

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



Sussex County

DELAWARE
sussexcountyde.gov

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



Memorandum

To: Sussex County Planning Commission Members

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

CC: Vince Robertson, Assistant County Attorney

Date: July 7th, 2022

RE: Other Business for the July 14th, 2022, Planning Commission Meeting

This memo provides background for the Planning Commission to consider as a part of the Other Business to be reviewed during the July 7th, 2022, Meeting of the Planning & Zoning Commission.

All Climate Storage of Millsboro (F.K.A. Dagsboro Storage Facility) (S-21-38) BM
Preliminary Site Plan

This is a Preliminary Site Plan for the establishment of a self-storage facility to include nine (9) buildings of non-climate-controlled storage space totaling 19,700 square feet and one (1) building of climate-controlled storage space totaling 100,300 square feet. Staff note that 400 square feet of the climate-controlled building will be used as office space. The parcel is 6.17 acres and is located on the northeast side of Dupont Boulevard (Rt. 113), in the Combined Highway Corridor Overlay Zoning District (CHCOZ). The applicant requests a waiver from the transit and pedestrian accommodations that are required by the overlay district under section § 115-194.1(G) of the Code. The applicant also requests a waiver from the interconnectivity requirement established in section §115-220(B)(16). The applicant seeks these waivers due to the facility being secured and fenced self-storage. Zoning: C-1 (General Commercial District) and AR-1 (Agricultural Residential District). Tax Parcel: 233-5.00-153.00. Staff are awaiting agency approvals.

Workman's Crossing (Phase II) (2021-33) KH
Final Subdivision Plan

This is a Final Subdivision Plan for the subdivision of a 7.66-acre +/- parcel of land into three (3) lots. The property is located on the northeast side of Brittingham Road (S.C.R. 455), 0.16 miles north of the intersection of Brittingham Road (S.C.R. 455) and Pepperbox Road (S.C.R. 66). The Planning and Zoning Commission approved the Preliminary Subdivision Plan at their meeting of Thursday, June 23rd, 2022. The Final Subdivision Plan complies with the Sussex County Zoning Code and Subdivision Codes and all Conditions of Approval. Tax Parcel: 532-15.00-11.00. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are in receipt of all agency approvals.

Red Mill Pond South Amenities (2004-17) KS
Revised Amenities Plan

This is a Revised Amenities Plan for the construction of 1,600 square foot clubhouse, 2,040 square foot pickleball court, 1,500 square foot pool, as well as parking and other site improvements to be located within the existing subdivision of The Villages at Red Mill Pond South. The property is located on the north side of Deerwood Lane. The Final Subdivision Plan for The Villages at Red Mill Pond South was approved by the Planning and Zoning Commission at their meeting of Thursday, August



15th, 2007. The applicant has submitted a letter of support from current homeowners within the development, which contains signatures from 30 of the 48 existing homeowners. The Amenities Plan complies with the Sussex County Zoning and Subdivision Codes and all Conditions of Approval. Tax Parcel: 334-5.00-170.00. Zoning: AR-1 (Agricultural District). Staff are in receipt of all agency approvals; therefore, this plan can be considered for preliminary approval with final by staff.

Welches Pond (Clubhouse) Amenities (2017-20)

KS

Final Amenities Plan

This is a Preliminary Amenities Plan for the construction of a 3,988 square foot clubhouse, 1,568 square foot lanai, 2,964 square foot pool, 1,500 square foot playground, as well as parking and other site improvements to be located within the existing Welches Pond Subdivision. The property is located on the north side of Deaver Circle. The Final Subdivision Plan for Welches Pond was approved by the Planning and Zoning Commission at their meeting of Thursday, July 9th, 2020. The Amenities Plan complies with the Sussex County Zoning and Subdivision Code and all Conditions of Approval. Tax Parcel: 334-12.00-16.08 (p/o). Zoning: AR-1 (Agricultural District) and GR (General Residential District). Staff are awaiting agency approvals; therefore, this plan can be considered for preliminary approval with final approval to be by staff.

Sweetbay Amenities (2018-26)

BM

Preliminary Amenities Plan & Revised Subdivision Plan

This is a Preliminary Amenities Plan for the construction of a 1,400 square foot pool, two (2) 425 square foot structures to contain bathrooms and pool supply storage, a fence, as well as parking and related improvements to be located within the existing subdivision of Sweetbay. The property is located on the north side of Zion Church Road (Route 20) approximately 0.25 mile west of Bayard Road (S.C.R. 384). The Final Subdivision Plan for the development was approved by the Planning and Zoning Commission at their meeting of Thursday June 11th, 2020. If this Preliminary Amenities Plan is approved, the Applicant will be required to submit a Revised Subdivision Plan for recordation. The Amenities Plan complies with the Sussex County Zoning and Subdivision Codes and all Conditions of Approval. Tax Parcels: 533-11.00-81.00 & 82.01. Zoning: AR-1 (Agricultural Residential District). Staff are awaiting agency approvals; therefore, this plan can be considered for preliminary approval with final approval to be by staff.

Lands of Judy L. Pfeiffer & Lands of Atkins

KH

Minor Subdivision off a 20-ft Easement

This is a Minor Subdivision Plan for the creation of two (2) lots plus residual lands off a 20-foot access easement. Proposed Lot A will be 6.7499 acres +/- . Lot B will be 5.7531 acres +/- . The residual parcels will be 1.0313 and 3.1744 acres +/- . The property is located on the southeast side of Seashore Highway (Rt. 18/404). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcels: 231-6.00-22.00 & 22.04. Zoning: AR-1 (Agricultural Residential). Staff are awaiting agency approvals. If the Commission desires to act favorably, final approvals are requested to be made my staff.

Lands of Shady Oak DE, LLC

KH

Minor Subdivision off a 28-ft Easement and a 15-foot Easement

This is a Minor Subdivision Plan for the creation of two (2) lots off a 28-foot access easement and a 15-foot access easement. Proposed Lot 4-4-1 will be 1.16 acres +/- . Proposed Lot 4-4-2 will be 2.26 acres +/- . The property is located on the east side of South Old State Road (S.C.R. 213). The Minor

Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 135-3.00-26.03. Zoning: AR-1 (Agricultural Residential District). Staff are in receipt of all agency approvals.



(302) 697-2239 VOICE
(302) 349-5381 VOICE

868 GREENWOOD ROAD
GREENWOOD, DE 19950

July 06, 2022

Sussex County Planning Commission
2 The Circle
Georgetown, DE 19947

RE: Waiver Request
All Climate Storage of Millsboro

Dear Planning Commission Members,

In accordance with 115-194.1(G) of the Sussex County Zoning Code, the Combined Highway Corridor Overlay Zoning District requires transit and pedestrian accommodations along DuPont Boulevard (US Route 113). Due to the use of the facility being a secured and fenced self-storage facility, we would request that the Planning Commission consider our request for a waiver from this section of the code.

Similarly, section 115-220(B)(16) would require interconnectivity with the adjacent parcels which would not be possible for the proposed use of a secured facility. We would also request that Planning Commission consider a waiver from this requirement.

Section 115-221(B)(5) of the Sussex County Zoning Code requires that the existing native vegetation in the 20' wide buffer from DuPont Boulevard (US Rt 113) be retained. Due to the nature of the self-storage use of the facility and the new location of the stormwater management basin, this requirement would be difficult to achieve, and we would also request that the Planning and Zoning Commission consider a waiver from this requirement as well.

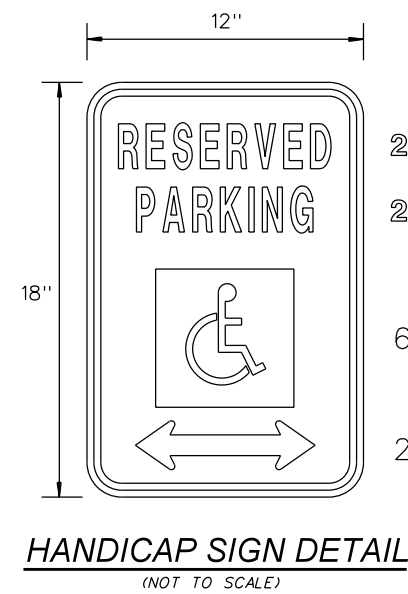
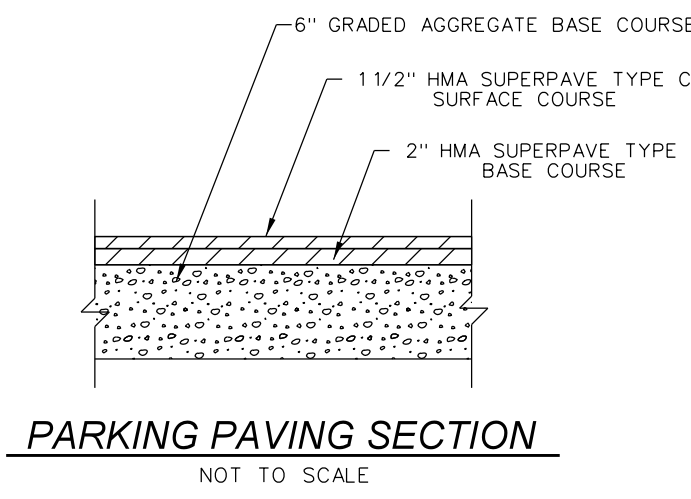
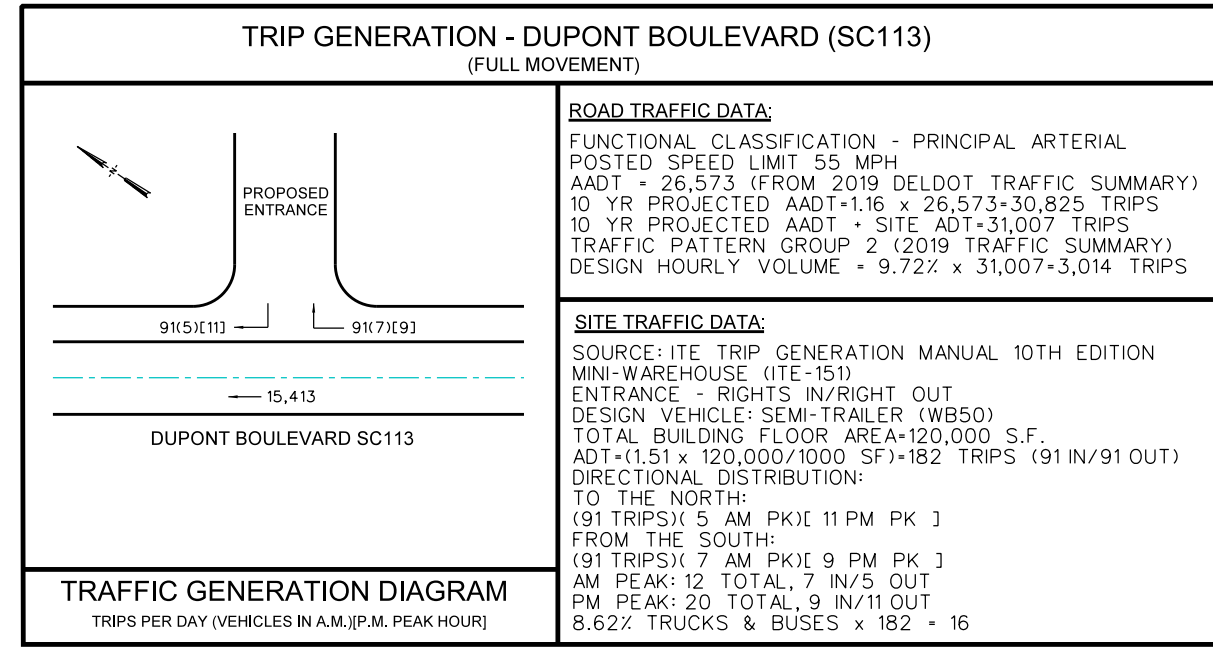
Thank you for your consideration in this matter.

Sincerely,

Kevin R. Minnich
Professional Engineer

DELDOT RECORD/SITE PLAN GENERAL NOTES (REV. 3/21/19)

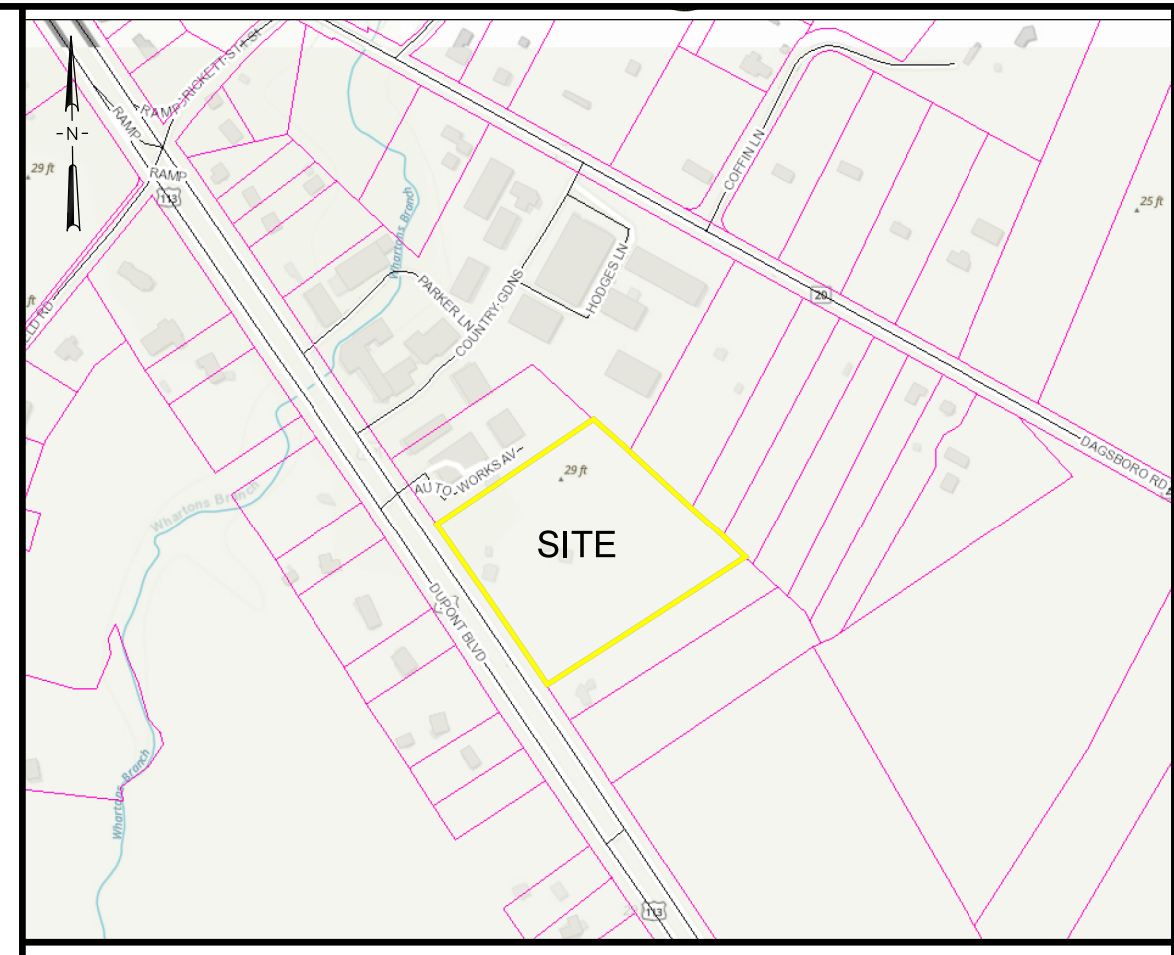
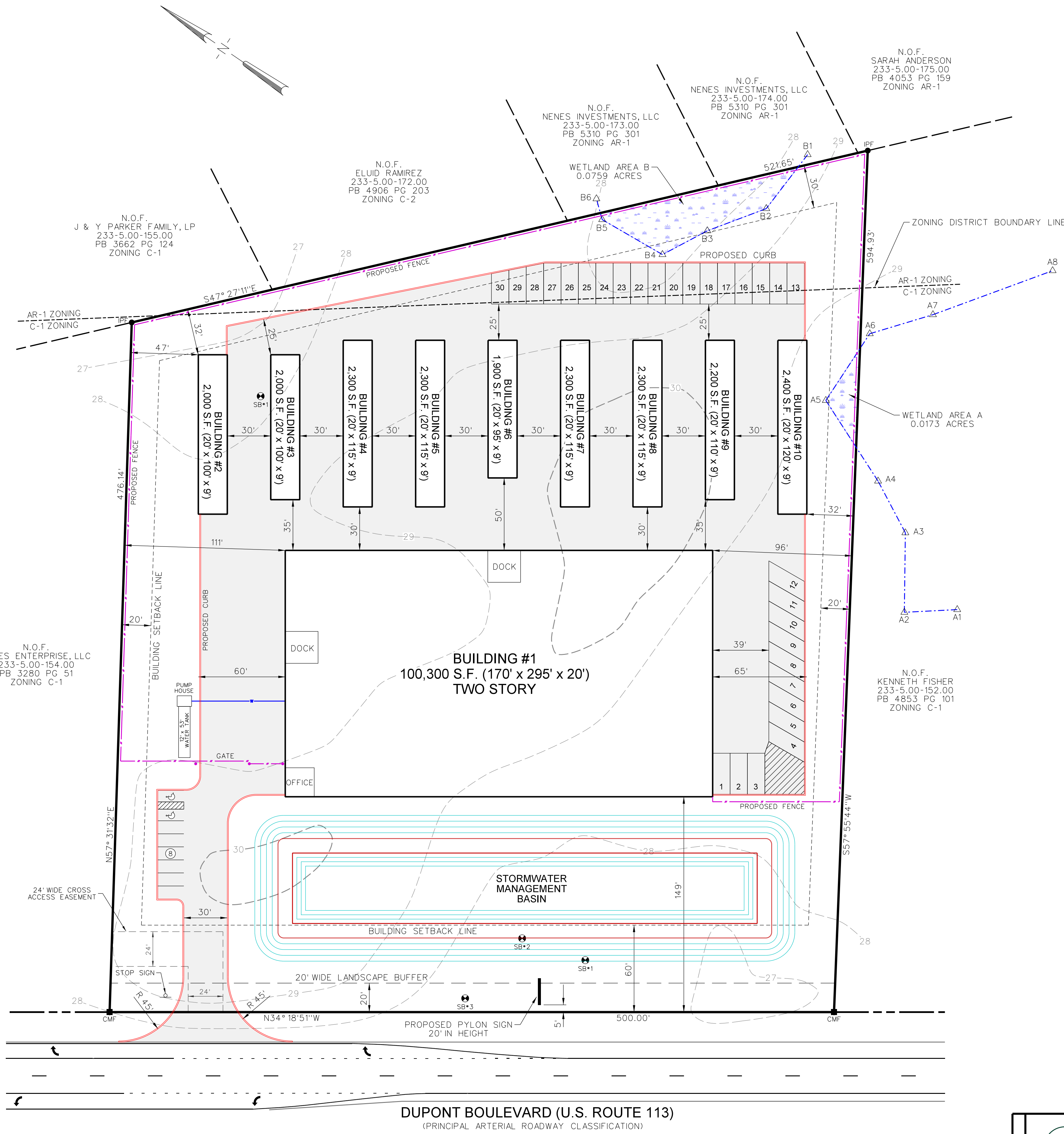
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION 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.



LEGEND

PROPERTY BOUNDARY	---
RIGHT-OF-WAY LINE	---
LOT LINE	---
BUILDING SETBACK LINE	---
ZONING DISTRICT LINE	---
EXISTING CONTOUR	-26-
PROPOSED CONTOUR	(26)
EXISTING STORM DRAIN	---
PROPOSED STORM DRAIN	---
EXISTING SANITARY SEWER	S
PROPOSED SANITARY SEWER	S
EXISTING WATER LINE	W
PROPOSED WATER LINE	W
EXISTING UTILITY POLE	+
EXISTING ROAD SIGN	+
EXISTING SPOT ELEVATION	26x27
PROPOSED SPOT ELEVATION	(26x27)

N.O.F.
JONES ENTERPRISE, LLC
233-5.00-154.00
PB 3280 PG 51
ZONING C-1



SCALE: 1" = 500'

DATA COLUMN

ACREAGE WITHIN BOUNDARIES:	10.52 ACRES
TAX PARCEL NO.:	233-5.00-153.00
EXISTING ZONING:	C-1 AND AR-1
PROPOSED ZONING:	C-1 AND AR-1
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	SELF STORAGE WAREHOUSE
PROPOSED BUILDING GFA:	100,300 S.F. (2 STORY CLIMATE CONTROLLED) 19,700 S.F. (NON-CLIMATE CONTROLLED) 120,000 S.F. (TOTAL)
PARKING REQUIRED:	(1.2)(400 S.F. OFFICE) 1 SP/200 S.F. = 3 SPACES
PARKING PROVIDED:	8 SPACES (2 HANDICAP)
BUILDING SETBACKS:	60' FRONT 20' SIDE 30' REAR
STORMWATER MANAGEMENT AREA:	0.8529 ACRES
TOTAL WETLAND AREA:	0.0932 ACRES
BUILDING SETBACK AREA:	1.2979 ACRES
NET DEVELOPMENT AREA:	8.2760 ACRES
BUILDING CONSTRUCTION TYPE:	TYPE II (000) METAL & MASONRY
MAXIMUM BUILDING HEIGHT:	42 FEET
PROPOSED BUILDING HEIGHT:	10 FEET (SINGLE STORY) 20 FEET (TWO STORY)
VERTICAL DATUM:	NAVOD88
HORIZONTAL DATUM:	NAD83
PERMANENT MONUMENTS FOUND:	4 (2 I.P.F., 2 CMF)
PERMANENT MONUMENTS PLACED:	0
WATER SERVICE:	PRIVATE ON-SITE WELL
SEWER SERVICE:	PRIVATE ON-SITE SEPTIC
INVESTMENT LEVEL AREA:	3
POSTED SPEED LIMIT:	55 MPH (SOUTH DUPONT BLVD)
OWNER OF RECORD:	WAGNER FAMILY PROPERTIES, LLC 27576 DAGSBORO ROAD DAGSBORO, DE 19939

GENERAL NOTES

- EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH BEST AVAILABLE INFORMATION AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND ALLOW FOR THEIR LOCATIONS.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO THEM DUE TO HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT HIS EXPENSE.
- PLAN LOCATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- NOTIFY MISS UTILITY 48 HOURS PRIOR TO ANY EXCAVATION AT (800) 282-8555
- THIS DRAWING DOES NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- THE BOUNDARY INFORMATION SHOWN IS BASED ON A FIELD SURVEY PERFORMED ON JULY 30, 2021 BY MORRIS & RITCHE ASSOCIATES, INC.
- THIS PROPERTY IS NOT IMPACTED BY WETLANDS REGULATED BY THE STATE OF DELAWARE OR THE U.S. ARMY CORPS OF ENGINEERS.
- THIS PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOOD PLAN AS DEPICTED ON FEMA MAP NO. 100050467K, DATED MARCH 15, 2015.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH DELAWARE STATE FIRE PREVENTION REGULATIONS.
- PROPOSED BUILDING #1 WILL BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM.
- LOCK BOX REQUIRED, CONTACT LOCAL FIRE CHIEF FOR ORDERING INFORMATION AND LOCATION OF BOX ON THE BUILDING.
- 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.
- THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
- THIS PARCEL IS IN AN AREA OF "FAIR" GROUNDWATER RECHARGE POTENTIAL IN ORDER TO COMPLY WITH CHAPTER 89 "SOURCE WATER PROTECTION" OF THE SUSSEX COUNTY CODE (§89-7).

ENGINEER CERTIFICATION

I, KEVIN R. MINNICH, 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.

KEVIN R. MINNICH, PE #9027 DATE

Minnich
Engineering & Land Planning
Designing Quality Not Quantity

868 Greenwood Road - Greenwood, DE 19950
(302) 697-2239 • (302) 349-5381

REVISIONS:

PROJECT NO: 21-189 DGN FILE: 21-189

PRELIMINARY SITE PLAN
ALL CLIMATE STORAGE
OF MILLSBORO

SITUATE IN: DAGSBORO HUNDRED - SUSSEX COUNTY, DELAWARE

DATE: 03/17/22 SCALE: 1" = 40' SHEET: P-1



July 1, 2022

Mr. Don Miller
Via email: donmiller@millerlewisinc.com

**RE: Dunn Investments LLC
Tax Map # 532-15-11**

Dear Mr. Miller

The Sussex Conservation District has reviewed the site plan for the above referenced site. The District concurs with the information provided and agrees that the total disturbance is less than 5,000 square feet and is therefore exempt from obtaining a sediment and stormwater plan. However, if the site conditions change or if the area of disturbance exceeds 5,000 square feet then a sediment and stormwater plan would need to be submitted to the District for review.

If you have any questions or concerns, please contact the District at 302-856-7219.

Sincerely,

Jessica L. Watson

Jessica L. Watson
Program Manager



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

22705 Park Avenue
Georgetown, DE 19947



SFMO PERMIT – SHALL BE POSTED ON JOBSITE UNTIL FINAL INSPECTION

Plan Review Number: 2022-04-210466-MIS-01
Status: Approved as Submitted

Tax Parcel Number: 532-15.00-11.00
Date: 05/06/2022

Project

Dunn Investment Subdivision
Dunn Investment Property

36855 Brittingham Road
Delmar DE 19940

Scope of Project

Number of Stories:
Square Footage:
Construction Class:
Fire District: 74 - Delmar Volunteer Fire Dept Inc

Occupant Load Inside:
Occupancy Code: 9601

Applicant

Donald K Miller
1560 Middleford Road
Seaford, DE 19973

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

April 08, 2022

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
ERIK WILLIAMS
Tax Parcel # 532-15.00-11.00
SCR00455-BRITTINGHAM ROAD
Little Creek (Sussex) Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Minor Subdivision Plan dated October 19, 2021 (last revised April 1, 2022), 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 may be other

ERIK WILLIAMS
Mr. Jamie Whitehouse
Page 2
April 08, 2022

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.

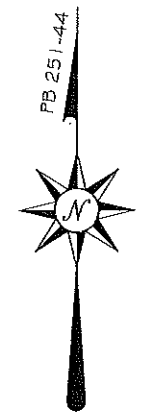
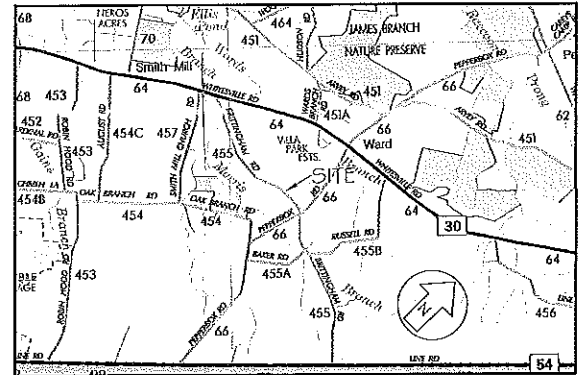
The owner shall be responsible to submit a copy of the **recorded Minor Subdivision Plan** showing all appropriate signatures, seals, plot book and page number to the South District Public Works office (302) 853-1341 in order to obtain the entrance permit(s) for the proposed minor subdivision.

Sincerely,

A handwritten signature in black ink that reads "Richard S. McCabe". The signature is written in a cursive style with a large, sweeping initial "R".

R. Stephen McCabe
Sussex County Review Coordinator
Development Coordination

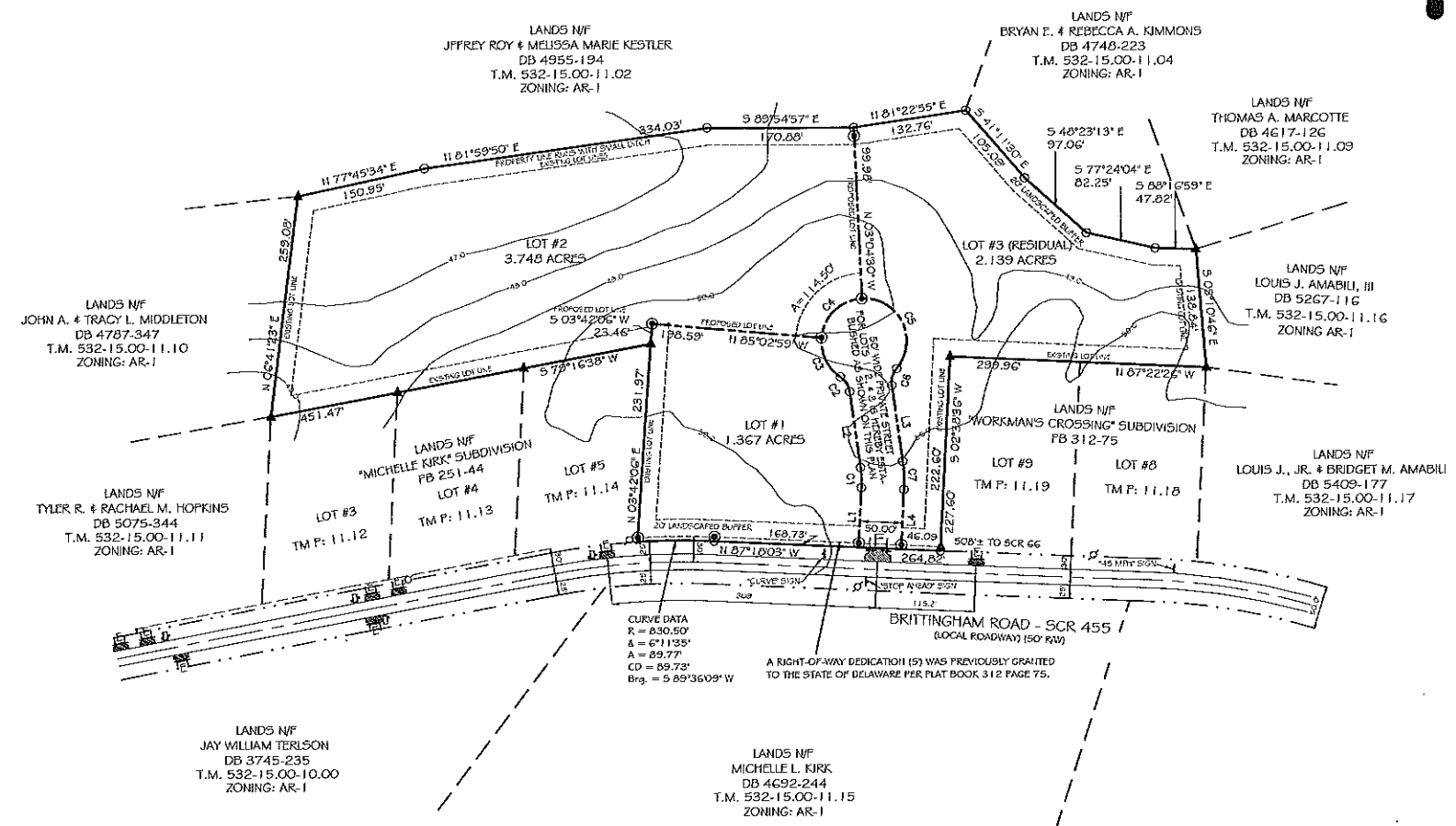
cc: Stephen Sellers, Miller Lewis
Sussex County Planning & Zoning
Jessica L. Watson, Sussex Conservation District
Matt Schlitter, South District Public Works Engineer
James Argo, South District Project Reviewer
James Smith, South District Entrance Permit Supervisor
Shannon Anderson, South District Public Work Admin Specialist
Wendy L. Polasko, P.E., Subdivision Engineer
John Andrescavage, Sussex County Reviewer



- NOTES:**
- IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
 - ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATIONS (DEL.D.O.T.'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
 - THERE IS A FIFTY FOOT BUILDING SETBACK FROM LANDS USED FOR AGRICULTURAL PURPOSES.
 - LOT 1, LOT 2 AND LOT 3 SHALL HAVE ACCESS TO SCR 455 VIA THE 50 FOOT WIDE PRIVATE STREET.
 - 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 HORSE, DUST, MANURE AND OTHER ODORS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
 - IF EXISTING ENTRANCES ARE ALTERED, THEY SHALL CONFORM TO DELDOTS DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL. NO CONSTRUCTION SHALL OCCUR IN THE RIGHT-OF-WAY (ROW) WITHOUT A DELDOT PERMIT.
 - ENTRANCES TO PRIVATE STREETS SERVING MULTIPLE RESIDENTIAL LOTS SHOULD BE PAVED FROM THE EDGE OF TRAVEL LANE TO THE ROW LINE (AT A MINIMUM) WITH A DRIVEWAY THROAT WIDTH OF 16 TO 24 FEET. REFER TO DELDOT DEVELOPMENT COORDINATION MANUAL REFERENCE 3.3.3.
 - PRIVATE MAINTENANCE - PRIVATE STREETS WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER. THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17, SECTION 131), DELDOT ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THESE STREETS.
 - A 50 FOOT WIDE INGRESS / EGRESS EASEMENT IS HEREBY ESTABLISHED AS PER THIS PLAN.
 - A RIGHT-OF-WAY DEDICATION WAS PREVIOUSLY GRANTED TO THE STATE OF DELAWARE PER PLAT BOOK 312 PAGE 75.
 - THERE SHALL BE A 20- FOOT-WIDE LANDSCAPED BUFFER AROUND THE PERIMETER OF THE SUBDIVISION. THE BUFFER SHALL BE MAINTAINED BY THE LOT OWNERS IN PERPETUITY.

