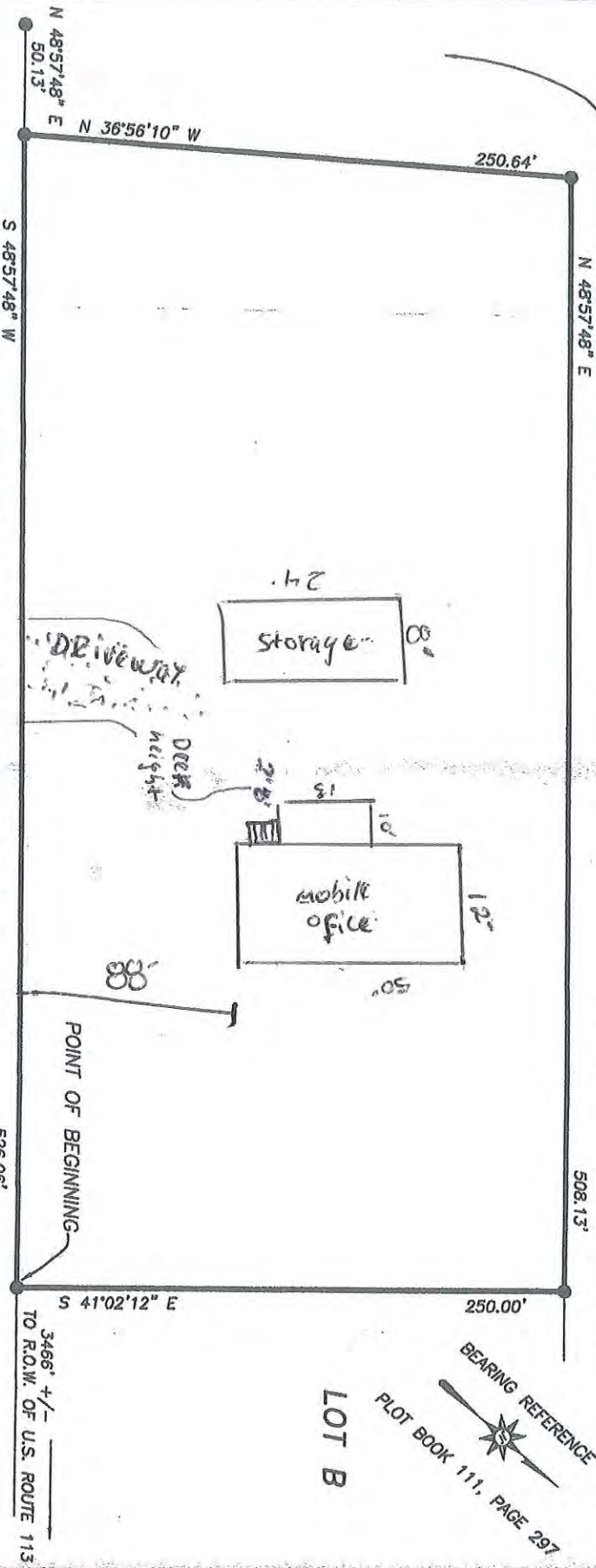
T. William Brockenbrough, Jr.  
County Coordinator  
Development Coordination

TWB:cjm

cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues  
Paola De Jesus & Pacheco Vazquez, Applicants  
Todd Sammons, Assistant Director, Development Coordination  
Gemez Norwood, South District Public Works Manager, Maintenance & Operations  
Susanne K. Laws, Sussex County Review Coordinator, Development Coordination  
Derek Sapp, Subdivision Manager, Development Coordination  
Kevin Hickman, Subdivision Manager, Development Coordination  
Brian Yates, Subdivision Manager, Development Coordination  
John Andrescavage, Subdivision Manager, Development Coordination  
James Argo, South District Project Reviewer, Maintenance & Operations  
Troy Brestel, Project Engineer, Development Coordination  
Claudy Joinville, Project Engineer, Development Coordination

LANDS N.O.F.  
PALOMO, LLC  
DEED BOOK 3614, PAGE 263

TAX MAP NO. 2-30-12.00-10.0  
1. DOUGLAS J. ANNAND, 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, REPRESENTATIONS, SOUNDINGS OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW RENEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.



CLASS "B", SUBURBAN SURVEY  
LEGEND:  
● FOUND IRON BAR

Prepared By  
DOUGLAS J. ANNAND  
PROFESSIONAL LAND SURVEYOR  
10027 NORTH OLD STATE ROAD  
LINCOLN, DELAWARE 19960  
PHONE: (302) 448-0320  
douglasannand7@gmail.com

*[Signature]*  
DOUGLAS J. ANNAND, PLS 622

COUNTY ROAD 625-CLELANDANIEL ROAD  
(50' WIDE)

BOUNDARY SURVEY PLAN

PREPARED FOR  
PAOLA DE JESUS PACHECO VAZQUEZ  
& ELVIS ROLANDO MENENDEZ URRUTIA

FOR PROPERTY KNOWN AS  
LOT A, SUBDIVISION OF LANDS OF GEW LLC, PLOT BOOK 111, PAGE 297  
CEDAR CREEK HUNDRED SUSSEX COUNTY  
STATE OF DELAWARE  
AREA: 2.968 ACRES +/- SCALE: 1" = 60'  
DATE: SEPTEMBER 29, 2019

BEARING REFERENCE  
PLOT BOOK 111, PAGE 297  
LOT B

3466' +/-  
TO R.O.W. OF U.S. ROUTE 113

**PLANNING & ZONING COMMISSION**

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



**Sussex County**

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

**PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET**  
Planning Commission Public Hearing Date: June 24, 2021

Application: CU 2254 Richard L. Tilghman Jr. and Kelsey R. Dickerson

Applicant: Richard L. Tilghman Jr. & Kelsey R. Dickerson  
8227 W. Line Road  
Delmar, DE 19940

Owner: Richard L. Tilghman Jr. & Kelsey R. Dickerson  
8227 W. Line Road  
Delmar, DE 19940

Site Location: 8227 W. Line Road  
Delmar, DE 19940

Current Zoning: General Residential (GR)

Proposed Use: No zoning change is proposed

Comprehensive Land  
Use Plan Reference: Developing Area

Councilmanic  
District: Mr. Rieley

School District: Delmar School District

Fire District: Delmar Fire Department

Sewer: Private, on-site septic

Water: Private, on-site septic

Site Area: 1.021 ac. +/-

Tax Map ID.: 532-19.00-52.00








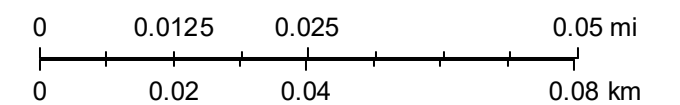
# Sussex County



<b>PIN:</b>	532-19.00-52.00
<b>Owner Name</b>	TILGHMAN RICHARD L JR
<b>Book</b>	4632
<b>Mailing Address</b>	8227 W LINE RD
<b>City</b>	DELMAR
<b>State</b>	DE
<b>Description</b>	N / MD LINE RD
<b>Description 2</b>	512
<b>Description 3</b>	N/A
<b>Land Code</b>	

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

1:1,128





# Sussex County

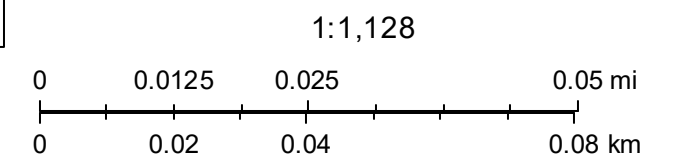


<b>PIN:</b>	532-19.00-52.00
<b>Owner Name</b>	TILGHMAN RICHARD L JR
<b>Book</b>	4632
<b>Mailing Address</b>	8227 W LINE RD
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<b>Land Code</b>	

- polygonLayer**

Override 1
- polygonLayer**

Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries



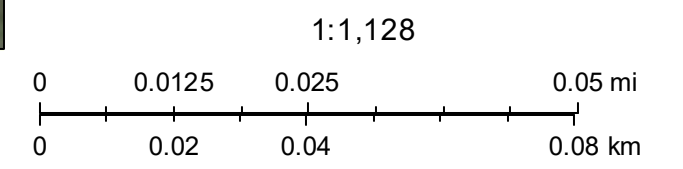


# Sussex County



<b>PIN:</b>	532-19.00-52.00
<b>Owner Name</b>	TILGHMAN RICHARD L JR
<b>Book</b>	4632
<b>Mailing Address</b>	8227 W LINE RD
<b>City</b>	DELMAR
<b>State</b>	DE
<b>Description</b>	N / MD LINE RD
<b>Description 2</b>	512
<b>Description 3</b>	N/A
<b>Land Code</b>	

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





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



Sussex County

DELAWARE  
sussexcountyde.gov

## Memorandum

To: Sussex County Planning Commission Members  
From: Chase Phillips, Planner I  
CC: Vince Robertson, Assistant County Attorney and applicant  
Date: June 14th, 2021  
RE: Staff Analysis for CU 2254 Richard Tilghman and Kelsey Dickerson Tilghman

---

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2254 Richard Tilghman to be reviewed during the June 24<sup>th</sup>, 2021 Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for Tax Parcel 532-19.00-52.00 to allow for a Conditional Use of land in a General Residential (GR) Zoning District for an auto glass tinting shop. The parcel is located on the north side of West Line Road (S.C.R. 512), approximately 0.24 mile east of Old Racetrack Road (S.C.R. 502), in Delmar. The area of the site is approximately 1.021 acre +/- . The state boundary between Maryland and Delaware is on the south side of West Line Road (S.C.R. 502).

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework for how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the property has the land use designation of the “Developing Area” All neighboring properties are also designated as “Developing Area.”

The Developing Area land use designation recognizes that a range of housing types should be permitted. These types include single-family homes, townhouses, and multifamily units. Commercial uses could be considered at appropriate intersections and corridors. A variety of office uses would be appropriate in many areas. Appropriate mixed-use development should also be allowed. This designation also recognizes a careful mixture of homes with light commercial, office and institutional uses can be appropriate to provide convenient service.

The property is within a General Residential (GR) Zoning District. Additionally, each adjacent parcel is also within the GR Zoning District. Parcels on the southern side of West Line Road are within the Agricultural – Rural (A-1) Zoning District as regulated by Wicomico County, Maryland.

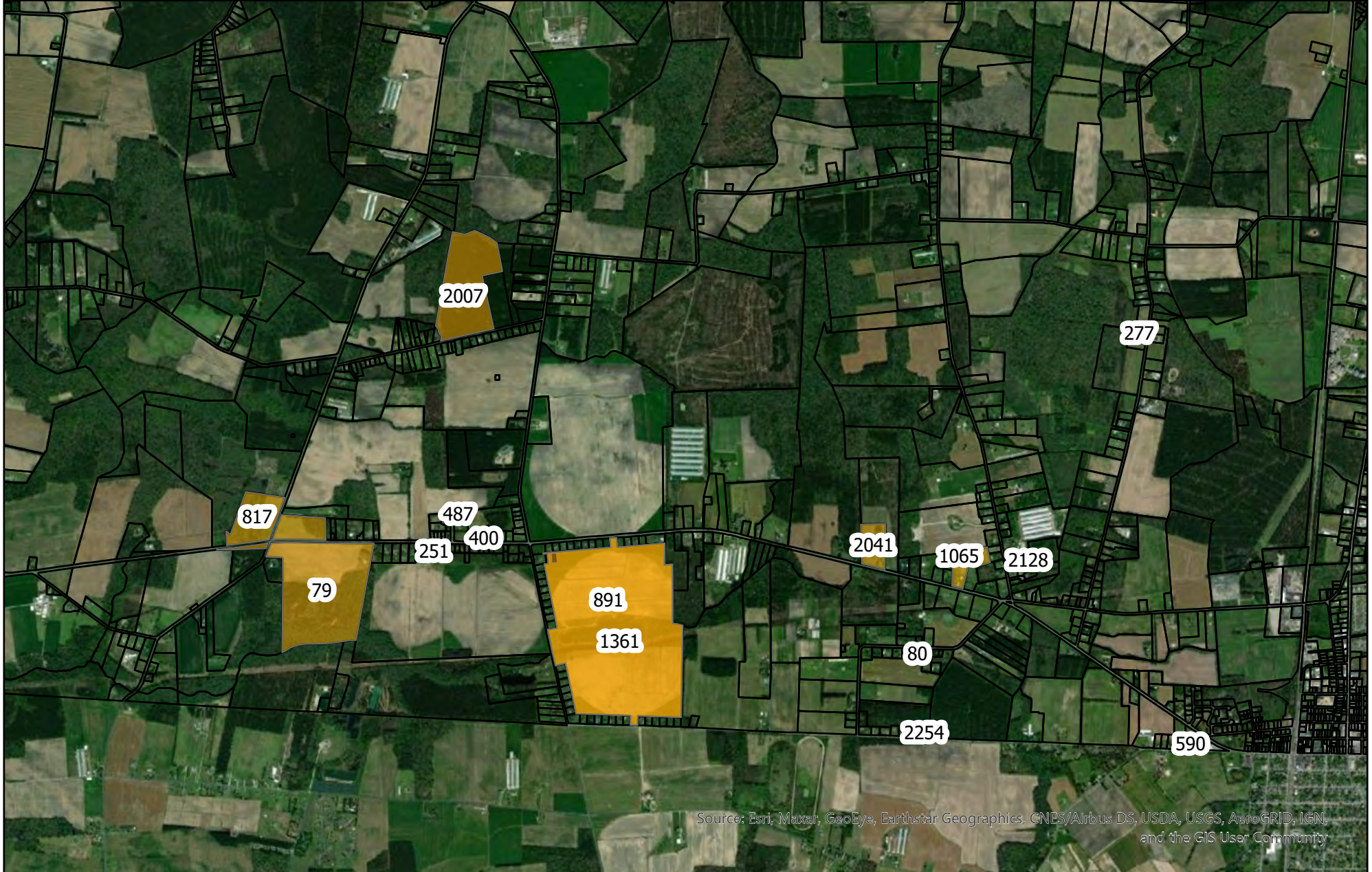
Since 1971, there have been 16 Conditional Uses within a one-mile radius of the subject property. Ten applications have been approved. Three applications have been denied. Three applications were withdrawn. Attached to this memo is a table that provides a summary of each application as well as a map that depicts all locations relative to the subject property.



Based on the analysis provided, the Conditional Use to allow for an auto glass tinting shop, subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.

CU #	Tax Parcel #	APPLICANT	Proposed Use	P&Z Decision	P&Z Decision Date	CC Decision Date	CC Decision
590	592-20.00-32.00	Daniel L. Ward	Repair Shop	<Null>	<Null>	<Null>	Approved
2254	592-19.00-52.00	Richard L. Jr. & Kelsey R. Dickerson Tightman	Auto Glass Tinting Shop	<Null>	<Null>	<Null>	<Null>
80	592-19.00-40.00	Woodrow Humphries	car sales lot	N/A	<Null>	<Null>	Approved
1361	592-19.00-1.00	Joseph & Daniel Moore	relocation & amend CU 891 borrow pit	Recommended Approval	10/12/2000	2/20/2001	Approved
79	592-18.00-18.00	Robert Hastings	car sales lot	N/A	<Null>	<Null>	Approved
251	592-18.00-90.00	Lloyd L. Adkins	automobile repair shop & sales	N/A	<Null>	<Null>	Denied
2041	592-19.00-7.00	Scott Randall Witzke	Retail Auto Sales	Recommended Approval	2/11/2016	6/7/2016	Approved
1065	592-19.00-12.08	Joseph Meert	multi-family	Recommended Denial	3/10/1994	3/29/1994	Denied
277	592-19.00-4.00	Richard E Johnson & Johnson's Used Cars	automotive repair shop & used car lot	Recommended Approval	3/28/1985	4/29/1985	Approved
817	592-18.00-7.00	William Edward Hastings	amend CU 79 removal of 10-yr time limit	Recommended Approval	6/14/2018	10/23/2018	Approved
2128	592-19.00-12.21	Larry Martin	Auto Repair Shop	N/A	<Null>	<Null>	Withdrawn
487	592-18.00-27.00	Carroll Gravenor	auto sales lot & office	Recommended Approval	2/12/2015	3/31/2015	Approved
2007	592-11.00-25.00	Delaware Electric Cooperative, Inc.	ELECTRICAL SUBSTATION	N/A	<Null>	<Null>	Withdrawn
388	592-18.00-27.00	Gravenor	Used Car Sales & Salvage	N/A	<Null>	<Null>	Withdrawn
400	592-18.00-27.00	Carroll's Used Cars	Used Car Sales	N/A	<Null>	<Null>	Withdrawn
422	592-18.00-27.00	Carroll Gravenor & Carroll's Used Cars	Used Car Sales Lot & Building	N/A	<Null>	<Null>	Denied
891	592-19.00-1.00	Joseph & Daniel Moore	Borrow Pit	Recommended Approval	10/13/1988	12/27/1988	Approved

# All Conditional Uses Within One Mile of CU 2254 (Richard Tilghman)



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



0 0.25 0.5 1 Miles

Please see attached table for interpretation and all attributes

File #: CU# 2254  
202015103

## Planning & Zoning Commission Application Sussex County, Delaware

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

**Type of Application: (please check applicable)**

Conditional Use

Zoning Map Amendment

**Site Address of Conditional Use/Zoning Map Amendment**

8227 W. LINE ROAD, DELMAR, DE. 19940

**Type of Conditional Use Requested:**

AUTO GLASS TINTING SHOP

Tax Map #: 532-19.00-52.00

Size of Parcel(s): 1.021 Ac. ±

Current Zoning: GR

Proposed Zoning: N/A

Size of Building: 26' X 30'

**Land Use Classification:** \_\_\_\_\_

Water Provider: ONSITE

Sewer Provider: ON SITE

**Applicant Information**

Applicant Name: RICHARD L., JR. + KELSEY R. DICKERSON TILGHMAN

Applicant Address: 8227 W. LINE ROAD

City: DELMAR

State: DE.

Zip Code: 19940

Phone #: 443-880-3695

E-mail: \_\_\_\_\_

**Owner Information**

Owner Name: SAME AS ABOVE

Owner Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Phone #: \_\_\_\_\_

E-mail: \_\_\_\_\_

**Agent/Attorney/Engineer Information**

Agent/Attorney/Engineer Name: MILLER - LEWIS, INC.

Agent/Attorney/Engineer Address: 1560 MIDDLEFORD ROAD

City: SEAFORD

State: DE.

Zip Code: 19973

Phone #: 302-629-9895

E-mail: stevesell@esc.millerlewisinc.com



# Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

Completed Application

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

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

Provide Fee \$500.00

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

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

DeIDOT Service Level Evaluation Request Response

PLUS Response Letter (if required)

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

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

Signature of Applicant/Agent/Attorney

  
\_\_\_\_\_

Date: 11/2/2020

Signature of Owner

\_\_\_\_\_

Date: \_\_\_\_\_

For office use only:

Date Submitted: 12/1/2020

Fee: \$500.00 Check #: 117

Staff accepting application: CDZ

Application & Case #: 202015103

Location of property: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Date of PC Hearing: \_\_\_\_\_

Recommendation of PC Commission: \_\_\_\_\_

Date of CC Hearing: \_\_\_\_\_

Decision of CC: \_\_\_\_\_

# Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

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

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

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

**Signature of Applicant/Agent/Attorney**

  
\_\_\_\_\_

Date: 11/27/20

**Signature of Owner**

  
\_\_\_\_\_

Date: 11/27/20

**For office use only:**

Date Submitted: \_\_\_\_\_ Fee: \$500.00 Check #: \_\_\_\_\_  
Staff accepting application: \_\_\_\_\_ Application & Case #: \_\_\_\_\_  
Location of property: \_\_\_\_\_  
Subdivision: \_\_\_\_\_  
Date of PC Hearing: \_\_\_\_\_ Recommendation of PC Commission: \_\_\_\_\_  
Date of CC Hearing: \_\_\_\_\_ Decision of CC: \_\_\_\_\_



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

JENNIFER COHAN  
SECRETARY

October 15, 2020

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

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Richard Tilghman** conditional use application, which we received on September 17, 2020. This application is for an approximately 1.1-acre parcel (Tax Parcel: 532-19.00-52.00). The subject land is located on the north side of West Line Road (Sussex Road 512), approximately 1,300 feet west of the intersection of West Line Road and Old Racetrack Road (Sussex Road 502), west of Delmar. The subject land is currently zoned AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval to utilize a 780 square-foot portion of the facility to operate an automotive window film installation business.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along the segment of West Line Road where the subject land is located is 2,105 vehicles per day.

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



Mr. Jamie Whitehouse  
Page 2 of 2  
October 15, 2020

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

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

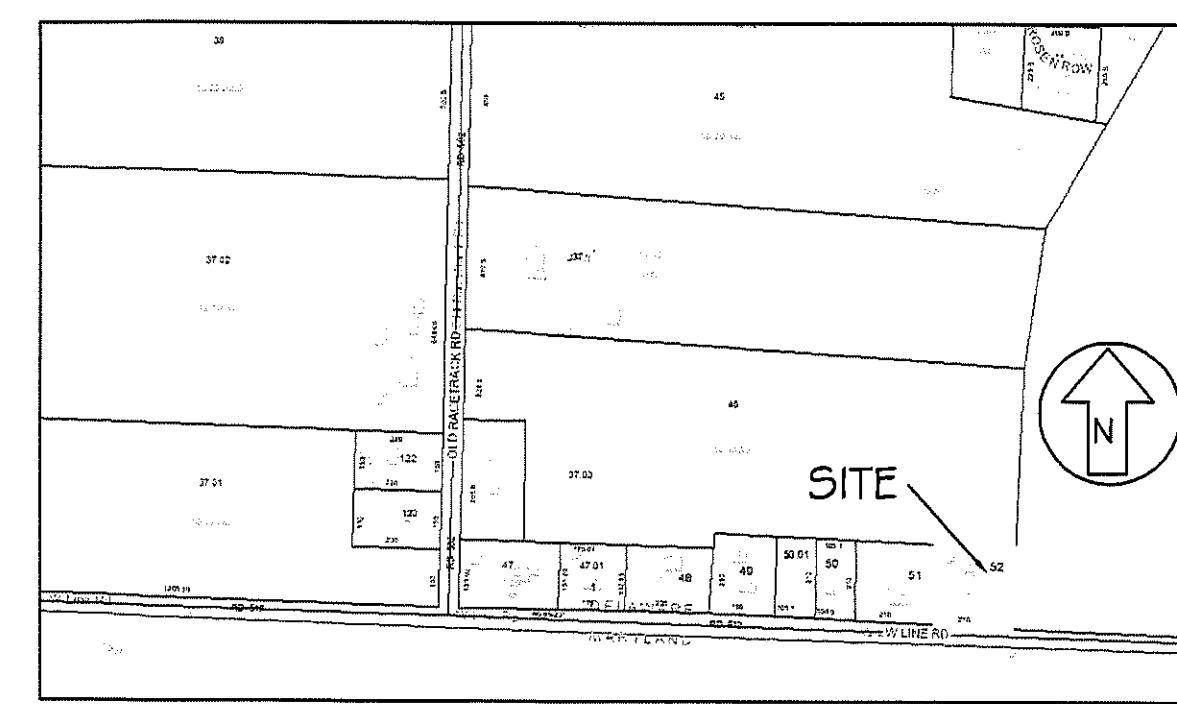
Sincerely,



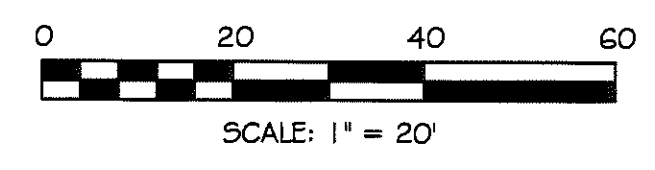
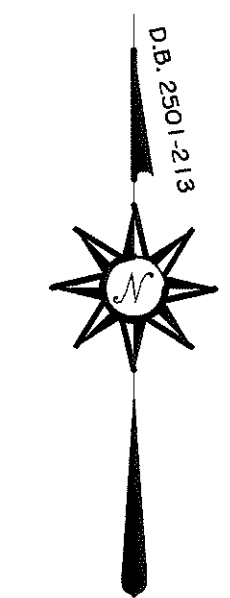
T. William Brockenbrough, Jr.  
County Coordinator  
Development Coordination

TWB:cjm

cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues  
Richard Tilghman, Applicant  
Russell Warrington, Sussex County Planning & Zoning  
Todd Sammons, Assistant Director, Development Coordination  
Gemez Norwood, South District Public Works Manager, Maintenance & Operations  
Susanne K. Laws, Sussex County Review Coordinator, Development Coordination  
Derek Sapp, Subdivision Manager, Development Coordination  
Kevin Hickman, Subdivision Manager, Development Coordination  
Brian Yates, Subdivision Manager, Development Coordination  
John Andrescavage, Subdivision Manager, Development Coordination  
James Argo, South District Project Reviewer, Maintenance & Operations  
Troy Brestel, Project Engineer, Development Coordination  
Claudy Joinville, Project Engineer, Development Coordination



VICINITY MAP



DATA COLUMN:

T.M.# 532-19.00-52.00  
 ZONING: GR GENERAL RESIDENTIAL  
 SETBACK REQUIREMENTS:  
 FRONT: 40'  
 SIDE: 10'  
 REAR: 10'  
 OWNER: RICHARD L., JR. & KELSEY DICKERSON TILGHMAN  
 SITE ADDRESS: 8227 WEST LINE ROAD, DELMAR, DE. 19940  
 TRACT AREA: 1.021 ACRES ±  
 ACCESS: S.C.R. 512 (WEST LINE ROAD)  
 PROPOSED BUILDING AREA: 780 SQ. FT. ±  
 PROPOSED USE: AUTO GLASS TINTING SHOP  
 WATER AND SEWER: INDIVIDUAL ON-SITE  
 OWNER SHALL COMPLY WITH ALL DELDOT ENTRANCE AND ROADWAY IMPROVEMENT REQUIREMENTS

FIRE MARSHAL NOTES:

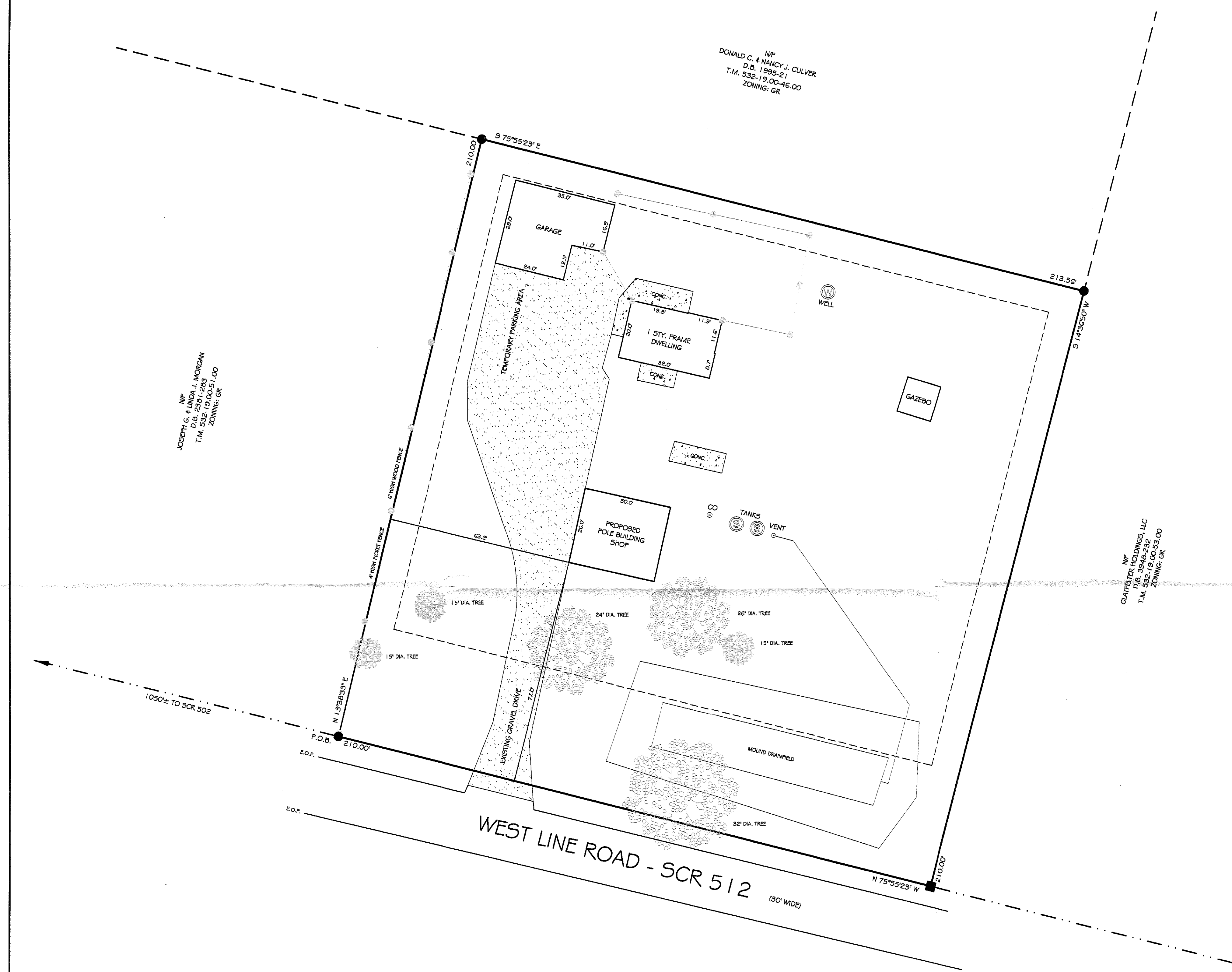
MAX HEIGHT: 3 STORIES, 42 FEET  
 CONSTRUCTION TYPE: NFPA TYPE: VB (POLE SHED METAL SIDING)  
 ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PROTECTION REGULATIONS.  
 PROPOSED USE: AUTO ACCESSORY STORE  
 EXISTING BUILDING AREA: 11,792 SQ. FT. ±  
 LOCATION OF FIRE LANES, THEIR WIDTHS, AND THEIR MARKINGS, FIRE LANE SIGNS, WORDING AND 4" LINES OF DEMARCATION, AND YELLOW PAINTED CURBING ARE TO BE SHOWN ON THE PLAN WHERE APPLICABLE.  
 THE BUILDING SHALL BE ACCESSIBLE TO EMERGENCY APPARATUS A MINIMUM OF 50% OF THE BUILDING SHALL BE ACCESSIBLE BY EMERGENCY SERVICES PERSONNEL

REQUEST FOR CONDITIONAL USE FOR  
 AUTO GLASS TINTING SHOP  
 LANDS OF  
**RICHARD L., JR. & KELSEY R. DICKERSON**  
**TILGHMAN**

NF  
 DONALD C. & NANCY J. CULVER  
 D.B. 1985-21  
 T.M. 532-19.00-46.00  
 ZONING: GR

NF  
 JOSEPH G. & LINDA J. MORROW  
 D.B. 2001-203  
 T.M. 532-19.00-51.00  
 ZONING: GR

NF  
 GLATFELTER HOLDINGS, LLC  
 D.B. 2004-239  
 T.M. 532-19.00-53.00  
 ZONING: GR



- MONUMENTATION
- IRON PIPE (FOUND)
  - CONCRETE MONUMENT (FOUND)
  - ▲ IRON ROD (FOUND)

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

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

STEPHEN M. SELLERS, PLS 566 \_\_\_\_\_ DATE \_\_\_\_\_

DATE	REVISION

**MILNER LEWIS, INC.**  
 LAND SURVEYING  
 1560 MIDDLEFORD RD.  
 SEAFORD, DELAWARE 19973  
 PH: 302-629-9695 FAX: 302-629-2391

HUNDRED	COUNTY
LITTLE CREEK	SUSSEX
STATE	DRAWN BY
DELAWARE	SMS
REF.	FILE NO.
4632-74	TILGHMAN 532-19-52
OCTOBER 29, 2020	

**PLANNING & ZONING COMMISSION**

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



**Sussex County**

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

**PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET**  
Planning Commission Public Hearing Date: June 24<sup>th</sup>, 2021

Application: CU 2259 The Evergreene Companies, LLC

Applicant: The Evergreene Companies, LLC  
701 Bethany Loop, Suite 2  
Bethany Beach, DE 19930

Owner: The Evergreene Companies, LLC  
701 Bethany Loop, Suite 2  
Bethany Beach, DE 19930

Site Location: 31452 LB Lane, Bethany Beach

Current Zoning: Medium Density Residential (MR) Zoning District

Proposed Use: 30 Single-Family Condominiums

Comprehensive Land Use Plan Reference: Coastal Area

Councilmanic District: Mr. Hudson

School District: Indian River School District

Fire District: Milville Fire Department

Sewer: Sussex County

Water: Sussex Shores

Site Area: 11.96 acres +/-

Tax Map ID.: 134-13.00-72.02



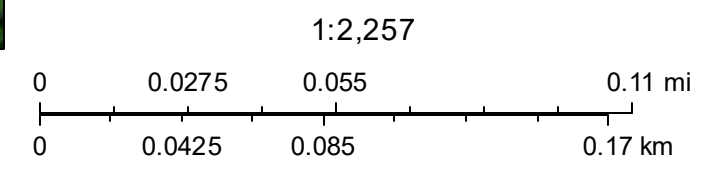


# Sussex County



<b>PIN:</b>	134-13.00-72.02
<b>Owner Name</b>	CFRE HOLDINGS I LLC
<b>Book</b>	4994
<b>Mailing Address</b>	6 TRELIS PATH
<b>City</b>	DOYLESTOWN
<b>State</b>	PA
<b>Description</b>	N/RT 360
<b>Description 2</b>	1250' E/RT 357
<b>Description 3</b>	N/A
<b>Land Code</b>	

- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries
- Extent of Right-of-Way
- Municipal Boundaries





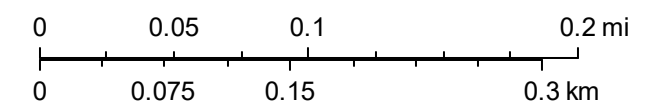
# Sussex County



<b>PIN:</b>	134-13.00-72.02
<b>Owner Name</b>	CFRE HOLDINGS I LLC
<b>Book</b>	4994
<b>Mailing Address</b>	6 TRELIS PATH
<b>City</b>	DOYLESTOWN
<b>State</b>	PA
<b>Description</b>	N/RT 360
<b>Description 2</b>	1250' E/RT 357
<b>Description 3</b>	N/A
<b>Land Code</b>	

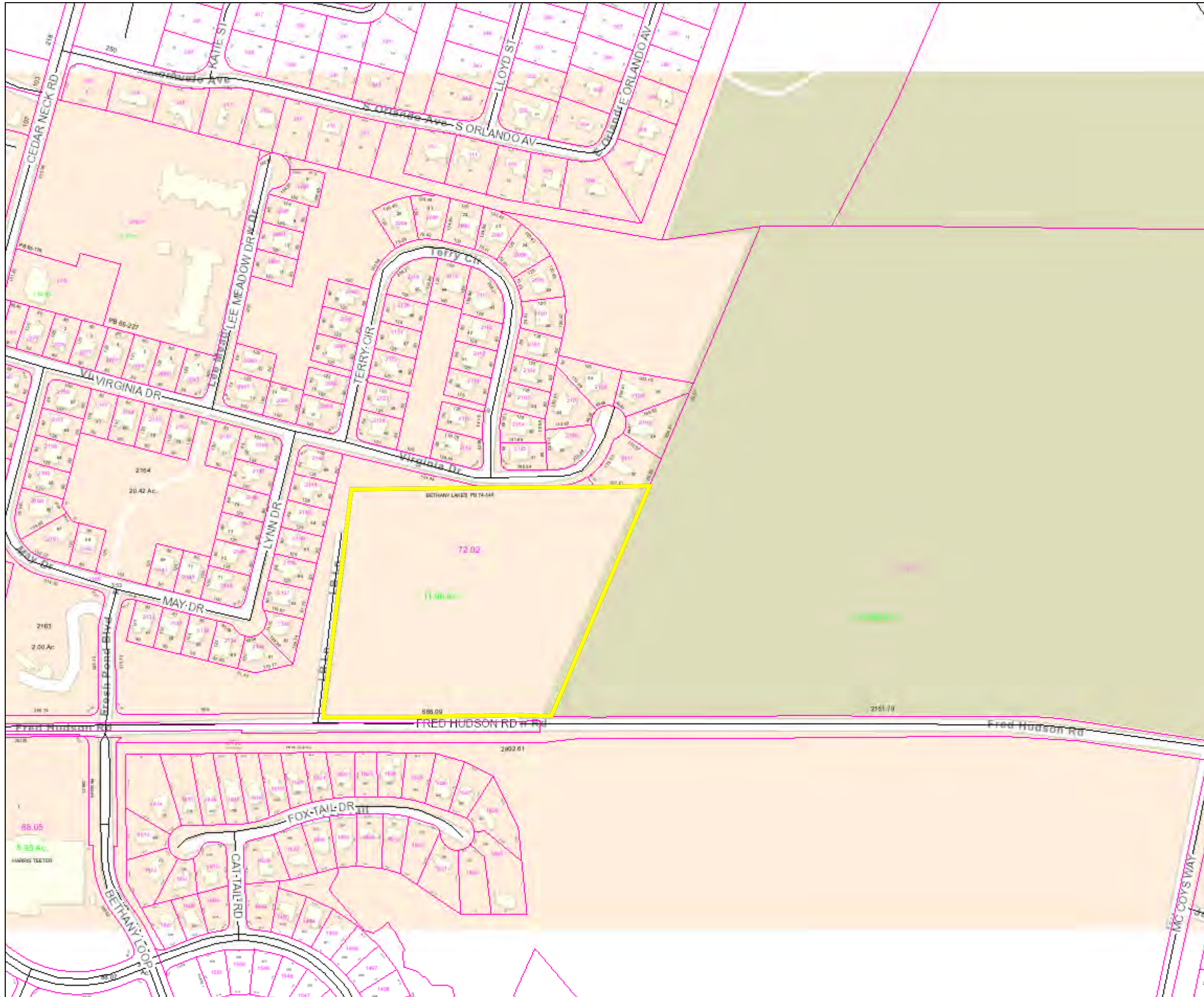
- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- Streets

1:4,514





# Sussex County



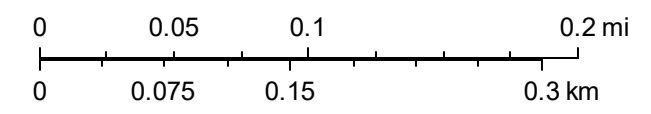
<b>PIN:</b>	134-13.00-72.02
<b>Owner Name</b>	CFRE HOLDINGS I LLC
<b>Book</b>	4994
<b>Mailing Address</b>	6 TRELIS PATH
<b>City</b>	DOYLESTOWN
<b>State</b>	PA
<b>Description</b>	N/RT 360
<b>Description 2</b>	1250' E/RT 357
<b>Description 3</b>	N/A
<b>Land Code</b>	

- polygonLayer**

Override 1
- polygonLayer**

Override 1
- Tax Parcels
- Streets
- County Boundaries
- Extent of Right-of-Way
- Municipal Boundaries

1:4,514



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



Sussex County

DELAWARE  
sussexcountyde.gov

## Memorandum

To: Sussex County Planning Commission Members  
From: Nicholas Torrance, Planner I  
CC: Vince Robertson, Assistant County Attorney and applicant  
Date: June 17<sup>th</sup>, 2021  
RE: Staff Analysis for CU 2259 Evergreene Companies, LLC

---

This memo is to provide background and analysis for the Planning Commission to consider as a part of application 2259 Evergreene Companies, LLC to be reviewed during the June 24<sup>th</sup>, 2021 Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for Tax Parcels 134-13.00-72.02 to allow for a Conditional Use of land in an Agricultural Residential (AR-1) Zoning District for 30 single-family condominiums. The parcel is located on the north side of Fred Hudson Road in Ocean View, Delaware. The area of the site is approximately 11.96 acres +/-.

