

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



2 THE CIRCLE | PO BOX 417
GEORGETOWN, DE 19947
(302) 855-7878 T
(302) 854-5079 F
sussexcountyde.gov

Sussex County Planning & Zoning Commission

AGENDA

August 12, 2021

5:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – June 24, 2021

Old Business

C/U 2248 Gulfstream Development, LLC BM
An Ordinance to grant a Conditional Use of land in a GR General Residential District for multi-family (19 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.93 acres, more or less. The property is lying on the northwest corner of Parker House Rd. (S.C.R 362) and Muddy Neck Rd. (S.C.R 361). 911 Address: N/A. Tax Parcel: 134-16.00-382.00

C/U 2253 Chester and Shirley Townsend BM
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an events venue to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 6.0 acres, more or less. The property is lying on the north side of Vines Creek Road (Rt. 26), approximately 0.20 mile east of Sandy Landing Road (S.C.R. 342). 911 Address: 32859 & 32805 Vines Creek Road, Dagsboro. Tax Parcels: 134-11.00-2.02 & 3.00

C/U 2256 Jerry Mieklejohn, LLC HW
An Ordinance to grant a Conditional Use of land in a AR-1 Agricultural Residential District for hardscaping, outdoor living construction and a commercial business to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 6.65 acres, more or less. The property is lying on south side of Frankford School Rd. (S.C.R 92) approximately 0.37 mile east of McCary Road (S.C.R. 385). 911 Address: 32252 Frankford School Road, Frankford. Tax Parcel: 533-5.00-86.00

C/Z 1931 Lands of Lighthipe, LLC BM
An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a MR-RPC Medium Density Residential District – Residential Planned Community and to amend the conditions of approval of CZ 1768



(Ordinance 2411) to increase the gross site area by 5.253 acres and to increase the number of permitted units within the Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 56.372 acres, more or less. The property is lying on the north side of Muddy Neck Road (S.C.R. 361), approximately 0.52 mile southeast of Parker House Road (S.C.R. 362). 911 Address: N/A. Tax Parcel: 134-17.00-12.02.

Public Hearings

2021-02– The Estuary (2005-64) (2019-6)

HW

A revision to a previously approved 665-lot major cluster subdivision (Reference 2005-64 and 2019-6) to add three parcels containing 3.67 acres +/- (for a total of 476.47 acres +/-) and to increase the total number of lots by 18 lots (for a total of 683 lots). The properties are lying on the north and south sides of Miller Neck Road (S.C.R. 364A), approximately 0.54 mile southeast of Double Bridges Rd (S.C.R 363). Tax Parcels: 134-21.00-10.00 & 10.01 and 134-19.00-103.00 through 105.05, and 115.00 through 116.02, 389.00 through 914.00, and 134-21.00-8.00, 8.01, and 11.00 through 11.12, and 45.00 through 161.00. Zoning District: AR-1 (Agricultural Residential District).

C/U 2255 John Sommers

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for the sale, renting, storage, and repair of bicycles and related accessories to be located on a certain parcel of land lying and being in Baltimore Hundered, Sussex County, containing 2.9 acres, more or less. The property is lying on the northwest side of Roxana Road (Rt. 17), approximately 0.55 mile southwest of Burbage Road (S.C.R. 353). 911 Address: 32650 Roxana Road. Tax Parcel: 134-15.00-95.03.

C/U 2257 Indian River Volunteer Fire Co., Inc.

BM

An Ordinance to grant a Conditional Use of land in a GR General Residential District for outdoor boat storage and overflow parking to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.006 acres, more or less. The property is lying on the northeast corner of the intersection of Oak Orchard Road (Route 5) and Spruce Street. 911 Address: N/A. Tax Parcel: 234-34.08-53.00 (p/o).

C/U 2261 What Is Your Voice, Inc.

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for storage units and offices to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.63 acres, more or less. The property is lying on the southeastern side of Shady Road (Rt. 276), approximately 0.21 mile southwest of Coastal Highway (Route 1). 911 Address: 17583 Shady Road, Lewes. Tax Parcel: 334-6.00-515.00

C/U 2289 Leah Beach

BM

An Ordinance to grant a Conditional Use of land in a C-1 General Commercial District for an outdoor marketplace with similar activities and off-site parking to be located on certain parcels of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.247 acres and 0.327 acres, more or less. The property is located on the southwestern side of Canal Crossing Road and Central Avenue, approximately 100 feet east of Hebron Road (Rt. 273) and being on the northeastern corner of Rehoboth Avenue Extended (1A)

and Hebron Road (Rt. 273). 911 Addresses: 19897 Hebron Road & 19826 Central Avenue, Rehoboth Beach. Tax Parcels: 334-13.20-21.00 & 334-13.19-79.00 (p/o)

C/U 2278 Branson James

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an events venue to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 1.902 acres, more or less. The property is lying on the south side of Dusty Road (S.C.R. 443A), approximately 0.48 mile northwest of East Trap Pond Road (S.C.R. 62). 911 Address: 17638 Dusty Road, Georgetown. Tax Parcel: 231-22.00-16.00

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on August 5, 2021 at 4:00 p.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting. Please note that application C/Z 1937 Double DB, LP will not be heard at this meeting and will be re-noticed for a future hearing date.

Agenda items listed may be considered out of sequence.

-MEETING DETAILS-

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

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

To join the meeting via telephone, please dial:

Conference Number: 1 302-394-5036

Conference Code: 570176

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

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

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountyde.gov. All comments are encouraged to be submitted by 4:00 P.M on Wednesday, August 11, 2021.

###

PLANNING & ZONING COMMISSION

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



Sussex County

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

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date: August 12th, 2021

Application: 2021-02 The Estuary Phase 4 (2005-64 & 2019-06)

Applicant: Estuary Development, LLC
6726 Curran Street, 2nd Floor
McLean, VA 22101

Owner: DE Land Investment 1, LLC
Attention: John Galiani
6726 Curran Street, 2nd Floor
McLean, VA 22101

Site Location: The properties are lying on the north and south sides of Miller Neck Road (S.C.R. 364A), approximately 0.54 mile southeast of Double Bridges Road (S.C.R. 363).

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

Proposed Use: 18 Additional Single-Family Lots as a Cluster Subdivision

Comprehensive Land Use Plan Reference: Coastal Area

Councilmanic District: Mr. Rieley

School District: Indian River School District

Fire District: Roxana Fire Company

Sewer: Sussex County Sewer

Water: Central Water (Tidewater Utilities, Inc.)

Site Area: 476.47 +/- acres

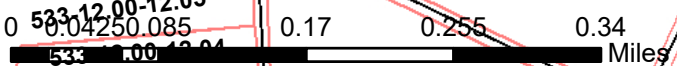
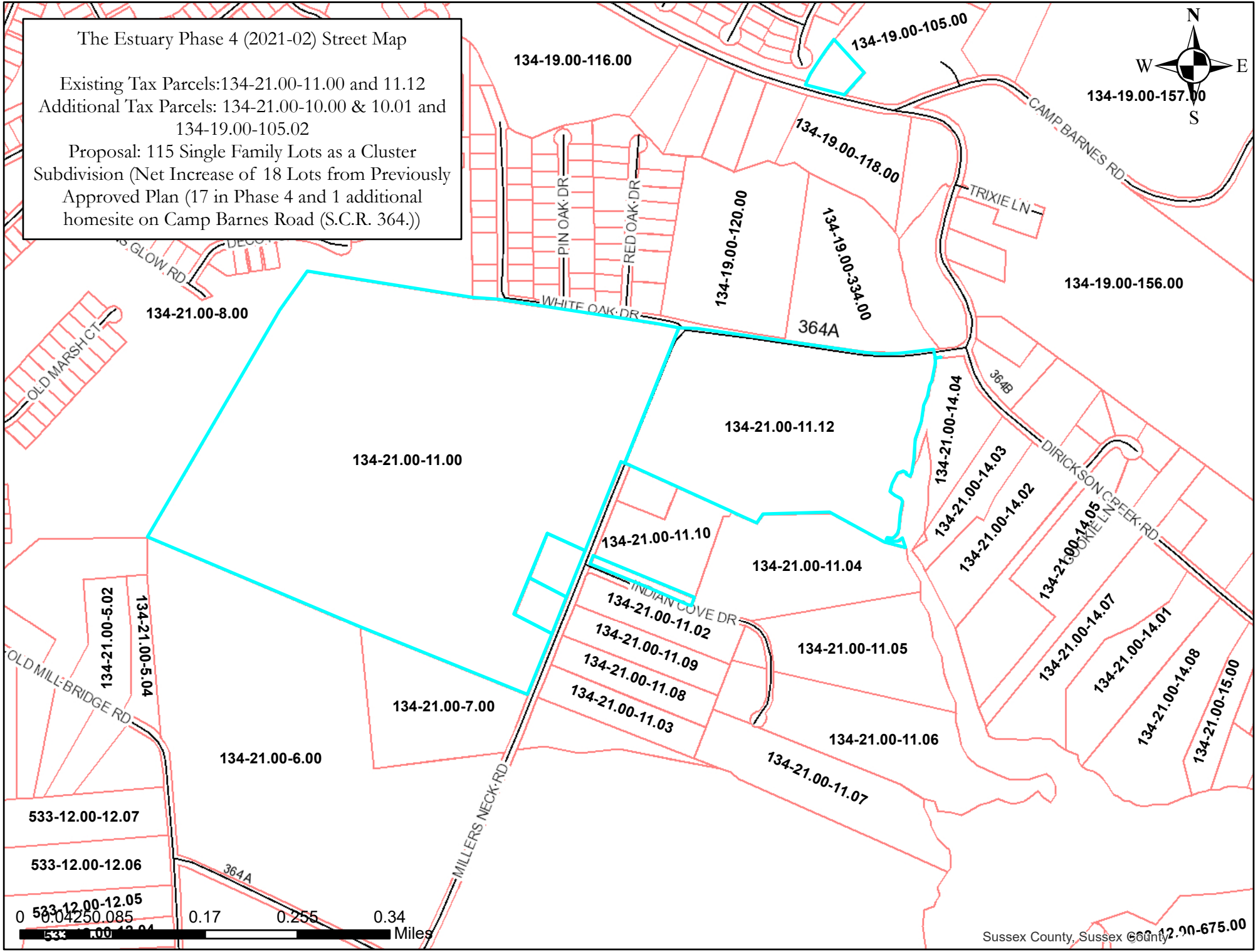
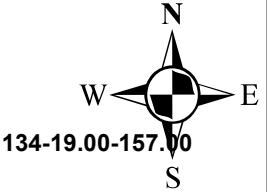
Tax Map ID: 134-21.00-10.00 & 10.01 and 134-19.00-103.00 through 105.05, and 115.00 through 116.02, 389.00 through 914.00, and 134-21.00-8.00, 8.01 and 11 through 11.12, and 45.00 through 161.00.



The Estuary Phase 4 (2021-02) Street Map

Existing Tax Parcels: 134-21.00-11.00 and 11.12
 Additional Tax Parcels: 134-21.00-10.00 & 10.01 and 134-19.00-105.02

Proposal: 115 Single Family Lots as a Cluster Subdivision (Net Increase of 18 Lots from Previously Approved Plan (17 in Phase 4 and 1 additional homesite on Camp Barnes Road (S.C.R. 364.))



The Estuary Phase 4 (2021-02) Aerial Map

Existing Tax Parcels: 134-21.00-11.00 and 11.12
 Additional Tax Parcels: 134-21.00-10.00 & 10.01 and 134-19.00-105.02

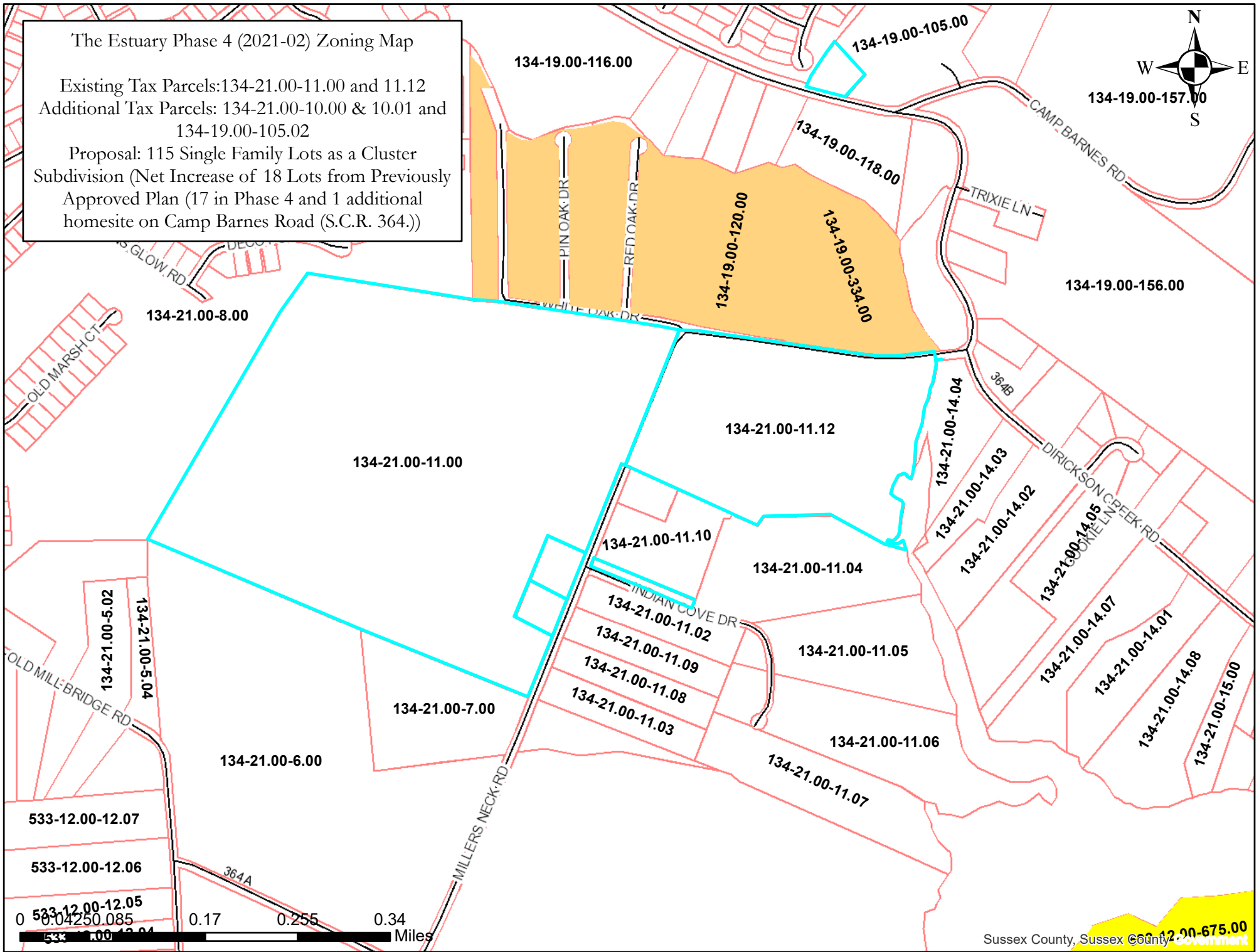
Proposal: 115 Single Family Lots as a Cluster Subdivision (Net Increase of 18 Lots from Previously Approved Plan (17 in Phase 4 and 1 additional homesite on Camp Barnes Road (S.C.R. 364.))



The Estuary Phase 4 (2021-02) Zoning Map

Existing Tax Parcels: 134-21.00-11.00 and 11.12
Additional Tax Parcels: 134-21.00-10.00 & 10.01 and
134-19.00-105.02

Proposal: 115 Single Family Lots as a Cluster
Subdivision (Net Increase of 18 Lots from Previously
Approved Plan (17 in Phase 4 and 1 additional
homesite on Camp Barnes Road (S.C.R. 364.))



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



Sussex County

DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Planning Commission Members
From: Lauren DeVore, Planner III
CC: Vince Robertson, Assistant County Attorney and applicant
Date: August 5th, 2021
RE: Staff Analysis for Estuary Phase 4 (2021-02)

This memo is to provide background and analysis for the Planning Commission to consider as a part of the Estuary Phase 4 (2021-02) Subdivision public hearing scheduled for the August 12, 2021, Planning Commission Meeting. This analysis should be included in the record for this application and is subject to comments and information that may be presented during the public hearing.

This proposal is an amendment to the existing and previously approved subdivision plan for the Estuary (2005-64) Subdivision which is a cluster subdivision containing six-hundred and sixty-five (665) single-family lots. The Planning and Zoning Commission approved the Preliminary Subdivision Plan for the Estuary Subdivision which contained 1,052 total lots at their meeting of Thursday, September 28, 2006, subject to twenty-four (24) conditions.

The plans were subsequently amended, and a revised plan layout was provided to the Commission at their meeting of Thursday, March 17, 2010 which reduced the total number of lots to 739 lots between all five phases.

Phase 1 of the subdivision was modified once more and the full Master Plan was approved by the Planning and Zoning Commission at their meeting of Thursday, May 22, 2014 to permit a total of 631 lots.

The latest phase of the Estuary Subdivision, the Estuary Phase 5 (known as the “Zinszer Property” (2019-06)) added thirty-four (34) lots to the subdivision, which increased the number of lots to 665 lots total between the five phases. The Estuary Phase 5 (Zinszer Property) was approved by the Planning and Zoning Commission at their meeting of Thursday, May 13, 2021.

Additionally, the Estuary Phase 4 Preliminary Subdivision Plan was approved by the Planning and Zoning Commission at their meeting of Thursday, April 6, 2017, which included a proposal for ninety-eight (98) lots within this phase.

Specifically, this plan is to amend Phase 4 of the existing Estuary Subdivision to increase the total number of lots within this phase by eighteen (18) lots (for a total of 116 lots proposed within Phase 4 and 683 lots to be included in the overall subdivision.) The additional lot included along Camp Barnes Road (S.C.R. 364) is the location of the existing Field Office for the subdivision.

Under §99-13(B) of the Sussex County Code, if a subdivider wishes to alter a previously recorded subdivision to create new lots, a new subdivision application is required. Therefore, the applicant



is now submitting this request under a new subdivision application (Estuary Phase 4 (2021-02,) for the Commission's consideration.

Sussex County Major Subdivision Application
Sussex County, Delaware

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

Type of Application: (please check applicable)

Standard:
Cluster:
ESDDOZ:

Location of Subdivision:

Proposed Name of Subdivision:

Tax Map #:

Total Acreage:

Zoning: **Density:** 1.44 **Minimum Lot Size:** 7500 sf **Number of Lots:**

Open Space Acres: 1.12 acres

Water Provider:

Sewer Provider:

Applicant Information

Applicant Name:
Applicant Address:
City: State: Zip Code:
Phone #: E-mail:

Owner Information

Owner Name:
Owner Address:
City: State: Zip Code:
Phone #: E-mail:

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name:
Agent/Attorney/Engineer Address:
City: State: Zip Code:
Phone #: E-mail:



Check List for Sussex County Major Subdivision Applications

The following shall be submitted with the application

Completed Application

Provide fifteen (15) copies of the Site Plan or Survey of the property and a PDF (via e-mail)

- o Plan shall show the existing conditions, setbacks, roads, floodplain, wetlands, topography, proposed lots, landscape plan, etc. **Per Subdivision Code 99-22, 99-23 & 99-24**
- o Provide compliance with Section 99-9.
- o Deed or Legal description, copy of proposed deed restrictions, soil feasibility study

Provide Fee \$500.00

Optional - Additional information for the Commission to consider (ex. photos, exhibit books, etc.) If provided submit seven (7) copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

Project books will be provided prior to Planning Commission meeting.

Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.

N/A

PLUS Response Letter (if required)

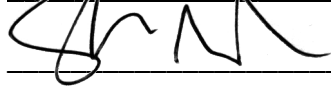
51% of property owners consent if applicable

Will be provided under separate cover.

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

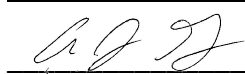
I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety,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

Signature of Applicant/Agent/Attorney



Date: _____

Signature of Owner



Date: _____

For office use only:

Date Submitted: _____

Fee: \$500.00 Check #: _____

Staff accepting application: _____

Application & Case #: _____

Location of property: _____

Date of PC Hearing: _____

Recommendation of PC Commission: _____



June 11, 2021

Ms. Lauren DeVore
Sussex County Planning & Zoning Commission
PO Box 417
Georgetown, DE 19947

Re: Sussex County Technical Advisory Committee

Dear Ms. DeVore:

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

1. **Application:** *2021-02 – The Estuary – Phase 4*

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "William J. Milliken, Jr." with a stylized flourish at the end.

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

ENGINEERING DEPARTMENT

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

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



Sussex County

DELAWARE
sussexcountyde.gov

Date: **June 24, 2021**

REF: **T. A. C. COMMENTS**
THE ESTUARY – PHASE 4
SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT
(MILLER CREEK AREA)
SUSSEX COUNTY ENGINEERING DEPARTMENT
SUSSEX COUNTY TAX MAP NUMBER
134-21.00 PARCEL 10.00, 10.01, 11.00 & 11.12
AGREEMENT NO.638-35

The following comments are the result of the Sussex County Engineering Department's review of the preliminary site plan for the above referenced project:

DESIGN REVIEW COMMENTS

1. Proposed developments with private roads or projects required to meet or exceed the County street design requirements shall be regulated by and conform to Sussex County Code and the comments here listed.
 - a. This is an new application for this phase and all road width and structural numbers shall meet the minimum requirements as outlined in Sussex County Code §
2. This project **is not** located within the limits of a Ground Water Management Zone (GMZ). Projects located within a GMZ must be forwarded to the County Engineer for review and comment.
3. Project Construction Drawings shall show, in detail, the proposed improvements. The work required includes preparation and delivery of an AutoCAD 2012 digitized plan showing existing and proposed lines, grades, topography, and features in a given area, which was utilized in preparing plans for construction. The individual sheet types will be in a separate design to show plan views on sheets separate from profile views. In addition, each sheet of the plans shall be submitted in a PDF format.
4. All work shall be geo-referenced to the Delaware State Grid System NAD-83 (HARN) and provided in an AutoCAD 2012 format. North Arrow required to identify northern direction and viewport should be best fit for the project.
5. Topographic contours at one-foot intervals shall be shown and referenced to United States Geological Survey Mean Sea Level Datum NAVD 1988 Datum.
6. The plans shall be provided on 24" x 36" drawing sheets at a scale of 1" = 50' or less.



The plans shall show and address the following items at minimum:

7. The project requires professional land surveying services to accurately delineate, and show the following items but is not limited to the following: all property and right-of-way lines, established at a minimum, survey monuments, easements, existing and proposed topographic contours at 1-foot vertical intervals and spot elevations as necessary to establish grades, the locations of all existing structures, highway and roadway pavements, shoulders, curbs, driveways, sidewalks, lighting structures, traffic control signs, and all public and private utilities, including, but not limited to, electric power and telephone lines, poles and boxes, underground electric, telephone, and communication lines, potable water lines, fire hydrants and valve boxes, gas lines, wells, sanitary sewers including septic systems, rim and invert elevations of manholes and cleanouts, and the rims and invert elevations and type of storm water structures, drainage ditches, ponds, streams and waterways, flood zones and flood zone boundaries and elevations, and State and Federal wetlands, trees, cemeteries and historic features, and the finished floor elevations of buildings.
8. Plans shall show the seal and signature of a registered Delaware land surveyor or registered Delaware professional engineer.
9. The plan requires a Certification Signature and/or a Certification Block for the following:
 - a. Delaware Professional Engineer or Delaware Land Surveyor.
 - b. Owner or Representative of the Owner.
 - c. Professional Wetlands Delineator.
10. The name, address, phone number and contact person's name of the Owner of Record, the Developer and the Engineer or Surveyor preparing the plan.
11. Indicate the location of all wetlands, both state and federal, in order to facilitate compliance with County, State and Federal requirements.
12. Define the courses and distances of the property perimeter and the approximate acreage contained therein. Establish and set in the field two (2) CONCRETE MONUMENT project benchmarks, preferably at property perimeter corners, geo-referenced to the Delaware State Plane Coordinate system NAD 83 and show the location including the North and East coordinates of the marks on the plans.
13. Indicate the development construction phases proposed showing the boundaries of each phase. Phasing boundaries shall include buildings, residential units, amenities, roads, storm water management facilities, wastewater systems and all other improvements and utilities required to service each phase and shall be recorded prior to being issued a notice to proceed.
14. Show the layout, width and names of all streets, alleys, crosswalks and easements proposed to be dedicated for private or public use. Street names shall not duplicate nor closely resemble existing street names in the same hundred or postal district, except for extensions of existing streets. Sussex County Mapping & Addressing will have final say on proposed street names.
15. When on site individual septic tank systems are to be used and the lot topography is to be modified by cuts and fills it is required that the Design Engineer contact the

Delaware Department of Natural Resources and Environmental Control, Division of Groundwater Water Discharge Section, 20653 DuPont Boulevard, Unit 5, Georgetown, DE 19947 phone number 302-856-4561 subject to mass grading operations for documented approval.