FIRE MARSHAL NOTES:

MAX HEIGHT: 3 STORES, 42 FEET
 CONSTRUCTION TYPE: TYPE V (WOOD FRAME)
 ALL FIRE LINES, 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 LINES, 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.
 AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THESE STRUCTURES.



STREET LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°36'00" E	69.49
L2	N 08°14'11" W	88.75
L3	S 08°14'11" E	88.75
L4	S 02°36'50" W	69.24

STREET CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C1	23.67'	125.00'	10°51'01"	41.02'	N 02°40'41" W	23.64'
C2	21.03'	25.00'	48°11'23"	18.32'	S 53°53' W	20.41'
C3	33.56'	50.00'	61°22'55"	28.44'	N 25°44'11" W	31.04'
C4	71.54'	50.00'	61°58'30"	45.56'	S 45°51'3" E	65.59'
C5	116.09'	50.00'	133°01'41"	26°33'58" E	81.78'	
C6	21.03'	25.00'	48°11'23"	18.32'	S 53°53' W	20.41'
C7	33.14'	175.00'	10°51'01"	52°46'14" E	33.09'	

DATA COLUMN:

T.M.#532-15.00-11.00
 ZONING: AR-1
 TRACT AREA: 7.660 ACES ± (INCLUDING RESIDUAL AREA)
 PROPOSED ACCESS ROAD AREA: 0.4058 ACRES ±
 EXISTING LOTS: 1
 PROPOSED LOTS: 3 NEW (3 TOTAL INCLUDING RESIDUAL LANDS)
 PRESENT USE: AGRICULTURAL
 PROPOSED USE: RESIDENTIAL
 ACCESS: S.C.R. 455 (BRITTINGHAM RD.)
 ROADWAY CLASSIFICATION: LOCAL ROADWAY
 WATER AND SEWER: INDIVIDUAL ON-SITE
 100 YEAR FLOODPLAIN: SITE IS NOT IMPACTED
 AS PER FIRM # 1005C0600K DATED 3/16/15
 THIS PROJECT IS NOT IN THE PROXIMITY OF A TID SPEED LIMIT ON BRITTINGHAM ROAD IS 45 MPH (UNPOSTED)
 CONTOUR LINES SHOWN ON THIS PLAN FROM GIS INFORMATION

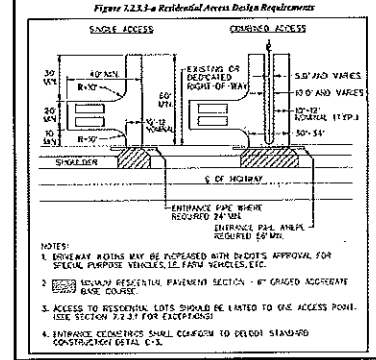
I, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

ERIK WILLIAMS, GENERAL PARTNER DATE
 DUNN INVESTMENTS LLC

MINOR SUBDIVISION PLAN FOR
DUNN INVESTMENTS LLC

36855 BRITTINGHAM ROAD, DELMAR, DE 19940
 PH: 302-377-4596

DELDOT DEVELOPMENT COORDINATION MANUAL



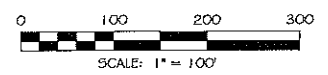
NOTE: SURVEYORS, PLANNERS, ENGINEERS AND OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE SPECIFIED VISUAL TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR INTERFERES WITH 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.

- LEGEND:**
- EXISTING RIGHT-OF-WAY LINE
 - PREVIOUSLY DEDICATED R.O.W.
 - EXISTING LOT LINE
 - PROPOSED LOT LINE
 - CENTERLINE
 - NEXT PROPERTY LINE
 - DITCH LINE
 - EDGE OF PAVING
 - EASEMENT

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

FORWARD K. MILLER, PLS-407 DATE

- LEGEND:**
- IRON PIPE FOUND
 - ▲ IRON ROD (FOUND)
 - IRON PIPE SET
 - ⊕ POINT
 - ⊞ MAIL BOX
 - ⊞ UTILITY POLE
 - ⊞ TRAFFIC SIGN
 - ⊞ EXISTING ENTRANCE



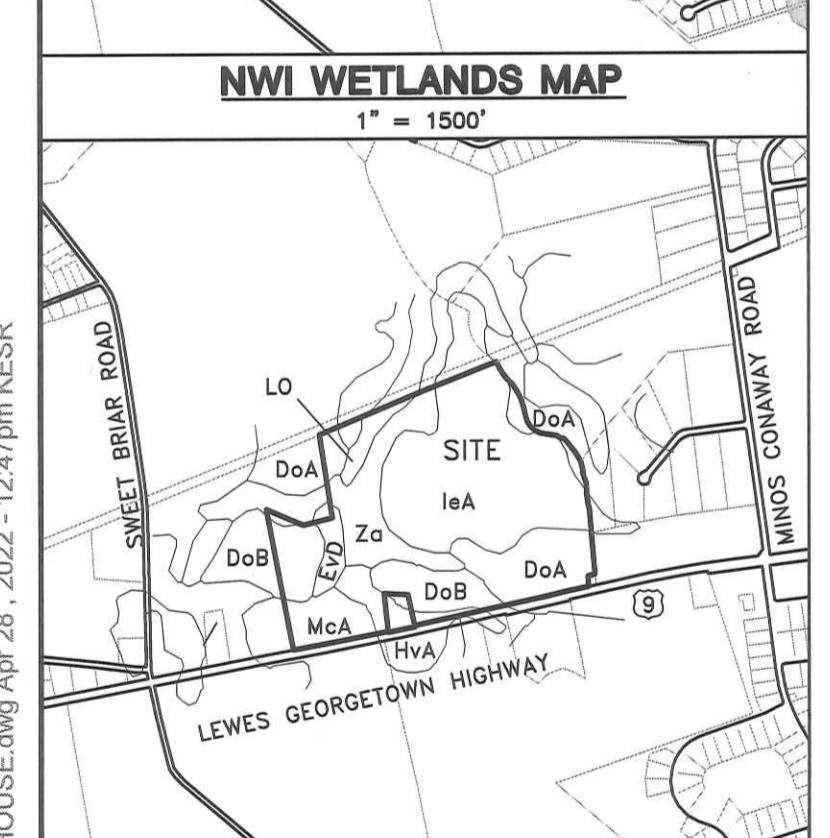
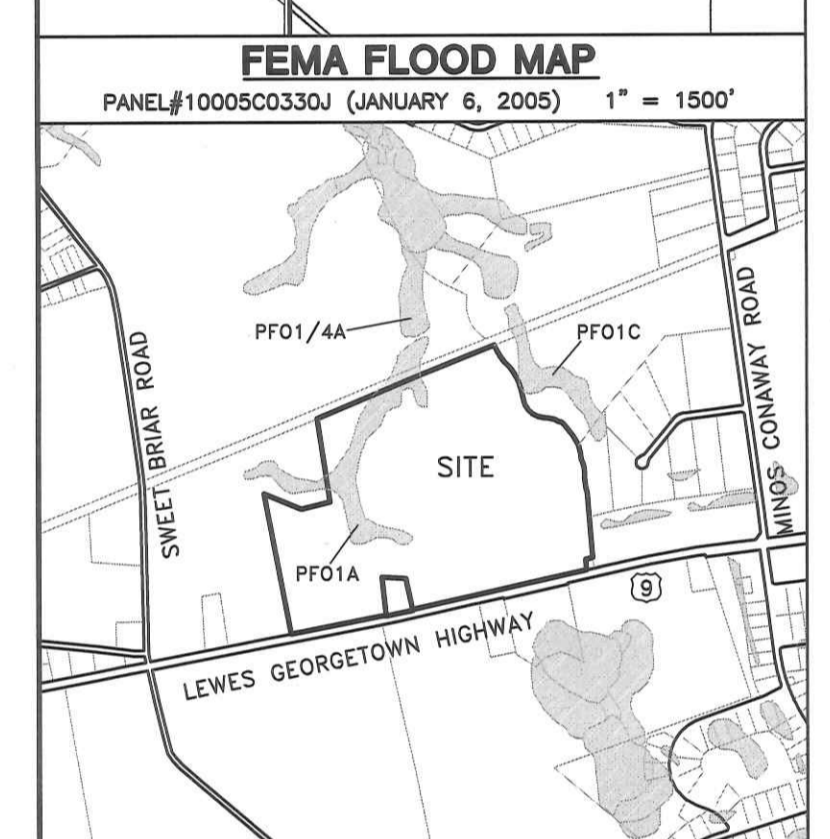
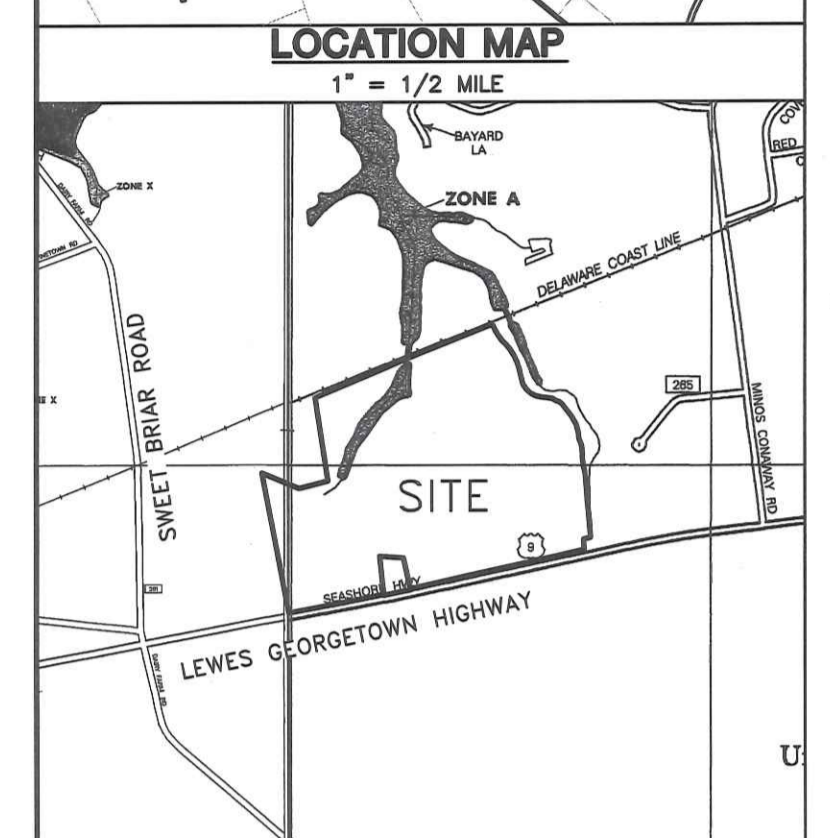
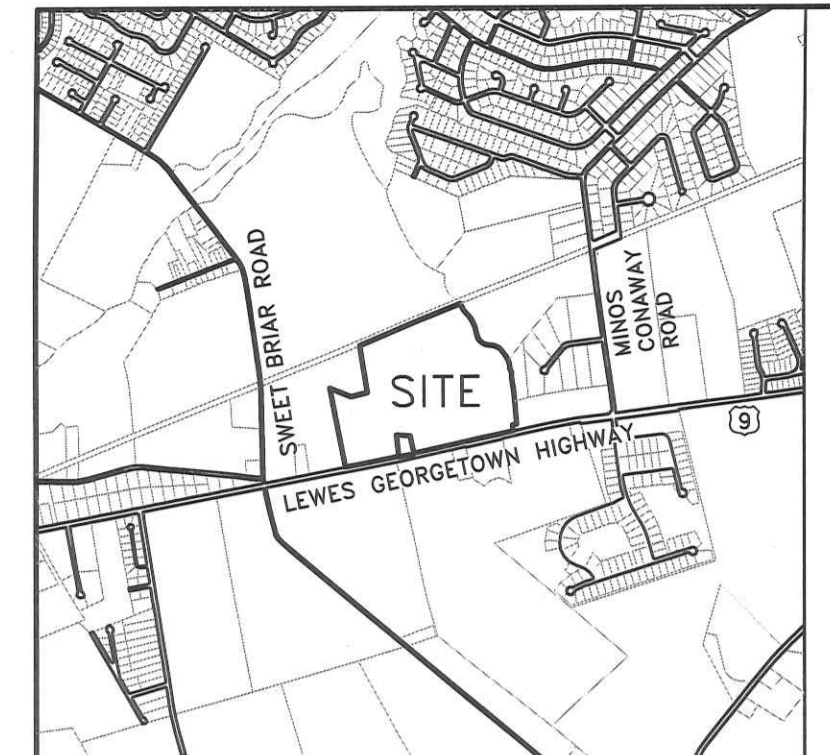
OTHER THAN SHOWN THIS SURVEY AND PLAN DOES NOT REPRESENT THE EXISTENCE OR NON-EXISTENCE OF RIGHTS OF WAY OR EASEMENTS CROSSING THIS PROPERTY. NO FIELD SEARCH FOR RECORDS OR UTILITIES WAS CONDUCTED.

SURVEY CLASS: SUBURBAN

DATE	REVISION
03-14-22	DELDOT COMMENTS 03-11-22
04-01-22	DELDOT COMMENTS 03-31-22
06-30-22	P & Z COMMENTS 06-27-22

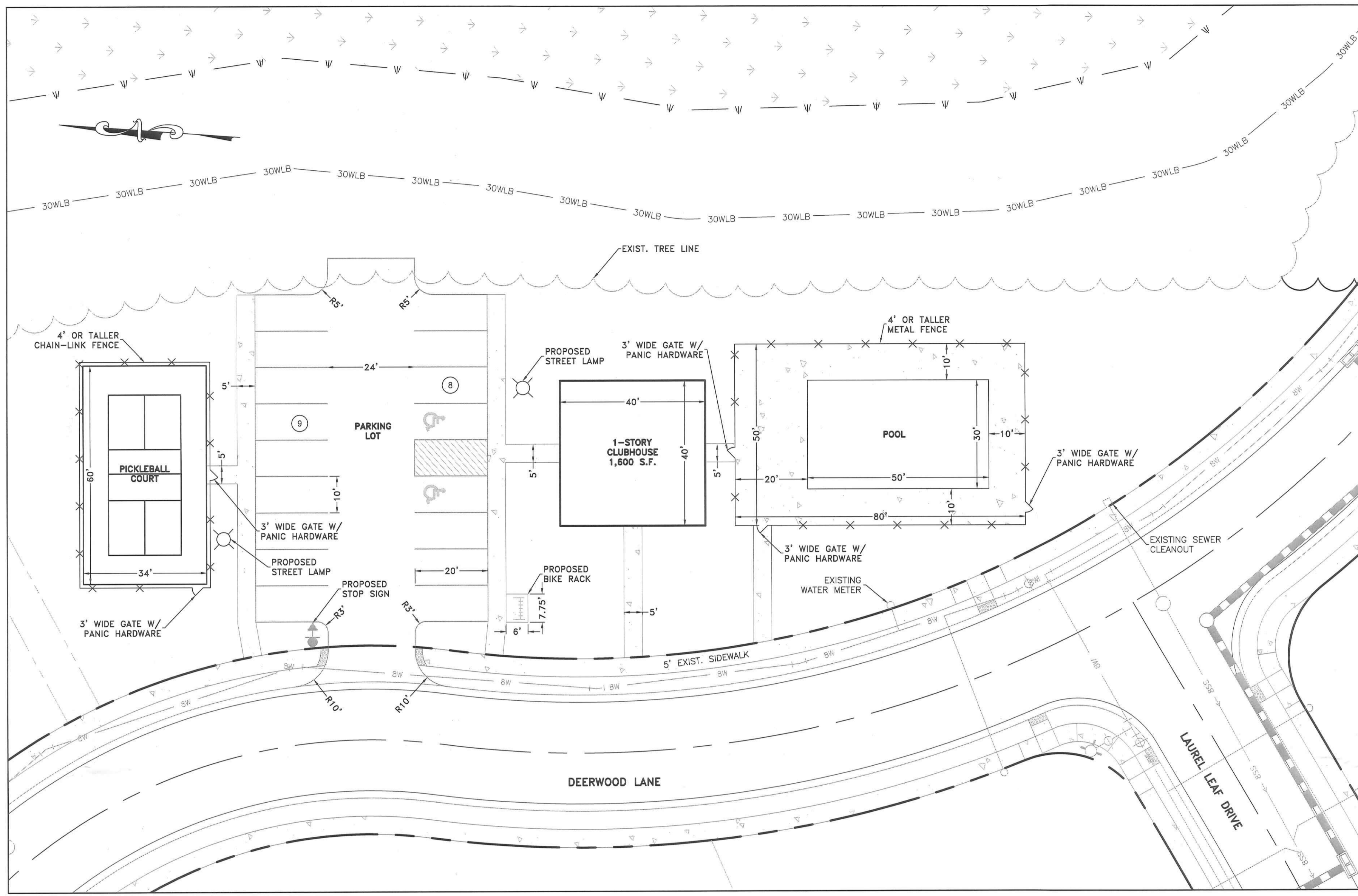
MILLER LEWIS, INC.
 LAND SURVEYING
 1560 MIDDLEFORD RD.
 STAFFORD, DELAWARE 19773
 PH: 302-629-9895 FAX: 302-629-2391

HUNDRED	COUNTY
LITTLE CREEK	SUSSEX
STATE	DRAWN BY
DELAWARE	D.K. MILLER
REF.	FILE NO.
DB 5038-271	WILLIAMS 532-15-11



SOILS DATA		
LABEL	SOIL NAME	TYPE
DoA	DOWNER	B
DoB	DOWNER	B
Eo	EVESBORO	A
HwA	HURLUCK	B/D
IaA	INGLESIDE	B
LD	LONGMARSH	D
McA	MARSHYHOPE	C
Zo	ZEDDAH	D

SOILS DATA		
LABEL	SOIL NAME	TYPE
DoA	DOWNER	B
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Eo	EVESBORO	A
HwA	HURLUCK	B/D
IaA	INGLESIDE	B
LD	LONGMARSH	D
McA	MARSHYHOPE	C
Zo	ZEDDAH	D



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- RIGHT-OF-WAY / PROPERTY LINE
- BUILDING SETBACK LINE
- CATCH BASIN, STORM PIPE, STORM MANHOLE
- SANITARY SEWER MANHOLE, PIPE, FLOW ARROW
- SANITARY SEWER LATERAL
- WATER MAIN, TEE W/ VALVES, PIPE SIZE
- WATER LATERAL
- FIRE HYDRANT ASSEMBLY
- FENCE
- PAVEMENT / FULL DEPTH
- SIDEWALK
- PROPOSED SPOT GRADES
- EXISTING SPOT GRADES

FIRE PROTECTION NOTES

- ALL FIRE LANES, HYDRANTS, EXITS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS (DSFPR, 705, CHAPTER 5).
- WATER PROVIDER: TIDEWATER UTILITIES, INC.
- PROPOSED BUILDING CONSTRUCTION: TYPE V (000)
- INTENDED USE: CLUB HOUSE, POOL AND POOL DECK - ASSEMBLY
- PROPOSED BUILDING HEIGHT: < 42 FEET
- PROPOSED BUILDING SQUARE FOOTAGE: 1,600 ± S.F.
- SITE WILL BE SERVED BY AN UNDERGROUND CLOSED PIPE NATURAL GAS OR PROPANE SYSTEM.
- AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.

GENERAL NOTES:

- CONTRACTOR TO INSTALL TRACER WIRE ON SERVICE LINE FOR THE POOL HOUSE.
- THE DESIGNATED HOMEOWNERS ASSOCIATION ASSUMES RESPONSIBILITY FOR THE AMENITIES WITHIN RED MILL POND SOUTH.
- RECREATIONAL AMENITIES TO SERVE THE RESIDENTS OF RED MILL POND SOUTH.
- HANDICAP CURB RAMPS SHALL CONFORM TO ADA STANDARDS AND SPECIFICATIONS.
- OUTDOOR LIGHTING SHALL BE SHIELDED AND DOWNWARD SCREENED.

WETLANDS 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 328.3(A)(8), WATERS OF THE U.S. DEFINITION/CECW-OR, 10-7-1991, QUESTIONS AND ANSWERS ON THE 1987 CODE MANUAL/CECW-OR, 9-26-1990, RGL 90-7/CECW-OR, 3-6-1992, CLARIFICATION AND INTERPRETATION OF THE 1987 MANUAL). THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.

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

EDWARD M. LAUNAY, PWS NO. 875
 SOCIETY OF WETLANDS SCIENTISTS
 CORPS OF ENGINEERS, CERTIFIED WETLAND
 DELINEATOR WDPC93MD0510036B

DATA COLUMN

TAX MAP ID: 3-34-5.00-170.00
 DATUM: NAVD 88
 VERTICAL: NAD 83 (DE STATE PLANE)
 HORIZONTAL:
 EXISTING ZONING: AR-1 AGRICULTURAL RESIDENTIAL DISTRICT
 PROPOSED ZONING: AR-1 AGRICULTURAL RESIDENTIAL DISTRICT
 COASTAL AREA: PROJECT LIES WITHIN THE COASTAL AREA
 SOURCE WATER PROTECTION: PROJECT IS NOT WITHIN A WELLHEAD PROTECTION AREA. PROJECT IS WITHIN THE "FAIR" GROUNDWATER RECHARGE AREA.
 FLOOD HAZARD MAP: THE SITE IS LOCATED ON THE FEMA FLOOD INSURANCE RATE MAP #10005CO330J, DATED JANUARY 6, 2005.
 WETLANDS: THIS SITE AS SHOWN HEREON CONTAINS STATE OR FEDERALLY REGULATED WETLANDS BASED ON NWI AND DNREC WETLAND MAPS.
 TOTAL: 83.384 AC.
 PARKING REQUIREMENTS: 304 S.F. ASSEMBLY / 50 = 7 SPACES
 500 S.F. INDOOR RECREATION / 150 = 4 SPACES
 TOTAL = 11 SPACES REQUIRED
 PARKING PROVIDED: 17 SPACES
 LAND USE AREAS
 SINGLE FAMILY LOTS: 36.996 ACRES
 RIGHT-OF-WAY: 11.804 ACRES
 OPEN SPACE: 34.416 ACRES
 PUMPSTATION: 0.073 ACRES
 RIGHT-OF-WAY DEDICATION: 0.085 ACRES
 TOTAL SITE AREA: 83.384 ACRES
 NET DEVELOPMENT AREA: 36.996 ACRES
 REQUIRED OPEN SPACE: 30%
 PROPOSED OPEN SPACE: 41%
 LOD AREA: 0.618 AC.±
 EXISTING WOODED AREA: 23.84 AC.
 PROPOSED WOODED AREA: 22.21 AC. (93%)
 EXISTING WETLANDS AREA: 10.54 AC.
 AR-1 MINIMUM ZONING REQUIREMENTS
 FRONT YARD SETBACK: 25 FT. (CORNER LOTS ALLOW FOR ONE 25' SETBACK AND ONE 15' SETBACK)
 SIDE YARD SETBACK: 10 FT.
 REAR YARD SETBACK: 10 FT.
 MIN. LOT AREA: 7,500 SF.
 AVG. LOT AREA: 9,105 SF. (0.21 AC.)
 WIDTH OF LOT: 60 FT.
 MIN. LOT DEPTH: 100 FT.
 VOLUNTARY NON-TIDAL WETLANDS BUFFER: 30 FT.
 SANITARY SEWER: WEST REHOBOTH EXPANSION OF THE DEWEY BEACH SANITARY SEWER DISTRICT (SUSSEX COUNTY AGREEMENT #446-9)
 WATER SUPPLY: TIDEWATER UTILITIES
 PROPOSED MAXIMUM BUILDING HEIGHT: 42 FT. (3-1/2 STORIES)
 PROPOSED BUILDING HEIGHT: 20 FT.
 PROPOSED BUILDING CONSTRUCTION: WOOD CONSTRUCTION
 PROJECT IS LOCATED IN THE HENLOPEN TRANSPORTATION IMPROVEMENT DISTRICT.

ENGINEER'S STATEMENT

I, JAMIE L. SECHLER, 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.

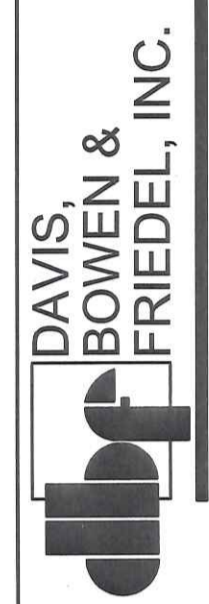
by JAMIE L. SECHLER, P.E. DATE
 DAVIS, BOWEN & FRIEDEL, INC.
 1 PARK AVE.
 MILFORD, DELAWARE, 19963

OWNER/DEVELOPER STATEMENT

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

K. HOVNANIAN HOMES OF DELAWARE I, LLC DATE
 2499 SOUTH DUPONT HWY. SUITE G
 SMYRNA, DE 1997

ARCHITECTS ENGINEERS SURVEYORS
 SUSSEX, MARYLAND (410) 543-9000
 DELAWARE (302) 424-1441
 ESTON, MARYLAND (410) 770-0744

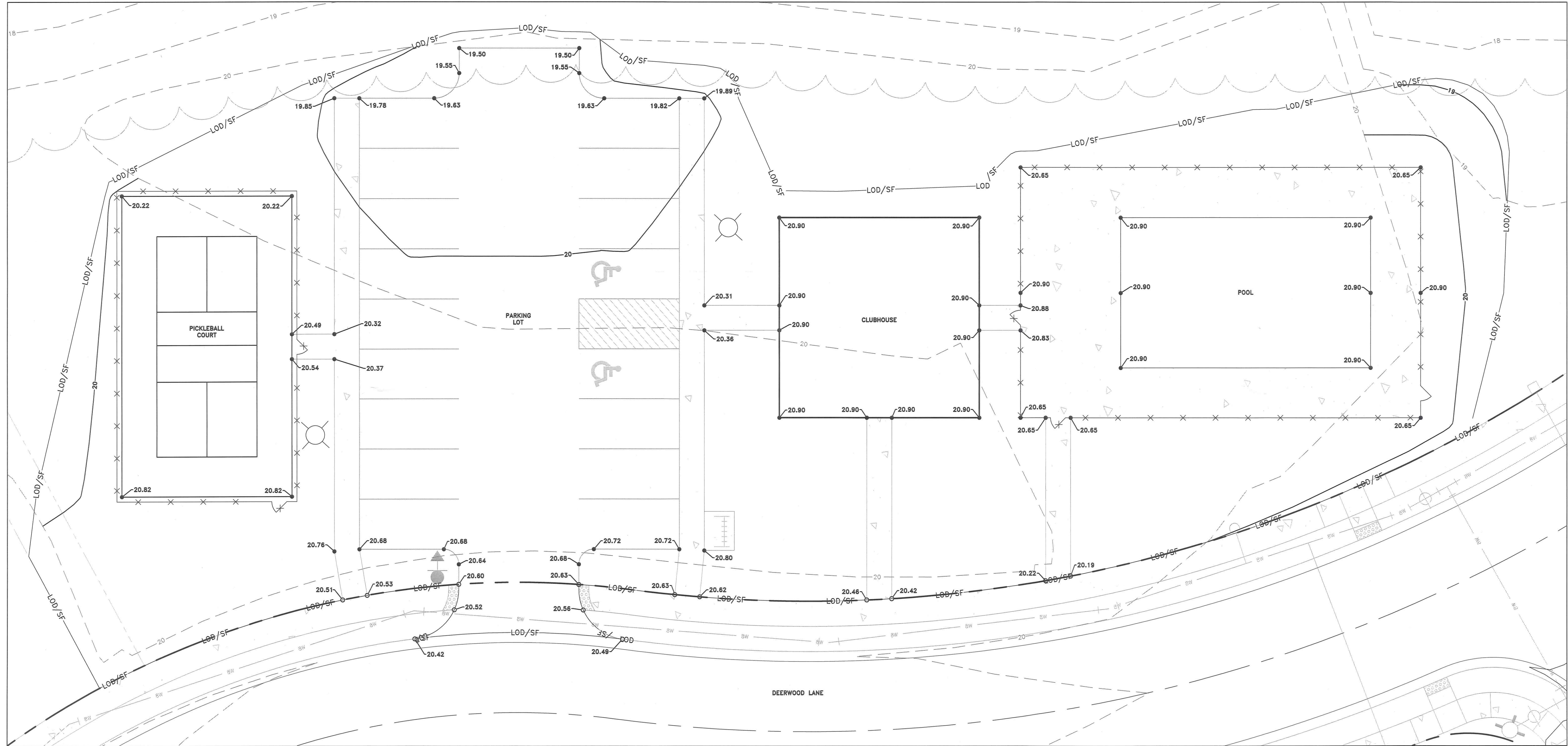


THE VILLAGES AT RED MILL POND-SOUTH AMENITIES
 RESIDENTIAL SUBDIVISION
 SUSSEX COUNTY, DELAWARE

Revisions:

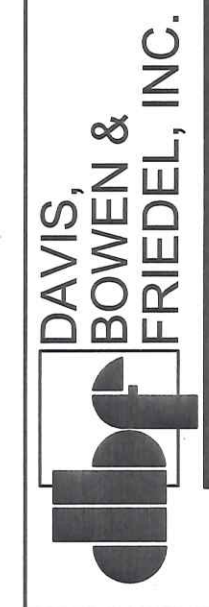
Date:	JANUARY 2022
Scale:	1"=20'
Dwn.By:	RPK
Proj.No.:	14436001
Dwg.No.:	01