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework for how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the property has the land use designation of the "Coastal Area." All neighboring properties are also designated as "Coastal Area."

The Coastal Area land use designation recognizes that a range of housing types should be permitted in Coastal Area, including single-family homes, townhouses, and multifamily units. Retail and office uses are appropriate but larger shopping centers and office parks should be confined to selected locations with access along arterial roads. Appropriate mixed-use development should also be allowed. It also recognizes a careful mixture of homes with light commercial, office and institutional uses can be appropriate to provide convenient services and to allow people to work close to home.

The property is within a Medium Density Residential (MR) Zoning District. All surrounding parcels are also zoned MR.

Since 1971, there have been 21 Conditional Use applications within a one-mile radius of the application site. Of the 21 Conditional Use applications within a one-mile radius, 17 have been approved, 1 has been denied, and 2 were withdrawn and 1 is currently pending.

Since 1971, there have 2 Conditional Use applications located on this same parcel. Conditional Use No. 1519 for 48 multi-family units was approved by County Council at their meeting of January 27<sup>th</sup>, 2004 and adopted through Ordinance No. 1161. Conditional Use No. 1850 for 48 multi-family units was approved by County Council at their meeting of September 14<sup>th</sup>, 2010 and adopted through Ordinance No. 2143.



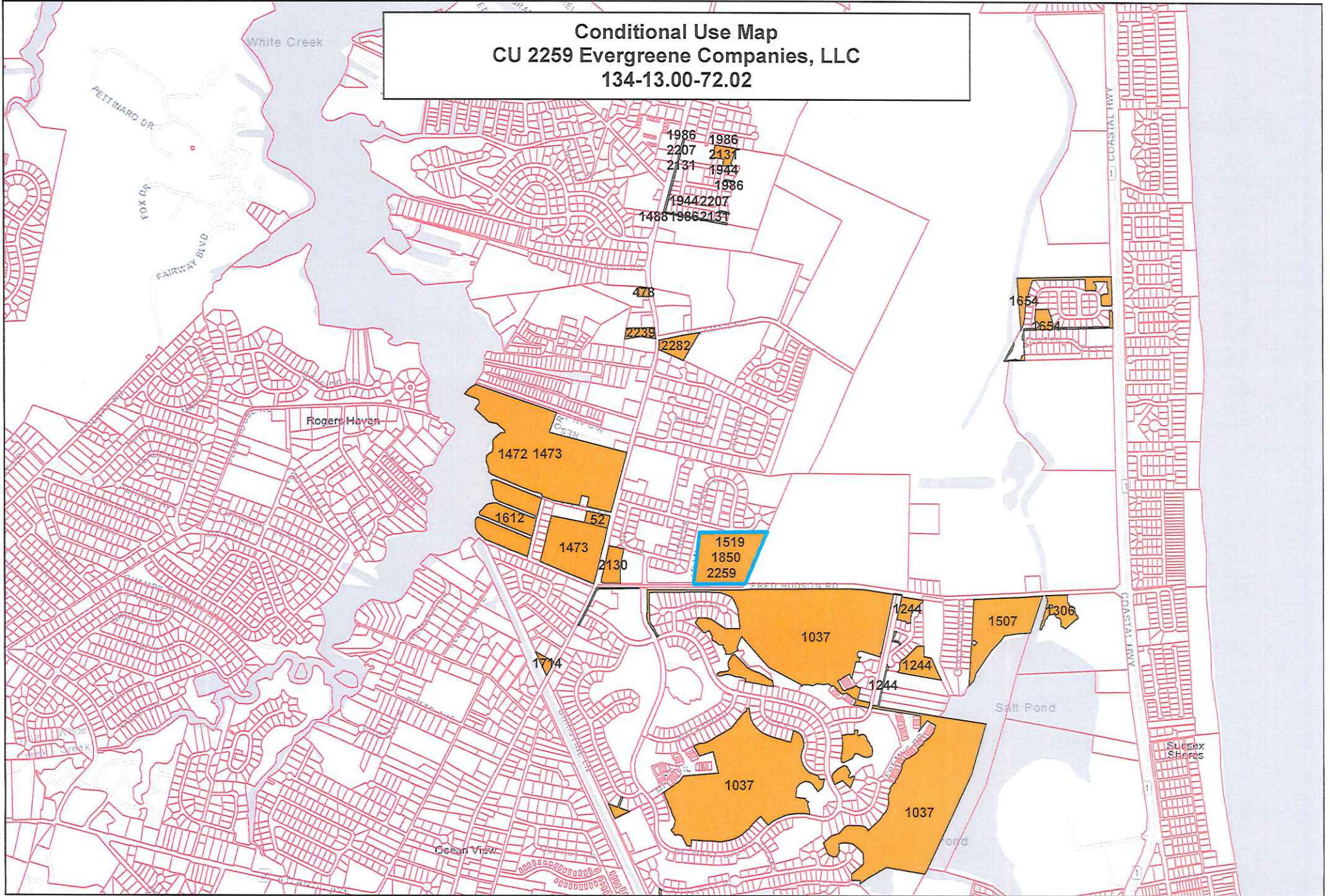
Based on the analysis of the land use, surrounding zoning and uses, the Conditional Use to allow for 30 single-family condominiums, subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.





# Sussex County

Conditional Use Map  
CU 2259 Evergreene Companies, LLC  
134-13.00-72.02



CU #	Tax Parcel	APPLICANT	Proposed Use	P&Z Recommendation	P&Z Date	CC Date	CC Decision
2282	134-9.00-27.00	Lawrence Davies	Microbrewery		<Null>	<Null>	
2259	134-13.00-72.02	The Evergreen Companies, LLC	30 single family conominum units		<Null>	<Null>	
2239	134-9.00-67.00	Coastal Properties LLC	General Contracting Business	Recommended Approval	10/8/2020	10/27/2020	Approved
2207	134-9.00-21.00	CBB Cedar Pines, LLC (Marlin Run)	Multi-family (75 SF & TH)	Recommended Approval	4/8/2021	4/27/2021	Approved
2131	134-9.00-21.00	CBB Cedar Pines, LLC	Multi-Family (30 Units)	Recommended Approval	6/14/2018	7/24/2018	Approved
2130	134-13.00-72.00	The Evergreene Companies, LLC (pallots corner)	Multi-family (20 Townhomes)	Recommended Approval	6/28/2018	10/30/2018	Approved
1986	134-9.00-21.00	Castaways Bethany, LLC	Multi-Family Dwelling Structures	Recommended Approval	5/22/2014	7/22/2014	Approved
1944	134-9.00-21.00	Castaways Bethany, LLC	Multi-Family Dwelling Structures, a Campground and Outdoor Amusement Place	Withdrawn	<Null>	<Null>	Withdrawn
1850	134-13.00-72.02	Inland Bays LLC	Multi-Family	Recommended Approval	9/9/2010	9/14/2010	Approved
1714	134-13.00-56.00	Bernard Dera	Multi-Family Dwelling	Recommended Denial	1/24/2008	4/1/2008	Denied
1654	134-9.00-13.00	Bethany Short Properties LLC	multi-family	Withdrawn	5/24/2006	5/24/2006	Withdrawn
1612	134-13.00-1175.00	Canal Place, LLC	Multi-Family	Recommended Approval	7/14/2005	11/8/2005	Approved
1519	134-13.00-72.02	Inland Bays LLC		Recommended Approval	1/22/2004	1/27/2004	Approved
1507	134-13.00-79.00	North Beach LLC	multi-family	Recommended Approval	10/9/2003	12/16/2003	Approved
1488	134-9.00-21.00	Vaughn Melson & Alfred Melson					
1488			Multi-Family	Recommended Approval	4/10/2003	6/3/2003	Approved
1473	134-9.00-37.01	Caldera Properties LP (Old Mill)	multi-family	Recommended Approval	2/13/2003	3/25/2003	Approved
1472	134-9.00-37.01	Caldera Properties LP (Steele)	Cedar Neck Rd				
1472				Recommended Approval	2/13/2003	3/23/2003	Approved
1306	134-13.00-78.00	DMV Partnership	multi-family	Recommended Approval	9/23/1999	10/12/1999	Approved
1244	134-13.00-83.00	Salt Pond East LLC. T/A Bethany Courts, LLC	28 Unit Multifamily Dwelling	Recommended Denial	5/14/1998	7/28/1998	Approved
1037	134-13.00-88.00	Salt Pond Associates	Miniature Golf Course	Recommended Approval	5/13/1993	6/8/1993	Approved
478	134-9.00-70.00	James & Theresa Murray	dry-open storage, boats, trailers & travel trailers	N/A	<Null>	<Null>	Approved
52	134-13.00-71.00	Donald & Terry Long	beauty salon	N/A	<Null>	<Null>	Approved

File #: CU 2259

~~2020~~  
202100219

# Planning & Zoning Commission Application

## Sussex County, Delaware

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

**Type of Application: (please check applicable)**

Conditional Use

Zoning Map Amendment

**Site Address of Conditional Use/Zoning Map Amendment**

31452 LB Lane, Bethany Beach, DE 19930

**Type of Conditional Use Requested:**

Conditional Use to allow 30 single-family condominium structures on a single parcel in a Medium-Density Residential District.

**Tax Map #:** 1-34-13.00-72.02

**Size of Parcel(s):** 11.96 Acres

**Current Zoning:** MR

**Proposed Zoning:** MR

**Size of Building:** varies

**Land Use Classification:** Single Family Dwellings

**Water Provider:** Sussex Shores

**Sewer Provider:** Sussex County

**Applicant Information**

**Applicant Name:** The Evergreene Companies, LLC c/o Tim Naughton

**Applicant Address:** 701 Bethany Loop, Suite 2

**City:** Bethany Beach

**State:** DE

**Zip Code:** 19930

**Phone #:** (443) 398-0294

**E-mail:** tnaughton@evergreenhomes.com

**Owner Information**

**Owner Name:** same as above

**Owner Address:** \_\_\_\_\_

**City:** \_\_\_\_\_

**State:** \_\_\_\_\_

**Zip Code:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_

**Agent/Attorney/Engineer Information**

**Agent/Attorney/Engineer Name:** Davis, Bowen, & Friedel, Inc. c/o Cliff Mumford

**Agent/Attorney/Engineer Address:** 1 Park Avenue

**City:** Milford

**State:** DE

**Zip Code:** 19963

**Phone #:** (302) 424-1441

**E-mail:** cdm@dbfinc.com



# Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

**Completed Application**

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

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

**Provide Fee \$500.00**

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

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

**DeIDOT Service Level Evaluation Request Response**

**PLUS Response Letter** (if required)

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

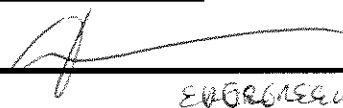
I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future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

## Signature of Applicant/Agent/Attorney

  
\_\_\_\_\_ EVERGREEN HOMES

Date: 12/22/20

## Signature of Owner

  
\_\_\_\_\_ EVERGREEN HOMES

Date: 12/22/20

### For office use only:

Date Submitted: \_\_\_\_\_

Fee: \$500.00 Check #: \_\_\_\_\_

Staff accepting application: \_\_\_\_\_

Application & Case #: \_\_\_\_\_

Location of property: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Date of PC Hearing: \_\_\_\_\_

Recommendation of PC Commission: \_\_\_\_\_

Date of CC Hearing: \_\_\_\_\_

Decision of CC: \_\_\_\_\_



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

JENNIFER COHAN  
SECRETARY

October 8, 2020

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

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for **The Evergreene Companies, LLC's** conditional use application, which we received on September 16, 2020. This application is for an approximately 11.96-acre parcel (Tax Parcel: 134-13.00-72.02). The subject land is located on the north side of Fred Hudson Road (Sussex Road 360), approximately ¼ mile east of the intersection of Fred Hudson Road and Cedar Neck Road (Sussex Road 357), north of Ocean View. The subject land is currently zoned MR (Medium-Density Residential), and the applicant is seeking a conditional use approval to develop 31 single-family detached houses.

Per the 2019 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Fred Hudson Road where the subject land is located are 12,590 and 16,203 vehicles per day, respectively.

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

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



Mr. Jamie Whitehouse  
Page 2 of 2  
October 8, 2020

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

Sincerely,



T. William Brockenbrough, Jr.  
County Coordinator  
Development Coordination

TWB:cjm

cc: The Evergreene Companies, LLC, Applicant  
Russell Warrington, Sussex County Planning & Zoning  
Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues  
Todd Sammons, Assistant Director, Development Coordination  
Gemez Norwood, South District Public Works Manager, Maintenance & Operations  
Susanne K. Laws, Sussex County Review Coordinator, Development Coordination  
Derek Sapp, Subdivision Manager, Development Coordination  
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James Argo, South District Project Reviewer, Maintenance & Operations  
Troy Brestel, Project Engineer, Development Coordination  
Claudy Joinville, Project Engineer, Development Coordination

DEPARTMENT OF TRANSPORTATION  
COMMENTS FOR  
T.A.C. MEETING

**The Evergreen Companies, LLC.**  
**Tax Map # 134-13.00-72.02**  
**SCR 357 (Fred Hudson Road)**  
**Sussex County**

**#C/U 2259 – The Evergreen Companies, LLC**

DelDOT Provided PLUS Comments on the Inland Bays Community (PLUS# 2020-11-03) on 11/20/2020. All of those comments are still valid and are listed below and on the attached PLUS Comment Sheet.

1. The site access on Fred Hudson Road (Sussex Road 360) must be designed in accordance with DelDOT's Development Coordination Manual, which is available at <http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes>.
2. Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at [https://www.deldot.gov/Business/subdivisions/pdfs/Meeting\\_Request\\_Form.pdf?08022017](https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017).
3. Section 1.7 of the Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.
4. Per Section 2.2.2.1 of the Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends per hour in any hour of the day. From the PLUS application, the total daily trips are estimated at 343 vehicle trip ends per day. Using the 10th edition of the Institute of Transportation Engineers' Trip Generation Manual, DelDOT confirms this number and estimates the weekday morning and evening peak hour trip ends at 26 and 32, respectively. Thus, a TIS is not warranted.

One of the purposes of a TIS is to identify needed offsite improvements. Fred Hudson Road presently has 10-foot lanes and 4-foot shoulders which are marked as bicycle lanes. These widths are significantly less than DelDOT's standard widths for collector roads, which are 12-foot lanes and 8-foot shoulders. DelDOT anticipates requiring the developer to extend the widening done for the Bethany Lakes and Salt Pond entrances east through the entrance to the proposed development, transitioning back to the existing

width to avoid or minimize the impact on the wetlands at the east end of the property. DeIDOT further anticipates that the widening could necessitate the developer's relocating some of the existing Shared Use Path on the south side of the road.

5. As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Development Coordination Manual, DeIDOT will require dedication of right-of-way along the site's frontage on Fred Hudson Road. By this regulation, this dedication is to provide a minimum of 40 feet of right-of-way from the physical centerline. The following right-of-way dedication note is required, "An X-foot wide right-of-way is hereby dedicated to the State of Delaware, as per this plat."
6. In accordance with Section 3.2.5.1.2 of the Manual, DeIDOT will require the establishment of a 15-foot wide permanent easement across the property frontage. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, "A 15-foot wide permanent easement is hereby established for the State of Delaware, as per this plat."
7. Referring to Section 3.4.2.1 of the Manual, the following items, among other things, are required on the Record Plan:
  - a. A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.
  - b. Depiction of all existing entrances within 450 feet of the entrance on Fred Hudson Road.
  - c. Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.
8. Section 3.5.4.2 of the Manual addresses requirements for Shared Use Paths (SUP) and sidewalks. For projects in Level 3 and 4 Investment Areas, installation of paths or sidewalks along the frontage on State-maintained roads is at DeIDOT's discretion. DeIDOT anticipates requiring the developer to build an SUP along their frontage on Fred Hudson Road, connecting it to the SUP in front of Bethany Lakes.
9. In accordance with Section 3.8 of the Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along Fred Hudson Road.
10. In accordance with Section 5.2.9 of the Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at <http://www.deldot.gov/Business/subdivisions/index.shtml>.
11. In accordance with Section 5.4 of the Manual, sight distance triangles are required and shall be established in accordance with American Association of State Highway and Transportation Officials (AASHTO) standards. A spreadsheet has been developed to



assist with this task. It can be found at <http://www.deldot.gov/Business/subdivisions/index.shtml>.

12. In accordance with Section 5.14 of the Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be relocated.

#### Suggestions

13. The applicant should expect a requirement that any substation and/or wastewater facilities will be required to have access from an internal driveway with no direct access to Fred Hudson Road.
14. The applicant should expect a requirement that all PLUS and Technical Advisory Committee (TAC) comments be addressed prior to submitting plans for review.
15. Please be advised that the Standard General Notes have been updated and posted to the DelDOT website. Please begin using the new versions and look for the revision dates of March 21, 2019 and March 25, 2019. The notes can be found at <https://www.deldot.gov/Business/subdivisions/>.

Agency Name: Dept. of Transportation Project Name: Inland Bays Community  
Division: Planning Contact Person: Bill Brockenbrough

### Regulations/Code Requirements

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- Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at [https://www.deldot.gov/Business/subdivisions/pdfs/Meeting\\_Request\\_Form.pdf?08022017](https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017).
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## **Suggestions**

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United States Department of Agriculture

Natural Resources  
Conservation Service

March 11, 2021

Georgetown  
Service Center

Jamie Whitehouse, Director  
Sussex County Planning & Zoning  
Sussex County Courthouse  
Georgetown, DE 19947

21315 Berlin Road  
Unit 3  
Georgetown, DE  
19947

Voice 302.856.3990  
Fax 855.306.8272

**RE: The Evergreen Companies, LLC  
Baltimore Hundred  
30 single family lots**

Dear Mr. Whitehouse:

Soils within the delineated area on the enclosed map are:

- IeA Ingleside loamy sand, 0 to 2 percent slopes
- MuA Mullica-Berryland complex, 0 to 2 percent slopes

Soil Interpretation Guide

Soil Limitation Class

Buildings

Map Symbol	Urbanizing Subclass	With Basement	Without Basement	Septic Filter Fields
IeA	Y2	Somewhat limited	Not limited	Very limited
HuA	R2	Very limited	Very limited	Very limited

Definition of soil limitation ratings classes:

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

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

**"Somewhat limited"** indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected.

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

**R2:**

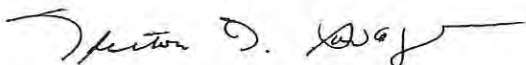
The soils in this classification are nearly or gently sloping, very poorly, poorly, and somewhat poorly drained. Seasonal high water tables, local ponding, and high potential frost action severely limit these soils for residential developments. The principal soil limitations are: 1) soil is highly susceptible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

**Y2:**

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

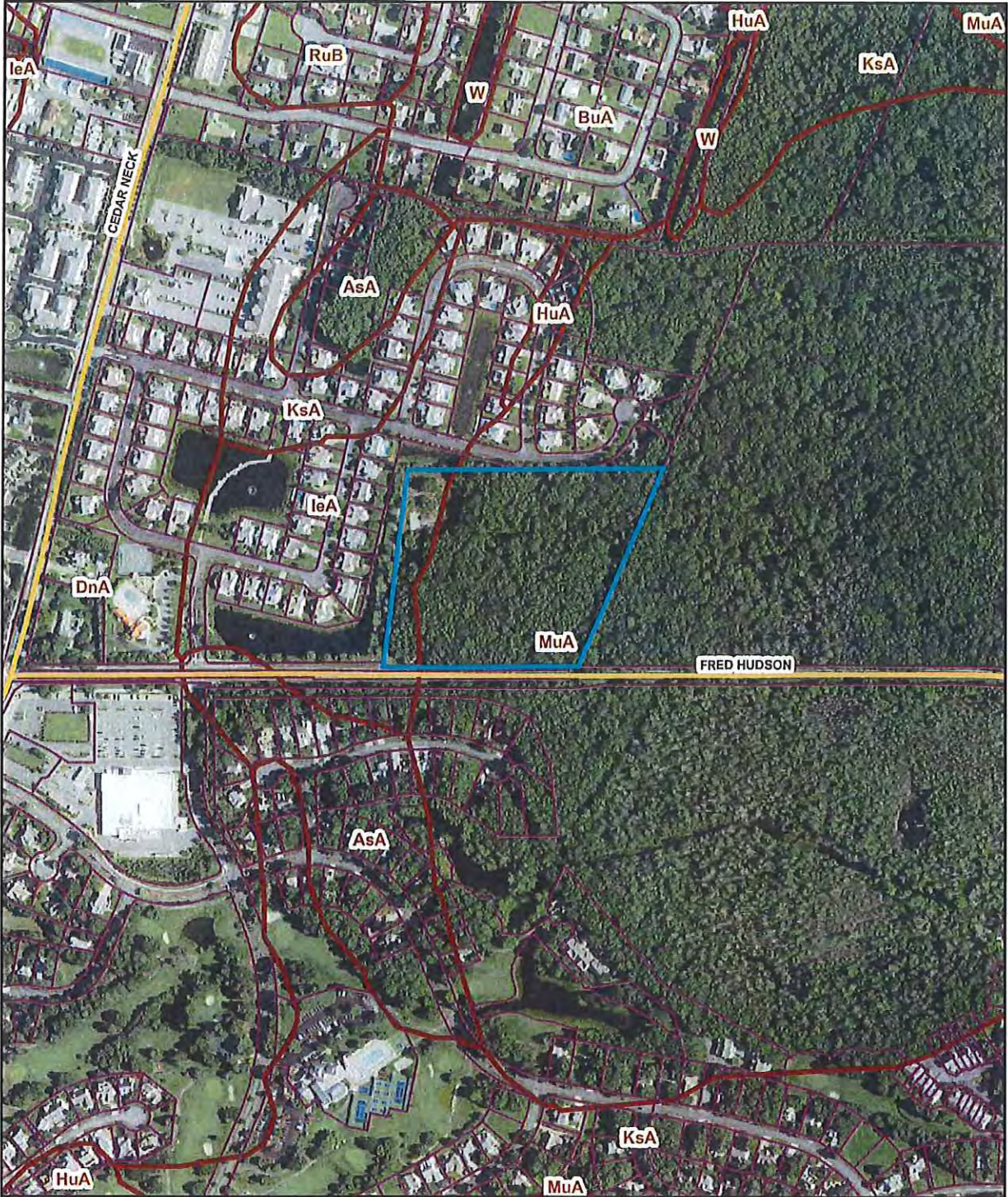
The soil interpretations above do not eliminate the need for detailed investigations at each proposed construction site. However, the interpretations can serve as a guide to planning more detailed investigations. No consideration was given in these interpretations regarding the size and shape of the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

Sincerely,

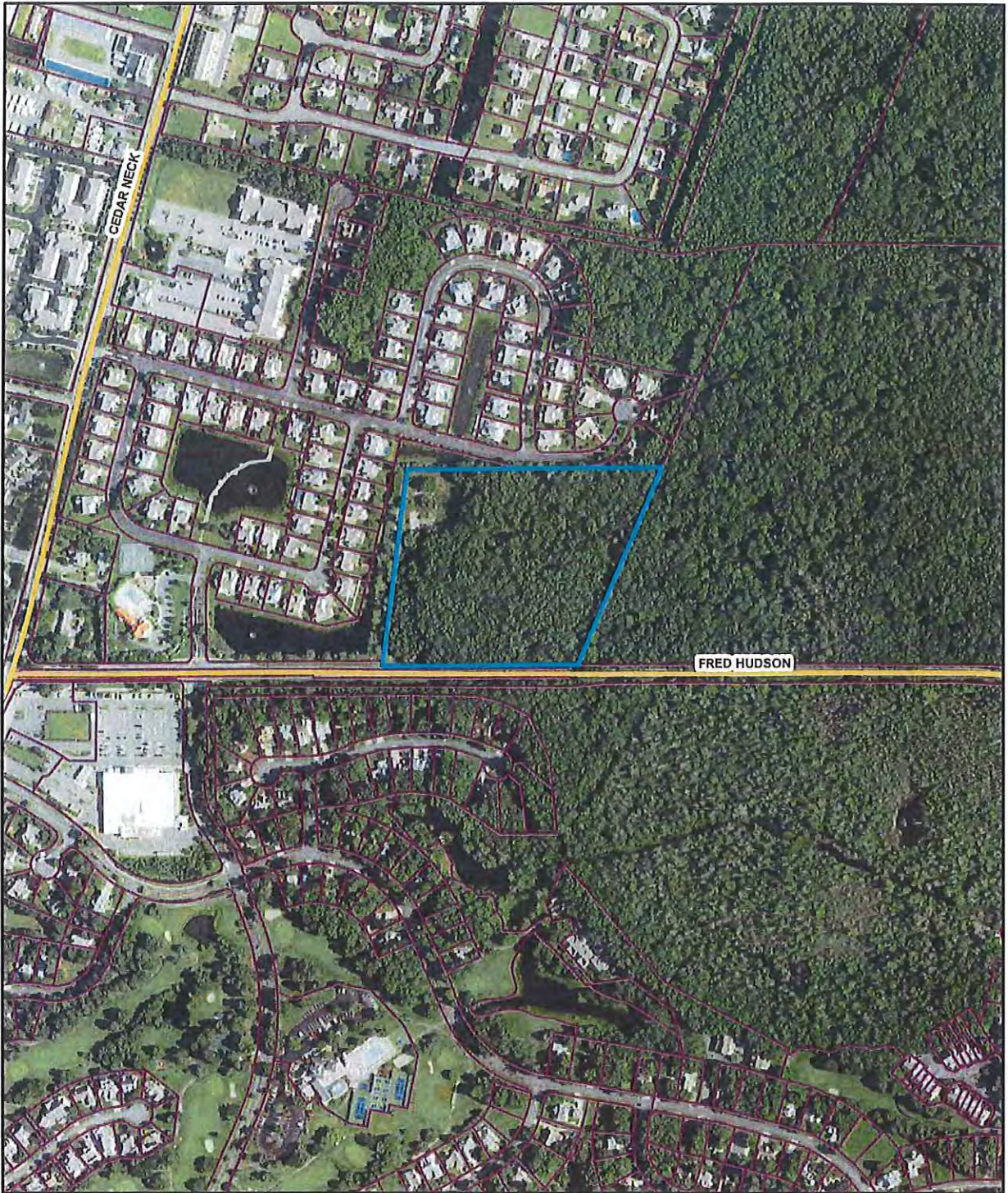


Thelton D. Savage  
District Conservationist  
USDA, Natural Resources Conservation Service

TDS/bh



C/U #2259  
TM #134-13.00-72.02  
The Evergreen Companies, LLC



**C/U #2259**  
**TM #134-13.00-72.02**  
**The Evergreen Companies, LLC**





DELAWARE DEPARTMENT OF  
**AGRICULTURE**

2320 SOUTH DUPONT HIGHWAY  
DOVER, DELAWARE 19901  
AGRICULTURE.DELAWARE.GOV

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

March 12, 2021

Chase Phillips, Planner I  
Planning & Zoning Commission  
P.O. Box 417  
Georgetown, Delaware 19947

Subject: **Preliminary Plans for The Evergreen Companies, LLC**

Dear Mr. Phillips,

Thank you for providing preliminary plans for The Evergreen Companies, LLC subdivision submitted by Davis, Bowen, & Friedel, INC. to our section dated December, 2020.

The Delaware Forest Service recommends the plans reflect tree planting specifications and that the ISA ANSI A300 best management practices are followed for newly installed trees. DFS recommends planting a 70/30 mix of hardwood and evergreen tree species. There are several tree species that are not recommended for planting in the state due to their invasive nature or the susceptibility to pests and diseases. These species are listed on our department website. The Delaware Forest Service requests planting details and tree species to be added to the preliminary plans before being approved. Please resubmit the preliminary plans to Delaware Forest Service once the updates are completed.

The Delaware Forest Service will await resubmission of plans.

If you have any questions please feel free to contact me at [taryn.davidson@delaware.gov](mailto:taryn.davidson@delaware.gov).

Sincerely,

A handwritten signature in cursive script that reads "Taryn Davidson".

Taryn Davidson  
Urban Forestry Program  
Delaware Forest Service

## ENGINEERING DEPARTMENT

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



# Sussex County

DELAWARE  
sussexcountyde.gov  
HANS M. MEDLARZ, P.E.  
COUNTY ENGINEER  
MICHAEL E. BRADY  
DIRECTOR OF PUBLIC WORKS

February 9, 2021

REF: **T. A. C. COMMENTS  
INLAND BAYS COMMUNITY  
SEWER TIER 1  
SUSSEX COUNTY ENGINEERING DEPARTMENT  
SUSSEX COUNTY TAX MAP NUMBER  
134-13.00 PARCEL 72.02  
PROJECT CLASS-1  
AGREEMENT NO. 1034-2**

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

### PUBLIC WORKS DIVISION COMMENTS

1. Proposed developments with private roads or projects required to meet or exceed the County street design requirements shall be regulated by and conform to Sussex County Code and the comments here listed.
  - a. If County Engineering regulates the privately maintained road for this CU:
    - Sidewalk is located at back of curb necessitating a 'gang' mailbox or other provision.
    - The road is super-elevated, so the stormwater design must provide a adequate basin sizing to accommodate the runoff on down side of the road.
    - A different curb type or modified curb will be needed on the 'high side' of road to spill runoff.
2. This project is not located within the limits of a Ground Water Management Zone (GMZ). Projects located within a GMZ must be forwarded to the County Engineer for review and comment.
3. Project Construction Drawings shall show, in detail, the proposed improvements. The work required includes preparation and delivery of an AutoCAD 2012 digitized plan showing existing and proposed lines, grades, topography and features in a given area, which was utilized in preparing plans for construction. The individual sheet types will be in a separate design to show plan views on sheets separate from profile views. In addition, each sheet of the plans shall be submitted in a PDF format.
4. All work shall be geo-referenced to the Delaware State Grid System NAD-83 (HARN) and provided in an AutoCAD 2012 format. North will always be shown in an up direction



on all plans.

