

PLANNING & ZONING COMMISSION

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Sussex County

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

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date June 27, 2019

Application: CU 2177 Ingrid Hopkins

Applicant: Ingrid Hopkins
30249 Fisher Road
Lewes, DE 19958

Owner: Walter C. Hopkins
30249 Fisher Road
Lewes, DE 19958

Site Location: 30249 Fisher Road. North side of Fisher Road approximately 0.45 mile and 0.76 mile west of Beaver Dam Road.

Current Zoning: AR-1 (Agricultural Residential District)

Proposed Use: Events Venue

Comprehensive Land Use Plan Reference: Low Density Area

Councilmatic District: Mr. Burton

School District: Cape Henlopen School District

Fire District: Lewes Fire District

Sewer: Private, On-Site

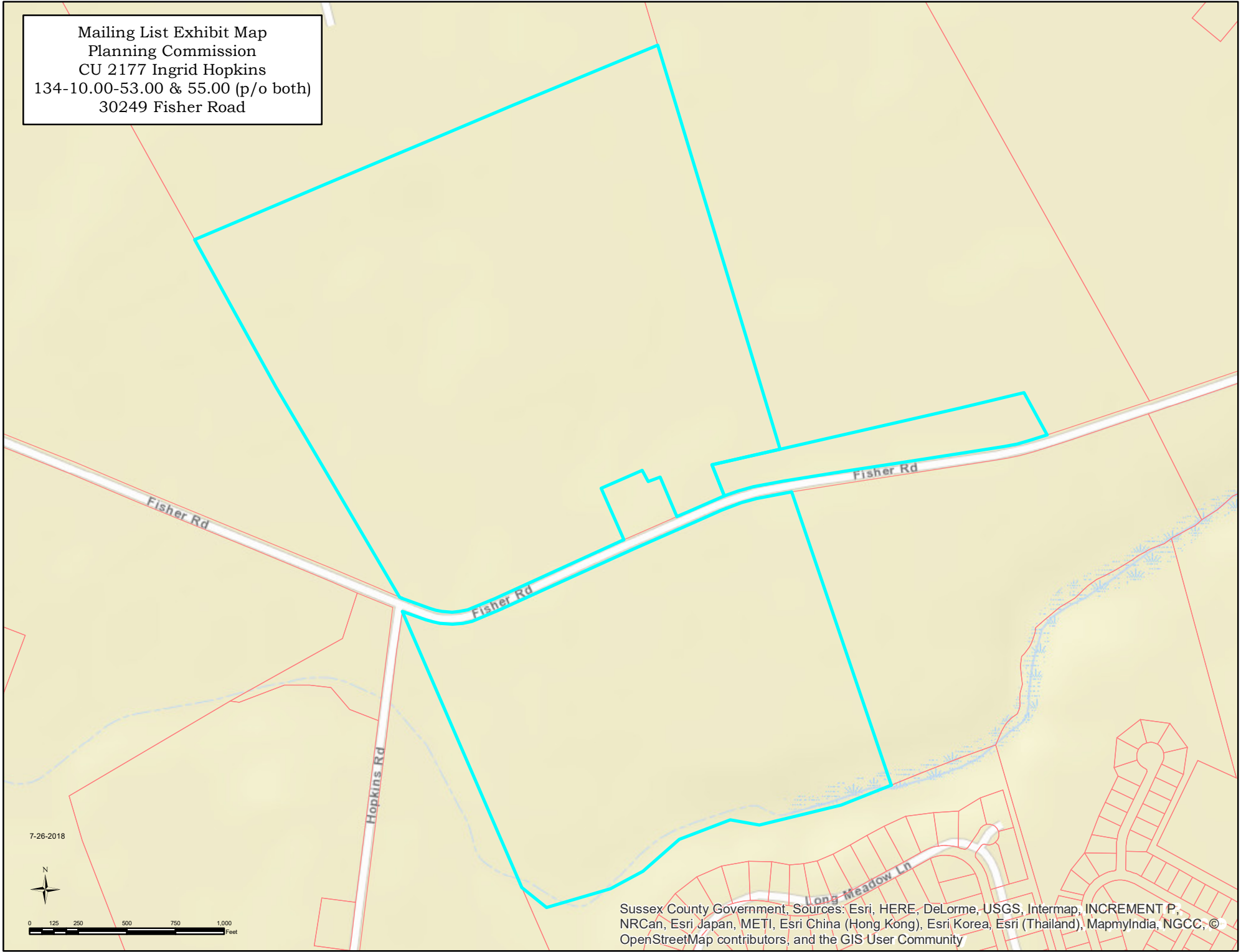
Water: Private, On-Site

Site Area: 5.00 ac. +/-

Tax Map ID.: 334-10.00-53.00 & 55.00 (portions of both)

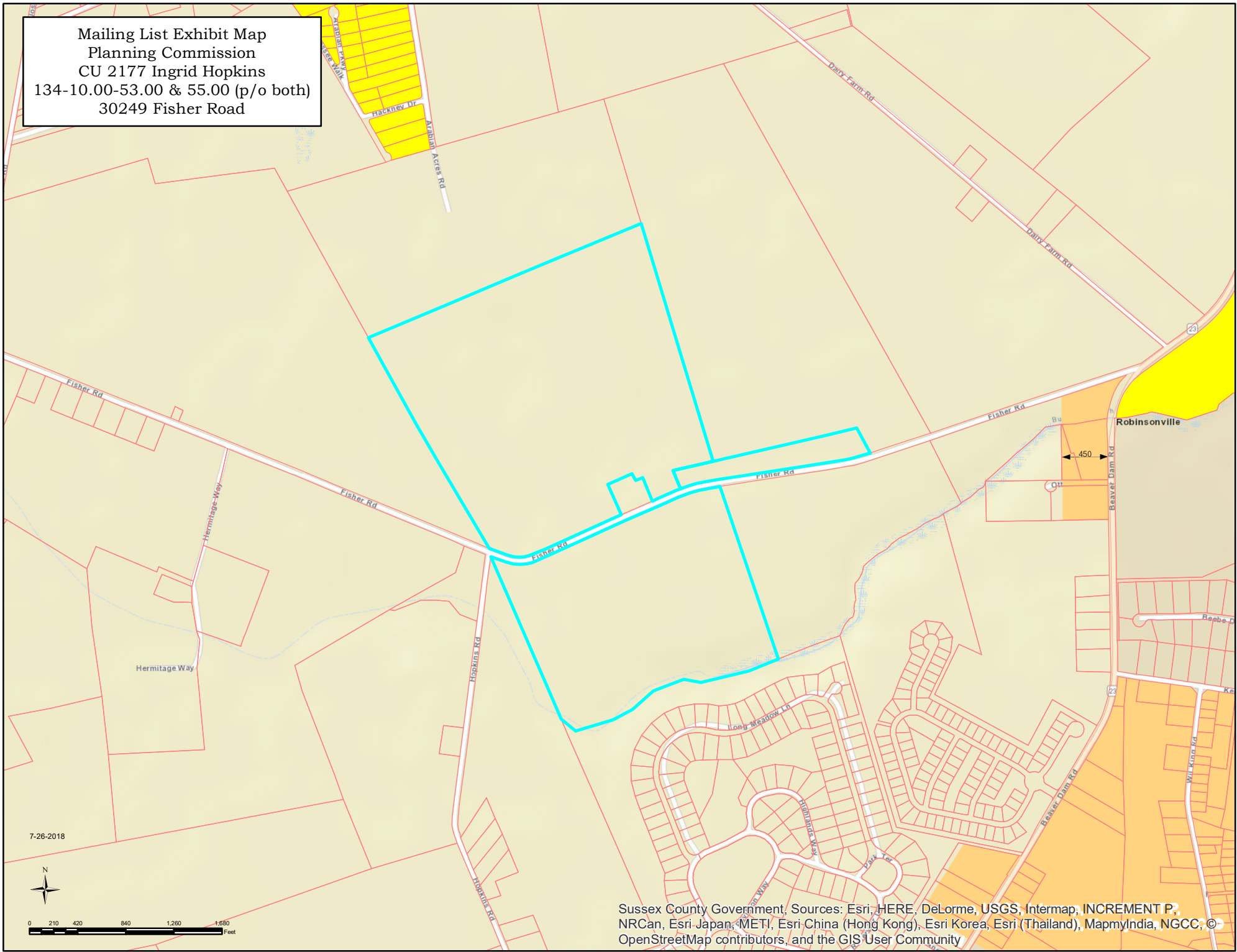


Mailing List Exhibit Map
Planning Commission
CU 2177 Ingrid Hopkins
134-10.00-53.00 & 55.00 (p/o both)
30249 Fisher Road



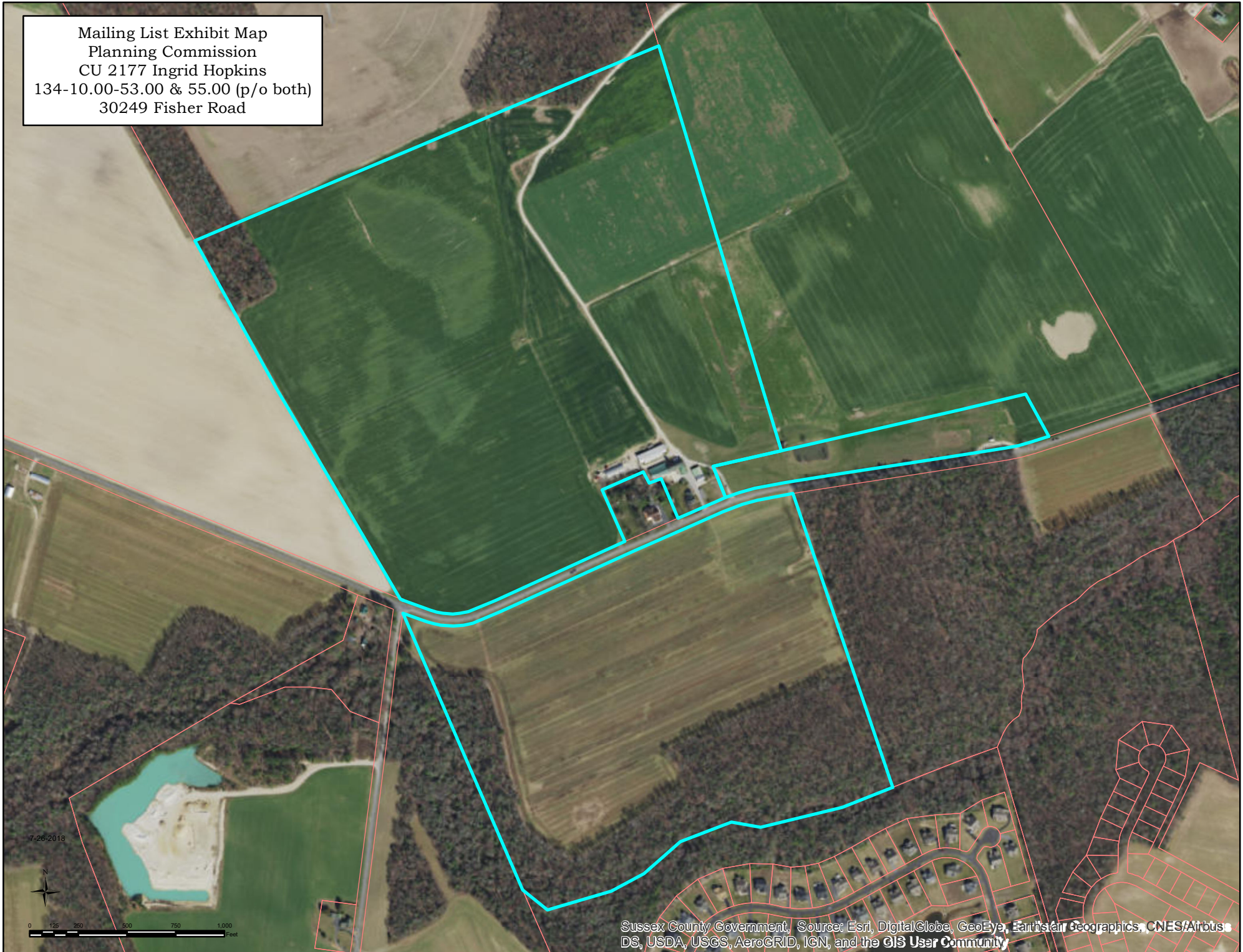
Sussex County Government, Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