N01# 6462 SCD APPROVAL BOX



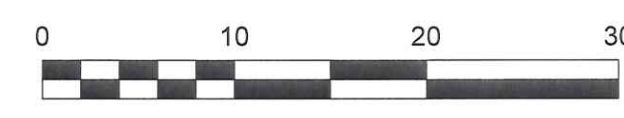
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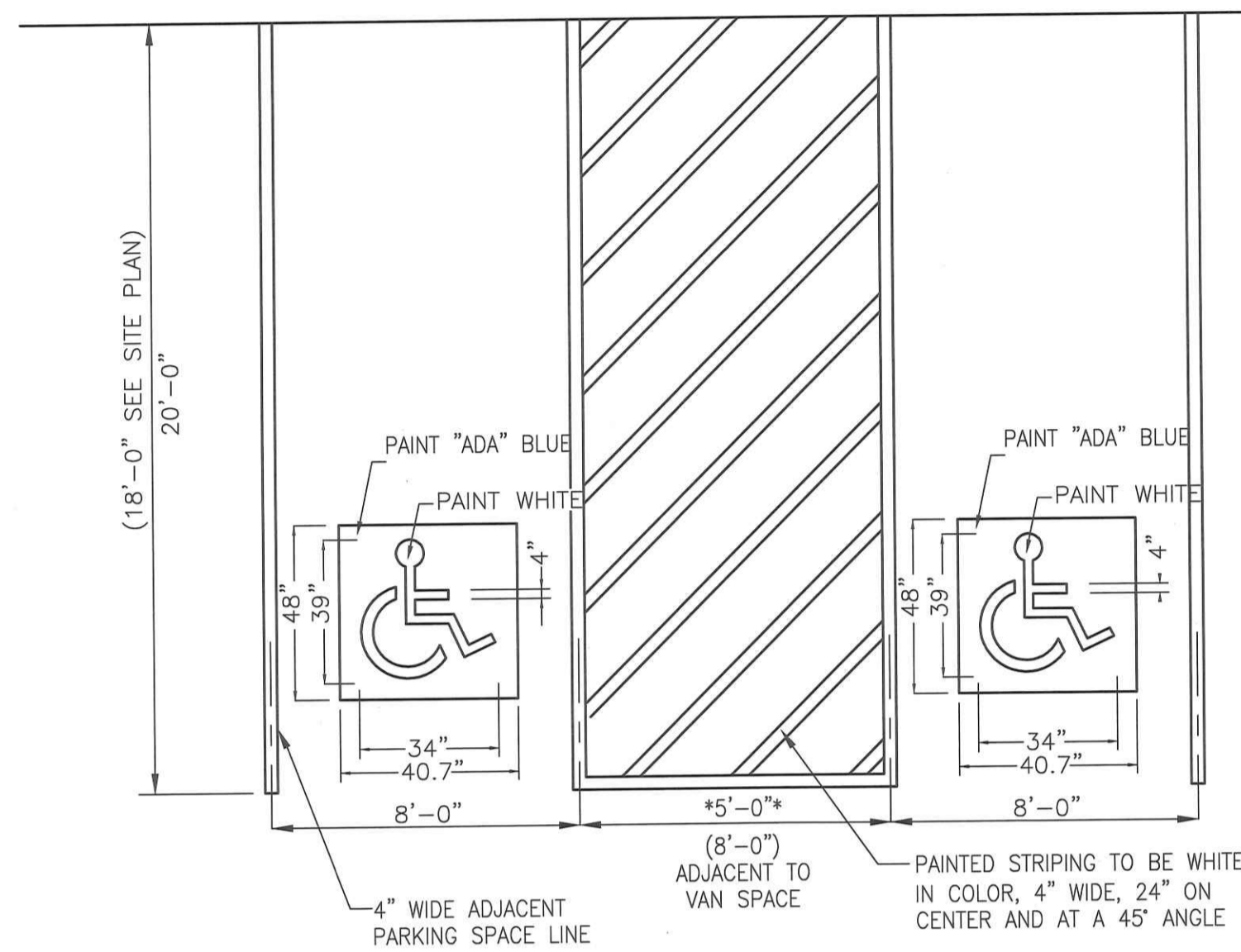
ARCHITECTS ENGINEERS SURVEYORS
 SUSSEX COUNTY, DELAWARE
 1000 W. MARKET STREET
 EASTON, MARYLAND (301) 770-7144



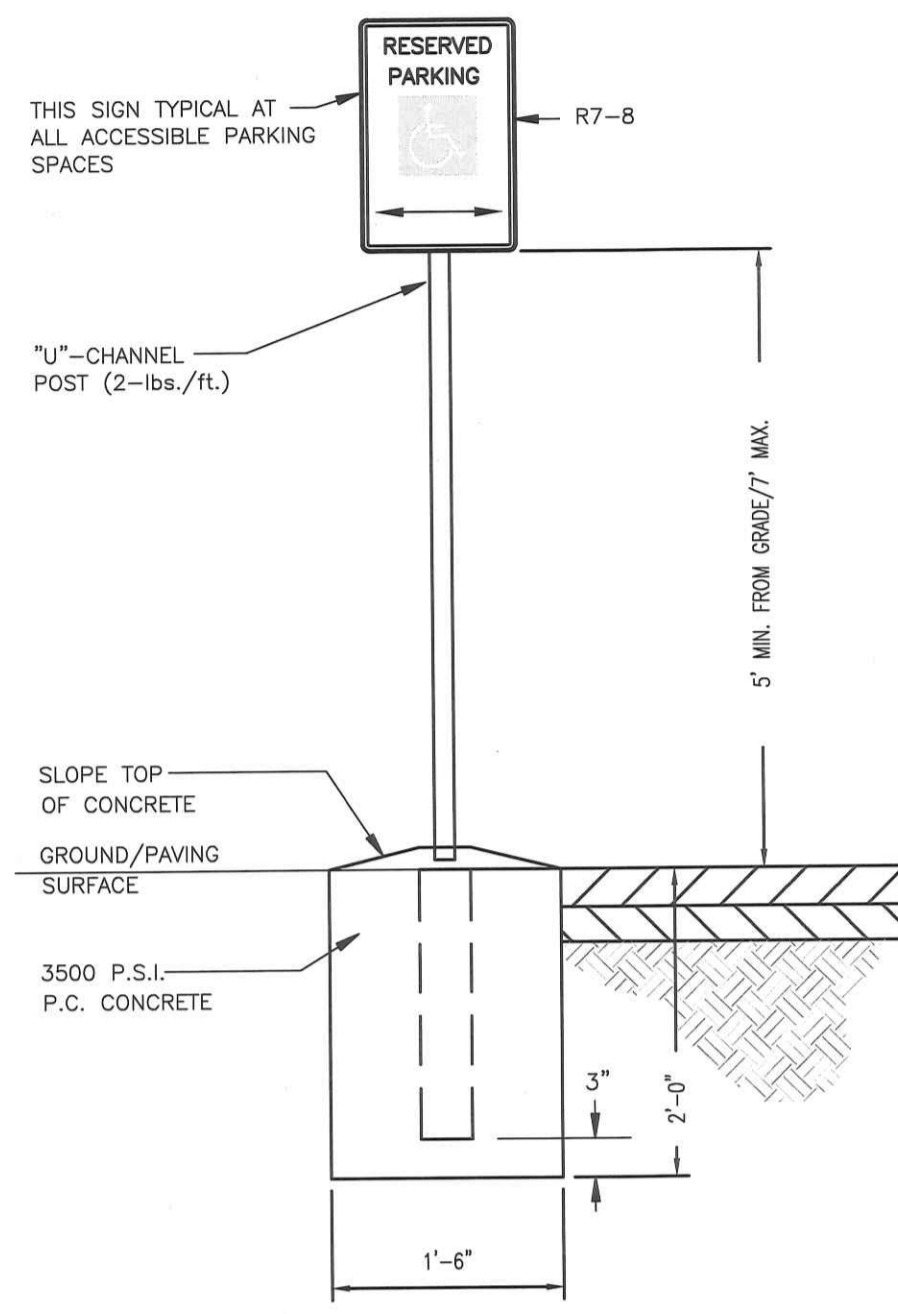
**THE VILLAGES AT RED MILL POND-SOUTH AMENITIES
 RESIDENTIAL SUBDIVISION
 SUSSEX COUNTY, DELAWARE**

Revisions:
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Proj.No.: 14436001
Dwg.No.: 02

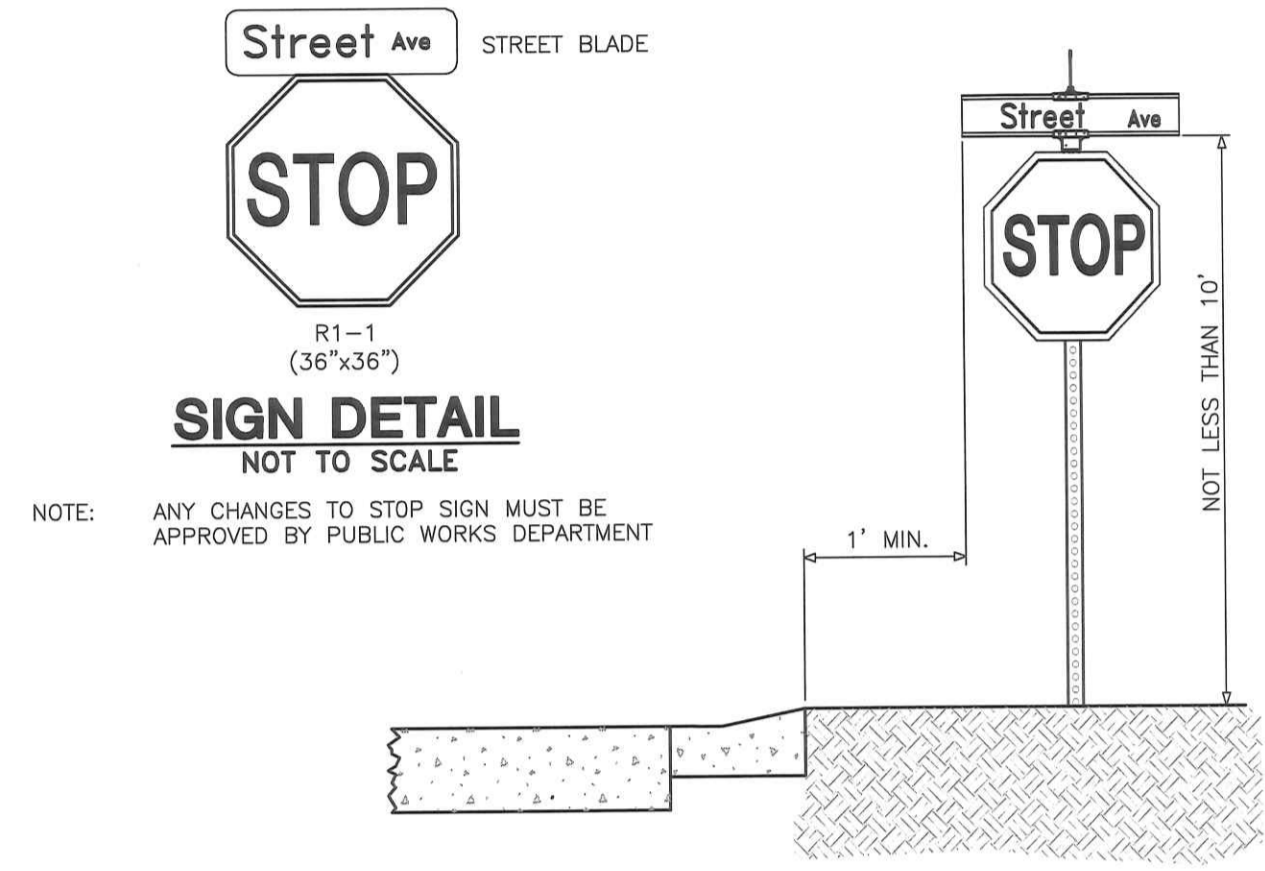




HANDICAP PARKING DETAIL
NOT TO SCALE



SIGNAGE FOR HANDICAPPED PARKING SPACE
NOT TO SCALE



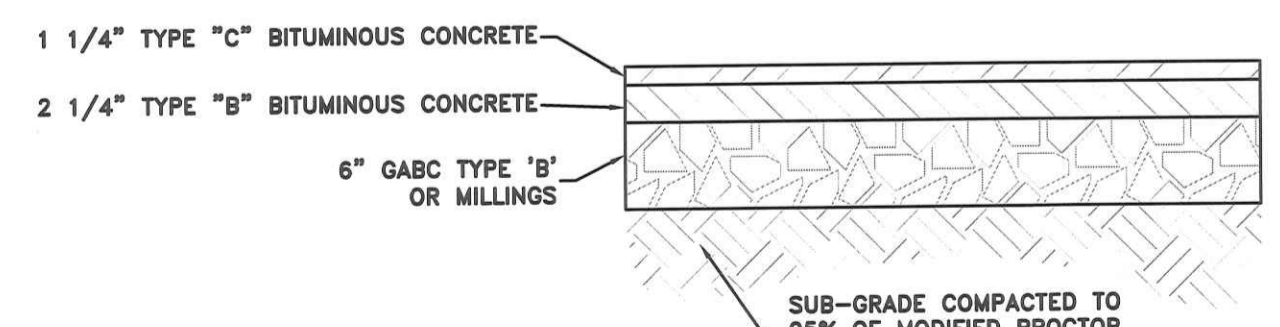
TYPICAL SIGN INSTALLATION
NOT TO SCALE

GENERAL NOTES:

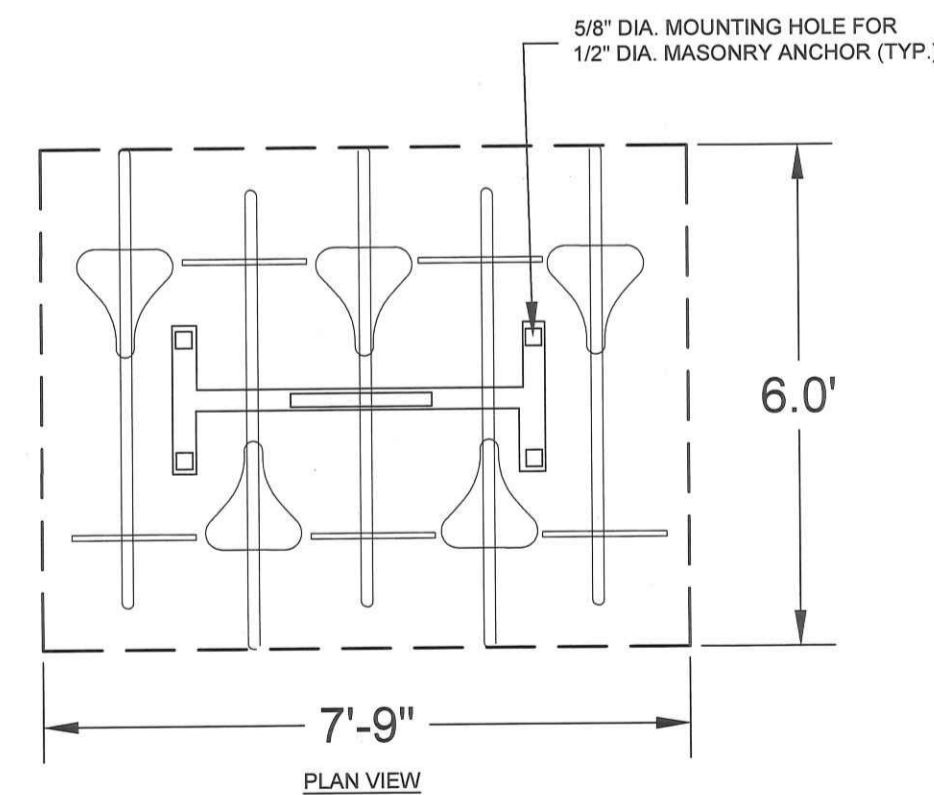
- REVIEW AND OR APPROVAL OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.
- IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY DNREC 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 DNREC WELL PERMITTING BRANCH.
- 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.
- 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 CONDITIONS FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES, AND DEPARTMENT POLICIES, PROCEDURES, AND GUIDANCE.
- CONTRACTOR TO INSTALL TRACER WIRE ON SERVICE LINE FOR THE POOL HOUSE.
- THE DESIGNATED HOMEOWNERS ASSOCIATION ASSUMES RESPONSIBILITY FOR THE AMENITIES AT MARSH ISLAND.
- RECREATIONAL AMENITIES TO SERVE THE RESIDENTS OF RED MILL SOUTH.
- HANDICAP CURB RAMPS SHALL CONFORM TO ADA STANDARDS AND SPECIFICATIONS.
- CLUBHOUSE, AMENITIES AND SWIMMING POOL ARE REQUIRED TO BE PROVIDED IN ORDER TO COMPLY WITH CONDITION 9 OF THE 13 CONDITIONS ASSOCIATED WITH THE PRELIMINARY SITE PLAN APPROVAL FOR LANDLOCK ACRES (2005-73)(FORMER SUBDIVISION NAME) "AMENITIES, INCLUDING A CLUBHOUSE AND SWIMMING POOL SHALL BE CONSTRUCTED AND OPEN TO USE BY RESIDENTS OF THE DEVELOPMENT WITHIN 2 YEARS OF THE ISSUANCE OF THE FIRST RESIDENTIAL BUILDING PERMIT.

SEQUENCE OF CONSTRUCTION

- NOTIFY THE SUSSEX CONSERVATION DISTRICT IN WRITING AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
- INSTALL ALL PRE-BULK EROSION & SEDIMENT CONTROLS. CCR SHALL REVIEW INSTALLATION OF THE INSTALLATION OF THE EROSION & SEDIMENT CONTROLS.
 - ALL PERIMETER CONTROLS ARE TO BE REVIEWED BY THE AGENCY CONSTRUCTION SITE REVIEWER AND APPROVED PRIOR TO PROCEEDING WITH FURTHER SITE DISTURBANCE OR CONSTRUCTION.
 - THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PERIMETER CONTROLS SHOULD BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENTATION ON THE SITE. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR REPAIR MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.
 - MINIMIZE DEMOLITION, CLEARING AND GRADING OPERATIONS TO AREAS NECESSARY FOR IMMEDIATE CONSTRUCTION ACTIVITY.
 - PERFORM ANY REQUIRED DEMOLITION OF THE EXISTING SITE.
 - STRIP TOPSOIL AND PERFORM ROUGH GRADING FOR BUILDING AND AMENITY AREAS.
 - EXPORT FILL, GRADE FOR BUILDINGS. BEGIN BUILDING CONSTRUCTION.
 - FINE GRADE FOR PROPOSED AMENITY AREAS, PLACE STONE PER PAVEMENT SPECIFICATIONS AND PLANS.
 - UPON COMPLETION OF PAVING AND STABILIZATION OF ALL DISTURBED AREAS,
 - REMOVE SEDIMENT FROM STORMDRAIN SYSTEM.
 - STABILIZE DISTURBANCE IMMEDIATELY.
 - RESTORE ALL DISTURBED AREAS NOT TO BE COVERED BY PAVEMENT WITH PERMANENT STABILIZATION IN ACCORDANCE WITH ITEM 14 OF THE EROSION AND SEDIMENT CONTROL NOTES.
 - NOTIFY THE CCR AT LEAST THREE (3) DAYS PRIOR TO START OF THE STORMWATER SYSTEM CONSTRUCTION; STORMWATER FACILITIES MUST BE REVIEWED THROUGHOUT THEIR CONSTRUCTION.
 - EROSION AND SEDIMENT CONTROL DEVICES SHOULD BE REMOVED ONLY AFTER WORK IN AN AREA HAS BEEN COMPLETED AND STABILIZED, WITH WRITTEN APPROVAL FROM THE AGENCY CONSTRUCTION SITE REVIEWER.



PAVEMENT SECTION
NOT TO SCALE

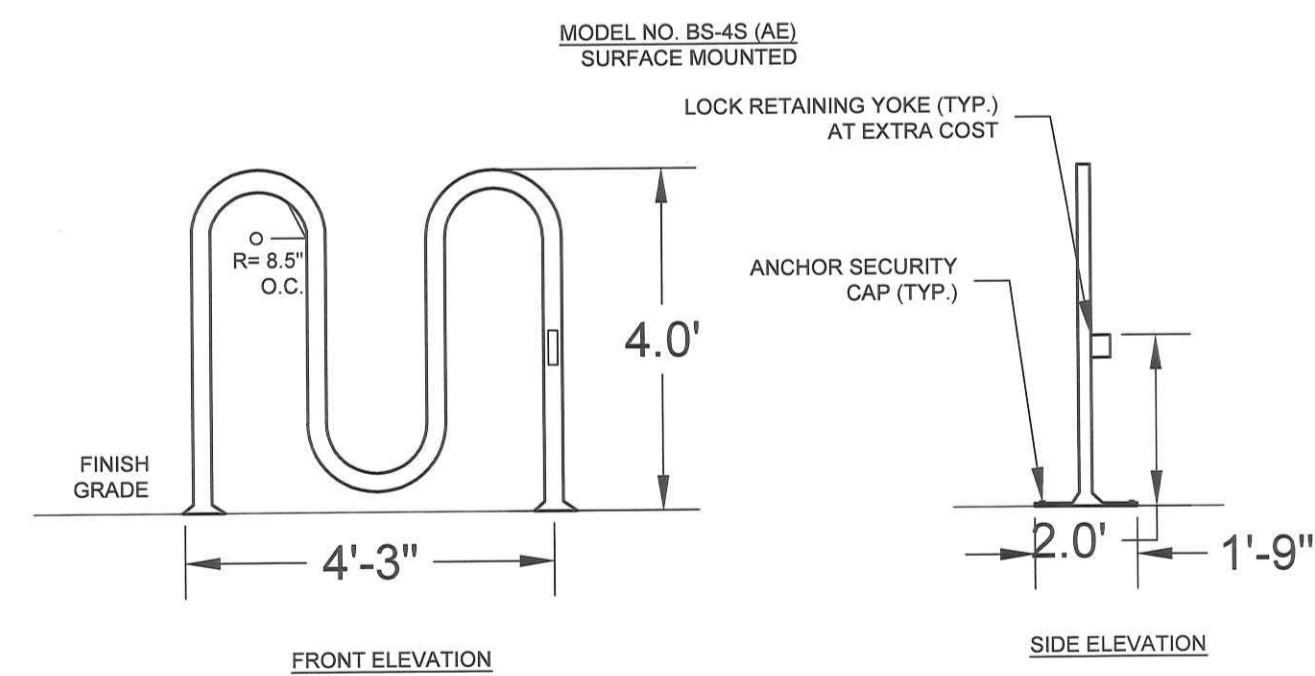


ORDERING INFORMATION
BIKE-STANCHIONS- ADULT-EXPANDED (AE) VERSION, MODERATE SECURITY BIKE RACKS

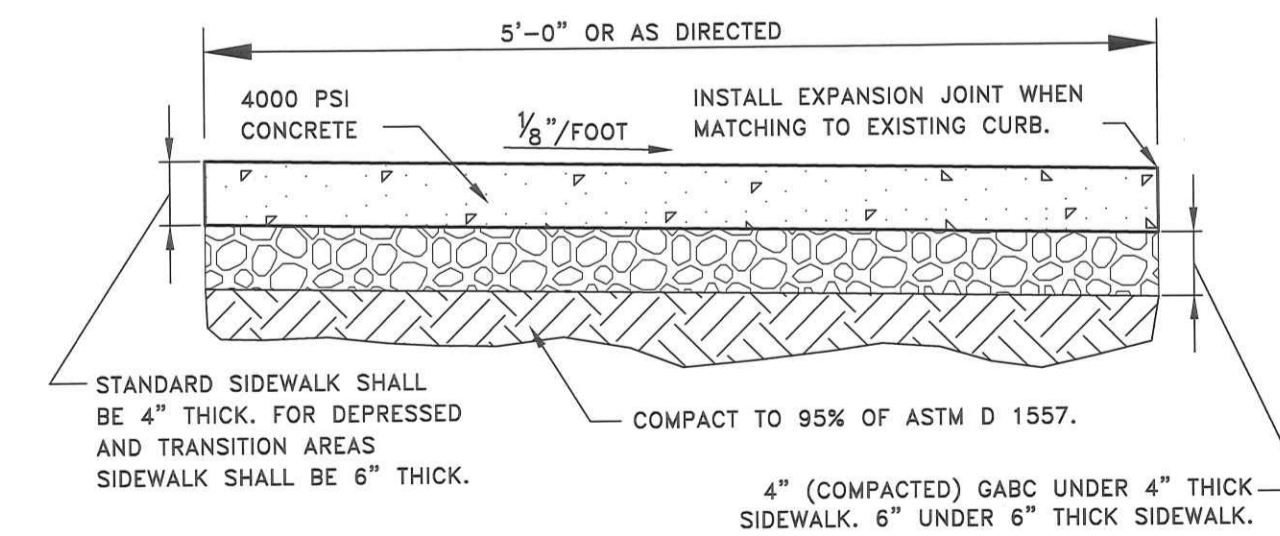
MODEL NO. SURFACE-MOUNT	LENGTH (O.C.)	BIKE CAP.
BS- 2S(AE) OR BS- 2B(AE)	1'-5"	3
BS- 4S(AE) OR BS- 4B(AE)	4'-3"	5
BS- 6S(AE) OR BS- 6B(AE)	7'-1"	7
BS- 8S(AE) OR BS- 8B(AE)	9'-11"	9
BS- 10S(AE) OR BS- 10B(AE)	12'-9"	11
BS- 12S(AE) OR BS- 12B(AE)	15'-7"	13

Bike Security Racks Co. sells bicycle racks, bike parking equipment and bicycle storage systems. 12 Sawyer Loop / Wentworth, NH 03282. To order, call (800) 545-2757 or (617) 876-1180.

BIKE RACK DETAIL
NOT TO SCALE



- MATERIALS**
- 2" nom. Sched. 40, ASTM A500, welded seamless-steel pipe construction
 - 3/8" x 3" H.R. steel flat-bar for foot assemblies
 - 1/2" dia. H.R. steel round-bar for lock-retaining yokes
 - 2-1/2" nom. Sched. 40, ASTM A500, welded seamless-steel pipe for below-grade sleeves
- FABRICATION**
- All metallurgical joints are MIG welds
- FINISHES**
- Black thermoplastic powder coating 8 to 10 mils thick
 - Hot-dipped galvanized



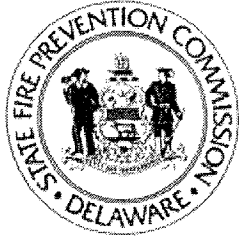
NOTE: PLACE EXPANSION JOINTS 20' ON CENTER AND CONTROL JOINTS 5' ON CENTER OR MATCH EXISTING PATTERN.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE

THE VILLAGES AT RED MILL POND-SOUTH AMENITIES
RESIDENTIAL SUBDIVISION
SUSSEX COUNTY, DELAWARE

DAVIS, BOWEN & FRIEDEL, INC.
 ARCHITECTS ENGINEERS SURVEYORS
 SUSSEX, MARYLAND (410) 545-9001
 WILMINGTON, DELAWARE (302) 624-1441
 EASTON, MARYLAND (410) 770-4744

Revisions:
 Date: **JANUARY 2022**
 Scale: **1"=10'**
 Dwn.By: **RPK**
 Proj.No.: **1443G001**
 Dwg.No.:



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

22705 Park Avenue
Georgetown, DE 19947



SFMO PERMIT – SHALL BE POSTED ON JOBSITE UNTIL FINAL INSPECTION

Plan Review Number: 2022-04-210301-MJS-01

Tax Parcel Number: 334-12.00-16.08

Status: Approved as Submitted

Date: 04/25/2022

Project

Welches Pond Clubhouse
Welches Pond Clubhouse
Welches Pond LP

Cedar Grove 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: 9622

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:


John Colpo
Fire Protection Specialist

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2022-04-210301-MJS-01

Tax Parcel Number: 334-12.00-16.08

Status: Approved as Submitted

Date: 04/25/2022

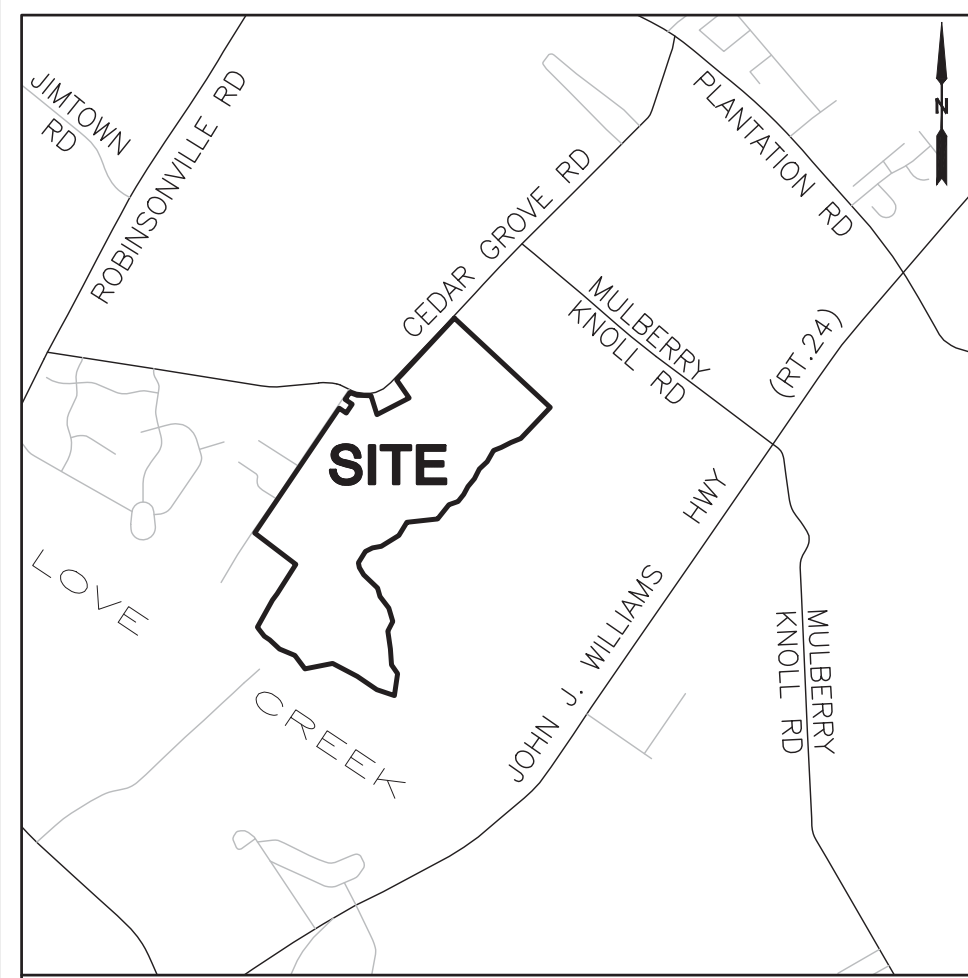
PROJECT COMMENTS

- 1002 A** This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) ADOPTED September 1, 2021. The Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
- 1040 A** This site meets Water Flow Table 2, therefore the following water for fire protection requirements apply: Main Sizes: 6" minimum. Minimum Capacity: 1,000 gpm @ 20 psi residual for 1 hour duration. Hydrant Spacing: 800' on center.
- 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.
- 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.