16. Provide the limits and elevations of the 100-year flood. This may require the design engineer to complete an analysis and provide a report including the depiction of the subject watershed(s), calculations and other technical data necessary to determine the limits and elevations of the base flood.
17. False berms shall not be utilized to create roadside drainage swale back slopes.
18. For parking lots and drives, provide spot elevations at the edge of pavement, right-of-way, or travel way centerline, at changes in grade, and high points and low points, to the nearest drainage facilities. Show the limits of the various surface materials and provide construction sections.
19. Provide and show the locations and details of all ADA pedestrian connections.
20. If the site has a cemetery located on it the Developer shall contact the Delaware State Historic Preservation Office and satisfy the requirements of that Office prior to beginning any construction activity. This area shall not be disturbed by this project. Adequate access to the site and buffers to protect the site, shall be provided.
21. Private rights-of-way adjacent to and abutting parcels not part of the project shall be located and designed to provide adequate buffer so that construction activities do not encroach onto adjacent properties.
22. Provide statements explaining how and when the developer proposes to provide and install the required water supply, sewers or other means of sewage disposal, street pavement, drainage structures and any other required improvements.
23. Provide statements concerning any proposed deed restrictions to be imposed by the owner.
24. Where special physical conditions exist, which may act as constraints on normal development or may preclude development, the developer may be required to submit special technical data, studies or investigations. This information must be prepared by individuals technically qualified to perform such work. Additional information may include but is not limited to the following: on-site sanitary sewage disposal feasibility, water supply surveys, such as test well drilling, storm water runoff computations and identification of areas subject to periodic flooding.
25. If special conditions are found to exist, the Engineering Department may elect to withhold approval of a construction plan until it is determined that it is technically feasible to overcome such conditions. The Engineering Department may then require the developer to incorporate specific improvement design criteria into the plat as a condition to its approval.
26. When special studies or investigations pertain to a regulatory program of another public agency, the developer shall submit the results of these studies or investigations to said public agencies for technical review and approval. Approvals and/or written comments from these agencies shall be supplied to Sussex County by the developer.

SEWER SPECIFIC COMMENTS

LOCATION: **On the south side of White Oak Road and Millers Neck Road (SCR 364A), approximately 135 feet west of Dirickson Creek Road (SCR 364B).**

NO. OF UNITS: **115**

GROSS ACREAGE: **98.75**

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?
Yes No
 - a. If yes, see question (2).
 - b. If no, see question (7).

- (2). Which County Tier Area is project in? **Tier 1**

- (3). Is wastewater capacity available for the project? **Yes** If not, what capacity is available? **N/A.**

- (4). Is a Construction Agreement required? **Yes** If yes, contact Utility Engineering at (302) 855-8383.

- (5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A.** Is it likely that additional SCCs will be required? **Yes**

If yes, the current System Connection Charge Rate is **\$6,600.00** per EDU. Please contact **Blair Lutz** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **Yes**

 Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.

- (7). Is project adjacent to the Unified Sewer District? **Yes**

- (8). Comments: **Parcels 134-21.00-10.00, 10.01 & 11.12 must be annexed into the Unified Sanitary Sewer District (Miller Creek Area).**

- (9). Is a Sewer System Concept Evaluation required? **Yes, Contact Utility Planning at 302-855-7370 to apply**

- (10). Is a Use of Existing Infrastructure Agreement Required? **Yes**

If the above items, as applicable, are incorporated into the development plans, then preliminary approval is recommended. However, final plan approval should be withheld pending the approval of the construction plans by the Sussex County Engineering Department.

Policy for Extending District Boundaries

1. Property owner (developer) and/or his representative shall make a request to the Utility Planning Division for a Sewer System Concept Evaluation.
2. Property owner (developer) and/or his representative shall meet with the applicable planning and zoning agency to determine if zoning is appropriate for the development being planned.
3. With appropriate zoning, property owner (developer) and/or his representative shall send a letter (with appropriate application fee as listed below) requesting the Sussex County Council to consider extending the water and/or sanitary sewer district boundaries. (Sussex County Code)

Application Fees	
Less than 2 acres	\$500.00
2.1 -9.99 acres	\$750.00
10 - 150.00 acres	\$1,500.00
Greater than 150.00 acres	\$2,500.00

4. The Sussex County Engineering Department shall present, for Sussex County Council's consideration, posting of notices for the proposed extension of the district boundaries.
5. The Sussex County Council approves posting notices for the proposed extension of the boundaries. (If approval to post the notices is not given, the appropriate fee is refunded.)
6. Within ninety days of the posting of the notices, the Sussex County Council approves/disapproves extending the boundaries.

The Sussex County Council approves/disapproves of the extension of the water and/or sanitary sewer pipelines under the appropriate Sussex County Ordinance.

Lauren DeVore

From: Dickerson, Troy <TDickerson@delaware.coop>
Sent: Wednesday, June 9, 2021 2:28 PM
To: Lauren DeVore
Subject: RE: The Estuary Phase 4 (2021-02) Subdivision Plan

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Good Afternoon Lauren,

We currently serve the prior phases of this development and plan to serve Phase 4. We have no objections, concerns, or comments.

Thanks!

Troy W. Dickerson, P.E.
Assistant V.P. of Engineering
Voice: (302) 349-3125
Cell: (302) 535-9048
Fax: (302) 349-5891
tdickerson@delaware.coop



This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, copy, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

From: Lauren DeVore <lauren.devore@sussexcountyde.gov>
Sent: Wednesday, June 2, 2021 1:37 PM
To: Krumrine, Beth (DNREC) <Beth.Krumrine@delaware.gov>; Brad Hawkes <bhawkes@sussexcountyde.gov>; Chris Calio <ccalio@sussexcountyde.gov>; ddetrick@chpk.com; dholden@chpk.com; C. Daniel Parsons <dparsons@sussexcountyde.gov>; duane.fox@delaware.gov; eileen.butler@delaware.gov; james.sullivan@delaware.gov; Cinelli, Jennifer (DeIDOT) <jennifer.cinelli@delaware.gov>; jessica.watson@sussexconservation.org; John J. Ashman <jashman@sussexcountyde.gov>; john.hayes@delaware.gov; john.kennel@delaware.gov; john.martin@delaware.gov; kate.fleming@delaware.gov; kgabbard@chpk.com; meghan.crystal@delaware.gov; Tholstrup, Michael S. (DNREC) <Michael.Tholstrup@delaware.gov>; Susan Isaacs <sisaaacs@sussexcountyde.gov>; subdivision@delaware.gov; Laws, Susanne K (DeIDOT) <Susanne.Laws@delaware.gov>; Dickerson, Troy <TDickerson@delaware.coop>; Terri Dukes <tdukes@sussexcountyde.gov>; tgiroux@chpk.com; Vince Robertson <vrobertson@pgslegal.com>
Subject: The Estuary Phase 4 (2021-02) Subdivision Plan

Good Afternoon, Technical Advisory Committee Members,

The Sussex County Planning and Zoning Office has received an application for a major cluster subdivision that requires review by the Sussex County Technical Advisory Committee. Please review the application and



July 14, 2021

Natural Resources
Conservation Service

Georgetown
Service Center

21315 Berlin Road
Unit 3
Georgetown, DE 19947

Voice 302.856.3990
Fax 855.306.8272

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

**RE: The Estuary – Phase 4
115 single family lots**

Dear Mr. Whitehouse:

Soils within the delineated area on the enclosed map are:

- AsA Askecksy loamy sand, 0 to 2 percent slopes
- Br Broadkill mucky peat, very frequently flooded, tidal
- HmA Hammonton loamy sand, 0 to 2 percent slopes
- HuA Hurlock loamy sand, 0 to 2 percent slopes
- KsA Klej loamy sand, 0 to 2 percent slopes
- Ma Manahawkin muck, frequently flooded
- RuB Runclint loamy sand, 2 to 5 percent slopes

Soil Interpretation Guide

Soil Limitation Class

Buildings

Map Symbol	Urbanizing Subclass	With Basement	Without Basement	Septic Filter Fields
AsA	R2	Very limited	Very limited	Very limited
Br	R5	Very limited	Very limited	Very limited
HmA	Y2	Very limited	Somewhat limited	Very limited
HuA	R2	Very limited	Very limited	Very limited
KsA	R2	Very limited	Very limited	Very limited
Ma	R5	Very limited	Very limited	Very limited
RuB	Y2	Somewhat limited	Not limited	Very limited

Definition of soil limitation ratings classes:

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

"**Not limited**" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected.

"**Somewhat limited**" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected.

"**Very limited**" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

R2:

The soils in this classification are nearly or gently sloping, very poorly, poorly, and somewhat poorly drained. Seasonal high water tables, local ponding, and high potential frost action severely limit these soils for residential developments. The principal soil limitations are: 1) soil is highly susceptible to frost action, 2) excavations are likely to fill with water in late winter or early spring, 3) wet foundations or basements probable, and 4) hazard of temporary ponding of water in areas lacking outlets. Loose running sand commonly encountered in deep excavations.

R5:

Areas of tidal marsh, swamp, and shallow muck which remain extremely wet all or most of the year. Excavations are likely to fill with water in late winter or early spring. Delayed construction in the spring - slow to dry out. Wet basements or foundations probable. Hazard of temporary ponding of water in areas lacking outlets. Potential flood damage, or subject to wave and tidal action.

Y2:

The soils in this classification are nearly level or gently sloping, moderately well drained or well drained with ground water between four to six feet from the surface, and are subject to seasonal high water tables. Seasonal wetness and seepage around foundations moderately limits these soils for residential use. The principal soil limitations are: 1) lateral seepage in subsoil causes concentration of water around foundations, 2) soil is highly susceptible to frost action, 3) excavations are likely to fill with water in late winter or early spring, and 4) wet basements or foundations are probable.

The soil interpretations above do not eliminate the need for detailed investigations at each proposed construction site. However, the interpretations can serve as a guide to planning more detailed investigations. No consideration was given in these interpretations regarding the size and shape of the soil area; nor to the pattern they form with other soils in the landscape. Also, because of the scale of the maps used, small areas of other kinds of soils may be included within some delineations of the soil map. Thus, an individual lot or building site could occupy a small area that would not fit the interpretations given for the soils symbol representing the entire delineation of the map. Interpretations apply to the soils in their natural state and not for areas that may have been altered through grading, compacting, and the like.

Sincerely,

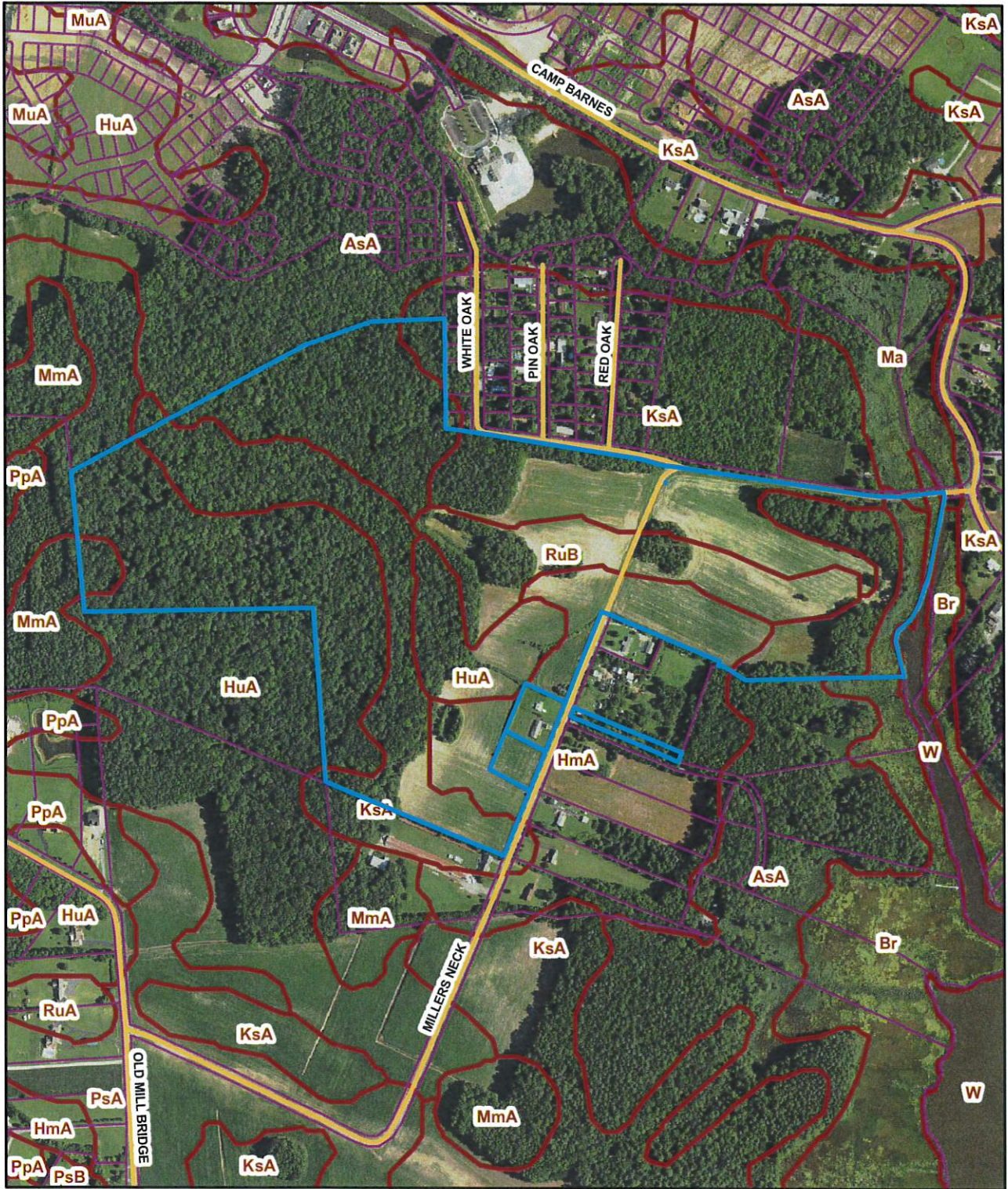


Thelton D. Savage
District Conservationist
USDA, Natural Resources Conservation Service

TDS/bh



2021-02
TM #134-21.00-10.00, 10.01, 11.00, & 11.12
The Estuary - Phase 4



2021-02
TM #134-21.00-10.00, 10.01, 11.00, & 11.12
The Estuary - Phase 4

MAPPING & ADDRESSING

MEGAN NEHRBAS
MANAGER OF GEOGRAPHIC
INFORMATION SYSTEMS (GIS)
(302) 855-1176 T
(302) 853-5889 F



Sussex County

DELAWARE
sussexcountyde.gov

July 12, 2021

GMB

Attn: Cathy Lyons

RE: **The Estuary**

I have received proposed street name(s) for the proposed subdivision, **The Estuary**, located in Frankford. In reviewing the proposed street name(s) the following have been approved:

Lily Pad Ln		
--------------------	--	--

Use only approved road names that you have written confirmation for or you will be required to rerecord. Each street name is to be used only once.

Upon final approval of **The Estuary** please forward a copy of the recorded site plan to my attention. Our office would appreciate a digital copy if at all possible, for the purpose of addressing. Should you have any questions, please contact the **Sussex County Addressing Department** at 302-855-1176.

Sincerely,

Terri L. Duker

Terri L. Duker
Addressing Technician II

CC: Christin Scott
Planning & Zoning





DELAWARE DEPARTMENT OF
AGRICULTURE

2320 SOUTH DUPONT HIGHWAY
DOVER, DELAWARE 19901
AGRICULTURE.DELAWARE.GOV

TELEPHONE: (302) 698-4500
TOLL FREE: (800) 282-8685
FAX: (302) 697-6287

July 19, 2021

Lauren DeVore, Planner III
Planning & Zoning Commission
P.O. Box 417
Georgetown, Delaware 19947

Subject: **Preliminary Plans for The Estuary**

Dear Ms. DeVore,

Thank you for providing preliminary plans for The Estuary submitted by George, Miles & Buh, LLC. The plans submitted to our section dated September 2020 are sufficient to meet the Sussex County Planning and Zoning Forested Buffer Ordinance.

The Delaware Forest Service recommends the plans reflect tree planting specifications and that the ISA ANSI A300 best management practices are followed for newly installed trees. DFS recommends planting a 70/30 mix of hardwood and evergreen tree species. There are several tree species that are not recommended for planting in the state due to their invasive nature or the susceptibility to pests and diseases. These species are listed on our department website.

The Delaware Forest Service has no further comment to The Estuary's preliminary subdivision plans dated September 2020 at this time.

If you have any questions please feel free to contact me at taryn.davidson@delaware.gov.

Sincerely,

Taryn Davidson
Urban Forestry Program
Delaware Forest Service

Lauren DeVore

From: Brockenbrough, Thomas (DelDOT) <Thomas.Brockenbrough@delaware.gov>
Sent: Thursday, August 5, 2021 3:05 PM
To: Lauren DeVore
Cc: McCabe, R. Stephen (DelDOT)
Subject: RE: Estuary Phase 4 (2021-02) - DelDOT Assessment of Proposal

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Ms. DeVore:

This message is to quantify the effects of a proposed 18-lot addition to Phase 4 of the Estuary Subdivision and to say how DelDOT views the addition with respect to our current Memorandum of Understanding with the County. Presently Phase 4 of the Estuary Subdivision includes 98 of 665 total lots.

Where possible, DelDOT uses the Institute of Transportation Engineers' Trip Generation Manual to estimate the trip generation of proposed developments. The methodology in that manual includes regressions that, with respect to residential development, predicts fewer trips per dwelling as the size of the development increases. Thus, a development 665 lots would be predicted to generate 8.94 vehicle trips per day for each dwelling while a development of 98 lots would generate 10.42 vehicle trips per day for each dwelling. So as not to understate the impacts of the subject 18-lot addition, we are treating it here as an addition to a 98-lot development. We calculate the increase in trip generation to be as shown in the table below.

	Weekday (vehicle trips/day)	Weekday AM Peak Hour (vehicle trips/hour)		Weekday PM P
		Entering	Exiting	Entering
116 single-family detached houses	1,192	22	65	74
98 single-family detached houses	1,021	18	56	63
Difference	171	4	9	9

In the context of our Memorandum of Understanding, an 18-lot addition to a 98-lot development would be Negligible, meaning that the addition would increase the daily trip generation by more than 50 but fewer than 500 trips and the would increase the peak hour trip generation by fewer than 50 trips.

Please contact me if you have any questions in this regard.

Bill

T. William Brockenbrough, Jr., P.E., AICP
County Coordinator
Division of Planning
Delaware Department of Transportation
P.O. Box 778
Dover, DE 19903
(302)760-2109
Thomas.Brockenbrough@delaware.gov

■ ■ ■ ■

ARCHITECTS
ENGINEERS

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

SALISBURY
BALTIMORE
SEAFORD

www.gmbnet.com

■ ■ ■ ■

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

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

January 25, 2021

Sussex County Planning and Zoning Department
2 The Circle
PO Box 417
Georgetown, DE 19947

Attn: Ms. Lauren DeVore
Planner III

Re: The Estuary
Phase 4
Existing Homeowner Signatures
GMB File No. 140049.F


Dear Lauren:

As a follow up to our December 4, 2020 submittal, attached please find the supporting documentation for a modification to Phase 4 of the Estuary. We understand a public hearing will be required for amendment of the subdivision and that Homeowner signatures are required as part of the approval process. Per Code Section 99.13, "*In the event the proposed resubdivision or alteration results in increased density within the subdivision, the subdivider shall provide evidence that not less than 51% of the property owners consent to the application*". Of the 533 approved and recorded lots within Phases 1-3, we have obtained 457 signatures (85%) in support. We have included those signed Homeowner statements within a zipped file as part of this application.

Thank you for your time and attention in this matter. We look forward to your comments. Let us know if you need a hard copy.

If you should have any questions, or comments, please feel free to contact me by telephone at (410) 742-3115 or by e-mail at smarsh@gmbnet.com.

Sincerely,



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

SLM/cl/sh

Enclosure: One (1) zipped file with signed Homeowner statements

cc: Estuary Development, LLC
Attn: Mr. John Galiani (w/enc.)

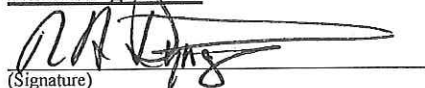


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature



(Signature)

Ross Byington, Member

(Printed Name)

1/12/2021

(Date)

The Estuary Lot Number or Address

Total Number of Lots: 224

LOTS 030, 094, 181, 182, 183, 184, 185, 186, 187,
188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198,
199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209,
210, 211, 212, 213, 218, 254, 255, 256, 257, 258, 259,
260, 261, 262, 263, 264, 265, 267, 268, 269, 270, 271,
272, 273, 274, 275, 276, 277, 278, 279, 295, 296, 301,
303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313,
314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324,
325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 345,
369, 370, 374, 375, 376, 381, 384, 387, 388, 404, 412,
413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423,
424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434,
435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445,
446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456,
457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467,
468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478,
479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489,
490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500,
501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511,
512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522,
523, 524, 525, 526, 527, and 528



GEORGE, MILES & BUHR, LLC

■ ■ ■ ■

ARCHITECTS
ENGINEERS

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

SALISBURY
BALTIMORE
SEAFORD

www.gmbnet.com

■ ■ ■ ■

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

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

January 25, 2021

Sussex County Planning and Zoning Department
2 The Circle
PO Box 417
Georgetown, DE 19947

Attn: Ms. Lauren DeVore
Planner III

Re: The Estuary
Phase 4
Existing Homeowner Signatures
GMB File No. 140049.F

Dear Lauren:

As a follow up to our December 4, 2020 submittal, attached please find the supporting documentation for a modification to Phase 4 of the Estuary. We understand a public hearing will be required for amendment of the subdivision and that Homeowner signatures are required as part of the approval process. Per Code Section 99.13, *"In the event the proposed resubdivision or alteration results in increased density within the subdivision, the subdivider shall provide evidence that not less than 51% of the property owners consent to the application"*. Of the 533 approved and recorded lots within Phases 1-3, we have obtained 457 signatures (85%) in support. We have included those signed Homeowner statements within a zipped file as part of this application.

Thank you for your time and attention in this matter. We look forward to your comments. Let us know if you need a hard copy.

If you should have any questions, or comments, please feel free to contact me by telephone at (410) 742-3115 or by e-mail at smarsh@gmbnet.com.

Sincerely,

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

SLM/cl/sh

Enclosure: One (1) zipped file with signed Homeowner statements

cc: Estuary Development, LLC
Attn: Mr. John Galiani (w/enc.)

Ann Lepore

From: Lawton Myrick
Sent: Wednesday, April 21, 2021 11:04 AM
To: Stephen L. Marsh; Cathy Lyons
Subject: FW: Estuary Phase 4 - Homeowner signatures
Attachments: Devore PZ Phase 4 Homeowner Signatures - SLM.pdf; Additional Pool Signed Forms.zip

From: Lawton Myrick
Sent: Monday, January 25, 2021 11:07 AM
To: Lauren DeVore <lauren.devore@sussexcountyyde.gov>
Cc: Stephen L. Marsh <SMarsh@gmbnet.com>; John Galiani <john@usfitnessgroup.com>; Cathy Lyons <CLyons@gmbnet.com>
Subject: Estuary Phase 4 - Homeowner signatures

Lauren,

Good morning...hope you are doing well and staying safe.