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

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134-10.00-53.00 & 55.00 (p/o both)
30249 Fisher Road



PLANNING & ZONING

JANELLE M. CORNWELL, AICP
DIRECTOR

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



Sussex County

DELAWARE
sussexcountype.gov

Memorandum

To: Sussex County Planning Commission Members
From: Samantha Bulkilvish, Planner I
CC: Vince Robertson, Assistant County Attorney and applicant
Date: June 18, 2019
RE: Staff Analysis for CU 2177 Ingrid Hopkins

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2177 Ingrid Hopkins to be reviewed during the June 27, 2019 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 portions of parcels 334-10.00-53.00 and 334-10.00-55.00 to allow for an event venue to be located at 30249 Fisher Rd. The size of the properties is 5.00 ac. +/-.

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of 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 indicates that the properties have the land use designation Low Density Area.

The surrounding land use to the north, south, east and west is Low Density Area. The Low-Density Area land use designation recognizes that agriculture and single family homes are the primary uses. Business development should be largely confined to businesses addressing the needs of these two uses. Industrial and agri-business uses that support or depend on agriculture should be permitted. The focus of retail and office uses in Low Density Areas should be for providing convenience goods and services to nearby residents. Commercial uses in these residential areas should be limited in their location, size and hours of operation. More intense commercial uses should be avoided in these areas. Institutional and commercial uses may be appropriate depending on surrounding uses.

The property is zoned AR-1 (Agricultural Residential District). The properties to the north, south, east and west are zoned AR-1 (Agricultural Residential District). There are a number of Conditional Uses in the area (CU 2078 professional offices 334-4.00-84.00, CU2161 professional offices 334-4.00-80.00 and CU 2096 shed and gazebo sales 334-4.00-55.00).

Based on the analysis of the land use, surrounding zoning and uses, the Conditional Use for an events venue would be considered consistent with the land use, area zoning and uses.





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

JENNIFER COHAN
SECRETARY

September 5, 2017

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

Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request for the **Ingrid Hopkins** conditional use application, which we received on August 7, 2017. This application is for an approximately 122.00-acre portion of a 189.56-acre parcel (Tax Parcel: 334-10.00-53.00). The subject parcel is located on the north and south sides of Fisher Road (Sussex Road 262), east of the intersection of Fisher Road and Hopkins Road (Sussex Road 286). The subject land is currently zoned as AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval to build a 4,300 square-foot wedding barn on the 122.00-acre portion of the parcel located on the north side of Fisher Road.

Per the 2016 Delaware Vehicle Volume Summary, the average daily traffic volume on an average day along the segment of Fisher Road where the subject land is located, which is from Cool Spring Road (Sussex Road 290) to Beaver Dam Road (Sussex Road 285), is 1,493 vehicles per day.

The traffic impact of wedding venues necessarily varies with the frequency and size of the wedding events. Generally, DelDOT bases its decision to require a Traffic Impact Study (TIS) on traffic volumes that recur on a daily or weekly basis. Special events, if large enough, may require coordination with our Transportation Management Center but cannot be properly addressed by the TIS process.

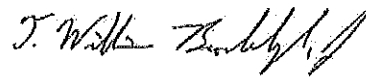
Regarding DelDOT's warrants for requiring a TIS, wedding events that would generate more than 50 vehicle trips in any hour and more than 500 vehicle trips per day would meet these warrants. Wedding events generating more than 200 vehicle trips in any hour and / or more than 2,000 vehicle trips per day would be considered to have a Major impact to local area roadways. Because we expect the typical wedding event to generate no more than 50 vehicle trips in any hour and no more than 500 vehicle trips per day, we recommend that this conditional use application be considered without a TIS.



Ms. Janelle M. Cornwell
Page 2 of 2
September 5, 2017

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
J. Marc Coté, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance and Operations
Steven Sisson, Sussex County Subdivision Coordinator, Development Coordination
Tom Felice, Corridor Capacity Preservation Program Manager, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Scott Johnson, Subdivision Manager, Development Coordination
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination

3/14/19

Delaware Board of Adjustment

Application: Conditional Use

The Covered Bridge Inn
30249 Fisher Rd.
Lewes, DE 19958

The original farmhouse and dairy barn on Hopkins Dairy farm had suffered the effects of neglect and dis-use over the last several decades. With the help of my father, Walter C. Hopkins, I have found a way to breathe new life into our historic buildings, providing a much needed Wedding Venue to Sussex County. The result is a profitable business to hand down to the future generations of the Hopkins family. With the strict guidance of the DE Ag Land Preservation board, we found a way to create this business while following all DE laws and use existing farming entrances and buildings, now with fire marshal approvals for occupancy and public assembly.

Restore – Reuse – Repurpose – Recycle.

Thank you for your consideration

Ingrid Hopkins
Innkeeper
Covered Bridge Inn
www.thecoveredbridgeinn.com



DELAWARE AGRICULTURAL LANDS
Preservation Foundation

2320 South duPont Highway
Dover, Delaware 19901

Tel: 302-698-4530
Toll Free: 800-282-8685 (DE only)
Fax: 302-677-7093

September 22, 2016

Ms. Ingrid Hopkins Glassmeyer
Covered Bridge Inn, LLC.
30249 Fisher Road
Lewes, DE 19958

Dear Ms. Glassmeyer:

This letter is confirmation that the enclosed Agri-Tourism Event application submitted by the Covered Bridge Inn, LLC was approved by the Delaware Agricultural Lands Preservation Foundation Board at the September 21, 2016 meeting. If you plan any significant changes or additions to your business, please contact our office before implementing these modifications so that we can review them and present to the Board for approval, if necessary.

We thank you for your cooperation and patience during this process and we wish you success in your business. If you have any questions please contact Foundation staff at (302) 698-4530.

Sincerely,

A handwritten signature in blue ink, appearing to read 'RV', followed by a long horizontal line.

Rebecca Vaughn
Admin Specialist II – Planning & Preservation
Delaware Department of Agriculture
rebecca.vaughn@state.de.us

Enclosure
/RV

CC: Project ID# S-95-07-042
Walter C. Hopkins, Green Acres Farm, Inc.

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

TO: **Janelle Cornwell**

REVIEWER: **Chris Calio**

DATE: **6/10/2019**

APPLICATION: **CU 2177 Ingrid Hopkins**

APPLICANT: **Ingrid Hopkins**

FILE NO: **NCPA-5.03**

TAX MAP &
PARCEL(S): **334-10.00-53.00 & 55.00 (portion of both)**

LOCATION: **30249 Fisher Road. North side of Fisher Road, approximately
0.45 mile and 0.76 mile west of Beaver Dam Road.**

NO. OF UNITS: **Event Venue**

GROSS
ACREAGE: **5.00**

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **2**

SEWER:

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?
Yes No
- a. If yes, see question (2).
b. If no, see question (7).
- (2). Which County Tier Area is project in? **Tier 3**
- (3). Is wastewater capacity available for the project? **N/A** If not, what capacity is available? **N/A**.
- (4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? **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 **Click or tap to enter a fee** 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? **No**
- Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **No**
- (8). Comments: **The proposed Conditional Use is not in an area where the Sussex County Engineering Department has a plan/schedule to provide sanitary sewer service.**
- (9). Is a Sewer System Concept Evaluation required? **No**
- (10). Is a Use of Existing Infrastructure Agreement Required? **No**

UTILITY PLANNING APPROVAL:



John J. Ashman
Director of Utility Planning

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



RECEIVED

JUN 10 2019

SUSSEX COUNTY
PLANNING & ZONING

MEMORANDUM

TO: Janelle M. Cornwell

FROM: Debbie Absher, Director of Ag Programs

SUBJECT: LUPA

DATE: June 11, 2019

Attached you will find the comments for the following proposed zoning changes:

- CU 2177 – Ingrid Hopkins
- CZ 1882 – Nassau DE Acquisitions Co., LLC
- CZ 1883 – OA-BP Marina Bay-Lakeside

If you have any questions, I can be reached at 856-3990, ext. 3.