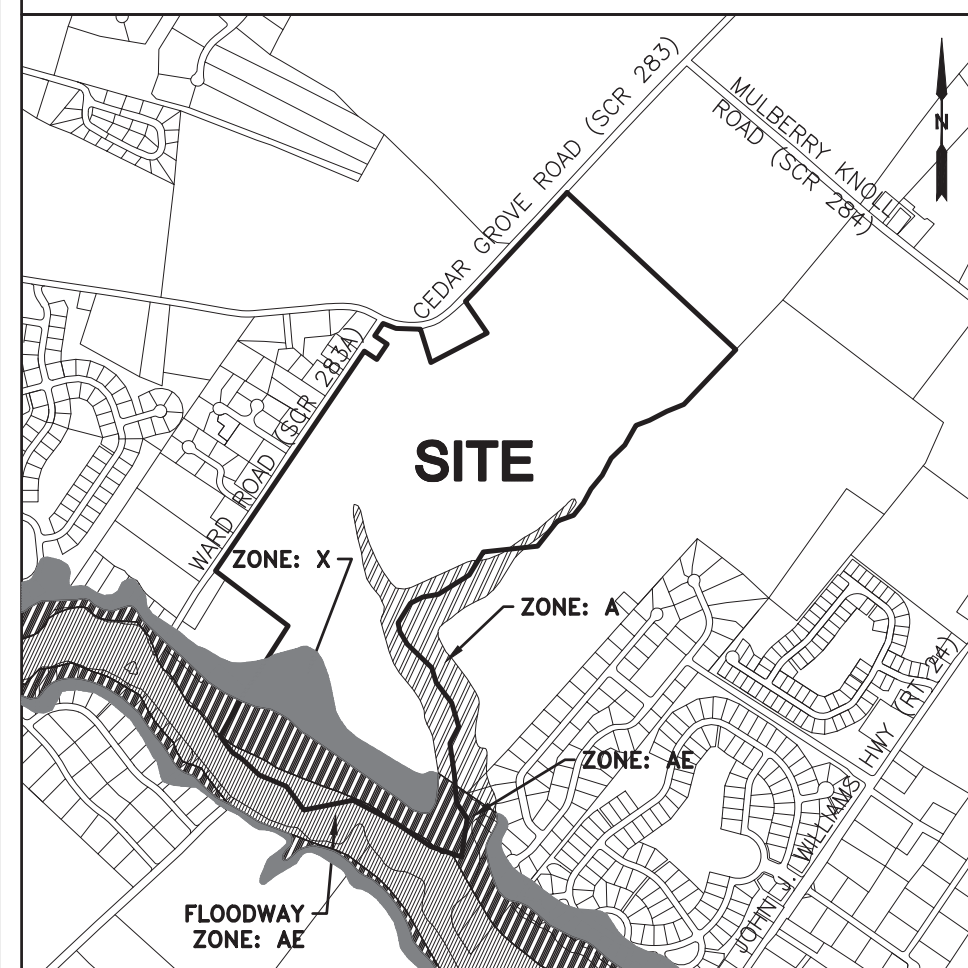
WELCHES POND AMENITIES

LEWES AND REHOBOTH HUNDRED SUSSEX COUNTY, DELAWARE

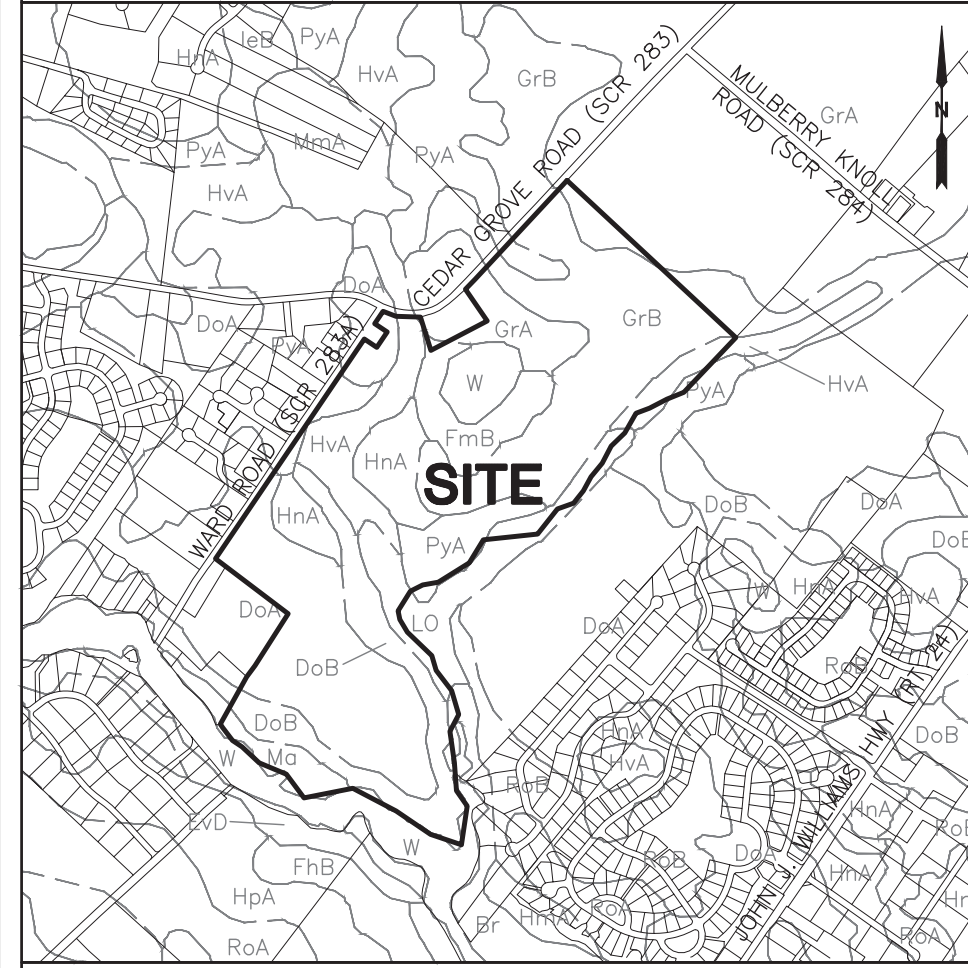
DBF # 2261J021
CLUBHOUSE AMENITY
CONSTRUCTION DOCUMENTS
SUSSEX COUNTY AGREEMENT NUMBER #1083
APRIL, 2022



LOCATION MAP SCALE: 1"=1/2 MILE



FLOOD MAP SCALE: 1"=1500'
FEMA PANEL 10005C0331K & 10005C0333K DATE: MARCH 16, 2015



SOILS MAP SCALE: 1"=1500'

GrA: GREENWICH LOAM, 0 TO 2 PERCENT SLOPES
GrB: GREENWICH LOAM, 2 TO 5 PERCENT SLOPES
DoA: DOWNER SANDY LOAM, 0 TO 2 PERCENT SLOPES
DoB: DOWNER SANDY LOAM, 2 TO 5 PERCENT SLOPES
HnA: HAMMONTON SANDY LOAM, 0 TO 2 PERCENT SLOPES
HvA: HURLOCK SANDY LOAM, 0 TO 2 PERCENT SLOPES
FmB: FORT MOTT LOAMY SAND, 2 TO 5 PERCENT SLOPES
PyA: PINEYNECK LOAM, 0 TO 2 PERCENT SLOPES
Ld: LONGMARSH AND INDIANTOWN SOILS, FREQUENTLY FLOODED
Mq: MANAHAWIN MUCK, FREQUENTLY FLOODED
Br: BROADKILL MUCKY PEAT, VERY FREQUENTLY FLOODED, TIDAL
W: WATER

DATA COLUMN

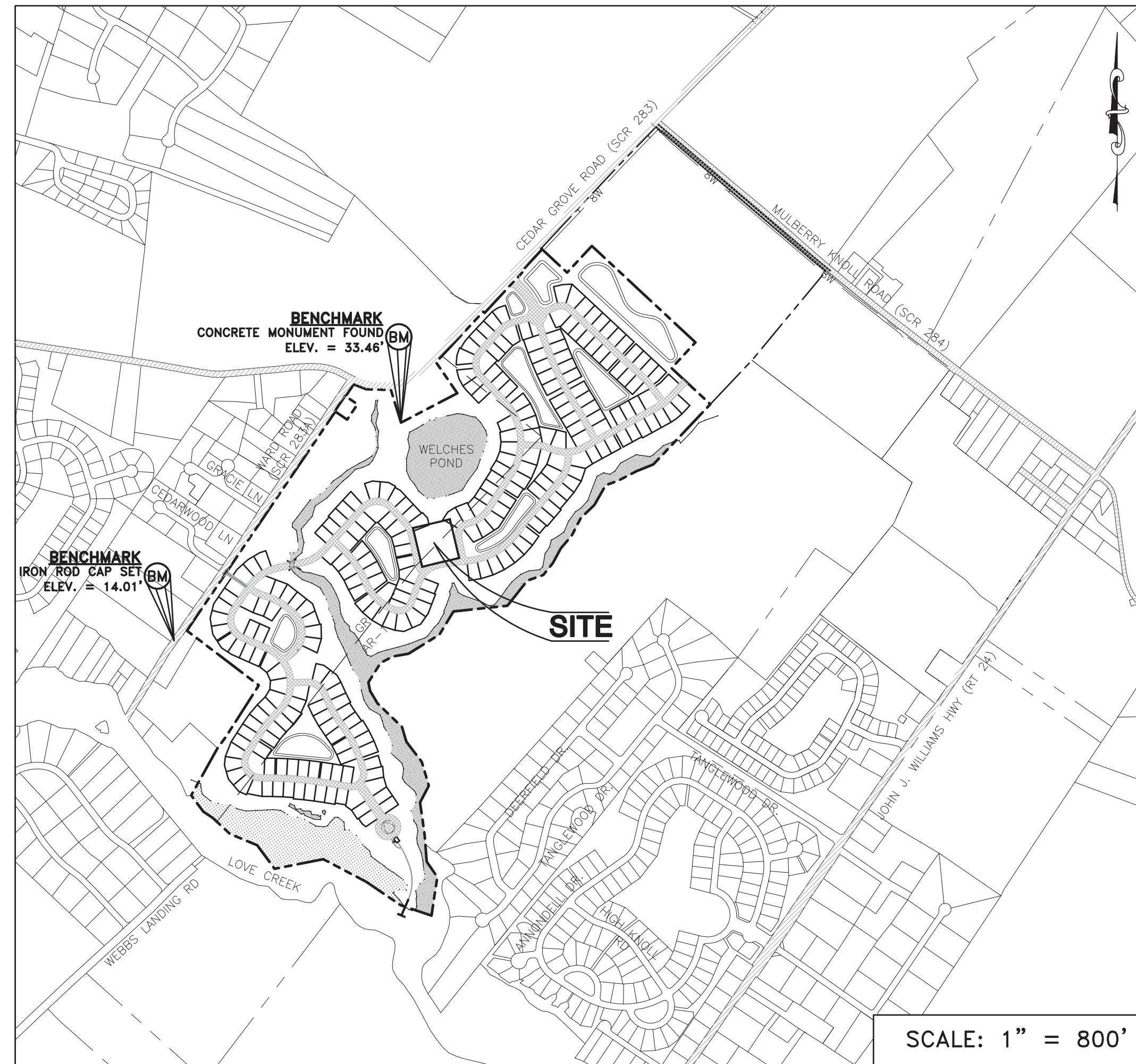
TAX MAP ID: 3-34-12.00-16.08 (PART OF)
PROPOSED DEVELOPMENT: CLUBHOUSE, SWIMMING POOL, RECREATIONAL AREA
ZONING: AR-1/GR
NET DEVELOPMENT AREA: CLUBHOUSE: 1.567 AC.

ROOM	SQ. FT.	USE	PARKING REQUIRED
RECREATION ROOM	1720	RECREATION	1/150 SQ. FT. 11.5
FITNESS CENTER	759	RECREATION	1/150 SQ. FT. 5
CONFERENCE ROOM	250	OFFICE	1/200 SQ. FT. 1.25
TOTAL REQUIRED			18

PROPOSED PARKING: 28 SPACES
SETBACKS: FRONT: 30 FT, SIDE: 10 FT, REAR: 10 FT
UTILITIES: SEWER PROVIDER: PUBLIC (SUSSEX COUNTY), WATER PROVIDER: PUBLIC (TIDEWATER UTILITIES, INC.)

PROPOSED BUILDING CONSTRUCTION: WOOD/CONCRETE BLOCK
BUILDING HEIGHTS: MAIN BUILDING: 20'-5", BAR & POOL EQUIPMENT: 19'-11"
THIS PARCEL IS LOCATED WITHIN A COASTAL AREA.

PROPERTY OWNER/DEVELOPER: WELCHES POND, LP, 246 REHOBOTH AVE, REHOBOTH BEACH, DE, 19971, PHONE: 302-226-6631
ENGINEER: DAVIS, BOWEN, & FRIEDEL, INC., CLIFTON D. MUMFORD, P.E., 1 PARK AVENUE, MILFORD, DE 19963, PHONE: 302-424-1441, FAX: 302-424-0430



SCALE: 1" = 800'

SHEET INDEX	
TITLE SHEET	C-001
AMENITY PLAN	
CLUBHOUSE SITE PLAN	C-002
CLUBHOUSE GRADING PLAN	C-003
AMENITY DETAIL SHEET	C-004

GENERAL NOTES

- THE SUSSEX CONSERVATION DISTRICT 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 DNREC 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 DNREC WELL PERMITTING BRANCH.
- 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 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 CONDITIONS FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES, AND DEPARTMENT POLICIES, PROCEDURES, AND GUIDANCE.
- CONTRACTOR TO INSTALL TRACER WIRE ON SERVICE LINE FOR THE POOL HOUSE.
- THE DESIGNATED HOMEOWNERS ASSOCIATION ASSUMES RESPONSIBILITY FOR THE AMENITIES WITHIN WELCHES POND.
- RECREATIONAL AMENITIES TO SERVE THE RESIDENTS OF WELCHES POND.
- HANDICAP CURB RAMPS SHALL CONFORM TO ADA STANDARDS AND SPECIFICATIONS.
- ALL WATER MAINS MUST BE PLACED AT 2' BEHIND BACK OF CURB, UNLESS SHOWN DIFFERENTLY ON PLAN.
- POOL BACKWASH WILL NOT BE ACCEPTED INTO THE SANITARY SEWER SYSTEM.
- THIS PARCEL IS LOCATED IN AN AREA OF FAIR/GOOD GROUNDWATER RECHARGE POTENTIAL.
- THIS PARCEL IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA.
- ALL LIGHTING WILL BE SHIELDED AND DOWNWARD SCREENED.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- RIGHT-OF-WAY / PROPERTY LINE
- CATCH BASIN, STORM PIPE, STORM MANHOLE
- SANITARY SEWER MANHOLE, PIPE, FLOW ARROW
- SANITARY SEWER LATERAL
- WATER MAIN, TEE W/ VALVES, PIPE SIZE
- WATER LATERAL
- FIRE HYDRANT ASSEMBLY
- FENCE
- PAVEMENT / FULL DEPTH
- SIDEWALK
- SPOT GRADES 44.83, 44.83

WETLANDS 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 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.

THERE ARE STATE REGULATED WETLANDS ON THIS SITE. THE BOUNDARY OF STATE REGULATED WETLANDS HAS BEEN DETERMINED IN ACCORDANCE WITH DNREC WETLAND MAP NO. DNR-084.

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

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.

6/6/2022
DATE

OWNER'S CERTIFICATION

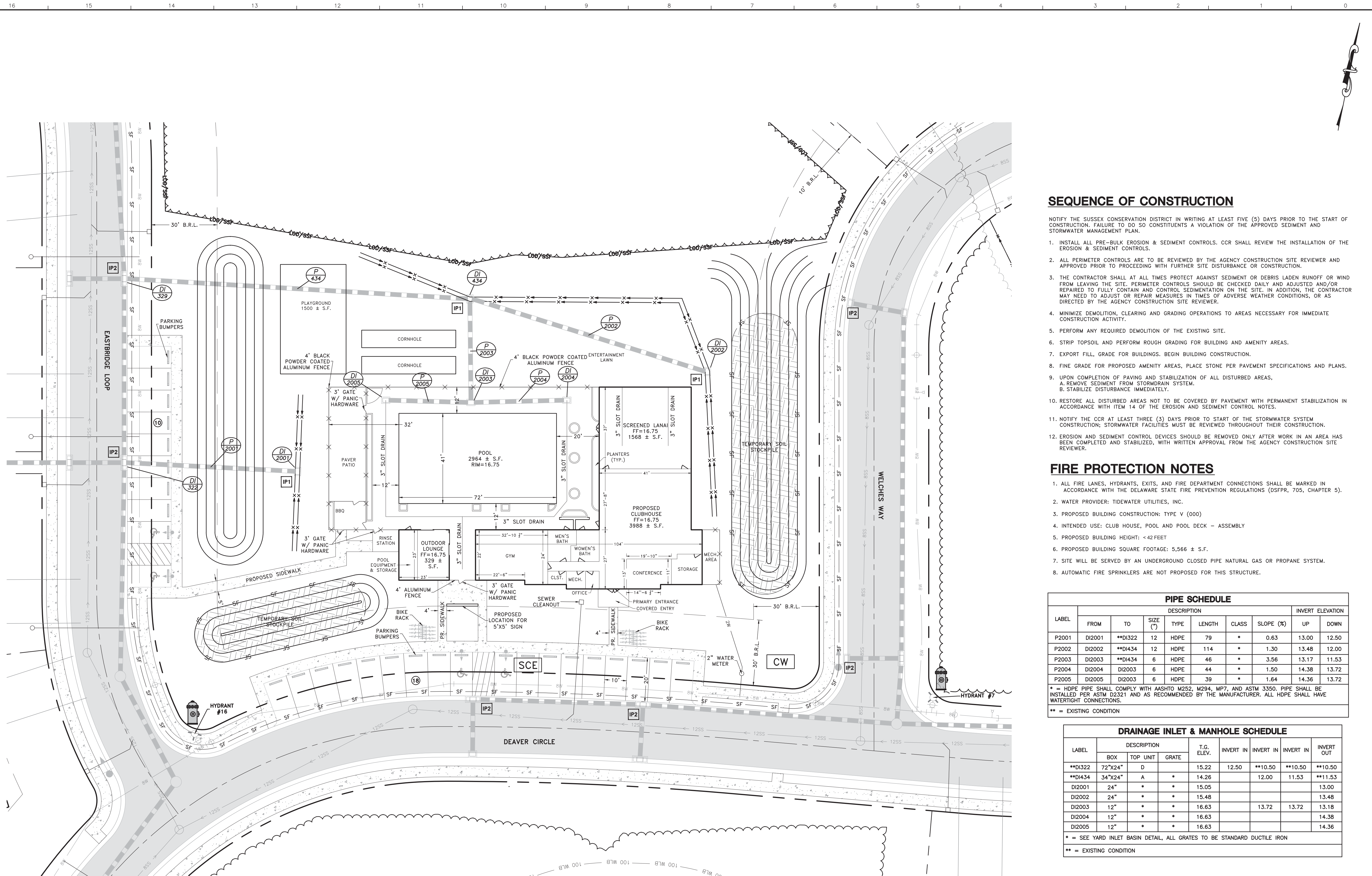
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAN, THAT THE PLAN WAS MADE BY MY DIRECTION AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

[Signature]
WELCHES POND, LP
DATE



DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS

SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744



SEQUENCE OF CONSTRUCTION

1. NOTIFY THE SUSSEX CONSERVATION DISTRICT IN WRITING AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
2. INSTALL ALL PRE-BULK EROSION & SEDIMENT CONTROLS. CCR SHALL REVIEW THE INSTALLATION OF THE EROSION & SEDIMENT CONTROLS.
3. ALL PERIMETER CONTROLS ARE TO BE REVIEWED BY THE AGENCY CONSTRUCTION SITE REVIEWER AND APPROVED PRIOR TO PROCEEDING WITH FURTHER SITE DISTURBANCE OR CONSTRUCTION.
4. THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PERIMETER CONTROLS SHOULD BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENTATION ON THE SITE. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR REPAIR MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.
5. MINIMIZE DEMOLITION, CLEARING AND GRADING OPERATIONS TO AREAS NECESSARY FOR IMMEDIATE CONSTRUCTION ACTIVITY.
6. PERFORM ANY REQUIRED DEMOLITION OF THE EXISTING SITE.
7. STRIP TOPSOIL AND PERFORM ROUGH GRADING FOR BUILDING AND AMENITY AREAS.
8. EXPORT FILL, GRADE FOR BUILDINGS. BEGIN BUILDING CONSTRUCTION.
9. FINE GRADE FOR PROPOSED AMENITY AREAS, PLACE STONE PER PAVEMENT SPECIFICATIONS AND PLANS.
10. UPON COMPLETION OF PAVING AND STABILIZATION OF ALL DISTURBED AREAS,
 - A. REMOVE SEDIMENT FROM STORMDRAIN SYSTEM.
 - B. STABILIZE DISTURBANCE IMMEDIATELY.
11. RESTORE ALL DISTURBED AREAS NOT TO BE COVERED BY PAVEMENT WITH PERMANENT STABILIZATION IN ACCORDANCE WITH ITEM 14 OF THE EROSION AND SEDIMENT CONTROL NOTES.
12. NOTIFY THE CCR AT LEAST THREE (3) DAYS PRIOR TO START OF THE STORMWATER SYSTEM CONSTRUCTION; STORMWATER FACILITIES MUST BE REVIEWED THROUGHOUT THEIR CONSTRUCTION.
13. EROSION AND SEDIMENT CONTROL DEVICES SHOULD BE REMOVED ONLY AFTER WORK IN AN AREA HAS BEEN COMPLETED AND STABILIZED, WITH WRITTEN APPROVAL FROM THE AGENCY CONSTRUCTION SITE REVIEWER.

FIRE PROTECTION NOTES

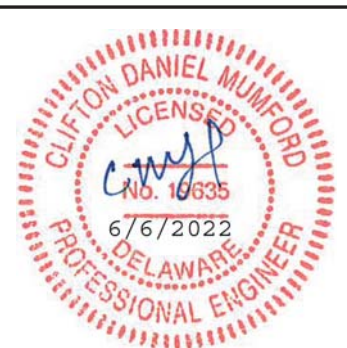
1. ALL FIRE LANES, HYDRANTS, EXITS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS (DSFPR, 705, CHAPTER 5).
2. WATER PROVIDER: TIDEWATER UTILITIES, INC.
3. PROPOSED BUILDING CONSTRUCTION: TYPE V (000)
4. INTENDED USE: CLUB HOUSE, POOL AND POOL DECK - ASSEMBLY
5. PROPOSED BUILDING HEIGHT: <42 FEET
6. PROPOSED BUILDING SQUARE FOOTAGE: 5,566 ± S.F.
7. SITE WILL BE SERVED BY AN UNDERGROUND CLOSED PIPE NATURAL GAS OR PROPANE SYSTEM.
8. AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.

PIPE SCHEDULE									
LABEL	DESCRIPTION			INVERT ELEVATION					
	FROM	TO	SIZE (")	TYPE	LENGTH	CLASS	SLOPE (%)	UP	DOWN
P2001	DI2001	**DI322	12	HDPE	79	*	0.63	13.00	12.50
P2002	DI2002	**DI434	12	HDPE	114	*	1.30	13.48	12.00
P2003	DI2003	**DI434	6	HDPE	46	*	3.56	13.17	11.53
P2004	DI2004	DI2003	6	HDPE	44	*	1.50	14.38	13.72
P2005	DI2005	DI2003	6	HDPE	39	*	1.64	14.36	13.72

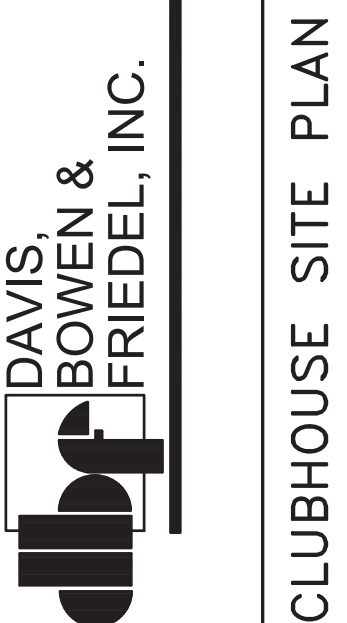
* = HDPE PIPE SHALL COMPLY WITH AASHTO M252, M294, MP7, AND ASTM 3350. PIPE SHALL BE INSTALLED PER ASTM D2321 AND AS RECOMMENDED BY THE MANUFACTURER. ALL HDPE SHALL HAVE WATERTIGHT CONNECTIONS.
 ** = EXISTING CONDITION

DRAINAGE INLET & MANHOLE SCHEDULE								
LABEL	DESCRIPTION			T.G. ELEV.	INVERT IN	INVERT IN	INVERT IN	INVERT OUT
	BOX	TOP UNIT	GRATE					
**DI322	72"x24"	D	GRATE	15.22	12.50	**10.50	**10.50	**10.50
**DI434	34"x24"	A	*	14.26		12.00	11.53	**11.53
DI2001	24"	*	*	15.05				13.00
DI2002	24"	*	*	15.48				13.48
DI2003	12"	*	*	16.63		13.72	13.72	13.18
DI2004	12"	*	*	16.63				14.38
DI2005	12"	*	*	16.63				14.36

* = SEE YARD INLET BASIN DETAIL, ALL GRATES TO BE STANDARD DUCTILE IRON
 ** = EXISTING CONDITION



ARCHITECTS ENGINEERS SURVEYORS
 DAVIS, BOWEN & FRIEDEL, INC.
 100 W. MARKET STREET, SUITE 200
 WILMINGTON, DELAWARE 19801
 (302) 427-1411
 (410) 770-4744



CLUBHOUSE SITE PLAN

**WELCHES POND AMENITIES
 LEWES AND REHOBOTH HUNDRED
 SUSSEX COUNTY, DELAWARE**

Revisions:

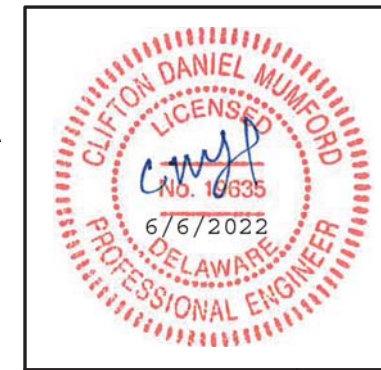
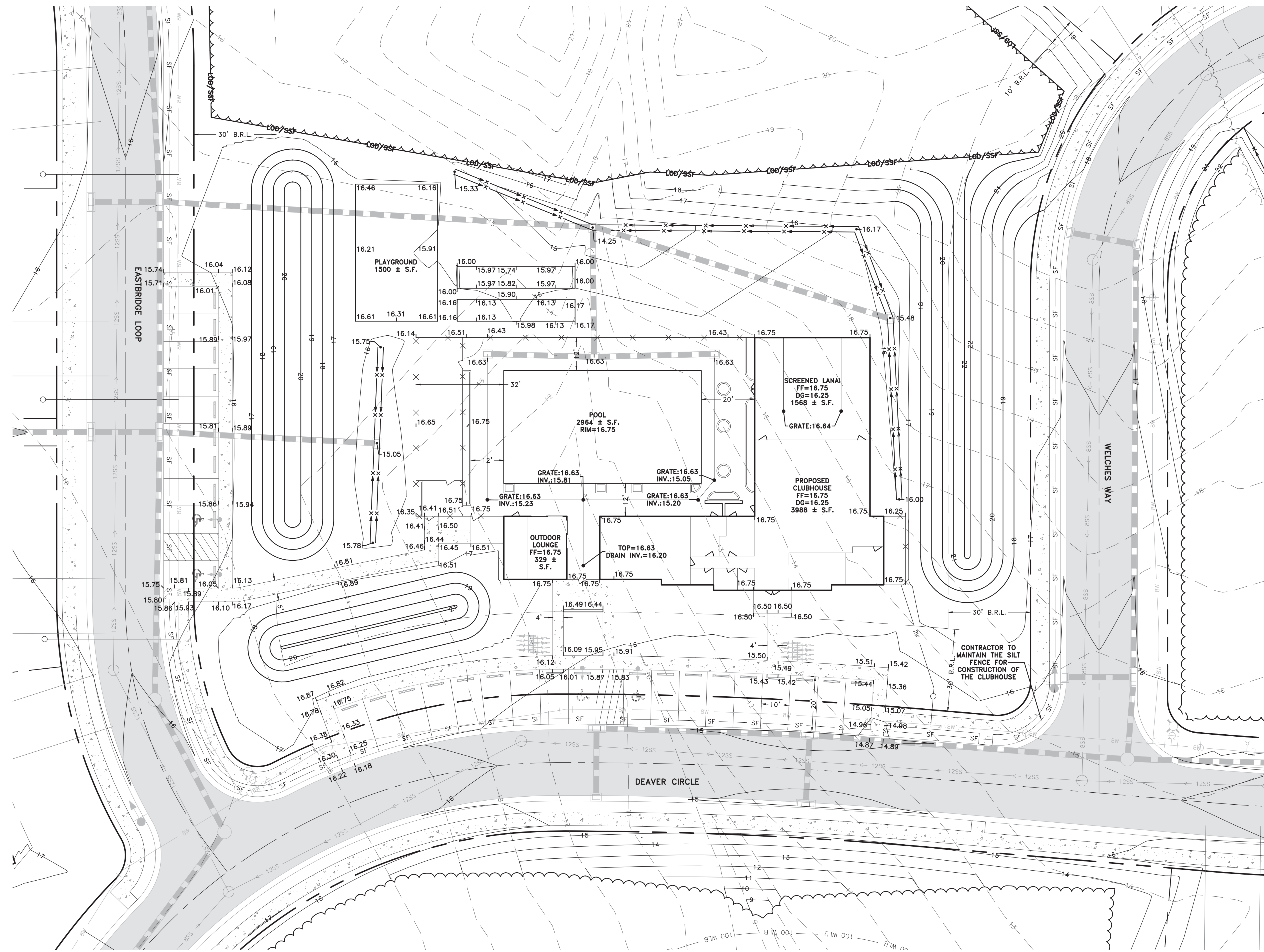
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 Dwn. By: TCB
 Proj. No.: 2261J007
 Dwg. No.:

C-002

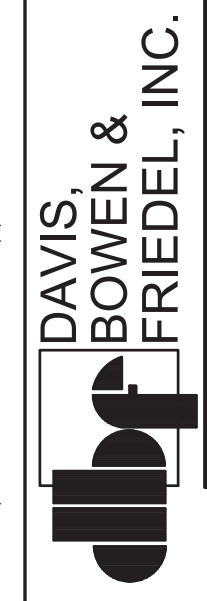


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PLUG Townsend\2261\007 Final\StoneDesign\Amenity Plans\2261\007-AMENITY SITE PLANS.dwg, Jun 03, 2022 - 1:47pm BART



CLIFTON DANIEL MUNCORD
 LICENSE NO. 67672022
 STATE OF DELAWARE
 PROFESSIONAL ENGINEER

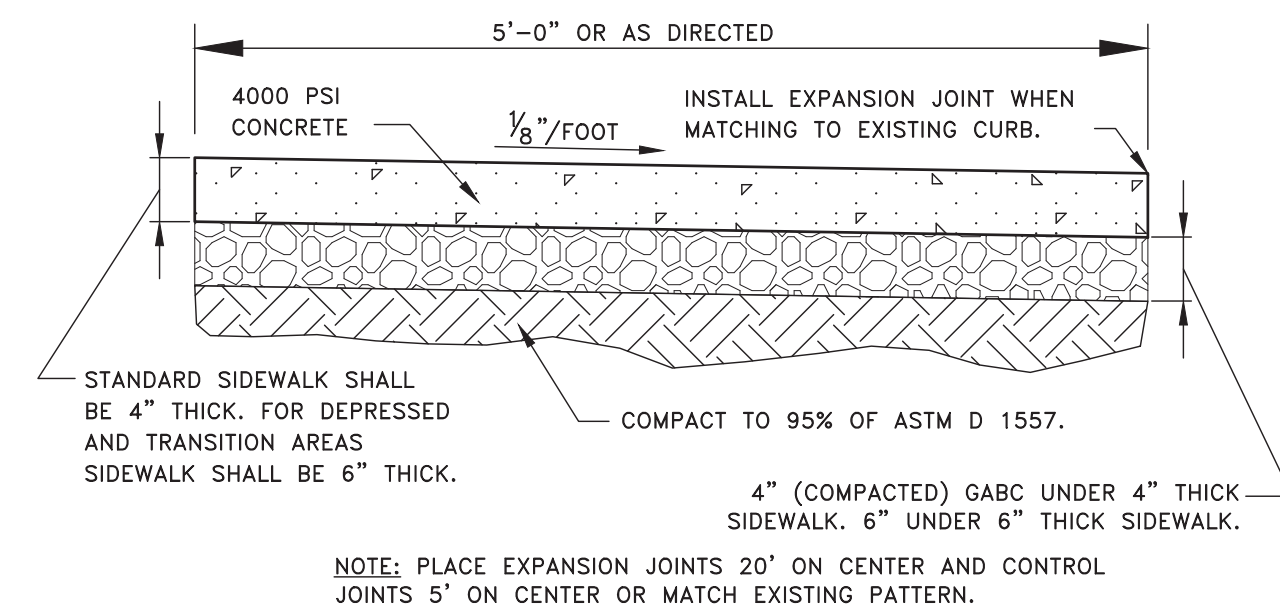


DAVIS, BOWEN & FRIEDEL, INC.
 ARCHITECTS ENGINEERS SURVEYORS
 1000 MARKET STREET, SUITE 200
 WILMINGTON, DELAWARE 19801
 (302) 442-1441
 EASTON, MARYLAND (410) 770-4774