Please find attached a Cover Letter and Zipped file containing the required Homeowner signatures in support of the additional density and second Pool within Estuary Phase 4.

If you require paper copies of the Signature forms, we can provide those as well, but we thought we would save the paper.

Due to the large file size, do you mind confirming receipt of this email and that you were able to access all of the documents?

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

Thank you,
Lawton



R. Lawton Myrick
Site Sustainable
206 West Main Street | Salisbury, MD | 21801
410.742.3115 | www.gmbnet.com | Find us on [facebook](#)

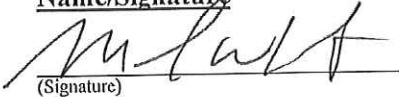


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature


(Signature)

Michael Ciabattoni
(Printed Name)

1/8/2021
(Date)

The Estuary Lot Number or Address

LOT029



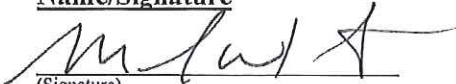
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address


(Signature)

LOT097

Michael Ciabattoni
(Printed Name)

1/8/2021
(Date)

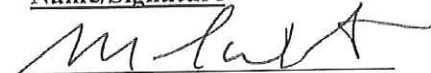


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature


(Signature)

Michael Ciabattoni
(Printed Name)

1/8/2021
(Date)

The Estuary Lot Number or Address

LOT253



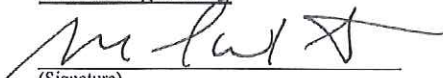
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address


(Signature)

LOT297

Michael Ciabattoni
(Printed Name)

1/8/2021
(Date)

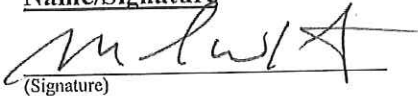


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature



(Signature)

Michael Ciabattoni

(Printed Name)

1/8/2021

(Date)

The Estuary Lot Number or Address

LOT302



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

A handwritten signature in black ink, appearing to read "Michael Ciabattoni", written over a horizontal line.

LOT336

(Signature)

Michael Ciabattoni

(Printed Name)

1/8/2021

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

LOT338

(Signature)

Michael Ciabattoni

(Printed Name)

1/8/2021

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

LOT340

(Signature)

Michael Ciabattoni

(Printed Name)

1/8/2021

(Date)



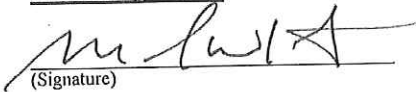
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address


(Signature)

LOT357

Michael Ciabattone
(Printed Name)

1/8/2021
(Date)



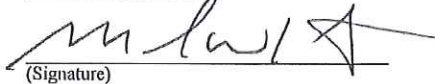
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address


(Signature)

LOT361

Michael Ciabattoni
(Printed Name)

1/8/2021
(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

(Signature)

Michael Ciabattoni

(Printed Name)

1/8/2021

(Date)

The Estuary Lot Number or Address

LOT366

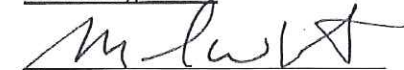


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature


(Signature)

The Estuary Lot Number or Address

LOT377

Michael Ciabattoni
(Printed Name)

1/8/2021
(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature


(Signature)

Michael Ciabattone
(Printed Name)

1/8/2021
(Date)

The Estuary Lot Number or Address

LOT378



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

(Signature)

Michael Ciabattoni

(Printed Name)

1/8/2021

(Date)

The Estuary Lot Number or Address

LOT379




WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address


(Signature)

LOT380

Michael Ciabattoni
(Printed Name)

1/8/2021
(Date)

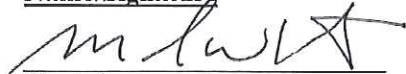


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature


(Signature)

Michael Ciabattoni

(Printed Name)

1/8/2021

(Date)

The Estuary Lot Number or Address

LOT383

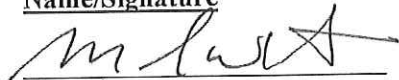


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature


(Signature)

Michael Ciabattone
(Printed Name)

1/8/2021
(Date)

The Estuary Lot Number or Address

LOT385

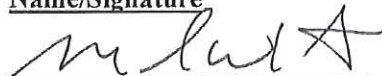


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature


(Signature)

The Estuary Lot Number or Address

LOT386

Michael Ciabattone
(Printed Name)

1/8/2021
(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

(Signature)

Michael Ciabattoni

(Printed Name)

1/8/2021

(Date)

The Estuary Lot Number or Address

LOT401

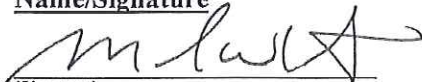


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature


(Signature)

The Estuary Lot Number or Address

LOT407

Michael Ciabattoni
(Printed Name)

1/8/2021
(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

(Signature)

Michael Ciabattone

(Printed Name)

1/8/2021

(Date)

The Estuary Lot Number or Address

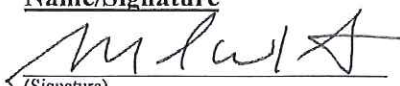
LOT408



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

<u>Name/Signature</u>	<u>The Estuary Lot Number or Address</u>
 (Signature)	LOT410
<u>Michael Ciabattone</u> (Printed Name)	
<u>1/8/2021</u> (Date)	

28 Unique Signatures

WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

<u>Name/Signature</u>	<u>The Estuary Lot Number or Address</u>
<u><i>Pamela Pedersen</i></u> (Signature)	<u>36173 Watch Hill Rd</u>
<u>Pamela Pedersen</u> (Printed Name)	_____
<u>Dec 2nd 2020</u> (Date)	_____
<u><i>[Signature]</i></u> (Signature)	<u>78095 True North Ln</u>
<u>Tina Johnson</u> (Printed Name)	<u>2649 Weatherlane Way</u>
<u>TINA JOHNSON</u> (Date)	_____
<u>12/2/2020</u> (Signature)	_____
<u>Ken Giolucello</u> (Printed Name)	_____
<u>12/2/20</u> (Date)	_____
<u><i>[Signature]</i></u> (Signature)	_____
<u>Jim Swift</u> (Printed Name)	<u>32501 Estuary Blvd</u>
<u>12/3/2020</u> (Date)	<u>52</u>
<u><i>[Signature]</i></u> (Signature)	_____
_____ (Printed Name)	_____
_____ (Date)	_____
_____ (Signature)	_____
_____ (Printed Name)	_____
_____ (Date)	_____

WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

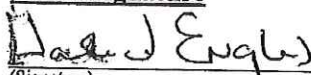
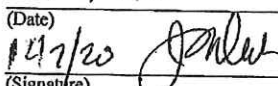
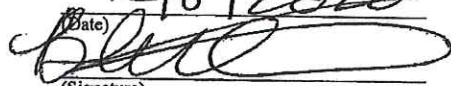
<u>Name/Signature</u>	<u>The Estuary Lot Number or Address</u>
<u>Rebecca E. Hanel</u> (Signature) <u>Rebecca E. Hanel</u> (Printed Name)	<u>291 / 3665D Greenway</u> <hr/>
<u>Pat Procciani</u> (Date) <u>12/12/20</u> (Signature) <u>Pat Procciani</u> (Printed Name) <u>12/13/2020</u> (Date)	<u>38054 Pine Needle Lane</u> <hr/>
<u>[Signature]</u> (Printed Name) <u>12/13/2020</u> (Date)	<u>293 / 3665B Greenway Dr.</u> <hr/>
<u>Darryl Harrison</u> (Signature)	<hr/>
(Printed Name)	<hr/>
(Date)	<hr/>
(Signature)	<hr/>
(Printed Name)	<hr/>
(Date)	<hr/>
(Signature)	<hr/>
(Printed Name)	<hr/>
(Date)	<hr/>
(Signature)	<hr/>
(Printed Name)	<hr/>
(Date)	<hr/>

Duplicate

WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

<u>Name/Signature</u>	<u>The Estuary Lot Number or Address</u>
<u></u> (Signature)	<u>Lot 172</u>
<u>Gale J Engles</u> (Printed Name)	<u>24431 Weatherlane Way</u>
<u>12-7-20</u> (Date)	<u>Frankford, DE 19945</u>
<u></u> (Signature)	<u>28949 Twin Ponds Lane</u>
<u>Jake Bukowski</u> (Printed Name)	<u>36630 Greenway Dr</u>
<u>12/8/2020</u> (Date)	<u>Frankford DE 19948</u>
<u></u> (Signature)	_____
_____ (Printed Name)	_____
_____ (Date)	_____
_____ (Signature)	_____
_____ (Printed Name)	_____
_____ (Date)	_____
_____ (Signature)	_____
_____ (Printed Name)	_____
_____ (Date)	_____
_____ (Signature)	_____
_____ (Printed Name)	_____
_____ (Date)	_____

WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

<u>Name/Signature</u>	<u>The Estuary Lot Number or Address</u>
<u><i>Benjamin Worrell</i></u> (Signature)	<u>33441 Old Pier Lane</u>
<u>Benjamin Worrell</u> (Printed Name)	_____
<u>11/24/20</u> (Date)	_____
<u><i>Rose Cooper</i></u> (Signature)	<u>32565 Estuary Blvd # 373</u>
<u>ROSE COOPER</u> (Printed Name)	_____
<u>11/24/2020</u> (Date)	_____
<u><i>Patti Fleming</i></u> (Signature)	<u>36115 Watch Hill Rd.</u>
<u>Patti Fleming</u> (Printed Name)	_____ Duplicate
<u>11/24/2020</u> (Date)	_____
<u><i>Joseph V. Pasta</i></u> (Signature)	_____ Duplicate
<u>Joseph V. Pasta</u> (Printed Name)	_____
<u>11/24/2020</u> (Date)	_____
<u><i>Lynne C. Smith</i></u> (Signature)	<u>30126 Islander Beach Road</u>
<u>Lynne Smith</u> (Printed Name)	_____
<u>11/24/2020</u> (Date)	_____
<u><i>Barbara McInerney</i></u> (Signature)	<u>22819 Sandbar Ct.</u>
<u>Barbara McInerney</u> (Printed Name)	_____
<u>11/24/2020</u> (Date)	_____

WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

<u>Name/Signature</u>	<u>The Estuary Lot Number or Address</u>
<u><i>Debra Punkot</i></u> (Signature)	<u>20073 Old Salt Ln</u>
<u>Debra Punkot</u> (Printed Name)	<u>Frankford, DE 19945</u>
<u><i>Joseph W. Kerr</i></u> (Signature)	<u>23216 Brady Way</u>
<u>Joseph W. Kerr</u> (Printed Name)	<u>Frankford DE</u>
<u><i>Cheri Cullen</i></u> (Signature)	<u>28937 Twin Ponds Ln.</u>
<u>Cheri Cullen</u> (Printed Name)	<u>36283 Watch Hill Rd</u>
<u><i>Ronald Miller</i></u> (Signature)	<u>36283 Watch Hill Rd</u>
<u>Ronald Miller</u> (Printed Name)	<u>36105 Watch Hill Rd</u>
<u>11-27-2020</u> (Date)	<u>36105 Watch Hill Rd</u>
<u><i>Susan Frouler</i></u> (Signature)	<u>36105 Watch Hill Rd</u>
<u>Susan Frouler</u> (Printed Name)	<u>36105 Watch Hill Rd</u>
<u>11-27-2020</u> (Date)	<u>36105 Watch Hill Rd</u>
<u><i>Brian Warnock</i></u> (Signature)	<u>407 127</u>
<u>Brian Warnock</u> (Printed Name)	<u>407 127</u>
<u>11-24-20</u> (Date)	<u>407 127</u>
<u><i>Doretha Warnock</i></u> (Signature)	<u>407 127</u>
<u>Doretha Warnock</u> (Printed Name)	<u>407 127</u>
<u>11/24/20</u> (Date)	<u>407 127</u>
<u><i>Christina M. Kerb</i></u> (Signature)	<u>39079 crows nest</u>
<u>Christina M. Kerb</u> (Printed Name)	<u>39079 crows nest</u>
<u> </u> (Printed Name)	<u> </u>
<u> </u> (Date)	<u> </u>

WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

<u>Name/Signature</u>	<u>The Estuary Lot Number or Address</u>
<u>Barbara Pucca</u> (Signature)	_____
<u>Barbara Pucca</u> (Printed Name)	_____
<u>12/5/2020</u> (Date)	_____
<u>Mark Anderson</u> (Signature)	36132 Watch Hill Rd
<u>MARK ANDERSON</u> (Printed Name)	_____
<u>12-5-20</u> (Date)	_____
<u>Leo Ann Cook</u> (Signature)	36686 Greenway
<u>Leo Ann Cook</u> (Printed Name)	_____
<u>12/5/2020</u> (Date)	_____
<u>Carol Stoker</u> (Signature)	_____
<u>CAROL STOKER</u> (Printed Name)	<u>35826 Greenway Dr.</u>
_____ (Date)	_____
<u>Jay Wissmann</u> (Signature)	_____
<u>Jay Wissmann</u> (Printed Name)	<u>36879 Watch Hill Rd</u>
<u>12/6/20</u> (Date)	_____
_____ (Signature)	_____
_____ (Printed Name)	_____
_____ (Date)	_____

WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

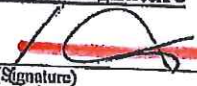

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

<u>Name/Signature</u>	<u>The Estuary Lot Number or Address</u>
Charles J. Selgent (Signature)	33423 Old Pier Lane
CHARLES J SELGENT (Printed Name)	
11-2020 (Date)	
Jeffrey S. Laurha (Signature)	31529 Sea Crest Ct
Jeffrey S. Laurha (Printed Name)	
12-4-2020 (Date)	
Steven B. Reese (Signature)	26607 Weatherlane Way
Steven B. Reese (Printed Name)	
12/04/2020 (Date)	
Bob Ankowski (Signature)	36627 Greenway
Bob Ankowski (Printed Name)	36182 Watch Hill
12/06/2020 (Date)	# 69
Bob Ankowski (Signature)	Bob Ankowski
STEVE RECKS (Printed Name)	36612 GREENWAY DR
12/5/20 (Date)	
Steve Recks (Signature)	
William Quinlan (Printed Name)	36150 Watch Hill rd
 (Date)	

WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

<u>Name/Signature</u>	<u>The Estuary Lot Number or Address</u>
 (Signature)	Lot 238, 26640 Weatherstone way
Lisa Torani-Leary (Printed Name)	
11/30/2020 (Date)	
 (Signature)	Lot 238, 26640 Weatherstone way
Edward D. Leary (Printed Name)	
11/30/2020 (Date)	
_____ (Signature)	
_____ (Printed Name)	
_____ (Date)	
_____ (Signature)	
_____ (Printed Name)	
_____ (Date)	
_____ (Signature)	
_____ (Printed Name)	
_____ (Date)	
_____ (Signature)	
_____ (Printed Name)	
_____ (Date)	

11/30/20

WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

<u>Name/Signature</u>	<u>The Estuary Lot Number or Address</u>
<u>[Signature]</u>	<u># 18</u>
<u>D. KRAUSE</u>	
<u>Robert Quinton</u>	<u>36128 Watch Hill Rd</u>
<u>[Signature]</u>	
<u>Rob Williams</u>	<u>36631 Gateway Pl</u>
<u>[Signature]</u>	
<u>[Signature]</u>	<u>72507 Estuary Blvd</u>
<u>Fred Bradley</u>	
<u>11/30/2020</u>	
<u>[Signature]</u>	<u>36079 WATER HILL RD.</u>
<u>ROGER ARMS</u>	
<u>11/30/20</u>	
<u>(Date)</u>	
<u>(Signature)</u>	
<u>(Printed Name)</u>	
<u>(Date)</u>	
<u>(Signature)</u>	
<u>(Printed Name)</u>	
<u>(Date)</u>	

WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

<u>Name/Signature</u>	<u>The Estuary Lot Number or Address</u>
<u>Sandra Shewalter</u> (Signature)	<u>Lot 158</u>
<u>Sandra Shewalter</u> (Printed Name)	
<u>11/30/2020</u> (Date)	
<u>V. Krause</u> # <u>018</u> (Signature)	
<u>Virginia (Gina) Krause</u> (Printed Name)	
<u>12/30/2020</u> (Date)	
<u>Eileen Stephenson</u> (Signature)	<u>28945 TWIN PONDS</u>
<u>Eileen Stephenson</u> (Printed Name)	
<u>12/1/2020</u> (Date)	
<u>Kathleen Follard</u> # <u>147</u> (Signature)	
<u>Kathleen Follard</u> (Printed Name)	
<u>12/1/20</u>	<u>#147</u>
<u>Eileen Follard</u> (Signature)	
<u>Eileen Follard</u> (Printed Name)	
<u>12/1/20</u>	
<u>Debra Bennett</u> <u>OLD PIER 3B372</u> (Signature)	
<u>Debra Bennett</u> (Printed Name)	
<u>12/2/20</u> (Date)	

WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

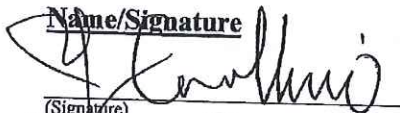
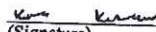
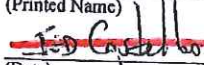
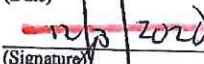


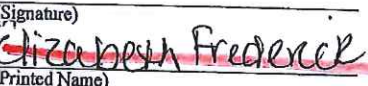
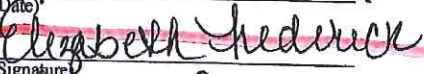
In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

<u>Name/Signature</u>	<u>The Estuary Lot Number or Address</u>
_____ (Signature)	116
Mary Anne Capets (Printed Name)	33461 Old Pier
_____ (Date)	32534 Estuary Blvd
_____ (Signature)	_____
_____ (Printed Name)	_____
_____ (Date)	_____
Henry Eckhardt (Signature)	227
Henry Eckhardt (Printed Name)	_____
12/2/20 (Date)	_____
_____ (Signature)	_____
Steve Powell (Printed Name)	103
12/1/20 (Date)	_____
12/1/20 (Date)	_____
Christine Cippa (Signature)	85
Christine Cippa (Printed Name)	_____
12/1/20 (Date)	_____
Christine Cippa (Signature)	_____
Nancy Stefan (Printed Name)	#86
_____ (Date)	_____

WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

<u>Name/Signature</u>	<u>The Estuary Lot Number or Address</u>
<u></u> (Signature)	<u>110</u>
<u>Dawn Cerullo</u> (Printed Name)	
<u>12-2-2020</u> (Date)	
<u></u> (Signature)	<u>117</u>
<u>12-2-2020</u> (Printed Name)	
<u></u> (Date)	<u>111</u>
<u></u> (Signature)	
<u></u> (Printed Name)	
<u>12/4/2020</u> (Date)	
<u></u> (Signature)	<u>3347 Old Pier Ln</u>
<u>DAVID CAPES</u> (Printed Name)	
<u>12/4/2020</u> (Date)	
<u></u> (Signature)	<u>lot 352 32526 Estuary Blvd</u>
<u>Elizabeth Frederice</u> (Printed Name)	
<u>12/4/2020</u> (Date)	
<u></u> (Signature)	
<u>Sherry Curtin</u> (Printed Name)	<u>33447 Old Pier Ln</u>
<u>12-3-20</u> (Date)	



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
William Grimes
232850FAF3A5A07
(Signature)
William F. Grimes
(Printed Name)
12/4/2020
(Date)

The Estuary Lot Number or Address

36636 Greenway Drive
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
William Quinlan
2831000616F100

(Signature)
Irene & Bill Quinlan

(Printed Name)
12/4/2020

(Date)

36150 watch hill rd



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Robert Glascock
RTB2020FC9801FC

(Signature)
Robert O. Glascock

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

Lot 88

39074 Crows Nest Lane
Frankford Delaware 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Bryan and Diana Gingo
(Signature)

Diana & Bryan Gingo

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

36616 Greenway Drive



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Donna Ciarmella-Smith
0150648072140

(Signature)
Donna Ciarmella-Smith

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

36640 Greenway Dr
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Marian Miller

(Signature)

Mariann Miller

(Printed Name)

12/4/2020

(Date)

The Estuary Lot Number or Address

26657 weathervane way
Frankfort, DE 19945

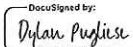


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

(Signature)
Dylan Pugliese

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

30150 Islander Beach Road
Frankford, DE



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Elizabeth Frederick
3344892C1C781498

(Signature)
elizabeth frederick

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

351 32526 Estuary Blvd
Frankford De 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

791DC334E6E74BC
(Signature)

Marta Kozakiewicz

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

36217 Watch Hill Rd
Frankford DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Janet MacDonald
5837FAAC6C8A74

(Signature)
Janet MacDonald

(Printed Name)
12/10/2020

(Date)

33388 Old Pier Lane



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Thomas Martin
014832468E810407
(Signature)
Thomas Martin
(Printed Name)
12/4/2020
(Date)

The Estuary Lot Number or Address

34510 white cap point
Lot#15



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Kevin Brady

(Signature)
Kevin Brady

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

36619 Greenway Dr



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Sarah J. Dausch
DocuSign Envelope ID: [unreadable]
(Signature)
sarah dausch

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

30134 Islander Beach Road
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Rebecca Austen

(Signature)
Rebecca Austen

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

298, 36678 Greenway Dr



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Margaret Mize
12/30/2020 10:30:00 AM

(Signature)
Margaret Mize

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

36649 Greenway Drive



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

3045017A8842700

(Signature)

Joe Russell

(Printed Name)

12/4/2020

(Date)

The Estuary Lot Number or Address

33399 Old Pier Ln
Frankford, DE
19945



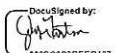
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

835C4C3D5ECC47

(Signature)
Joyce Hartman

(Printed Name)
12/4/2020

(Date)

36247 watch Hill Rd.