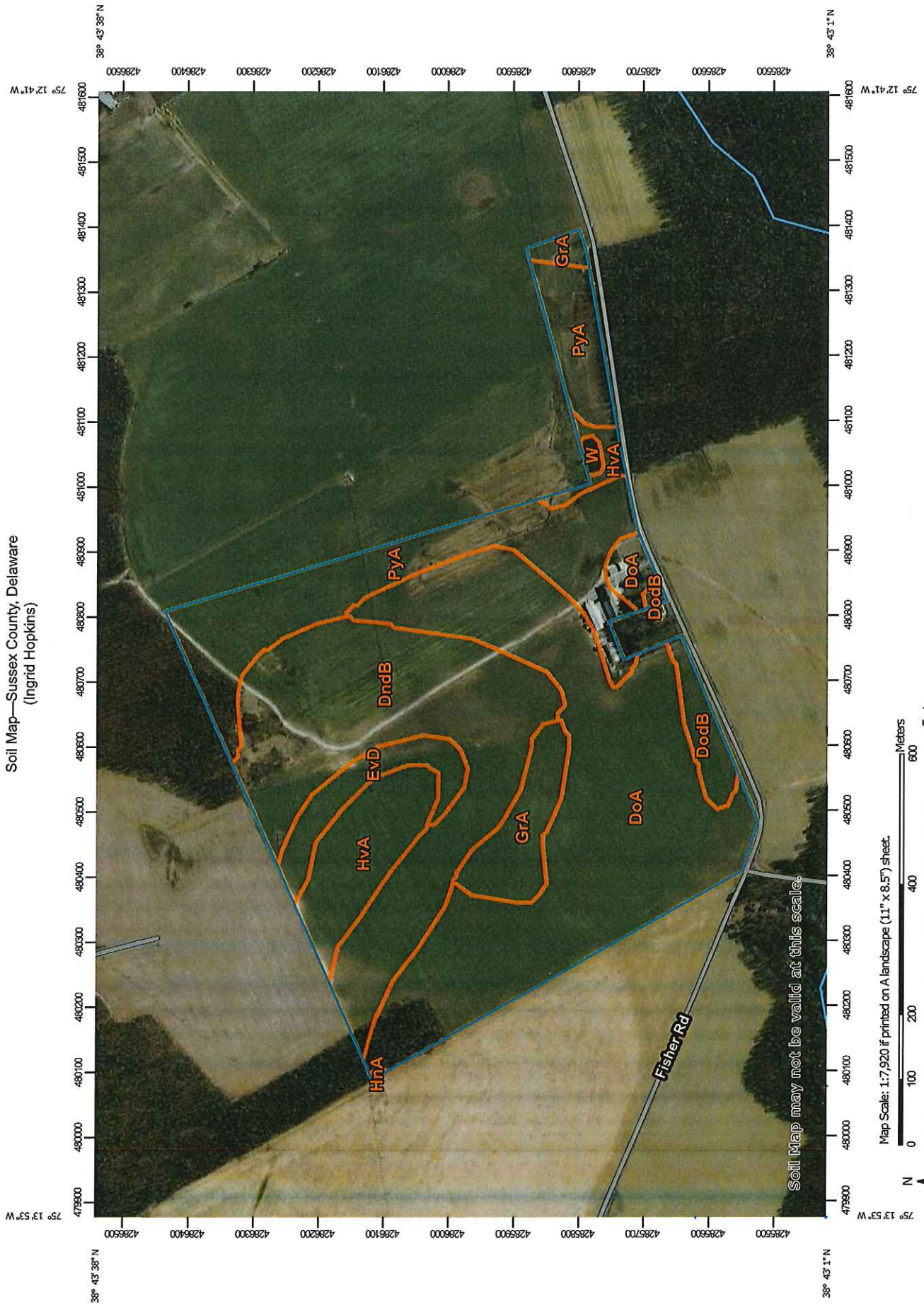
BJH

Enclosures



CU 2177
TM #334-10.00-53.00 & 55.00 (portions of both)
Ingrid Hopkins

Soil Map—Sussex County, Delaware
(Ingrid Hopkins)











































Soil Map may not be valid at this scale.

Map Scale: 1:7,920 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge fuc: UTM Zone 18N WGS84

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Streams and Canals
 Borrow Pit	 Transportation
 Clay Spot	 Rails
 Closed Depression	 Interstate Highways
 Gravel Pit	 US Routes
 Gravelly Spot	 Major Roads
 Landfill	 Local Roads
 Lava Flow	 Background
 Marsh or swamp	 Aerial Photography
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

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 19, Sep 14, 2018

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
DndB	Downer loamy sand, 2 to 5 percent slopes, Northern Tidewater Area	34.5	26.4%
DoA	Downer sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	47.6	36.5%
DodB	Downer sandy loam, 2 to 5 percent slopes, Northern Tidewater Area	3.0	2.3%
EvD	Evesboro loamy sand, 5 to 15 percent slopes	4.8	3.7%
GrA	Greenwich loam, 0 to 2 percent slopes	6.5	5.0%
HnA	Hammonton sandy loam, 0 to 2 percent slopes	0.0	0.0%
HvA	Hurlock sandy loam, 0 to 2 percent slopes	9.5	7.3%
PyA	Pineyneck loam, 0 to 2 percent slopes	24.0	18.4%
W	Water	0.4	0.3%
Totals for Area of Interest		130.3	100.0%

Selected Soil Interpretations

This report allows the customer to produce a report showing the results of the soil interpretation(s) of his or her choice. It is useful when a standard report that displays the results of the selected interpretation(s) is not available.

When customers select this report, they are presented with a list of interpretations with results for the selected map units. The customer may select up to three interpretations to be presented in table format.

For a description of the particular interpretations and their criteria, use the "Selected Survey Area Interpretation Descriptions" report.

Report—Selected Soil Interpretations

Selected Soil Interpretations—Sussex County, Delaware							
Map symbol and soil name	Pct. of map unit	ENG - Dwellings W/O Basements		ENG - Dwellings With Basements		ENG - Septic Tank Absorption Fields (DE)	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
DndB—Downer loamy sand, 2 to 5 percent slopes, Northern Tidewater Area							
Downer	80	Not limited		Not limited		Very limited	
						Restricted permeability	0.99
DoA—Downer sandy loam, 0 to 2 percent slopes, Northern Tidewater Area							
Downer	80	Not limited		Not limited		Very limited	
						Restricted permeability	0.99
DodB—Downer sandy loam, 2 to 5 percent slopes, Northern Tidewater Area							
Downer	80	Not limited		Not limited		Very limited	
						Restricted permeability	0.99
EvD—Evesboro loamy sand, 5 to 15 percent slopes							
Evesboro	75	Somewhat limited		Somewhat limited		Very limited	
		Slope	0.63	Slope	0.63	Filtering capacity	1.00
						Slope	0.63

Selected Soil Interpretations--Sussex County, Delaware							
Map symbol and soil name	Pct. of map unit	ENG - Dwellings W/O Basements		ENG - Dwellings With Basements		ENG - Septic Tank Absorption Fields (DE)	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
GrA—Greenwich loam, 0 to 2 percent slopes							
Greenwich	85	Not limited		Not limited		Very limited	
						Restricted permeability	1.00
HnA—Hammonton sandy loam, 0 to 2 percent slopes							
Hammonton	80	Somewhat limited		Very limited		Very limited	
		Depth to saturated zone	0.39	Depth to saturated zone	1.00	Depth to saturated zone	1.00
HvA—Hurlock sandy loam, 0 to 2 percent slopes							
Hurlock, drained	42	Very limited		Very limited		Very limited	
		Ponding	1.00	Ponding	1.00	Depth to saturated zone	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Ponding	1.00
						Restricted permeability	1.00
Hurlock, undrained	38	Very limited		Very limited		Very limited	
		Ponding	1.00	Ponding	1.00	Depth to saturated zone	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Ponding	1.00
						Restricted permeability	1.00
PyA—Pineyneck loam, 0 to 2 percent slopes							
Pineyneck	80	Somewhat limited		Very limited		Very limited	
		Depth to saturated zone	0.39	Depth to saturated zone	1.00	Depth to saturated zone	1.00
						Restricted permeability	1.00
W—Water							
Water	100	Not rated		Not rated		Not rated	

Data Source Information

Soil Survey Area: Sussex County, Delaware
 Survey Area Data: Version 19, Sep 14, 2018

Prime and other Important Farmlands

This table lists the map units in the survey area that are considered important farmlands. Important farmlands consist of prime farmland, unique farmland, and farmland of statewide or local importance. This list does not constitute a recommendation for a particular land use.

In an effort to identify the extent and location of important farmlands, the Natural Resources Conservation Service, in cooperation with other interested Federal, State, and local government organizations, has inventoried land that can be used for the production of the Nation's food supply.

Prime farmland is of major importance in meeting the Nation's short- and long-range needs for food and fiber. Because the supply of high-quality farmland is limited, the U.S. Department of Agriculture recognizes that responsible levels of government, as well as individuals, should encourage and facilitate the wise use of our Nation's prime farmland.

Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. In general, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, an acceptable salt and sodium content, and few or no rocks. The water supply is dependable and of adequate quality. Prime farmland is permeable to water and air. It is not excessively erodible or saturated with water for long periods, and it either is not frequently flooded during the growing season or is protected from flooding. Slope ranges mainly from 0 to 6 percent. More detailed information about the criteria for prime farmland is available at the local office of the Natural Resources Conservation Service.

For some of the soils identified in the table as prime farmland, measures that overcome a hazard or limitation, such as flooding, wetness, and droughtiness, are needed. Onsite evaluation is needed to determine whether or not the hazard or limitation has been overcome by corrective measures.

A recent trend in land use in some areas has been the loss of some prime farmland to industrial and urban uses. The loss of prime farmland to other uses puts pressure on marginal lands, which generally are more erodible, droughty, and less productive and cannot be easily cultivated.

Unique farmland is land other than prime farmland that is used for the production of specific high-value food and fiber crops, such as citrus, tree nuts, olives, cranberries, and other fruits and vegetables. It has the special combination of soil quality, growing season, moisture supply, temperature, humidity, air drainage, elevation, and aspect needed for the soil to economically produce sustainable high yields of these crops when properly managed. The water supply is dependable and of adequate quality. Nearness to markets is an additional consideration. Unique farmland is not based on national criteria. It commonly is in areas where there is a special microclimate, such as the wine country in California.

In some areas, land that does not meet the criteria for prime or unique farmland is considered to be *farmland of statewide importance* for the production of food, feed, fiber, forage, and oilseed crops. The criteria for defining and delineating farmland of statewide importance are determined by the appropriate State agencies. Generally, this land includes areas of soils that nearly meet the requirements for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some areas may produce as high a yield as prime farmland if conditions are favorable. Farmland of statewide importance may include tracts of land that have been designated for agriculture by State law.

In some areas that are not identified as having national or statewide importance, land is considered to be *farmland of local importance* for the production of food, feed, fiber, forage, and oilseed crops. This farmland is identified by the appropriate local agencies. Farmland of local importance may include tracts of land that have been designated for agriculture by local ordinance.

Report—Prime and other Important Farmlands

Prime and other Important Farmlands—Sussex County, Delaware		
Map Symbol	Map Unit Name	Farmland Classification
DndB	Downer loamy sand, 2 to 5 percent slopes, Northern Tidewater Area	All areas are prime farmland
DoA	Downer sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	All areas are prime farmland
DodB	Downer sandy loam, 2 to 5 percent slopes, Northern Tidewater Area	All areas are prime farmland
EvD	Evesboro loamy sand, 5 to 15 percent slopes	Not prime farmland
GrA	Greenwich loam, 0 to 2 percent slopes	All areas are prime farmland
HnA	Hammonton sandy loam, 0 to 2 percent slopes	All areas are prime farmland
HvA	Hurlock sandy loam, 0 to 2 percent slopes	Farmland of statewide importance
PyA	Pineyneck loam, 0 to 2 percent slopes	All areas are prime farmland
W	Water	Not prime farmland

Data Source Information

Soil Survey Area: Sussex County, Delaware
Survey Area Data: Version 19, Sep 14, 2018

SOILS

ADD ANY ADDITIONAL INFORMATION THAT MAY BE CONSIDERED PERTINENT:

SOILS:

DnB	Downer loamy sand, 2 to 5 percent slopes
DoA	Downer sandy loam, 0 to 2 percent slopes
DoB	Downer sandy loam, 2 to 5 percent slopes
EvD	Evesboro loamy sand, 5 to 15 percent slopes
GrA	Greenwich loam, 0 to 2 percent slopes
HnA	Hammonton sandy loam, 0 to 2 percent slopes
HvA	Hurlock sandy loam, 0 to 2 percent slopes
PyA	Pineyneck loam, 0 to 2 percent slopes

- A. SUITABILITY OF SOILS INTENDED USE:
See attached table for suitability.

- B. EVALUATE THE SOILS INCLUDED IN THIS PROJECT WITH RESPECT TO EROSION AND SEDIMENTATION CONTROL:
 1. DURING CONSTRUCTION:

Follow recommended erosion and sediment control practices.

 2. AFTER CONSTRUCTION:

Maintain vegetation.