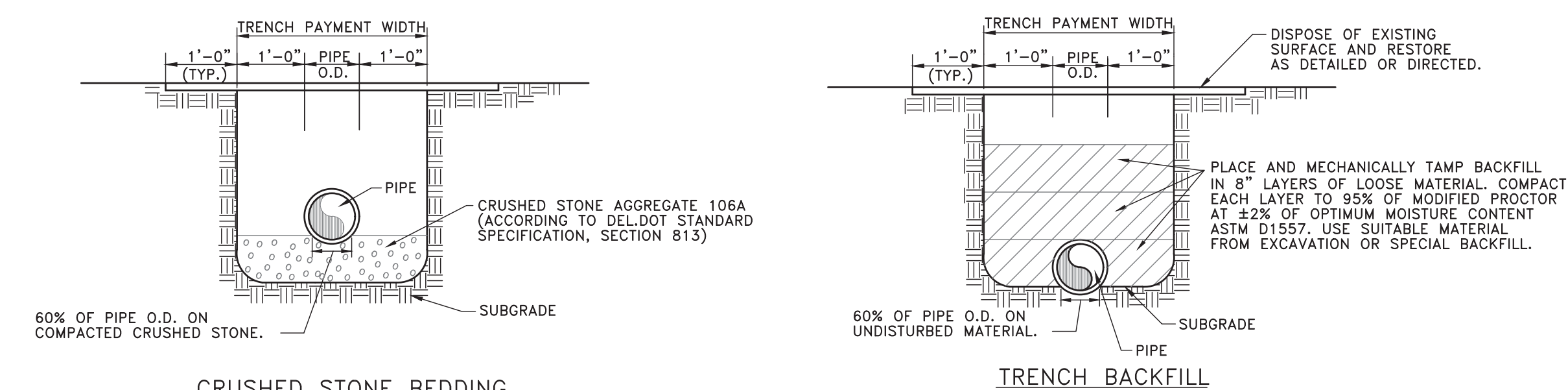
**WELCHES POND AMENITIES
 LEWES AND REHOBOTH HUNDRED
 SUSSEX COUNTY, DELAWARE**

Revisions:

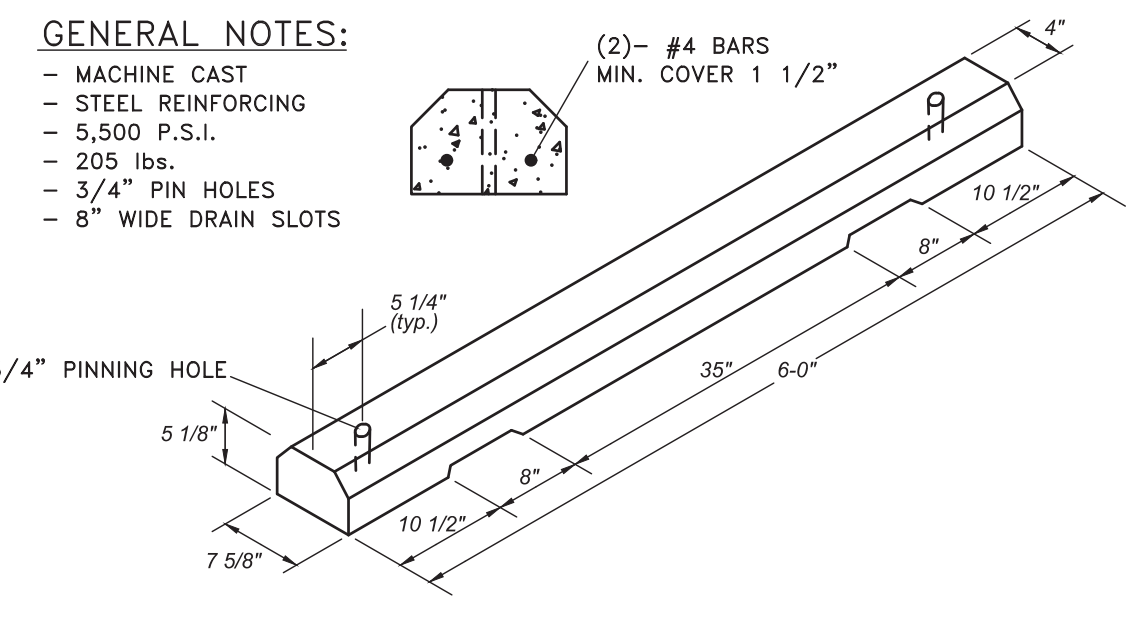
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 Scale: **1" = 20'**
 Dwn. By: **TCB**
 Proj. No.: **2261J007**
 Dwg. No.: **C-003**



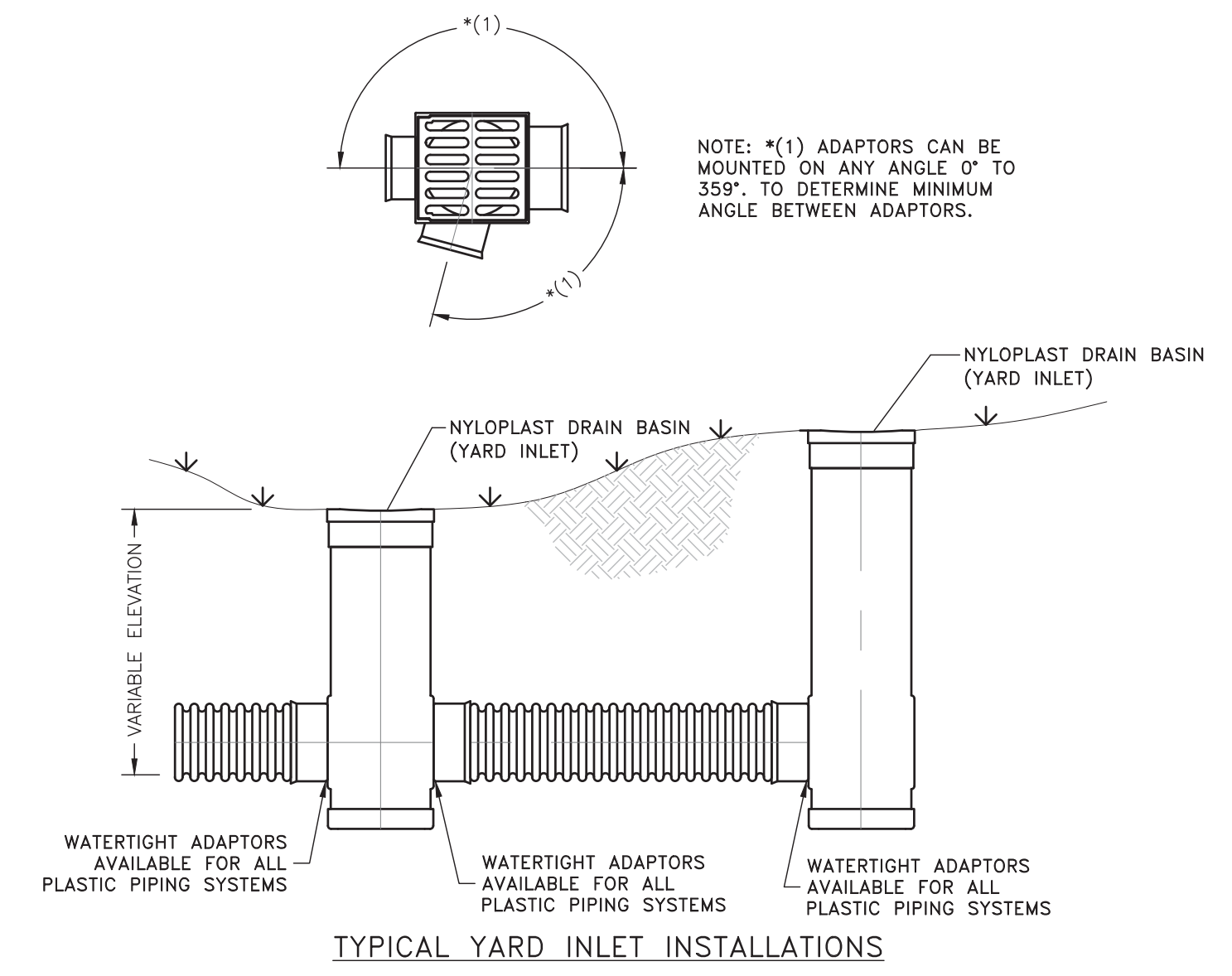
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



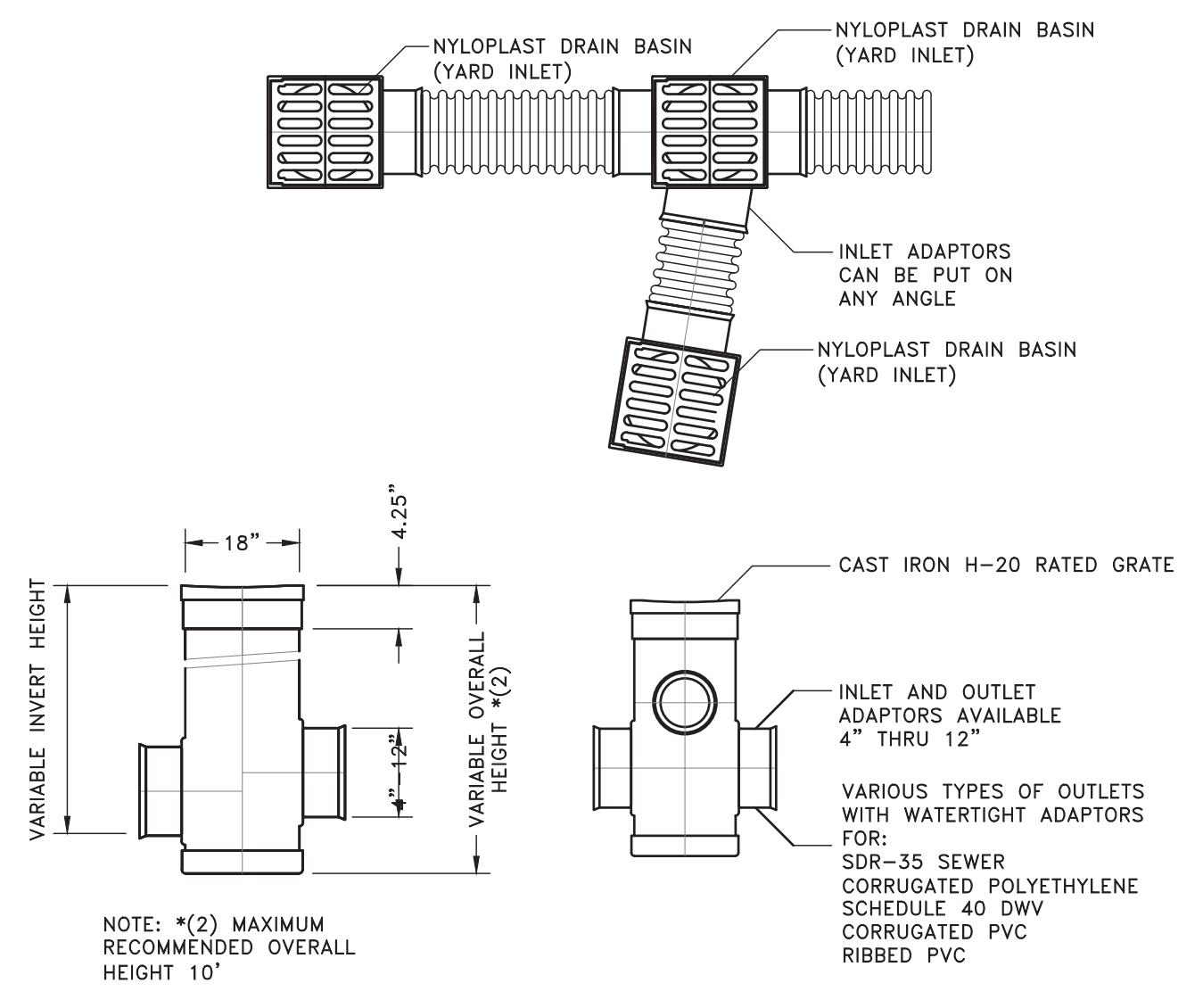
TRENCH BACKFILL AND PIPE BEDDING DETAIL
NOT TO SCALE



STANDARD PARKING BUMP STOP DETAIL
NO SCALE
DETAIL FOR EXAMPLE (EQUIVALENT MAY BE USED)



TYPICAL YARD INLET INSTALLATIONS



TYPICAL YARD INLET DETAILS
NOT TO SCALE



ARCHITECTS ENGINEERS SURVEYORS
CALDWELL, MARRAS AND
MILBURN, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744



**WELCHES POND AMENITIES
LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE**

Revisions:

Date: **APRIL, 2022**
Scale: **NO SCALE**
Dwn.By: **TCB**
Proj.No.: **2261J007**
Dwg.No.:

C-004



OFFICE OF THE STATE FIRE MARSHAL
Technical Services

22705 Park Avenue
Georgetown, DE 19947



Plan Review Number: 2022-04-209679-MJS-01

Tax Parcel Number: 533-11.00-81.00

Status: Approved as Submitted

Date: 03/02/2022

Project

Sweetbay Amenity Area

North side of Zion Church Road

Sweetbay LLC Property

Frankford DE 19945

Scope of Project

Number of Stories:

Square Footage:

Construction Class:

Fire District: 90 - Roxana Volunteer Fire Co

Occupant Load Inside:

Occupancy Code: 9625

Applicant

Holly Bartkovich
303 North Bedford Street
Georgetown, DE 19947

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

Plan Review Number: 2022-04-209679-MJS-01

Tax Parcel Number: 533-11.00-81.00

Status: Approved as Submitted

Date: 03/02/2022

PROJECT COMMENTS

1002 A This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) ADOPTED September 1, 2021. The Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.

1040 A This site meets Water Flow Table 2, therefore the following water for fire protection requirements apply: Main Sizes: 6" minimum. Minimum Capacity: 1,000 gpm @ 20 psi residual for 1 hour duration. Hydrant Spacing: 800' on center.

9999

THIS REVIEW IS FOR POOL, POOL DECK, EXITS FROM POOL DECK, AND EQUIPMENT BUILDINGS

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).

1091 A Emergency Services Access to buildings shall comply with DSFPR Regulation 705, Chapter 5, Section 3.0.

1092 A Perimeter Access is that portion of the building that is accessible by emergency services personnel and is within 100 feet of a street and capable of supporting fire ground operations. (DSFPR Regulation 705, Chapter 5, Section 1.4.1). Perimeter Access minimum width shall be 15 feet measured from the face of the building at grade with a maximum slope of ten percent (10%). Plantings and

utility services (includes condenser units, transformers, etc.) shall be permitted within the perimeter access, provided they do not interfere with the emergency services fire ground operations. (DSFPR Regulation 705, Chapter 5, Sections 3.5 and 4.5). If a physical barrier (fence, pond, steep slope, etc) prevents access, that portion of the building perimeter shall not be included in the calculation of Percent of Perimeter Access. (DSFPR Regulation 705, Chapter 5, Sections 3.5.1 and 4.5.1).

- 1106** The access road into the subdivision from the main thoroughfare is to be constructed so fire department apparatus may negotiate it. If a "center island" is placed at an entrance, it shall be arranged in such a manner that it will not adversely affect quick and unimpeded travel of fire apparatus into the subdivision.
- 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.
- 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.**

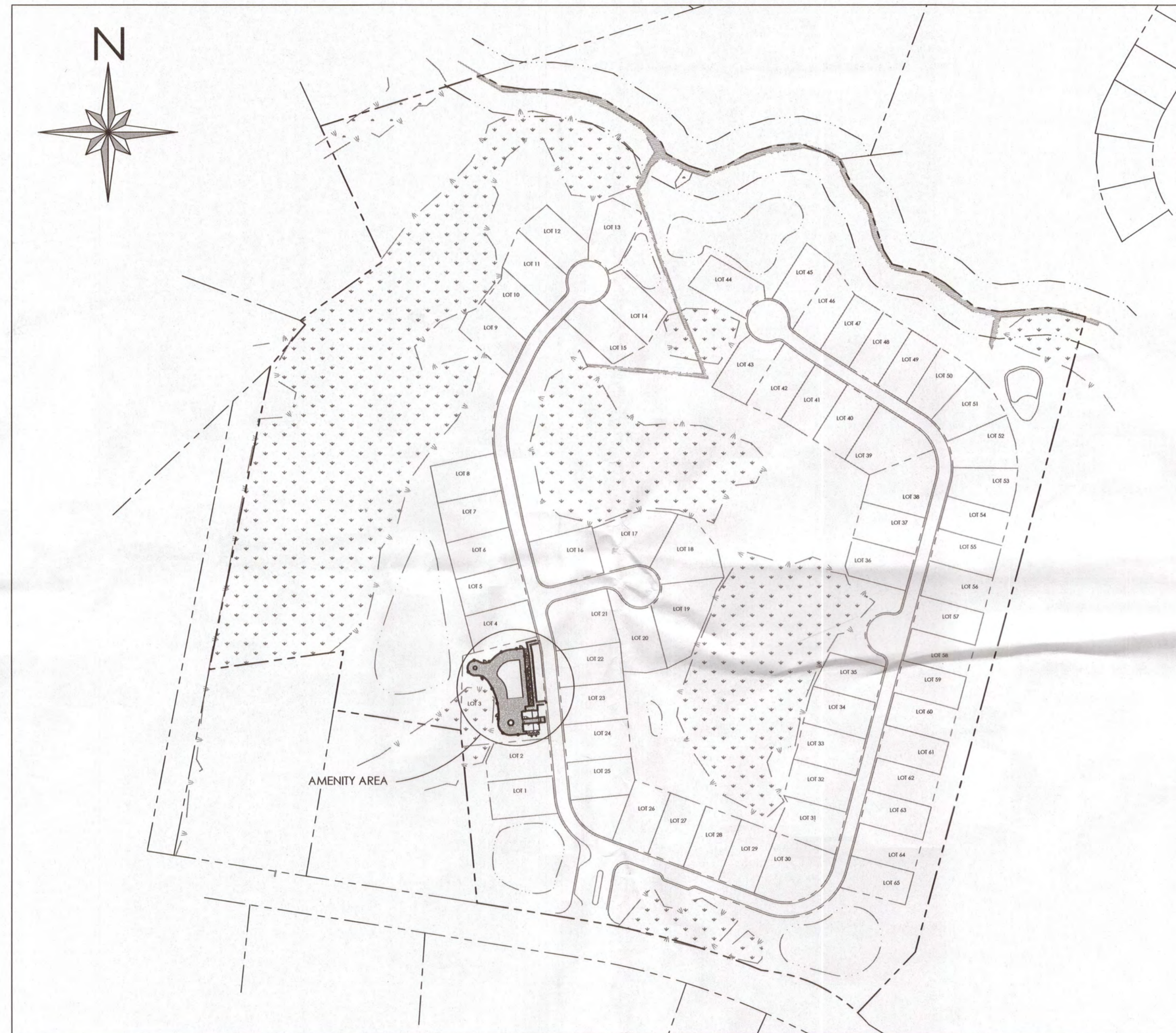


PRELIMINARY SITE PLAN FOR AMENITY AREA SWEETBAY

COUNTY PROJECT REFERENCE NO. 2018-26
BALTIMORE HUNDRED - SUSSEX COUNTY, DELAWARE

LEGEND

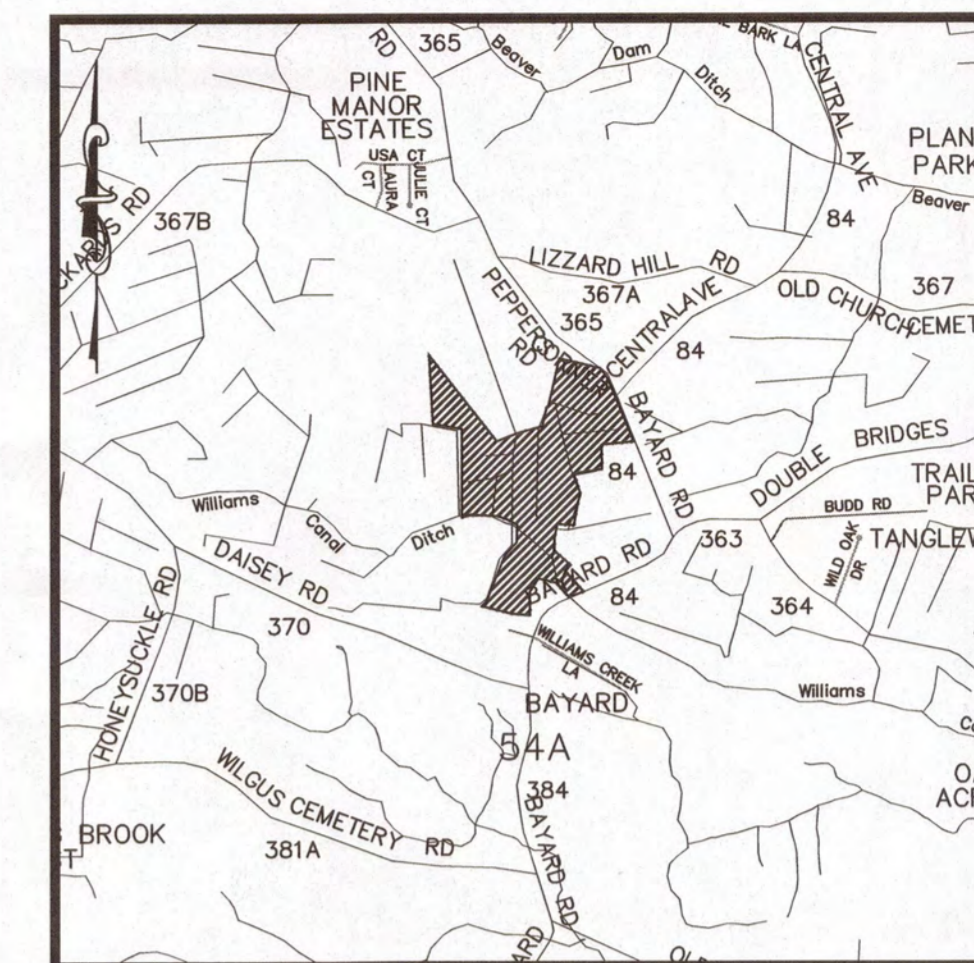
PROPERTY LINE	---	---	N/A
EASEMENT LINE	- - -	- - -	N/A
SETBACK LINE	---	---	N/A
CONCRETE MONUMENT FOUND	CMF □		N/A
IRON PIPE FOUND	IPF ●		N/A
BENCH MARK	▲ ELEV.		N/A
SPOT ELEV. LABEL	x 19.25		19.25
MAJOR CONTOUR	---10---	---10---	10
MINOR CONTOUR	---7---	---7---	7
ROAD CENTERLINE	---	---	
EDGE OF CONCRETE	---	---	
EDGE OF PAVEMENT	---	---	
EDGE OF GRAVEL	---	---	N/A
PAINT STRIPE	---	---	
CURB	---	---	
PAVEMENT HATCH	▨	▨	
CONCRETE HATCH	▩	▩	
BUILDING OUTLINE	---	---	
SIDEWALK	---	---	
SIDEWALK HATCH	▨	▨	
FENCE LINE	---	---	N/A
SIGN	---	---	N/A
EDGE OF WETLAND	---	---	N/A
FLOODPLAIN	---	---	N/A
STORM MANHOLE	⊙	⊙	
CURB INLET	▩	▩	
YARD INLET	▩	▩	
STORM PIPE	---	---	
RIP RAP	▨	▨	
SANITARY MANHOLE	N/A	⊙	
SANITARY CLEANOUT	N/A	○ C/O	
SANITARY PIPE	N/A	SS	
WATER VALVE	N/A	WV	
WATER PIPE	N/A	W	
FIRE HYDRANT	N/A	⊕	
OVERHEAD ELECTRIC	---	---	N/A
UNDERGROUND ELECTRIC	---	---	N/A
UTILITY POLE	⊕	⊕	N/A
LIGHT POLE	⊕	⊕	N/A
DECIDUOUS TREE	⊕	⊕	N/A
CONIFEROUS TREE	⊕	⊕	N/A
TREE LINE	---	---	



SITE MAP
SCALE: 1" = 150'

SHEET INDEX

- COVER SHEET
- SITE PLAN
- GRADING PLAN
- UTILITY PLAN
- FIRE MARSHAL PLAN
- EROSION AND SEDIMENT CONTROL PLAN



VICINITY MAP
SCALE: 1" = 2,000'

SITE DATA:

OWNER/DEVELOPER: NATELLI COMMUNITIES
306 MAIN STREET, 3RD FLOOR
CAHTERSBURG, MD 20878
CONTACT: TOM NATELLI

ENGINEER: SOLUTIONS IPEM
3033 NORTH BEDFORD STREET
GEORGETOWN, DE 19947
PHONE: 302-297-9215
CONTACT: JASON PALKIEWICZ

- TAX MAP: 533-11.00-750.00
- THE PARCEL IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA
- THE PARCEL LIES WITHIN AN AREA OF "GOOD" GROUNDWATER RECHARGE POTENTIAL
- SUSSEX COUNTY PROJECT REFERENCE NO.: 2018-26
- PROPOSED SETBACKS (LOT 3 - AMENITY LOT):
FRONT: 10'
SIDE: 10'
REAR: 5'
- POOL EQUIPMENT/POOL STORAGE/BATHROOM BUILDING HEIGHT = 19 FT
- EXISTING ZONING DISTRICT: AR-1 (AGRICULTURAL RESIDENTIAL)
- FLOOD ZONE:
THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X (UNSHADED)- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND FLOOD ZONE AE (EL. 4) - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, PER FIRM MAP NUMBER 10005C0635K, MAP REVISED MARCH 16, 2015.
- WATER SUPPLY:
ARTESIAN WATER COMPANY, INC.
- SANITARY SEWER:
SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT
- PROJECT DATUM:
HORIZONTAL: DELAWARE STATE PLANE NAD 83
VERTICAL: NAVD 88
- PARKING:
REQUIRED: N/A
PROVIDED: 12 SPACES (2 H.C.) → 1 SPACE PER 72 S.F.
- THE CONSTRUCTION OF THE AMENITY AREA SHALL NOT BE PHASED.

APPROVED
SEDIMENT CONTROL & STORMWATER MANAGEMENT
Reviewed By: [Signature] Date: 3-29-2022
Approved By: [Signature] Date: 3-29-2022

WETLANDS CERTIFICATION

I, EDWARD M. LAUNAY, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL ATLANTIC GULF COAST REGIONAL SUPPLEMENT, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.3 (g)(8), Waters of the U.S. Delineation/CECW-CR, 10-7-1991), Questions and Answers on the 1987 COW Manual/CECW-CR, 9-26-1990, RCR 90-7/CECW-CR, 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
PROFESSIONAL WETLAND SCIENTIST NO. 875
SOCIETY OF WETLAND SCIENTISTS
(CORPS OF ENGINEERS,
CERTIFIED WETLAND DELINEATOR WDCP93MD05100368)

ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY SUPERVISION.

JASON PALKIEWICZ, PE DATE

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Engineering & Management, LLC

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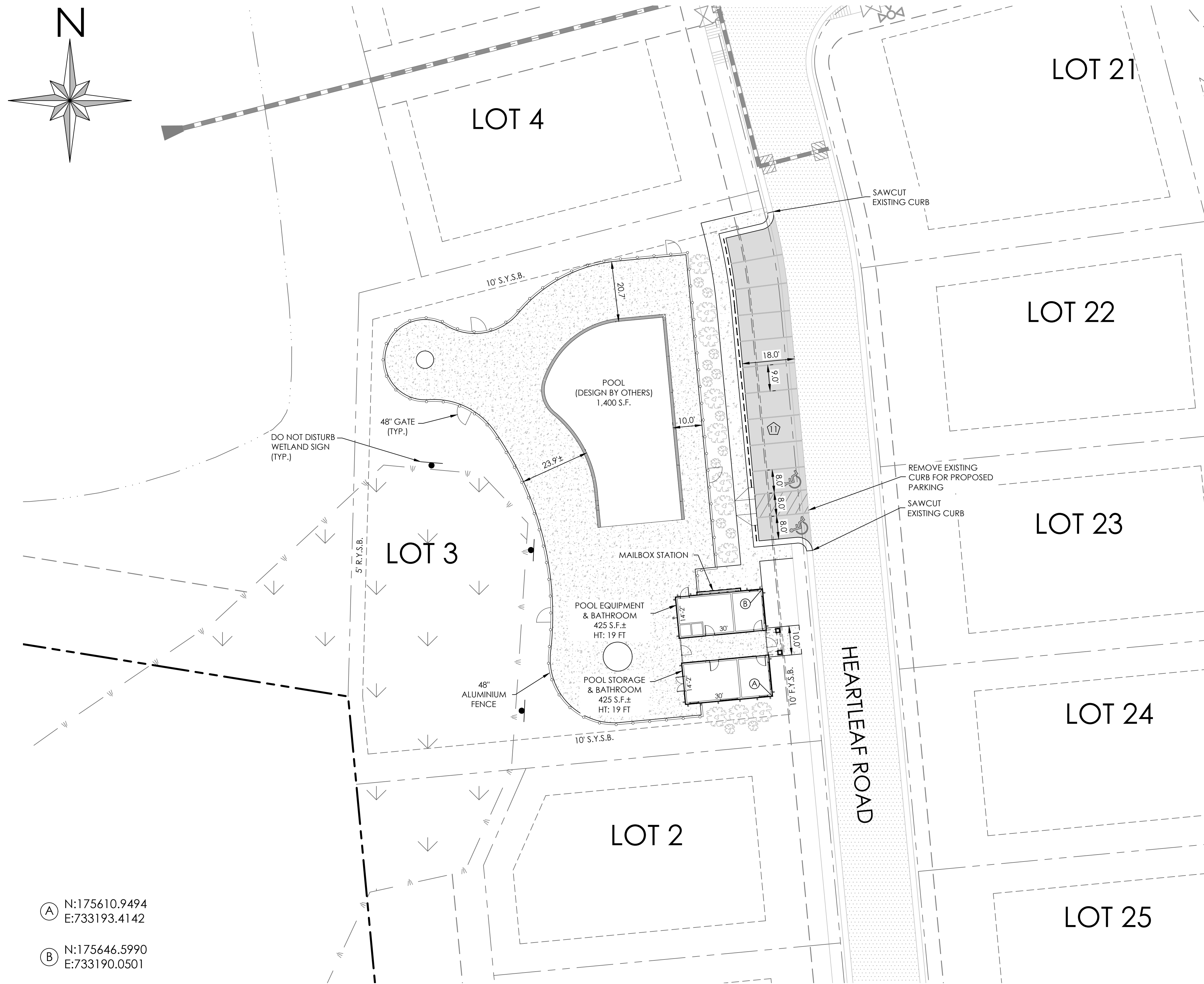
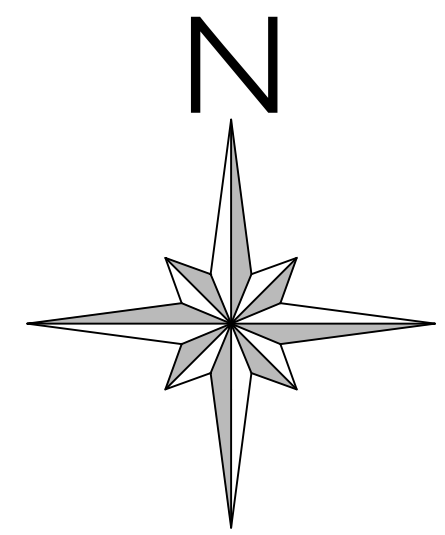