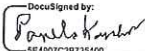
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

584002C3835200

(Signature)
Pamela Kondysar

(Printed Name)
12/4/2020

(Date)

39240 crows nest lane lot 91




WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

(Signature)

Lisa Leary

(Printed Name)
12/4/2020

(Date)

Lot 238



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

(Signature)

William Massey

(Printed Name)

12/4/2020

(Date)

6

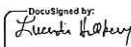


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

23C9A18E0614E7

(Signature)
Lucinda Hillberry

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

Lot 241
20041 Old Salt Lane
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Lisa Wiegmann

33333 Old Pier Lane

(Signature)

Lisa Wiegmann

(Printed Name)

12/4/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Donna Logan
(Signature)

Donna Logan

(Printed Name)

12/4/2020

(Date)

The Estuary Lot Number or Address

34509 White Cap Point



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Kenneth and Janice Gigliello
(Signature)

Kenneth and Janice Gigliello

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

354
32538 Estuary Boulevard




WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

(Signature)

20055 old salt Lane

Elizabeth Orozco-Buitrago
(Printed Name)

12/4/2020
(Date)



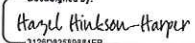
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

(Signature)
Hazel Hinkson-Harper
(Printed Name)
12/4/2020
(Date)

Lot 98



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Debra Bennitt
03102043FC6478

(Signature)
debra Bennitt

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

33372 old Pier Lane Frankford De
19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

13402031612748E

26639 weathervane way

(Signature)
Karen A Matthias

(Printed Name)
12/4/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Richard Benevento and Michele Avignone
(Signature)
Michele Avignone
(Printed Name)
12/4/2020
(Date)

36216 Watch Hill Road



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Brittnay Morgan
(Signature)
Brittnay Morgan
(Printed Name)
12/4/2020
(Date)

22604 Barnacle Ct



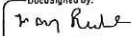
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

135C3D1E1C1C1C

28969 Twin Ponds lane

(Signature)

Mary Reahl

(Printed Name)

12/4/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Dane Rosendahl
578FDC6157E0159

(Signature)
Dane Rosendahl

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

Lot #0124
36114 Watch Hill Rd
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Linda Delp
CS020A15621A7443

(Signature)

Linda C Delp

(Printed Name)

12/5/2020

(Date)

The Estuary Lot Number or Address

38082 Pine Needle Lane
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


(Signature)
Jed and susan castelbaum

(Printed Name)
12/5/2020

(Date)

The Estuary Lot Number or Address

33435 old pier lane
Frankford, De 19945

Lot 111



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

333910626107
 (Signature)

33391 old Pier Lane

Madeline Lennon

(Printed Name)
 12/5/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Charles and Brenda Roland
569785931F0817C

(Signature)

Charles Roland and Brenda Roland

(Printed Name)
12/5/2020

(Date)

The Estuary Lot Number or Address

36072 watch hill road frankford de
19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

(Signature)

Joseph Smith

(Printed Name)

12/5/2020

(Date)

The Estuary Lot Number or Address

36234 Watch Hill Rd



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Teaette Louderback-Smith
332406400228420

(Signature)

Teaette Louderback-Smith

(Printed Name)

12/5/2020

(Date)

The Estuary Lot Number or Address

36234 Watch Hill Road

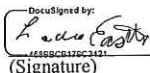


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

1356201300101

(Signature)

Laurence Eastman

(Printed Name)

12/5/2020

(Date)

The Estuary Lot Number or Address

33368 old Pier Lane
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

C:8023653D081456

41

(Signature)
Stephen Romano

(Printed Name)
12/5/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Gerald and Gretchen Viacara
5804322182A1445
(Signature)
gretchen viacara
(Printed Name)
12/5/2020
(Date)

36161 watch Hill Rd

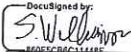


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


(Signature)

Sandra Williamson

(Printed Name)

12/5/2020

(Date)

The Estuary Lot Number or Address

36631 Greenway Dr




WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

32676331E10E1C73
(Signature)
Richard Amigh

(Printed Name)
12/5/2020

(Date)

36241 Watch Hill Road



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


39033 Crows Nest Lane

(Signature)

Elizabeth Gregory

(Printed Name)

12/5/2020

(Date)



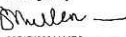
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

206172088444ED0
(Signature)
Sandra muller
(Printed Name)
12/5/2020
(Date)

121b



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Denise Elizabeth Verburg

(Signature)

Denise Verburg

(Printed Name)

12/5/2020

(Date)

The Estuary Lot Number or Address

26643 Weathervane way,
Frankford, DE 19945



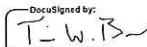
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

DocuSignature ID: 000289011401007

(Signature)
Tim W Brown

(Printed Name)
12/5/2020

(Date)

36658 Greenway Drive



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

30A01269A00814E1

(Signature)

David J. Edwards

(Printed Name)

12/5/2020

(Date)

The Estuary Lot Number or Address

36206 Watch Hill Road
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Sheila and Robert Sygar
CXCBCXCFD000467

(Signature)
sheila and rob sygar

(Printed Name)
12/5/2020

(Date)

The Estuary Lot Number or Address

33477 old pier lane



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

2020/12/05 12:52:02 PM

(Signature)

James Bernardo

(Printed Name)

12/5/2020

(Date)

The Estuary Lot Number or Address

Lot411
31064 Piney Way
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Demetrios and Robin Filipidis
ES0160048692721

39111 crows nest lane

(Signature)
Demetrios filipidis

(Printed Name)
12/5/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Randall Gerard

DocuSignature

(Signature)
Randall J Gerard

(Printed Name)
12/5/2020

(Date)

The Estuary Lot Number or Address

33445 Old Pier Lane



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Barbara Makar
D35C6F73B0CA4DC
(Signature)

33381 old Pier Lane

Barbara Makar

(Printed Name)
12/5/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Joanna Irvin
#C234C0014242424

31114 Piney way

(Signature)

Joanna V Irvin

(Printed Name)

12/5/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

A handwritten signature in black ink, appearing to read 'Steve Hellmann', written over a horizontal line.

(Signature)

Steve Hellmann

(Printed Name)

12/5/2020

(Date)

The Estuary Lot Number or Address

38074 pine needle ln



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Joseph Donohue
CAE7AA83E6A3C19D

(Signature)
Joseph Donohue

(Printed Name)
12/5/2020

(Date)

The Estuary Lot Number or Address

36170 Watch Hill Road
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
kimberly james
6180232102400

(Signature)
Kimberly James

(Printed Name)
12/5/2020

(Date)

The Estuary Lot Number or Address

26685 weathervane way
Frankford DE



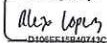
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

(Signature)
Alexander Lopez
(Printed Name)
12/5/2020
(Date)

142



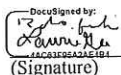
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

39061 CROWS NEST LANE

39061 crows nest lane

(Signature)

Robert gerbino

(Printed Name)

12/5/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Jennifer Gimblet
366211402582833

(Signature)
Jennifer Gimblet

(Printed Name)
12/5/2020

(Date)

The Estuary Lot Number or Address

36286 Watch Hill Rd
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Karen Burns
BAE7C303E104478

(Signature)
Karen Burns and Peter Olson

(Printed Name)
12/5/2020

(Date)

The Estuary Lot Number or Address

28975 Twin Ponds Ln
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


Lot 139

(Signature)

Kimberly Hildebrandt

(Printed Name)
12/9/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Thomas Murray
305FA1A3012AC195
(Signature)
Thomas Murray
(Printed Name)
12/9/2020
(Date)

The Estuary Lot Number or Address

Thomas Murray
30605 Ebbtide Pass
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Timothy Peterson
822400025886418

365

(Signature)
Timothy Peterson

(Printed Name)
12/9/2020

(Date)




WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


(Signature)
Tina Johnson

(Printed Name)
12/9/2020

(Date)

26619 weathervane way



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Steven and April Gack

(Signature)

Steven A Gack

(Printed Name)

12/9/2020

(Date)

The Estuary Lot Number or Address

31089 Piney Way
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Joseph McManus
A3D0FE1C01241663

(Signature)
Joseph M McManus119

(Printed Name)
12/9/2020

(Date)

119
33396 Old Pier Lane



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Russell Taylor
(Signature)
Russell Taylor
(Printed Name)
12/9/2020
(Date)

36271 Watch Hill Rd



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
James M Finan
6A1E30555C1E40
(Signature)
James M Finan
(Printed Name)
12/9/2020
(Date)

The Estuary Lot Number or Address

36620 Greenway Drive, Frankford DE
19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Lester Spencer
5002720301103100

(Signature)
Lester Spencer

(Printed Name)
12/9/2020

(Date)

Lot 75



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


(Signature)

Thomas Freuler

(Printed Name)

12/9/2020

(Date)

The Estuary Lot Number or Address

36105 Watch Hill Road



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

C55300AF1243109

(Signature)

Rick Trott

(Printed Name)

12/9/2020

(Date)

The Estuary Lot Number or Address

39101 Crows Nest Lane Frankford DE
19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

6252FC16C8B144

(Signature)
Jeffrey S Goldstein

(Printed Name)
12/9/2020

(Date)

The Estuary Lot Number or Address

36634 Greenway DR



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Debora Plunkett

(Signature)
Debora A. Plunkett

(Printed Name)
12/9/2020

(Date)

The Estuary Lot Number or Address

Lot number 246
20073 Old Salt Lane



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Tracy Bender
(Signature)
Tracy Bender
Tracy Bender
(Printed Name)
12/9/2020
12/9/2020
(Date)

179



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Celeste Mortenson
CS66A80830A173

(Signature)
Celeste Mortenson

(Printed Name)
12/9/2020

(Date)

The Estuary Lot Number or Address

Address:

21017 Trailside Court
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Cheri Cullen
33587C5064E4E

(Signature)
Cheri Cullen

(Printed Name)
12/9/2020

(Date)

The Estuary Lot Number or Address

Lot 161 28937 Twin Ponds Lane,
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


(Signature)

Thomas Brown

(Printed Name)

12/9/2020

(Date)

The Estuary Lot Number or Address

34487 White Cap Point
Frankford De 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Cindy Helmstetter
(Signature)

36654 Greenway Drive

Cindy Helmstetter

(Printed Name)
12/9/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Paul Neumayer
011650335C37481

(Signature)
Paul Neumayer

(Printed Name)
12/9/2020

(Date)

101

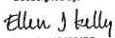


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

(Signature)
Ellen Kelly

(Printed Name)
12/8/2020

(Date)

The Estuary Lot Number or Address

39085Crows Nest Lane Lot 81

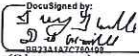


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

002331A7C780126

(Signature)

Gary Glanville

(Printed Name)

12/8/2020

(Date)

The Estuary Lot Number or Address

Lot 1. 30519 Ebbtide Pass,
Frankford, Delaware 19945



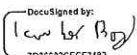
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


70

(Signature)

Kimberly Bozel

(Printed Name)

12/8/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

755482165299108

(Signature)
Donald M Swingle

(Printed Name)
12/8/2020

(Date)

The Estuary Lot Number or Address

26650 weathervane way Frankford DE



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


(Signature)

Mark Jensen

(Printed Name)

12/5/2020

(Date)

The Estuary Lot Number or Address

39905 Crows Nest Lane
Frankford, De.



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

DocuSign Envelope ID: 2265294E-3809-4D22-94DE-FDDBF53DF2FC

(Signature)

William Healey

(Printed Name)
12/5/2020

(Date)

The Estuary Lot Number or Address

36290 watch Hill Rd, 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Dianne Poole

(Signature)

36252 watch Hill Rd

Dianne M Poole

(Printed Name)

12/5/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Charles Sargent
(Signature)

Charles Sargent

(Printed Name)
12/5/2020

(Date)

33423 Old Pier Lane



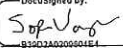
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

850233202000184

(Signature)
sophia vaughn

(Printed Name)
12/5/2020

(Date)

20028 old salt lane



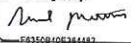
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

20201205102364483

(Signature)
Samuel Matthews

(Printed Name)
12/5/2020

(Date)

33380 Old Pier Ln



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

34503 white cap point

(Signature)

Steven Cook

(Printed Name)

12/5/2020

(Date)

The Estuary Lot Number or Address

34503 white Cap Point
The Estuary




WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

(Signature)
Caroline J kline
(Printed Name)
12/5/2020
(Date)

31510 Sea Oats Ct



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

(Signature)

Brian N Alexander

(Printed Name)
12/5/2020

(Date)

The Estuary Lot Number or Address

30611 EBBTIDE PASS
Frankford Delaware 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

000012022020120

Theresa and Roger Armstrong

12/6/2020

(Date)

The Estuary Lot Number or Address

36099 Watch Hill Road



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Alan Bevard Clise
720C21880844
(Signature)

Alan Bevard Clise

(Printed Name)
12/6/2020

(Date)

The Estuary Lot Number or Address

Lot 16
34502 White Cap Pt
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


AF4DDCF8B1514CF
(Signature)

Linda Grogab

(Printed Name)

12/6/2020

(Date)

The Estuary Lot Number or Address

36246 Watch Hill Road



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Kymberly Raimo
230C390618277021

(Signature)
Kymberly Raimo

(Printed Name)
12/6/2020

(Date)

235



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
David and Virginia Todd
132723162020130

(Signature)
David and Virginia Todd

(Printed Name)
12/6/2020

(Date)

The Estuary Lot Number or Address

38045 Pine Needle Lane
Frankford, DE 19945

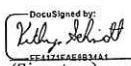


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

CP4121F4680341
(Signature)
Kathryn Schmidt

(Printed Name)
12/6/2020

(Date)

The Estuary Lot Number or Address

Walter and Kathryn Schmidt
30619 Ebbtide Pass
(Lot 22)
Frankford, Delaware 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Allen Wingate
3A1D7ZCC56321DE

(Signature)

Allen wingate

(Printed Name)

12/6/2020

(Date)

The Estuary Lot Number or Address

Lot 233
20034 Old Salt Lane
Frankford De 19945

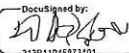


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


(Signature)

Delphis R Jones

(Printed Name)

12/6/2020

(Date)

The Estuary Lot Number or Address

36277 watch Hill Road
Frankford, Delaware 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
James Judkins
556288cc000412c

(Signature)
James C. Judkinsq

(Printed Name)
12/6/2020

(Date)

The Estuary Lot Number or Address

Lot 150

36167 Watch Hill Road



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Theodore Sideras

(Signature)

Theodore Sideras

(Printed Name)

12/6/2020

(Date)

The Estuary Lot Number or Address

20049 old salt Ln



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Winnifred W Weppner
31A7ED0C4C08177

(Signature)
Winnifred W Weppner

(Printed Name)
12/6/2020

(Date)

The Estuary Lot Number or Address

36617 Greenway Drive
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
AUDIE CHONG
52395EEB-F2E3-4689-A6EC-76BC32E9991A

(Signature)

Estuary lot no. 27

Audie Chong

(Printed Name)

12/6/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Andrew Wesolowski
(Signature)

Andrew wesolowski

(Printed Name)
12/7/2020

(Date)

The Estuary Lot Number or Address

Lot 11, 34491 White Cap Point
Frankford DE 19945

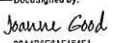


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


(Signature)
Joanne Good

(Printed Name)
12/7/2020

(Date)

The Estuary Lot Number or Address

32519 Estuary Blvd

Lot 392



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
William Frelick
PERSONAL AND PRIVATE

(Signature)

William H. Frelick

(Printed Name)

12/7/2020

(Date)

The Estuary Lot Number or Address

32511 Estuary Blvd.



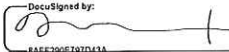
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

EAFF2006707D43A
(Signature)

31085 Piney Way

Tracy Youngblood

(Printed Name)
12/7/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

John Eugene Gregory

00c118d0114002fc

(Signature)

John Gregory

(Printed Name)

12/4/2020

(Date)

The Estuary Lot Number or Address

36106 Watch Hill Road
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Alan Stearn
422320081A20411

(Signature)

Alan Stearn

(Printed Name)

12/4/2020

(Date)

The Estuary Lot Number or Address

36228 watch Hill Road
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Cary Moore
0568552726277C

36265 Watch Hill Rd

(Signature)
Cary Moore

(Printed Name)
12/4/2020

(Date)

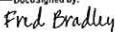


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


(Signature)
Fred Bradle

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

32507 Estuary Blvd



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Patricia Fleming
3CFE8A0FED31C0

(Signature)
Patricia Fleming

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

36115 Watch Hill Road
Frankford, DE 19945

Lot #155

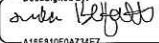


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


(Signature)
Linda Bellofatto

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

Lot#37
38057 Pine Needle Ln
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Eric Miller
888C1A32684210

(Signature)
Eric C. Miller

(Printed Name)
12/4/2020

(Date)

36049 Watch Hill Road



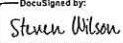
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

231F35801020163
(Signature)
Steven wilson
(Printed Name)
12/4/2020
(Date)

36135 Watch Hill Rd



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

06c33800220112

(Signature)
Susan Ruggles

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

26651 weathervane way Frankford,
DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Marguerite Gallelli
7038F552328450

(Signature)
Marguerite Gallelli

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

Gallelli
22416 Sea Pine CT



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Suzanne Lyons
(Signature)

Suzanne Lyons

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

36645 Greenway Drive
Lot 344



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Lois Deeb
0A31E1A93584F8

(Signature)
Lois Deeb

(Printed Name)
12/4/2020

(Date)

28949 Twin Ponds Lane



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

52c0228b180182

56

(Signature)
Lauren Bowser

(Printed Name)
12/4/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


(Signature)

Marjorie Michalski

(Printed Name)

12/4/2020

(Date)

The Estuary Lot Number or Address

36623 Greenway Drive
Frankford De 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Victoria Schad
#CA330298E7011E

(Signature)
Victoria Schad

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

36293 Watch Hill Road
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Martha Proctor

(Signature)
Martha Proctor

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

Lot 364
23237 Brody Way



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

106A870818E8A1CC

(Signature)

Mary Barneby

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

22613 barnacle court
Frankford DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
MaryAnne Capets
2012C3A55DC6E135

(Signature)

33461 Old Pier Ln
Frankford, DE 19945

MaryAnne Capets

(Printed Name)

12/4/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

INTEGRATED

33407 Old Pier Lane

(Signature)
Joelle Gennarella

(Printed Name)
12/4/2020

(Date)




WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

(Signature)

John Picciano

(Printed Name)
12/4/2020

(Date)

23228 Brody Way



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Austin Acocella
2031CC6450772001

(Signature)

Austin J. Acocella

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

Lot 79
39071 Crow's Nest Lane
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
James and June Melvin

(Signature)

James and June Melvin

(Printed Name)

12/4/2020

(Date)

The Estuary Lot Number or Address

Lot #99



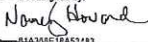
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

31430521852483

#82, 39093 Crows Nest Lane

(Signature)

Nancy Howard

(Printed Name)

12/4/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Donald Bodmer
(Signature)
Donald Bodmer

(Printed Name)
12/4/2020

(Date)

365



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

(Signature)

Brian J Thompson

(Printed Name)

12/4/2020

(Date)

The Estuary Lot Number or Address

22419 Sea Pine Court
Frankford De 19945

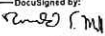


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


(Signature)

Ronald & Michele Miller

(Printed Name)

12/4/2020

(Date)

The Estuary Lot Number or Address

36283 watch Hill Rd.



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Daryl Coyle
EA50F2FAG2A497

(Signature)

Daryl L. Coyle

(Printed Name)

12/4/2020

(Date)

The Estuary Lot Number or Address

Lot 66



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Jon R. Hutchings
7637F0600C832E

36179 Watch Hill Road

Jon Hutchings

(Printed Name)
12/4/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
David Lucas
114EAF122F3D419

(Signature)
David & MaryLynn Lucas

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

21021 Trailside Court

Lot 398



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Jeffrey Lauriha
76052004438344C

(Signature)
Jeffrey S Lauriha

(Printed Name)
12/4/2020

(Date)

31529 sea Oats Ct

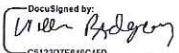


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

CS13307E66CC45D

(Signature)
William Ridgeway

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

Lot 90
39058 Crows Nest Lane



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Thomas and Adrian Newell

(Signature)
Thomas and Adrian Newell

(Printed Name)
12/10/2020

(Date)

36282 Watch Hill Road



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Jennifer and Jason Lambros

(Signature)

Jennifer & Jason Lambros

(Printed Name)

12/10/2020

(Date)

The Estuary Lot Number or Address

38033 Pine Needle Lane
Frankford Del 19945



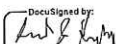
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

2A88C8C0305491

24

(Signature)

Gerald J. Humphreys

(Printed Name)

12/10/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Randolph Schools
7834EAD0E0771499

(Signature)
Randolph Schools

(Printed Name)
12/10/2020

(Date)

The Estuary Lot Number or Address

30531 Ebbside Pass
Frankford, DE 19945



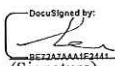
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

00222A00152411
(Signature)
Lee Williams

(Printed Name)
12/11/2020

(Date)

164. 28961 twin ponds ln



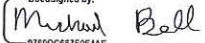
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

02690006876 OF 1442

(Signature)
Michael Bell

(Printed Name)
12/12/2020

(Date)

Lot 29
30160 Islander Beach Road



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


(Signature)

Joseph Dankowski

(Printed Name)

12/14/2020

(Date)

The Estuary Lot Number or Address

36182 Watch Hill Rd Frankford
Delaware 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

01103720191160

32525 Estuary Blvd

(Signature)
Ernest Moor

(Printed Name)
12/14/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Wade Henderson
1E0953700A8E410
(Signature)
wade Henderson
(Printed Name)
12/14/2020
(Date)

The Estuary Lot Number or Address

39037 crows nest lane



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Meretia Consalvo
CD1F0F6213A8E100

(Signature)

Meretia Consalvo

(Printed Name)

12/14/2020

(Date)

The Estuary Lot Number or Address

36229 Watch Hill Rd
Frankford, De 19945

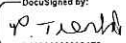


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

(Signature)
Pamela Trenholm
(Printed Name)
12/14/2020
(Date)

The Estuary Lot Number or Address

Lot 144
36223 watch hill rd
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
James Stanilious
638006823C35472

(Signature)
James Stanilious

(Printed Name)
12/14/2020

(Date)

Lot 230
22413 Sea Pine Court

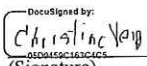


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

(Signature)
Christine Veirs
(Printed Name)
12/14/2020
(Date)

The Estuary Lot Number or Address

Lot 62
36222 Watch Hill Road



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Tonya Natoli
77860780033465
(Signature)
Tonya Natoli

(Printed Name)
12/14/2020

(Date)

28953 Twin Ponds Ln

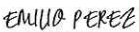


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

051014CC001407

(Signature)
Emilio F Perez

(Printed Name)
12/14/2020

(Date)

The Estuary Lot Number or Address

30543 Ebbtide Pass, Frankford



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Elizabeth Bridgeman
A440273C0E401018

(Signature)
Elizabeth A Bridgeman

(Printed Name)
12/14/2020

(Date)

Lot #34



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Gregory Armston
134438501ECL470E

(Signature)
Gregory G Armston

(Printed Name)
12/15/2020

(Date)

#40

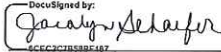


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


(Signature)
Jacalyn Schaefer

(Printed Name)
12/15/2020

(Date)

The Estuary Lot Number or Address

23234 Brody Way
Frankford DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Joseph Paska
6C02AF3488E1409

(Signature)

36604 Greenway Drive

Joseph Paska

(Printed Name)
12/17/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
William and Kathleen Hutson

Lot 89

(Signature)
William and Kathleen Hutson

(Printed Name)
12/17/2020

(Date)



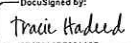
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

EST31C8F6011C8

(Signature)
Tracie Hadeed

(Printed Name)
12/19/2020

(Date)

36085 Watch Hill Road



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Meredith Bishop
348C08E184D7452

(Signature)

Meredith S Bishop

(Printed Name)

12/19/2020

(Date)

The Estuary Lot Number or Address

38051 Pine Needle Lane



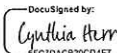
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

(Signature)
Cynthia Herr
(Printed Name)
12/19/2020
(Date)

23216 Brody Way



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Lawrence Cross
(Signature)
LAWRENCE CROSS
(Printed Name)
12/19/2020
(Date)

372



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

FC3F0325885A4A9
(Signature)

Michael Corrado

(Printed Name)
12/19/2020

(Date)

The Estuary Lot Number or Address

36276 Watch Hill Rd
Frankford DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Ernest Miller
82A7E2866089A23

(Signature)

Ernest Miller

(Printed Name)

12/19/2020

(Date)

The Estuary Lot Number or Address

32546 Estuary Blvd



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Bernadette McDonnell
6370002776804CS
(Signature)

Bernadette McDonnell

(Printed Name)

12/19/2020

(Date)

The Estuary Lot Number or Address

36608 Greenway Drive



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


36270 Watch Hill Rd

(Signature)

Susan Reitz

(Printed Name)

12/21/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Michele Brown
3690A631F0945E

(Signature)
Michele Brown

(Printed Name)
12/21/2020

(Date)

The Estuary Lot Number or Address

36100 Watch Hill Road
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Robert Alexander
276C0F32-5622-46A8-9E63-B8276EF73029

(Signature)

Robert Alexander

(Printed Name)

12/10/2020

(Date)

The Estuary Lot Number or Address

Lot 229
22405 Sea Pine Court



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Brian Warnock
AA0541092C381608

(Signature)
Brian Warnock

(Printed Name)
12/24/2020

(Date)

127



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Sandra Frantz

Lot 136

(Signature)
Sandra Frantz

(Printed Name)
12/24/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


(Signature)
Eileen Folliard

(Printed Name)
12/28/2020

(Date)

The Estuary Lot Number or Address

Lot #147

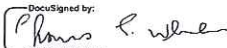


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

8F86593ABC06130

(Signature)

Thomas T. Whalen

(Printed Name)

12/29/2020

(Date)

The Estuary Lot Number or Address

32534 Estuary Blvd



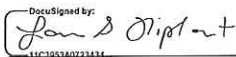
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

51C3953A0238341

168

(Signature)
Lauren G. Oliphant

(Printed Name)
12/29/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00,134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Anthony D'Apice
306100CF318E451

Anthony N D'Apice Jr.