5. Topographic contours at one-foot intervals shall be shown and referenced to United States Geological Survey Mean Sea Level Datum NAVD 1988 Datum.
6. The plans shall be provided on 24" x 36" drawing sheets at a scale of 1" = 50' or less.

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

7. The project requires professional land surveying services to accurately delineate, and show the following items but is not limited to the following: all property and right-of-way lines, established at a minimum, two (2) horizontal and vertical control concrete project benchmarks, survey monuments, easements, existing and proposed topographic contours at 1-foot vertical intervals and spot elevations as necessary to establish grades, the locations of all existing structures, highway and roadway pavements, shoulders, curbs, driveways, sidewalks, lighting structures, traffic control signs, and all public and private utilities, including, but not limited to, electric power and telephone lines, poles and boxes, underground electric, telephone, and communication lines, potable water lines, fire hydrants and valve boxes, gas lines, wells, sanitary sewers including septic systems, rim and invert elevations of manholes and cleanouts, and the rims and invert elevations and type of storm water structures, drainage ditches, ponds, streams and waterways, flood zones and flood zone boundaries and elevations, and State and Federal wetlands, trees, cemeteries and historic features, and the finished floor elevations of buildings.
8. Plans shall show the seal and signature of a registered Delaware land surveyor or registered Delaware professional engineer.
9. The plan requires a Certification Signature and/or a Certification Block for the Delaware Professional Engineer or Delaware Land Surveyor.
10. The plan requires a Certification Signature and/or a Certification Block for the Owner or Representative of the Owner.
11. The plan requires a Certification Signature and/or a Certification Block for the Professional Wetlands Delineator.
12. The name, address, phone number and contact person's name of the Owner of Record, the Developer and the Engineer or Surveyor preparing the plan.
13. Indicate the location of all wetlands (both state and federal), in order to facilitate compliance with County, State and Federal requirements.
14. Define the courses and distances of the property perimeter and the approximate acreage contained therein. Establish and set in the field two (2) CONCRETE MONUMENT project benchmarks, preferably at property perimeter corners, georeferenced to the Delaware State Plane Coordinate system NAD 83 and show the location including the North and East coordinates of the marks on the plans.
15. Indicate the development construction phases proposed showing the boundaries of each phase. Phasing boundaries shall include buildings, residential units, amenities,

roads, storm water management facilities, wastewater systems and all other improvements and utilities required to service each phase.

16. Show the layout, width and names of all streets, alleys, crosswalks and easements proposed to be dedicated for private or public use. Street names shall not duplicate nor closely resemble existing street names in the same hundred or postal district, except for extensions of existing streets.
17. When on site individual septic tank systems are to be used and the lot topography is to be modified by cuts and fills it is required that the Design Engineer contact the Delaware Department of Natural Resources and Environmental Control, Division of Groundwater Water Discharge Section, 20653 DuPont Boulevard, Unit 5, Georgetown, DE 19947 phone number 302-856-4561 subject to mass grading operations for documented approval.
18. Provide the limits and elevations of the one hundred (100) year flood. This may require the design engineer to complete an analysis and provide a report including the depiction of the subject watershed(s), calculations and other technical data necessary to determine the limits and elevations base flood.
19. The pavement radius for all cul-de-sacs shall be no less than 38 feet in diameter or as otherwise required by the State Fire Marshall's office or the County Engineering Department.
20. False berms shall not be utilized to create roadside drainage swale back slopes.
21. For parking lots and drives, provide spot elevations at the edge of pavement, right-of-way or travel way centerline, at changes in grade, and high points and low points, to the nearest drainage facilities. Show the limits of the various surface materials and provide construction sections.
22. Provide and show the locations and details of all ADA compliant accessible walks and ramp features.
23. If the site has a cemetery located on it the Developer shall contact the Delaware State Historic Preservation Office and satisfy the requirements of that Office prior to beginning any construction activity. This area shall not be disturbed by this project. Adequate access to the site and buffers to protect the site, shall be provided.
24. Private rights-of-way adjacent to and abutting parcels not part of the project shall be located and designed to provide adequate buffer so that construction activities do not encroach onto adjacent properties.
25. Provide statements explaining how and when the developer proposes to provide and install the required water supply, sewers or other means of sewage disposal, street pavement, drainage structures and any other required improvements.
26. Provide statements concerning any proposed deed restrictions to be imposed by the owner.
27. Where special physical conditions exist, which may act as constraints on normal development or may preclude development, the developer may be required to submit special technical data, studies or investigations. This information must be prepared by

individuals technically qualified to perform such work. Additional information may include but is not limited to the following: on-site sanitary sewage disposal feasibility, water supply surveys, such as test well drilling, storm water runoff computations and identification of areas subject to periodic flooding.

28. If special conditions are found to exist, the Engineering Department may elect to withhold approval of a construction plan until it is determined that it is technically feasible to overcome such conditions. The Engineering Department may then require the developer to incorporate specific improvement design criteria into the plat as a condition to its approval.

29. When special studies or investigations pertain to a regulatory program of another public agency, the developer shall submit the results of these studies or investigations to said public agencies for technical review and approval. Approvals and/or written comments from these agencies shall be supplied to Sussex County by the developer.

#### UTILITY PLANNING DIVISION COMMENTS

REVIEWER: **Chris Calio**

APPLICATION: **CU 2259 The Evergreen Companies LLC**

APPLICANT: **The Evergreen Companies, LLC**

FILE NO: CN-1.05

TAX MAP &  
PARCEL(S): **134-13.00-72.02**

LOCATION: **Located on the north side of Hudson Road (SCR 360),  
approximately 0.25 mile east of Cedar Neck Road (SCR 357).**

NO. OF UNITS: 30 + Clubhouse

GROSS  
ACREAGE: 11.93

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

#### **SEWER:**

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

Yes

No

- a. If yes, see question (2).
- b. If no, see question (7).

- (2). Which County Tier Area is project in? Tier 1
- (3). Is wastewater capacity available for the project? Yes If not, what capacity is available? N/A.
- (4). Is a Construction Agreement required? Yes If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? No If yes, how many? N/A. Is it likely that additional SCCs will be required? **Yes** If yes, the current System Connection Charge Rate is \$6,360.00 per EDU. Please contact **Denise Burns** at **302-855-7719** for additional information on charges.
- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**  
  
 Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **N/A**
- (8). Comments: **Click or tap here to enter text.**
- (9). Is a Sewer System Concept Evaluation required? **Yes, Contact Utility Planning at 302-855-1299 to apply**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Yes**

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



**DELAWARE HEALTH AND SOCIAL SERVICES**

Division of Public Health

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

January 19, 2021

Mr. Chase Phillips  
Sussex County Planning & Zoning Commission  
PO Box 417  
Georgetown, DE 19947

**Re:** Sussex County Technical Advisory Committee

Dear Mr. Phillips;

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

1. **Application:** *C/U 2259 – The Evergreen Companies, LLC- Inland Bays Community*

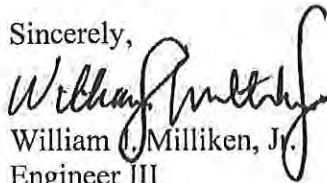
This application indicates central water will be supplied by the Sussex Shores Water Company. *This project requires an Approval to Construct and an Approval to Operate from the Office of Engineering when constructing a new water system or altering an existing water system.* In order to obtain an Approval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

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

Approval must be obtained from the Sussex Shores Water Company prior to the Office of Engineering review. Contact Bradley Dorey at (302) 539-7611.

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

Sincerely,



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

Sussex County, Delaware  
Technical Advisory Committee

Comment Sheet

\*\*\*\*\*



DATE OF REVIEW: January 15, 2021

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

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

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

RE: THE EVERGREEN COMPANIES LLC (CU 2259)

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

\*\*\*\*\*

- ❖ *The DE State Fire Marshal's Office has no objection to the conditional RPC zoning for the aforementioned project. Formal submittal is required for final site plan approval.*

At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

a. **Fire Protection Water Requirements:**

- Water distribution system capable of delivering at least 1000 gpm for 1-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Assembly)
- Where a water distribution system is proposed for single-family dwellings it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 1000 feet spacing on centers are required. (One & Two- Family Dwelling)
- Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

b. **Fire Protection Features:**

- All structures over 10,000 sqft aggregate will require automatic sprinkler protection installed.
- Buildings greater than 10,000 sqft, 3-stories or more, over 35 feet, or classified as High Hazard, are required to meet fire lane marking requirements.



- Show Fire Department Connection location (Must be within 300 feet of fire hydrant), and detail as shown in the DSFPR.
  - Show Fire Lanes and Sign Detail as shown in DSFPR
- c. **Accessibility**
- All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from Fred Hudson Road must be constructed so fire department apparatus may negotiate it.
  - Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.
  - Any dead end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.
  - The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
  - The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.
- d. **Gas Piping and System Information:**
- Provide type of fuel proposed, and show locations of bulk containers on plan.
- e. **Required Notes:**
- Provide a note on the final plans submitted for review to read “ All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”
  - Proposed Use
  - Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units
  - Square footage of each structure (Total of all Floors)
  - National Fire Protection Association (NFPA) Construction Type
  - Maximum Height of Buildings (including number of stories)
  - Note indicating if building is to be sprinklered
  - Name of Water Provider
  - Letter from Water Provider approving the system layout
  - Provide Lock Box Note (as detailed in DSFPR) if Building is to be sprinklered
  - Provide Road Names, even for County Roads

Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website: [www.statefiremarshal.delaware.gov](http://www.statefiremarshal.delaware.gov), technical services link, plan review, applications or brochures.

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

## Chase Phillips

---

**From:** Anthony, Mindy (DNREC) <Mindy.Anthony@delaware.gov>  
**Sent:** Monday, January 11, 2021 12:45 PM  
**To:** Planning and Zoning  
**Subject:** FW: Sussex County Planning and Zoning Department: TAC Review Requested - Conditional Use 30 Single Family Condominium Units  
**Attachments:** TAC Memo CU 2259 Evergreen Companies, LLC.pdf; CU 2259 PRELIMINARY SITE PLAN.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Good afternoon,

DNREC's Division of Waste and Hazardous Substances has no comments on this project.

Thank you,

Mindy Anthony  
Planner IV  
DNREC-Div. of Waste & Hazardous Substances  
89 Kings Hwy  
Dover, DE 19901  
Phone: 302-739-9466  
Fax: 302-739-5060  
[Mindy.Anthony@delaware.gov](mailto:Mindy.Anthony@delaware.gov)

Integrity. Respect. Openness. Customer Focus. Quality.



[www.recycling.delaware.gov](http://www.recycling.delaware.gov)  
[www.facebook.com/delawarerecycles](https://www.facebook.com/delawarerecycles)

---

**From:** Chase Phillips <chase.phillips@sussexcountyde.gov>  
**Sent:** Monday, January 11, 2021 12:03 PM  
**To:** Krumrine, Beth (DNREC) <Beth.Krumrine@delaware.gov>; Brad Hawkes <bhawkes@sussexcountyde.gov>; Chris Calio <ccalio@sussexcountyde.gov>; ddetrick@chpk.com; dholden@chpk.com; C. Daniel Parsons <dparsons@sussexcountyde.gov>; Fox, Duane T. (FireMarshal) <Duane.Fox@delaware.gov>; Butler, Eileen M. (DNREC) <Eileen.Butler@delaware.gov>; Sullivan, James C. (DNREC) <James.Sullivan@delaware.gov>; Cinelli, Jennifer (DeIDOT) <jennifer.cinelli@delaware.gov>; jessica.watson@sussexconservation.org; John J. Ashman <jashman@sussexcountyde.gov>; John.hayes@delaware.gov; John.kennel@delaware.gov; John.martin@delaware.gov; kate.flemming@delaware.gov; Kgabbard@chpk.com; Crystall, Meghan (DNREC) <Meghan.Crystall@delaware.gov>; Tholstrup, Michael S. (DNREC) <Michael.Tholstrup@delaware.gov>; Mike Brady <MBRADY@sussexcountyde.gov>; Melendez, Milton (DDA) <milton.melendez@delaware.gov>; Anthony, Mindy (DNREC) <Mindy.Anthony@delaware.gov>; Subdivision (MailBox Resources) <Subdivision@delaware.gov>; Susan Isaacs <sisaac@sussexcountyde.gov>; Laws, Susanne K (DeIDOT) <Susanne.Laws@delaware.gov>; tdickerson@decoop.com; Terri Dukes <tdukes@sussexcountyde.gov>; tgiroux@chpk.com; Vince Robertson <vrobertson@pgslegal.com>  
**Cc:** Jennifer Norwood <jnorwood@sussexcountyde.gov>

June 11, 2021

Sussex County Administrative Building  
Planning and Zoning Department  
2 The Circle  
Georgetown, DE 19947

Attn: Jamie Whitehouse  
Director of Planning and Zoning

Re: **Inland Bays Community (CU 2259)**  
TAC Comment Response  
Tax Map No.: 1-34-13.00-72.02  
DBF #: 1998D008

*Michael R. Wigley, AIA, LEED AP  
W. Zachary Crouch, P.E.  
Michael E. Wheedleton, AIA, LEED GA  
Jason P. Loar, P.E.  
Ring W. Lardner, P.E.  
Jamie L. Sechler, P.E.*

Dear Mr. Whitehouse:

On behalf of our client, The Evergreene Companies, LLC, we are pleased to submit a response to the Sussex County Technical Advisory Committee (TAC) comments. We have listed them by Agency as submitted to our office.

**Sussex County Engineering – Chris Calio**

We have reviewed the County's report and are familiar with the design and submission requirements. A Sewer System Concept Evaluation was completed by Sussex County Engineering on 7/1/2020 for this project.

**DelDOT Planning – Bill Brockenbrough**

We have reviewed the report which were the same comments provided at PLUS. We are familiar with the design and submission requirements. A PLUS response was prepared and submitted with the revised plans.

**United States Department of Agriculture (USDA) – Thelton D. Savage**

Our office has reviewed the report and are familiar with the soil types and characteristics along with their limitations. A geo-technical engineer will provide additional soils analysis during the design of the project.

**DNREC Waste and Hazardous Substances/SIRS –Mindy Anthony**

The above agency had no comments on this project.

**Delaware Division of Public Health Office of Engineering – William J. Milliken Jr.**

Our office is familiar with the requirements to obtain an Approval to Construct and an Approval to Operate from the Office of Engineering.

**Delaware Forest Service – Taryn Davidson**

Our office has reviewed the comments and will take these into consideration when developing the Landscape plan. A landscape plan with tree species and quantities called out will be provided before Final Site Plan approval.

**Delaware Office of State Fire Marshal – Duane Fox**

We have reviewed their comments and are familiar with the design and submission requirements.

Should you have any questions regarding this submission, please contact me at (302) 424-1441 or via email at [cdm@dbfinc.com](mailto:cdm@dbfinc.com).

Sincerely,  
*DAVIS, BOWEN & FRIEDEL, INC.*



Cliff Mumford, P.E.  
Associate

*P:\Evergreen Companies\Inland Bays Community\Documents\P&Z\Booklets\X-6 Inland Bays\_TAC-Response.docx*

Cc: Tim Naughton, The Evergreene Companies, LLC  
James Fuqua, Jr., Fuqua, Willard, Stevens & Schab, P.A.

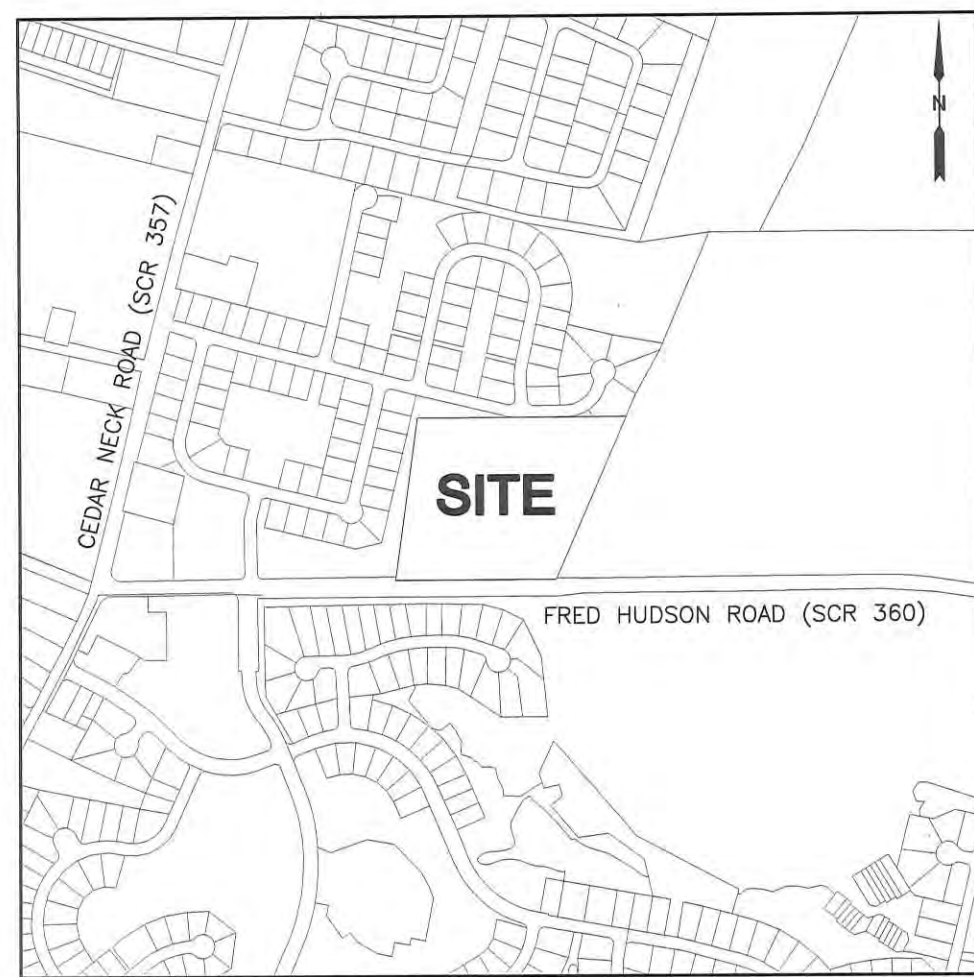
# INLAND BAYS COMMUNITY

## BALTIMORE HUNDRED SUSSEX COUNTY, DELAWARE

DBF # 1998D002  
PRELIMINARY SITE PLAN  
DECEMBER, 2020

### GENERAL NOTES:

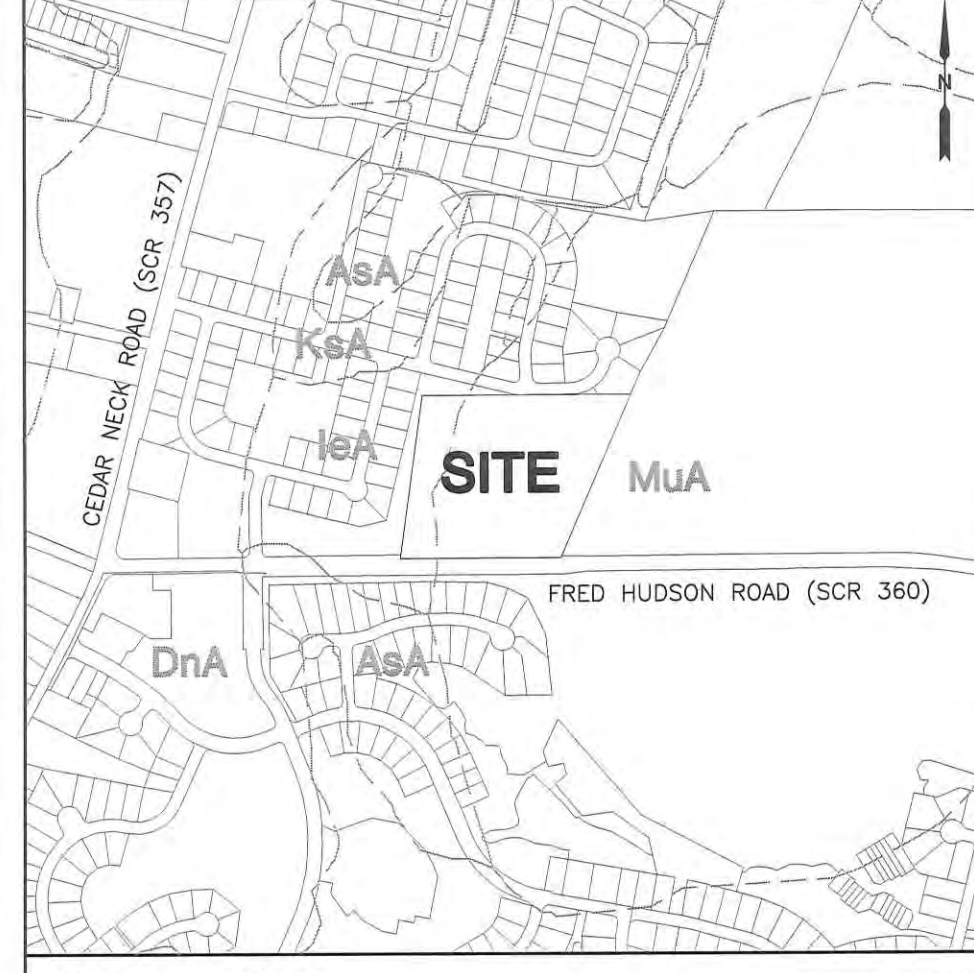
- NO LANDSCAPING SHALL BE ALLOWED WITHIN R/W UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED 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.
- INTERNAL STREETS CONSTRUCTED WITHIN THE DEVELOPMENT ARE PRIVATE AS SHOWN ON THIS PLAN AND ARE TO BE MAINTAINED BY THE DEVELOPER, PROPERTY OWNERS OR BOTH. THE STATE OF DELAWARE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR MULTI-MODAL PATH.
- ALL UNITS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS. BUILDING CONSTRUCTION TO BE MASONRY AND WOOD.
- AFTER THE CREATION OF THE COMMUNITY'S HOMEOWNER'S ASSOCIATION ALL BUFFER AREAS, AND THE STORMWATER MANAGEMENT AREA, SHALL BE OWNED AND MAINTAINED BY THE COMMUNITY'S HOMEOWNER'S ASSOCIATION. THE DEVELOPER SHALL MAINTAIN THESE AREAS UNTIL THE COMMUNITY HOMEOWNER'S ASSOCIATION IS ESTABLISHED.
- BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLAN ARE THE RESULT OF A FIELD RUN SURVEY PERFORMED BY DAVIS, BOWEN AND FRIEDEL, INC. (DBF) IN SEPTEMBER 2015. ADDITIONAL SURVEY WAS COMPLETED IN MAY 2020.
- THIS PLAN DOES NOT VERIFY THE LOCATION, EXISTENCE, OR NON-EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING THE SUBJECT PROPERTY AS NO TITLE SEARCH WAS PERFORMED OR PROVIDED.



LOCATION MAP SCALE: 1"=800'



FLOOD MAP SCALE: 1"=800'  
FEMA PANEL 10005C0512K, DATED MARCH 16, 2015



SOILS MAP SCALE: 1"=800'

AsA: ASKECKSY LOAMY SAND; 0 TO 2 PERCENT SLOPES (B/D)  
DnA: DOWNER LOAMY SAND; 0 TO 2 PERCENT SLOPES (B)  
IeA: INGLESDALE LOAMY SAND; 0 TO 2 PERCENT SLOPES (B)  
KsA: KLEJ LOAMY SAND; 0 TO 2 PERCENT SLOPES (C)  
MuA: MULLICA-BERRYLAND COMPLEX; 0 TO 2 PERCENT SLOPES (B/D)

### DATA COLUMN

TAX MAP ID: 134-13.00-72.02  
DEED REFERENCE: D/4994/347  
DATUM: NAVD 88  
VERTICAL: NAD 83 (DE STATE PLANE)  
LAND USE: WOODED/WETLANDS  
EXISTING: 30 SINGLE FAMILY HOMES  
PROPOSED: MR MEDIUM DENSITY RESIDENTIAL  
UNITS: 30  
SINGLE FAMILY HOMES: 28' X 56' (1,568 S.F.)  
TYPICAL SIZE:  
DENSITY: 4.00 UNITS/ACRE  
MAXIMUM: 2.56 UNITS/ACRE  
PROPOSED:  
BUILDING SETBACKS: 40 FT.  
FRONT SETBACK: 10 FT.  
SIDE SETBACK: 10 FT.  
REAR SETBACK:  
MAXIMUM REQUIREMENTS: 42 FT. (2 STORIES)  
BUILDING HEIGHT:  
AREAS:  
EXISTING SITE: 11.962 AC.  
SITE AREA: 6.068 AC.  
WETLANDS (INCLUDED IN SITE AREA): -0.231 AC.  
RIGHT OF WAY DEDICATION: 11.731 AC.  
TOTAL SITE AREA:  
IMPERVIOUS AREAS 5.8X (% Does not include shared-use-path)  
PAVEMENTS (STREETS): 0.497 AC.  
SIDEWALK: 0.154 AC.  
PARKING: 0.029 AC.  
SHARED-USE PATH: 0.042 AC.  
TOTAL: 0.822 AC.  
WOODLANDS:  
EXISTING: 9.20 AC.  
TO BE REMOVED: 2.00 AC.  
TOTAL REMAINING: 7.20 AC.  
UTILITIES:  
SEWER PROVIDER: SUSSEX COUNTY (CEDAR NECK EXPANSION SSD)  
WATER PROVIDER: PUBLIC (SUSSEX SHORES)  
PROPOSED BUILDING CONSTRUCTION: WOOD/CONCRETE BLOCK  
WETLANDS - THIS PROPERTY IS IMPACTED BY WETLANDS.  
FLOODPLAIN - THE PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10005C0512K, DATED MARCH 16, 2015.  
STATE STRATEGIES MAP: INVESTMENT LEVELS 2, 3, AND 4  
THIS PROPERTY IS NOT LOCATED IN A TRANSPORTATION IMPROVEMENT DISTRICT (TID).  
THIS PROPERTY IS LOCATED 1,300'± TO THE EAST OF THE INTERSECTION OF CEDAR NECK ROAD (SCR 357) AND FRED HUDSON ROAD (SCR 360).  
FRED HUDSON ROAD POSTED SPEED LIMIT: 40 M.P.H.  
PROPERTY OWNER/DEVELOPER:  
THE EVERGREEN COMPANIES, LLC.  
701 BETHANY LOOP, SUITE 2  
BETHANY BEACH, DELAWARE 19930  
PHONE: 701-667-7878  
ENGINEER:  
DAVIS, BOWEN, & FRIEDEL, INC.  
CLIFTON D. MUMFORD, P.E.  
1 PARK AVE.  
MILFORD, DE 19963  
PHONE: 302-424-1441  
FAX: 302-424-0430



SCALE: 1" = 200'

### LEGEND

EXISTING	PROPOSED
BOUNDARY LINE	RIGHT-OF-WAY / BOUNDARY LINE
ADJACENT PROPERTY OWNER	EASEMENT
EASEMENT	BUFFER
CONTOUR	SANITARY SEWER IDENTIFICATION, MANHOLE, PIPE, FLOW ARROW, PIPE SIZE
CATCH BASIN, STORM PIPE	WATER MAIN, TEE W/ VALVES, PIPE SIZE
SANITARY SEWER MANHOLE, PIPE	FIRE HYDRANT ASSEMBLY
WATER MAIN	TREE LINE
FIRE HYDRANT ASSEMBLY	PAVEMENT
UTILITY POLE	SIDEWALK
SIGN	
FENCE	
TREE	
TREE LINE	
WETLANDS	
PAVEMENT	

### SHEET INDEX

TITLE SHEET	PRE-01
PRELIMINARY SITE PLAN	PRE-02

### ENGINEER'S STATEMENT

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

DAVIS, BOWEN & FRIEDEL, INC. DATE  
by CLIFTON D. MUMFORD, P.E.

### OWNER'S CERTIFICATION

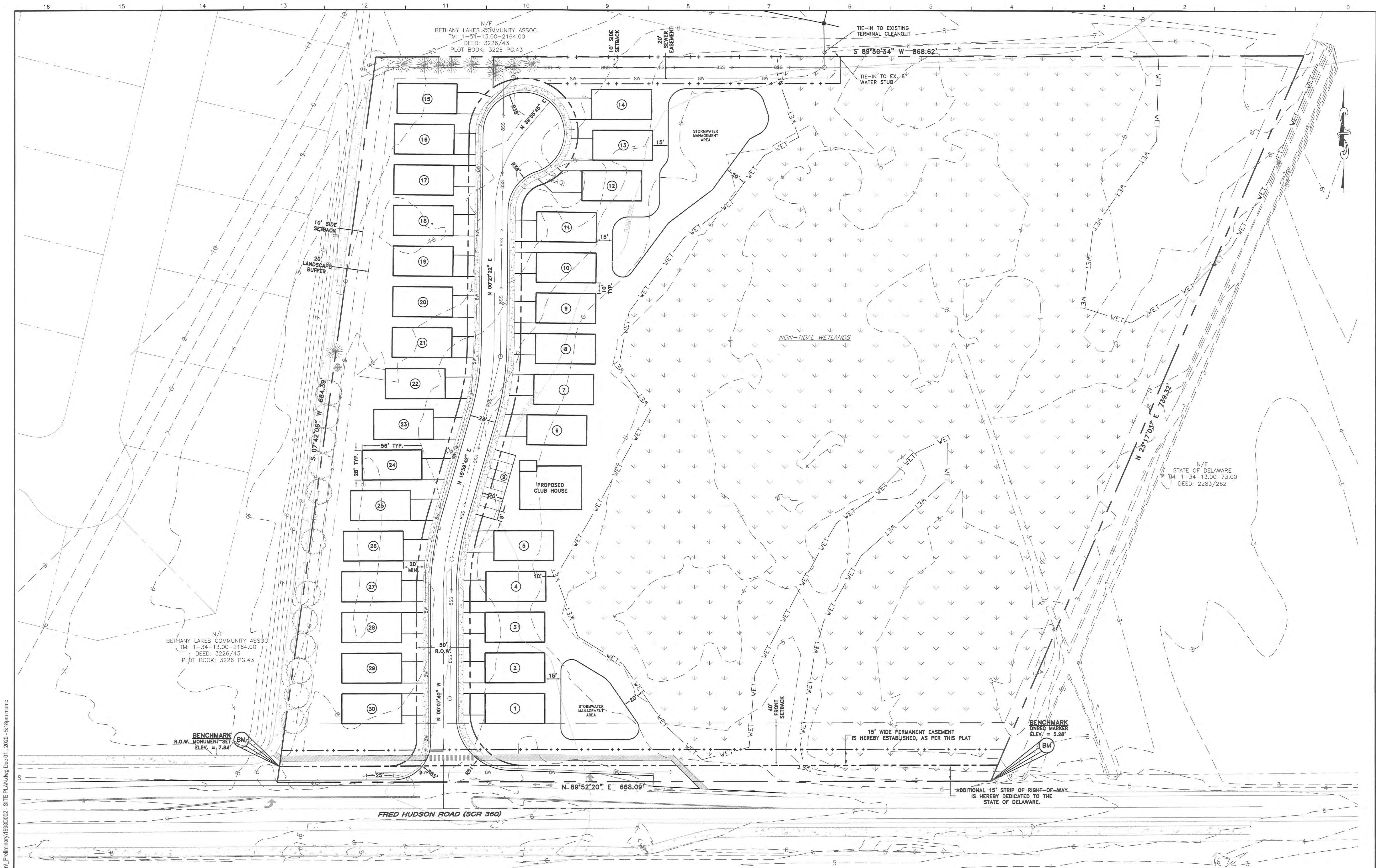
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAN, THAT THE PLAN WAS MADE BY MY DIRECTION AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

EVERGREEN HOMES EASTERN SHORE DATE  
701 BETHANY LOOP, SUITE 2  
BETHANY BEACH, DE. 19930

**dbf** DAVIS, BOWEN & FRIEDEL, INC.  
ARCHITECTS, ENGINEERS & SURVEYORS

SALISBURY, MARYLAND (410) 543-9091  
MILFORD, DELAWARE (302) 424-1441  
EASTON, MARYLAND (410) 770-4744

PRE-01



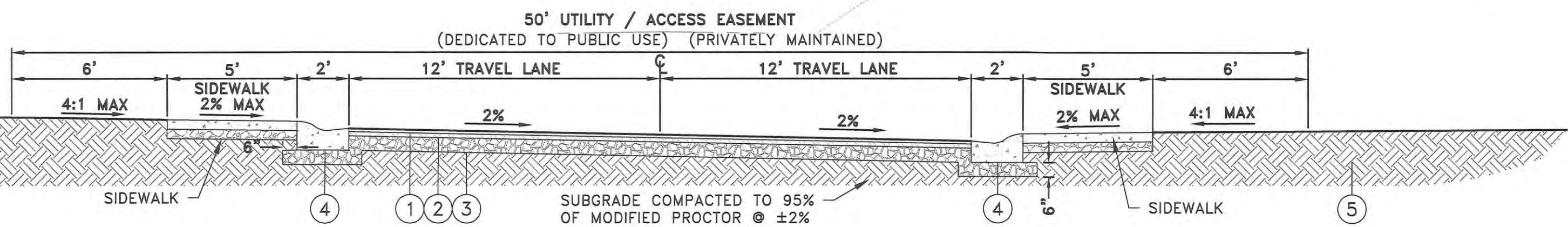
N/F  
BETHANY LAKES COMMUNITY ASSOC.  
TM: 1-34-13.00-2164.00  
DEED: 3226/43  
PLOT BOOK: 3226 PG.43

N/F  
STATE OF DELAWARE  
TM: 1-34-13.00-73.00  
DEED: 2283/262

BENCHMARK  
R.O.W. MONUMENT SET  
ELEV. = 7.84'

BENCHMARK  
DNREC MARKER  
ELEV. = 5.28'

FRED HUDSON ROAD (SCR 380)

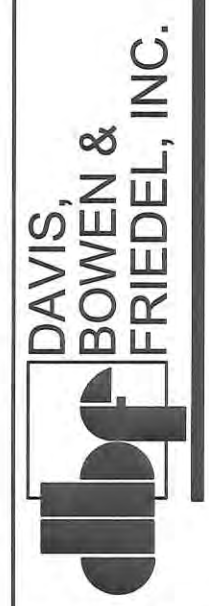


**24' TYPICAL SUPER-ELEVATION PAVEMENT SECTION**  
SCALE: 1" = 4'

- LEGEND**
- ① BITUMINOUS CONCRETE, SUPERPAVE, TYPE 'C', PG 64-22, 180 GYRATIONS (CARBONATE STONE)
  - ② BITUMINOUS CONCRETE, SUPERPAVE, TYPE 'B', PG 64-22, 180 GYRATIONS
  - ③ GRADED AGGREGATE BASE COURSE, TYPE 'B', SHALL BE OVER APPROVED SUBGRADE
  - ④ INTEGRAL P.C.C. CURB & GUTTER TYPE 2
  - ⑤ ITEM 908002 - TOPSOIL (6" DEPTH),  
ITEM 908014 - PERMANENT GRASS SEEDING, DRY GROUND



ARCHITECTS ENGINEERS SURVEYORS  
SAUSARY, MARYLAND (410) 543-0001  
MICROD, DELAWARE (302) 424-1441  
DODD, MARYLAND (410) 770-4774



**DAVIS,  
BOWEN &  
FRIEDEL, INC.**  
PRELIMINARY SITE PLAN

**INLAND BAYS COMMUNITY  
BALTIMORE HUNDRED  
SUSSEX COUNTY, DELAWARE**

Revisions:  
  
Date: DECEMBER, 2020  
Scale: 1" = 40'  
Dwn.By: TAJ  
Proj.No.: 1998D002  
Dwg.No.:

**PRE-02**

Michael R. Wigley, AIA, LEED AP  
W. Zachary Crouch, P.E.  
Michael E. Wheedleton, AIA, LEED GA  
Jason P. Loar, P.E.  
Ring W. Lardner, P.E.  
Jamie L. Sechler, P.E.