NO.	DATE	DESCRIPTION

COVER SHEET
for
SWEETBAY
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

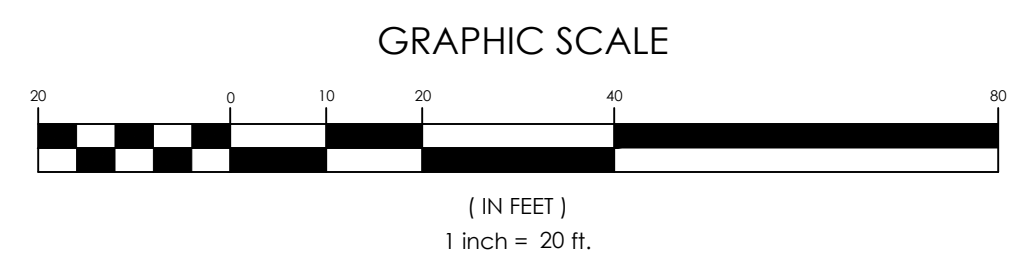
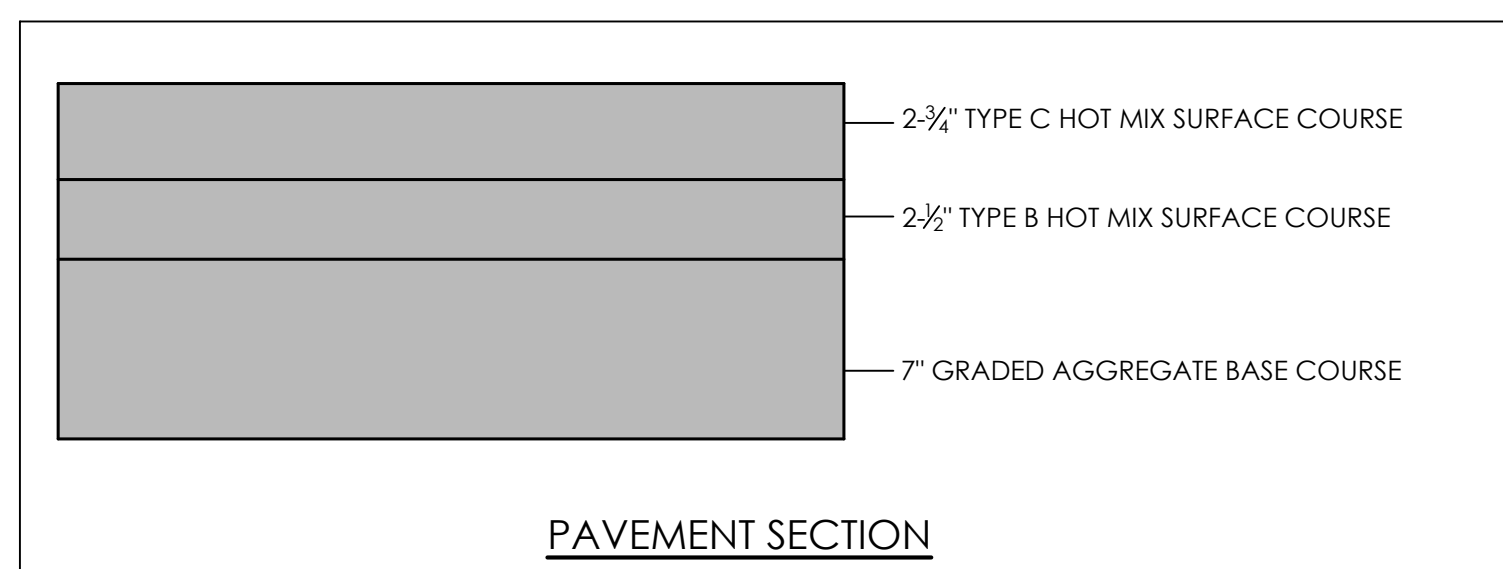
Date: 1-11-22
Job Number: G17042
Scale: AS NOTED
Drawn By: ML
Designed By: JP
Approved By: JP

Sheet No.: 1
File Name: 18040-cover

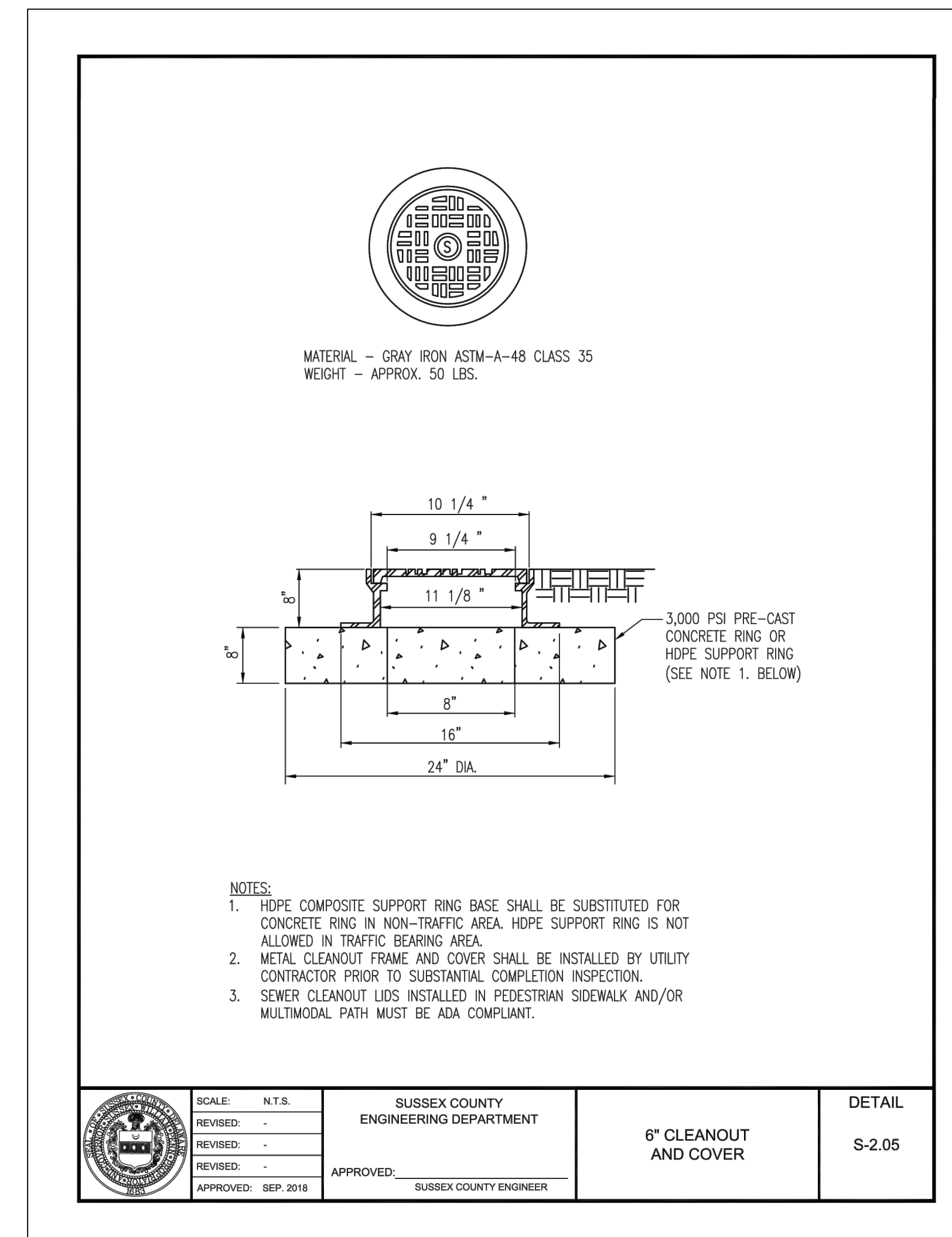
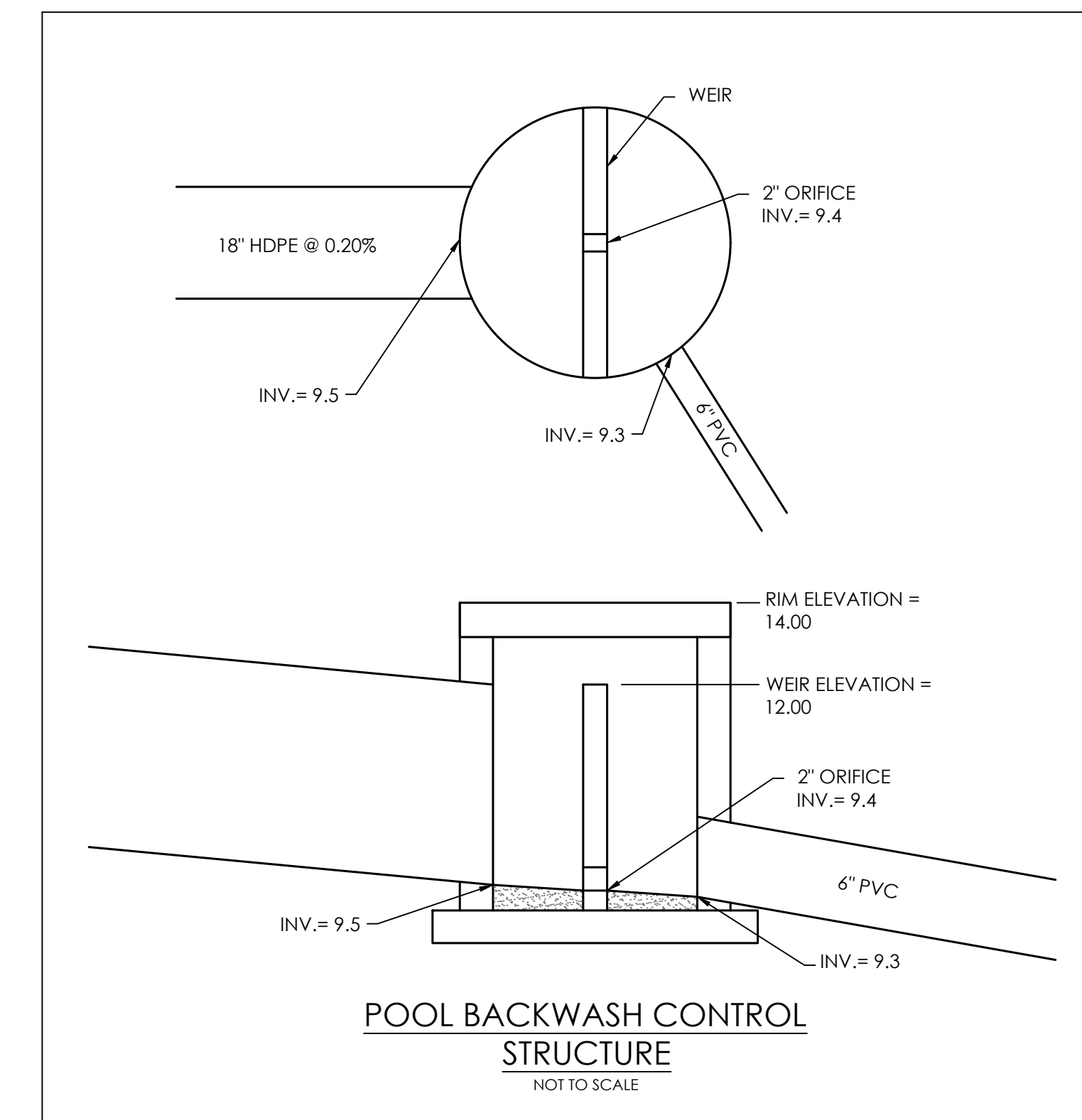
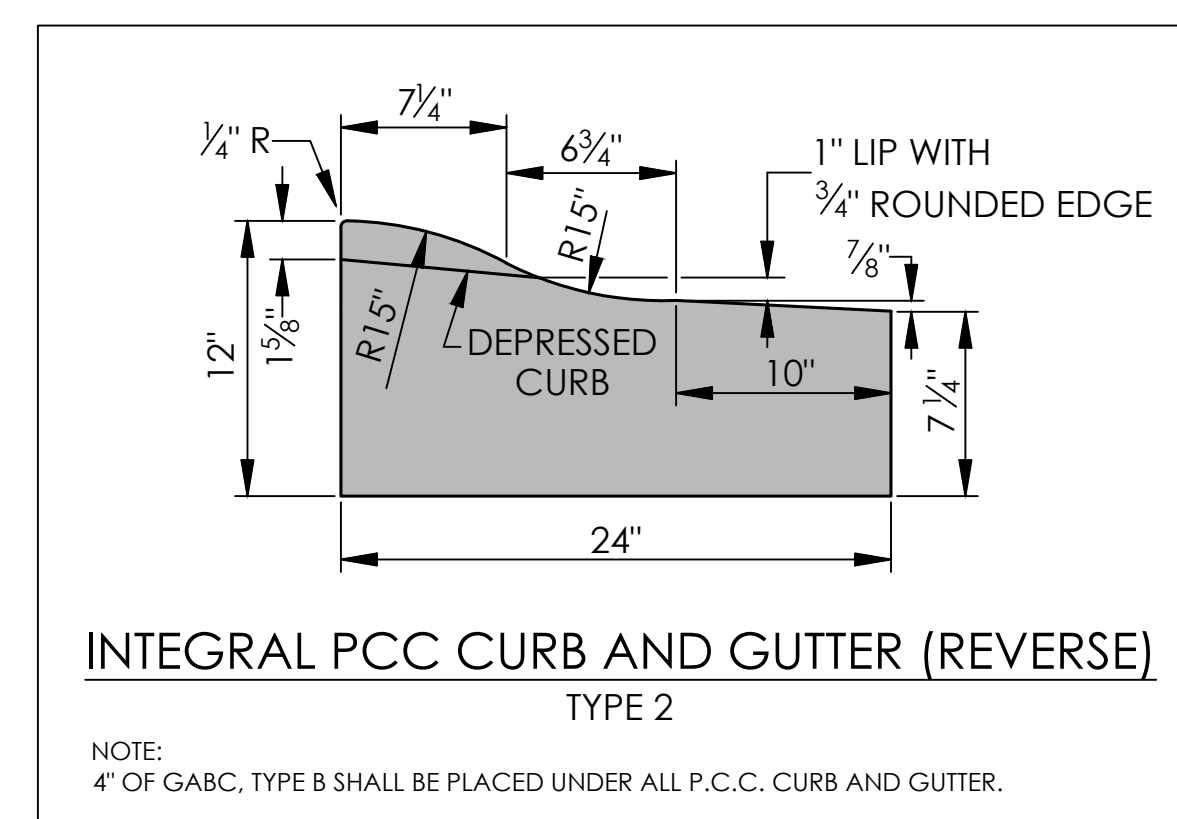
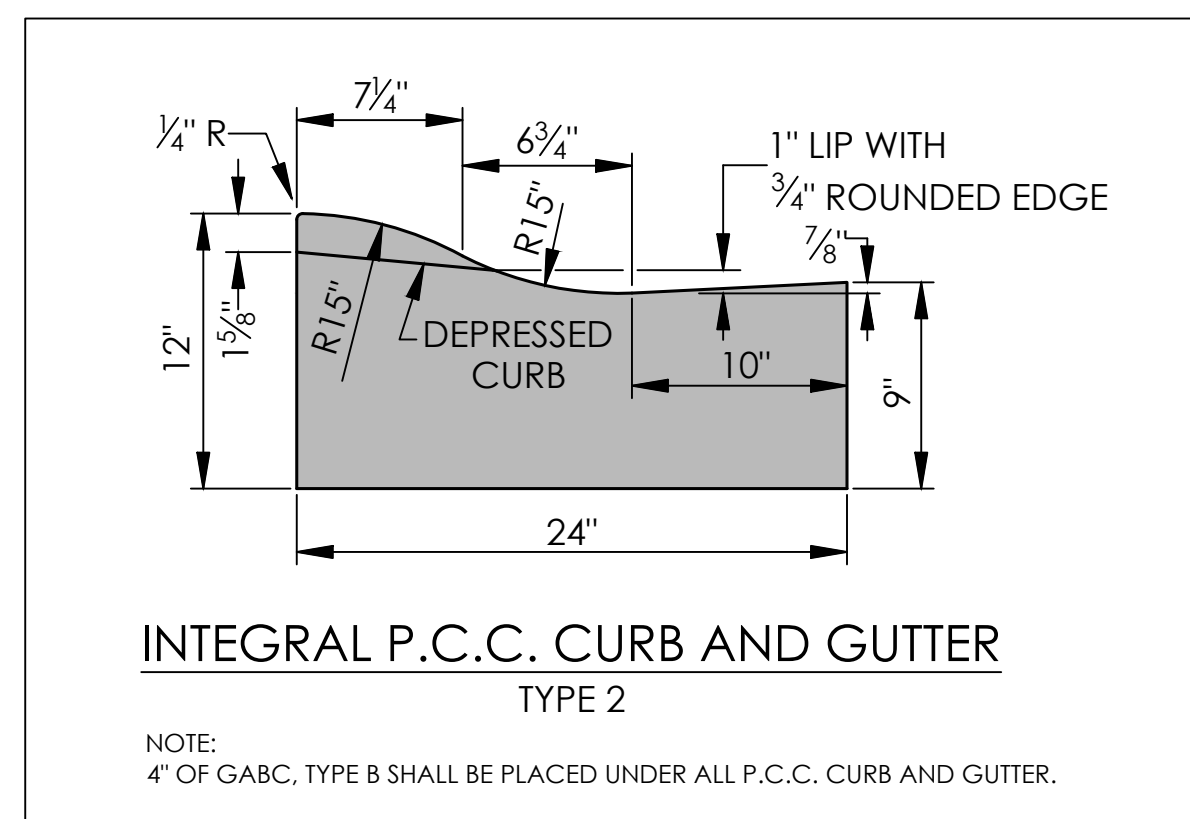


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(B) N:175646.5990
E:733190.0501



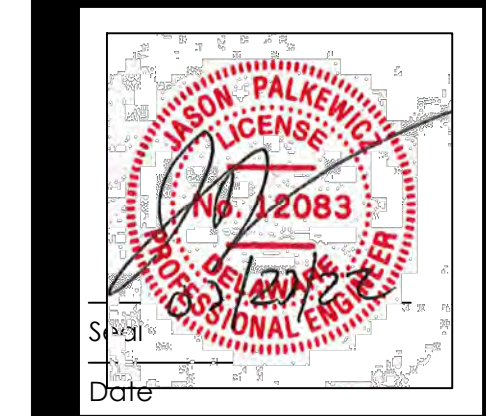
NOTE:
POOL DECKS DRAINS DESIGN BY OTHERS.



- NOTES:
1. HDPE COMPOSITE SUPPORT RING BASE SHALL BE SUBSTITUTED FOR CONCRETE RING IN NON-TRAFFIC AREA. HDPE SUPPORT RING IS NOT ALLOWED IN TRAFFIC BEARING AREA.
 2. METAL CLEANOUT FRAME AND COVER SHALL BE INSTALLED BY UTILITY CONTRACTOR PRIOR TO SUBSTANTIAL COMPLETION INSPECTION.
 3. SEWER CLEANOUT LIDS INSTALLED IN PEDESTRIAN SIDEWALK AND/OR MULTIMODAL PATH MUST BE ADA COMPLIANT.

	SCALE: N.T.S.	SUSSEX COUNTY	DETAIL
	REVISED: -	ENGINEERING DEPARTMENT	6\"/>
	REVISED: -	APPROVED: _____	S-2.05
	APPROVED: SEP 2018	SUSSEX COUNTY ENGINEER	

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NO.	DATE	DESCRIPTION

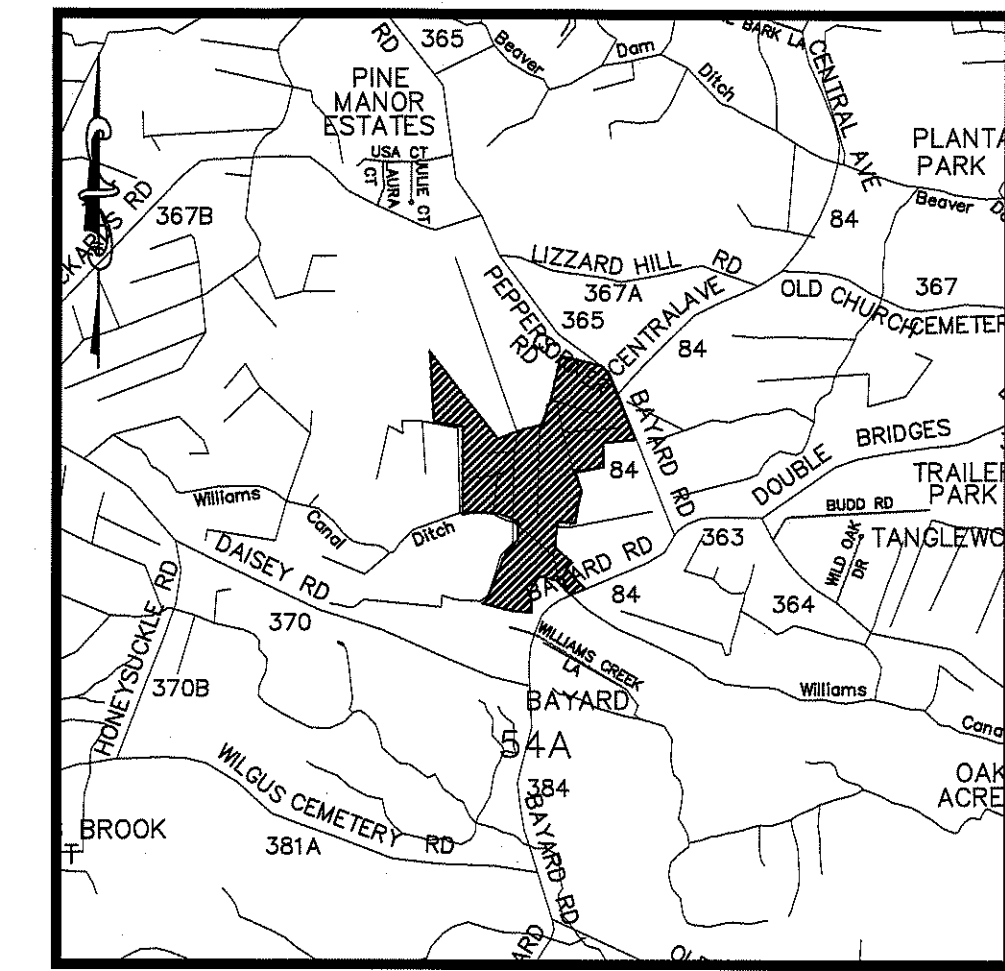
SITE PLAN
for
SWEETBAY
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

Date:	1-11-22	Job Number:	G17042	Scale:	1"=20'	Drawn By:	HHB	Designed By:	HHB	Approved By:	J.P.
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Sheet No.: **2**
File Name: site

PRELIMINARY SITE PLAN FOR AMENITY AREA SWEETBAY

COUNTY PROJECT REFERENCE NO. 2018-26
BALTIMORE HUNDRED - SUSSEX COUNTY, DELAWARE



VICINITY MAP
SCALE: 1" = 2,000'

SITE DATA:

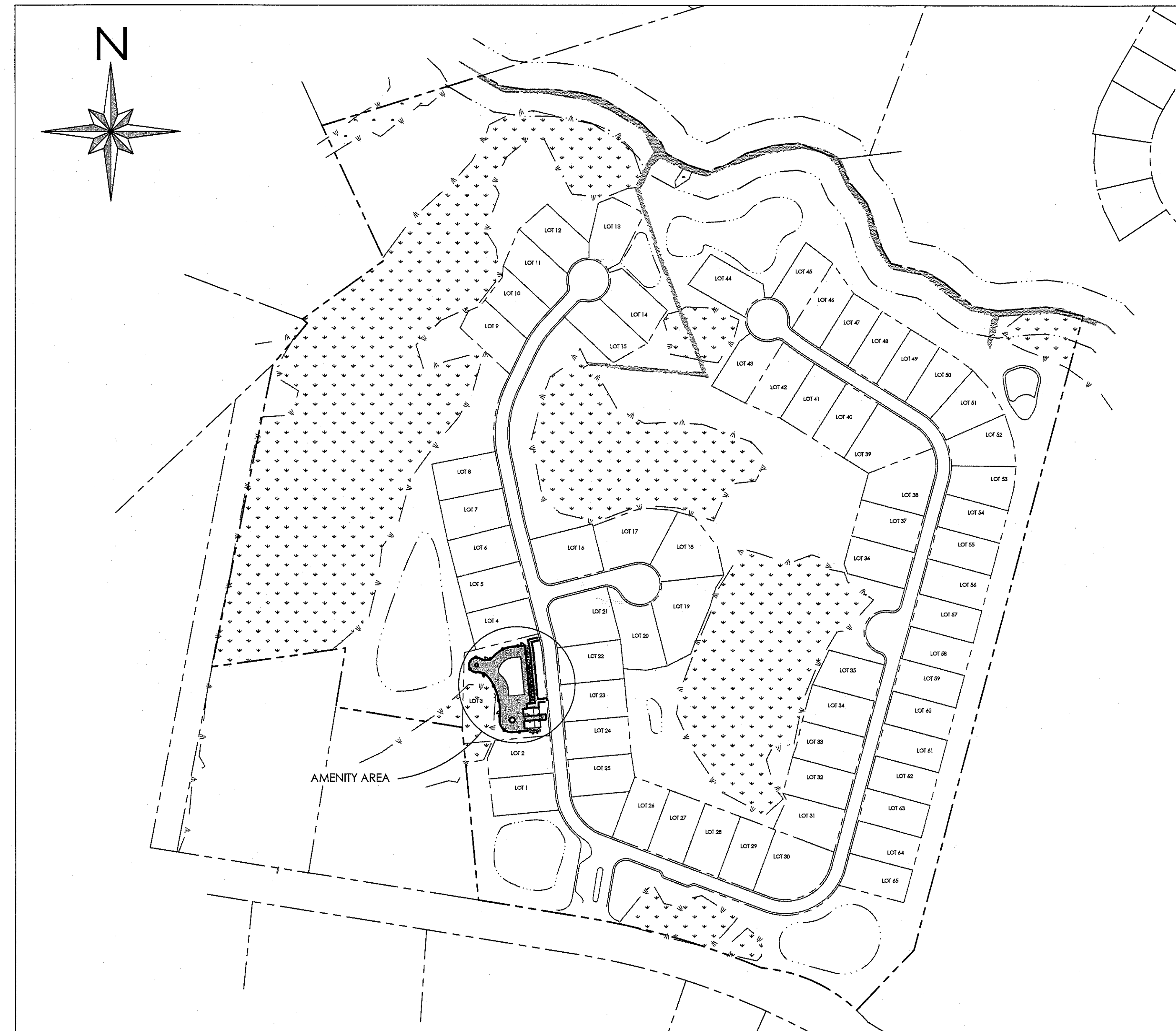
OWNER/ DEVELOPER: NATELLI COMMUNITIES
506 MAIN STREET, 3RD FLOOR
GAITHERSBURG, MD 20878
CONTACT: TOM NATELLI

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

- TAX MAP: 533-11.00-750.00
- THE PARCEL IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA
- THE PARCEL LIES WITHIN AN AREA OF "GOOD" GROUNDWATER RECHARGE POTENTIAL
- SUSSEX COUNTY PROJECT REFERENCE NO.: 2018-26
- PROPOSED SETBACKS (LOT 3 - AMENITY LOT):
FRONT: 10'
SIDE: 10'
REAR: 5'
- POOL EQUIPMENT/POOL STORAGE/BATHROOM BUILDING HEIGHT = 19 FT
- EXISTING ZONING DISTRICT: AR-1 (AGRICULTURAL RESIDENTIAL)
- FLOOD ZONE:
THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND FLOOD ZONE AE (BL-4) - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, PER FIRM MAP NUMBER 10050C0683K, MAP REVISED MARCH 16, 2015.
- WATER SUPPLY: ARTESIAN WATER COMPANY, INC.
- SANITARY SEWER: SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT
- PROJECT DATUM:
HORIZONTAL: DELAWARE STATE PLANE NAD 83
VERTICAL: NAVD 83
- PARKING
REQUIRED: N/A
PROVIDED: 12 SPACES (2 H.C.) → 1 SPACE PER 72 S.F.
- THE CONSTRUCTION OF THE AMENITY AREA SHALL NOT BE PHASED.