(Printed Name)
12/29/2020

(Date)

The Estuary Lot Number or Address

36188 Watch Hill Road
Frankford Delaware 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Kevin and Joy Harms
2022C5278758450

(Signature)

38044 Pine Needle Lane
Frankford, DE 19945

Kevin and Joy Harms

(Printed Name)

12/29/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Ruth Boggs
C706654203

(Signature)
Ruth T Boggs

(Printed Name)
12/30/2020

(Date)

Lot 78



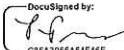
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


38054 Pine Needle Lane

(Signature)

Pamela Procaccini

(Printed Name)

1/3/2021

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Gregory and Joyce Macher
(Signature)

Lot 167

Gregory and Joyce Macher

(Printed Name)

1/3/2021

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Sandra Lawder
FC34148CC6721C0

(Signature)
Sandra Lawder

(Printed Name)
1/5/2021

(Date)

The Estuary Lot Number or Address

31506 Sea Oats Court
Frankford,
DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Virginia Krause
20232165281416
(Signature)
Virginia Krause

(Printed Name)
1/8/2021

(Date)

34480 White Cap Point
Lot #18



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

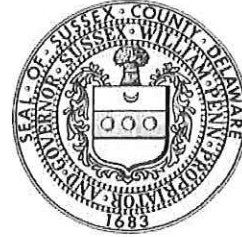
DocuSigned by:
Catherine Veale
(Signature)
catherine m. veale
(Printed Name)
1/8/2021
(Date)

39079 crows nest lane

Sussex County

DELAWARE
PLANNING & ZONING DEPARTMENT

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



SETBACK INFORMATION REQUEST

Date of Request 7/21/2021 Zoning District GR

Customer Name CLAYTON HOMES

Customer Contact Nicole.Wirt@ClaytonHomes.com

Tax Parcel ID 234-23.00-556.00 Lot/Unit Number 42

Parcel Address 42 WOODLYN ROAD

Front Yard Setback 30'

Side Yard Setback 10'

Rear Yard Setback 10'

Corner Front Yard Setback N/A

Maximum Height 42'



The Customer was provided general zoning setbacks, as a specific parcel was not identified. Therefore, the setbacks provided may not be for a specific parcel. The setbacks could be different based on the specific nature of the property.

Additional Notes:

Name of Staff Member RUSTY

Checked By _____

28 Unique Signatures

WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

Pamela Pedersen
(Signature)
Pamela Pedersen
(Printed Name)
Dec 2nd 2020
(Date)

36173 Watch Hill Rd

~~[Signature]~~
~~Tina Johnson~~
(Printed Name)

28095 Five Neck Ln
~~26619 Weatherwax Way~~

~~TINA JOHNSON~~
(Date)
~~12/2/2020~~

Ken Giocuello
(Printed Name)
12/2/20
(Date)

[Signature]
(Signature)

Jim Swift
(Printed Name)
12/3/2020
(Date)

32531 Estuary Blvd
62

[Signature]
(Signature)

(Printed Name)

(Date)

(Signature)

(Printed Name)

(Date)

WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

<u>Name/Signature</u>	<u>The Estuary Lot Number or Address</u>
<u><i>Rebecca E. Hanel</i></u> (Signature) _____ (Printed Name)	<u>291 / 3665D Greenway</u> _____
<u>Pat Procciani</u> (Date) <u>12/12/20</u> (Signature) <u>Pat</u> (Printed Name)	<u>38054 Pmc Needle Lane</u> _____
<u>12/13/2020</u> (Date) <u>Darryl Harrison</u> (Signature) _____ (Printed Name)	<u>293 / 3665B Greenway Dr.</u> _____
_____ (Printed Name)	_____
_____ (Date)	_____
_____ (Signature)	_____
_____ (Printed Name)	_____
_____ (Date)	_____
_____ (Signature)	_____
_____ (Printed Name)	_____
_____ (Date)	_____
_____ (Signature)	_____
_____ (Printed Name)	_____
_____ (Date)	_____

Duplicate

WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

David Eagles
(Signature)

Lot 172

David Eagles
(Printed Name)

26431 Weatherwax Way

12-7-20
(Date)

Frankford, DE 19945

Blake Bukowski
(Signature)

28949 Twin Ponds Lane

Blake Bukowski
(Printed Name)

36630 Greenway Dr
Frankford DE 19945

12/8/2020
(Date)

[Signature]
(Signature)

(Printed Name)

(Date)

(Signature)

(Printed Name)

(Date)

(Signature)

(Printed Name)

(Date)

(Signature)

(Printed Name)

(Date)

WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

Benjamin Worrell
(Signature)

33441 Old Pier Lane

Benjamin Worrell
(Printed Name)

11/24/20
(Date)

Rose Cooper
(Signature)

32565 Estuary Blvd # 3/B

ROSE COOPER
(Printed Name)

11/24/2020
(Date)

~~*Patti Fleming*~~
(Signature)

~~*36115 Watch Hill Rd.*~~

~~Patti Fleming~~
(Printed Name)

~~*11/24/2020*~~
(Date)

Duplicate

~~*Joseph V. Paska*~~
(Signature)

~~Joseph V. Paska~~
(Printed Name)

~~*11/24/2020*~~
(Date)

Duplicate

Lynne Smith
(Signature)

30126 Islander Beach Road

Lynne Smith
(Printed Name)

11/24/2020
(Date)

Barbara McInerney
(Signature)

22819 Sandbar Ct.

Barbara McInerney
(Printed Name)

11/24/2020
(Date)

WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

<u>Name/Signature</u>	<u>The Estuary Lot Number or Address</u>
<u><i>[Signature]</i></u> (Signature)	<u>20073 Old Salt Lane</u>
<u>Debra Plunkott</u> (Printed Name)	<u>Frankford, DE 19945</u>
<u><i>[Signature]</i></u> (Signature)	<u>23216 Bexley Way</u>
<u>Joseph W. Herr</u> (Printed Name)	<u>Frankford DE</u>
<u><i>[Signature]</i></u> (Signature)	<u>28937 Twin Ponds Ln.</u>
<u>Cherilyn Cullen</u> (Printed Name)	<u>36283 Watch Hill Rd</u>
<u><i>[Signature]</i></u> (Signature)	<u>_____</u>
<u>Susan Freuler</u> (Printed Name)	<u>36105 Watch Hill Rd</u>
<u>11-24-2020</u> (Date)	<u>_____</u>
<u><i>[Signature]</i></u> (Signature)	<u>_____</u>
<u>Susan Freuler</u> (Printed Name)	<u>_____</u>
<u><i>[Signature]</i></u> (Signature)	<u>407 127</u>
<u>Brian Warnock</u> (Printed Name)	<u>_____</u>
<u>BRIAN WARNOCK</u> (Printed Name)	<u>407 127</u>
<u>11-24-20</u> (Date)	<u>_____</u>
<u><i>[Signature]</i></u> (Signature)	<u>_____</u>
<u>Doretta Warnock</u> (Printed Name)	<u>Lot 127</u>
<u>Doretta Warnock</u> (Printed Name)	<u>_____</u>
<u>11/24/20</u> (Date)	<u>_____</u>
<u><i>[Signature]</i></u> (Signature)	<u>39079 crows nest</u>
<u>Christine A. Keel</u> (Printed Name)	<u>_____</u>
<u>_____</u> (Printed Name)	<u>_____</u>
<u>_____</u> (Date)	<u>_____</u>

WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.



In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

<u>Name/Signature</u>	<u>The Estuary Lot Number or Address</u>
C. J. Seibert (Signature)	33423 Old Pine Lane
CHARLES J SEIBERT (Printed Name)	
12-11-2020 (Date)	
Jeffrey S. Laurha (Signature)	31529 Sea Oats Ct
Jeffrey S. Laurha (Printed Name)	
12-4-2020 (Date)	
Steven B. Reese (Signature)	26607 Weatherlane Way
Steven B. Reese (Printed Name)	
12/04/2020 (Date)	
Bob Cankowski (Signature)	36627 Greenway
Bob Cankowski (Printed Name)	36182 Watch Hill
12/06/2020 (Date)	# 69
Bob Cankowski (Signature)	Bob Cankowski
STEVE RICKS (Printed Name)	36612 GREENWAY DR
12/5/20 (Date)	
William Quinlan (Signature)	
William Quinlan (Printed Name)	36150 Watch Hill rd
 (Date)	

WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

<u>Name/Signature</u>	<u>The Estuary Lot Number or Address</u>
 (Signature)	<u>Lot 238, 26640 Weatherstone Way</u>
<u>Lisa Torami-Deary</u> (Printed Name)	_____
<u>11/30/2020</u> (Date)	_____
 (Signature)	<u>Lot 238, 26640 Weatherstone Way</u>
<u>Edward D. Deary</u> (Printed Name)	_____
<u>11/30/2020</u> (Date)	_____
_____ (Signature)	_____
_____ (Printed Name)	_____
_____ (Date)	_____
_____ (Signature)	_____
_____ (Printed Name)	_____
_____ (Date)	_____
_____ (Signature)	_____
_____ (Printed Name)	_____
_____ (Date)	_____
_____ (Signature)	_____
_____ (Printed Name)	_____
_____ (Date)	_____

11/30/20

WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

<u>Name/Signature</u>	<u>The Estuary Lot Number or Address</u>
D. Krause (Signature)	# 18
D. KRAUSE (Printed Name)	
Robert Quinton (Date)	36128 Watch Hill Rd
D. Krause (Signature)	
Robt W. Williams (Printed Name)	36631 Gateway Pl
Fred Bradley (Signature)	32507 Estuary Blvd
Fred Bradley (Printed Name)	
11/30/2020 (Date)	
R.A. [Signature] (Signature)	36099 WATCH HILL RD.
ROGER ARMS STRONG (Printed Name)	
11/30/20 (Date)	

WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

<u>Name/Signature</u>	<u>The Estuary Lot Number or Address</u>
<u>Sandra Shewalter</u> (Signature)	<u>Lot 158</u>
<u>Sandra Shewalter</u> (Printed Name)	
<u>11/30/2020</u> (Date)	
<u>J. Krause</u> # <u>018</u>	
<u>Virginia (Gini) Krause</u>	
<u>12/30/2020</u>	
<u>Eileen Stephenson</u> (Signature)	<u>28945 TWIN PONDS</u>
<u>Eileen Stephenson</u> (Printed Name)	
<u>12/1/2020</u> (Date)	
<u>Kathleen Follard</u> # <u>147</u>	
<u>Kathleen Follard</u>	
<u>12/1/20</u>	<u>#147</u>
<u>Eileen Follard</u>	
<u>Eileen Follard</u>	
<u>12/2/20</u>	
<u>Debra Bennett</u> <u>OLD PIER JB372</u>	
<u>Debra Bennett</u>	
<u>12/2/20</u>	

WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

~~*[Signature]*~~
(Signature)

~~116~~

~~Mary Anne Capets~~
(Printed Name)

~~33461 Old Pier~~

~~Kathleen W. Allen~~
(Date)

~~32534 Estuary Blvd~~

~~*[Signature]*~~
(Signature)

(Printed Name)

Henry Eckhardt
(Signature)

227

Henry Eckhardt
(Printed Name)

12/2/20
(Date)

Steven Powell
(Signature)

Steven Powell
(Printed Name)

103

12/1/20
(Date)

Christine Cippa
(Signature)

85

12/1/20
(Date)

Christine Cippa
(Signature)

Nancy Stefan
(Printed Name)

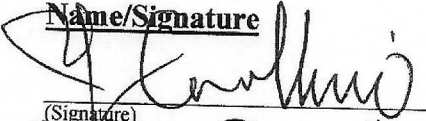
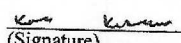
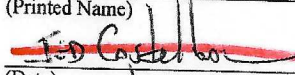
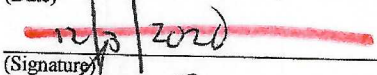



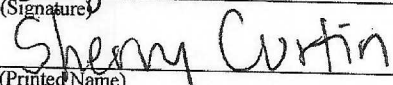
86

[Signature]
(Date)

WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

<u>Name/Signature</u>	<u>The Estuary Lot Number or Address</u>
 (Signature) Dawn Cerrellino (Printed Name) 12-2-2020 (Date)	110
 (Signature) 12-2-2020 (Printed Name)	117
 (Signature) Ed Castello (Printed Name) 12/2/2020 (Date)	111
 (Signature) (Printed Name) (Date)	
 (Signature) DAVID CAPERS (Printed Name) 12/4/2020 (Date)	3347 Old Pier Ln
 (Signature) Elizabeth Frederick (Printed Name) 12/4/2020 (Date)	lot 352 32526 Estuary Blvd
 (Signature)	
 (Signature) Sherry Curtin (Printed Name) 12-3-20 (Date)	33447 Old Pier Ln



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00,134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature



(Signature)

Ross Byington, Member

(Printed Name)

1/12/2021

(Date)

The Estuary Lot Number or Address

Total Number of Lots: 224

LOTS 030, 094, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 218, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 295, 296, 301, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 345, 369, 370, 374, 375, 376, 381, 384, 387, 388, 404, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, and 528



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

(Signature)
Michael Ciabattoni
(Printed Name)
1/8/2021
(Date)

The Estuary Lot Number or Address

LOT029

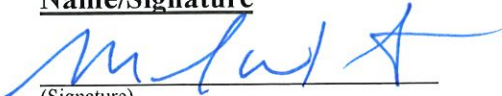


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature


(Signature)

Michael Ciabattoni
(Printed Name)

1/8/2021
(Date)

The Estuary Lot Number or Address

LOT097




WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address


(Signature)

LOT253

Michael Ciabattoni
(Printed Name)

1/8/2021
(Date)




WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature


(Signature)

Michael Ciabattoni
(Printed Name)

1/8/2021
(Date)

The Estuary Lot Number or Address

LOT297

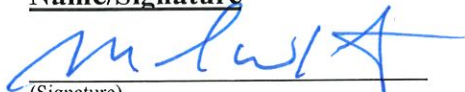


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature


(Signature)

Michael Ciabattone
(Printed Name)

1/8/2021
(Date)

The Estuary Lot Number or Address


LOT302



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:


<u>Name/Signature</u>	<u>The Estuary Lot Number or Address</u>
 (Signature)	LOT336
<u>Michael Ciabattone</u> (Printed Name)	
<u>1/8/2021</u> (Date)	



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

<u>Name/Signature</u>	<u>The Estuary Lot Number or Address</u>
 (Signature)	LOT338
<u>Michael Ciabattone</u> (Printed Name)	
<u>1/8/2021</u> (Date)	



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

LOT340

(Signature)

Michael Ciabattoni

(Printed Name)

1/8/2021

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address


(Signature)

LOT357

Michael Ciabattone
(Printed Name)

1/8/2021
(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

LOT361

(Signature)

Michael Ciabattoni

(Printed Name)

1/8/2021

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

A handwritten signature in blue ink, appearing to read 'Michael Ciabattoni', is written over a horizontal line.

(Signature)

Michael Ciabattoni

(Printed Name)

1/8/2021

(Date)

The Estuary Lot Number or Address

LOT366



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address


(Signature)

LOT377

Michael Ciabattone
(Printed Name)

1/8/2021
(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

(Signature)

Michael Ciabattone

(Printed Name)

1/8/2021

(Date)

The Estuary Lot Number or Address

LOT378



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

(Signature)

Michael Ciabattoni

(Printed Name)

1/8/2021

(Date)

The Estuary Lot Number or Address

LOT379



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address


(Signature)

LOT380

Michael Ciabattoni
(Printed Name)

1/8/2021
(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

(Signature)

The Estuary Lot Number or Address

LOT383

Michael Ciabattoni

(Printed Name)

1/8/2021


(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

<u>Name/Signature</u>	<u>The Estuary Lot Number or Address</u>
 (Signature)	LOT385
<u>Michael Ciabattoni</u> (Printed Name)	
<u>1/8/2021</u> (Date)	



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature


(Signature)

Michael Ciabattone
(Printed Name)

1/8/2021
(Date)

The Estuary Lot Number or Address

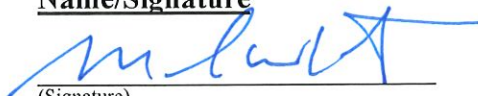
LOT386



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

<u>Name/Signature</u>	<u>The Estuary Lot Number or Address</u>
 (Signature)	LOT401
<u>Michael Ciabattone</u> (Printed Name)	
<u>1/8/2021</u> (Date)	

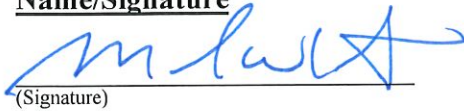


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature



(Signature)

Michael Ciabattoni

(Printed Name)

1/8/2021

(Date)

The Estuary Lot Number or Address

LOT407



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

(Signature)

Michael Ciabattoni

(Printed Name)

1/8/2021

(Date)

The Estuary Lot Number or Address

LOT408




WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature


(Signature)

Michael Ciabattone
(Printed Name)

1/8/2021
(Date)

The Estuary Lot Number or Address

LOT410



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
William Grimes
23268BFAF-305407

(Signature)
William F. Grimes

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

36636 Greenway Drive
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
William Quinlan
203409DE016F40D...

(Signature)
Irene & Bill Quinlan

(Printed Name)
12/4/2020

(Date)

36150 watch hill rd



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Robert Glascock
77B0CFB0C28304FC...

(Signature)
Robert O. Glascock

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

Lot 88

39074 Crows Nest Lane
Frankford Delaware 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Bryan and Diana Gingold
(Signature)

Diana & Bryan Gingold

(Printed Name)
12/4/2020

(Date)

36616 Greenway Drive



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Donna Ciarmella-Smith
019F8E68D72846C...

(Signature)
Donna Ciarmella-Smith

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

36640 Greenway Dr
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Mariann Miller
709801DE11874FV...

(Signature)
Mariann Miller

(Printed Name)
12/4/2020

(Date)

26657 weathervane way
Frankfort, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Dylan Pugliese
F438A0891E3E40B

(Signature)
Dylan Pugliese

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

30150 Islander Beach Road
Frankford, DE



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Elizabeth Frederick

(Signature)
elizabeth frederick

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

351 32526 Estuary Blvd
Frankford De 19945

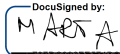


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

797DC338FE374BC...
(Signature)

Marta Kozakiewicz

(Printed Name)

12/4/2020

(Date)

The Estuary Lot Number or Address

36217 watch Hill Rd
Frankford DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Janet MacDonald
983F49AC6CB9474

(Signature)
Janet MacDonald

(Printed Name)
12/10/2020

(Date)

33388 Old Pier Lane



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00,134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Thomas Martin

34510 white Cap Point

0146324E0E0940Z
(Signature)

Lot#15

Thomas Martin

(Printed Name)

12/4/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Kevin Brady

(Signature)
Kevin Brady

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

36619 Greenway Dr



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Sarah J. Dausch
(Signature)

sarah dausch

(Printed Name)
12/4/2020

(Date)

30134 Islander Beach Road
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Rebecca Austen
007E30B158FB439

(Signature)
Rebecca Austen

(Printed Name)
12/4/2020

(Date)

298, 36678 Greenway Dr



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Margaret Mize

(Signature)
Margaret Mize

(Printed Name)
12/4/2020

(Date)

36649 Greenway Drive

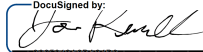


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

308801288BA2409

(Signature)

Joe Russell

(Printed Name)

12/4/2020

(Date)

The Estuary Lot Number or Address

33399 Old Pier Ln
Frankford, DE
19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


36247 watch Hill Rd.

(Signature)
Joyce Hartman

(Printed Name)
12/4/2020

(Date)

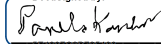


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

3E4807C2B725400

(Signature)
Pamela Kondysar

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

39240 crows nest lane lot 91



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Lisa Leary

(Signature)
Lisa Leary

(Printed Name)
12/4/2020

(Date)

Lot 238




WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


(Signature)
William Massey

(Printed Name)
12/4/2020

(Date)

6



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Lucinda Hillberry

(Signature)

Lucinda Hillberry

(Printed Name)

12/4/2020

(Date)

The Estuary Lot Number or Address

Lot 241
20041 Old Salt Lane
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Lisa Wiegmann

(Signature)
Lisa Wiegmann

(Printed Name)
12/4/2020

(Date)

33333 Old Pier Lane



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Donna Logan
(Signature)

Donna Logan

(Printed Name)
12/4/2020

(Date)

34509 white Cap Point



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Kenneth and Janice Gigliello
43A6E4311C8D74E7...
(Signature)

Kenneth and Janice Gigliello

(Printed Name)

12/4/2020

(Date)

The Estuary Lot Number or Address

354
32538 Estuary Boulevard



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Elizabeth Orozco-Buitrago

20055 old salt Lane

(Signature)
Elizabeth Orozco-Buitrago

(Printed Name)
12/4/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Hazel Hinkson-Harper
(Signature)

Hazel Hinkson-Harper

(Printed Name)
12/4/2020

(Date)

Lot 98



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Debra Bennitt
30D2E0602FC8470...

(Signature)
debra Bennitt

(Printed Name)
12/4/2020

(Date)

33372 Old Pier Lane Frankford De
19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00,134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


26639 weathervane way

(Signature)
Karen A Matthias

(Printed Name)
12/4/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Richard Benevento and Michele Avignone
(Signature)
Michele Avignone
(Printed Name)
12/4/2020
(Date)

36216 watch Hill Road



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Brittnay Morgan
4080D733E6B04E2

(Signature)
Brittnay Morgan

(Printed Name)
12/4/2020

(Date)

22604 Barnacle Ct



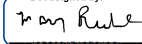
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

42FC324F8C7C43C...

28969 Twin Ponds lane

(Signature)
Mary Reah

(Printed Name)
12/4/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Dane Rosendahl
57BFDCE157EB43B

(Signature)
Dane Rosendahl

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

Lot #0124
36114 Watch Hill Rd
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Linda Delp
339894362127442

(Signature)
Linda C Delp

(Printed Name)
12/5/2020

(Date)

The Estuary Lot Number or Address

38082 Pine Needle Lane
Frankford, DE 19945




WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

4437D9CFA47A4F6

(Signature)
Jed and susan castelbaum

(Printed Name)
12/5/2020

(Date)

The Estuary Lot Number or Address

33435 old pier lane
Frankford, De 19945

Lot 111



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Madeline Lennon
BDEF0FA19306497

(Signature)
Madeline Lennon

(Printed Name)
12/5/2020

(Date)

The Estuary Lot Number or Address

33391 Old Pier Lane



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Charles and Brenda Roland

36072 watch hill road frankford de
19945

(Signature)
Charles Roland and Brenda Roland

(Printed Name)
12/5/2020

(Date)




WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

9000F760FF32453

(Signature)
Joseph Smith

(Printed Name)
12/5/2020

(Date)

The Estuary Lot Number or Address

36234 watch Hill Rd



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Teaette Louderback-Smith
622A0F80Z084ED...

(Signature)
Teaette Louderback-Smith

(Printed Name)
12/5/2020

(Date)

The Estuary Lot Number or Address

36234 watch Hill Road



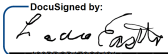
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

40886CB179C3421
(Signature)

33368 Old Pier Lane
Frankford, DE 19945

Laurence Eastman

(Printed Name)

12/5/2020

(Date)



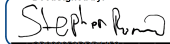
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

C:BUZ2653DDB1450
(Signature)
Stephen Romano

(Printed Name)
12/5/2020

(Date)

41



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Gerald and Gretchen Viacara
8B063923B209973

(Signature)
gretchen viacara

(Printed Name)
12/5/2020

(Date)

36161 watch Hill Rd



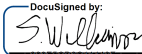
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

800F9CB8C11448F

(Signature)

36631 Greenway Dr

Sandra williamson

(Printed Name)

12/5/2020

(Date)




WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

32E76337E40E4C3...