- C. FARMLAND RATING (PRIME, UNIQUE, STATEWIDE IMPORTANCE, ETC.):
See attached table(s) for ratings.

- D. ADDITIONAL COMMENTS (IF APPLICABLE):

DRAINAGE AND FLOODING

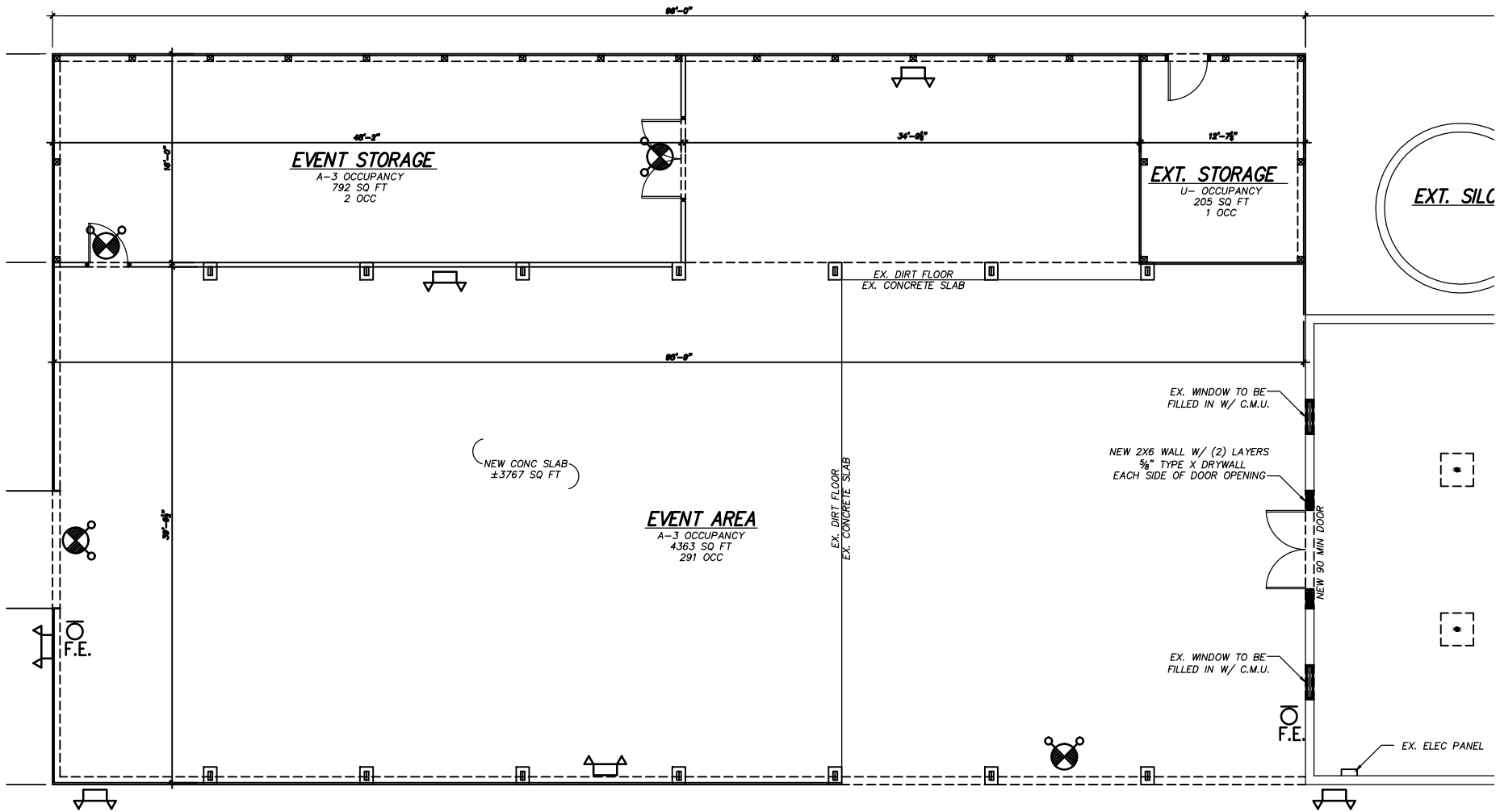
Add any additional information that may be considered pertinent:

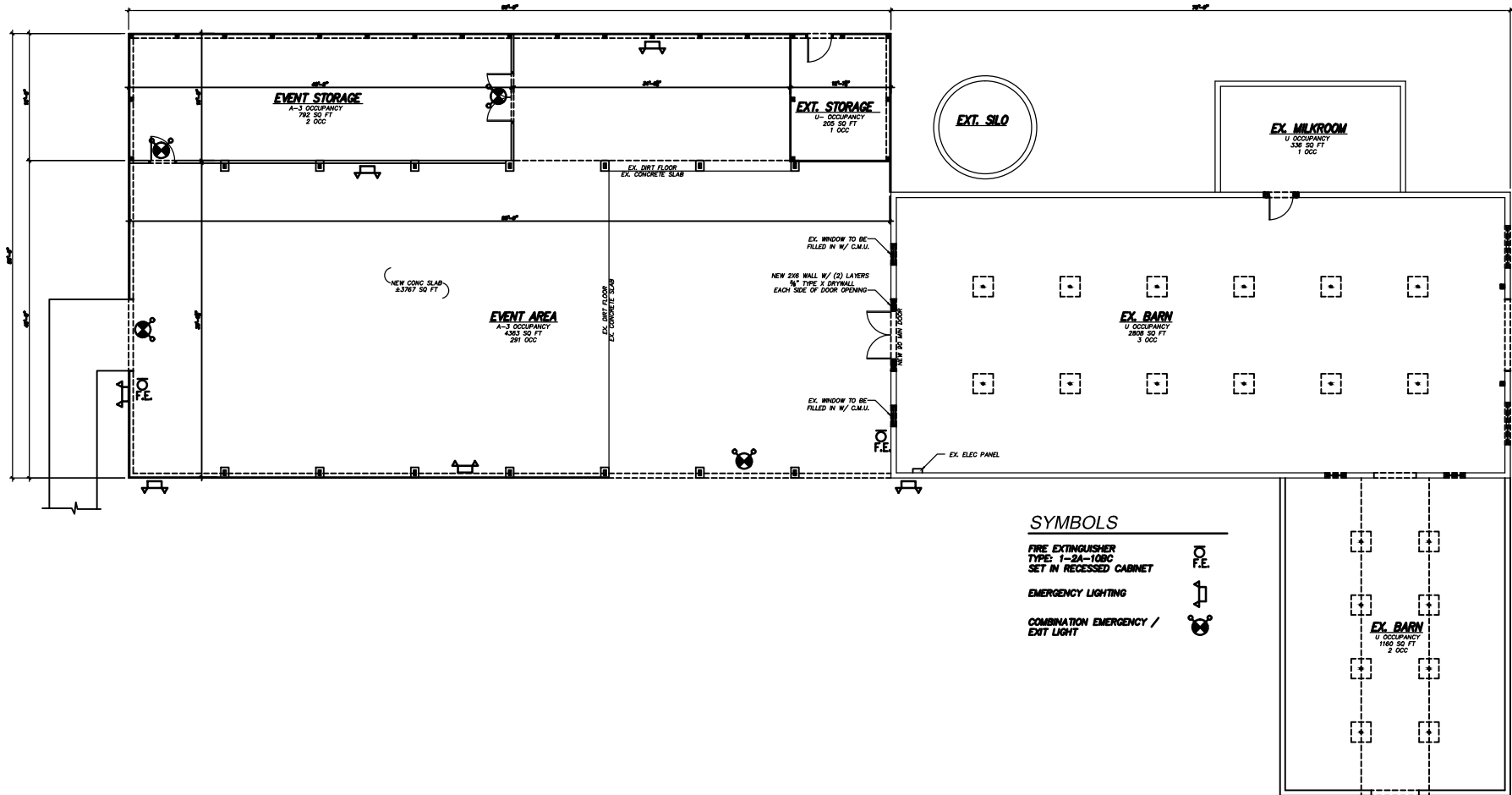
DRAINAGE:

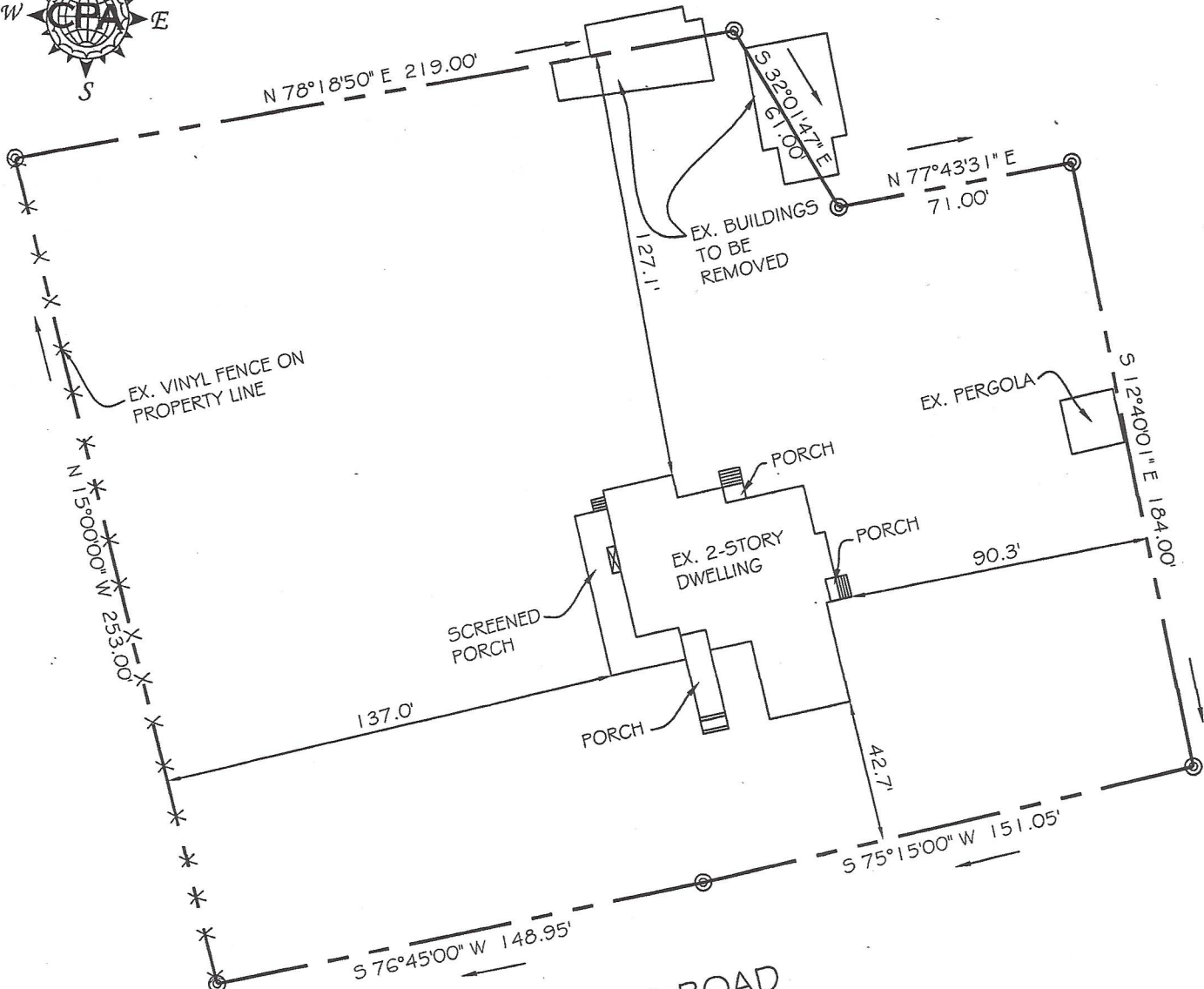
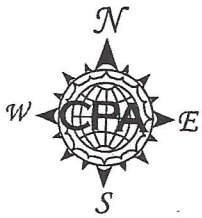
- A. Any Storm flood hazard area affected? Yes No
- B. Would the proposed project necessitate any off-site drainage improvements?
Not Likely
- C. Would the proposed project necessitate any on-site drainage improvements?
Possibly
- D. Any Tax Ditch affected? Yes No

Additional Comments (if applicable)

All landowners, developers, and site designers are strongly encouraged to thoroughly investigate the presence of easements or right-of-ways along tax ditches. These documents are located in the Prothonotary's Office and/or with the Recorder of Deeds. If a stormwater management facility is proposed along a stream or ditch, the Sussex Conservation District will require verification of any easements. Before you start any project design, please look into this matter by calling the Division of Soil and Water Conservation-Drainage Program at (302) 855-1930 or the Sussex Conservation District Sediment and Stormwater Program at (302) 856-7219 for more information.