June 11, 2021

Sussex County Administrative Building  
Planning and Zoning Department  
2 The Circle  
Georgetown, DE 19947

Attn: Jamie Whitehouse  
Director of Planning and Zoning

Re: **Inland Bays Community (CU 2259)**  
Chapter 89: Source Water Protection  
Tax Map No.: 1-34-13.00-72.02  
DBF #: 1998D008

Dear Mr. Whitehouse:

On behalf of our client, The Evergreene Companies, LLC, we are submitting this letter demonstrating that the project will comply with Chapter 89 Source Water Protection of the Sussex County Code. The above parcel of land is not located within the Excellent Groundwater Recharge Area, or the Wellhead Protection Area as depicted on DNREC's maps.

Should you have any questions regarding this submission, please contact me at (302) 424-1441 or via email at [cdm@dbfinc.com](mailto:cdm@dbfinc.com).

Sincerely,  
DAVIS, BOWEN & FRIEDEL, INC.



Cliff Mumford, P.E.  
Associate

*P:\Evergreene Companies\Inland Bays Community\Documents\P&Z\Booklets\X-5 Inland Bays\_Chapter 89 Response.docx*

Cc: Tim Naughton, The Evergreene Companies, LLC  
James Fuqua, Jr., Fuqua, Willard, Stevens & Schab, P.A.

June 11, 2021

Sussex County Administrative Building  
Planning and Zoning Department  
2 The Circle  
Georgetown, DE 19947

Attn: Jamie Whitehouse  
Director of Planning and Zoning

Re: **Inland Bays Community (CU 2259)**  
Environmental Assessment and Public Facility Evaluation Report  
Tax Map No.: 1-34-13.00-72.02  
DBF #: 1998D008

Michael R. Wigley, AIA, LEED AP  
W. Zachary Crouch, P.E.  
Michael E. Wheedleton, AIA, LEED GA  
Jason P. Loar, P.E.  
Ring W. Lardner, P.E.  
Jamie L. Sechler, P.E.

Dear Mr. Whitehouse:

On behalf of our client, The Evergreene Companies, LLC, we are submitting an Environmental Assessment and Public Facility Evaluation Report in accordance with §115-194.3. Coastal Area Subparagraph B (2). We offer the following information that comprises our report:

- (a) *Proposed Drainage design and the effect on stormwater quality and quantity leaving the site, including methods for reducing the amount of phosphorous and nitrogen in the stormwater runoff and the control of any other pollutants such as petroleum hydrocarbons or metals.* The proposed improvements will meet or exceed the state regulations for quality and quantity control. We intend to use a combination of submerged gravel wetlands as well as Green Technology to meet the quantity requirement. The proposed site through the use of Green Technology and other Best Management Practices and Best Available Technologies will reduce the nitrogen and phosphorus loading by 40%. Minimizing impervious area and preservation of trees will further reduce nitrogen and phosphorous loadings. The development will not produce other pollutants such as petroleum hydrocarbons or metals.
- (b) *Proposed method of providing potable and, where appropriate, irrigation water and the effect on public or private water systems and groundwater, including an estimate of average and peak demands.* The proposed project is located in Sussex Shores franchise area and they hold the Certificate of Public Necessity (CPCN). A letter from Sussex Shores states they are willing and able to provide public water for this project. Impacts to the groundwater and other systems have been evaluated as part of Tidewater's CPCN. At full build-out, the average water use will be 7,500 gallons per day and a peak use of 22,500 gallons per day.



- (c) *Proposed means of wastewater treatment and disposal with an analysis of the effect on the quality of groundwater and surface waters, including alternative locations for on-site septic systems.* The proposed project is in sewer Tier 1 Sussex County Unified Sanitary Sewer District. A gravity sewer main will be installed to collect and convey wastewater. The proposed sewer system will connect to a sewer stub within the Bethany Lakes subdivision as per a Sewer Service Concept Evaluation received from Sussex County Engineering.
- (d) *Analysis of the increase in traffic and the effect on the surrounding roadway system.* An SFR Response was received from DelDOT on October 8, 2020. The response stated that DelDOT does not recommend a TIS for this project. A left-turn lane and right-turn lane are proposed to mitigate traffic impacts of the development on Fred Hudson Road.
- (e) *The presence of any endangered or threatened species listed on federal or state registers and proposed habitat protection areas.* In accordance with the PLUS review comments the Brown-headed Nuthatch has been documented within the project area. The nuthatch is not listed on DNREC's website of endangered species.
- (f) *The preservation and protection from loss of any tidal or nontidal wetlands on the site.* No wetlands are proposed to be filled as part of this project.
- (g) *Provisions for open space as defined in §115-4.* The proposed project incorporates active and passive open space amenities. Some passive open space amenities include ponds, wetlands and open areas. Active open space amenities include a pool, pool house, and shared-use path.
- (h) *A description of provisions for public and private infrastructure.* The Developer will construct a gravity sewer and water main. In addition, the Developer will improve Fred Hudson Road by adding a right and left turn lane. Furthermore, all other internal utilities and roadways will be constructed by the Developer and privately maintained.
- (i) *Economic, recreational or other benefits.* The proposed project will create a considerable number of jobs during construction. In addition, the project will generate transfer taxes as well as other economic impacts in the beach community.
- (j) *The presence of any historic or cultural resources that are listed on the National Register of Historic Places.* The site does not contain any historic or cultural resources that are listed on the National Register of Historic Places.
- (k) *An affirmation that the proposed application and proposed mitigation measures are in conformance with the current Sussex County Comprehensive Plan.* The proposed application and mitigation measures comply with the current Sussex County Comprehensive Plan.
- (l) *Actions to be taken by the applicant to mitigate the detrimental impacts identified relevant to Subsection B(2)(a) through (k) above and the manner by which they are consistent with*

*the Comprehensive Plan.* All mitigation measures, where required, have been discussed in their respective section. All mitigation measures as well as the application are consistent with the Comprehensive Plan.

Should you have any questions regarding this submission, please contact me at (302) 424-1441 or via email at [cdm@dbfinc.com](mailto:cdm@dbfinc.com).

Sincerely,  
DAVIS, BOWEN & FRIEDEL, INC.



Cliff Mumford, P.E.  
Associate

*P:\Evergreen Companies\Inland Bays Community\Documents\P&Z\Booklets\X-4 Inland Bays\_115-194.3-Coastal Area-Report.docx*

Cc: Tim Naughton, The Evergreene Companies, LLC  
James Fuqua, Jr., Fuqua, Willard, Stevens & Schab, P.A.

# INLAND BAYS COMMUNITY

## PLANNED RESIDENTIAL COMMUNITY

Sussex County, Delaware

1998D002

JUNE 2021



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- B. Data Column
- C. Conditional Use Site Plan
- D. Color Rendering
- E. Color Rendering on Aerial Photograph

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  - b. FEMA Firmette
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  - d. Sussex County Future Land Use Map
  - e. Sussex County Zoning Map
  - f. 1992 Aerial Photo
  - g. 2017 Aerial Photo
  - h. Environmental Map
  - i. Sourcewater Protection Area Map
  - j. NRCS Soil Survey
- 2. Beer's Atlas – Baltimore Hundred
- 3. Preliminary Land Use Services (PLUS) Response
- 4. Environmental Assessment and Public Facility Evaluation Report
- 5. Chapter 89 Source Water Protection Response Letter
- 6. Sussex County Technical Advisory Committee Comment Response
- 7. Conditional Use Approval 9/15/2010
- 8. Sussex County Engineering – Sewer System Concept Evaluation
- 9. Sussex Conservation District Extension Approval
- 10. DelDOT Approval Expired 4/13/2019

11. DelDOT SFR Response

12. Sussex Shores Ability to Serve Letter

## Presentation Outline

### A. Land Use & Zoning

1. The community name, Inland Bays, has been approved by Sussex County 911.
2. The property is located on Fred Hudson Road (SCR 360) approximately 1,300' from the intersection with Cedar Neck Road (SCR 357). The property is bounded on the north and west by the Bethany Lakes Subdivision and on the east by lands of the State of Delaware.
3. The Owner of the parcel is CRFE Holdings I, LLC
4. The property is currently zoned MR (Medium-Density Residential) in Sussex County.
5. The proposed community will be governed by a condominium association and by-laws
6. The property is in Investment Level Areas 2, 3, & 4 of the 2020 State Strategies Map. No development is proposed in the Level 4 area.
7. The property is also located within the Coastal Area.

### B. Land Utilization

1. The total acreage of the project is 11.96 acres of land and 11.73 acres after proposed right-of-way dedication.
2. The proposed community is designed as a Residential Condominium Community in accordance with Chapter 115 of the Sussex County Code.
3. The maximum number of units proposed is 30 single family units or 2.6 units per acre based on acreage after dedication.
4. The proposed community will have a single entrance on Fred Hudson Road.
5. The proposed community is subject to a 10' building setback from the rear and side property lines. A 20' landscape buffer will be provided along the western and

rear boundary line up to a point where the utilities are proposed along the rear property line.

6. The proposed community consists of active and passive open space.
  - a. The active open space area consists of a pool, bath house and shared-use path.
  - b. The passive open space area consists of stormwater management, buffers and other open areas.
7. The project was presented to P.L.U.S. on November 11, 2020 and comments were received from the Office of State Planning on December 18, 2020. A copy of our response can be found in Exhibit 3.

### C. Environmental

1. The property does contain wetlands.
2. There are no known archaeological sites within the project boundaries. There are no national historic listed properties within the project boundaries.
3. The proposed community is not located within an Excellent Groundwater Recharge Area.
4. The existing property is located within the Inland Bays/Indian River Bay Watershed. The Watershed has an established Total Maximum Daily Load (TMDL) and Pollution Control Strategy (PCS). The project through meeting the Stormwater Regulations adopted in 2019 will reduce nitrogen, phosphorus and bacteria from the proposed development.

### D. Traffic

1. A Support Facilities Report was completed for this project. DelDOT found that the proposed communities traffic impact to be negligible and does not warrant a Traffic Impact Study.
2. Improvements at the site entrance along Fred Hudson Road will consist of a right-turn/deceleration lane with a 5' bike lane and a left-turn lane. In addition, a shared-use path will be constructed along the project frontage in the vicinity of the entrance.

## E. Civil Engineering

1. The internal roads will be privately maintained and will meet or exceed the requirements of the Code of Sussex County.
2. The grading of the site will meet or exceed the requirements of the Code of Sussex County.
3. Drinking and fire protection water will be provided by Sussex Shores Water Company.
4. Sanitary sewer transmission and treatment will be provided by Sussex County Council.
5. The stormwater management system will meet all State, County and Conservation District requirements through combination of Best Management Practices (BMP) and Best Available Technologies (BAT).
6. Fire protection will be provided by Millville Volunteer Fire Company, Station 84.
7. Electricity will be provided by Delmarva Power.
8. The parcels are located in the Indian River School District.

## County Code Compliance

1. Preliminary Land Use Service Response Letter
2. Chapter 89 Source Water Protection Response Letter
3. Chapter 115 Environmental Assessment and Public Facilities Evaluation Report



Inland Bays  
Data Sheet

**Owner:** CFRE Holdings I LLC  
**Developer:** The Evergreene Companies, LLC.  
**Engineer:** Davis, Bowen & Friedel, Inc.  
**Legal Services:** Fuqua, Willard, Stevens & Schab, P.A

**Project Description**

Physical Location: 31452 LB Lane, Bethany Beach, DE 19930  
North side of Fred Hudson Road, approximately 1,300' from the intersection with Cedar Neck Road

Tax Parcel #: 1-34-13.00-72.02

Acreage: 11.96 +/- Acres

Current Zoning: MR (Medium-Density Residential)

Proposed Zoning: MR (Medium-Density Residential) – Conditional Use

Single Family Units: 30

<b><u>Land Use</u></b>	<b><u>Acreage (+/- Acres)</u></b>
Land to be dedicated to DelDOT	0.23
Impervious	2.18 (19%)
Roads / Sidewalks / Parking	1.04
Buildings	1.08
Pool and Pool House	0.06
Total Open Space	9.74
Active Open Space	0.80
Passive Open Space	8.94

**Net Site Area:** **11.73**

**Minimum Zoning Requirements**

Minimum Lot Area: 3,630 SF

Minimum Lot Width: 16 FT

Front Yard Setback: 40 FT

Side Yard Setback: 10 FT

Rear Yard Setback: 10 FT

Maximum Building Height: 42 FT

**Proposed Zoning Requirements**

Minimum Lot Area: N/A

Average Lot Area: N/A

Maximum Lot Area: N/A

Minimum Lot Width: N/A

Front Yard Setback: 40 FT

Side Yard Setback: 10 FT

Rear Yard Setback: 10 FT

Maximum Building Height: 42 FT

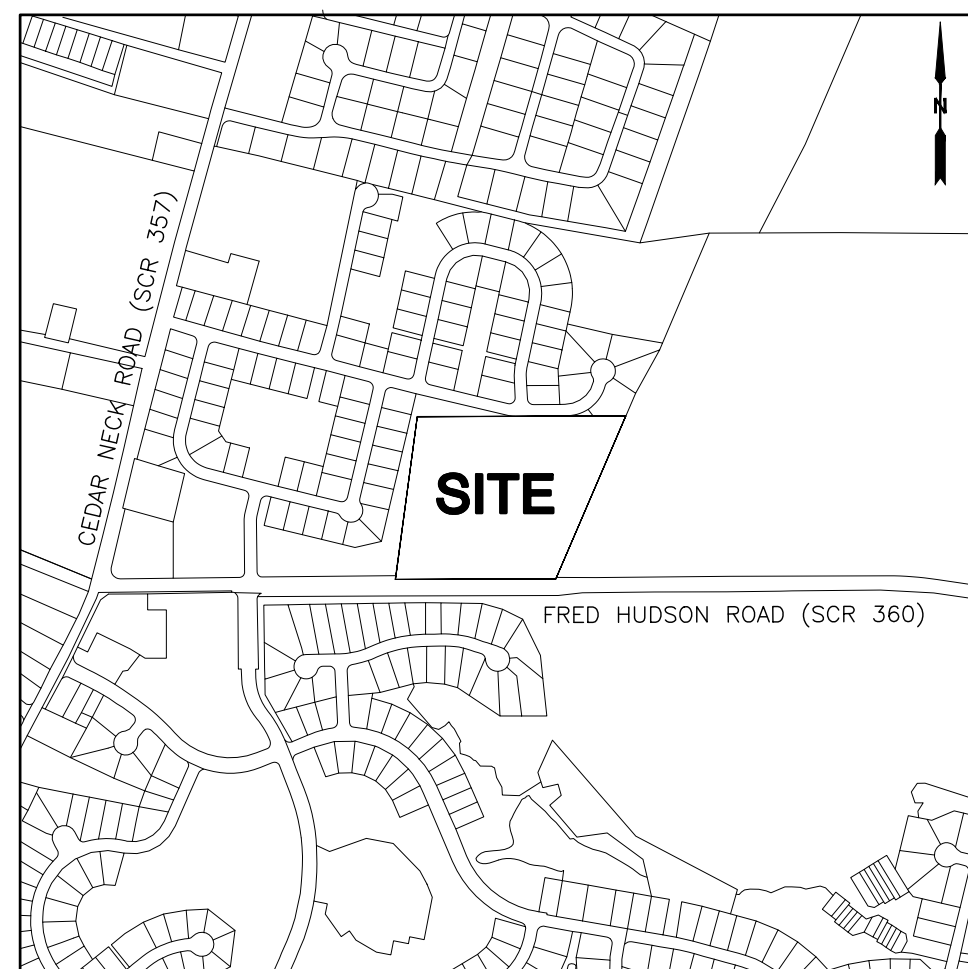
# INLAND BAYS COMMUNITY

## BALTIMORE HUNDRED SUSSEX COUNTY, DELAWARE

### DBF # 1998D002 PRELIMINARY SITE PLAN DECEMBER, 2020

#### GENERAL NOTES:

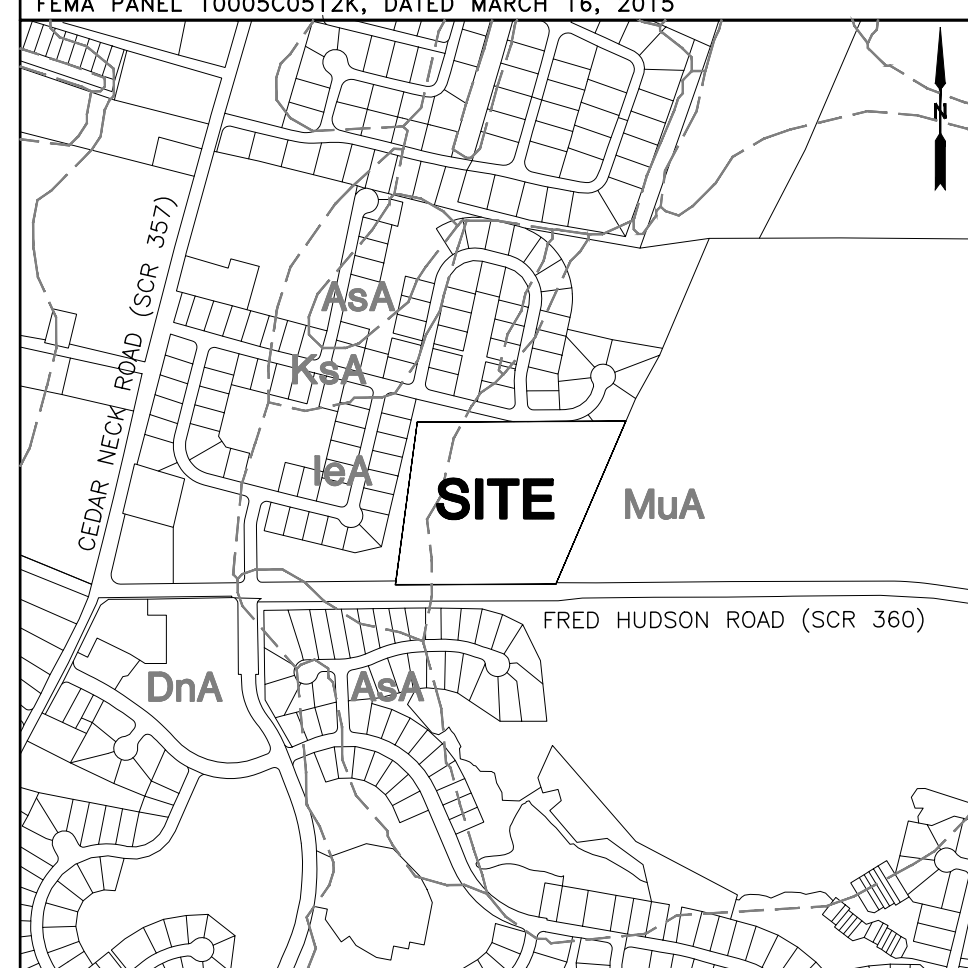
- NO LANDSCAPING SHALL BE ALLOWED WITHIN R/W UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED 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.
- INTERNAL STREETS CONSTRUCTED WITHIN THE DEVELOPMENT ARE PRIVATE AS SHOWN ON THIS PLAN AND ARE TO BE MAINTAINED BY THE DEVELOPER, PROPERTY OWNERS OR BOTH. THE STATE OF DELAWARE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR MULTI-MODAL PATH.
- ALL UNITS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS. BUILDING CONSTRUCTION TO BE WOOD FRAMED AND TIMBER PILE FOUNDATIONS.
- AFTER THE CREATION OF THE COMMUNITY'S HOMEOWNER'S ASSOCIATION ALL BUFFER AREAS, AND THE STORMWATER MANAGEMENT AREA, SHALL BE OWNED AND MAINTAINED BY THE COMMUNITY'S HOMEOWNER'S ASSOCIATION. THE DEVELOPER SHALL MAINTAIN THESE AREAS UNTIL THE COMMUNITY HOMEOWNER'S ASSOCIATION IS ESTABLISHED.
- BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLAN ARE THE RESULT OF A FIELD RUN SURVEY PERFORMED BY DAVIS, BOWEN AND FRIEDEL, INC. (DBF) IN SEPTEMBER 2015. ADDITIONAL SURVEY WAS COMPLETED IN MAY 2020.
- THIS PLAN DOES NOT VERIFY THE LOCATION, EXISTENCE, OR NON-EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING THE SUBJECT PROPERTY AS NO TITLE SEARCH WAS PERFORMED OR PROVIDED.
- THIS PROPERTY IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA OR AN EXCELLENT RECHARGE AREA.



LOCATION MAP SCALE: 1"=800'



FLOOD MAP SCALE: 1"=800'

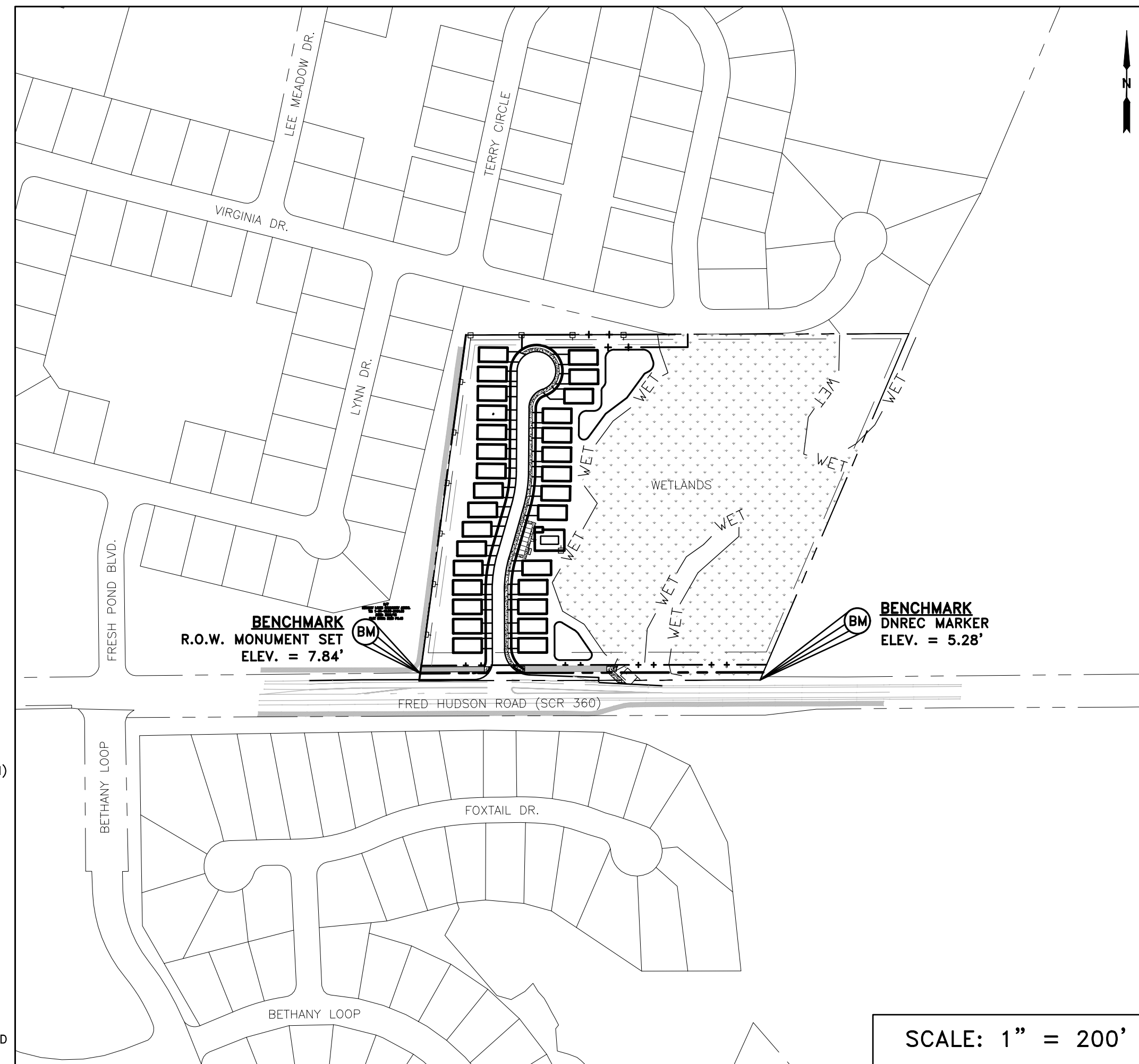


SOILS MAP SCALE: 1"=800'

AsA: ASKECKSY LOAMY SAND; 0 TO 2 PERCENT SLOPES (B/D)  
 DnA: DOWNER LOAMY SAND; 0 TO 2 PERCENT SLOPES (B)  
 IaA: INGLESIDE LOAMY SAND; 0 TO 2 PERCENT SLOPES (B)  
 KsA: KLEJ LOAMY SAND; 0 TO 2 PERCENT SLOPES (C)  
 MuA: MULLICA-BERRYLAND COMPLEX; 0 TO 2 PERCENT SLOPES (B/D)

#### DATA COLUMN

TAX MAP ID:	134-13.00-72.02
DEED REFERENCE:	D/4994/347
DATUM:	NAVD 88
VERTICAL:	NAD 83 (DE STATE PLANE)
HORIZONTAL:	
LAND USE	
EXISTING:	WOODED/WETLANDS
PROPOSED:	30 SINGLE FAMILY HOMES
ZONING	
EXISTING:	MR MEDIUM DENSITY RESIDENTIAL
UNITS	
SINGLE FAMILY HOMES:	30
TYPICAL SIZE:	28' X 56' (1,568 S.F.)
DENSITY	
MAXIMUM:	4.00 UNITS/ACRE
PROPOSED:	2.56 UNITS/ACRE
BUILDING SETBACKS	
FRONT SETBACK:	40 FT.
SIDE SETBACK:	10 FT.
REAR SETBACK:	10 FT.
MAXIMUM REQUIREMENTS	
BUILDING HEIGHT:	42 FT. (2 STORIES)
AREAS	
EXISTING SITE:	
SITE AREA:	11,962 AC.
WETLANDS (INCLUDED IN SITE AREA):	6,124 AC.
RIGHT OF WAY DEDICATION:	-0,231 AC.
TOTAL SITE AREA:	11,731 AC.
IMPERVIOUS AREAS	
ROAD AND CURB:	0.540 AC.
SIDEWALK:	0.095 AC.
BUILDINGS:	1,080 AC.
DRIVEWAYS:	0.300 AC.
POOL AND POOL HOUSE:	0.056 AC.
PARKING:	0.029 AC.
SHARED-USE PATH:	0.082 AC.
TOTAL:	2,182 AC. (18%)
WOODLANDS:	
EXISTING:	9,723 AC.
TO BE REMOVED:	2,892 AC. (INCLUDES WOODS IN R/W DEDICATION)
TOTAL REMAINING:	7,031 AC.
OPEN SPACE:	
SWM:	0.318 AC.
WOODS & WETLANDS:	7,031 AC.
LANDSCAPE BUFFER:	0.464 AC.
POOL AND POOL HOUSE:	0.056 AC.
OTHER OPEN AREAS:	1,872 AC.
TOTAL:	9,742 AC. (83%)
UTILITIES	
SEWER PROVIDER:	SUSSEX COUNTY (CEDAR NECK EXPANSION SSD)
WATER PROVIDER:	PUBLIC (SUSSEX SHORES)
PROPOSED BUILDING CONSTRUCTION:	WOOD FRAMED/TIMBER PILE FOUNDATIONS
WETLANDS - THIS PROPERTY IS IMPACTED BY WETLANDS.	
FLOODPLAIN - THE PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10005C0512K, DATED MARCH 16, 2015.	
STATE STRATEGIES MAP: INVESTMENT LEVELS 2, 3, AND 4	
THIS PROPERTY IS NOT LOCATED IN A TRANSPORTATION IMPROVEMENT DISTRICT (TID).	
THIS PROPERTY IS LOCATED 1,300'± TO THE EAST OF THE INTERSECTION OF CEDAR NECK ROAD (SCR 357) AND FRED HUDSON ROAD (SCR 360).	
FRED HUDSON ROAD POSTED SPEED LIMIT: 40 M.P.H.	
DEVELOPER	
THE EVERGREEN COMPANIES	
C/O TIM NAUGHTON	
33176 COASTAL HIGHWAY, UNIT 3	
BETHANY BEACH, DELAWARE 19930	
PHONE: 701-667-7878	
PROPERTY OWNER	
CFRE HOLDINGS I, LLC	
6 TRELIS PATH	
DOYLESTOWN, PA 18901	
ENGINEER:	
DAVIS, BOWEN, & FRIEDEL, INC.	
CLIFTON D. MUMFORD, P.E.	
1 PARK AVE.	
MILFORD, DE 19963	
PHONE: 302-424-1441	
FAX: 302-424-0430	



SCALE: 1" = 200'

SHEET INDEX	
TITLE SHEET	PRE-01
PRELIMINARY SITE PLAN	PRE-02

#### LEGEND

EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
ADJACENT PROPERTY OWNER	ADJACENT PROPERTY OWNER
EASEMENT	EASEMENT
CONTOUR	CONTOUR
CATCH BASIN, STORM PIPE	CATCH BASIN, STORM PIPE
SANITARY SEWER MANHOLE, PIPE	SANITARY SEWER IDENTIFICATION, MANHOLE, PIPE, FLOW ARROW, PIPE SIZE
WATER MAIN	WATER MAIN, TEE W/ VALVES, PIPE SIZE
FIRE HYDRANT ASSEMBLY	FIRE HYDRANT ASSEMBLY
UTILITY POLE	UTILITY POLE
SIGN	SIGN
FENCE	FENCE
TREE	TREE
TREE LINE	TREE LINE
WETLANDS	WETLANDS
PAVEMENT	PAVEMENT
	RIGHT-OF-WAY / BOUNDARY LINE
	EASEMENT
	BUFFER
	SANITARY SEWER IDENTIFICATION, MANHOLE, PIPE, FLOW ARROW, PIPE SIZE
	WATER MAIN, TEE W/ VALVES, PIPE SIZE
	FIRE HYDRANT ASSEMBLY
	TREE LINE
	PAVEMENT
	SIDEWALK
	FENCE

#### ENGINEER'S STATEMENT

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

DAVIS, BOWEN & FRIEDEL, INC. DATE  
 by CLIFTON D. MUMFORD, P.E.

#### OWNER'S CERTIFICATION

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

CFRE HOLDINGS I, LLC DATE  
 6 TRELIS PATH  
 DOYLESTOWN, PA 18901

N/F  
BETHANY LAKES COMMUNITY ASSOC.  
TM: 1-34-13.00-2164.00  
DEED: 3226/43  
PLOT BOOK: 3226 PG.43

TIE-IN TO EXISTING  
TERMINAL CLEANOUT  
S 89°50'34" W 868.62'

TIE-IN TO EX. 8" WATER STUB

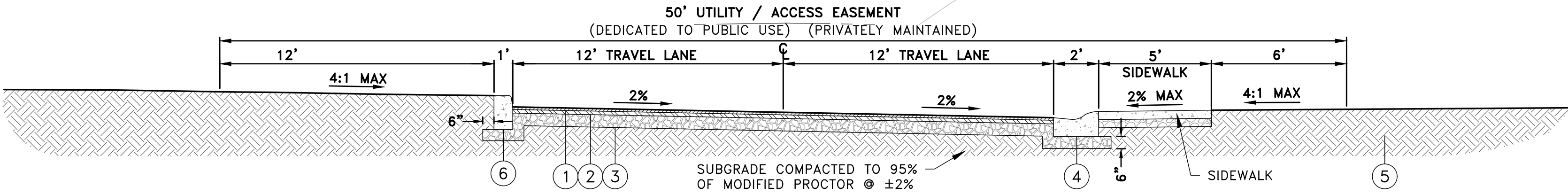
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STATE OF DELAWARE  
TM: 1-34-13.00-73.00  
DEED: 2283/262

N/F  
BETHANY LAKES COMMUNITY ASSOC.  
TM: 1-34-13.00-2164.00  
DEED: 3226/43  
PLOT BOOK: 3226 PG.43

BENCHMARK  
R.O.W. MONUMENT SET  
ELEV. = 7.84'

BENCHMARK  
DINREC MARKER  
ELEV. = 5.28'

FRED HUDSON ROAD (SCR 360)



24' TYPICAL SUPER-ELEVATION PAVEMENT SECTION

SCALE: 1" = 4'

LEGEND

- ① BITUMINOUS CONCRETE, SUPERPAVE, TYPE 'C', PG 64-22, 160 GYRATIONS (CARBONATE STONE)
- ② BITUMINOUS CONCRETE, SUPERPAVE, TYPE 'B', PG 64-22, 160 GYRATIONS
- ③ GRADED AGGREGATE BASE COURSE, TYPE 'B', SHALL BE OVER APPROVED SUBGRADE
- ④ INTEGRAL P.C.C. CURB & GUTTER TYPE 2
- ⑤ ITEM 908002 - TOPSOIL (6" DEPTH),  
ITEM 908014 - PERMANENT GRASS SEEDING, DRY GROUND
- ⑥ P.C.C. CURB & GUTTER TYPE 1-6



**INLAND BAYS COMMUNITY  
BALTIMORE HUNDRED  
SUSSEX COUNTY, DELAWARE**

**DAVIS, BOWEN & FRIEDEL, INC.**  
ARCHITECTS ENGINEERS SURVEYORS  
CALDWELL, MARYLAND (410) 643-9999  
MILFORD, DELAWARE (302) 442-1441  
EASTON, MARYLAND (410) 770-4744

Revisions:  
2021-06-07: SITE PLAN  
UPDATED

Date: JUNE, 2021  
Scale: 1" = 40'  
Dwn.By: TCB  
Proj.No.: 1998D002  
Dwg.No.:

**PRE-02**

PRELIMINARY SITE PLAN

N/F  
BETHANY LAKES COMMUNITY ASSOC.  
TM: 1-34-13.00-2164.00  
DEED: 3226/43  
PLOT BOOK: 3226 PG.43

TIE-IN TO EXISTING  
TERMINAL CLEANOUT  
S 89°50'54" W 868.62'

TIE-IN TO EX. 8" WATER STUB

N/F  
STATE OF DELAWARE  
TM: 1-34-13.00-73.00  
DEED: 2283/262

N/F  
BETHANY LAKES COMMUNITY ASSOC.  
TM: 1-34-13.00-2164.00  
DEED: 3226/43  
PLOT BOOK: 3226 PG.43

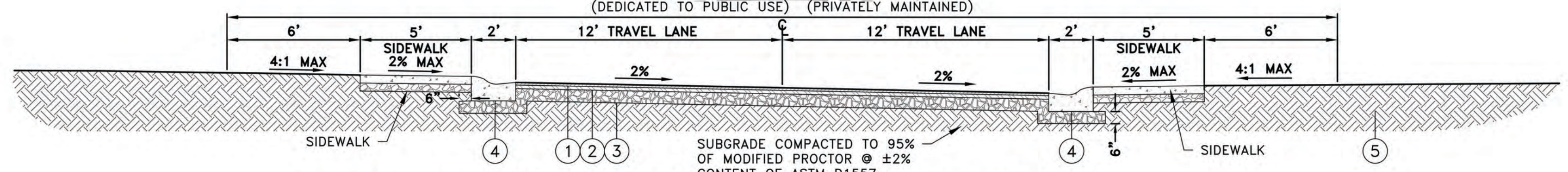
BENCHMARK  
MONUMENT SET  
R.O.W. ELEV. = 7.84'

BENCHMARK  
DIREC MARKER  
ELEV. = 5.28'

15' WIDE PERMANENT EASEMENT  
IS HEREBY ESTABLISHED, AS PER THIS PLAT

ADDITIONAL 15' STRIP OF RIGHT-OF-WAY  
IS HEREBY DEDICATED TO THE  
STATE OF DELAWARE.