(Signature)
Richard Amigh

(Printed Name)
12/5/2020

(Date)

The Estuary Lot Number or Address

36241 watch Hill Road




WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


(Signature)
Elizabeth Gregory

(Printed Name)
12/5/2020

(Date)

The Estuary Lot Number or Address

39033 Crows Nesr Lane



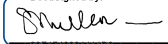
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

29E1770884418D0...

(Signature)
Sandra müller

(Printed Name)
12/5/2020

(Date)

121b



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Denise Elizabeth Verburg
30513BA26CA06405

(Signature)

Denise Verburg

(Printed Name)

12/5/2020

(Date)

The Estuary Lot Number or Address

26643 weathervane way,
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


(Signature)
Tim W Brown

(Printed Name)
12/5/2020

(Date)

The Estuary Lot Number or Address

36658 Greenway Drive



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


(Signature)

David J. Edwards

(Printed Name)

12/5/2020

(Date)

The Estuary Lot Number or Address

36206 watch Hill Road
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00,134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Sheila and Robert Sygar
CFCB8CFFDB8846Z

(Signature)
sheila and rob sygar

(Printed Name)
12/5/2020

(Date)

33477 old pier lane

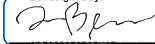


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

08E0350F07CB407

(Signature)

James Bernardo

(Printed Name)
12/5/2020

(Date)

The Estuary Lot Number or Address

Lot411
31064 Piney way
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Demetrios and Robin Filipidis
(Signature)
Demetrios filipidis
(Printed Name)
12/5/2020
(Date)

The Estuary Lot Number or Address

39111 crows nest lane



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Randall Gerard
0921ATACCFB499

(Signature)
Randall J Gerard

(Printed Name)
12/5/2020

(Date)

33445 Old Pier Lane



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00,134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Barbara Makar
(Signature)

Barbara Makar

(Printed Name)
12/5/2020

(Date)

33381 Old Pier Lane



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Joanna Irvin
(Signature)
Joanna V Irvin
(Printed Name)
12/5/2020
(Date)

31114 Piney way



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


(Signature)
Steve Hellmann

(Printed Name)
12/5/2020

(Date)

The Estuary Lot Number or Address

38074 pine needle ln



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Joseph Donohue
C4E74B3E22C49D

(Signature)
Joseph Donohue

(Printed Name)
12/5/2020

(Date)

The Estuary Lot Number or Address

36170 watch Hill Road
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Kimberly James

(Signature)
Kimberly James

(Printed Name)
12/5/2020

(Date)

The Estuary Lot Number or Address

26685 weathervane way
Frankford DE



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Alex Lopez
0106EF19B40743C...

(Signature)
Alexander Lopez

(Printed Name)
12/5/2020

(Date)

142



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00,134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

4AC603F5902A2E4E81

39061 crows nest lane

(Signature)
Robert gerbino

(Printed Name)
12/5/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Jennifer Gimblet
DocuSignature ID: 108428

(Signature)
Jennifer Gimblet

(Printed Name)
12/5/2020

(Date)

The Estuary Lot Number or Address

36286 watch Hill Rd
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Karen Burns
5AE7C203E104476

(Signature)
Karen Burns and Peter Olson

(Printed Name)
12/5/2020

(Date)

The Estuary Lot Number or Address

28975 Twin Ponds Ln
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


(Signature)
Kimberly Hildebrandt

(Printed Name)
12/9/2020

(Date)

The Estuary Lot Number or Address

Lot 139



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Thomas Murray
30FFFA7A92AC4B5

(Signature)
Thomas Murray

(Printed Name)
12/9/2020

(Date)

Thomas Murray
30605 Ebbtide Pass
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Timothy Peterson
62240D982F6E41F

(Signature)
Timothy Peterson

(Printed Name)
12/9/2020

(Date)

365



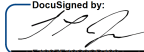
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

F4887E10C3C0488

(Signature)
Tina Johnson

(Printed Name)
12/9/2020

(Date)

26619 weathervane way



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Steven and April Gack
F512C818DB164D4

(Signature)
Steven A Gack

(Printed Name)
12/9/2020

(Date)

The Estuary Lot Number or Address

31089 Piney Way
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Joseph McManus
A390FE1C0404463

(Signature)
Joseph M McManus119

(Printed Name)
12/9/2020

(Date)

The Estuary Lot Number or Address

119
33396 Old Pier Lane



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Russell Taylor
00D1EB6922E4466

(Signature)
Russell Taylor

(Printed Name)
12/9/2020

(Date)

36271 watch Hill Rd



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
James M Finan

(Signature)

36620 Greenway Drive, Frankford DE
19945

James M Finan

(Printed Name)

12/9/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00,134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Lester Spencer
E8971038430348E
(Signature)
Lester Spencer
(Printed Name)
12/9/2020
(Date)

Lot 75



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


36105 watch Hill Road

(Signature)
Thomas Freuler

(Printed Name)
12/9/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


39101 Crows Nest Lane Frankford DE
19945

(Signature)
Rick Trott

(Printed Name)
12/9/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


36634 Greenway DR

(Signature)
Jeffrey S Goldstein

(Printed Name)
12/9/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Debra Plunkett
F D5C0B8A043A0441

(Signature)
Debra A. Plunkett

(Printed Name)
12/9/2020

(Date)

The Estuary Lot Number or Address

Lot number 246
20073 Old Salt Lane



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Tracy Bender

(Signature)
Tracy Bender

(Printed Name)
12/9/2020

(Date)

179



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Celeste Mortenson
C.F. 60A0B8E0473

(Signature)
Celeste Mortenson

(Printed Name)
12/9/2020

(Date)

The Estuary Lot Number or Address

Address:

21017 Trailside Court
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Cheri Cullen
338887C0964E41E

(Signature)
Cheri Cullen

(Printed Name)
12/9/2020

(Date)

The Estuary Lot Number or Address

Lot 161 28937 Twin Ponds Lane,
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


(Signature)
Thomas Brown

(Printed Name)
12/9/2020

(Date)

The Estuary Lot Number or Address

34487 White Cap Point
Frankford De 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Cindy Helmstetter

(Signature)
Cindy Helmstetter

(Printed Name)
12/9/2020

(Date)

36654 Greenway Drive



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Paul Neumayer
911E80338C244B4
(Signature)
Paul Neumayer
(Printed Name)
12/9/2020
(Date)

101



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Ellen J Kelly
21DD3E1A83774EF
(Signature)
Ellen Kelly
(Printed Name)
12/8/2020
(Date)

39085Crows Nest Lane Lot 81

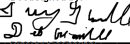


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

BE23A7A7C700498

(Signature)

Gary Glanville

(Printed Name)

12/8/2020

(Date)

The Estuary Lot Number or Address

Lot 1. 30519 Ebbtide Pass,
Frankford , Delaware 19945



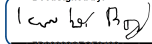
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

7088682CECF3482
(Signature)
Kimberly Bozel
(Printed Name)
12/8/2020
(Date)

70

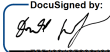


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

735482105299406

(Signature)
Donald M Swingle

(Printed Name)
12/8/2020

(Date)

The Estuary Lot Number or Address

26650 weathervane way Frankford DE

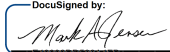


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

E40892DD58894FD
(Signature)

Mark Jensen

(Printed Name)

12/5/2020

(Date)

The Estuary Lot Number or Address

39905 Crows Nest Lane
Frankford, De.



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


(Signature)
William Healey

(Printed Name)
12/5/2020

(Date)

The Estuary Lot Number or Address

36290 watch Hill Rd, 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Dianne Poole
923803888870414

(Signature)
Dianne M Poole

(Printed Name)
12/5/2020

(Date)

The Estuary Lot Number or Address

36252 watch Hill Rd



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Charles Sargent
E09D7A8347C8348B

(Signature)
Charles Sargent

(Printed Name)
12/5/2020

(Date)

33423 Old Pier Lane



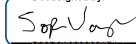
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


(Signature)
Sophia Vaughn

(Printed Name)
12/5/2020

(Date)

20028 Old Salt Lane

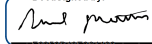


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

F0350B40E36948Z

(Signature)
Samuel Matthews

(Printed Name)
12/5/2020

(Date)

The Estuary Lot Number or Address

33380 Old Pier Ln



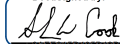
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00,134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

31PF815D468B42D...

34503 white Cap Point
The Estuary

(Signature)
Steven Cook

(Printed Name)
12/5/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


(Signature)
Caroline J Kline

(Printed Name)
12/5/2020

(Date)

The Estuary Lot Number or Address

31510 Sea Oats Ct

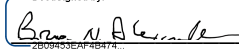


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

(Signature)

Brian N Alexander

(Printed Name)

12/5/2020

(Date)

The Estuary Lot Number or Address

30611 EBBTIDE PASS
Frankford Delaware 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


80061088282847C
(Signature)
Theresa and Roger Armstrong

(Printed Name)
12/6/2020

(Date)

The Estuary Lot Number or Address

36099 watch Hill Road



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Alan Bevard Clise
(Signature)
Alan Bevard Clise
(Printed Name)
12/6/2020
(Date)

The Estuary Lot Number or Address

Lot 16
34502 white Cap Pt
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00,134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


36246 watch Hill Road

(Signature)
Linda Grogab

(Printed Name)
12/6/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Kymerly Raimo
30BC205F851740A

(Signature)
Kymerly Raimo

(Printed Name)
12/6/2020

(Date)

235



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
David and Virginia Todd
1327249FC88D430

(Signature)
David and Virginia Todd

(Printed Name)
12/6/2020

(Date)

The Estuary Lot Number or Address

38045 Pine Needle Lane
Frankford, DE 19945

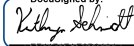


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

FFP1YIFAE883A1

(Signature)
Kathryn Schmidt

(Printed Name)
12/6/2020

(Date)

The Estuary Lot Number or Address

Walter and Kathryn Schmidt
30619 Ebbtide Pass
(Lot 22)
Frankford, Delaware 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Allen Wingate
691079CC8332406

Allen wingate

(Printed Name)
12/6/2020

(Date)

The Estuary Lot Number or Address

Lot 233
20034 Old Salt Lane
Frankford De 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


36277 watch Hill Road
Frankford, Delaware 19945

(Signature)
Delphis R Jones

(Printed Name)
12/6/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
James Judkins
33E68B9C00C842C

(Signature)
James C. Judkinsq

(Printed Name)
12/6/2020

(Date)

The Estuary Lot Number or Address

Lot 150

36167 watch Hill Road



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Theodore Sideras
708203380C94404

(Signature)
Theodore Sideras

(Printed Name)
12/6/2020

(Date)

20049 old salt Ln



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Winnifred W Weppner
STATE DOC SIGNATURE

(Signature)
winnifred w weppner

(Printed Name)
12/6/2020

(Date)

The Estuary Lot Number or Address

36617 Greenway Drive
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
AUDIE CHONG
50812248D562495

(Signature)
Audie Chong

(Printed Name)
12/6/2020

(Date)

The Estuary Lot Number or Address

Estuary lot no. 27



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Andrew Wesolowski
4D978D495081473

(Signature)
Andrew wesolowski

(Printed Name)
12/7/2020

(Date)

The Estuary Lot Number or Address

Lot 11, 34491 White Cap Point
Frankford DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Joanne Good

(Signature)
Joanne Good

(Printed Name)
12/7/2020

(Date)

The Estuary Lot Number or Address

32519 Estuary Blvd

Lot 392



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
William Frelick
7B8B8B3AF91E41C...

(Signature)
William H. Frelick

(Printed Name)
12/7/2020

(Date)

32511 Estuary Blvd.



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


31085 Piney way

(Signature)
Tracy Youngblood

(Printed Name)
12/7/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
John Eugene Gregory

(Signature)
John Gregory

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

36106 watch Hill Road
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Alan Stearn
479630DB9A20411...

(Signature)
Alan Stearn

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

36228 watch Hill Road
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00,134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Cary Moore

(Signature)

36265 watch Hill Rd

Cary Moore

(Printed Name)

12/4/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Fred Bradley
2E0FC800D78448E

(Signature)
Fred Bradle

(Printed Name)
12/4/2020

(Date)

32507 Estuary Blvd



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Patricia Fleming

(Signature)
Patricia Fleming

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

36115 watch Hill Road
Frankford, DE 19945

Lot #155



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


(Signature)
Linda Bellofatto

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

Lot#37
38057 Pine Needle Ln
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00,134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Eric Miller
668C4A320B43440

(Signature)
Eric C. Miller

(Printed Name)
12/4/2020

(Date)

36049 watch Hill Road



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Steven Wilson
221F3FB04D904E3

(Signature)
Steven wilson

(Printed Name)
12/4/2020

(Date)

36135 watch Hill Rd

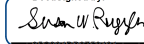


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

99C384DB9750404

(Signature)
Susan Ruggles

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

26651 weathervane way Frankford,
DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Marguerite Gallelli
(Signature)

Marguerite Gallelli

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

Gallelli
22416 Sea Pine CT



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Suzanne Lyons
50C41044F83D748D

(Signature)
Suzanne Lyons

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

36645 Greenway Drive

Lot 344



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Lois Deeb

(Signature)
Lois Deeb

(Printed Name)
12/4/2020

(Date)

28949 Twin Ponds Lane



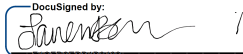
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

F1CF0ZEBB1B04SZ
(Signature)

56

Lauren Bowser

(Printed Name)
12/4/2020

(Date)

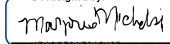


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


(Signature)
Marjorie Michalski

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

36623 Greenway Drive
Frankford De 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Victoria Schad

(Signature)

Victoria Schad

(Printed Name)

12/4/2020

(Date)

The Estuary Lot Number or Address

36293 watch Hill Road
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Martha Proctor
(Signature)

Martha Proctor

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

Lot364
23237 Brody way



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00,134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


(Signature)

Mary Barneby

(Printed Name)

12/4/2020

(Date)

The Estuary Lot Number or Address

22613 barnacle court
Frankford DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
MaryAnne Capets
2049C0A8E0C4F425

(Signature)

33461 Old Pier Ln
Frankford, DE 19945

MaryAnne Capets

(Printed Name)

12/4/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


33407 Old Pier Lane

(Signature)
Joelle Gennarella

(Printed Name)
12/4/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
John Picciano
FF8C2898F61643F
(Signature)
John Picciano
(Printed Name)
12/4/2020
(Date)

23228 Brody way



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Austin Acocella
2C3E0E0EFF772401

(Signature)
Austin J. Acocella

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

Lot 79
39071 Crow's Nest Lane
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
James and June Melvin
7020FE47CE8F42C...
(Signature)
James and June Melvin
(Printed Name)
12/4/2020
(Date)

Lot #99



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


#82, 39093 Crows Nest Lane

(Signature)
Nancy Howard

(Printed Name)
12/4/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Donald Bodmer

(Signature)
Donald Bodmer

(Printed Name)
12/4/2020

(Date)

365



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


22419 Sea Pine Court
Frankford De 19945

(Signature)
Brian J Thompson

(Printed Name)
12/4/2020

(Date)



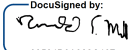
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00,134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


36283 watch Hill Rd.

93584D6A322C407

(Signature)

Ronald & Michele Miller

(Printed Name)

12/4/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Daryl Coyle
E430F2F88304497

(Signature)
Daryl L. Coyle

(Printed Name)
12/4/2020

(Date)

Lot 66



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Jon R. Hutchings
7517F96006842E

(Signature)
Jon Hutchings

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

36179 watch Hill Road



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
David Lucas
110E8F96E22F3B459

(Signature)
David & MaryLynn Lucas

(Printed Name)
12/4/2020

(Date)

21021 Trailside Court

Lot 398



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Jeffrey Lauriha
70DZE2D545884AC

(Signature)
Jeffrey S Lauriha

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

31529 Sea Oats Ct

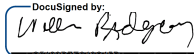


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


(Signature)
William Ridgeway

(Printed Name)
12/4/2020

(Date)

The Estuary Lot Number or Address

Lot 90
39058 Crows Nest Lane



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Thomas and Adrian Newell

(Signature)
Thomas and Adrian Newell

(Printed Name)
12/10/2020

(Date)

The Estuary Lot Number or Address

36282 watch Hill Road



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Jennifer and Jason Lambros
92C3D98BF9924B1

(Signature)
Jennifer & Jason Lambros

(Printed Name)
12/10/2020

(Date)

The Estuary Lot Number or Address

38033 Pine Needle Lane
Frankford Del 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


24

(Signature)
Gerald J. Humphreys

(Printed Name)
12/10/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Randolph Schools
4034FAB0F071499

(Signature)
Randolph Schools

(Printed Name)
12/10/2020

(Date)

The Estuary Lot Number or Address

30531 Ebbtide Pass
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00,134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


164. 28961 twin ponds ln

(Signature)
Lee Williams

(Printed Name)
12/11/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


Lot 29
30160 Islander Beach Road

(Signature)
Michael Bell

(Printed Name)
12/12/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:


(Signature)

Joseph Dankowski

(Printed Name)

12/14/2020

(Date)

The Estuary Lot Number or Address

36182 watch Hill Rd Frankford
Delaware 19945

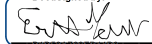


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

61852A709FB448D0

(Signature)

Ernest Moor

(Printed Name)

12/14/2020

(Date)

The Estuary Lot Number or Address

32525 Estuary Blvd



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Wade Henderson

(Signature)
wade Henderson

(Printed Name)
12/14/2020

(Date)

The Estuary Lot Number or Address

39037 crows nest lane



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Meretia Consalvo
C01F0F613A8E400

(Signature)

36229 watch Hill Rd
Frankford, De 19945

Meretia Consalvo

(Printed Name)

12/14/2020

(Date)



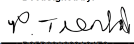
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


(Signature)
Pamela Trenholm

(Printed Name)
12/14/2020

(Date)

Lot 144

36223 watch hill rd
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
James Stanilious
E3FD08E73C2F41Z

(Signature)
James Stanilious

(Printed Name)
12/14/2020

(Date)

Lot 230
22413 Sea Pine Court



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


Lot 62

(Signature)
Christine Veirs

36222 watch Hill Road

(Printed Name)
12/14/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Tonya Natoli
77BE9280C33HE3
(Signature)

Tonya Natoli

(Printed Name)
12/14/2020

(Date)

28953 Twin Ponds Ln



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
EMILIO PEREZ
391078CC0B4497
(Signature)
Emilio F Perez
(Printed Name)
12/14/2020
(Date)

30543 Ebbtide Pass, Frankford



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Elizabeth Bridgeman

(Signature)
Elizabeth A Bridgeman

(Printed Name)
12/14/2020

(Date)

Lot #34



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Gregory Armston
429438501FC49E

(Signature)
Gregory G Armston

(Printed Name)
12/15/2020

(Date)

The Estuary Lot Number or Address

#40

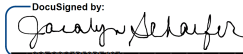


WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

9CEC2C7B58BF407
(Signature)

Jacalyn Schaefer

(Printed Name)

12/15/2020

(Date)

The Estuary Lot Number or Address

23234 Brody Way
Frankford DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Joseph Paska
0C98AF3188E34D8

(Signature)
Joseph Paska

(Printed Name)
12/17/2020

(Date)

36604 Greenway Drive



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
William and Kathleen Hutson
(Signature)

William and Kathleen Hutson
(Printed Name)

12/17/2020
(Date)

Lot 89



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Tracie Hadeed

(Signature)
Tracie Hadeed

(Printed Name)
12/19/2020

(Date)

36085 watch Hill Road



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Meredith Bishop

(Signature)
Meredith S Bishop

(Printed Name)
12/19/2020

(Date)

38051 Pine Needle Lane



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Cynthia Herr
8FCT0ACBZ8CDAFT...

(Signature)
Cynthia Herr

(Printed Name)
12/19/2020

(Date)

23216 Brody way



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Lawrence Cross
0918ACCT2E8543E

(Signature)
LAWRENCE Cross

(Printed Name)
12/19/2020

(Date)

372



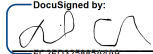
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


36276 watch Hill Rd
Frankford DE 19945

(Signature)
Michael Corrado

(Printed Name)
12/19/2020

(Date)



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Ernest Miller
F2A7F7E059F0425

(Signature)
Ernest Miller

(Printed Name)
12/19/2020

(Date)

The Estuary Lot Number or Address

32546 Estuary Blvd



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Bernadette McDonnell
(Signature)

36608 Greenway Drive

Bernadette McDonnell

(Printed Name)
12/19/2020

(Date)



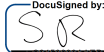
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


(Signature)
Susan Reitz

(Printed Name)
12/21/2020

(Date)

36270 watch Hill Rd



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Michele Brown
33380A043FDE455

(Signature)
Michele Brown

(Printed Name)
12/21/2020

(Date)

36100 watch Hill Road
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Robert Alexander
27080C2784F1478

(Signature)
Robert Alexander

(Printed Name)
12/10/2020

(Date)

Lot 229
22405 Sea Pine Court



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Brian Warnock
7A05898EC3540B

(Signature)
Brian Warnock

(Printed Name)
12/24/2020

(Date)

127



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Sandra Frantz

(Signature)
Sandra Frantz

(Printed Name)
12/24/2020

(Date)

Lot 136



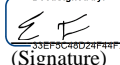
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


(Signature)
Eileen Folliard

(Printed Name)
12/28/2020

(Date)

Lot #147




WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:


32534 Estuary Blvd

(Signature)
Thomas T. Whalen

(Printed Name)
12/29/2020

(Date)



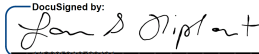
WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:

(Signature)

Lauren G. Oliphant

(Printed Name)
12/29/2020

(Date)

168



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Anthony D'Apice
3DE10BCF48BE491

(Signature)
Anthony N D'Apice Jr.

(Printed Name)
12/29/2020

(Date)

The Estuary Lot Number or Address

36188 watch Hill Road
Frankford Delaware 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Kevin and Joy Harms
2922C3276758460...

(Signature)
Kevin and Joy Harms

(Printed Name)
12/29/2020

(Date)

The Estuary Lot Number or Address

38044 Pine Needle Lane
Frankford, DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00,134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

The Estuary Lot Number or Address

DocuSigned by:
Ruth Boggs
C:2066E9D21960Z
(Signature)
Ruth T Boggs

(Printed Name)
12/30/2020

(Date)

Lot 78



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:

(Signature)
Pamela Procaccini

(Printed Name)
1/3/2021

(Date)

The Estuary Lot Number or Address

38054 Pine Needle Lane



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Gregory and Joyce Macher

(Signature)
Gregory and Joyce Macher

(Printed Name)
1/3/2021

(Date)

The Estuary Lot Number or Address

Lot 167



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Sandra Lawder
F084960CCE724CD...

(Signature)
Sandra Lawder

(Printed Name)
1/5/2021

(Date)

The Estuary Lot Number or Address

31506 Sea Oats Court
Frankford,
DE 19945



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Virginia Krause
2C1032A103204470

(Signature)
Virginia Krause

(Printed Name)
1/8/2021

(Date)

The Estuary Lot Number or Address

34480 white Cap Point
Lot #18



WRITTEN CONSENT

We, the undersigned, hereby certify that we are each the owner of a recorded lot in The Estuary residential subdivision and that we hereby consent to the addition of a new pool and pool facility with multipurpose room, parking and bathroom facilities to support the pool and new waterfront amenities in the community, the addition of parcels 134-21.00-10.00, 134-21.00-10.01, and 134-19.00-105.02, as well as the addition of 17 single family lots, to The Estuary, increasing the total number of lots in The Estuary from 661 to 678.

In satisfaction of the consent requirement imposed by § 99-13.A. of the Sussex County Code, we sign below:

Name/Signature

DocuSigned by:
Catherine Veale
F8D741CC367BD48D

(Signature)
catherine m. veale

(Printed Name)
1/8/2021

(Date)

The Estuary Lot Number or Address

39079 crows nest lane

approval; that the name has been revised to "Independence" from "Indigo Run"; and that all agency approvals have been received.

Motion by Mr. Johnson, seconded by Mr. Gordy and carried unanimously to grant final approval of this subdivision. Motion carried 5 – 0.