FISHER ROAD
(COUNTY ROAD #262)
(EX. 40' RM)

NOT VALID WITHOUT SIGNATURE AND EMBOSSED SEAL OF PETER E. LOBENS E.I.N. OR VERNON W. WATCH
1/6/12

LEGEND
© DENOTES IPF/COAST CAP



LOCATION SURVEY PLAN: 30227 FISHER ROAD
Lewes & Rehoboth Hundred, Sussex County, Delaware

Deed Ref: 681/543
scale: 1" = 50'
Class "X" Survey
Surveyed for: WALTER HOPKINS

The existence or non-existence of rights of way, easements or other encumbrances affecting these lands has not been verified by the surveyor in the preparation of this survey. No warranty as to title to any lands depicted hereon is provided.

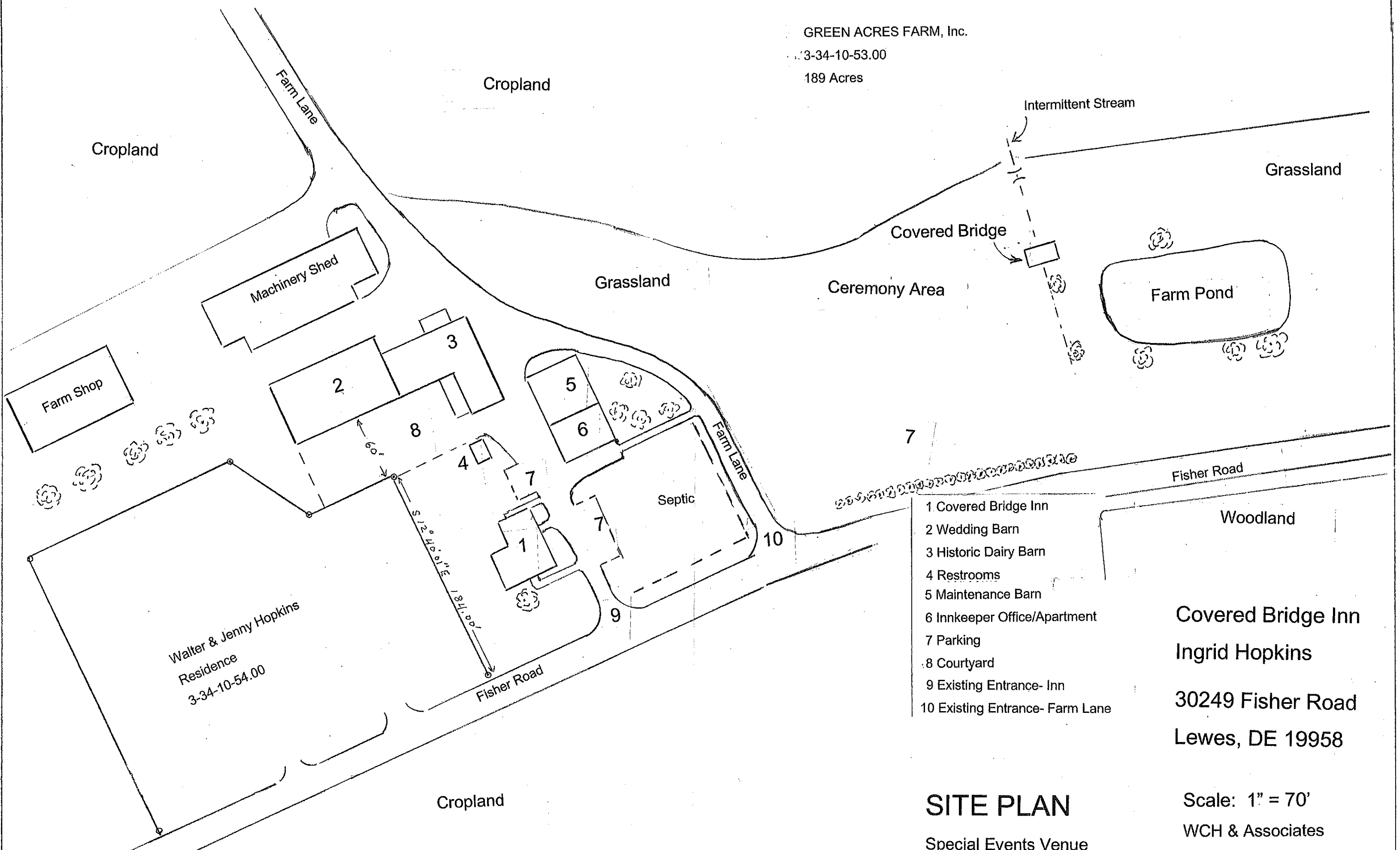
SURVEYED BY:	H. Lambros
DRAWN BY:	D.A.N.
CHECKED BY:	P.E.L./A.H.
PROJECT #:	120101-HOP
TAX MAP:	3-34-10.00-54.00
DATE:	01-06-2012
SHEET NO.:	1 Of 1

P.O. Box 246
Harbeson, Delaware 19951
(302) 684-2980 fax (302) 684-2983
e-mail: cpallic@comcast.net

GREEN ACRES FARM, Inc.

3-34-10-53.00

189 Acres



- 1 Covered Bridge Inn
- 2 Wedding Barn
- 3 Historic Dairy Barn
- 4 Restrooms
- 5 Maintenance Barn
- 6 Innkeeper Office/Apartment
- 7 Parking
- 8 Courtyard
- 9 Existing Entrance- Inn
- 10 Existing Entrance- Farm Lane

Covered Bridge Inn
 Ingrid Hopkins
 30249 Fisher Road
 Lewes, DE 19958

SITE PLAN
 Special Events Venue

Scale: 1" = 70'
 WCH & Associates

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
JANELLE CORNWELL, AICP
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date: June 27, 2019

Application: CZ 1883 OA-BP Marina Bay-Lakeside, LLC.

Applicant/Owner: OA-BP Marina Bay-Lakeside, LLC
18949 Coastal Hwy, Unit 301
Rehoboth Beach, DE 19971

Site Location: The Peninsula on Indian River Bay. Southeast corner of the intersection of Bay Farm Rd. and Trinity Rd.

Current Zoning: MR-RPC (Medium Density Residential Planned Community)

Proposed Use: Change to the distribution of the number regarding the types of units allowed.

Comprehensive Land Use Plan Reference: Mixed Residential and Environmentally Sensitive Developing Areas