50' UTILITY / ACCESS EASEMENT  
(DEDICATED TO PUBLIC USE) (PRIVATELY MAINTAINED)



**24' TYPICAL SUPER-ELEVATION PAVEMENT SECTION**  
SCALE: 1" = 4'

**LEGEND**

- ① BITUMINOUS CONCRETE, SUPERPAVE, TYPE 'C', PG 64-22, 160 GYRATIONS (CARBONATE STONE)
- ② BITUMINOUS CONCRETE, SUPERPAVE, TYPE 'B', PG 64-22, 160 GYRATIONS
- ③ GRADED AGGREGATE BASE COURSE, TYPE 'B', SHALL BE OVER APPROVED SUBGRADE
- ④ INTEGRAL P.C.C. CURB & GUTTER TYPE 2
- ⑤ ITEM 908002 - TOPSOIL (6" DEPTH),  
ITEM 908014 - PERMANENT GRASS SEEDING, DRY GROUND



**INLAND BAYS COMMUNITY  
BALTIMORE HUNDRED  
SUSSEX COUNTY, DELAWARE**

**DAVIS, BOWEN & FRIEDEL, INC.**  
ARCHITECTS ENGINEERS SURVEYORS  
SUSSEX COUNTY, DELAWARE  
BALTIMORE, DELAWARE  
EASTON, MARYLAND  
(302) 635-2800  
(302) 634-1441  
(410) 770-4744

Date: DECEMBER, 2020  
Scale: 1" = 40'  
Dwn.By: TAJ  
Proj.No.: 1998D002  
Dwg.No.:

**PRE-02**

PRELIMINARY SITE PLAN

V:\Studio\_3D Modeling\Inland Bays - 1998D002\1998D002 - SITE PLAN.dwg, Jun 10, 2021 - 3:24pm mack

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**dbf** DAVIS, BOWEN & FRIEDEL, INC.

ARCHITECTS ENGINEERS SURVEYORS

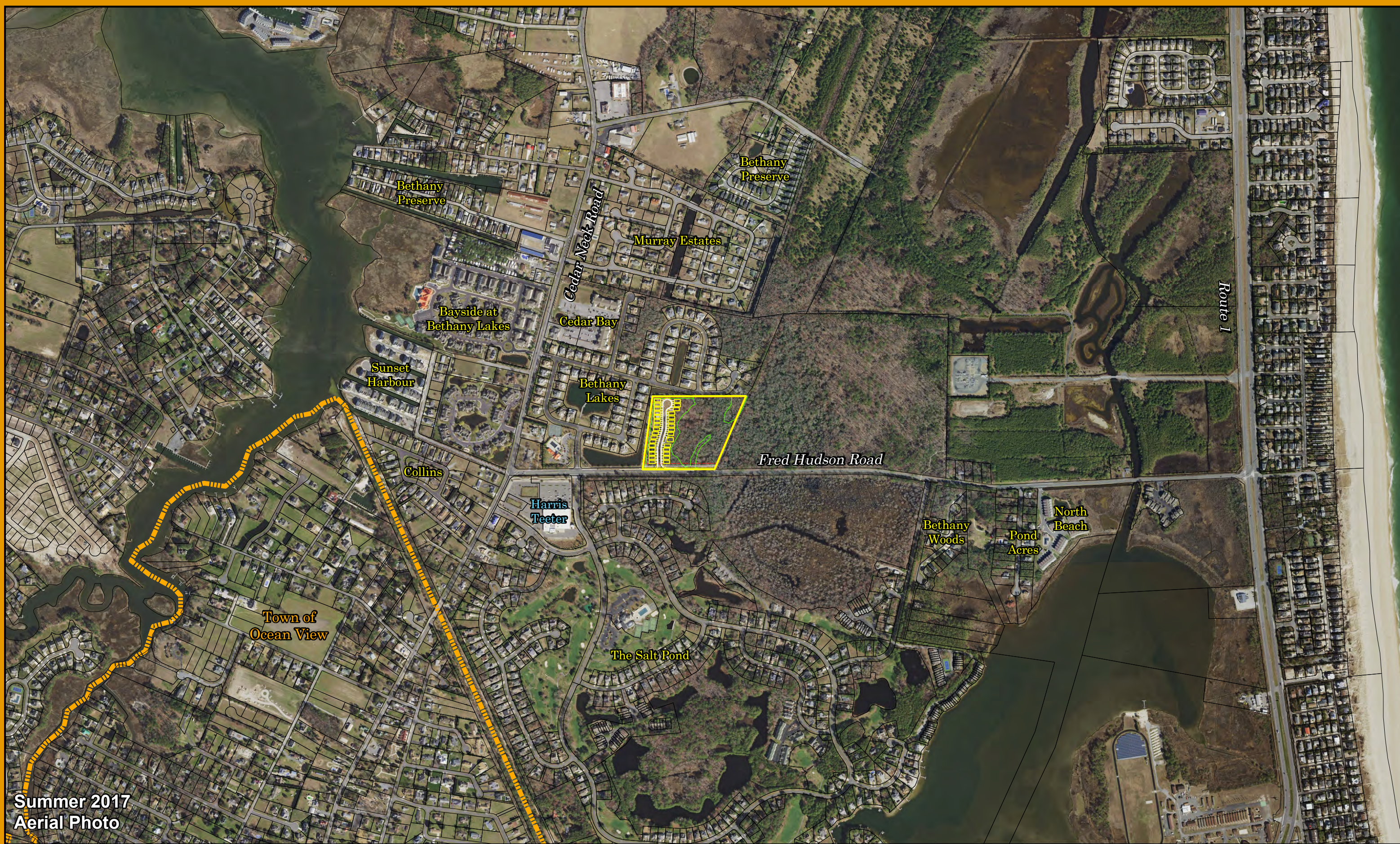
100 S. WILSON RD.  
 BALTIMORE, DELAWARE 21202  
 EASTON, MARYLAND 21829  
 (301) 635-2800  
 (301) 634-1441  
 (410) 770-4744

PRELIMINARY SITE PLAN

**INLAND BAYS COMMUNITY  
BALTIMORE HUNDRED  
SUSSEX COUNTY, DELAWARE**

Revisions:	
Date:	DECEMBER, 2020
Scale:	1" = 60'
Dwn. By:	TAJ
Proj. No.:	1998D002
Dwg. No.:	<b>PRE-02</b>

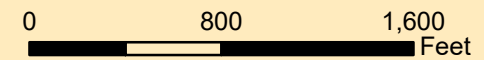
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Summer 2017  
Aerial Photo

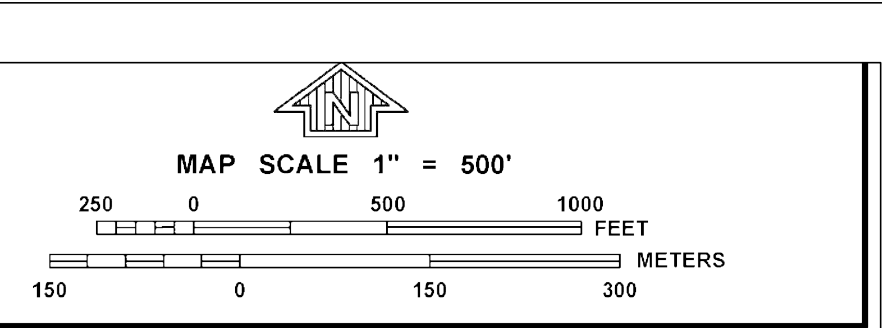
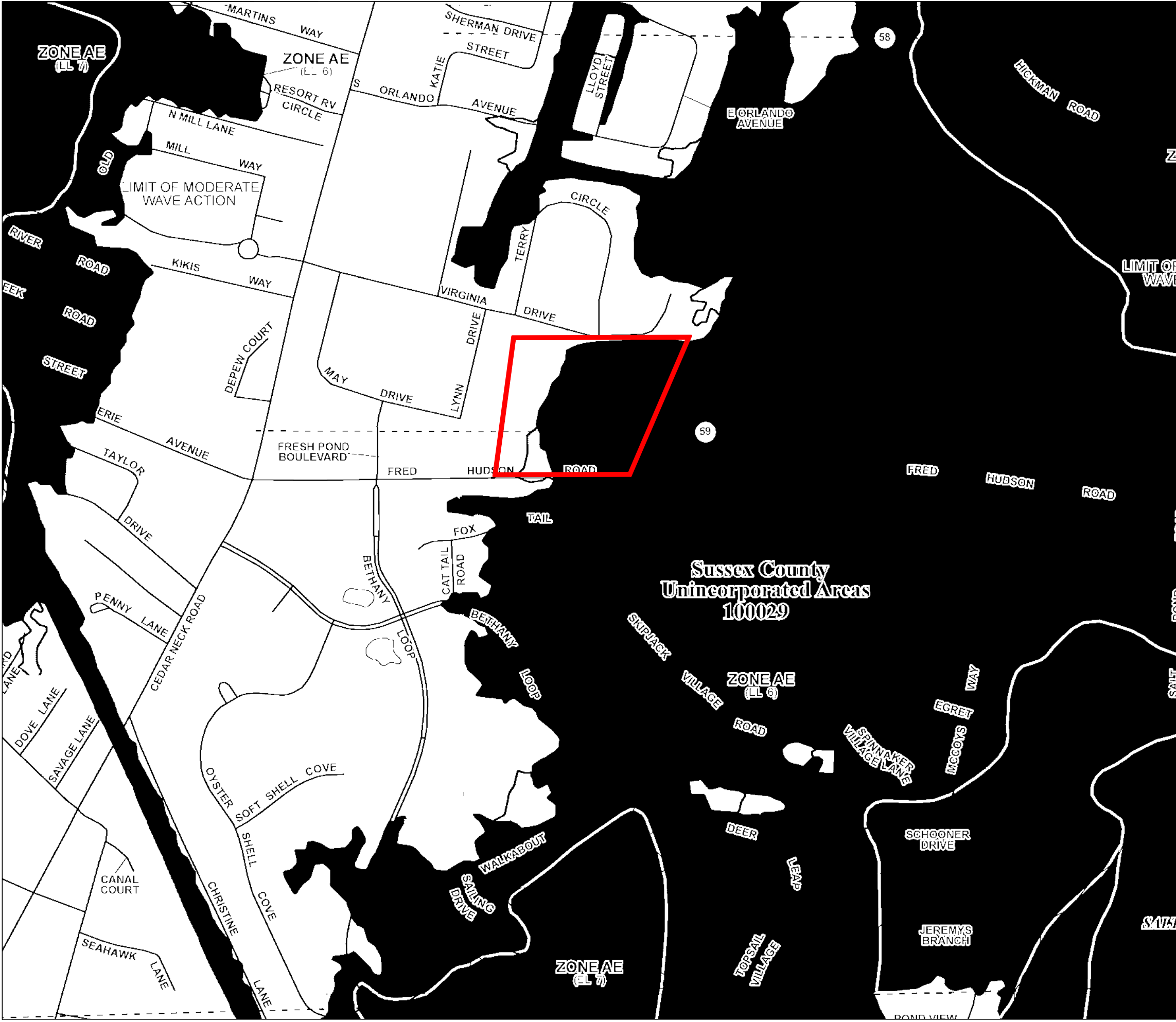


**Surrounding Communities Map**  
Inland Bays Community  
Sussex County, Delaware



Sources:  
Tax Parcels per Sussex County





NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0512K

**FIRM**  
FLOOD INSURANCE RATE MAP

SUSSEX COUNTY,  
DELAWARE  
AND INCORPORATED AREAS

PANEL 512 OF 660  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BETHANY BEACH, TOWN OF	105083	0512	K
OCEAN VIEW, TOWN OF	100046	0512	K
SUSSEX COUNTY	100029	0512	K

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



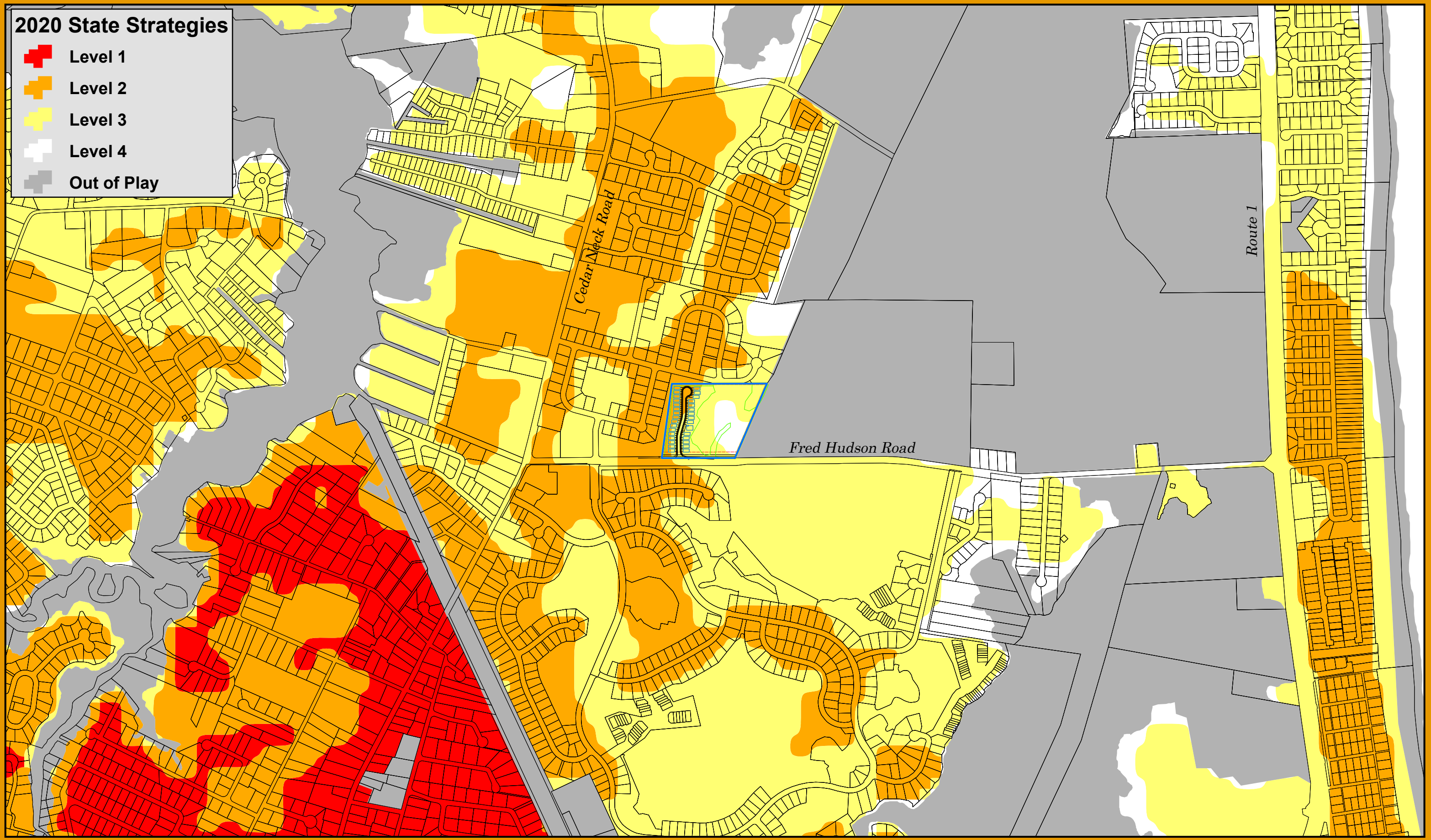
MAP NUMBER  
10005C0512K

MAP REVISED  
MARCH 16, 2015

Federal Emergency Management Agency

**2020 State Strategies**

-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Out of Play



Sources:  
Tax Parcels per Sussex County



June 2021

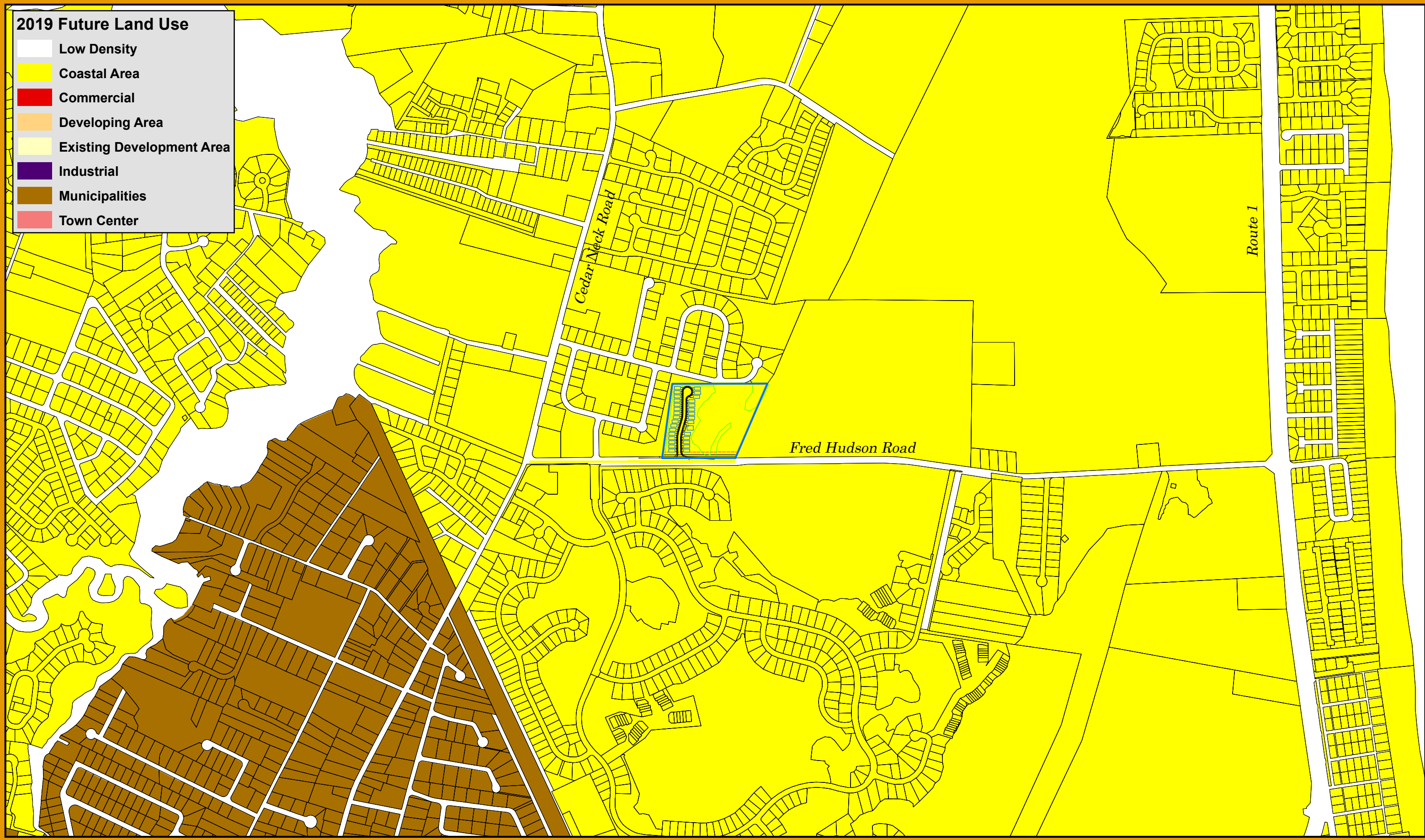
**2020 State Strategies**  
**Inland Bays Community**  
Sussex County, Delaware





**2019 Future Land Use**

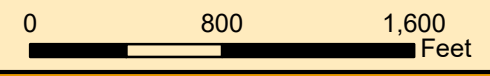
- Low Density
- Coastal Area
- Commercial
- Developing Area
- Existing Development Area
- Industrial
- Municipalities
- Town Center





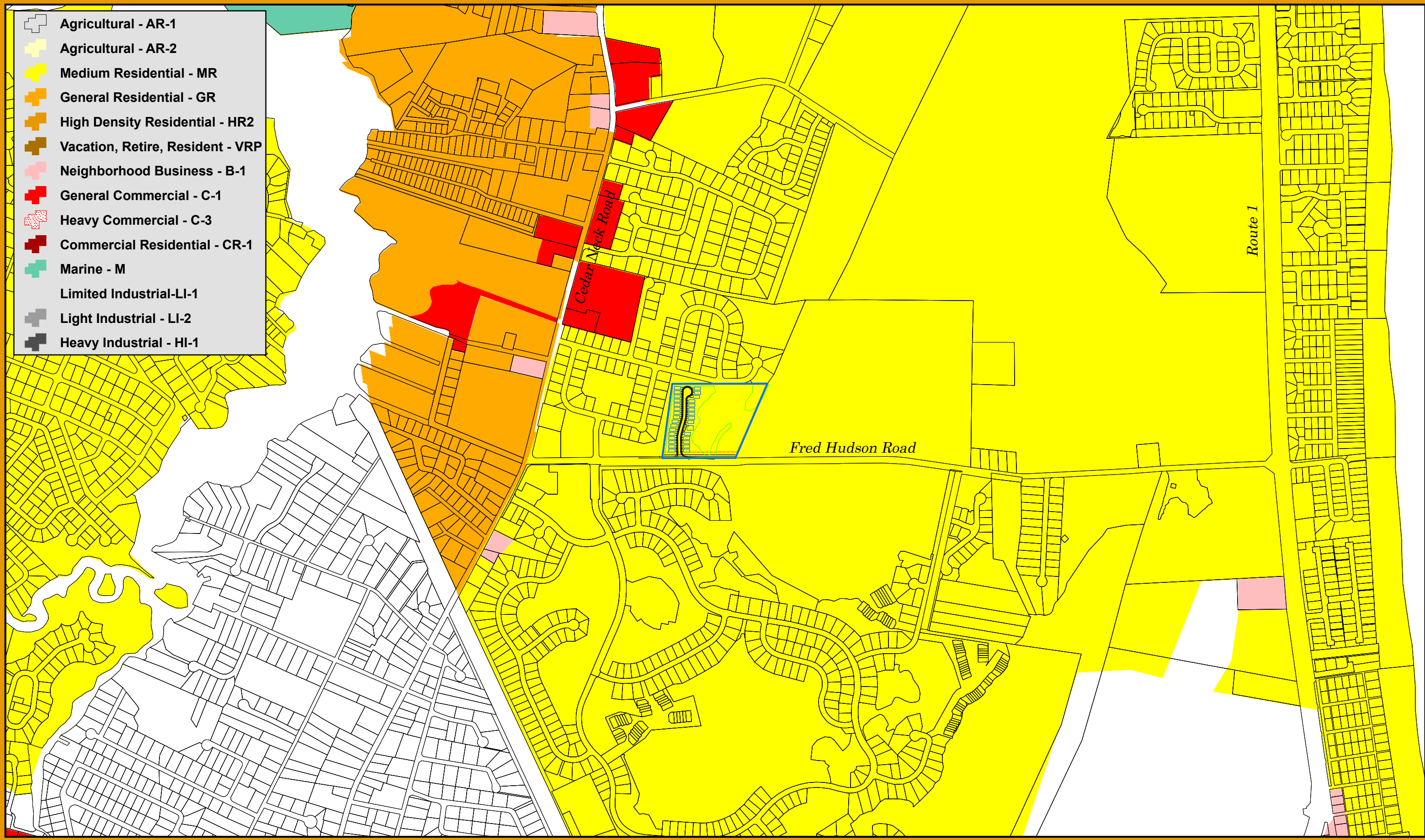
Entire Site is within the  
**Environmental Sensitive Developing Area**



**Sussex County 2045 Future Land Use**  
 Inland Bays Community  
 Sussex County, Delaware



-  Agricultural - AR-1
-  Agricultural - AR-2
-  Medium Residential - MR
-  General Residential - GR
-  High Density Residential - HR2
-  Vacation, Retire, Resident - VRP
-  Neighborhood Business - B-1
-  General Commercial - C-1
-  Heavy Commercial - C-3
-  Commercial Residential - CR-1
-  Marine - M
-  Limited Industrial-LI-1
-  Light Industrial - LI-2
-  Heavy Industrial - HI-1



Sources:  
Tax Parcels per Sussex County

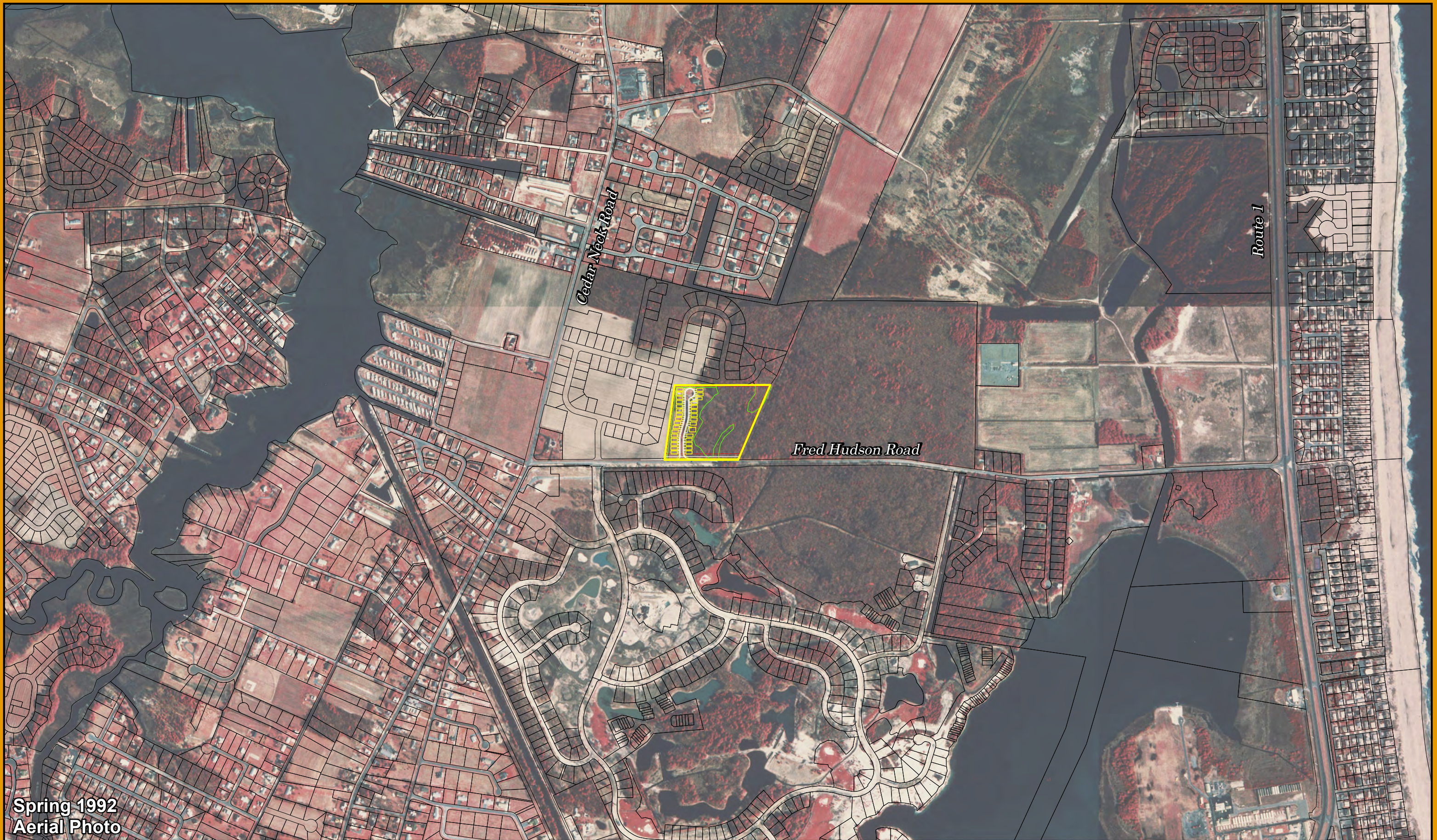


## Sussex County Zoning Map

### Inland Bays Community

Sussex County, Delaware





Spring 1992  
Aerial Photo

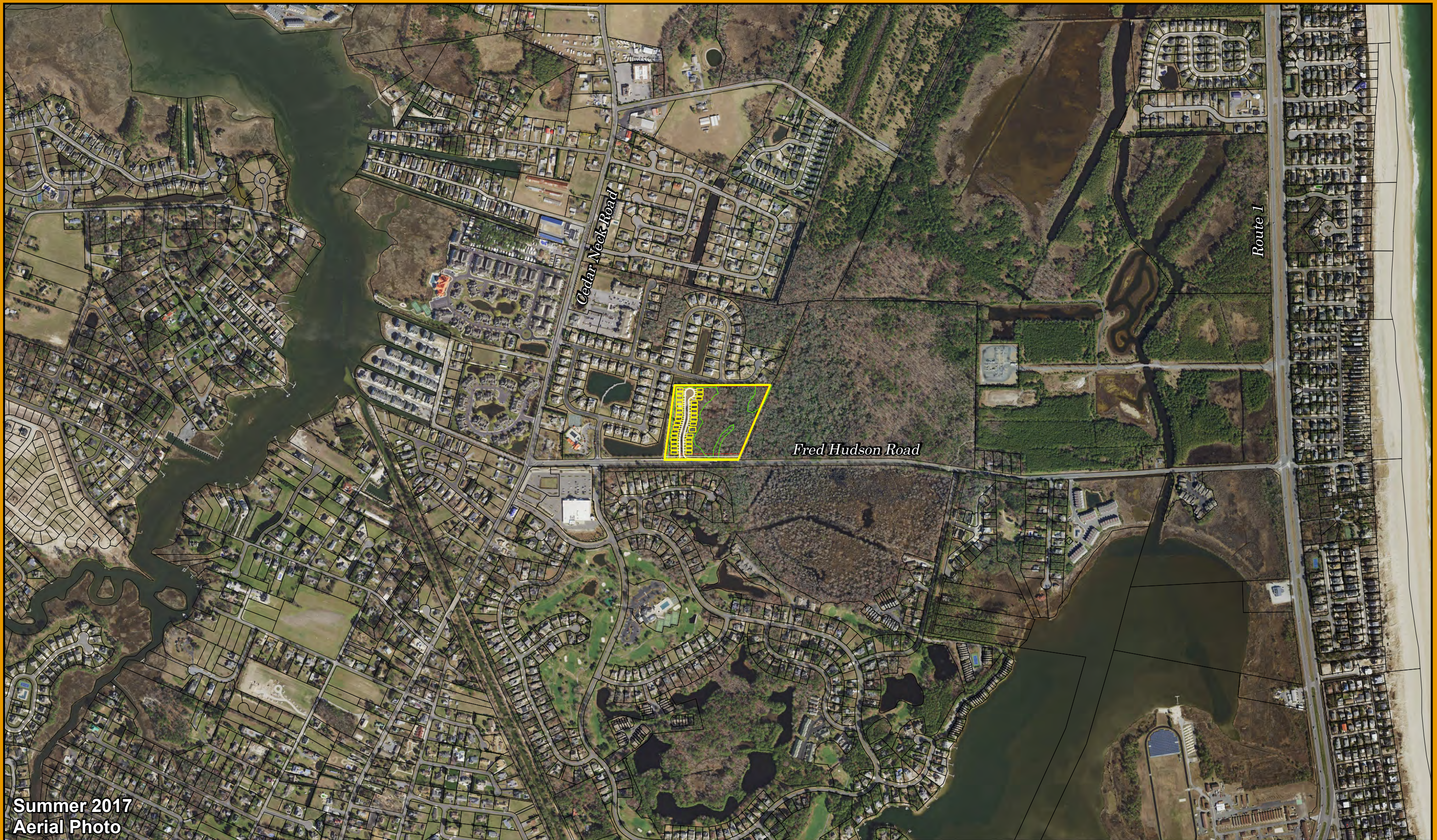
Sources:  
Tax Parcels per Sussex County