Subdivision #2005-64 – application of **PALISADES LAND, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 737.00 acres into 1,052 lots, (Environmentally Sensitive Development District Overlay Zone), located south of Road 363, both sides of Road 364, both sides of Road 364A, east of Road 381, and north of Dirickson Creek.

Minutes

September 28, 2006

Page 2

The Commission discussed this application, which has been deferred since August 24, 2006.

Mr. Robertson advised the Commission that there is a difference between cluster subdivisions in the Environmentally Sensitive Developing Area and the AR-1 Agricultural Residential District in the Low Density Area.

Mr. Smith stated that he would move that the Commission grant preliminary approval of Subdivision #2005-64 for "The Estuary", based on the record and for the following reasons:

- 1) The proposed subdivision is in compliance with the Sussex County Subdivision Ordinance and favorably addresses the items set forth in Section 99-9C of the Ordinance and represents orderly planned residential growth in the County.
- 2) The land is zoned AR-1 which permits low-density single-family residential development at a density of approximately two (2) lots per acre. The proposed subdivision density of 1052 lots is approximately 1.43 lots per acre, less than the maximum permitted density.
- 3) The proposed subdivision has been designed in an environmentally responsible manner providing appropriate setbacks and buffers, preserving wetlands and large sections of woodlands and will be served by a central water system operated by Tidewater Utilities, Inc. and will be served by a Sussex County sewer system.
- 4) The proposed subdivision is located in the Environmentally Sensitive Developing Area, which is designated as a growth area under the Sussex County Comprehensive Plan where development is anticipated and directed.
- 5) The proposed subdivision is clustered as permitted in the Environmentally Sensitive Developing Area. As a result, 56% of the project, or 416 acres, is open space including the conservation of forested and natural areas.
- 6) The proposed subdivision will not adversely impact schools or public and community facilities.

- 7) The development will provide extensive active and passive recreational uses, including swimming pools, basketball and tennis courts, exercise facilities and other type uses.
- 8) The development, subject to the conditions imposed, will not adversely affect uses, values or the environment of the area.
- 9) The project will not adversely affect area waterways as a result of the buffering that has been provided for all wetlands and waterways. In addition, surface and stormwater will be contained and treated on site through the project's extensive stormwater management plan resulting in improvements to the quality of stormwater.
- 10) This preliminary approval is subject to the following conditions:

A. The maximum number of lots shall not exceed 1052 lots, which was the number of lots applied for. In the reduction of lots from the 1060 shown

Minutes

September 28, 2006

Page 3

- on the Applicant's most recent plan, lots 365 through 370 and Old Marsh Bend East shall be eliminated.
- B. The Applicant shall cause to be formed a homeowners association to be responsible for the maintenance of streets, roads, buffers, stormwater management facilities, recreational areas, and other common areas.
 - C. The stormwater management system shall meet or exceed the requirements of the State and County, and Best Management Practices shall be utilized.
 - D. Street lighting shall be provided, and the location of the streetlights shall be shown on the final site plan.
 - E. No wetlands shall be included within any lot lines.
 - F. The restrictive covenants governing the project and the Final Site Plan must include the Agricultural Use Protection Notice and the Wetlands Notice. They shall also include a notice that hunting activities occur in neighboring and adjacent properties. They must also prohibit the use of any off-road, ATV-type vehicles on the property, other than by the Homeowners Association or its designee for maintenance.
 - G. Road naming and addressing shall be subject to the review and approval of the Sussex County Mapping and Addressing Department.
 - H. A school bus shelter with parking for at least 6 vehicles shall be established at each entrance to the project, or at such other location approved by the School District.
 - I. The development shall be served by a central water system operated by a public utility company.
 - J. The development shall be served as part of a Sussex County Sanitary Sewer District.
 - K. The Applicant shall comply will all roadway intersection and entrance improvements required by DelDOT. Any road realignments shall be in conformity with DelDOT regulations.

- L. No more than 200 residential building permits shall be issued in any year, and the phasing of the project shall be in accordance with the Construction Phasing in Tab 4 of the Applicant's Exhibit Booklet.
- M. Sidewalks and multi-use trails shall be shown on the Final Site Plan.
- N. The central recreation complex shall be constructed and open for use by the residents of the development within two (2) years of the issuance of the first residential building permit.
- O. No docks or launching facilities for motorized watercraft shall be maintained on the site.
- P. The Applicant shall provide agricultural buffers and wetland buffers in accordance with applicable requirements.
- Q. The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.

Minutes
September 28, 2006
Page 4

- R. There shall be no lots, or stormwater management facilities or other structures within 50-feet of the cemetery existing on the property. In addition, the Developer shall comply with any requirements established by the Delaware State Historic Preservation Office concerning the cemetery.
- S. There shall not be any commercial activities within the site, including the proposed snack bar or grill. A note confirming this shall be included within the Final Site Plan.
- T. The proposed RV and boat storage area shall be relocated to a more centralized location within the project.
- U. Any wells, water towers or water tanks shall be located at least 300-feet from adjacent boundary lines. Any proposed water tower or water tank shall be painted in a sky-neutral color, with no advertising or identifying logo or script, graphic features or characteristics.
- V. The Final Site Plan shall show the location of any proposed or future maintenance and/or storage buildings serving the community. These buildings shall be internally located within the subdivision.
- W. The Applicant shall maintain any rights of access that third parties may legally have across the property.
- X. The Developer shall preserve as many existing trees as possible within the site, and shall designate existing forested areas on the Final Site Plan. Also, as stated by the Applicant, the restrictive covenants shall include a tree preservation covenant.

Motion by Mr. Smith, seconded by Mr. Gordy and carried with 4 votes to approve this application as a preliminary, for the reasons and with the conditions stated. Motion carried 4 – 1, with Mr. Johnson opposing the motion.

C/Z #1595 – application of **BLACKWATER CREEK, INC.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a B-1

**CONDITIONS OF PRELIMINARY APPROVAL
PLANNING COMMISSION (SEPT 28, 2006)**

- THE MAXIMUM NUMBER OF LOTS SHALL NOT EXCEED 631 PER PLANNING COMMISSION ACTION ON MAY 22, 2014. NOTE: THE ORIGINAL CONDITIONS WERE APPROVED BY THE PLANNING COMMISSION ON SEPT. 28, 2006 FOR 1052 LOTS. THIS WAS MODIFIED BY THE PLANNING COMMISSION TO 739 LOTS ON MARCH 17, 2010 AND THEN MODIFIED TO 631 LOTS BY ACTION ON MAY 22, 2014.
- THE APPLICANT SHALL CAUSE TO BE FORMED A HOMEOWNERS ASSOCIATION TO BE RESPONSIBLE FOR THE MAINTENANCE OF STREETS, ROADS, BUFFERS, STORMWATER MANAGEMENT FACILITIES, RECREATIONAL AREAS, AND OTHER COMMON AREAS.
- THE STORMWATER MANAGEMENT SYSTEM SHALL MEET OR EXCEED THE REQUIREMENTS OF THE STATE AND COUNTY, AND BEST MANAGEMENT PRACTICES SHALL BE UTILIZED.
- STREET LIGHTING SHALL BE PROVIDED, AND THE LOCATION OF THE STREETLIGHTS SHALL BE SHOWN ON THE FINAL SITE PLAN.
- NO WETLANDS SHALL BE INCLUDED WITHIN ANY LOT LINES.
- THE RESTRICTIVE COVENANTS GOVERNING THE PROJECT AND THE FINAL SITE PLAN MUST INCLUDE THE AGRICULTURAL USE PROTECTION NOTICE AND THE WETLANDS NOTICE. THEY SHALL ALSO INCLUDE A NOTICE THAT HUNTING ACTIVITIES OCCUR IN NEIGHBORING, ADJACENT PROPERTIES. THEY MUST ALSO PROHIBIT THE USE OF ANY OFF-ROAD, ATV-TYPE VEHICLES ON THE PROPERTY, OTHER THAN BY THE HOMEOWNERS ASSOCIATION OR ITS DESIGNEE FOR MAINTENANCE.
- ROAD NAMING AND ADDRESSING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE SUSSEX COUNTY MAPPING AND ADDRESSING DEPARTMENT.
- A SCHOOL BUS SHELTER WITH PARKING FOR AT LEAST SIX VEHICLES SHALL BE ESTABLISHED AT EACH ENTRANCE TO THE PROJECT, OR AT SUCH OTHER LOCATION APPROVED BY THE SCHOOL DISTRICT.
- THE DEVELOPMENT SHALL BE SERVED BY A CENTRAL WATER SYSTEM OPERATED BY A PUBLIC UTILITY COMPANY.
- THE DEVELOPMENT SHALL BE SERVED AS A PART OF A SUSSEX COUNTY SANITARY SEWER DISTRICT.
- THE APPLICANT SHALL COMPLY WITH ALL ROADWAY INTERSECTION AND ENTRANCE IMPROVEMENTS REQUIRED BY DELDOT. ANY ROAD REALIGNMENTS SHALL BE IN CONFORMITY WITH DELDOT REGULATIONS.
- NO MORE THAN 200 RESIDENTIAL BUILDING PERMITS WILL BE ISSUED IN ANY YEAR, AND THE PHASING OF THE PROJECT SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION PHASING IN TAB 4 OF THE APPLICANT'S EXHIBIT BOOKLET.
- SIDEWALKS AND MULTI-USE TRAILS SHALL BE SHOWN ON THE FINAL SITE PLAN.
- THE CENTRAL RECREATION COMPLEX SHALL BE CONSTRUCTED AND OPEN FOR USE BY THE RESIDENTS OF THE DEVELOPMENT WITHIN TWO YEARS OF THE ISSUANCE OF THE FIRST RESIDENTIAL BUILDING PERMIT.
- NO DOCKS OR LAUNCHING FACILITIES FOR MOTORIZED WATERCRAFT SHALL BE MAINTAINED ON THE SITE.
- THE APPLICANT SHALL PROVIDE AGRICULTURAL BUFFERS AND WETLAND BUFFERS IN ACCORDANCE WITH APPLICABLE REQUIREMENTS.
- THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.
- THERE SHALL BE NO LOTS, OR STORMWATER MANAGEMENT FACILITIES OR OTHER STRUCTURES WITHIN 50-FEET OF THE CEMETERY EXISTING ON THE PROPERTY. IN ADDITION, THE DEVELOPER SHALL COMPLY WITH ANY REQUIREMENTS ESTABLISHED BY THE DELAWARE STATE HISTORIC PRESERVATION OFFICE CONCERNING THE CEMETERY.
- THERE SHALL NOT BE ANY COMMERCIAL ACTIVITIES WITHIN THE SITE, INCLUDING THE PROPOSED SNACK BAR OR GRILL. A NOTE CONFIRMING THIS SHALL BE INCLUDED WITHIN THE FINAL SITE PLAN.
- THE PROPOSED RV AND BOAT STORAGE AREA SHALL BE RELOCATED TO A MORE CENTRALIZED LOCATION WITHIN THE PROJECT.
- ANY WELLS, WATER TOWERS OR WATER TANKS SHALL BE LOCATED AT LEAST 300 FEET FROM ADJACENT BOUNDARY LINES. ANY PROPOSED WATER TOWER OR WATER TANK SHALL BE PAINTED IN A SKY NEUTRAL COLOR, WITH NO ADVERTISING OR IDENTIFYING LOGO OR SCRIPT, GRAPHIC FEATURES OR CHARACTERISTICS.
- THE FINAL SITE PLAN SHALL SHOW THE LOCATION OF ANY PROPOSED OR FUTURE MAINTENANCE AND/OR STORAGE BUILDINGS SERVING THE COMMUNITY. THESE BUILDINGS SHALL BE INTERNALLY LOCATED WITHIN THE SUBDIVISION.
- THE APPLICANT SHALL MAINTAIN ANY RIGHTS OF ACCESS THAT THIRD PARTIES MAY LEGALLY HAVE ACROSS THE PROPERTY.
- THE DEVELOPER SHALL PRESERVE AS MANY EXISTING TREES AS POSSIBLE WITHIN THE SITE, AND SHALL DESIGNATE EXISTING FORESTED AREAS ON THE FINAL SITE PLAN. ALSO, AS STATED BY THE APPLICANT, THE RESTRICTIVE COVENANTS SHALL INCLUDE A TREE PRESERVATION COVENANT.

THE ESTUARY

AMENDED PHASE 4

PRELIMINARY SUBDIVISION PLAN

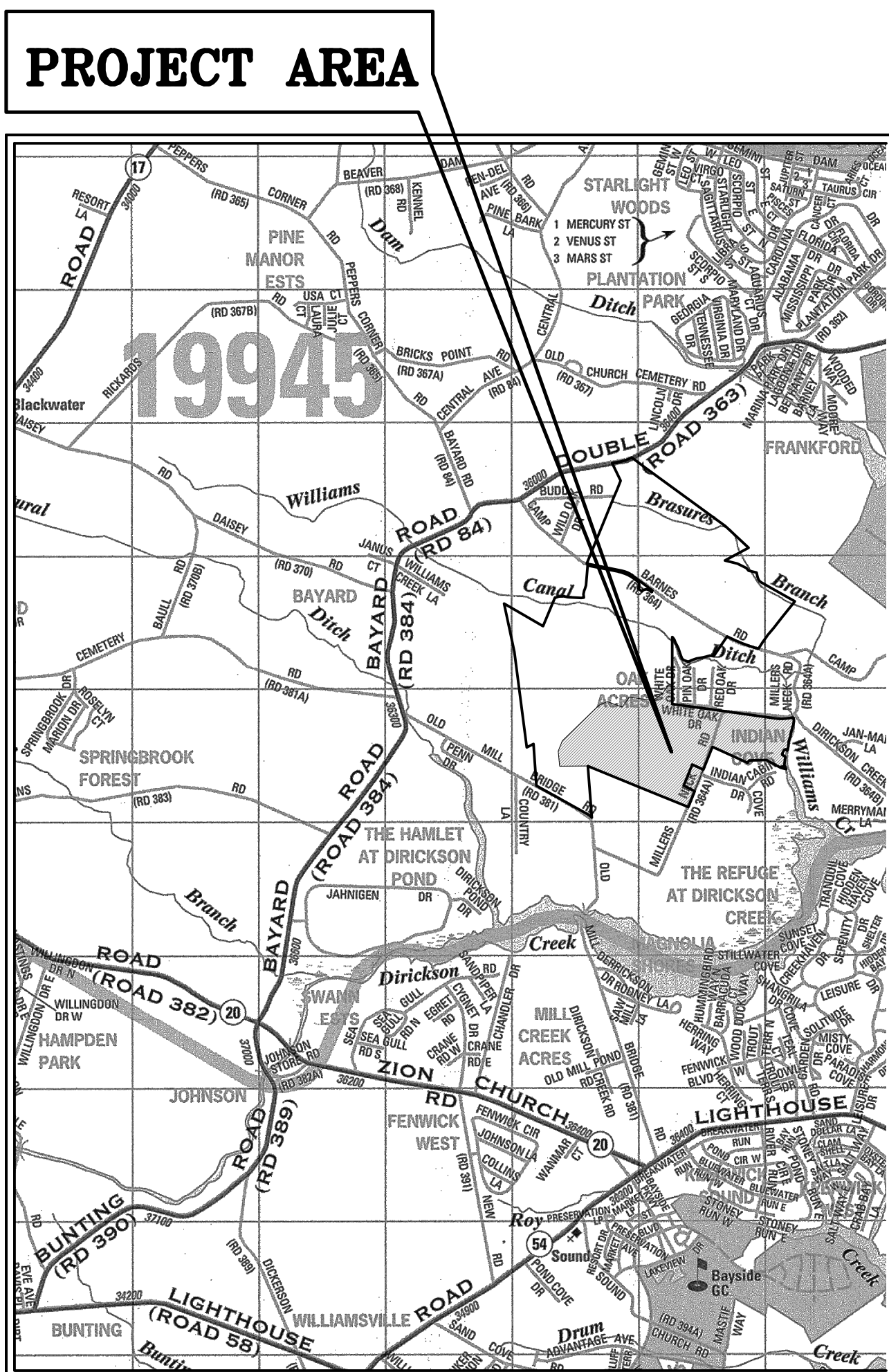
SUSSEX COUNTY SUBDIVISION # 2005-64

SUSSEX COUNTY, DELAWARE

GMB File No. 140049-F

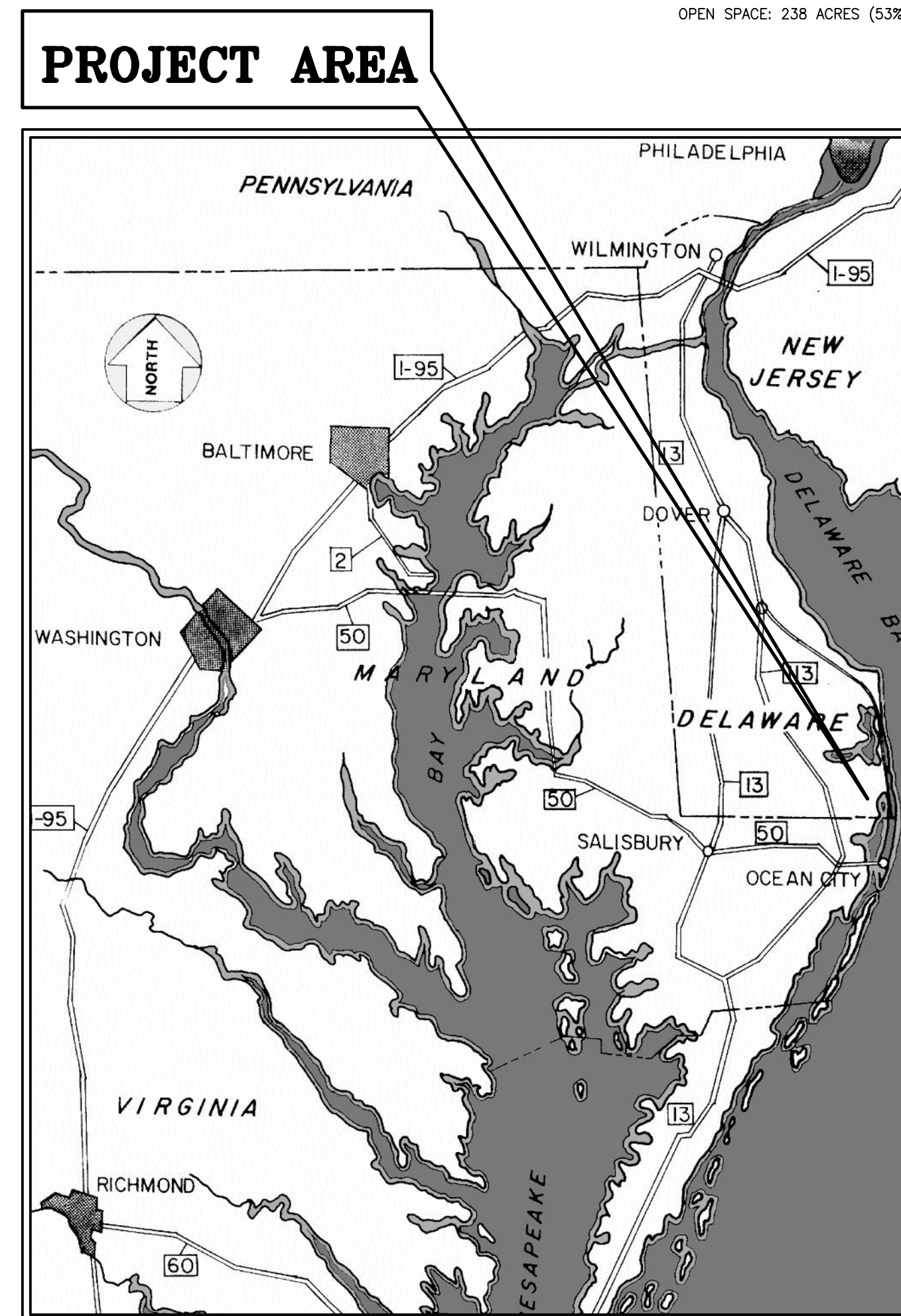
OVERALL PROJECT DATA

SITE AREA: 450.02 ± ACRES
 LOTS PROPOSED: 648 SINGLE FAMILY LOTS
 (1.44 LOTS/ACRE)
 OPEN SPACE: 238 ACRES (53%)



LOCATION MAP

SCALE: 1" = 1,000'



VICINITY MAP

SCALE: 1" = 20 MILES

LIST OF DRAWINGS

- | | |
|--------|--|
| PSP1.0 | COVER SHEET |
| PSP2.0 | EXISTING PARCEL BOUNDARY |
| PSP3.0 | PRELIMINARY SUBDIVISION PLAN KEY SHEET |
| PSP4.0 | PRELIMINARY SUBDIVISION PLAN |
| PSP5.0 | PRELIMINARY SUBDIVISION PLAN |
| PSP6.0 | PRELIMINARY SUBDIVISION PLAN |

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
SETBACK LINE	---	---
R.O.W. LINE	---	---
PROPERTY CORNER (NOT SPECIFIED)	○	N/A
CONCRETE MONUMENT FOUND	○	○
IRON PIPE FOUND	●	N/A
CONTOUR	---	---
EDGE OF PAVEMENT	---	---
CURB	---	---
SIDEWALK	---	---
SIDEWALK HATCH	---	---
EDGE OF POND	---	---
STORM MANHOLE	⊙	⊙
CURB INLET	⊠	⊠
STORM PIPE	SD	SD
SANITARY MANHOLE	⊙	⊙
SANITARY PIPE	SS	SS
WATER PIPE	W	W
OVERHEAD ELECTRIC	E	N/A
UTILITY POLE	⊕	N/A
TREE LINE	---	---