Councilmatic District: Mr. Hudson

School District: Indian River School District

Fire District: Indian River Fire District

Sewer: Sussex County

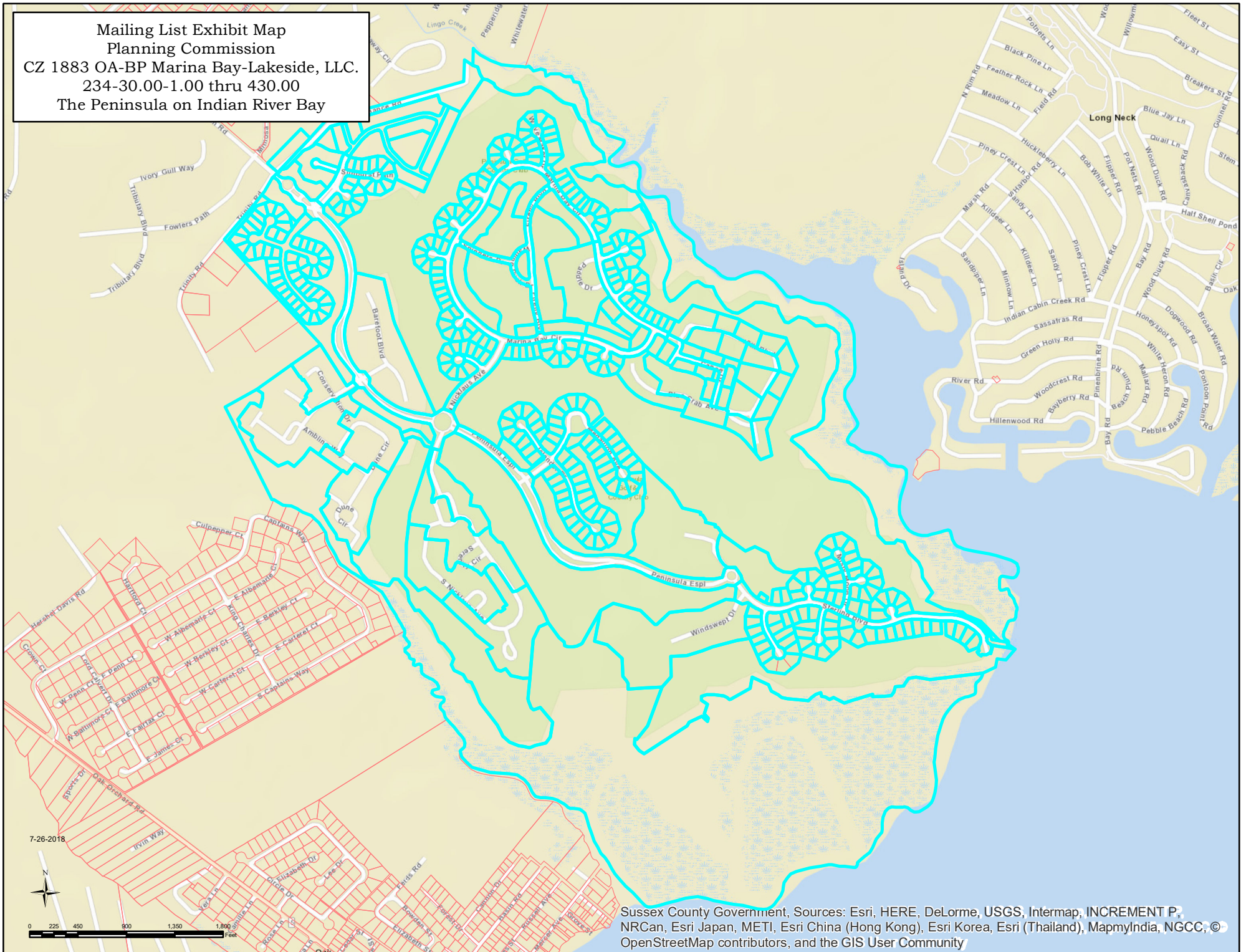
Water: Tidewater Utilities

Site Area: 787.787 acres +/-

Tax Map ID.: 234-30.00-1.00 through 430.00

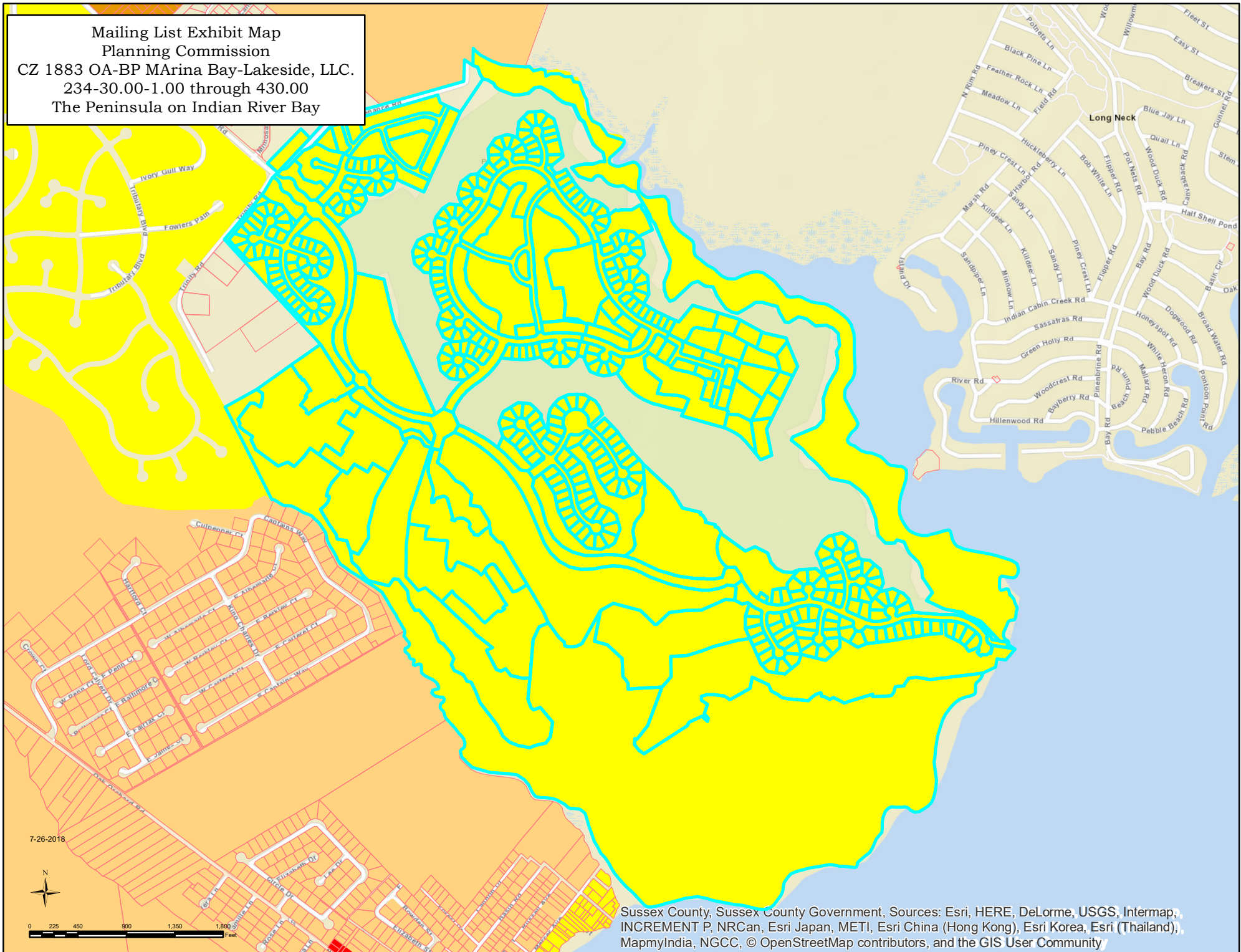


Mailing List Exhibit Map
Planning Commission
CZ 1883 OA-BP Marina Bay-Lakeside, LLC.
234-30.00-1.00 thru 430.00
The Peninsula on Indian River Bay



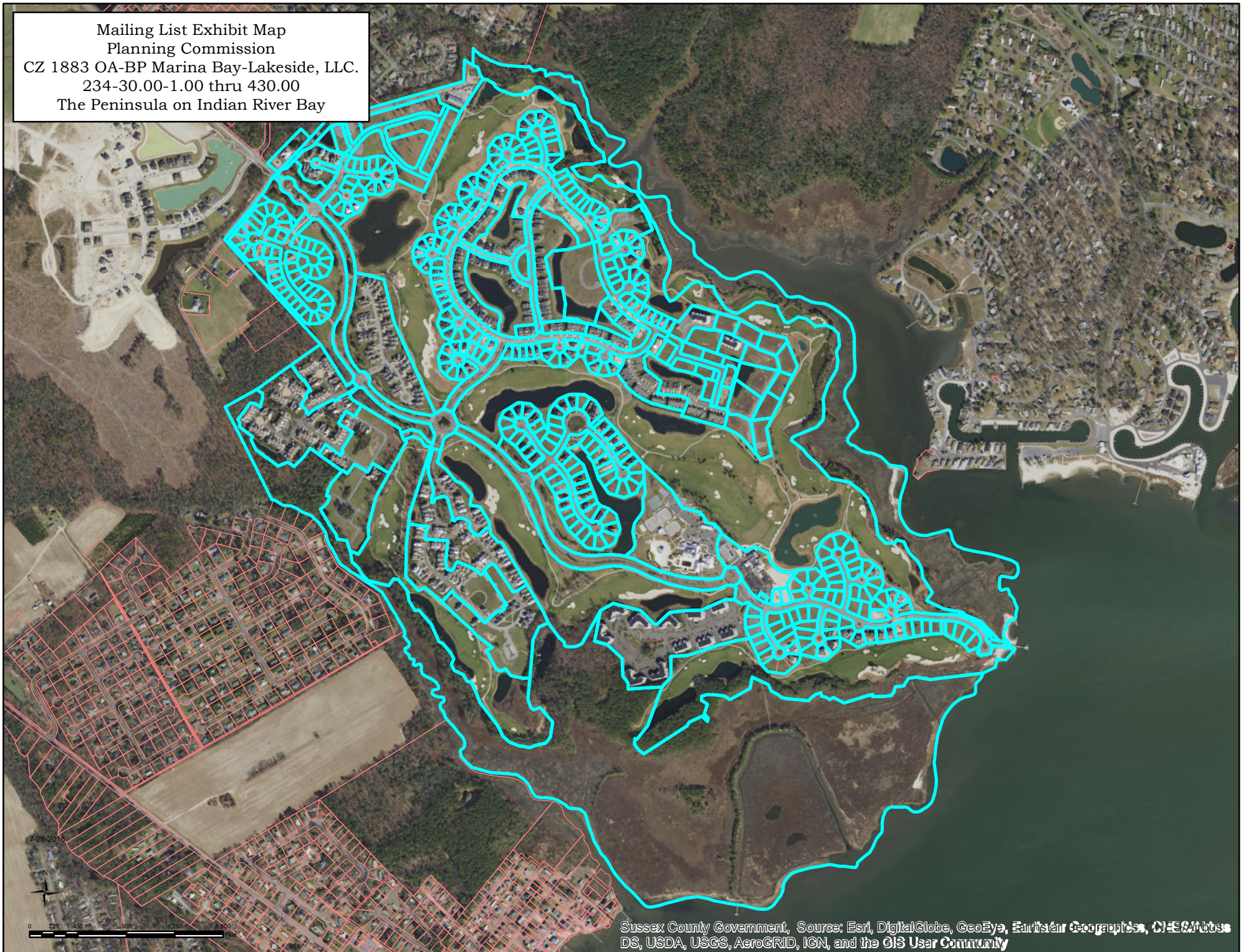
Sussex County Government, Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

Mailing List Exhibit Map
Planning Commission
CZ 1883 OA-BP Marina Bay-Lakeside, LLC.
234-30.00-1.00 through 430.00
The Peninsula on Indian River Bay

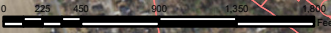


Sussex County, Sussex County Government, Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

Mailing List Exhibit Map
Planning Commission
CZ 1883 OA-BP Marina Bay-Lakeside, LLC.
234-30.00-1.00 thru 430.00
The Peninsula on Indian River Bay



7-26-2015



PLANNING & ZONING

JANELLE M. CORNWELL, AICP
DIRECTOR

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



Sussex County

DELAWARE
sussexcountype.gov

Memorandum

To: Sussex County Planning Commission Members
From: Jamie Whitehouse, AICP, Planning & Zoning Manager
CC: Vince Robertson, Assistant County Attorney and applicant
Date: June 20, 2019
RE: Staff Analysis for CZ 1883 OA-BP Marina Bay-Lakeside LLC

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CZ 1883 OA-BP Marina Bay-Lakeside, LLC to be reviewed during the June 27, 2019 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 to revise Condition # 1 of Ordinance 1573 to change the mixture of housing types permitted within the “Peninsula” Medium Density Residential Planned Community (MR-RPC). The proposed changes to the housing distribution/mix are summarized below:

Housing Type	Existing Permitted	Proposed	Difference
Single-Family Lots	323	358	+35
Single-Family Detached Condominiums	378	388	+10
Single-family Attached Townhouses	325	270	-55
Multi-family Units	378	378	0
Totals	1404	1394	-10

The application site is a 787.787 acre +/- tract of land located at the southeast corner of the intersection of Bay Farm Rd. and Trinity Rd. The Tax Parcel ID is 234-30.00-1.00 through 430.00.

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of 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 indicates that the property has the land use designation of Coastal Area.

The Sussex County Comprehensive Plan identifies that Coastal Areas are areas that can accommodate development provided special environmental concerns are addressed. A range of housing types should be permitted in Coastal Areas, including single-family homes, townhouses, and multi-family units.





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

March 13, 2019

Sussex County Administrative Building
Planning and Zoning Department
2 The Circle
P.O. Box 589
Georgetown, Delaware 19947

RECEIVED

MAR 15 2019

SUSSEX COUNTY
PLANNING & ZONING

Attn: Ms. Janelle Cornwell
Planning Director

RE: The Peninsula on Indian River Bay
Condition Amendment
DBF #1319A012.B01

Dear Ms. Cornwell:

On behalf of our clients, OA-BP Marina Bay-Lakeside, LLC, we are submitting this request to revise condition one of Ordinance 1573 for the above referenced project.