**1992 Aerial Photo**  
**Inland Bays Community**  
Sussex County, Delaware

0 800 1,600  
Feet





Summer 2017  
Aerial Photo



Sources:  
Tax Parcels per Sussex County

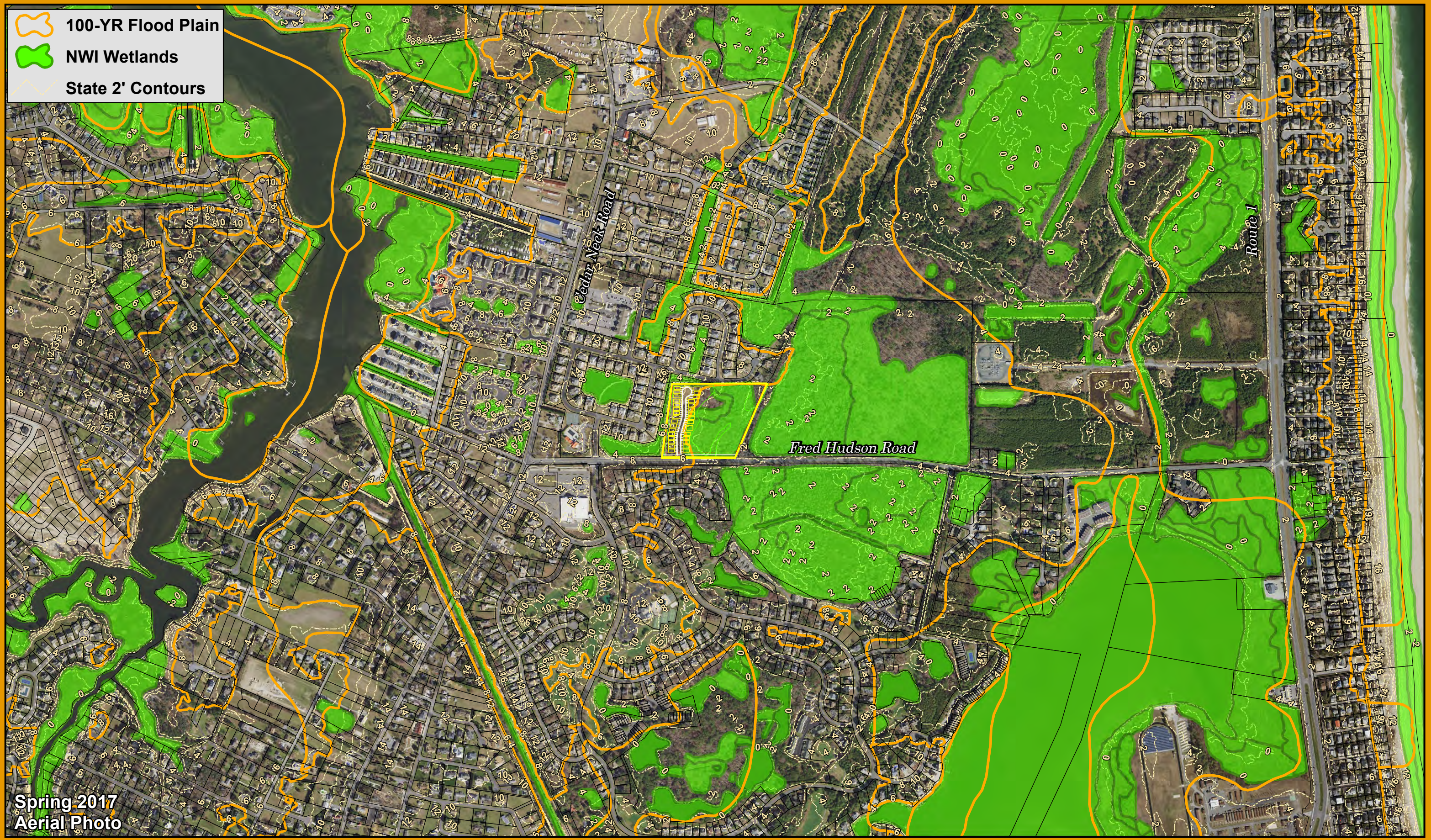


**2017 Aerial Photo**  
**Inland Bays Community**  
Sussex County, Delaware

0 800 1,600  
Feet



 100-YR Flood Plain  
 NWI Wetlands  
 State 2' Contours





Spring 2017  
Aerial Photo

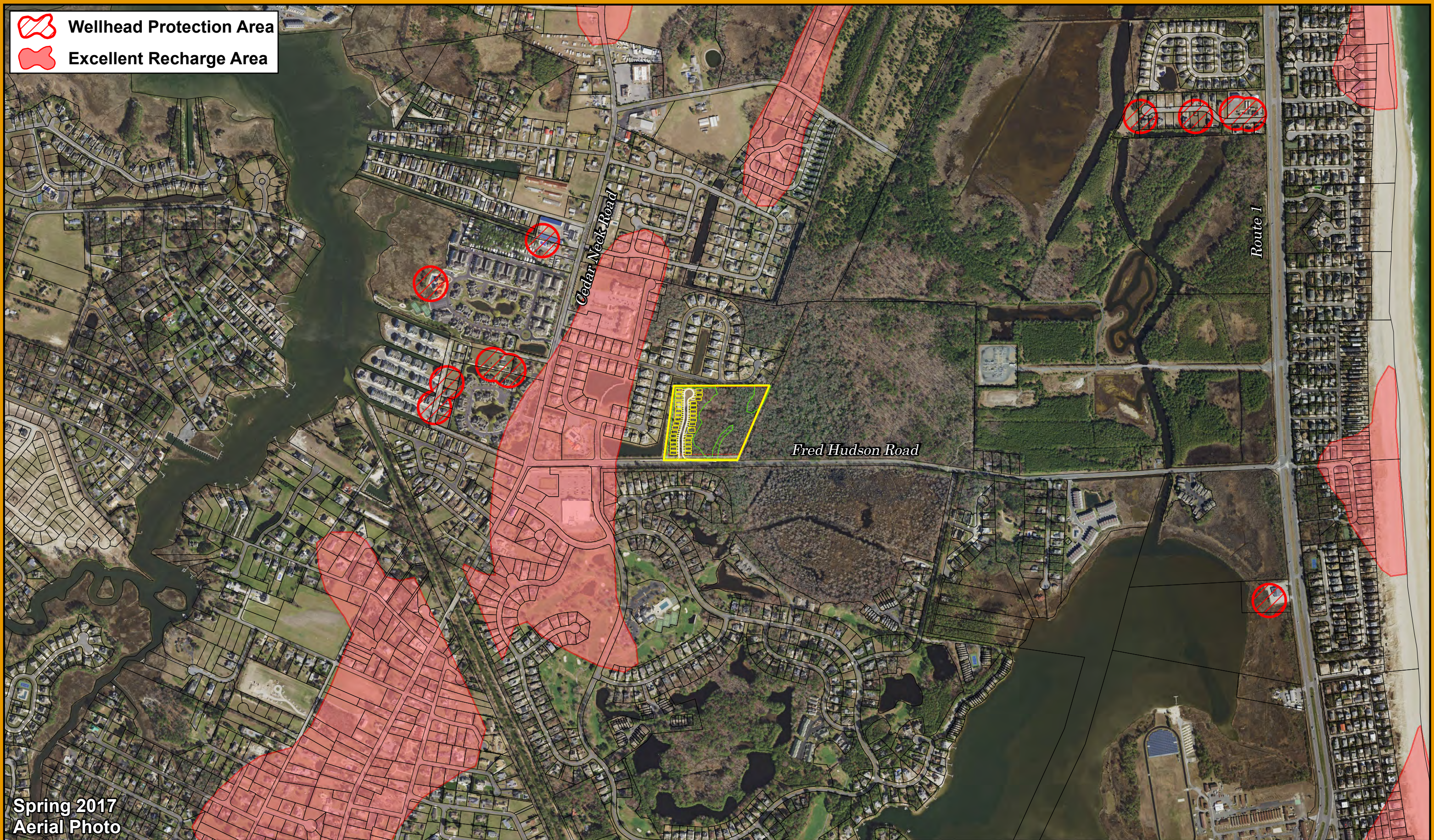
Sources:  
Tax Parcels per Sussex County



**Environmental Map**  
**Inland Bays Community**  
 Sussex County, Delaware



-  Wellhead Protection Area
-  Excellent Recharge Area



Spring 2017  
Aerial Photo

Sources:  
Tax Parcels per Sussex County



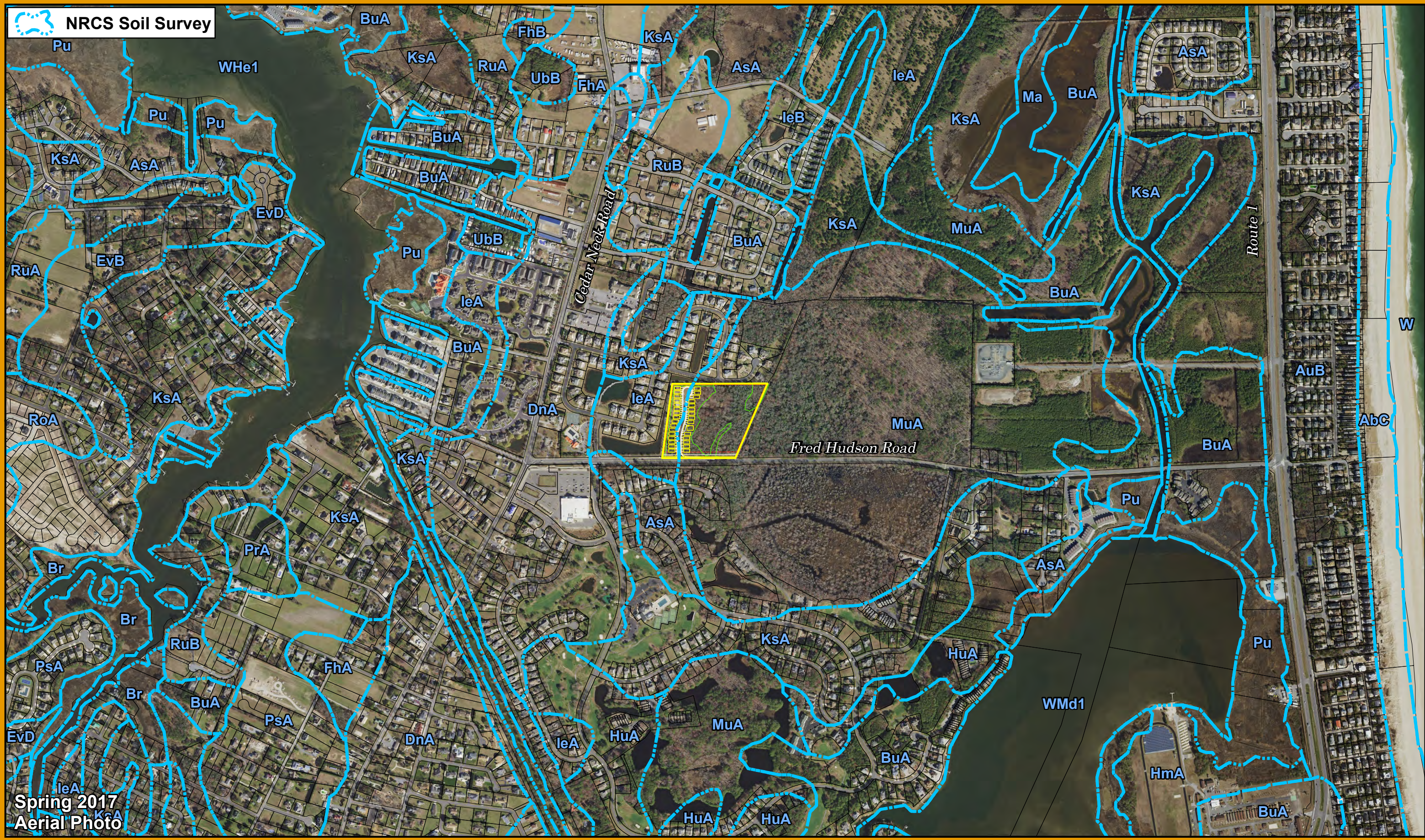
## Source Water Protection Areas

### Inland Bays Community

Sussex County, Delaware

0 800 1,600  
Feet



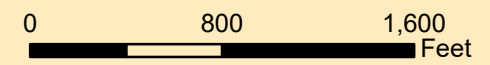


Spring 2017  
Aerial Photo

Sources:  
Tax Parcels per Sussex County



**NCRS Soil Survey**  
**Inland Bays Community**  
Sussex County, Delaware







June 11, 2021

Sussex County Administrative Building  
Planning and Zoning Department  
2 The Circle  
Georgetown, DE 19947

Attn: Jamie Whitehouse  
Director of Planning and Zoning

Re: **Inland Bays Community (CU 2259)**  
Response to PLUS Review 2020-11-03  
Tax Map No.: 1-34-13.00-72.02  
DBF #: 1998D008

Michael R. Wigley, AIA, LEED AP  
W. Zachary Crouch, P.E.  
Michael E. Wheedleton, AIA, LEED GA  
Jason P. Loar, P.E.  
Ring W. Lardner, P.E.  
Jamie L. Sechler, P.E.

Dear Mr. Whitehouse:

We have read and reviewed the comments provided during the PLUS Review of the Project on November 18, 2020 and received from the Office of State Planning dated December 18, 2020. We offer the following item-by-item response narrative for your review:

### **Strategies for State Policies and Spending**

*This project is located in Investment Levels 2, 3 and 4 according to the 2020 Strategies for State Policies and Spending. Investment Level 2. Investment Level 2 reflects areas where growth is anticipated by local, county, and State plans in the near-term future. Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer-term future, or areas that may have environmental or other constraints to development. Investment Level 4 indicates where State investments will support agricultural preservation, natural resource protection, and the continuation of the rural nature of these areas.*

*The site plan submitted appears to stay completely out of the Level 4 area on the site. Provided this site plan does not change and continues to preserve the Level 4 areas, the State has no objections to the development of this site. We do ask that the developer consider the environmental comments below to address any environmental concerns that State agencies may have.*

**We recognize that the project is in both Investment Levels 2, 3, and 4. We understand Level 2 & 3 areas are anticipated growth areas. The site has been designed with respect to the environmental features located on the parcel.**

### **Code Requirements/Agency Permitting Requirements**

**Department of Transportation – Contact Bill Brockenbrough 760-2109**

- *The site access on Fred Hudson Road (Sussex Road 360) must be designed in accordance with DelDOT's Development Coordination Manual, which is available at <http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes>.*

The entrance will be designed in accordance with DelDOT Standards and an entrance plan approval from DelDOT will be obtained.

- *Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at [https://www.deldot.gov/Business/subdivisions/pdfs/Meeting\\_Request\\_Form.pdf?08022017](https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017).*

A pre-submittal meeting was conducted with DelDOT on 5/21/21, during which the conceptual design of the entrance was discussed.

- *Section 1.7 of the Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.*

We are familiar with the fees required for submittals to DelDOT.

- *Per Section 2.2.2.1 of the Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends per hour in any hour of the day. From the PLUS application, the total daily trips are estimated at 343 vehicle trip ends per day. Using the 10<sup>th</sup> edition of the Institute of Transportation Engineers' Trip Generation Manual, DelDOT confirms this number and estimates the weekday morning and evening peak hour trip ends at 26 and 32, respectively. Thus, a TIS is not warranted.*

*One of the purposes of a TIS is to identify needed offsite improvements. Fred Hudson Road presently has 10-foot lanes and 4-foot shoulders which are marked as bicycle lanes. These widths are significantly less than DelDOT's standard widths for collector roads, which are 12-foot lanes and 8-foot shoulders. DelDOT anticipates requiring the developer to extend the widening done for the Bethany Lakes and Salt Pond entrances east through the entrance to the proposed development, transitioning back to the existing width to avoid or minimize the impact on the wetlands at the east end of the property. DelDOT further anticipates that the widening could necessitate the developer's relocating some of the existing Shared Use Path on the south side of the road.*

During the pre-submittal meeting it was discussed to provide 12' lanes and 8' shoulders. The road will be widened to accommodate placing a left-turn lane and right-turn lane.

- *As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Development Coordination Manual, DelDOT will require dedication of right-of-way along the site's frontage on Fred Hudson Road. By this regulation, this dedication is to provide a minimum of 40 feet of right-of-way from the physical centerline. The following right-of-way dedication note is required, "An X-foot wide right-of-way is hereby dedicated to the State of Delaware, as per this plat."*

A 15-foot right-of-way dedication has been shown on the Site plan to provide 40' of right-of-way from the physical centerline of the road.

- *In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, "A 15-foot wide permanent easement is hereby established for the State of Delaware, as per this plat."*

A 15-foot permanent easement has been shown on the Site plan.

- *Referring to Section 3.4.2.1 of the Manual, the following items, among other things, are required on the Record Plan:*
  - *A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.*
  - *Depiction of all existing entrances within 450 feet of the entrance on Fred Hudson Road.*
  - *Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.*

The above items will be provided on the Record/Site plan.

- *Section 3.5.4.2 of the Manual addresses requirements for Shared Use Paths (SUP) and sidewalks. For projects in Level 3 and 4 Investment Areas, installation of paths or sidewalks along the frontage on State-maintained roads is at DelDOT's discretion. DelDOT anticipates requiring the developer to build an SUP along their frontage on Fred Hudson Road, connecting it to the SUP in front of Bethany Lakes.*

A shared-use path will be shown along the frontage in place of the sidewalk currently shown.

- *In accordance with Section 3.8 of the Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along Fred Hudson Road.*

Storm water management facilities have been sited 20-feet from the dedicated right-of-way.

- *In accordance with Section 5.2.9 of the Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at <http://www.deldot.gov/Business/subdivisions/index.shtml>.*

The auxiliary lane worksheet was provided to DelDOT as part of the pre-submittal meeting request.

- *In accordance with Section 5.4 of the Manual, sight distance triangles are required and shall be established in accordance with American Association of State Highway and Transportation Officials (AASHTO) standards. A spreadsheet has been developed to assist with this task. It can be found at <http://www.deldot.gov/Business/subdivisions/index.shtml>.*

The intersection sight distance worksheet and exhibit will be provided as part of the initial Record Plan submittal to DelDOT.

- *In accordance with Section 5.14 of the Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be relocated.*

Existing utilities have been shown on the plans. No utility relocations are anticipated at this time.

**Department of Natural Resources and Environmental Control – Beth Krumrine 735-3480**

**Concerns Identified Within the Development Footprint  
Special Flood Hazard Area**

*According to the newest Flood Insurance Rate Maps (FIRM), the eastern portion of this parcel is located within Special Flood Hazard Area, specifically within the 100-year floodplain (1% annual chance of flooding). The Special Flood Hazard Area identified on the site lies within zone AE6. The newest plan (2020-11-03) avoids building structures in these floodplain areas. A small portion of this site is also situated within the moderate risk floodplain, or 500-year floodplain (0.2% annual chance of flooding). Several lots appear to be contained within the 500-year floodplain in the southwestern corner of the site (lots 27-30).*

- *The applicant must comply with local floodplain ordinance and regulations applicable to development or construction within the 100-year floodplain. In determining the boundary of the floodplain, use the most recent FIRM maps available, which can be found at <https://maps.dnrec.delaware.gov/floodplanning/default.html>.*

Contact: DNREC Shoreline and Waterway Management Section at (302) 739-9921.  
Website: <http://www.dnrec.delaware.gov/swc/Drainage/Pages/Flooding.aspx>

Lots 22-28 and the clubhouse are located within the 100-year floodplain (zone AE6). Lots 29-30 are within the 500-year floodplain. We will comply with all ordinance and regulations related to construction within the floodplain.

### ***Stormwater Management***

*This project/site has met the minimum threshold of 5000 square feet of land disturbing activity under the DNREC Sediment and Stormwater Program.*

- *A Sediment and Stormwater Plan must be developed, then approved by the appropriate plan review agency prior to any land disturbing activity taking place on the site. The plan review agency is the Sussex Conservation District.*

**A Sediment and Stormwater Management plan will be submitted to the Sussex Conservation District as part of the plan approval process.**

- *Additionally, construction activities that exceed 1.0 acre of land disturbance require Construction General Permit coverage through submittal of an electronic Notice of Intent for Stormwater Discharges Associated with Construction Activity. This form must be submitted electronically (<https://apps.dnrec.state.de.us/eNOI/default.aspx>) to the DNREC Division of Watershed Stewardship, along with the \$195 fee.*

**An NOI will be filed with DNREC for this project.**

- *Schedule a project application meeting with the appropriate agency prior to moving forward with the stormwater and site design. As part of this process, you must submit a Stormwater Assessment Study.*

**A pre-application meeting was held with SCD on October 1, 2020, to review the site conditions and stormwater management approach for the site.**

- *Plan review agency contact: Sussex Conservation District at (302) 856-2105 or (302) 856-7219. Website: <https://www.sussexconservation.org/>*

*General stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921. E-mail: [DNREC.Stormwater@delaware.gov](mailto:DNREC.Stormwater@delaware.gov).*

*Website: <http://www.dnrec.delaware.gov/swc/Pages/SedimentStormwater.aspx>.*

**We will work with SCD to develop a plan that meets their requirements.**

### ***Water Quality (Pollution Control Strategies)***

*Pollution Control Strategies have been developed for the following watersheds in Delaware: Appoquinimink, Broadkill, Christina Basin, Inland Bays, Mispillion and Cedar, Murderkill, Nanticoke, St. Jones, and Upper Chesapeake. Such strategies were created because surface water failed to meet water quality standards for nutrients and sediment.*

- *This site lies within the Inland Bays Watershed. Consult with the appropriate plan review agency (Sussex Conservation District) to determine if stricter stormwater management standards may apply for development projects in this area.*

**We will utilize best management practices to meet SCD water quality standards.**

### ***Hydrologic Soils Group***

*The western side of the site consists of well-drained soils (Hydrologic Soil Group A), where much of the building will be consolidated. However, a large portion of the site contains soils that are very poorly drained (Hydrologic Soil Group C/D). These soil types are typically not conducive to utilizing infiltration stormwater Best Management Practices such as bioretention and infiltration basins, which must meet minimum infiltration requirements.*

- *Any stormwater Best Management Practices that propose the use of infiltration or natural recharge shall include a soils investigation.*

*Contact: DNREC Sediment and Stormwater Program at (302) 739-9921.*

*E-mail: [DNREC.Stormwater@delaware.gov](mailto:DNREC.Stormwater@delaware.gov).*

*Website: <http://www.dnrec.delaware.gov/swc/Pages/SedimentStormwater.aspx>.*

**Infiltration practices will not be utilized on this site within the C/D soils.**

### ***Vegetated Buffer Zones***

*Vegetated buffer zones placed adjacent to waterways and wetlands help improve water quality by reducing sediment and pollutants loads. They also provide valuable habitat and can help prevent encroachment of human activities into ecologically sensitive areas. Vegetated buffers are not equivalent to setbacks, as residential lots, walkways, and stormwater management facilities should not be contained within the vegetated buffer zone.*

- *The applicant must comply with minimum vegetated buffer widths as identified within county and municipal codes.*

**A plan will be developed that complies with the county code.**

### **Concerns Identified Outside of the Development Footprint**

#### ***Natural Areas***

*The forested area that currently exists on the site is connected to a much larger contiguous forest complex extending into land designated as a Natural Area (Fresh Pond Tract of Delaware Seashore State Park). Natural Areas contain lands of statewide significance identified by the Natural Areas Advisory Council as the highest quality and most important natural lands remaining in Delaware.*

- *Local codes and ordinances may apply to protect areas designated as Natural Areas. Please consult with local planning agencies to see how local codes and ordinances may impact the proposed development of this site.*

The site plan has been developed to consolidate the development to the western side of the site and minimize disturbance to the existing woodlands. The site contains 9.72 acres of woods and proposes 2.692 acres of trees to be removed. A portion of this (0.096 acres) will become part of the right-of-way for Fred Hudson Road and will remain as woods.

**State Historic Preservation Office – Contact Carlton Hall 736-7400**

- *The Delaware SHPO does not recommend developing in Level 4 areas. Prehistoric archaeological potential is low. Soils are mostly poorly drained muck, and the area is too far away from historic freshwater sources.*

None of the proposed development is in the Level 4 area.

- *Historic archaeological potential is low to moderate. It appears to be in the Cedar Neck area, without buildings present. There may be associated remains with the building that appears on the 1938 topographic maps, though it looks like it may have been demoed/replaced/added to between 1968 and 1992.*

Acknowledged.

**Delaware State Fire Marshall's Office – Contact Duane Fox 259-7037**

*At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation:*

***Fire Protection Water Requirements:***

- *Where a water distribution system is proposed for single-family dwellings it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 1000 feet spacing on centers are required.*
- *The infrastructure for fire protection water shall be provided, including the size of water mains.*

***Accessibility:***

- *Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.*
- *Any dead-end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.*
- *The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.*
- *The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.*

***Gas Piping and System Information:***

- *Provide type of fuel proposed and show locations of bulk containers on plan.*

***Required Notes:***

- *Provide a note on the final plans submitted for review to read “All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”*
- *Name of Water Supplier*
- *Proposed Use*
- *National Fire Protection Association (NFPA) Construction Type*
- *Maximum Height of Buildings (including number of stories)*
- *Provide Road Names, even for County Roads*

**We thank the fire marshal for providing the above information. We will work with the fire marshal’s office to develop a plan that meets all their requirements for plan approval.**

**Sussex County Planning & Zoning – Contact Lauren DeVore 855-7878**

*The applicant is required to participate in a pre-application meeting with Planning and Zoning staff. Please contact the Department of Planning and Zoning at (302)855-7878 or reach out to Lauren DeVore at lauren.devore@sussexcountyde.gov to schedule a pre-application meeting. Following submission to the County, staff would undertake review of the Preliminary Site Plan, where more detailed comments would be provided to the applicant. At the PLUS stage of review, staff wish to limit comments to high-level comments only.*

- *Please note that a Service Level Evaluation Request Form must be completed, and the proposal must be approved by DelDOT prior to submission of any formal application to the County.*  
**An SFR Response was received from DelDOT on October 8, 2020. The response stated that DelDOT does not recommend a TIS for this project.**
- *The proposed density of 2.5 dwelling units per acre complies with Code requirements for the MR Zoning District which allows for up to 4 DU/AC.*  
**Acknowledged.**
- *The property is located within two Flood Zones, the 0.2 percent annual chance flood hazard and the AE Flood Zone.*  
**Acknowledged.**
- *Since the development lies within the Coastal Area, an environmental assessment (EA) and public facility evaluation report would have to be submitted with the preliminary plans (§115- 194.3(B)(2)).*  
**These reports are included with this submission.**
- *The proposed plan includes 8.99 acres (out of a total of 11.96 acres) of open space (or 75%.) 75% open space is desirable and meets the minimum standard of 10% open space*



*and meets the standard of 10% open space required for a density of 2-5 DU/AC per §99-21(D) under §99-21(D) "Public sites and open spaces."*

**Acknowledged.**

- *It is noted that there is only one-way-in, one-way-out access to the property. The Planning and Zoning Commission generally desire more than one entrance or an easement for emergency access purposes in the event of an emergency occurring on the parcel.*  
**Due to existing site constraints, it is impractical to provide an additional access without impacting the wetlands or the stormwater management pond for Bethany Lakes.**
- *Please clarify if any additional amenities will be provided for the community along with the proposed pool.*  
**A pool and pool house with bathrooms are the proposed amenities.**
- *Staff also encourage coordination with the local school district regarding the provision of a school bus pad or stop.*  
**We have contacted the Indian River School District Transportation Supervisor and are coordinating the bus stop location along Fred Hudson Road.**
- *Please also confirm whether mail will be centralized or not. Please note that these are informal staff comments, and do not prejudice any decision that the Sussex County Planning & Zoning Commission may wish to make as part of the formal application process.*  
**A mailbox center will be located next to the clubhouse.**

**Sussex County Engineering Department – Contact Chris Calio 855-1299**

- *The proposed project is located within a Tier 1 area within the Sussex County Unified Sanitary Sewer District, Cedar Neck area and connection to the sewer system is mandatory. A "Use of Existing Infrastructure Agreement" is required for new projects. Sussex County Code, Chapter 110, requires that the Engineer and/or Developer request a Sewer System Concept Evaluation (SSCE) from the Utility Planning Department for the project by providing the parcel(s) estimated equivalent dwelling units (EDU) for the project, along with payment of a \$1,000.00 fee for the evaluation and must be approved prior to approval of construction plans. The fee is to be payable to Sussex County Council. The Utility Planning Department will review the parcel(s) and EDU, confirm capacity, provide the connection point and define any additional parcels that must be served as part of the project. Should it be determined that a pump station is required for the project, additional information may be requested. This information will be conveyed to the engineer and/or developer as well as the Sussex County Public Works department. The Public Works Division will use this information when reviewing construction drawings to verify that the correct connection point is used, and all required parcels are served. The proposed development will require a developer installed collection system in accordance with Sussex County standards and procedures.*

A Sewer System Concept Evaluation was completed by Sussex County Engineering on 7/1/2020

### **Recommendations/Additional Information**

*This section includes a list of site-specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. **These suggestions do not represent State code requirements.** They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped (**but in no way required**) that the applicant will open a dialogue with the relevant agencies to discuss how the suggestions can benefit the project.*

#### **Department of Transportation – Contact Bill Brockenbrough 760-2109**

- *The applicant should expect a requirement that any substation and/or wastewater facilities will be required to have access from an internal driveway with no direct access to Fred Hudson Road.*

**No substations or wastewater facilities are proposed with this project.**

- *The applicant should expect a requirement that all PLUS and Technical Advisory Committee (TAC) comments be addressed prior to submitting plans for review.*

**Acknowledged.**

- *Please be advised that the Standard General Notes have been updated and posted to the DelDOT website. Please begin using the new versions and look for the revision dates of March 21, 2019 and March 25, 2019. The notes can be found at*

*<https://www.deldot.gov/Business/subdivisions/>.*

**Acknowledged.**

#### **Department of Natural Resources and Environmental Control – Beth Krumrine 735-3480**

##### **Concerns Identified Within the Development Footprint**

##### ***Sea Level Rise***

*By 2050, mean sea levels are projected to rise by 0.7 – 1.9 feet; by end of century sea levels are projected to increase by 1.7 – 5.0 feet. In addition to permanent inundation of low-lying land, higher tide levels caused by sea level rise will result in increasing frequency and severity of tidal flooding. Much of this site is vulnerable to permanent inundation as a result of sea level rise.*

- *All proposed structures and lots are outside of the 6-foot inundation level for future sea level rise.*
- *For additional assistance or questions, please contact the DNREC Climate and Sustainability Section at (302) 735-3480.*

*Website: <https://dnrec.alpha.delaware.gov/climate-coastal-energy/climate-change/flood-risk-avoidance/>*

**The houses will be built on timber pile foundations therefore the finished floor elevations**

will be several feet above flood elevation.

### ***Stormwater Management***

- *Where the site and soil conditions allow, integrate runoff reduction techniques including infiltration basins, bioretention (rain gardens), filter strips, and pavers to encourage on-site stormwater infiltration and reduce runoff.*

The stormwater management plan will incorporate best management practices and green technologies where possible.

- *For improved stormwater management, preserve existing trees, wetlands, and passive open space.*

No buildings are proposed within the wetlands. A sewer and water connection are proposed through the wetlands, for which a wetlands permit will be obtained. Existing trees are being preserved as much as possible.

### ***General Drainage Recommendations***

- *All existing ditches on the property should be evaluated for function and cleaned, if needed, prior to the construction of the project. Environmental permits or exemptions may be required by the County Conservation District, U.S. Army Corp of Engineers, or the DNREC Sediment and Stormwater Program prior to clearing and/or excavating ditch channels.*

No ditches are proposed to be cleaned as part of this project. If it is necessary to clean the ditches to ensure positive drainage the appropriate authorities will be notified and permits obtained.

- *All precautions should be taken to ensure the project does not hinder any off-site drainage upstream of the project or create any off-site drainage problems downstream by the release of on-site storm water.*

No upstream areas are draining through this site. The project will be evaluated to ensure no adverse impact is created to downstream conveyances.

- *Any area designated as a drainage/utility easement should be open space and not owned by the individual landowners.*

Acknowledged.

- *Any drainage/utility easement owned by an individual landowner should not possess structures such as decks, buildings, sheds, kennels, or fences within the drainage easement to allow for future drainage maintenance. Trees and shrubs planted within a drainage/utility easement should be spaced to allow for drainage maintenance at maturity.*

Acknowledged.

Contact: DNREC Drainage Program at (302) 855-1930.

Website: <http://www.dnrec.delaware.gov/swc/Pages/DrainageTaxDitchWaterMgt.aspx>

### **Wetlands**

*Statewide Wetlands Mapping Project maps indicate the presence of freshwater forested wetlands on the site (labeled as 404 wetlands on the preliminary plan set). In general, the proposed plan avoids wetland areas. According to the application, a wetland delineation has been completed, and wetlands will be disturbed, with limited grading and a sewer pipe connection (<0.1 acre).*

- *DNREC Reviewers acknowledge that wetlands are proposed to be avoided.*
- *For wetland permitting assistance, schedule a meeting through the DNREC Joint Permit Processing (JPP), which are held on the 3<sup>rd</sup> Thursday of every month.*
- *Recommendations for buffers are prescribed below under the heading, Vegetated Buffer Zones.*

*Contact: DNREC Wetlands and Subaqueous Lands Section at (302) 739-9943.*

*Website: <https://dnrec.alpha.delaware.gov/water/wetlands-subaqueous/>*

**A wetlands delineation has been performed by Ed Launay of Environmental Resources, Inc. A Jurisdictional Determination Report has been completed and filed.**

### **Vegetated Buffer Zones**

*Some lots show a vegetated buffer zone of less than 25 feet from the wetland (lots 23, 24, 26, 27), as well as the vegetated buffer zone from the stormwater pond to the wetland. Incorporate a 100-foot vegetated buffer zone from the edge of all wetlands to protect water quality.*

- *Vegetated buffer zones should be left undisturbed during construction and should be identified outside of the Limit of Disturbance (LOD) on the engineering plans. In some instances, stormwater outfalls, conveyances, and emergency spillways may cross through these zones, and will require temporary disturbance during construction.*
- *Vegetated buffer zones should be deeded as community open space. Signage should be installed at the edge and within the buffer zones to deter residents from encroaching into these common areas.*
- *Maintain vegetated buffer zones as either grasslands/meadows or forest. Buffer zones should be planted exclusively with native trees and plants. Native plants are well-suited to our climate and require limited maintenance. They also provide an increasingly important role in the survival of native birds and beneficial insects whose habitat is shrinking due to development and climate change.*
- *In general, grass cutting for vegetated buffer zones if maintained as meadow should not occur between April 1<sup>st</sup> to July 31<sup>st</sup> to reduce impacts to nesting birds and other wildlife species that utilize meadows and grasslands for breeding habitat.*

*Contact: DNREC Wildlife Species Conservation & Research Program at (302) 735-3600.*

*Website: <https://dnrec.alpha.delaware.gov/fish-wildlife/contact-information/>*

A 100-foot vegetated buffer zone is not practical for this site and would severely limit the buildable area.

### ***Delaware Ecological Network***

*The forested portion of the property is located within the Delaware Ecological Network. This network is made up of interconnecting natural areas of significant ecological value. These areas provide wildlife habitat, uptake nutrients, infiltrate stormwater, and improve water quality.*

*DNREC Reviewers acknowledge that the proposed project preserves the forested lands within the Delaware Ecological Network.*

- *For further questions about lands within the Delaware Ecological Network, please contact the DNREC Wildlife Species Conservation and Research Program at (302) 735-3600. Website: <https://dnrec.alpha.delaware.gov/fish-wildlife/contact-information/>*

We thank DNREC for the above information.

### ***State Rare, Threatened, or Endangered Species***

*The Brown-headed Nuthatch (*Sitta pusilla*), a bird listed as a State of Delaware rare, threatened, or endangered species, has been documented within the project area. It is listed under State Rank S2 and SGCN Tier 2. Please visit the following website for definitions on the specified State Rank, State Status, and Global Ranking:*

*<http://www.dnrec.delaware.gov/fw/dwap/Pages/SGCNTTest.aspx>.*

- *To minimize negative impacts to these species, natural habitats should be conserved to the maximum extent practicable.*
- *In general, it is normally recommended that tree clearing not occur from April 1<sup>st</sup> to July 31<sup>st</sup> to reduce impacts on breeding birds. To reduce impacts to nesting Brown-headed Nuthatches, it is recommended that tree clearing not occur from March 1<sup>st</sup> to June 1<sup>st</sup>.*

*Contact: DNREC Division of Fish & Wildlife at (302) 735-3600.*

*Website: <https://dnrec.alpha.delaware.gov/fish-wildlife/contact-information/>*

We thank DNREC for the above information and will attempt to limit tree-clearing during the dates mentioned above.