LEGEND

PROPERTY LINE	---	---
EASEMENT LINE	---	---
SETBACK LINE	---	---
CONCRETE MONUMENT FOUND	CMF □	N/A
IRON PIPE FOUND	IPF ●	N/A
BENCH MARK	▲ ELEV: 19.25	N/A
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	▨	▨
FENCE LINE	---	N/A
SIGN	---	---
EDGE OF WETLAND	---	N/A
FLOODPLAIN	---	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	WV
WATER PIPE	N/A	W
FIRE HYDRANT	N/A	⊙
OVERHEAD ELECTRIC	---	N/A
UNDERGROUND ELECTRIC	---	N/A
UTILITY POLE	---	N/A
LIGHT POLE	---	N/A
DECIDUOUS TREE	⊙	N/A
CONIFEROUS TREE	⊙	N/A
TREE LINE	---	---



SITE MAP
SCALE: 1" = 150'

SHEET INDEX

- COVER SHEET
- SITE PLAN
- GRADING PLAN
- UTILITY PLAN
- FIRE MARSHAL PLAN
- EROSION AND SEDIMENT CONTROL PLAN

WETLANDS CERTIFICATION

I, EDWARD M. LAUNAY, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, ATLANTIC GULF COAST REGIONAL SUPPLEMENT, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.3 (a) (8), Waters of the U.S. Definition/CECW-03; 10-7-1991), Questions and Answers on the 1987 COE Manual/CECW-03; 9-26-1993, RCL 9/27/CECW-03; 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
PROFESSIONAL WETLAND SCIENTIST NO. 875
SOCIETY OF WETLAND SCIENTISTS
(CORPS OF ENGINEERS)
CERTIFIED WETLAND DELINEATOR WDCP93MD05100368)

ENGINEER'S CERTIFICATION

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

JASON PALKEWICZ, PE DATE

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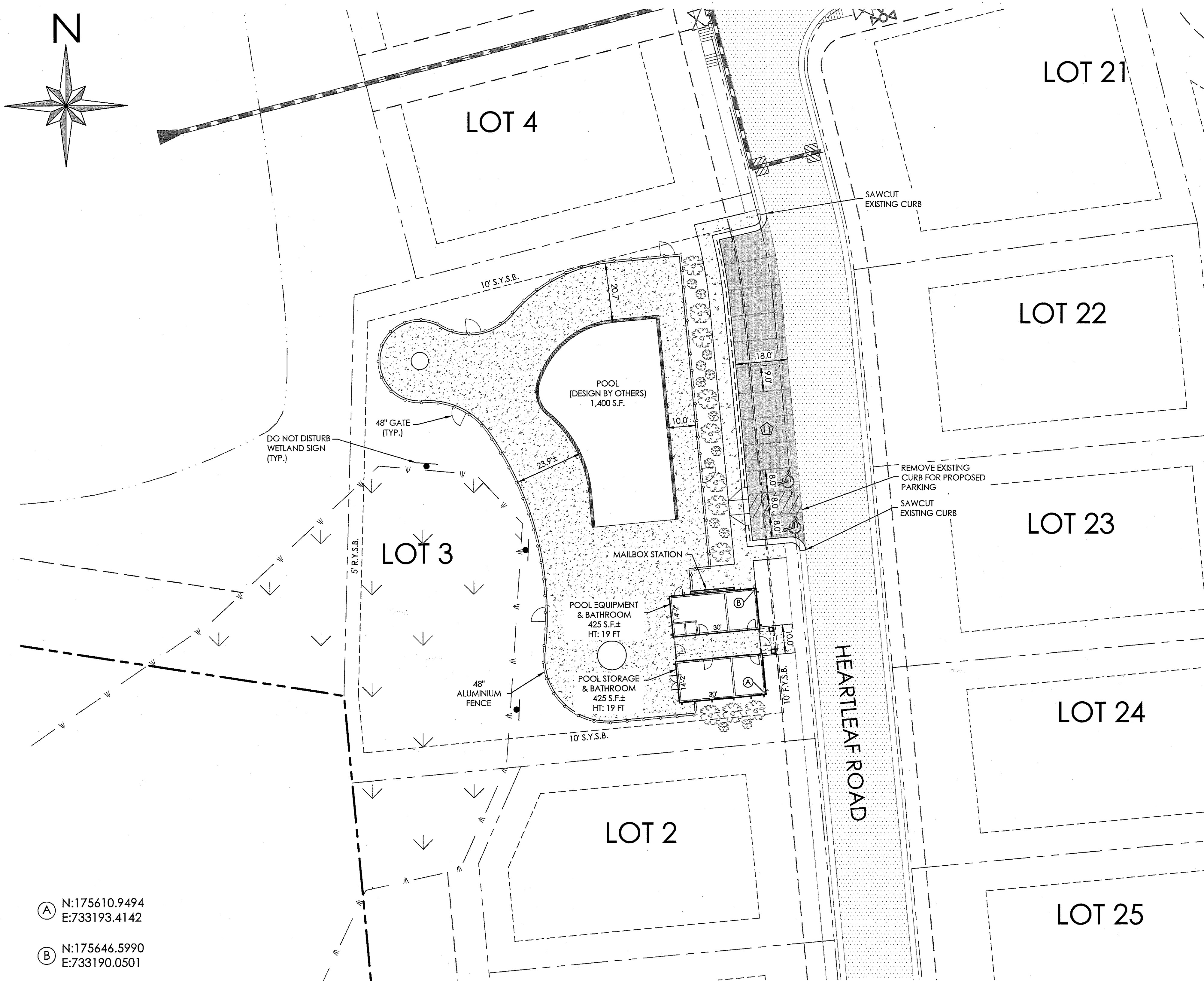
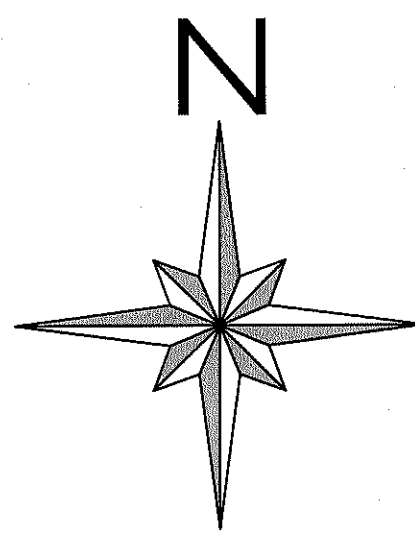
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Date

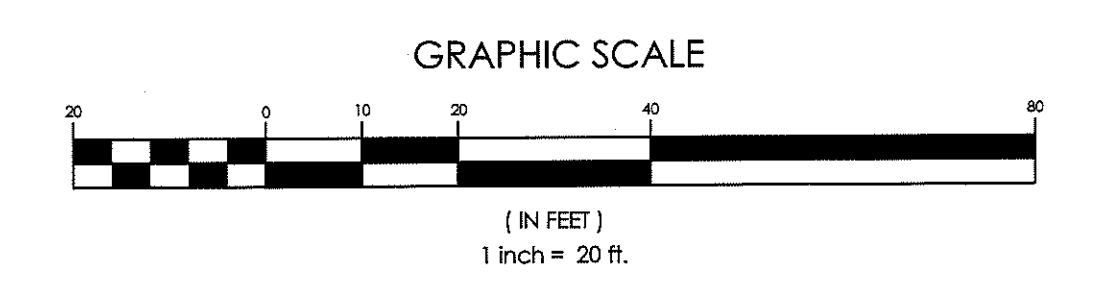
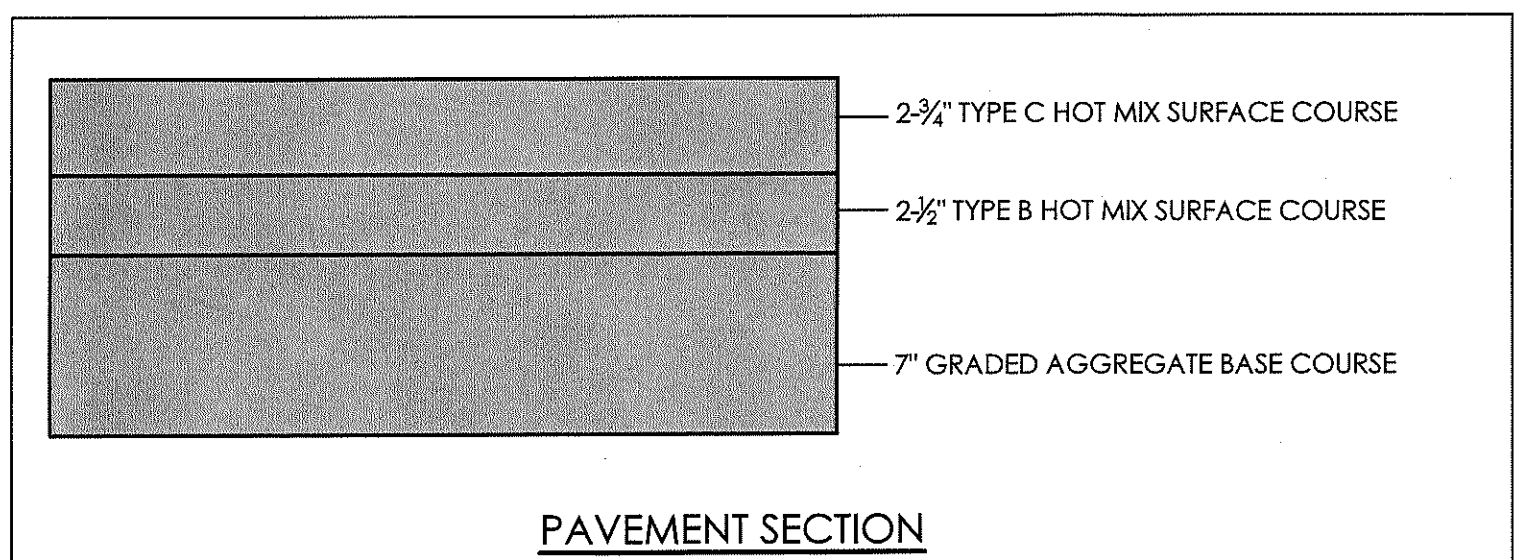
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COVER SHEET
for
SWEETBAY
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

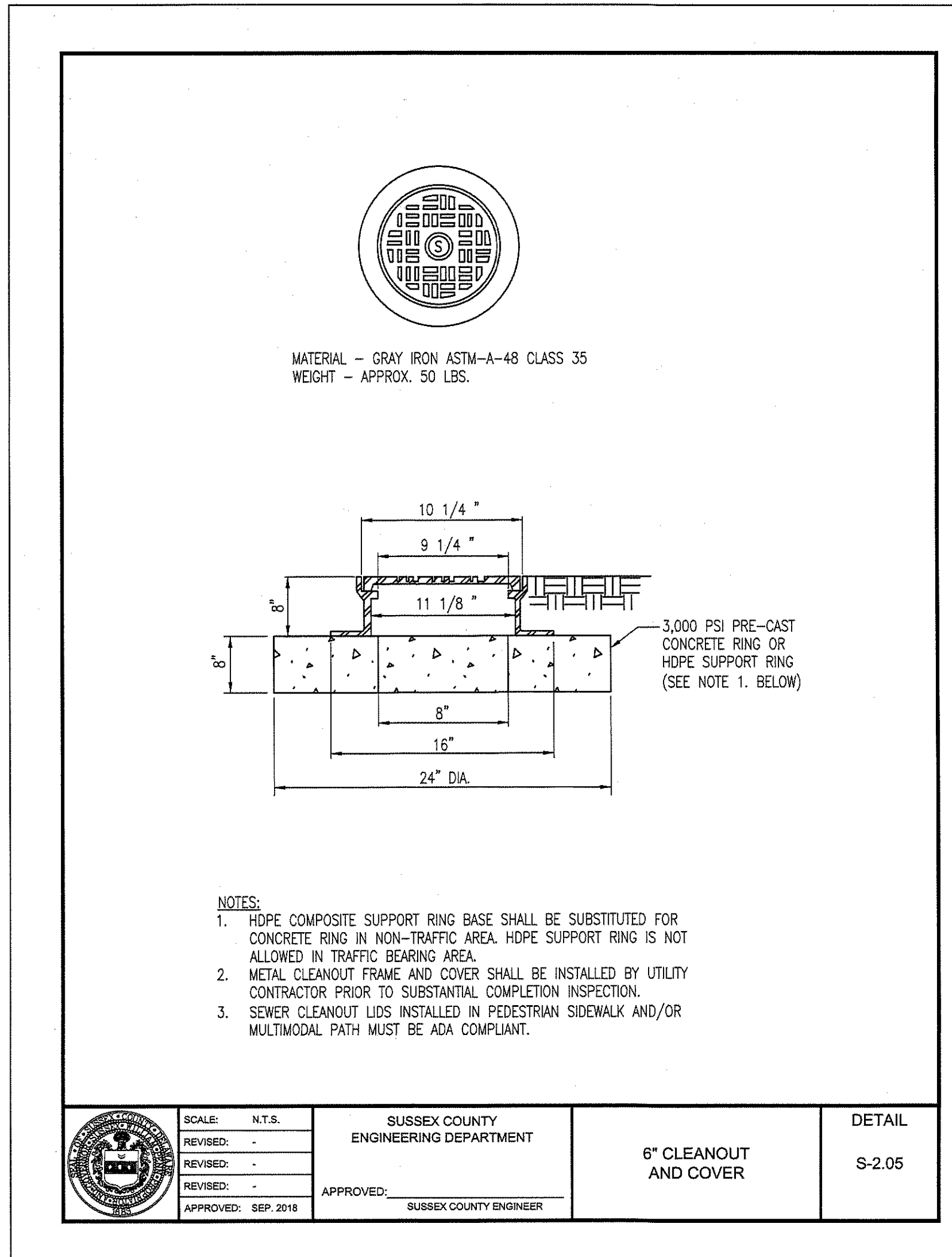
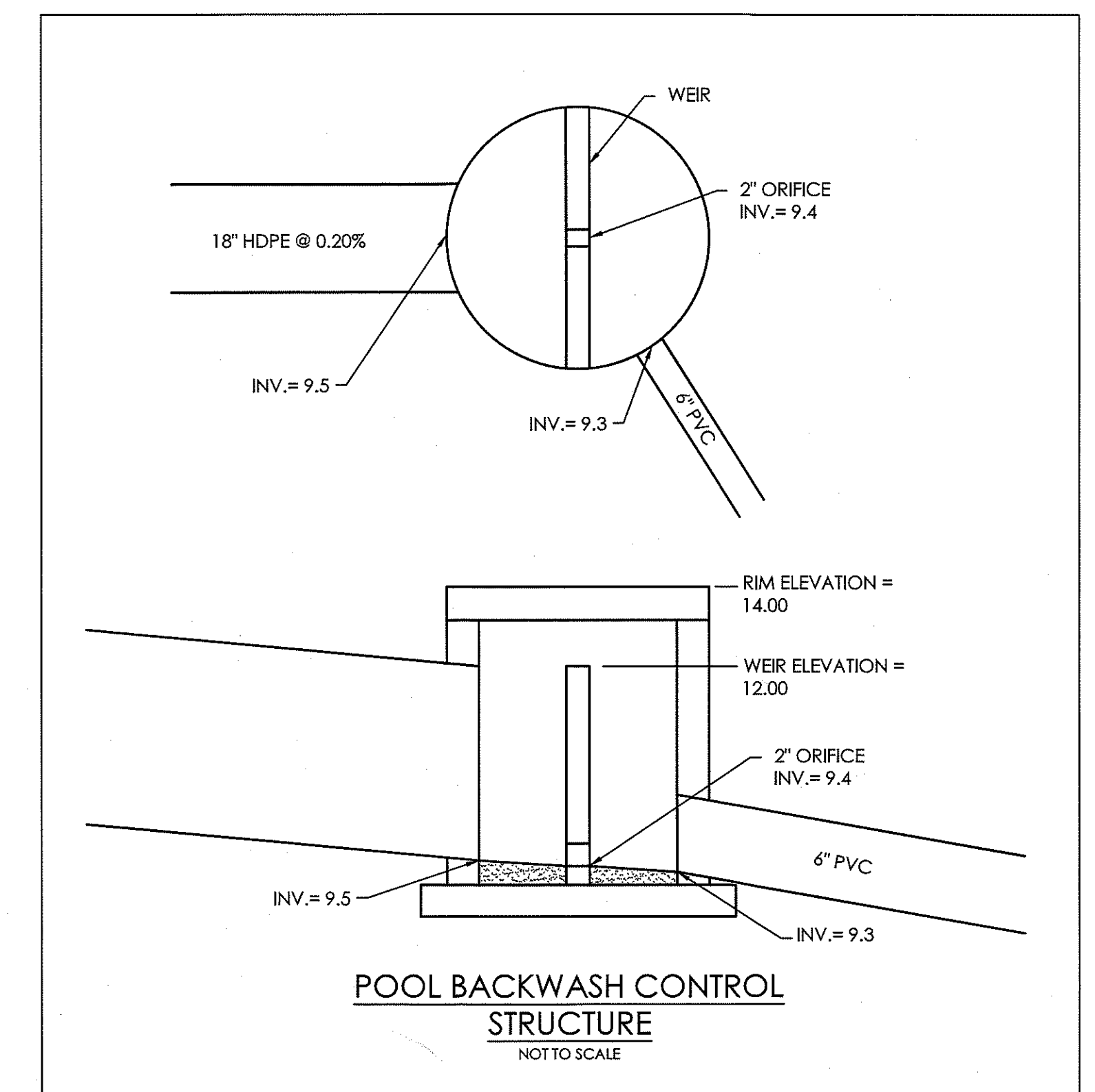
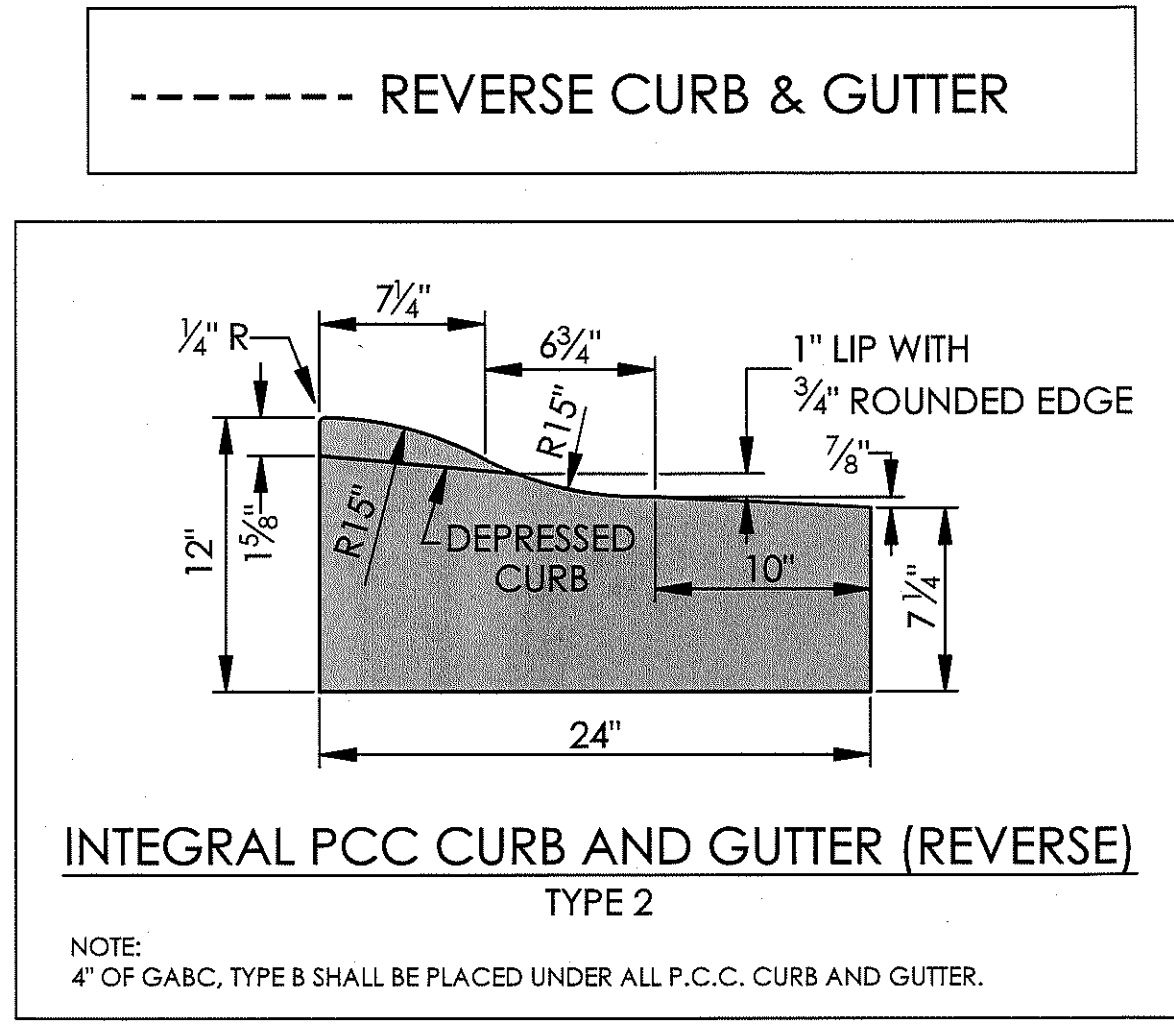
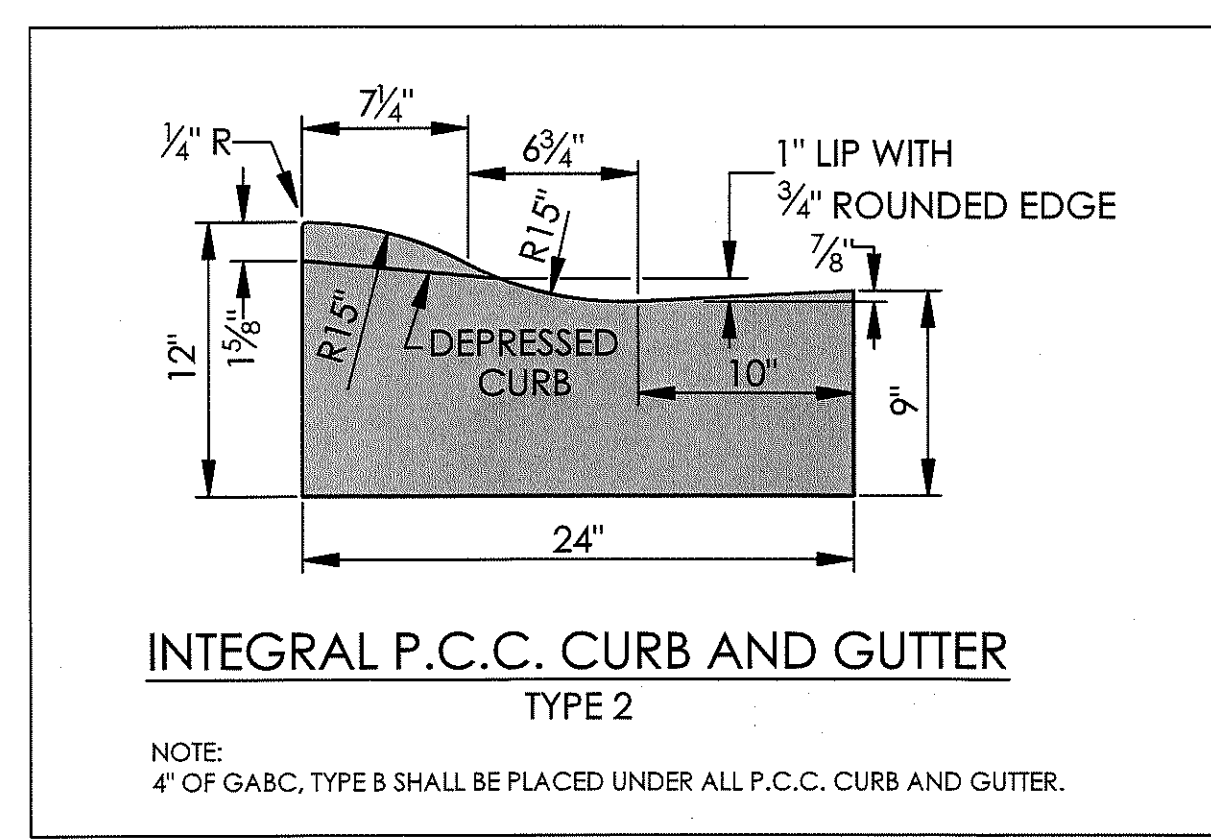
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Job Number:	G17042	Drawn By:	ML	Designed By:	JP	Approved By:	JP
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File Name:	18040-cover						



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 E:733193.4142
 (B) N:175646.5990
 E:733190.0501



NOTE: POOL DECKS DRAINS DESIGN BY OTHERS.



	SCALE: N.T.S.	SUSSEX COUNTY ENGINEERING DEPARTMENT	DETAIL
	REVISED: -	APPROVED: _____	6" CLEANOUT AND COVER
	REVISED: -	SUSSEX COUNTY ENGINEER	S-2.05
	APPROVED: SEP. 2018		

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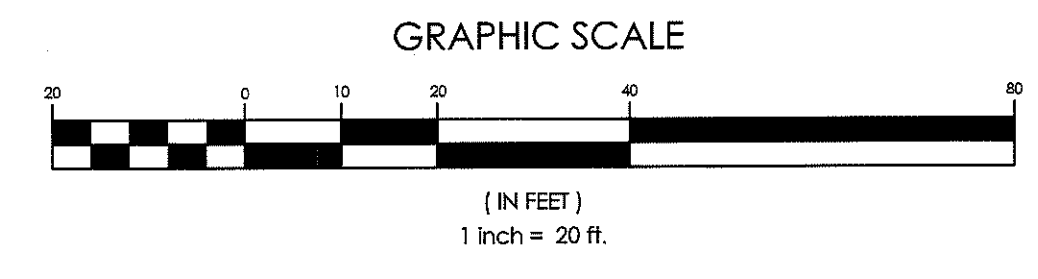
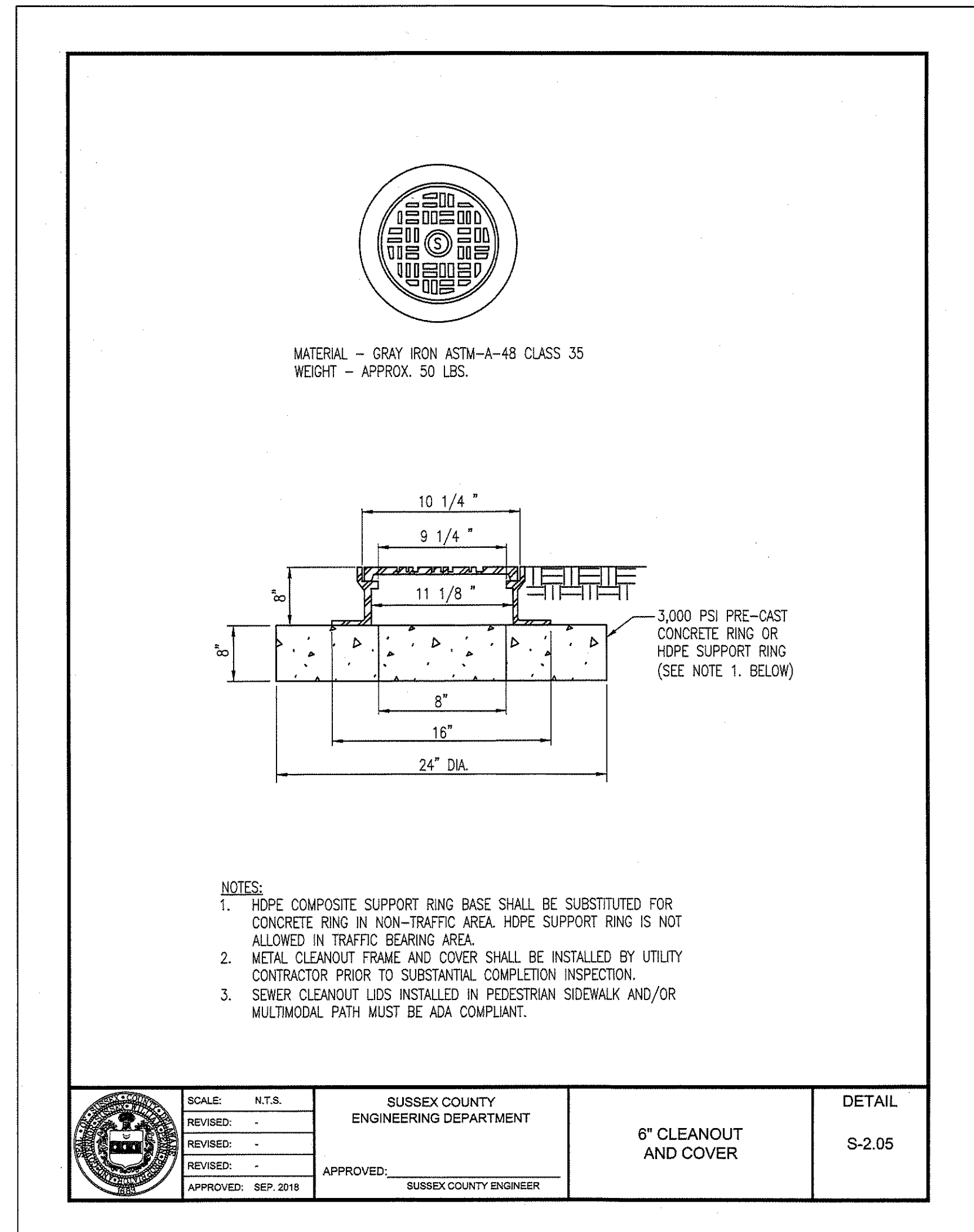
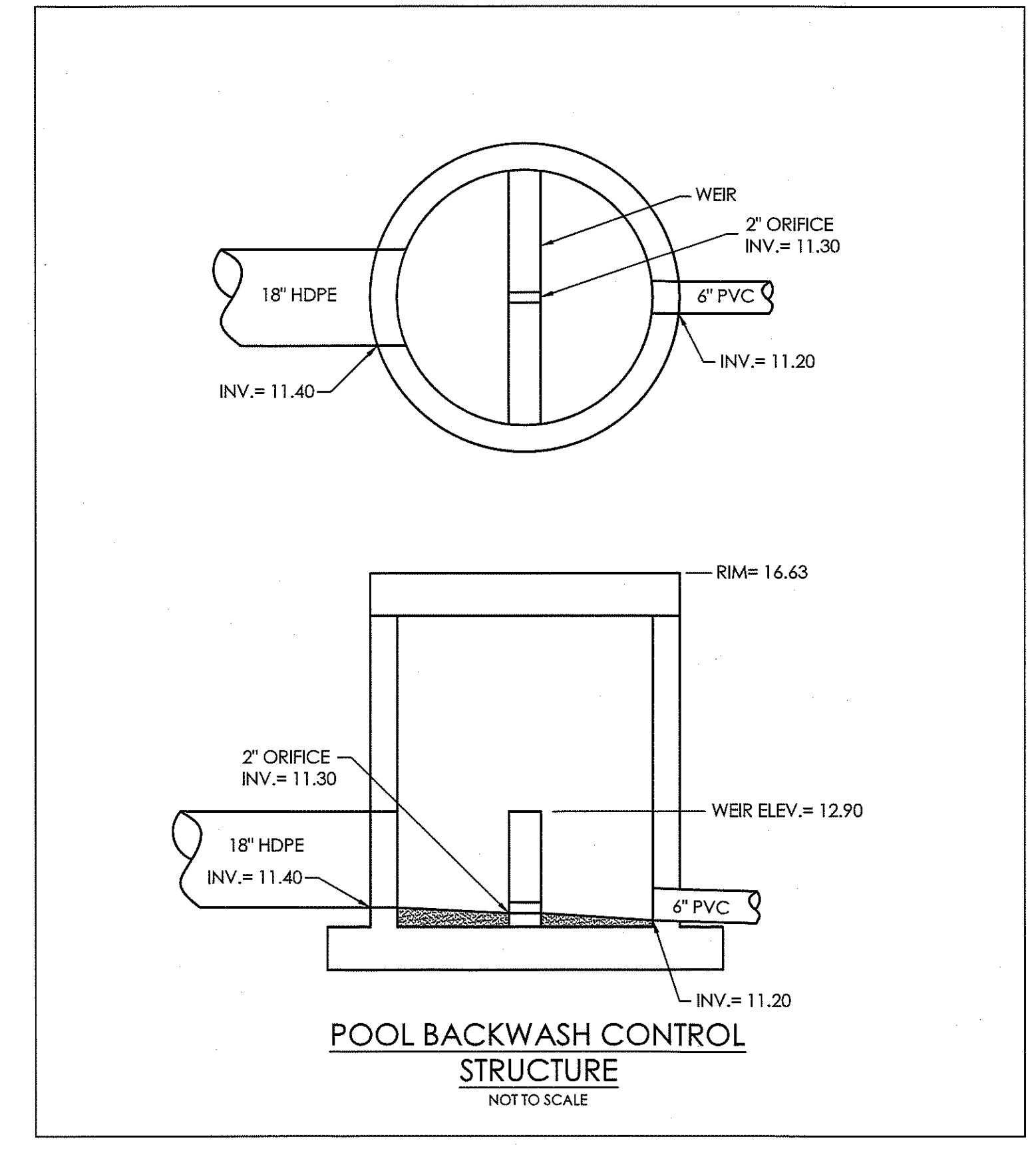
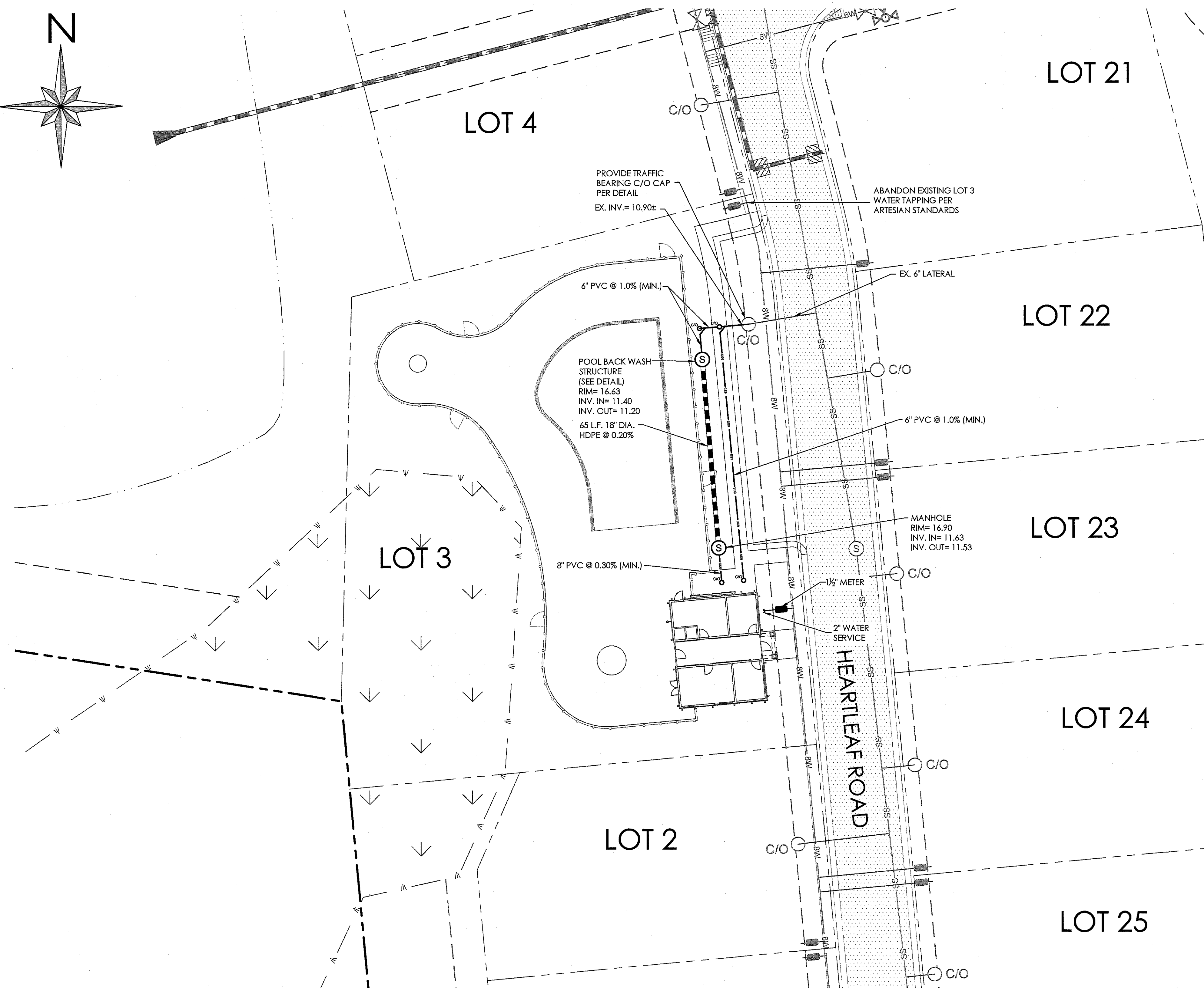
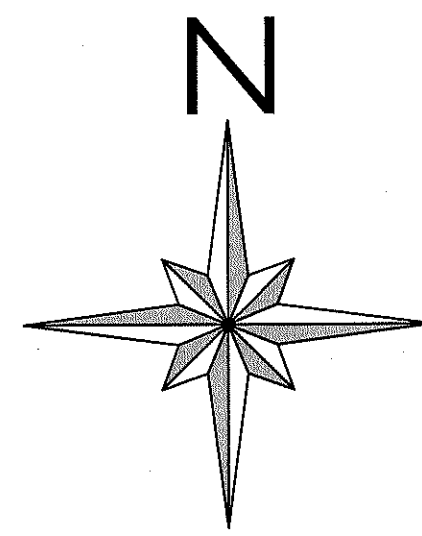
Seal _____
 Date _____