The current condition reads:

1. The maximum number of units shall not exceed 1,404 units comprised, as follows:
 - a. 323 Single-Family Lots
 - b. 378 Single-Family Detached Condominiums
 - c. 325 Single-Family Attached Townhouses
 - d. 378 Multi-Family Units

Proposed revised condition would read:

1. The maximum number of units shall not exceed 1,394 units comprised, as follows:
 - a. 358 Single-Family Lots
 - b. 388 Single-Family Detached Condominiums
 - c. 270 Single-Family Attached Townhouses
 - d. 378 Multi-Family Units

This request would decrease the number of townhouses and increase the number of single-family lots and single-family detached condominiums which will also decrease the total allowable units from 1,404 to 1,394.

Ms. Janelle Cornwell
March 13, 2019
Page 2 of 2

This request is based on the demand of single-family units and the market that exists today. Please find enclosed a list of tax map numbers that includes all the parcels within the above-referenced project. We have also enclosed 3 copies of the master plan that depicts existing conditions based on current Ordinance 1573. A check for \$500.00 is also enclosed for the Change of Condition fee.

Following your review and acceptance of the enclosed information, please place this on the next available meeting agenda for the Planning Commission. Should you have any questions or need additional information, please feel free to call me at (302) 424-1441.

Sincerely,
DAVIS, BOWEN & FRIEDEL, INC.

A handwritten signature in black ink, appearing to read "W. Zachary Crouch". The signature is fluid and cursive, with a long horizontal stroke at the end.

W. Zachary Crouch, P.E.
Principal

Enclosures

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

TO: **Janelle Cornwell**

REVIEWER: **Chris Calio**

DATE: **6/10/2019**

APPLICATION: **CZ 1883 OA-BP Marina Bay-Lakeside, LLC**

APPLICANT: **OA-BP Marina Bay-Lakeside, LLC**

FILE NO: **OM-7.12**

TAX MAP &
PARCEL(S): **234-30.00-1.00 through 430.00**

LOCATION: **The Peninsula on Indian River Bay. Southeast corner of the intersection of Bay Farm Road and Trinity Road.**

NO. OF UNITS: **Requesting change to the distribution of the number regarding the types of units allowed.**

GROSS
ACREAGE: **787.787**

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

SEWER:

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?
Yes No
 - a. If yes, see question (2).
 - b. If no, see question (7).
- (2). Which County Tier Area is project in? **Tier 1**
- (3). Is wastewater capacity available for the project? **Yes, As Proposed** If not, what capacity is available? **N/A.**
- (4). Is a Construction Agreement required? **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? **Yes** If yes, the current System Connection Charge Rate is **Unified \$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? **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: **Any increase in the number of EDU's will result in the need for a "Use of Existing Infrastructure Agreement"**.

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

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

UTILITY PLANNING APPROVAL:



John J. Ashman
Director of Utility Planning

Xc: Hans M. Medlarz, P.E.
Jayne Dickerson
Nicole Bixby



RECEIVED

JUN 10 2019

SUSSEX COUNTY
PLANNING & ZONING

MEMORANDUM

TO: Janelle M. Cornwell

FROM: Debbie Absher, Director of Ag Programs

SUBJECT: LUPA

DATE: June 11, 2019

Attached you will find the comments for the following proposed zoning changes:

- CU 2177 – Ingrid Hopkins
- CZ 1882 – Nassau DE Acquisitions Co., LLC
- CZ 1883 – OA-BP Marina Bay-Lakeside

If you have any questions, I can be reached at 856-3990, ext. 3.

BJH

Enclosures



CZ 1883

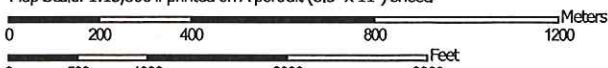
TM #234-34-30.00-1.00 through 430.00

QA-BP Marina Bay-Lakeside, LLC

Soil Map—Sussex County, Delaware
(OA-BP Marina Bay-Lakeside, LLC)



Map Scale: 1:15,800 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 18N WGS84








































Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

6/10/2019
Page 1 of 3

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.

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 19, Sep 14, 2018

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
Br	Broadkill mucky peat, very frequently flooded, tidal	76.6	9.8%
DnA	Downer loamy sand, 0 to 2 percent slopes	45.4	5.8%
DndB	Downer loamy sand, 2 to 5 percent slopes, Northern Tidewater Area	21.7	2.8%
FhB	Fort Mott-Henlopen complex, 2 to 5 percent slopes	24.5	3.1%
FmA	Fort Mott loamy sand, 0 to 2 percent slopes	122.8	15.7%
FmB	Fort Mott loamy sand, 2 to 5 percent slopes	127.2	16.3%
GaB	Galestown loamy sand, 0 to 5 percent slopes	0.6	0.1%
HmA	Hammonton loamy sand, 0 to 2 percent slopes	115.9	14.8%
HpB	Henlopen loamy sand, 2 to 5 percent slopes	9.1	1.2%
HuA	Hurlock loamy sand, 0 to 2 percent slopes	11.3	1.5%
HvA	Hurlock sandy loam, 0 to 2 percent slopes	9.7	1.2%
IeA	Ingleside loamy sand, 0 to 2 percent slopes	108.4	13.9%
IeB	Ingleside loamy sand, 2 to 5 percent slopes	7.3	0.9%
KsA	Klej loamy sand, 0 to 2 percent slopes	11.0	1.4%
PpA	Pepperbox loamy sand, 0 to 2 percent slopes	23.6	3.0%
Pu	Purnell peat, very frequently flooded, tidal	28.5	3.7%
RoA	Rosedale loamy sand, 0 to 2 percent slopes	19.9	2.6%
W	Water	7.9	1.0%
WFg3	Tingles-Figgs complex, 2 to 3 meter water depth	2.3	0.3%
WHe1	Herring Creek mucky silt loam, 0 to 1 meter water depth	1.2	0.2%
WPa2	Pasture Point loamy fine sand, 1 to 2 meter water depth	5.6	0.7%
Totals for Area of Interest		780.6	100.0%



Selected Soil Interpretations

This report allows the customer to produce a report showing the results of the soil interpretation(s) of his or her choice. It is useful when a standard report that displays the results of the selected interpretation(s) is not available.

When customers select this report, they are presented with a list of interpretations with results for the selected map units. The customer may select up to three interpretations to be presented in table format.

For a description of the particular interpretations and their criteria, use the "Selected Survey Area Interpretation Descriptions" report.

Report—Selected Soil Interpretations

Selected Soil Interpretations--Sussex County, Delaware							
Map symbol and soil name	Pct. of map unit	ENG - Dwellings W/O Basements		ENG - Dwellings With Basements		ENG - Septic Tank Absorption Fields (DE)	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
Br—Broadkill mucky peat, very frequently flooded, tidal							
Broadkill, very frequently flooded, tidal	70	Very limited		Very limited		Very limited	
		Ponding	1.00	Ponding	1.00	Depth to saturated zone	1.00
		Flooding	1.00	Flooding	1.00	Ponding	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Flooding	1.00
		Shrink-swell	0.12			Restricted permeability	1.00
DnA—Downer loamy sand, 0 to 2 percent slopes							
Downer	80	Not limited		Not limited		Very limited	
						Restricted permeability	0.99
DndB—Downer loamy sand, 2 to 5 percent slopes, Northern Tidewater Area							
Downer	80	Not limited		Not limited		Very limited	
						Restricted permeability	0.99

Selected Soil Interpretations--Sussex County, Delaware							
Map symbol and soil name	Pct. of map unit	ENG - Dwellings W/O Basements		ENG - Dwellings With Basements		ENG - Septic Tank Absorption Fields (DE)	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
FhB—Fort Mott-Henlopen complex, 2 to 5 percent slopes							
Fort mott	45	Not limited		Not limited		Somewhat limited	
						Restricted permeability	0.50
Henlopen	35	Not limited		Not limited		Not limited	
FmA—Fort Mott loamy sand, 0 to 2 percent slopes							
Fort mott	80	Not limited		Not limited		Somewhat limited	
						Restricted permeability	0.50
FmB—Fort Mott loamy sand, 2 to 5 percent slopes							
Fort mott	80	Not limited		Not limited		Somewhat limited	
						Restricted permeability	0.50
GaB—Galestown loamy sand, 0 to 5 percent slopes							
Galestown	80	Not limited		Not limited		Very limited	
						Filtering capacity	1.00
HmA—Hammonton loamy sand, 0 to 2 percent slopes							
Hammonton	80	Somewhat limited		Very limited		Very limited	
		Depth to saturated zone	0.39	Depth to saturated zone	1.00	Depth to saturated zone	1.00
HpB—Henlopen loamy sand, 2 to 5 percent slopes							
Henlopen	80	Not limited		Not limited		Not limited	

Selected Soil Interpretations--Sussex County, Delaware							
Map symbol and soil name	Pct. of map unit	ENG - Dwellings W/O Basements		ENG - Dwellings With Basements		ENG - Septic Tank Absorption Fields (DE)	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
HuA—Hurlock loamy sand, 0 to 2 percent slopes							
Hurlock, undrained	40	Very limited		Very limited		Very limited	
		Ponding	1.00	Ponding	1.00	Depth to saturated zone	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Ponding	1.00
						Restricted permeability	1.00
Hurlock, drained	40	Very limited		Very limited		Very limited	
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
						Restricted permeability	1.00
HvA—Hurlock sandy loam, 0 to 2 percent slopes							
Hurlock, drained	42	Very limited		Very limited		Very limited	
		Ponding	1.00	Ponding	1.00	Depth to saturated zone	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Ponding	1.00
						Restricted permeability	1.00
Hurlock, undrained	38	Very limited		Very limited		Very limited	
		Ponding	1.00	Ponding	1.00	Depth to saturated zone	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Ponding	1.00
						Restricted permeability	1.00
leA—Ingleside loamy sand, 0 to 2 percent slopes							
Ingleside	75	Not limited		Somewhat limited		Very limited	
				Depth to saturated zone	0.73	Depth to saturated zone	1.00
						Restricted permeability	1.00
leB—Ingleside loamy sand, 2 to 5 percent slopes							
Ingleside	75	Not limited		Somewhat limited		Very limited	
				Depth to saturated zone	0.73	Depth to saturated zone	1.00
						Restricted permeability	1.00

Selected Soil Interpretations--Sussex County, Delaware							
Map symbol and soil name	Pct. of map unit	ENG - Dwellings W/O Basements		ENG - Dwellings With Basements		ENG - Septic Tank Absorption Fields (DE)	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
KsA—Klej loamy sand, 0 to 2 percent slopes							
Klej	70	Very limited		Very limited		Very limited	
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
						Filtering capacity	1.00
PpA—Pepperbox loamy sand, 0 to 2 percent slopes							
Pepperbox	80	Somewhat limited		Very limited		Very limited	
		Depth to saturated zone	0.39	Depth to saturated zone	1.00	Depth to saturated zone	1.00
Pu—Purnell peat, very frequently flooded, tidal							
Purnell, very frequently flooded	85	Very limited		Very limited		Very limited	
		Ponding	1.00	Ponding	1.00	Depth to saturated zone	1.00
		Flooding	1.00	Flooding	1.00	Ponding	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Flooding	1.00
						Filtering capacity	1.00
RoA—Rosedale loamy sand, 0 to 2 percent slopes							
Rosedale	75	Not limited		Somewhat limited		Very limited	
				Depth to saturated zone	0.73	Depth to saturated zone	1.00
						Restricted permeability	1.00
W—Water							
Water	100	Not rated		Not rated		Not rated	