### ***Mosquitoes***

*The project lies within a zone that will be impacted by mosquitoes due to its location near large expanses of wetlands.*

- *Mosquito control issues are increasing as developments infringe on wetland areas, often leading to increased demands by the public for mosquito control services. These control services can be provided at no charge to homeowners and other entities by the state's*

*Mosquito Control Section, or by a private company licensed in this area of specialty.*

Contact: DNREC Division of Fish and Wildlife at (302) 739-9917. Website:  
<https://dnrec.alpha.delaware.gov/fish-wildlife/mosquito-control/>

**We thank DNREC for the above information.**

### ***Additional Sustainable Practices***

- *Incorporate bicycle path or walkway into the site plans, and tie into existing bicycle paths and walkways.*  
**A shared-use path is proposed along the frontage and a sidewalk is proposed within the development.**
- *Use efficient Energy Star rated products and materials in construction and redevelopment to lessen the power source emissions of the project and costs. Every percentage of energy efficiency translates into a percent reduction in pollution.*  
**Acknowledged.**
- *For energy needs within common facilities (tennis court, pool), consider using renewable energy infrastructure such as solar or geothermal to reduce energy costs and further reduce pollution created from offsite generation. Energy efficiency upgrades for your project may be eligible for funding through the Division of Climate, Coastal, & Energy. Website: [www.de.gov/greenenergy](http://www.de.gov/greenenergy), [www.de.gov/eeif](http://www.de.gov/eeif).*  
**Acknowledged.**
- *Air pollution from new construction is generated through the use of maintenance equipment, paints, and consumer products like roof coatings and primers. Use of structural paint coatings that are low in Volatile Organic Compounds will help protect air quality.*  
**Acknowledged.**
- *Trees plantings are indicated on the preliminary site plans. DNREC reviewers recommend planting open space with native trees and plants. Native plants are well-suited to our climate and require limited maintenance. They also provide an increasingly important role in the survival of native birds and beneficial insects whose habitat is shrinking due to development and climate change.*  
**Acknowledged.**

### **Concerns Identified Outside of the Development Footprint**

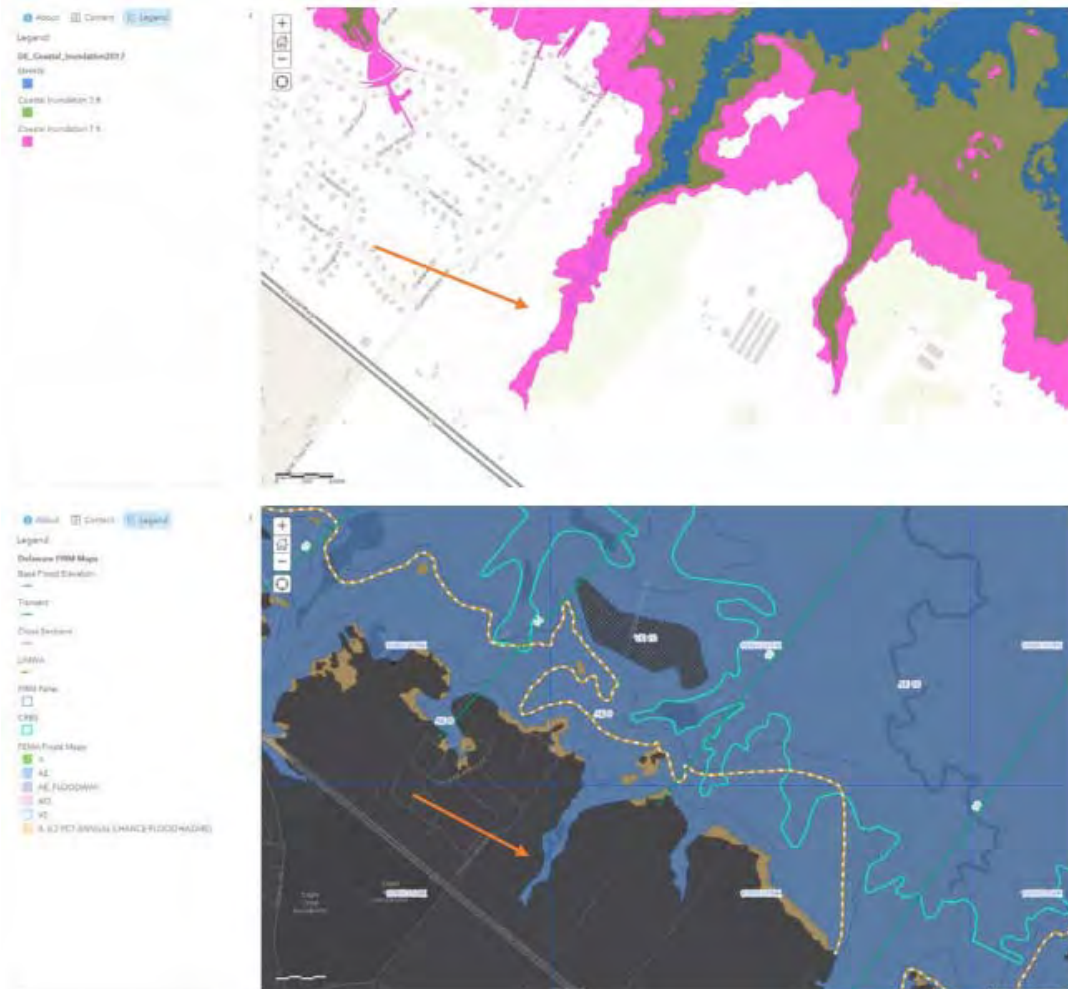
- *The developer could also investigate dedicating forested areas as a Nature Preserve through a conservation easement or donation of land. For more information, please contact the DNREC Planning Preservation and Development Section.*

Contact: DNREC Planning Preservation and Development Section at (302) 739-9235.  
Website: <https://dnrec.alpha.delaware.gov/parks/natural-areas/>

**We thank DNREC for the information and will consider making a dedication.**

**Delaware Emergency Management Agency – Contact Philip Cane 659-2325**

- *Due to the proximity of inundation regions in accordance with the 2017 Delaware Coastal Inundation map, DEMA is not recommending the build/construction of this project without any major mitigation strategy geared towards inundation resiliency. As shown in the map below, the location (described via address and the description of being “along Fred Hudson Road”) would fall within both a 7ft and 3ft Coastal Inundation zones. As a brief explanation, if the water levels rise by 3 feet, the green section will be underwater. At 7 ft, those sections in purple will be under water. Further, FEMA FIRM Maps indicate the location and that region are located in a high-risk area with an AE designation (AE 6 and AE 7). FEMA’s AE designations describe flood zones that present a 1% annual chance of flooding (100-year flood plain) and a 26% chance of flooding over the life of a 30-year mortgage and therefore would require mandatory flood insurance. As such, construction would require the elevation of the lowest floor to be at or above the zone’s base flood elevation (BFE). It should be noted that enclosed areas.*



*below the BFE cannot be used as living spaces and all electrical, plumbing and HVAC equipment must be elevated to or above the area's BFE.*

**The residential units in this development are proposed to be placed on pilings with the first finished floor well above the base flood elevation. This will help mitigate impacts of sea-level rise.**

**Delaware State Fire Marshall's Office – Contact Duane Fox 259-7037**

- *Although not a requirement of the State Fire Prevention Regulations, the Office of the State Fire Marshal encourages home builders to consider the benefits of home sprinkler protection in dwellings. The Office of the State Fire Marshal also reminds home builders that they are obligated to comply with requirements of Subchapter III of Chapter 36 of Title 6 of the Delaware Code which can be found at the following website: <http://delcode.delaware.gov/title6/c036/sc03/index.shtml>*
- *Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded*



from our website: [www.statefiremarshal.delaware.gov](http://www.statefiremarshal.delaware.gov), technical services link, plan review, applications or brochures.

We thank the Delaware State Fire Marshall's Office for providing the above information.

**Sussex County Housing – Contact: Brandy Nauman 855-7779**

- *Sussex County endeavors to promote non-discrimination and affordable housing whenever possible throughout the County. In this regard, the developer and associated financial institutions are encouraged to provide and finance affordable housing opportunities to Sussex County residents in all new developments, and affirmatively market those affordable housing units to diverse populations.*

*For questions about opportunities available for affordable housing projects within Sussex County, please consult Sussex County's "Affordable Housing Support Policy". The policy along with other resources are available on the County's Affordable & Fair Housing Resource Center website: [www.sussexcountyde.gov/affordable-and-fair-housing-resource-center](http://www.sussexcountyde.gov/affordable-and-fair-housing-resource-center). The County's Community Development & Housing Department can advise about existing affordable housing opportunities in Sussex County and the appropriate County Department to contact regarding specific development issues concerning future affordable housing projects within Sussex County.*

*The Community Development & Housing Department can also explain and assist with any financial support or incentives that may be available to a project from federal, state and county sources, as well as private funding sources that also promote affordable housing in Sussex County.*

*Please understand that all residential projects, including Affordable Housing Projects are subject to the applicable provisions of the Sussex County Subdivision and Zoning Codes, and the approval processes set forth in those Codes.*

The developer has been made aware of Sussex County's "Affordable Housing Support Policy" and will contact the Community Development & Housing Department if they wish to pursue those opportunities.

Should you have any questions regarding this submission, please contact me at (302) 424-1441 or via email at [cdm@dbfinc.com](mailto:cdm@dbfinc.com).

Sincerely,  
DAVIS, BOWEN & FRIEDEL, INC.



Cliff Mumford, P.E.  
Associate

Inland Bays Community  
PLUS Response Letter  
June 11, 2021  
Page 18

*P:\Evergreen Companies\Inland Bays Community\Documents\P&Z\Booklets\X-3 IBAYS\_PLUS-Response.docx*

Cc: Constance C. Holland, AICP, Office of State Planning  
Tim Naughton, The Evergreene Companies, LLC  
James Fuqua, Jr., Fuqua, Willard, Stevens & Schab, P.A.

Michael R. Wigley, AIA, LEED AP  
W. Zachary Crouch, P.E.  
Michael E. Wheedleton, AIA, LEED GA  
Jason P. Loar, P.E.  
Ring W. Lardner, P.E.  
Jamie L. Sechler, P.E.

June 11, 2021

Sussex County Administrative Building  
Planning and Zoning Department  
2 The Circle  
Georgetown, DE 19947

Attn: Jamie Whitehouse  
Director of Planning and Zoning

Re: **Inland Bays Community (CU 2259)**  
Environmental Assessment and Public Facility Evaluation Report  
Tax Map No.: 1-34-13.00-72.02  
DBF #: 1998D008

Dear Mr. Whitehouse:

On behalf of our client, The Evergreene Companies, LLC, we are submitting an Environmental Assessment and Public Facility Evaluation Report in accordance with §115-194.3. Coastal Area Subparagraph B (2). We offer the following information that comprises our report:

- (a) *Proposed Drainage design and the effect on stormwater quality and quantity leaving the site, including methods for reducing the amount of phosphorous and nitrogen in the stormwater runoff and the control of any other pollutants such as petroleum hydrocarbons or metals.* The proposed improvements will meet or exceed the state regulations for quality and quantity control. We intend to use a combination of submerged gravel wetlands as well as Green Technology to meet the quantity requirement. The proposed site through the use of Green Technology and other Best Management Practices and Best Available Technologies will reduce the nitrogen and phosphorus loading by 40%. Minimizing impervious area and preservation of trees will further reduce nitrogen and phosphorous loadings. The development will not produce other pollutants such as petroleum hydrocarbons or metals.
- (b) *Proposed method of providing potable and, where appropriate, irrigation water and the effect on public or private water systems and groundwater, including an estimate of average and peak demands.* The proposed project is located in Sussex Shores franchise area and they hold the Certificate of Public Necessity (CPCN). A letter from Sussex Shores states they are willing and able to provide public water for this project. Impacts to the groundwater and other systems have been evaluated as part of Tidewater's CPCN. At full build-out, the average water use will be 7,500 gallons per day and a peak use of 22,500 gallons per day.

- (c) *Proposed means of wastewater treatment and disposal with an analysis of the effect on the quality of groundwater and surface waters, including alternative locations for on-site septic systems.* The proposed project is in sewer Tier 1 Sussex County Unified Sanitary Sewer District. A gravity sewer main will be installed to collect and convey wastewater. The proposed sewer system will connect to a sewer stub within the Bethany Lakes subdivision as per a Sewer Service Concept Evaluation received from Sussex County Engineering.
- (d) *Analysis of the increase in traffic and the effect on the surrounding roadway system.* An SFR Response was received from DelDOT on October 8, 2020. The response stated that DelDOT does not recommend a TIS for this project. A left-turn lane and right-turn lane are proposed to mitigate traffic impacts of the development on Fred Hudson Road.
- (e) *The presence of any endangered or threatened species listed on federal or state registers and proposed habitat protection areas.* In accordance with the PLUS review comments the Brown-headed Nuthatch has been documented within the project area. The nuthatch is not listed on DNREC's website of endangered species.
- (f) *The preservation and protection from loss of any tidal or nontidal wetlands on the site.* No wetlands are proposed to be filled as part of this project.
- (g) *Provisions for open space as defined in §115-4.* The proposed project incorporates active and passive open space amenities. Some passive open space amenities include ponds, wetlands and open areas. Active open space amenities include a pool, pool house, and shared-use path.
- (h) *A description of provisions for public and private infrastructure.* The Developer will construct a gravity sewer and water main. In addition, the Developer will improve Fred Hudson Road by adding a right and left turn lane. Furthermore, all other internal utilities and roadways will be constructed by the Developer and privately maintained.
- (i) *Economic, recreational or other benefits.* The proposed project will create a considerable number of jobs during construction. In addition, the project will generate transfer taxes as well as other economic impacts in the beach community.
- (j) *The presence of any historic or cultural resources that are listed on the National Register of Historic Places.* The site does not contain any historic or cultural resources that are listed on the National Register of Historic Places.
- (k) *An affirmation that the proposed application and proposed mitigation measures are in conformance with the current Sussex County Comprehensive Plan.* The proposed application and mitigation measures comply with the current Sussex County Comprehensive Plan.
- (l) *Actions to be taken by the applicant to mitigate the detrimental impacts identified relevant to Subsection B(2)(a) through (k) above and the manner by which they are consistent with*

*the Comprehensive Plan. All mitigation measures, where required, have been discussed in their respective section. All mitigation measures as well as the application are consistent with the Comprehensive Plan.*

Should you have any questions regarding this submission, please contact me at (302) 424-1441 or via email at [cdm@dbfinc.com](mailto:cdm@dbfinc.com).

Sincerely,  
DAVIS, BOWEN & FRIEDEL, INC.



Cliff Mumford, P.E.  
Associate

*P:\Evergreen Companies\Inland Bays Community\Documents\P&Z\Booklets\X-4 Inland Bays\_115-194.3-Coastal Area-Report.docx*

Cc: Tim Naughton, The Evergreene Companies, LLC  
James Fuqua, Jr., Fuqua, Willard, Stevens & Schab, P.A.

Michael R. Wigley, AIA, LEED AP  
W. Zachary Crouch, P.E.  
Michael E. Wheedleton, AIA, LEED GA  
Jason P. Loar, P.E.  
Ring W. Lardner, P.E.  
Jamie L. Sechler, P.E.

June 11, 2021

Sussex County Administrative Building  
Planning and Zoning Department  
2 The Circle  
Georgetown, DE 19947

Attn: Jamie Whitehouse  
Director of Planning and Zoning

Re: **Inland Bays Community (CU 2259)**  
Chapter 89: Source Water Protection  
Tax Map No.: 1-34-13.00-72.02  
DBF #: 1998D008

Dear Mr. Whitehouse:

On behalf of our client, The Evergreene Companies, LLC, we are submitting this letter demonstrating that the project will comply with Chapter 89 Source Water Protection of the Sussex County Code. The above parcel of land is not located within the Excellent Groundwater Recharge Area, or the Wellhead Protection Area as depicted on DNREC's maps.

Should you have any questions regarding this submission, please contact me at (302) 424-1441 or via email at [cdm@dbfinc.com](mailto:cdm@dbfinc.com).

Sincerely,  
DAVIS, BOWEN & FRIEDEL, INC.



Cliff Mumford, P.E.  
Associate

*P:\Evergreene Companies\Inland Bays Community\Documents\P&Z\Booklets\X-5 Inland Bays\_Chapter 89 Response.docx*

Cc: Tim Naughton, The Evergreene Companies, LLC  
James Fuqua, Jr., Fuqua, Willard, Stevens & Schab, P.A.

June 11, 2021

Sussex County Administrative Building  
Planning and Zoning Department  
2 The Circle  
Georgetown, DE 19947

Attn: Jamie Whitehouse  
Director of Planning and Zoning

Re: **Inland Bays Community (CU 2259)**  
TAC Comment Response  
Tax Map No.: 1-34-13.00-72.02  
DBF #: 1998D008

*Michael R. Wigley, AIA, LEED AP  
W. Zachary Crouch, P.E.  
Michael E. Wheedleton, AIA, LEED GA  
Jason P. Loar, P.E.  
Ring W. Lardner, P.E.  
Jamie L. Sechler, P.E.*

Dear Mr. Whitehouse:

On behalf of our client, The Evergreene Companies, LLC, we are pleased to submit a response to the Sussex County Technical Advisory Committee (TAC) comments. We have listed them by Agency as submitted to our office.

**Sussex County Engineering – Chris Calio**

We have reviewed the County's report and are familiar with the design and submission requirements. A Sewer System Concept Evaluation was completed by Sussex County Engineering on 7/1/2020 for this project.

**DelDOT Planning – Bill Brockenbrough**

We have reviewed the report which were the same comments provided at PLUS. We are familiar with the design and submission requirements. A PLUS response was prepared and submitted with the revised plans.

**United States Department of Agriculture (USDA) – Thelton D. Savage**

Our office has reviewed the report and are familiar with the soil types and characteristics along with their limitations. A geo-technical engineer will provide additional soils analysis during the design of the project.

**DNREC Waste and Hazardous Substances/SIRS –Mindy Anthony**

The above agency had no comments on this project.

**Delaware Division of Public Health Office of Engineering – William J. Milliken Jr.**

Our office is familiar with the requirements to obtain an Approval to Construct and an Approval to Operate from the Office of Engineering.

**Delaware Forest Service – Taryn Davidson**

Our office has reviewed the comments and will take these into consideration when developing the Landscape plan. A landscape plan with tree species and quantities called out will be provided before Final Site Plan approval.

**Delaware Office of State Fire Marshal – Duane Fox**

We have reviewed their comments and are familiar with the design and submission requirements.

Should you have any questions regarding this submission, please contact me at (302) 424-1441 or via email at [cdm@dbfinc.com](mailto:cdm@dbfinc.com).

Sincerely,  
*DAVIS, BOWEN & FRIEDEL, INC.*



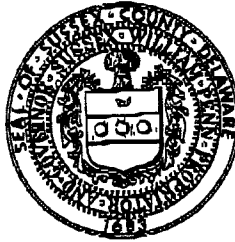
Cliff Mumford, P.E.  
Associate

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Cc: Tim Naughton, The Evergreene Companies, LLC  
James Fuqua, Jr., Fuqua, Willard, Stevens & Schab, P.A.



**Sussex County**  
**Planning & Zoning Commission**  
 P.O. Box 417  
 Georgetown, DE 19947  
 302-855-7878  
 302-854-5079 (Fax)



Robert C. Wheatley  
 Michael B. Johnson  
 Rodney Smith  
 Martin L. Ross  
 Irwin G. Burton, III  
 Lawrence B. Lank, Director

September 15, 2010

**RECEIVED**

SEP 17 2010

FUQUA, YORI & WILLARD

Inland Bays, LLC  
 c/o James A. Fuqua, Jr., Esquire  
 Fuqua, Yori and Willard, P.A.  
 P.O. Box 250  
 Georgetown, DE 19947

RE: Conditional Use #1850 – Inland Bays, LLC  
 Multi-Family Dwelling Structures

Dear Mr. Fuqua,

This is to inform you that on September 14, 2010 the Sussex County Council approved the above referenced Conditional Use application with 19 conditions. The conditions of this approval are:

- A. The maximum number of residential units shall not exceed 48 units.
- B. All entrance, intersection, roadway and multi-modal improvements required by DelDOT shall be completed by the Applicant as required by DelDOT.
- C. The required recreational facilities and amenities, a swimming pool and clubhouse, shall be constructed and open to use by residents within two (2) years of issuance of the first building permit for the project.
- D. The Applicant stated that "amenities and recreation features are located for convenience access" and that "central amenities areas are isolated from adjacent developments." To accomplish these stated goals, the recreation area shown in the northeast corner of the property shall be relocated to a centralized interior within the development and the property shall be left undisturbed.
- E. The development shall be served as part of the Sussex County Cedar Neck Sewer District in accordance with Sussex County Engineering Department Standards.
- F. The project shall be served by a public central water system providing adequate drinking water and fire protection. *Sussex Shores*
- G. Storm water management and erosion and sediment control shall be constructed in accordance with applicable State and County requirements, and the project shall utilize Best Management Practices to construct and maintain these fixtures.
- H. The Final Site Plan shall contain the approval of the Sussex Conservation District for the design and location of the storm water management and erosion and sedimentation control system.

September 15, 2010

Page 2

- I. As required in the original approval, the existing Poplar trees along the westerly boundary shall be retained. In addition, a split rail or similar type of fence shall be installed along the western and the western 1/2 of the northern boundaries of the property.
- J. The interior street design shall be in accordance with or exceed Sussex County street design requirements.
- K. Construction, site work, grading, and deliveries of construction materials, landscaping materials and fill on, off or to the property shall only occur between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday.
- L. Landscape and lawn maintenance shall be the responsibility of the Condominium Association. Best Management Practices shall be utilized to minimize any environmental impact.
- M. The Final Site Plan shall contain a landscape plan of the project and shall also show all undisturbed forested areas.
- N. A Hunting Notice similar to the Agricultural Use Protection Notice shall be included on the Final Site Plan, Condominium Declaration Plan, and within the Condominium Governing Documents stating that hunting activities occur on neighboring lands.
- O. No buildings shall encroach onto any wetlands.
- P. A vegetated buffer of at least 20 feet shall be established along the eastern boundary of the property.
- Q. As agreed by the Applicant in its PLUS response, the Applicant shall cooperate with DNREC to perform a survey of the property to record any State rare or federally listed plants, animals or natural features.
- R. If this Conditional Use is approved by County Council, the Final Site Plan for this project must be approved within three (3) years, or this Conditional Use shall become null and void.
- S. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission. Subject to the conditions of this recommendation and the conditions that County Council may impose if this application is approved, the Final Site Plan shall be substantially similar to the Preliminary Site Plan.

The final site plan shall be prepared by a Delaware Licensed Surveyor or Professional Engineer and shall contain the conditions of approval shown and depicted on it. Building permits will not be issued until the site plan has been approved by the Planning and Zoning Commission and upon receipt of all agency approvals. The following approvals are required: DelDOT, DNREC, Department of Agriculture, Office of the State Fire Marshal, Sussex Conservation District, Sussex County Engineering and Sussex County Mapping and Addressing.

An approved Ordinance will be sent to you in the near future from the Clerk of the County Council.

September 15, 2010  
Page 3

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

Sincerely



Shane Abbott  
Assistant Director

cc: Inland Bays, LLC  
Gordon Mead, Davis, Bowen & Friedel, Inc.  
Michael Brady, Division of Public Works

## ENGINEERING DEPARTMENT

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



# Sussex County

DELAWARE  
sussexcountype.gov

HANS M. MEDLARZ, P.E.  
COUNTY ENGINEER

JOHN J. ASHMAN  
DIRECTOR OF UTILITY PLANNING

## SEWER SERVICE CONCEPT EVALUATION (SSCE) UTILITY PLANNING DIVISION

Applicant: **Davis, Bowen & Friedel, Inc**

Date: 7/1/2020

Reviewed by: **Chris Calio**

Agreement #: **1034-1**

Project Name: **Inland Bays Community**

Tax Map & Parcel(s): **134-13.00-72.02**

Sewer Tier: Tier 1 - Sussex County Unified Sanitary Sewer District

Proposed EDUs: **51**

Pump Station(s) Impacted: **PS 172, PS 99,**

List of parcels to be served, created from the base parcel: **N/A**

List of additional parcels to be served (Parcels required for continuity must be served with infrastructure): **N/A**

Connection Point(s): **TCO at north property line from Virginia Drive**

Use of Existing Infrastructure Agreement required? Yes  or No

Annexation Required? Yes  or No

Easements Required? Yes  or No

Fee for annexation (based on acreage): **N/A**

Current Zoning: **MR** Zoning Proposed: **MR**

Acreage: **11.93**



Additional Information: **Please note the Agreement number has changed to 1034-1.**

\* No capacity is guaranteed until System Connection Fees are paid

**All gravity sewers with three (3) or more minor branches shall be designed at minimum slope and maximum depth.**

**Once Construction Drawings are completed with all of the above information satisfied, please submit to:**

Sussex County Public Works Department  
2 The Circle  
P.O. Box 589  
Georgetown DE 19947

CC: John Ashman  
Jayne Dickerson  
Michael Brady  
Denise Burns



July 9, 2018

Mr. Cliff Mumford  
c/o Davis, Bowen, & Friedel, Inc.  
1 Park Avenue  
Milford, DE 19963

**RE: Approval Extension – 6/29/18 - 6/29/23  
Inland Bays Community**

Dear Mr. Mumford:

An extension for the above referenced project has been reviewed for compliance with the Sediment and Stormwater Regulations and is approved with conditions (see attached). Please note that the timeframe for this plan extension is five years. **Your plan will now expire on June 29, 2023.**

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

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

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

Sincerely,

Jessica Watson  
Program Manager

JW/kle

cc: Janelle Cornwell

## CONDITIONS OF APPROVAL

### NOTIFICATION

1. This approved plan will remain valid for 5 years from the date of this approval. If construction does not begin within three years, the approved plan will be considered to have expired, and must be resubmitted to the District for a new review. In addition, if work is not completed within the five-year timeframe, the District must be contacted and a request for an extension submitted. Depending on regulation changes, a new plan may need to be submitted to ensure that all stormwater management facilities are constructed to the most recent standards.
2. Submittal of the Notice of Intent (NOI) for Storm Water Discharges Associated with Construction Activities together with this approval of the detailed Sediment and Stormwater Plan provide this project with Federal permit coverage to be authorized to discharge storm water associated with construction activities. It is the owner's responsibility to ensure that permit coverage remains valid throughout construction by submitting the NOI fee annually as requested. The developer is responsible for weekly self-inspection reporting to be retained onsite.
3. Notify the Sussex Conservation District Sediment and Stormwater Management Section of your intent to begin construction in writing five (5) days prior to commencing. Failure to do so constitutes a violation of the approved plan.

### CHANGES

4. This project is to be undertaken in accordance with the plans submitted and as approved. If changes are necessary at any time during the completion of the project, submit revised plans, prior to further construction, to the Sussex Conservation District Sediment and Stormwater Program for review and approval of the revision.
5. Should ownership change during the construction period, a revised plan must be submitted for approval showing the new owner's signature on the owner's certification. In addition, a Transfer of Authorization form must be submitted to DNREC to transfer Federal permit coverage to the new owner.

### CONSTRUCTION AND CLOSEOUT

6. A pre-construction meeting must take place before any land disturbing activity begins. The meeting may take place on site and be attended by the owner, contractor, design consultant, Certified Construction Reviewer and Sussex Conservation District Sediment and Stormwater Program Construction Reviewer. The owner or the owner's designee shall contact the Sussex Conservation Construction Reviewer to schedule the pre-construction meeting.
7. Keep available onsite, during all phases of construction, a copy of the approved Sediment and Stormwater Management Plan.
8. Keep available onsite, during all phases of construction, copies of the Developers weekly self-inspection reports and/or the CCR Reports.
9. Any sediment transported off-site to roads or road rights-of-way including ditches shall be removed. Any damage to ditches shall be repaired and stabilized to original condition.
10. Grading shall not impair surface drainage, create an erosion hazard, or create a source of sediment to any adjacent watercourse or property owner.
11. Failure to implement the permanent stormwater management practices as mentioned herein constitutes a violation of the conditions of this plan approval; it may result in the suspension or revocation of building permits or grading permits issued by the local jurisdiction; and it may result in legal action by the DNREC to bring the site into compliance with the approved Sediment and Stormwater Management Plan and the *Delaware Sediment and Stormwater Regulations*.
12. The permanent stormwater management facility or facilities must be constructed and accepted by the Sussex Conservation District Sediment and Stormwater Program prior to final closeout of the project site. Post construction verification documentation of the stormwater management facility or facilities must be completed as soon as construction of the facility or facilities is complete so that any necessary modifications may be made during the construction period.



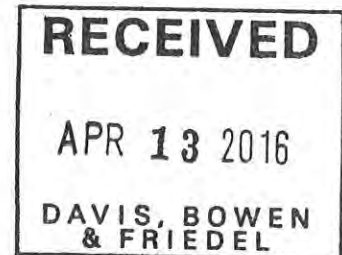
STATE OF DELAWARE  
**DEPARTMENT OF TRANSPORTATION**  
800 BAY ROAD  
P.O. BOX 778  
DOVER, DELAWARE 19903

JENNIFER COHAN  
SECRETARY

April 08, 2016

Mr. Tim Metzner  
Davis, Bowen & Friedel, Inc.  
One Plaza East Suite 200  
Salisbury, Maryland 21803

**SUBJECT: Entrance Approval Letter  
Inland Bays Community**  
Tax Parcel #134-13.00-72.02  
SCR360-FRED HUDSON ROAD  
Baltimore Hundred, Sussex County



Dear Mr. Metzner:

The Department of Transportation has reviewed the Commercial Entrance Plans dated February, 2016 (last revised March 30, 2016) for the referenced project and determined that they are in general conformance with the Department's current regulations, specifications and standard details. By signing and sealing the plan set, the developer's engineer is responsible for accuracy of content. Any errors, omissions or required field changes will be the responsibility of the developer. This plan approval shall be valid a period of **three (3) years**. If an entrance permit has not been obtained within three years, then the plans must be updated to meet current requirements and resubmitted for review and approval.

**This letter does not authorize the commencement of entrance construction. The following items will be required prior to the permit being issued. A pre-construction meeting may be required as determined by the South District Public Works office.**

1. A copy of the recorded Site Plan which is consistent with the DelDOT "No Objection to Recordation" stamped plan and all appropriate signatures, seals, plot book and page number.
2. A copy of the approved entrance plans.
3. Completed permit application.
4. Executed agreements (i.e. construction, signal, letter).
5. An itemized construction cost estimate.
6. A 150% security based upon an approved itemized construction cost estimate and W-9 form (if providing escrow).
7. A letter of source of materials, work schedule, list of subcontractors, emergency telephone numbers and names of contact persons.



Inland Bays Community  
Mr. Metzner  
Page 2  
April 08, 2016

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

Sincerely,



Steve Sisson  
Sussex County Review Coordinator  
Development Coordination

Enclosure (2)

cc: Joshua Mastrangelo, Inland Bays, LLC  
Lawrence B. Lank, Sussex County Planning & Zoning Commission  
Jessica L. Watson, Sussex Conservation District  
(2) Jay Sammons, South District Entrance Permit Supervisor  
Gemez Norwood, South District Public Work Manager  
(1) Jerry Nagyiski, Safety Officer Supervisor  
(1) Peter Haag, Traffic Studies Manager  
Mark Tudor, Assistant Director Project Development North  
Evan Lallier, Maintenance Support Manager  
Dan Thompson, Safety Officer North District  
Jennifer Pinkerton, Chief Materials & Research Engineer  
Linda Osiecki, Consistency Control Engineer  
Lenny Massotti, Process + Quality Control Engineer  
Sarah Coakley, Project Planner  
John Fiori,, Project Planner  
Mark Galipo, Signal System Design Technician  
Joseph Ellis, Joseph, Contech Manager  
David Dooley, DTC Planner  
James Kelley, JMT  
Todd Sammons, Subdivision Engineer  
Scott Johnson, Sussex County Reviewer



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

JENNIFER COHAN  
SECRETARY

October 8, 2020

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

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for **The Evergreene Companies, LLC's** conditional use application, which we received on September 16, 2020. This application is for an approximately 11.96-acre parcel (Tax Parcel: 134-13.00-72.02). The subject land is located on the north side of Fred Hudson Road (Sussex Road 360), approximately ¼ mile east of the intersection of Fred Hudson Road and Cedar Neck Road (Sussex Road 357), north of Ocean View. The subject land is currently zoned MR (Medium-Density Residential), and the applicant is seeking a conditional use approval to develop 31 single-family detached houses.

Per the 2019 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Fred Hudson Road where the subject land is located are 12,590 and 16,203 vehicles per day, respectively.

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

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



Mr. Jamie Whitehouse

Page 2 of 2

October 8, 2020

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

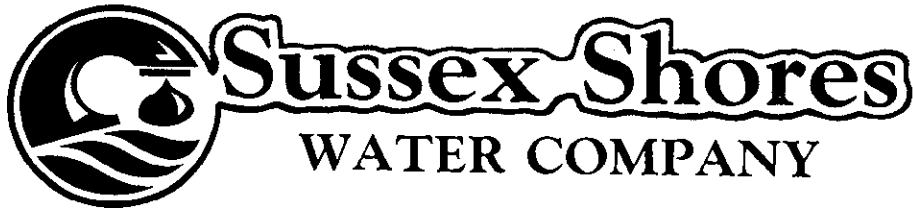
Sincerely,



T. William Brockenbrough, Jr.  
County Coordinator  
Development Coordination

TWB:cjm

cc: The Evergreene Companies, LLC, Applicant  
Russell Warrington, Sussex County Planning & Zoning  
Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues  
Todd Sammons, Assistant Director, Development Coordination  
Gemez Norwood, South District Public Works Manager, Maintenance & Operations  
Susanne K. Laws, Sussex County Review Coordinator, Development Coordination  
Derek Sapp, Subdivision Manager, Development Coordination  
Kevin Hickman, Subdivision Manager, Development Coordination  
Brian Yates, Subdivision Manager, Development Coordination  
John Andrescavage, Subdivision Manager, Development Coordination  
James Argo, South District Project Reviewer, Maintenance & Operations  
Troy Brestel, Project Engineer, Development Coordination  
Claudy Joinville, Project Engineer, Development Coordination



December 3, 2020

Davis, Bowen & Friedel

Attention: Cliff D. Mumford, P. E.

**RE: INLAND BAYS**

Dear Mr. Mumford:

The purpose of this correspondence is to inform you that Sussex Shores Water Co. is prepared to provide water service to the proposed Inland Bays project, to be found on Sussex County Tax Map #1-34-13.00-72.02.

As you are aware, the developer(s) will have to execute a water service agreement with SSWC prior to any water related utility work commencing.