NO.	DATE	DESCRIPTION

SITE PLAN
 for
SWEETBAY
 BALTIMORE HUNDRED
 SUSSEX COUNTY, DELAWARE

Date:	1-11-22	Job Number:	G17042	Scale:	1"=20'	Drawn By:	HHB	Designed By:	HHB	Approved By:	J.P.
-------	---------	-------------	--------	--------	--------	-----------	-----	--------------	-----	--------------	------

Sheet No.: _____
 File Name: site



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	REVISED: -	APPROVED: _____	6\"/>
	REVISED: -	SUSSEX COUNTY ENGINEER	S-2.05
	APPROVED: SEP. 2018		

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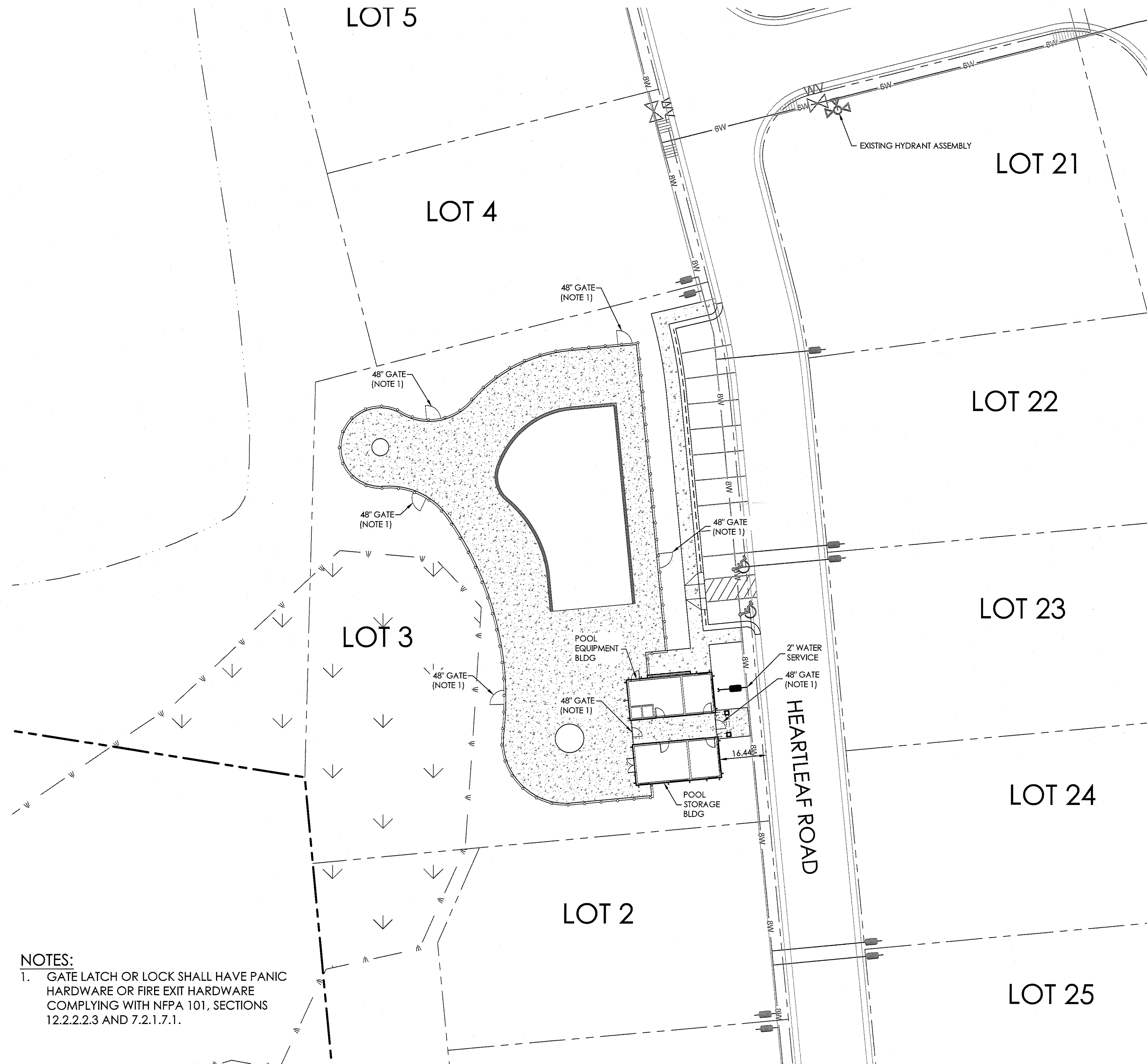
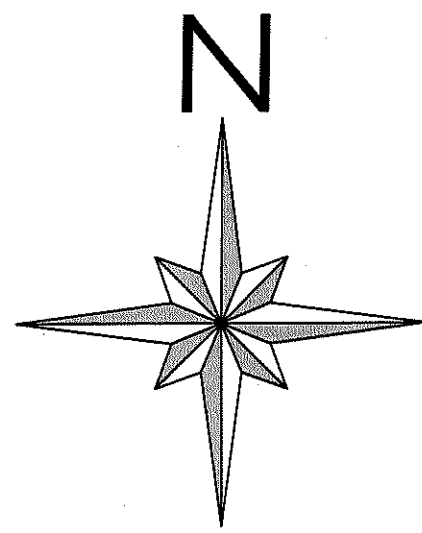
Seal _____
 Date _____

NO.	DATE	DESCRIPTION

UTILITY PLAN
 for
SWEETBAY
 BALTIMORE HUNDRED
 SUSSEX COUNTY, DELAWARE

Date:	1-11-22	Drawn By:	HHB
Job Number:	G17042	Designed By:	HHB
Scale:	1\"/>		
Approved By:	_____	Checked By:	_____

Sheet No.: **4**
 File Name: _____
 site



NOTES:
 1. GATE LATCH OR LOCK SHALL HAVE PANIC HARDWARE OR FIRE EXIT HARDWARE COMPLYING WITH NFPA 101, SECTIONS 12.2.2.2.3 AND 7.2.1.7.1.

SITE DATA:

OWNER/APPLICANT: NATELLI COMMUNITIES
 506 MAIN STREET, 3RD FLOOR
 GAITHERSBURG, MD 20878
 CONTACT: TOM NATELLI

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

- TAX MAP: 533-11.00-750.00
- PROPOSED USE: POOL HOUSE & POOL
- SUSSEX COUNTY REFERENCE NO.: 2018-26
- WATER SUPPLY: ARTESIAN WATER COMPANY
- 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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 Integrated Planning
 Engineering & Management, LLC

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 Georgetown, DE 19947
 T. 302.297.9215

3008 Merritt Mill Road
 Salisbury, MD 21804
 T. 410.672.8833

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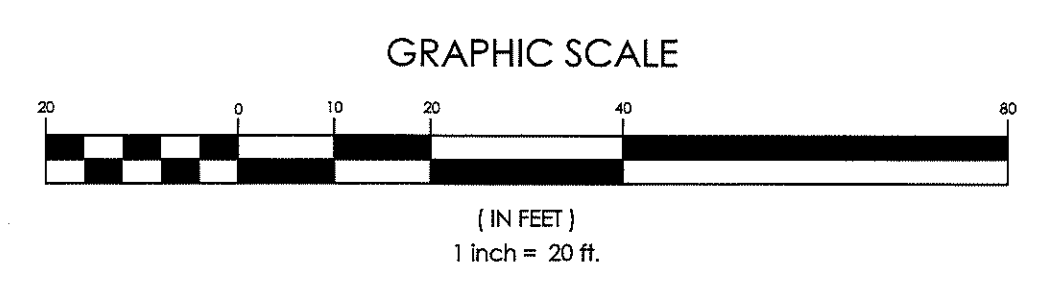
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 Date _____

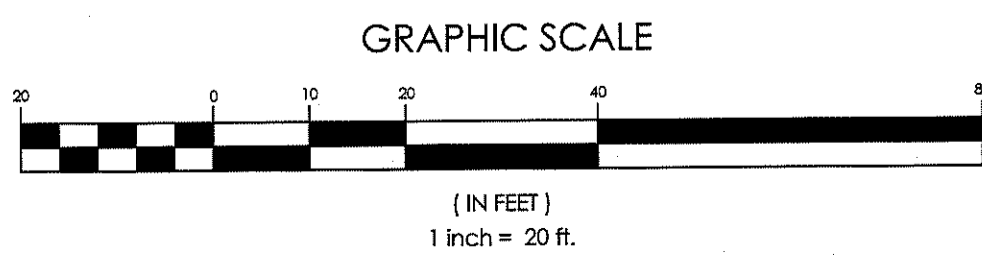
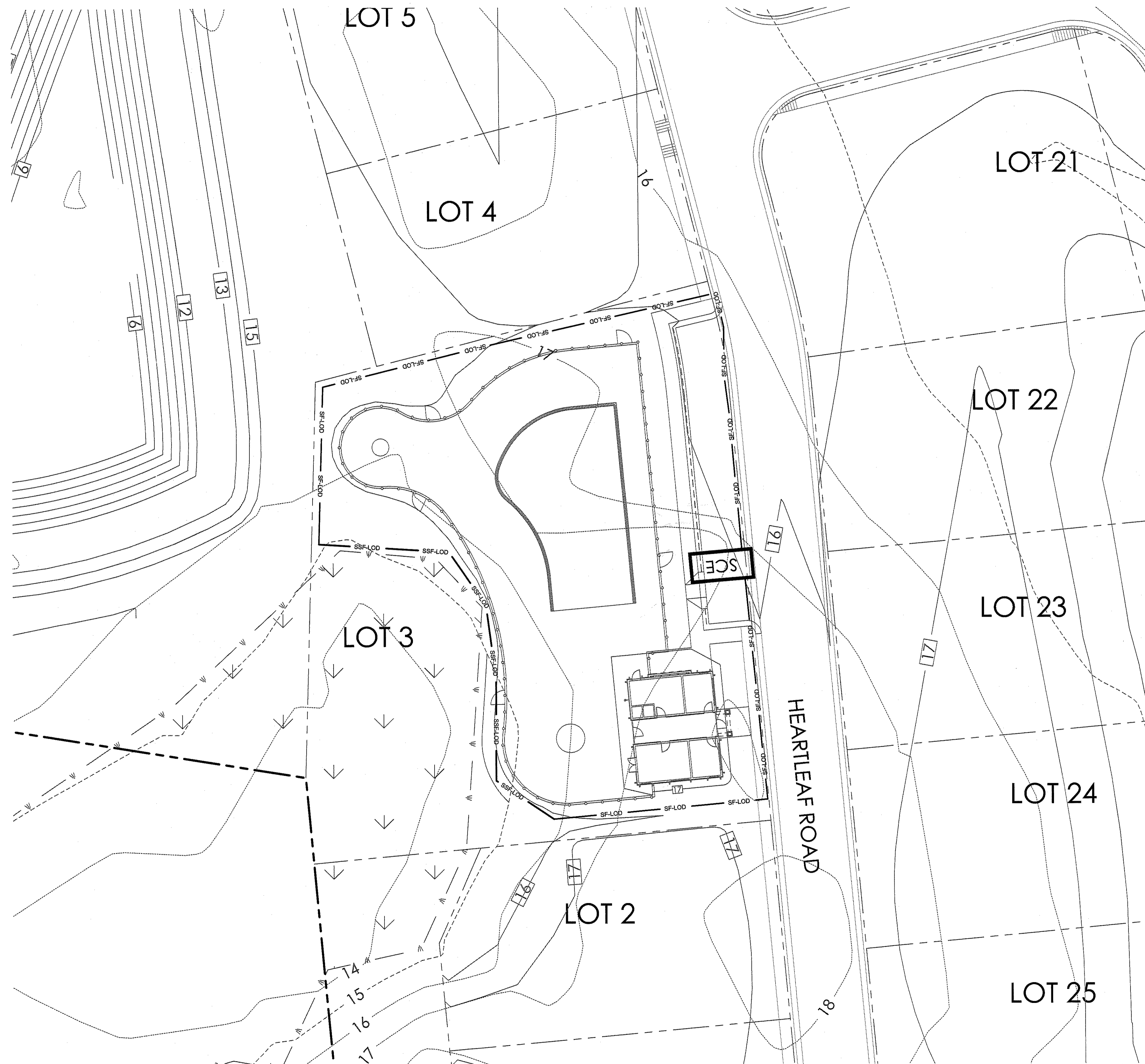
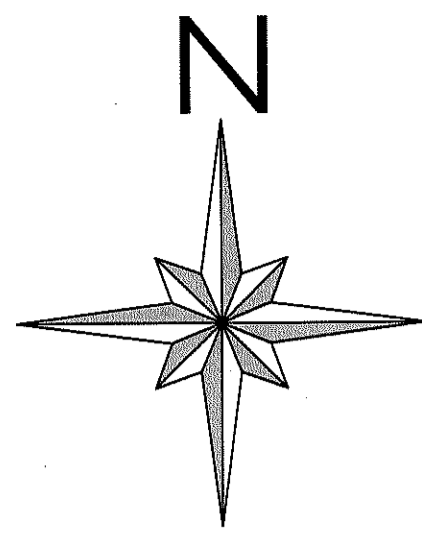
NO.	DATE	DESCRIPTION

FIRE MARSHAL PLAN
 for
SWEETBAY
 BALTIMORE HUNDRED
 SUSSEX COUNTY, DELAWARE

Date: 1-11-22
 Job Number: G17042
 Scale: 1"=20'
 Drawn By: HJB
 Designed By: HJB
 Approved By: JP

Sheet No.: **5**
 File Name: site





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.

TOMMY NATELLI - NATELLI COMMUNITIES

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 PALKEWICZ, PE

solutions
Integrated Planning
Engineering & Management, LLC

303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215

303 Merritt Hill Road
Salisbury, MD 21804
T. 410.572.8833

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Seal _____
Date _____

NO.	DATE	DESCRIPTION

EROSION AND SEDIMENT CONTROL PLAN

for
SWEETBAY
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

Date:	1-11-22	Job Number:	G17042	Scale:	1"=20'	Drawn By:	HHB	Designed By:	HHB	Approved By:	JP
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Sheet No.: **6**

File Name: _____ site

RECORD MINOR SUBDIVISION PLAN

FOR PROPERTY KNOWN AS:

LANDS OF "JUDY L. PFIEFER"

ALSO KNOWN AS:

"13398 SEASHORE HIGHWAY, GEORGETOWN, DE"

SITUATE IN:

NANTICOKE HUNDRED * SUSSEX COUNTY

STATE OF DELAWARE

TAX MAP#: 231-6.00-22.00

"BONNIE L. ATKINS FOR LIFE AND

RAYMOND L. ATKINS FOR LIFE "

ALSO KNOWN AS:

"21066 SEASHORE HIGHWAY, GEORGETOWN, DE"

SITUATE IN:

NANTICOKE HUNDRED * SUSSEX COUNTY

STATE OF DELAWARE

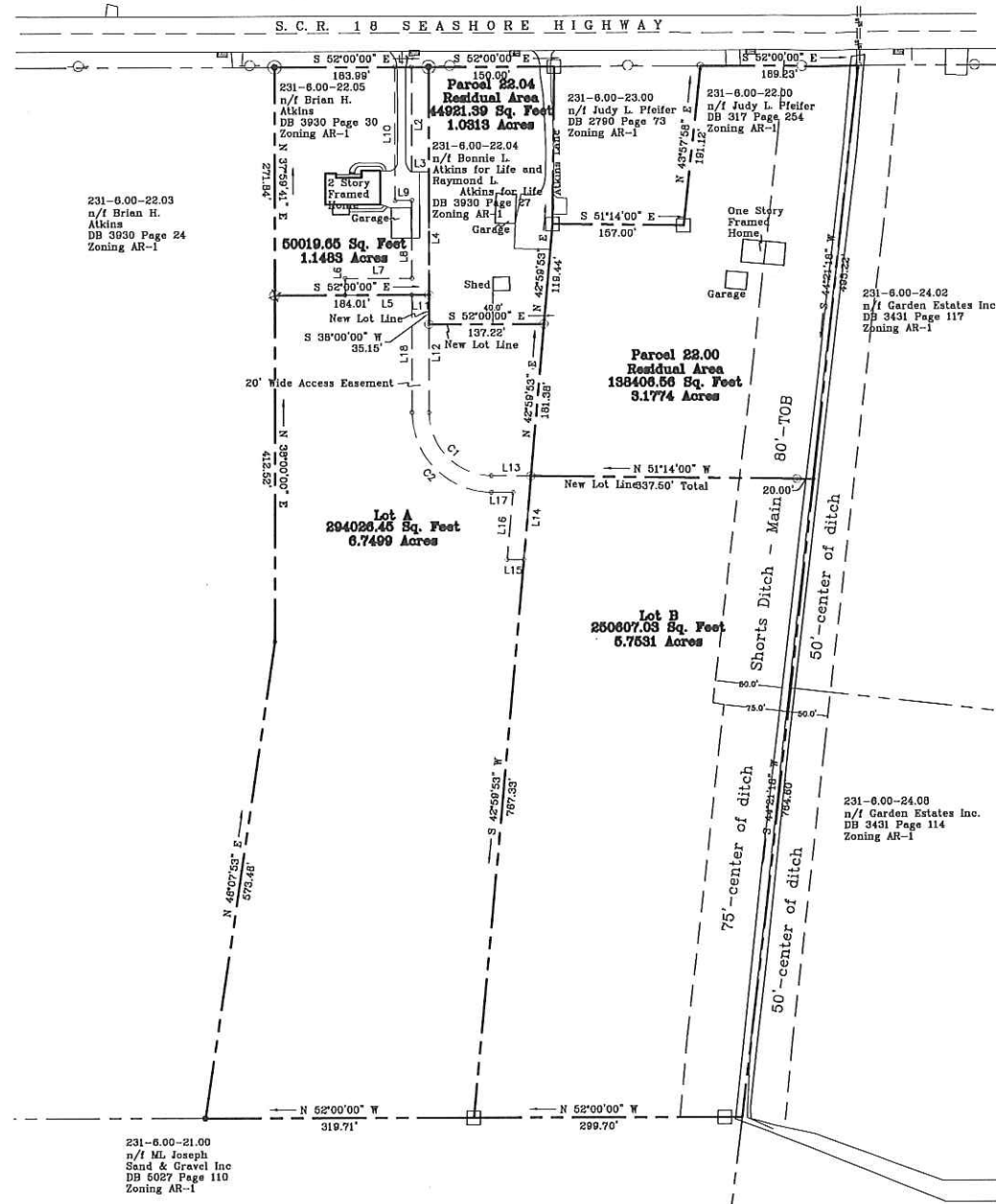
TAX MAP#: 231-6.00 PARCEL 22.04

Access Easement Line and Curve Table

LINE	BEARING	DISTANCE
L1	S 52°00'00" E	20.00'
L2	S 38°00'00" W	124.60'
L3	S 52°00'00" E	20.00'
L4	S 38°00'00" W	147.24'
L5	N 52°00'49" W	100.00'
L6	N 38°00'00" E	20.00'
L7	S 52°00'49" E	80.00'
L8	S 38°00'00" W	52.54'
L9	S 52°00'00" E	20.00'
L10	S 38°00'00" W	159.28'

LINE	BEARING	DISTANCE
L12	S 38°00'00" W	140.19'
L13	S 51°14'00" E	47.42'
L14	S 42°59'53" W	100.27'
L15	N 51°14'00" W	20.05'
L16	N 42°59'53" E	80.22'
L17	S 51°14'00" E	15.89'
L18	S 38°00'00" E	140.19'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00'	116.81'	105.35'	S 06°37'00" E	89°14'00"
C2	95.00'	147.95'	133.45'	N 06°37'00" W	89°14'00"



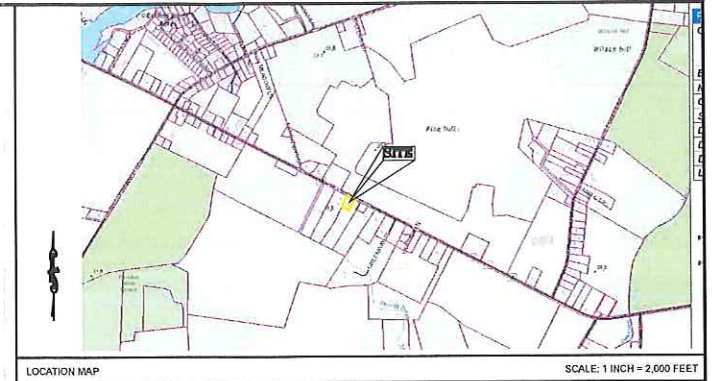
PLAN VIEW
1" = 100'

LEGEND

- Mail Box
- - - Easement Line
- Boundary Line
- Storm Pipe
- Power Pole
- ⊕ Rebar Found
- ⊙ Rebar and Cap Found
- ⊗ Rebar and Cap Set
- Concrete Monument Found

NOTES

- THIS SURVEY IS CLASSIFIED AS A "TYPICAL" SURVEY.
- UNLESS THIS PLAN HAS A SEAL WITH AN ORIGINAL SIGNATURE OF ENGINEER, IN RED INK, THIS IS NOT AN AUTHORIZED COPY.
- THIS SURVEY DOES NOT VERIFY THE EXISTENCE OF OR NONEXISTENCE OF ANY EASEMENTS OR RIGHT OF WAYS.



PLAN DATA:

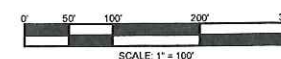
PARCEL I.D. No * 231-6.00-22.00
 PLAT REFERENCE * D.B. 317, PAGE 22.00
 ZONING DISTRICT * AR-1 (ZONING CLASSIFICATION)
 OWNER * MS. JUDY L. PFIEFER
 13398 SEASHORE HIGHWAY
 GEORGETOWN, DE 19947
 LOT AREA RATIONALE * Residual Area - Parcel 22.00 = 3.18 ACRES
 LOT B = 5.75 ACRES (to Parcel 22.05)
 GROSS AREA = 8.93 ACRES
 TOTAL No. OF LOTS * 1 SINGLE FAMILY DWELLING UNITS

PLAN DATA:

PARCEL I.D. No * 231-6.00-22.04
 PLAT REFERENCE * D.B. 3930, PAGE 27
 ZONING DISTRICT * AR-1 (ZONING CLASSIFICATION)
 OWNER * MR. RAYMOND L. AND MS. BONNIE L. ATKINS
 21066 SEASHORE HIGHWAY
 GEORGETOWN, DE 19947
 LOT AREA RATIONALE * Residual Area - Parcel 22.04 = 1.03 ACRES
 LOT A = 6.75 ACRES (to Parcel 22.04)
 LOT B = 5.75 ACRES (from Parcel 22.00)
 GROSS AREA = 7.78 ACRES
 TOTAL No. OF LOTS * 1 SINGLE FAMILY DWELLING UNITS

PLAN DATA:

PARCEL I.D. No * 231-6.00-22.04
 PLAT REFERENCE * D.B. 3930, PAGE 30
 ZONING DISTRICT * AR-1 (ZONING CLASSIFICATION)
 ROADWAY CLASSIFICATION * SCR 18 SEASHORE HIGHWAY (PRINCIPAL ARTERIAL ROAD)
 SEWERAGE DISPOSAL * INDIVIDUAL ON-SITE WASTEWATER DISPOSAL SYSTEMS (PRIVATE)
 SEWERAGE IS SUBJECT TO APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
 WATER SUPPLY * INDIVIDUAL ON-SITE WELLS (PRIVATE)
 WATER IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.
 (TID) PROXIMITY * 20 MILES



22164 MELSON ROAD
 GEORGETOWN, DELAWARE 19947
 PHONE NO. 302-856-1565

Drawn By: JBR Date: 05-09-2022
 Scale: 1"=100' Sheet 1/1

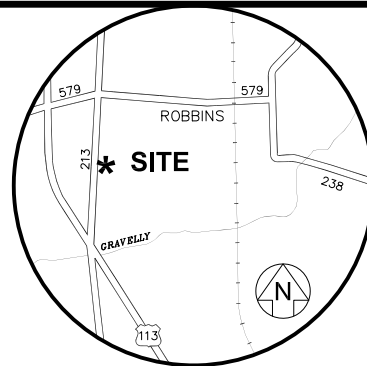
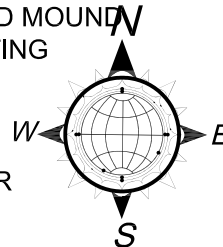
LPP
SOILS SUITABLE (HYDROLOGY-MORPHOLOGY) FOR CAPPING FILL LOW PRESSURE PIPE ET SEQ

ESM
SOILS SUITABLE (SOIL MORPHOLOGY) FOR ELEVATED SAND MOUND OWTDS ET SEQ

AVOID
SOILS WITH MORE SHALLOW LIMITING ZONE (<11) TO BE AVOIDED FOR OWTDS-SEPTIC

I/A ESM
SOILS SUITABLE (HYDROLOGY-MORPHOLOGY) FOR INNOVATIVE & ALTERNATIVE ELEVATED SAND MOUND OWTDS ET SEQ (12 INCH LIMITING ZONE REQUIRED FOR PEAT/MICRO-IRRIGATION DRIP)

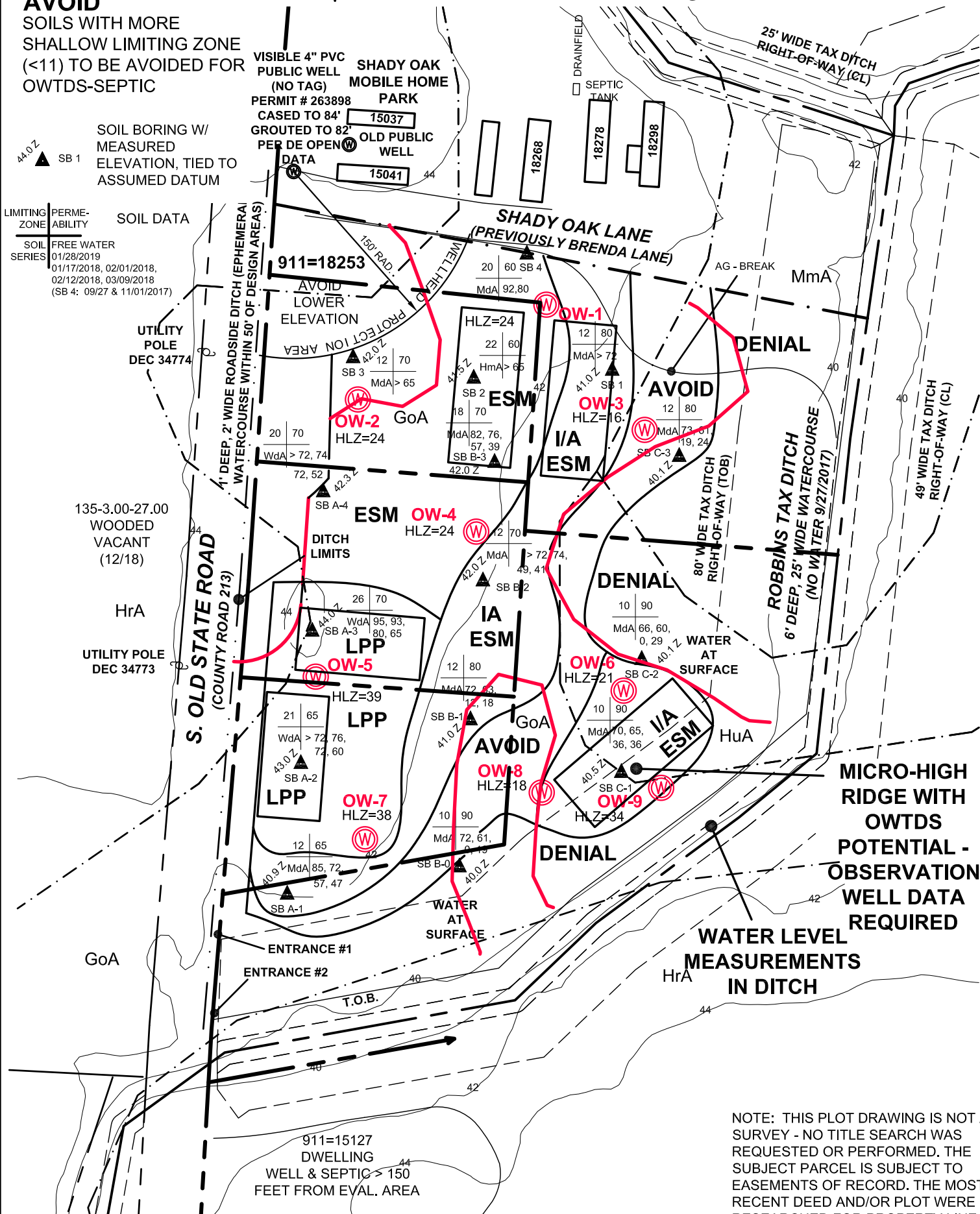
DENIAL UNSUITABLE FOR OWTDS - SEPTIC



44.0 Z
▲ SB 1

SOIL BORING W/ MEASURED ELEVATION, TIED TO ASSUMED DATUM

LIMITING ZONE	PERMEABILITY	SOIL DATA
SOIL SERIES	FREE WATER	
01/28/2019		
01/17/2018, 02/01/2018, 02/12/2018, 03/09/2018		
(SB 4: 09/27 & 11/01/2017)		



TAX MAP # 1-35-3.00, PARCEL 26.00 (P/O); FIELD SUSSEX COUNTY, DELAWARE

NOTE: THIS PLOT DRAWING IS NOT A SURVEY - NO TITLE SEARCH WAS REQUESTED OR PERFORMED. THE SUBJECT PARCEL IS SUBJECT TO EASEMENTS OF RECORD. THE MOST RECENT DEED AND/OR PLOT WERE RESEARCHED FOR PROPERTY LINE PLACEMENT AND EASEMENTS. PROPERTY LINE ANGLES AND DIMENSIONS MAY VARY.

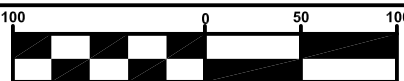
ATLANTIC RESOURCE MANAGEMENT, INC.

Post Office Box 869
Ocean View, DE 19970



(302) 539-2029
Fax (302) 539-4601

DE@atlanticresource.net
ENVIRONMENTAL CONSULTANTS



1 inch = 100 ft.

PROJECT: SHADY OAK DE LLC

TITLE: SOILS MAP & OBSERVATION WELL PLOT DRAWING

LOT SIZE: 150 ACRES ± P/O

REF: DB 4753, PG 276 (08/2017)

DRAWN BY: ARM, INC.

CHECKED BY: L. ERICKSON

JOB #: 003-DS18-SR MW

TAX MAP: 1-35-3.00, PARCEL 26.00 P/O

DATE: AUGUST 10, 2019

SHEET NO: 1 OF 1