Selected Soil Interpretations--Sussex County, Delaware							
Map symbol and soil name	Pct. of map unit	ENG - Dwellings W/O Basements		ENG - Dwellings With Basements		ENG - Septic Tank Absorption Fields (DE)	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
WFg3—Tingles-Figgs complex, 2 to 3 meter water depth							
Tingles, 2 to 3 meter water depth	40	Not rated		Not rated		Very limited	
						Depth to saturated zone	1.00
						Flooding	1.00
						Subsidence	1.00
						Restricted permeability	1.00
Figgs, 2 to 3 meter water depth	33	Not rated		Not rated		Very limited	
						Depth to saturated zone	1.00
						Flooding	1.00
						Subsidence	1.00
WHe1—Herring Creek mucky silt loam, 0 to 1 meter water depth							
Herring creek, 0 to 1 meter water depth	85	Not rated		Not rated		Very limited	
						Depth to saturated zone	1.00
						Flooding	1.00
						Subsidence	1.00
WPa2—Pasture Point loamy fine sand, 1 to 2 meter water depth							
Pasture point, 1 to 2 meter water depth	85	Not rated		Not rated		Very limited	
						Depth to saturated zone	1.00
						Flooding	1.00
						Restricted permeability	1.00

Data Source Information

Soil Survey Area: Sussex County, Delaware
 Survey Area Data: Version 19, Sep 14, 2018

Prime and other Important Farmlands

This table lists the map units in the survey area that are considered important farmlands. Important farmlands consist of prime farmland, unique farmland, and farmland of statewide or local importance. This list does not constitute a recommendation for a particular land use.

In an effort to identify the extent and location of important farmlands, the Natural Resources Conservation Service, in cooperation with other interested Federal, State, and local government organizations, has inventoried land that can be used for the production of the Nation's food supply.

Prime farmland is of major importance in meeting the Nation's short- and long-range needs for food and fiber. Because the supply of high-quality farmland is limited, the U.S. Department of Agriculture recognizes that responsible levels of government, as well as individuals, should encourage and facilitate the wise use of our Nation's prime farmland.

Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. In general, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, an acceptable salt and sodium content, and few or no rocks. The water supply is dependable and of adequate quality. Prime farmland is permeable to water and air. It is not excessively erodible or saturated with water for long periods, and it either is not frequently flooded during the growing season or is protected from flooding. Slope ranges mainly from 0 to 6 percent. More detailed information about the criteria for prime farmland is available at the local office of the Natural Resources Conservation Service.

For some of the soils identified in the table as prime farmland, measures that overcome a hazard or limitation, such as flooding, wetness, and droughtiness, are needed. Onsite evaluation is needed to determine whether or not the hazard or limitation has been overcome by corrective measures.

A recent trend in land use in some areas has been the loss of some prime farmland to industrial and urban uses. The loss of prime farmland to other uses puts pressure on marginal lands, which generally are more erodible, droughty, and less productive and cannot be easily cultivated.

Unique farmland is land other than prime farmland that is used for the production of specific high-value food and fiber crops, such as citrus, tree nuts, olives, cranberries, and other fruits and vegetables. It has the special combination of soil quality, growing season, moisture supply, temperature, humidity, air drainage, elevation, and aspect needed for the soil to economically produce sustainable high yields of these crops when properly managed. The water supply is dependable and of adequate quality. Nearness to markets is an additional consideration. Unique farmland is not based on national criteria. It commonly is in areas where there is a special microclimate, such as the wine country in California.

In some areas, land that does not meet the criteria for prime or unique farmland is considered to be *farmland of statewide importance* for the production of food, feed, fiber, forage, and oilseed crops. The criteria for defining and delineating farmland of statewide importance are determined by the appropriate State agencies. Generally, this land includes areas of soils that nearly meet the requirements for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some areas may produce as high a yield as prime farmland if conditions are favorable. Farmland of statewide importance may include tracts of land that have been designated for agriculture by State law.

In some areas that are not identified as having national or statewide importance, land is considered to be *farmland of local importance* for the production of food, feed, fiber, forage, and oilseed crops. This farmland is identified by the appropriate local agencies. Farmland of local importance may include tracts of land that have been designated for agriculture by local ordinance.

Report—Prime and other Important Farmlands

Prime and other Important Farmlands--Sussex County, Delaware		
Map Symbol	Map Unit Name	Farmland Classification
Br	Broadkill mucky peat, very frequently flooded, tidal	Not prime farmland
DnA	Downer loamy sand, 0 to 2 percent slopes	All areas are prime farmland
DndB	Downer loamy sand, 2 to 5 percent slopes, Northern Tidewater Area	All areas are prime farmland
FhB	Fort Mott-Henlopen complex, 2 to 5 percent slopes	Prime farmland if irrigated
FmA	Fort Mott loamy sand, 0 to 2 percent slopes	Prime farmland if irrigated
FmB	Fort Mott loamy sand, 2 to 5 percent slopes	Prime farmland if irrigated
GaB	Galestown loamy sand, 0 to 5 percent slopes	Farmland of statewide importance
HmA	Hammonton loamy sand, 0 to 2 percent slopes	All areas are prime farmland
HpB	Henlopen loamy sand, 2 to 5 percent slopes	Prime farmland if irrigated
HuA	Hurlock loamy sand, 0 to 2 percent slopes	Farmland of statewide importance
HvA	Hurlock sandy loam, 0 to 2 percent slopes	Farmland of statewide importance
IeA	Ingleside loamy sand, 0 to 2 percent slopes	All areas are prime farmland
IeB	Ingleside loamy sand, 2 to 5 percent slopes	All areas are prime farmland
KsA	Klej loamy sand, 0 to 2 percent slopes	Farmland of statewide importance

Prime and other Important Farmlands--Sussex County, Delaware		
Map Symbol	Map Unit Name	Farmland Classification
PpA	Pepperbox loamy sand, 0 to 2 percent slopes	Prime farmland if irrigated
Pu	Purnell peat, very frequently flooded, tidal	Not prime farmland
RoA	Rosedale loamy sand, 0 to 2 percent slopes	Prime farmland if irrigated
W	Water	Not prime farmland
WFg3	Tingles-Figgs complex, 2 to 3 meter water depth	Not prime farmland
WHe1	Herring Creek mucky silt loam, 0 to 1 meter water depth	Not prime farmland
WPa2	Pasture Point loamy fine sand, 1 to 2 meter water depth	Not prime farmland

Data Source Information

Soil Survey Area: Sussex County, Delaware
 Survey Area Data: Version 19, Sep 14, 2018

SOILS

ADD ANY ADDITIONAL INFORMATION THAT MAY BE CONSIDERED PERTINENT:

SOILS:

Br	Broadkill mucky peat, very frequently flooded, tidal
DnA	Downer loamy sand, 0 to 2 percent slopes
DnB	Downer loamy sand, 2 to 5 percent slopes
FhB	Fort Mott-Henlopen complex, 2 to 5 percent slopes
FmA	Fort Mott loamy sand, 0 to 2 percent slopes
FmB	Fort Mott loamy sand, 2 to 5 percent slopes
GaB	Galestown loamy sand, 0 to 5 percent slopes
HmA	Hammonton loamy sand, 0 to 2 percent slopes
HpB	Henlopen loamy sand, 2 to 5 percent slopes
HuA	Hurlock loamy sand, 0 to 2 percent slopes
HvA	Hurlock sandy loam, 0 to 2 percent slopes
IeA	Ingleside loamy sand, 0 to 2 percent slopes
IeB	Ingleside loamy sand, 2 to 5 percent slopes
KsA	Klej loamy sand, 0 to 2 percent slopes
PpA	Pepperbox loamy sand, 0 to 2 percent slopes
Pu	Purnell peat, very frequently flooded, tidal
RoA	Rosedale loamy sand, 0 to 2 percent slopes

- A. SUITABILITY OF SOILS INTENDED USE:
See attached table for suitability.

- B. EVALUATE THE SOILS INCLUDED IN THIS PROJECT WITH RESPECT TO EROSION AND SEDIMENTATION CONTROL:
 1. DURING CONSTRUCTION:

Follow recommended erosion and sediment control practices.

 2. AFTER CONSTRUCTION:

Maintain vegetation.

- C. FARMLAND RATING (PRIME, UNIQUE, STATEWIDE IMPORTANCE, ETC.):
See attached table(s) for ratings.

- D. ADDITIONAL COMMENTS (IF APPLICABLE):

DRAINAGE AND FLOODING

Add any additional information that may be considered pertinent:

DRAINAGE:



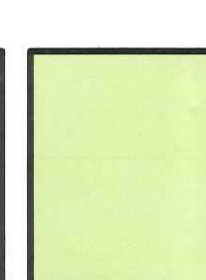




- A. Any Storm flood hazard area affected? Yes No
- B. Would the proposed project necessitate any off-site drainage improvements?
No
- C. Would the proposed project necessitate any on-site drainage improvements?
No
- D. Any Tax Ditch affected? Yes No

Additional Comments (if applicable)

All landowners, developers, and site designers are strongly encouraged to thoroughly investigate the presence of easements or right-of-ways along tax ditches. These documents are located in the Prothonotary's Office and/or with the Recorder of Deeds. If a stormwater management facility is proposed along a stream or ditch, the Sussex Conservation District will require verification of any easements. Before you start any project design, please look into this matter by calling the Division of Soil and Water Conservation-Drainage Program at (302) 855-1930 or the Sussex Conservation District Sediment and Stormwater Program at (302) 856-7219 for more information.

OA-BP Marina Bay-Lakeside, LLC



	EXISTING SINGLE FAMILY LOTS-----332
	PER ORDINANCE NO.1573 (MAXIMUM SINGLE-FAMILY DETACHED CONDOMINIUMS ALLOWED = 378) PROPOSED(SAILSIDE) SINGLE FAMILY DETACHED CONDOMINIUMS-----50
	EXISTING SINGLE FAMILY DETACHED CONDOMINIUMS-----328
	PER ORDINANCE NO.1573 (MAXIMUM SINGLE-FAMILY ATTACHED TOWN HOUSES ALLOWED = 325) PROPOSED(SAILSIDE) SINGLE FAMILY ATTACHED TOWN HOUSES-----10
	EXISTING SINGLE FAMILY ATTACHED TOWN HOUSES-----239
	PROPOSED(MARINA BAY) ADDITIONAL SINGLE FAMILY ATTACHED TOWN HOUSES-----1
	PER ORDINANCE NO.1573 (MAXIMUM MULTI-FAMILY UNITS ALLOWED = 378) EXISTING MULTI-FAMILY UNITS-----376
<hr/>	
	PER ORDINANCE NO.1573 (MAXIMUM TOTAL UNITS ALLOWED = 1404) TOTAL UNITS-----1336