We look forward to working with you on this project.

If you have any questions or need additional information, please advise.

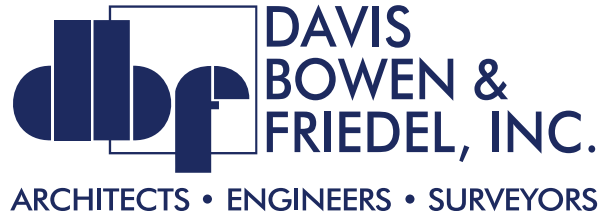
Sincerely,

SUSSEX SHORES WATER CO., INC.

A handwritten signature in black ink, appearing to read "B. Dorey", is written over the typed name and title.

Bradley F. Dorey  
Director of Operations

cc: Christine Short Mason  
Bryce J. Collins  
Kelly Glenn Zahorchak



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Easton, MD 21601  
(410) 770-4744

[www.dbfinc.com](http://www.dbfinc.com)

June 11, 2021

Sussex County Administrative Building  
Planning and Zoning Department  
2 The Circle  
Georgetown, DE 19947

Attn: Jamie Whitehouse  
Director of Planning and Zoning

Re: **Inland Bays Community (CU 2259)**  
Response to PLUS Review 2020-11-03  
Tax Map No.: 1-34-13.00-72.02  
DBF #: 1998D008

Michael R. Wigley, AIA, LEED AP  
W. Zachary Crouch, P.E.  
Michael E. Wheedleton, AIA, LEED GA  
Jason P. Loar, P.E.  
Ring W. Lardner, P.E.  
Jamie L. Sechler, P.E.

Dear Mr. Whitehouse:

We have read and reviewed the comments provided during the PLUS Review of the Project on November 18, 2020 and received from the Office of State Planning dated December 18, 2020. We offer the following item-by-item response narrative for your review:

### **Strategies for State Policies and Spending**

*This project is located in Investment Levels 2, 3 and 4 according to the 2020 Strategies for State Policies and Spending. Investment Level 2. Investment Level 2 reflects areas where growth is anticipated by local, county, and State plans in the near-term future. Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer-term future, or areas that may have environmental or other constraints to development. Investment Level 4 indicates where State investments will support agricultural preservation, natural resource protection, and the continuation of the rural nature of these areas.*

*The site plan submitted appears to stay completely out of the Level 4 area on the site. Provided this site plan does not change and continues to preserve the Level 4 areas, the State has no objections to the development of this site. We do ask that the developer consider the environmental comments below to address any environmental concerns that State agencies may have.*

**We recognize that the project is in both Investment Levels 2, 3, and 4. We understand Level 2 & 3 areas are anticipated growth areas. The site has been designed with respect to the environmental features located on the parcel.**

### **Code Requirements/Agency Permitting Requirements**

**Department of Transportation – Contact Bill Brockenbrough 760-2109**

- *The site access on Fred Hudson Road (Sussex Road 360) must be designed in accordance with DelDOT's Development Coordination Manual, which is available at <http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes>.*

The entrance will be designed in accordance with DelDOT Standards and an entrance plan approval from DelDOT will be obtained.

- *Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at [https://www.deldot.gov/Business/subdivisions/pdfs/Meeting\\_Request\\_Form.pdf?08022017](https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017).*

A pre-submittal meeting was conducted with DelDOT on 5/21/21, during which the conceptual design of the entrance was discussed.

- *Section 1.7 of the Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.*

We are familiar with the fees required for submittals to DelDOT.

- *Per Section 2.2.2.1 of the Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends per hour in any hour of the day. From the PLUS application, the total daily trips are estimated at 343 vehicle trip ends per day. Using the 10<sup>th</sup> edition of the Institute of Transportation Engineers' Trip Generation Manual, DelDOT confirms this number and estimates the weekday morning and evening peak hour trip ends at 26 and 32, respectively. Thus, a TIS is not warranted.*

*One of the purposes of a TIS is to identify needed offsite improvements. Fred Hudson Road presently has 10-foot lanes and 4-foot shoulders which are marked as bicycle lanes. These widths are significantly less than DelDOT's standard widths for collector roads, which are 12-foot lanes and 8-foot shoulders. DelDOT anticipates requiring the developer to extend the widening done for the Bethany Lakes and Salt Pond entrances east through the entrance to the proposed development, transitioning back to the existing width to avoid or minimize the impact on the wetlands at the east end of the property. DelDOT further anticipates that the widening could necessitate the developer's relocating some of the existing Shared Use Path on the south side of the road.*

During the pre-submittal meeting it was discussed to provide 12' lanes and 8' shoulders. The road will be widened to accommodate placing a left-turn lane and right-turn lane.

- *As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Development Coordination Manual, DelDOT will require dedication of right-of-way along the site's frontage on Fred Hudson Road. By this regulation, this dedication is to provide a minimum of 40 feet of right-of-way from the physical centerline. The following right-of-way dedication note is required, "An X-foot wide right-of-way is hereby dedicated to the State of Delaware, as per this plat."*

A 15-foot right-of-way dedication has been shown on the Site plan to provide 40' of right-of-way from the physical centerline of the road.

- *In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, "A 15-foot wide permanent easement is hereby established for the State of Delaware, as per this plat."*

A 15-foot permanent easement has been shown on the Site plan.

- *Referring to Section 3.4.2.1 of the Manual, the following items, among other things, are required on the Record Plan:*
  - *A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.*
  - *Depiction of all existing entrances within 450 feet of the entrance on Fred Hudson Road.*
  - *Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.*

The above items will be provided on the Record/Site plan.

- *Section 3.5.4.2 of the Manual addresses requirements for Shared Use Paths (SUP) and sidewalks. For projects in Level 3 and 4 Investment Areas, installation of paths or sidewalks along the frontage on State-maintained roads is at DelDOT's discretion. DelDOT anticipates requiring the developer to build an SUP along their frontage on Fred Hudson Road, connecting it to the SUP in front of Bethany Lakes.*

A shared-use path will be shown along the frontage in place of the sidewalk currently shown.

- *In accordance with Section 3.8 of the Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along Fred Hudson Road.*

Storm water management facilities have been sited 20-feet from the dedicated right-of-way.



- *In accordance with Section 5.2.9 of the Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at <http://www.deldot.gov/Business/subdivisions/index.shtml>.*

The auxiliary lane worksheet was provided to DeIDOT as part of the pre-submittal meeting request.

- *In accordance with Section 5.4 of the Manual, sight distance triangles are required and shall be established in accordance with American Association of State Highway and Transportation Officials (AASHTO) standards. A spreadsheet has been developed to assist with this task. It can be found at <http://www.deldot.gov/Business/subdivisions/index.shtml>.*

The intersection sight distance worksheet and exhibit will be provided as part of the initial Record Plan submittal to DeIDOT.

- *In accordance with Section 5.14 of the Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be relocated.*

Existing utilities have been shown on the plans. No utility relocations are anticipated at this time.

**Department of Natural Resources and Environmental Control – Beth Krumrine 735-3480**

**Concerns Identified Within the Development Footprint  
Special Flood Hazard Area**

*According to the newest Flood Insurance Rate Maps (FIRM), the eastern portion of this parcel is located within Special Flood Hazard Area, specifically within the 100-year floodplain (1% annual chance of flooding). The Special Flood Hazard Area identified on the site lies within zone AE6. The newest plan (2020-11-03) avoids building structures in these floodplain areas. A small portion of this site is also situated within the moderate risk floodplain, or 500-year floodplain (0.2% annual chance of flooding). Several lots appear to be contained within the 500-year floodplain in the southwestern corner of the site (lots 27-30).*

- *The applicant must comply with local floodplain ordinance and regulations applicable to development or construction within the 100-year floodplain. In determining the boundary of the floodplain, use the most recent FIRM maps available, which can be found at <https://maps.dnrec.delaware.gov/floodplanning/default.html>.*

Contact: DNREC Shoreline and Waterway Management Section at (302) 739-9921.  
Website: <http://www.dnrec.delaware.gov/swc/Drainage/Pages/Flooding.aspx>

Lots 22-28 and the clubhouse are located within the 100-year floodplain (zone AE6). Lots 29-30 are within the 500-year floodplain. We will comply with all ordinance and regulations related to construction within the floodplain.

### ***Stormwater Management***

*This project/site has met the minimum threshold of 5000 square feet of land disturbing activity under the DNREC Sediment and Stormwater Program.*

- *A Sediment and Stormwater Plan must be developed, then approved by the appropriate plan review agency prior to any land disturbing activity taking place on the site. The plan review agency is the Sussex Conservation District.*

**A Sediment and Stormwater Management plan will be submitted to the Sussex Conservation District as part of the plan approval process.**

- *Additionally, construction activities that exceed 1.0 acre of land disturbance require Construction General Permit coverage through submittal of an electronic Notice of Intent for Stormwater Discharges Associated with Construction Activity. This form must be submitted electronically (<https://apps.dnrec.state.de.us/eNOI/default.aspx>) to the DNREC Division of Watershed Stewardship, along with the \$195 fee.*

**An NOI will be filed with DNREC for this project.**

- *Schedule a project application meeting with the appropriate agency prior to moving forward with the stormwater and site design. As part of this process, you must submit a Stormwater Assessment Study.*

**A pre-application meeting was held with SCD on October 1, 2020, to review the site conditions and stormwater management approach for the site.**

- *Plan review agency contact: Sussex Conservation District at (302) 856-2105 or (302) 856-7219. Website: <https://www.sussexconservation.org/>*

*General stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921. E-mail: [DNREC.Stormwater@delaware.gov](mailto:DNREC.Stormwater@delaware.gov).*

*Website: <http://www.dnrec.delaware.gov/swc/Pages/SedimentStormwater.aspx>.*

**We will work with SCD to develop a plan that meets their requirements.**

### ***Water Quality (Pollution Control Strategies)***

*Pollution Control Strategies have been developed for the following watersheds in Delaware: Appoquinimink, Broadkill, Christina Basin, Inland Bays, Mispillion and Cedar, Murderkill, Nanticoke, St. Jones, and Upper Chesapeake. Such strategies were created because surface water failed to meet water quality standards for nutrients and sediment.*

- *This site lies within the Inland Bays Watershed. Consult with the appropriate plan review agency (Sussex Conservation District) to determine if stricter stormwater management standards may apply for development projects in this area.*

**We will utilize best management practices to meet SCD water quality standards.**

### ***Hydrologic Soils Group***

*The western side of the site consists of well-drained soils (Hydrologic Soil Group A), where much of the building will be consolidated. However, a large portion of the site contains soils that are very poorly drained (Hydrologic Soil Group C/D). These soil types are typically not conducive to utilizing infiltration stormwater Best Management Practices such as bioretention and infiltration basins, which must meet minimum infiltration requirements.*

- *Any stormwater Best Management Practices that propose the use of infiltration or natural recharge shall include a soils investigation.*

*Contact: DNREC Sediment and Stormwater Program at (302) 739-9921.*

*E-mail: [DNREC.Stormwater@delaware.gov](mailto:DNREC.Stormwater@delaware.gov).*

*Website: <http://www.dnrec.delaware.gov/swc/Pages/SedimentStormwater.aspx>.*

**Infiltration practices will not be utilized on this site within the C/D soils.**

### ***Vegetated Buffer Zones***

*Vegetated buffer zones placed adjacent to waterways and wetlands help improve water quality by reducing sediment and pollutants loads. They also provide valuable habitat and can help prevent encroachment of human activities into ecologically sensitive areas. Vegetated buffers are not equivalent to setbacks, as residential lots, walkways, and stormwater management facilities should not be contained within the vegetated buffer zone.*

- *The applicant must comply with minimum vegetated buffer widths as identified within county and municipal codes.*

**A plan will be developed that complies with the county code.**

### **Concerns Identified Outside of the Development Footprint**

#### ***Natural Areas***

*The forested area that currently exists on the site is connected to a much larger contiguous forest complex extending into land designated as a Natural Area (Fresh Pond Tract of Delaware Seashore State Park). Natural Areas contain lands of statewide significance identified by the Natural Areas Advisory Council as the highest quality and most important natural lands remaining in Delaware.*

- *Local codes and ordinances may apply to protect areas designated as Natural Areas. Please consult with local planning agencies to see how local codes and ordinances may impact the proposed development of this site.*

The site plan has been developed to consolidate the development to the western side of the site and minimize disturbance to the existing woodlands. The site contains 9.72 acres of woods and proposes 2.692 acres of trees to be removed. A portion of this (0.096 acres) will become part of the right-of-way for Fred Hudson Road and will remain as woods.

**State Historic Preservation Office – Contact Carlton Hall 736-7400**

- *The Delaware SHPO does not recommend developing in Level 4 areas. Prehistoric archaeological potential is low. Soils are mostly poorly drained muck, and the area is too far away from historic freshwater sources.*

None of the proposed development is in the Level 4 area.

- *Historic archaeological potential is low to moderate. It appears to be in the Cedar Neck area, without buildings present. There may be associated remains with the building that appears on the 1938 topographic maps, though it looks like it may have been demoed/replaced/added to between 1968 and 1992.*

Acknowledged.

**Delaware State Fire Marshall's Office – Contact Duane Fox 259-7037**

*At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation:*

***Fire Protection Water Requirements:***

- *Where a water distribution system is proposed for single-family dwellings it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 1000 feet spacing on centers are required.*
- *The infrastructure for fire protection water shall be provided, including the size of water mains.*

***Accessibility:***

- *Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.*
- *Any dead-end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.*
- *The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.*
- *The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.*

***Gas Piping and System Information:***

- *Provide type of fuel proposed and show locations of bulk containers on plan.*

***Required Notes:***

- *Provide a note on the final plans submitted for review to read “All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”*
- *Name of Water Supplier*
- *Proposed Use*
- *National Fire Protection Association (NFPA) Construction Type*
- *Maximum Height of Buildings (including number of stories)*
- *Provide Road Names, even for County Roads*

**We thank the fire marshal for providing the above information. We will work with the fire marshal’s office to develop a plan that meets all their requirements for plan approval.**

**Sussex County Planning & Zoning – Contact Lauren DeVore 855-7878**

*The applicant is required to participate in a pre-application meeting with Planning and Zoning staff. Please contact the Department of Planning and Zoning at (302)855-7878 or reach out to Lauren DeVore at lauren.devore@sussexcountyde.gov to schedule a pre-application meeting. Following submission to the County, staff would undertake review of the Preliminary Site Plan, where more detailed comments would be provided to the applicant. At the PLUS stage of review, staff wish to limit comments to high-level comments only.*

- *Please note that a Service Level Evaluation Request Form must be completed, and the proposal must be approved by DelDOT prior to submission of any formal application to the County.*  
**An SFR Response was received from DelDOT on October 8, 2020. The response stated that DelDOT does not recommend a TIS for this project.**
- *The proposed density of 2.5 dwelling units per acre complies with Code requirements for the MR Zoning District which allows for up to 4 DU/AC.*  
**Acknowledged.**
- *The property is located within two Flood Zones, the 0.2 percent annual chance flood hazard and the AE Flood Zone.*  
**Acknowledged.**
- *Since the development lies within the Coastal Area, an environmental assessment (EA) and public facility evaluation report would have to be submitted with the preliminary plans (§115- 194.3(B)(2)).*  
**These reports are included with this submission.**
- *The proposed plan includes 8.99 acres (out of a total of 11.96 acres) of open space (or 75%.) 75% open space is desirable and meets the minimum standard of 10% open space*

*and meets the standard of 10% open space required for a density of 2-5 DU/AC per §99-21(D) under §99-21(D) "Public sites and open spaces."*

**Acknowledged.**

- *It is noted that there is only one-way-in, one-way-out access to the property. The Planning and Zoning Commission generally desire more than one entrance or an easement for emergency access purposes in the event of an emergency occurring on the parcel.*  
**Due to existing site constraints, it is impractical to provide an additional access without impacting the wetlands or the stormwater management pond for Bethany Lakes.**
- *Please clarify if any additional amenities will be provided for the community along with the proposed pool.*  
**A pool and pool house with bathrooms are the proposed amenities.**
- *Staff also encourage coordination with the local school district regarding the provision of a school bus pad or stop.*  
**We have contacted the Indian River School District Transportation Supervisor and are coordinating the bus stop location along Fred Hudson Road.**
- *Please also confirm whether mail will be centralized or not. Please note that these are informal staff comments, and do not prejudice any decision that the Sussex County Planning & Zoning Commission may wish to make as part of the formal application process.*  
**A mailbox center will be located next to the clubhouse.**

**Sussex County Engineering Department – Contact Chris Calio 855-1299**

- *The proposed project is located within a Tier 1 area within the Sussex County Unified Sanitary Sewer District, Cedar Neck area and connection to the sewer system is mandatory. A "Use of Existing Infrastructure Agreement" is required for new projects. Sussex County Code, Chapter 110, requires that the Engineer and/or Developer request a Sewer System Concept Evaluation (SSCE) from the Utility Planning Department for the project by providing the parcel(s) estimated equivalent dwelling units (EDU) for the project, along with payment of a \$1,000.00 fee for the evaluation and must be approved prior to approval of construction plans. The fee is to be payable to Sussex County Council. The Utility Planning Department will review the parcel(s) and EDU, confirm capacity, provide the connection point and define any additional parcels that must be served as part of the project. Should it be determined that a pump station is required for the project, additional information may be requested. This information will be conveyed to the engineer and/or developer as well as the Sussex County Public Works department. The Public Works Division will use this information when reviewing construction drawings to verify that the correct connection point is used, and all required parcels are served. The proposed development will require a developer installed collection system in accordance with Sussex County standards and procedures.*

A Sewer System Concept Evaluation was completed by Sussex County Engineering on 7/1/2020

### **Recommendations/Additional Information**

*This section includes a list of site-specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. **These suggestions do not represent State code requirements.** They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped (**but in no way required**) that the applicant will open a dialogue with the relevant agencies to discuss how the suggestions can benefit the project.*

#### **Department of Transportation – Contact Bill Brockenbrough 760-2109**

- *The applicant should expect a requirement that any substation and/or wastewater facilities will be required to have access from an internal driveway with no direct access to Fred Hudson Road.*

**No substations or wastewater facilities are proposed with this project.**

- *The applicant should expect a requirement that all PLUS and Technical Advisory Committee (TAC) comments be addressed prior to submitting plans for review.*

**Acknowledged.**

- *Please be advised that the Standard General Notes have been updated and posted to the DelDOT website. Please begin using the new versions and look for the revision dates of March 21, 2019 and March 25, 2019. The notes can be found at <https://www.deldot.gov/Business/subdivisions/>.*

**Acknowledged.**

#### **Department of Natural Resources and Environmental Control – Beth Krumrine 735-3480**

##### **Concerns Identified Within the Development Footprint**

##### ***Sea Level Rise***

*By 2050, mean sea levels are projected to rise by 0.7 – 1.9 feet; by end of century sea levels are projected to increase by 1.7 – 5.0 feet. In addition to permanent inundation of low-lying land, higher tide levels caused by sea level rise will result in increasing frequency and severity of tidal flooding. Much of this site is vulnerable to permanent inundation as a result of sea level rise.*

- *All proposed structures and lots are outside of the 6-foot inundation level for future sea level rise.*
- *For additional assistance or questions, please contact the DNREC Climate and Sustainability Section at (302) 735-3480.*

*Website: <https://dnrec.alpha.delaware.gov/climate-coastal-energy/climate-change/flood-risk-avoidance/>*

**The houses will be built on timber pile foundations therefore the finished floor elevations**

will be several feet above flood elevation.

### ***Stormwater Management***

- *Where the site and soil conditions allow, integrate runoff reduction techniques including infiltration basins, bioretention (rain gardens), filter strips, and pavers to encourage on-site stormwater infiltration and reduce runoff.*

The stormwater management plan will incorporate best management practices and green technologies where possible.

- *For improved stormwater management, preserve existing trees, wetlands, and passive open space.*

No buildings are proposed within the wetlands. A sewer and water connection are proposed through the wetlands, for which a wetlands permit will be obtained. Existing trees are being preserved as much as possible.

### ***General Drainage Recommendations***

- *All existing ditches on the property should be evaluated for function and cleaned, if needed, prior to the construction of the project. Environmental permits or exemptions may be required by the County Conservation District, U.S. Army Corp of Engineers, or the DNREC Sediment and Stormwater Program prior to clearing and/or excavating ditch channels.*

No ditches are proposed to be cleaned as part of this project. If it is necessary to clean the ditches to ensure positive drainage the appropriate authorities will be notified and permits obtained.

- *All precautions should be taken to ensure the project does not hinder any off-site drainage upstream of the project or create any off-site drainage problems downstream by the release of on-site storm water.*

No upstream areas are draining through this site. The project will be evaluated to ensure no adverse impact is created to downstream conveyances.

- *Any area designated as a drainage/utility easement should be open space and not owned by the individual landowners.*

Acknowledged.

- *Any drainage/utility easement owned by an individual landowner should not possess structures such as decks, buildings, sheds, kennels, or fences within the drainage easement to allow for future drainage maintenance. Trees and shrubs planted within a drainage/utility easement should be spaced to allow for drainage maintenance at maturity.*

Acknowledged.

Contact: DNREC Drainage Program at (302) 855-1930.

Website: <http://www.dnrec.delaware.gov/swc/Pages/DrainageTaxDitchWaterMgt.aspx>



### **Wetlands**

*Statewide Wetlands Mapping Project maps indicate the presence of freshwater forested wetlands on the site (labeled as 404 wetlands on the preliminary plan set). In general, the proposed plan avoids wetland areas. According to the application, a wetland delineation has been completed, and wetlands will be disturbed, with limited grading and a sewer pipe connection (<0.1 acre).*

- *DNREC Reviewers acknowledge that wetlands are proposed to be avoided.*
- *For wetland permitting assistance, schedule a meeting through the DNREC Joint Permit Processing (JPP), which are held on the 3<sup>rd</sup> Thursday of every month.*
- *Recommendations for buffers are prescribed below under the heading, Vegetated Buffer Zones.*

*Contact: DNREC Wetlands and Subaqueous Lands Section at (302) 739-9943.*

*Website: <https://dnrec.alpha.delaware.gov/water/wetlands-subaqueous/>*

**A wetlands delineation has been performed by Ed Launay of Environmental Resources, Inc. A Jurisdictional Determination Report has been completed and filed.**

### **Vegetated Buffer Zones**

*Some lots show a vegetated buffer zone of less than 25 feet from the wetland (lots 23, 24, 26, 27), as well as the vegetated buffer zone from the stormwater pond to the wetland. Incorporate a 100-foot vegetated buffer zone from the edge of all wetlands to protect water quality.*

- *Vegetated buffer zones should be left undisturbed during construction and should be identified outside of the Limit of Disturbance (LOD) on the engineering plans. In some instances, stormwater outfalls, conveyances, and emergency spillways may cross through these zones, and will require temporary disturbance during construction.*
- *Vegetated buffer zones should be deeded as community open space. Signage should be installed at the edge and within the buffer zones to deter residents from encroaching into these common areas.*
- *Maintain vegetated buffer zones as either grasslands/meadows or forest. Buffer zones should be planted exclusively with native trees and plants. Native plants are well-suited to our climate and require limited maintenance. They also provide an increasingly important role in the survival of native birds and beneficial insects whose habitat is shrinking due to development and climate change.*
- *In general, grass cutting for vegetated buffer zones if maintained as meadow should not occur between April 1<sup>st</sup> to July 31<sup>st</sup> to reduce impacts to nesting birds and other wildlife species that utilize meadows and grasslands for breeding habitat.*

*Contact: DNREC Wildlife Species Conservation & Research Program at (302) 735-3600.*

*Website: <https://dnrec.alpha.delaware.gov/fish-wildlife/contact-information/>*

A 100-foot vegetated buffer zone is not practical for this site and would severely limit the buildable area.

### ***Delaware Ecological Network***

*The forested portion of the property is located within the Delaware Ecological Network. This network is made up of interconnecting natural areas of significant ecological value. These areas provide wildlife habitat, uptake nutrients, infiltrate stormwater, and improve water quality.*

*DNREC Reviewers acknowledge that the proposed project preserves the forested lands within the Delaware Ecological Network.*

- *For further questions about lands within the Delaware Ecological Network, please contact the DNREC Wildlife Species Conservation and Research Program at (302) 735-3600. Website: <https://dnrec.alpha.delaware.gov/fish-wildlife/contact-information/>*

We thank DNREC for the above information.

### ***State Rare, Threatened, or Endangered Species***

*The Brown-headed Nuthatch (*Sitta pusilla*), a bird listed as a State of Delaware rare, threatened, or endangered species, has been documented within the project area. It is listed under State Rank S2 and SGCN Tier 2. Please visit the following website for definitions on the specified State Rank, State Status, and Global Ranking:*

*<http://www.dnrec.delaware.gov/fw/dwap/Pages/SGCNTTest.aspx>.*

- *To minimize negative impacts to these species, natural habitats should be conserved to the maximum extent practicable.*
- *In general, it is normally recommended that tree clearing not occur from April 1<sup>st</sup> to July 31<sup>st</sup> to reduce impacts on breeding birds. To reduce impacts to nesting Brown-headed Nuthatches, it is recommended that tree clearing not occur from March 1<sup>st</sup> to June 1<sup>st</sup>.*

*Contact: DNREC Division of Fish & Wildlife at (302) 735-3600.*

*Website: <https://dnrec.alpha.delaware.gov/fish-wildlife/contact-information/>*

We thank DNREC for the above information and will attempt to limit tree-clearing during the dates mentioned above.

### ***Mosquitoes***

*The project lies within a zone that will be impacted by mosquitoes due to its location near large expanses of wetlands.*

- *Mosquito control issues are increasing as developments infringe on wetland areas, often leading to increased demands by the public for mosquito control services. These control services can be provided at no charge to homeowners and other entities by the state's*

*Mosquito Control Section, or by a private company licensed in this area of specialty.*

Contact: DNREC Division of Fish and Wildlife at (302) 739-9917. Website:  
<https://dnrec.alpha.delaware.gov/fish-wildlife/mosquito-control/>

**We thank DNREC for the above information.**

### ***Additional Sustainable Practices***

- *Incorporate bicycle path or walkway into the site plans, and tie into existing bicycle paths and walkways.*  
**A shared-use path is proposed along the frontage and a sidewalk is proposed within the development.**
- *Use efficient Energy Star rated products and materials in construction and redevelopment to lessen the power source emissions of the project and costs. Every percentage of energy efficiency translates into a percent reduction in pollution.*  
**Acknowledged.**
- *For energy needs within common facilities (tennis court, pool), consider using renewable energy infrastructure such as solar or geothermal to reduce energy costs and further reduce pollution created from offsite generation. Energy efficiency upgrades for your project may be eligible for funding through the Division of Climate, Coastal, & Energy. Website: [www.de.gov/greenenergy](http://www.de.gov/greenenergy), [www.de.gov/eeif](http://www.de.gov/eeif).*  
**Acknowledged.**
- *Air pollution from new construction is generated through the use of maintenance equipment, paints, and consumer products like roof coatings and primers. Use of structural paint coatings that are low in Volatile Organic Compounds will help protect air quality.*  
**Acknowledged.**
- *Trees plantings are indicated on the preliminary site plans. DNREC reviewers recommend planting open space with native trees and plants. Native plants are well-suited to our climate and require limited maintenance. They also provide an increasingly important role in the survival of native birds and beneficial insects whose habitat is shrinking due to development and climate change.*  
**Acknowledged.**

### **Concerns Identified Outside of the Development Footprint**

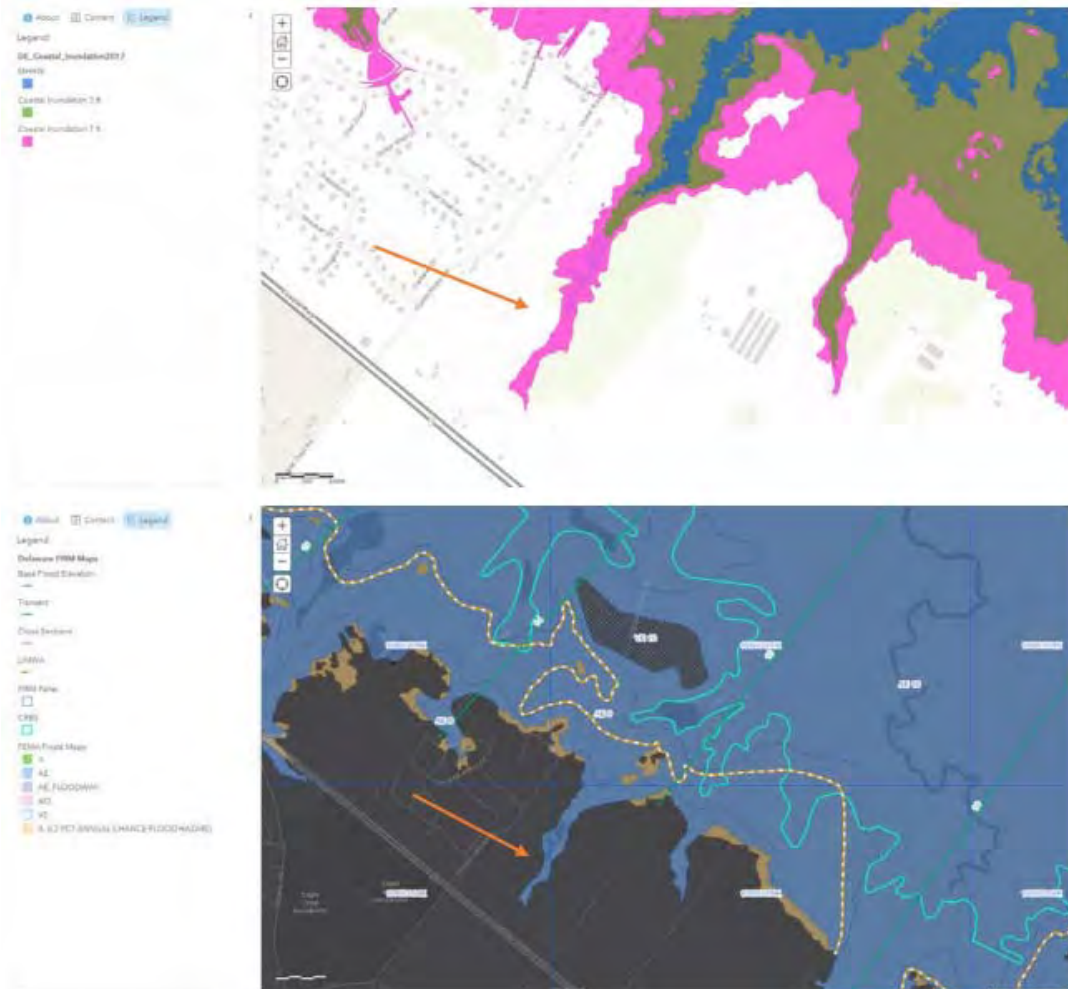
- *The developer could also investigate dedicating forested areas as a Nature Preserve through a conservation easement or donation of land. For more information, please contact the DNREC Planning Preservation and Development Section.*

Contact: DNREC Planning Preservation and Development Section at (302) 739-9235.  
Website: <https://dnrec.alpha.delaware.gov/parks/natural-areas/>

**We thank DNREC for the information and will consider making a dedication.**

**Delaware Emergency Management Agency – Contact Philip Cane 659-2325**

- *Due to the proximity of inundation regions in accordance with the 2017 Delaware Coastal Inundation map, DEMA is not recommending the build/construction of this project without any major mitigation strategy geared towards inundation resiliency. As shown in the map below, the location (described via address and the description of being “along Fred Hudson Road”) would fall within both a 7ft and 3ft Coastal Inundation zones. As a brief explanation, if the water levels rise by 3 feet, the green section will be underwater. At 7 ft, those sections in purple will be under water. Further, FEMA FIRM Maps indicate the location and that region are located in a high-risk area with an AE designation (AE 6 and AE 7). FEMA’s AE designations describe flood zones that present a 1% annual chance of flooding (100-year flood plain) and a 26% chance of flooding over the life of a 30-year mortgage and therefore would require mandatory flood insurance. As such, construction would require the elevation of the lowest floor to be at or above the zone’s base flood elevation (BFE). It should be noted that enclosed areas.*



*below the BFE cannot be used as living spaces and all electrical, plumbing and HVAC equipment must be elevated to or above the area's BFE.*

*The residential units in this development are proposed to be placed on pilings with the first finished floor well above the base flood elevation. This will help mitigate impacts of sea-level rise.*

**Delaware State Fire Marshall's Office – Contact Duane Fox 259-7037**

- Although not a requirement of the State Fire Prevention Regulations, the Office of the State Fire Marshal encourages home builders to consider the benefits of home sprinkler protection in dwellings. The Office of the State Fire Marshal also reminds home builders that they are obligated to comply with requirements of Subchapter III of Chapter 36 of Title 6 of the Delaware Code which can be found at the following website: <http://delcode.delaware.gov/title6/c036/sc03/index.shtml>*
- Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded*

from our website: [www.statefiremarshal.delaware.gov](http://www.statefiremarshal.delaware.gov), technical services link, plan review, applications or brochures.

We thank the Delaware State Fire Marshall's Office for providing the above information.

**Sussex County Housing – Contact: Brandy Nauman 855-7779**

- *Sussex County endeavors to promote non-discrimination and affordable housing whenever possible throughout the County. In this regard, the developer and associated financial institutions are encouraged to provide and finance affordable housing opportunities to Sussex County residents in all new developments, and affirmatively market those affordable housing units to diverse populations.*

*For questions about opportunities available for affordable housing projects within Sussex County, please consult Sussex County's "Affordable Housing Support Policy". The policy along with other resources are available on the County's Affordable & Fair Housing Resource Center website: [www.sussexcountyde.gov/affordable-and-fair-housing-resource-center](http://www.sussexcountyde.gov/affordable-and-fair-housing-resource-center). The County's Community Development & Housing Department can advise about existing affordable housing opportunities in Sussex County and the appropriate County Department to contact regarding specific development issues concerning future affordable housing projects within Sussex County.*

*The Community Development & Housing Department can also explain and assist with any financial support or incentives that may be available to a project from federal, state and county sources, as well as private funding sources that also promote affordable housing in Sussex County.*

*Please understand that all residential projects, including Affordable Housing Projects are subject to the applicable provisions of the Sussex County Subdivision and Zoning Codes, and the approval processes set forth in those Codes.*

The developer has been made aware of Sussex County's "Affordable Housing Support Policy" and will contact the Community Development & Housing Department if they wish to pursue those opportunities.

Should you have any questions regarding this submission, please contact me at (302) 424-1441 or via email at [cdm@dbfinc.com](mailto:cdm@dbfinc.com).

Sincerely,  
DAVIS, BOWEN & FRIEDEL, INC.



Cliff Mumford, P.E.  
Associate

Inland Bays Community  
PLUS Response Letter  
June 11, 2021  
Page 18

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Cc: Constance C. Holland, AICP, Office of State Planning  
Tim Naughton, The Evergreene Companies, LLC  
James Fuqua, Jr., Fuqua, Willard, Stevens & Schab, P.A.