SITE DATA TABLE

APPLICANT (OWNER):	ESTUARY DEVELOPMENT, LLC 6726 CURRAN ST. 2ND FLOOR MCLEAN, VA 22101 PHONE: 703.208.3377 CONTACT: JOHN GALIANI	36595 CAMP BARNES, LLC 8726 CURRAN ST. 2ND FLOOR MCLEAN, VA 22101 PHONE: 703.208.3377 CONTACT: JOHN GALIANI
CIVIL ENGINEER:	GEORGE, MILES & BUHR, LLC 206 WEST MAIN ST SALISBURY, MD 21801 PHONE: 410.742.3115 CONTACT: STEPHEN L. MARSH	
EXISTING PARCELS	TAX MAP: 134-21.00, PARCELS 11.00 AND 11.12 DEED REFERENCE: 4112/295 PLOT BOOK: 303/44 TRACTS 8A AND 8B	
ADDITIONAL PARCELS	TAX MAP: 134-21.00, PARCELS 10.00 AND 10.01 DEED REFERENCE: 3644/237 AND 3563/243 TAX MAP: 134-19.00, PARCEL 105.02 DEED REFERENCE: 4616/96	
EXISTING ZONING:	AR-1 ENVIRONMENTALLY SENSITIVE DEVELOPMENT DISTRICT OVERLAY ZONE	
PROPOSED PHASE 4 DATA:	TAX MAP: 134-21.00 PARCELS 10.00, 10.01, 11.00 AND 11.12 SITE AREA: 117.37 ACRES LOTS ALLOWED: 234 SINGLE FAMILY LOTS (2 LOTS/ACRE) LOTS PROPOSED: 116 SINGLE FAMILY LOTS (1.01 LOTS/ACRE) COMMUNITY BUILDINGS: INCLUDED IN PHASE 1B	
PHASE 1 BREAKDOWN (284 TOTAL LOTS)	PHASE 1A - 22 SINGLE FAMILY HOMES PHASE 1B - 8 SINGLE FAMILY HOMES PHASE 1C - 144 SINGLE FAMILY HOMES PHASE 1D - 110 SINGLE FAMILY HOMES 281 LOTS PREVIOUSLY APPROVED PER ORIGINAL MASTER PLAN RECORD PLAT DATED 11-10-15 = 279 2 LOTS ADDED PHASE 1C PER REVISED RECORD PLAT DATED 12-15-16 = 281 3 LOTS ADDED PHASE 1D PER REVISED MASTER PLAN = 284	
PHASES 2-4 BREAKDOWN (347 TOTAL APPROVED LOTS)	PHASE 2 - 131 SINGLE FAMILY HOMES PHASE 3 - 118 SINGLE FAMILY HOMES PHASE 4 - 98 SINGLE FAMILY HOMES	
PROPOSED REVISED PHASE 1D - 111 SINGLE FAMILY HOMES (NET INCREASE OF 1 LOT)		
PROPOSED REVISED PHASE 4 - 115 SINGLE FAMILY HOMES (NET INCREASE OF 17 LOTS)		
PROPOSED MODEL HOME LOT DATA:	TAX MAP: 134-19.00 PARCEL 105.02 SITE AREA: 0.84 ACRES LOTS ALLOWED: 1.68 (2 LOTS/ACRE) LOTS PROPOSED: 1 SINGLE FAMILY LOTS COMMUNITY BUILDINGS: INCLUDED IN PHASE 1B	
PHASE 1 AREA DIVISIONS:	GROSS AREA (PHASE 1 AS APPROVED): ±176.35 ACRES GROSS AREA (PHASE 1 PROPOSED): ±177.19 ACRES	
PHASE 4 AREA DIVISIONS:	GROSS AREA (ENTIRE PROJECT): ±450.02 ACRES GROSS AREA (PHASE 4 AS APPROVED): ±114.54 ACRES GROSS AREA (PHASE 4 PROPOSED): ±117.37 ACRES PROPOSED SUBDIVISION R.O.W.: ±9.04 ACRES PROPOSED RESIDENTIAL LOT AREA: ±22.87 ACRES REQUIRED OPEN SPACE: ±34.36 ACRES (30%) PROPOSED OPEN SPACE: ±82.63 ACRES (72%) WOODED AREA: ±65.23 ACRES SWM POND AREA: ±5.91 ACRES WETLANDS AREA: ±53.04 ACRES PROPOSED IMPERVIOUS AREA: ±6.62 ACRES ESTIMATED LOT COVERAGE (40%): ±9.15 ACRES REQUIRED PARKING (115 LOTS): 230 (2 SPACES PER LOT) PROVIDED PARKING: 262 (INCL. 04 MAIL KIOSK AND 28 POOL AMENITY)	
BUILDING SETBACKS:	FRONT: 25' SIDE: 10' (15' FOR CORNER LOTS) REAR: 10' MAX BUILDING HEIGHT: 42' MIN LOT AREA: 7500 SF MIN LOT WIDTH: 60'	
FLOOD ZONE:	ZONE AE4, ZONE X, ZONE X WITH 0.2% ANNUAL CHANCE FLOOD AREA PER FLOOD MAPS 10005C0513K, 10005C0635K & 10005C0651K, DATED REVISED MARCH 16, 2015	
UTILITIES:	CENTRAL WATER: TIDEWATER UTILITIES, INC. PUBLIC SEWER: SUSSEX COUNTY	
WETLANDS CERTIFICATION:	<p>¹ EDWARD M. LAUNAY, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGEMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.3(a)(8)), WATERS OF THE U.S. DEFINITION/CECW-OR, 10-7-1991, QUESTIONS AND ANSWERS ON THE 1987 COE MANUAL/CECW-OR, 9-26-1990, RGL 90-7/CECW-OR, 3-6-1992, CLARIFICATION AND INTERPRETATION OF THE 1987 MANUAL. THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES. IN ACCORDANCE WITH DNREC TIDAL WETLANDS MAPS THERE ARE NO STATE REGULATED WATERS OR WETLANDS ON THIS PROPERTY, SUSSEX COUNTY 046.</p>	
	EDWARD M. LAUNAY, PWS NO. 875 SOCIETY OF WETLAND SCIENTISTS CORPS OF ENGINEERS, CERTIFIED WETLAND DELINEATOR WDCPS3M00510036B	DATE
	OWNER JOHN GALIANI ESTUARY DEVELOPMENT, LLC.	DATE
	ENGINEER'S CERTIFICATION: ¹ STEPHEN L. MARSH, P.E., HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.	DATE
	ENGINEER SENIOR VICE PRESIDENT, GEORGE, MILES & BUHR, LLC.	DATE

GENERAL NOTES

- ALL ON-SITE STREETS ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNERS ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE STREETS SHALL BE BY THE RESPECTIVE ORGANIZATION.
- STORMWATER MANAGEMENT AND STORM DRAINAGE SHALL BE IN ACCORDANCE WITH THE SUSSEX CONSERVATION DISTRICT, AND SUSSEX COUNTY ENGINEERING REQUIREMENTS. THE SITE IS TO BE TREATED BY MULTIPLE WET PONDS. MAINTENANCE OF THE ON-SITE STORMWATER MANAGEMENT FACILITIES AND STORM DRAINAGE SYSTEM SHALL BE BY THE OWNERS UNTIL DEDICATION TO THE HOMEOWNERS ASSOCIATION. THE PERPETUAL MAINTENANCE AFTER DEDICATION SHALL BE BY THE RESPECTIVE ORGANIZATION.
- ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TOPOGRAPHY SHOWN HEREIN ARE AS PROVIDED BY AXIS GEOSPATIAL, ORIGINALLY PREPARED FOR THE STEPHENS ENVIRONMENTAL CONSULTING INC. IN APRIL 2009. DELAWARE STATE PLAN COORDINATE SYSTEM NAD 83/91 AND NAVD88 VERTICAL DATUM.
- BOUNDARY SHOWN HEREIN PROVIDED BY CYPRESS SURVEYS, LLC, DATE JULY 2012.

APPROVED _____ BY _____
 SUSSEX COUNTY COUNCIL
 PRESIDENT

APPROVED _____ BY _____
 SUSSEX COUNTY
 PLANNING AND ZONING COMMISSION

PRINTS ISSUED FOR:
PRELIMINARY SITE PLAN
APPROVAL

DATE	REVISIONS	NO.

THE ESTUARY PHASE 4
SUSSEX COUNTY, DELAWARE

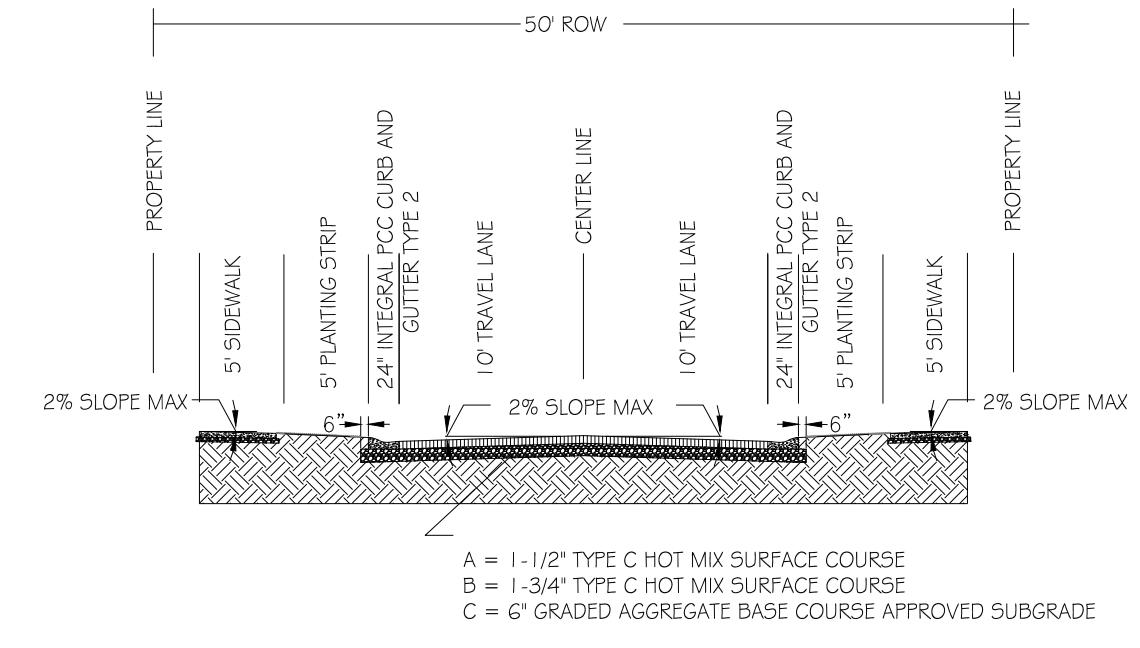
COVER SHEET

SCALE : AS NOTED SHEET NO.
 DESIGN BY : RLM
 DRAWN BY : RLM
 CHECKED BY : --
 OMB FILE : 140049
 DATE : SEP 2020

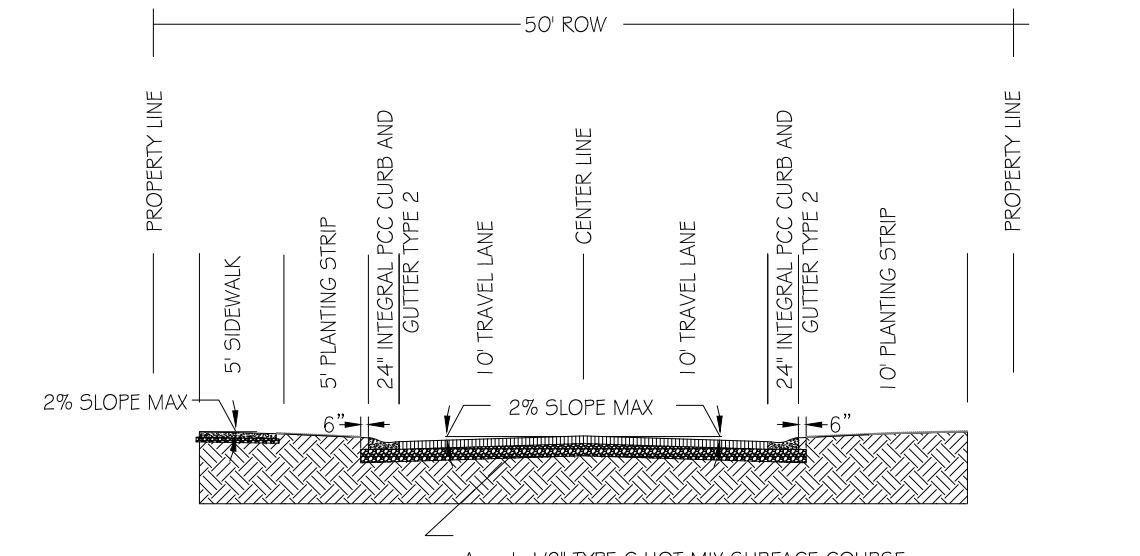
PSP1.0

© COPYRIGHT 2020 GEORGE, MILES & BUHR, LLC

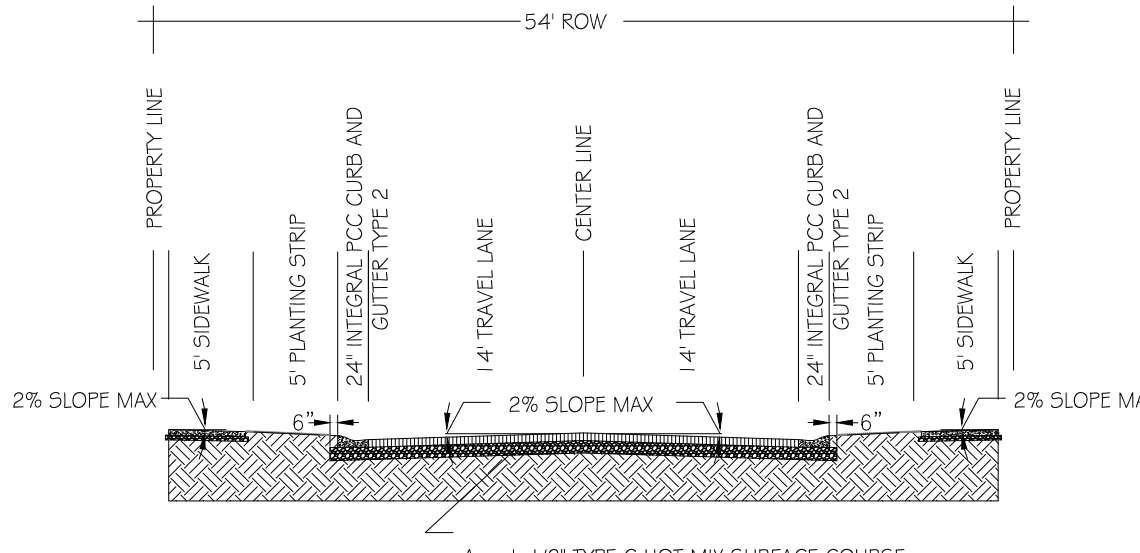
C:\Projects\201A\10049 The Estuary\Drawings\Working Sets\Phase 4 Preliminary Subdivision\PLAN KEY SHEET.dwg, 5/14/2021, 2:33 PM, London Myrick
 PLOT CODE: PSM-MODIFY (200 INCHES (50mm)) PSM-WHITE (200 INCHES (50mm))
 PSM-BLUE (200 INCHES (50mm)) PSM-ORANGE (200 INCHES (50mm)) PSM-RED (200 INCHES (50mm))
 PSM-GREEN (200 INCHES (50mm)) PSM-YELLOW (200 INCHES (50mm)) PSM-CYAN (200 INCHES (50mm)) PSM-MAGENTA (200 INCHES (50mm))



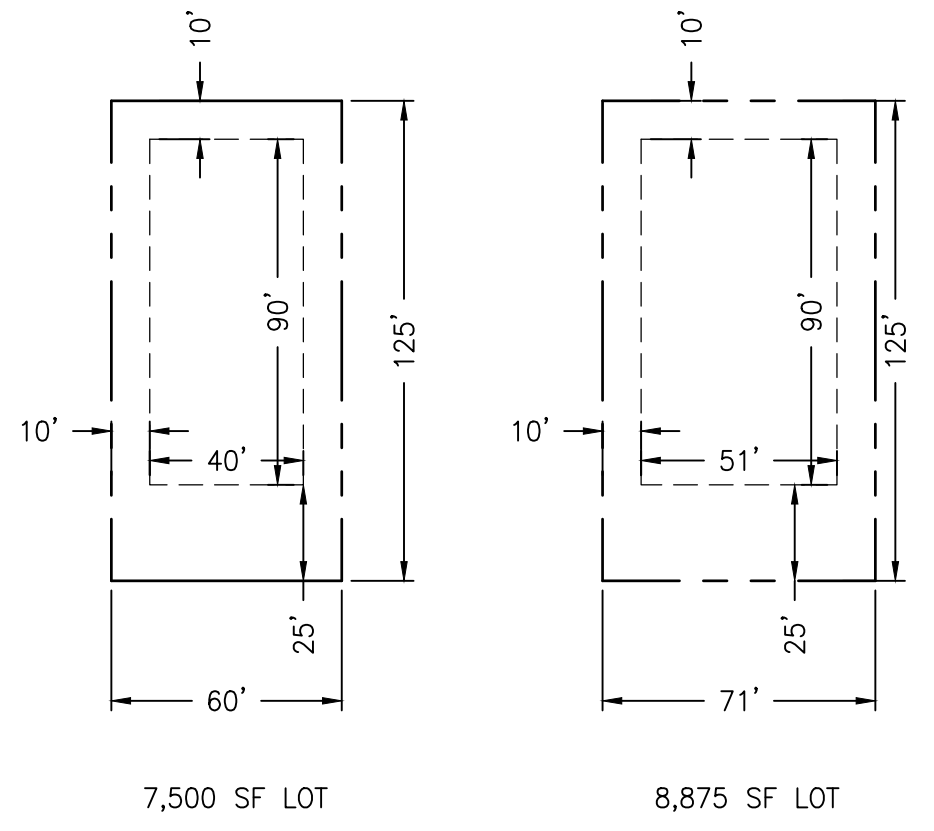
TYPE I RESIDENTIAL STREET SECTION



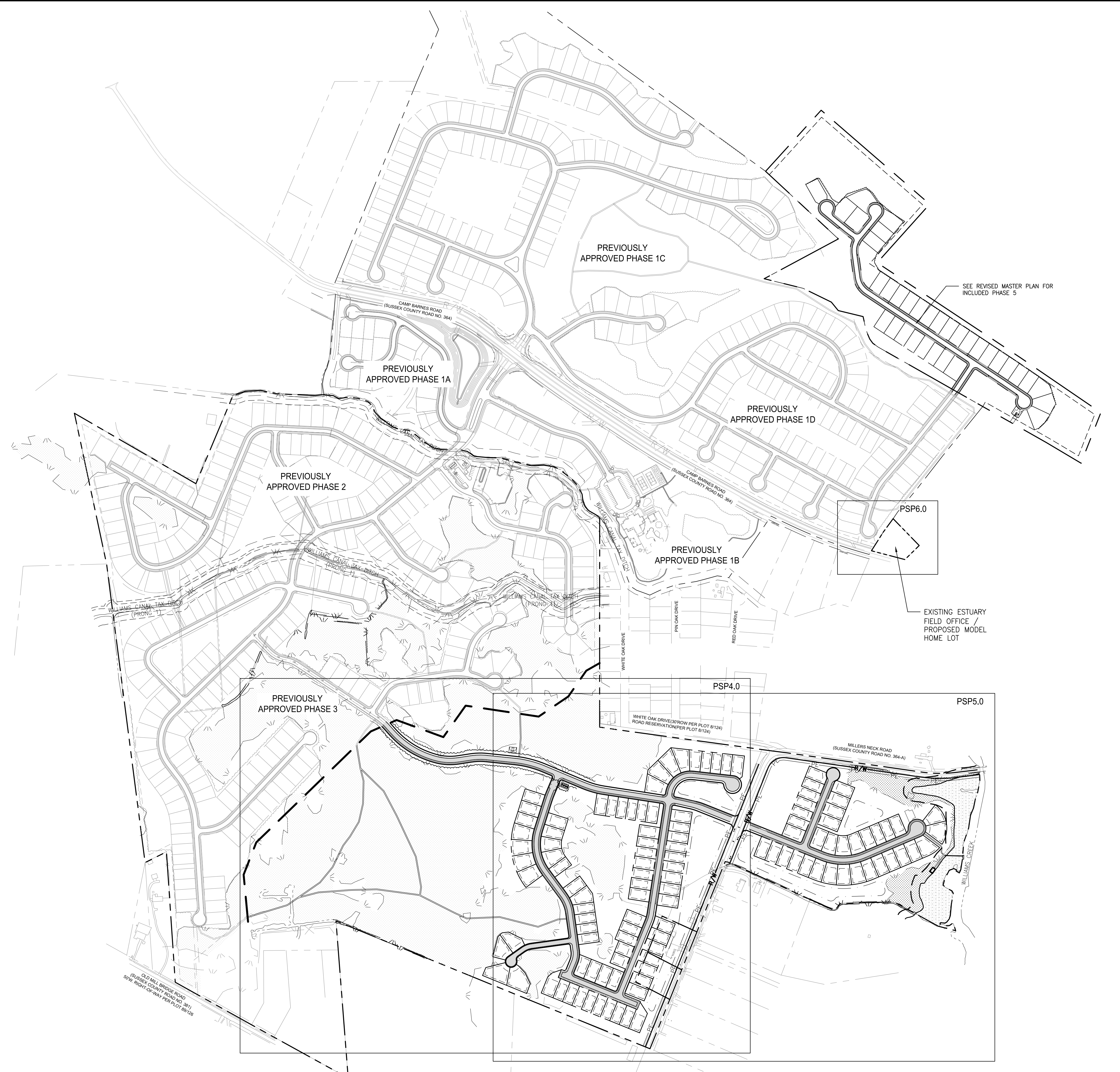
TYPE I RESIDENTIAL STREET SECTION
SIDEWALK ON ONE SIDE ONLY



TYPE II RESIDENTIAL STREET SECTION



TYPICAL LOT DIMENSIONS



PRINTS ISSUED FOR: PRELIMINARY SITE PLAN APPROVAL	
DATE	
REVISIONS	
NO.	

GMB

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

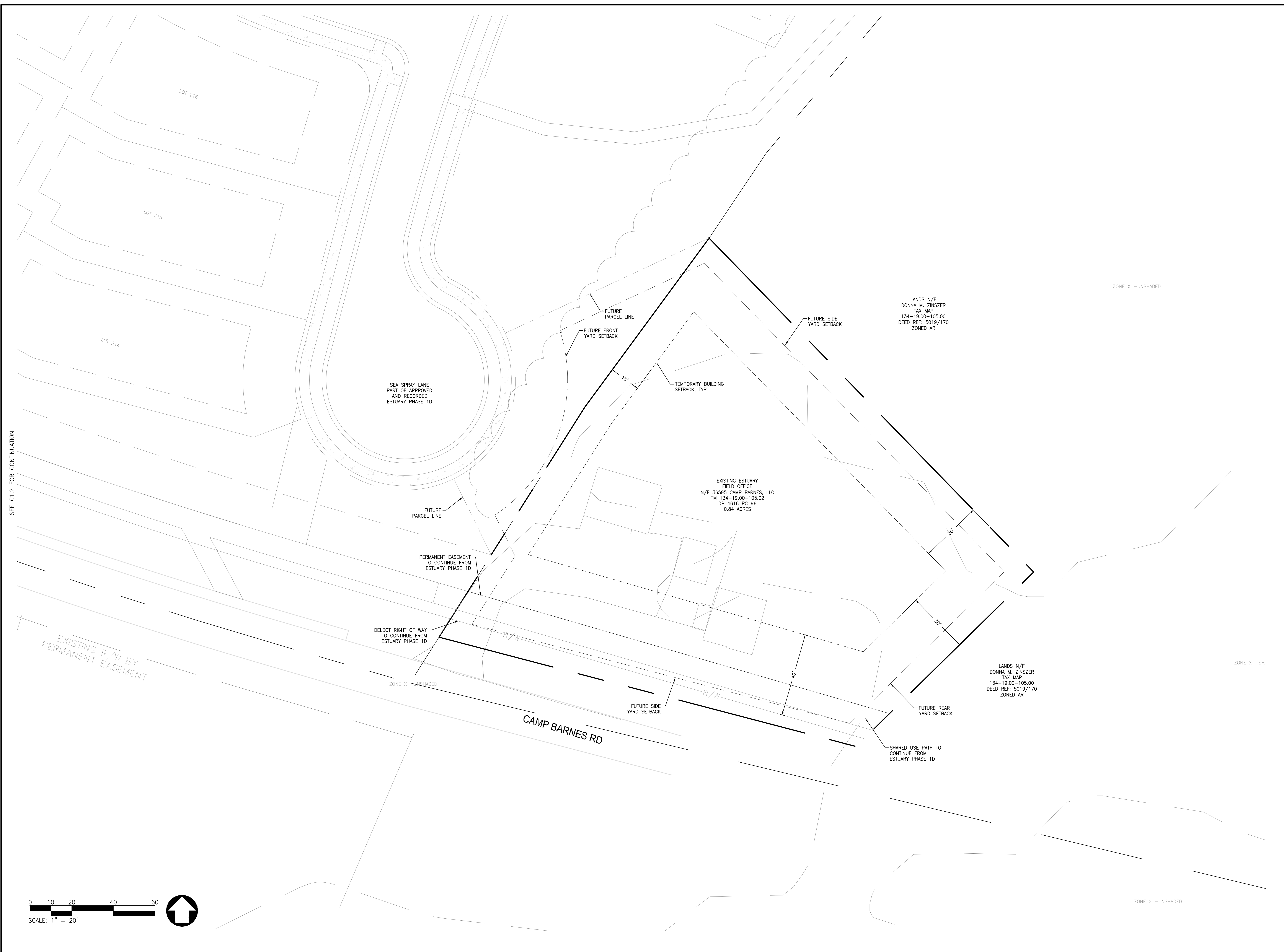
THE ESTUARY PHASE 4
 SUSSEX COUNTY, DELAWARE

PRELIMINARY
 SUBDIVISION
 PLAN KEY
 SHEET

SCALE : 1" = 300'	SHEET NO.
DESIGN BY : RLM	PSP3.0
DRAWN BY : RLM	
CHECKED BY : -	
GMB FILE : 140049	
DATE : SEP 2020	

© COPYRIGHT 2020 GEORGE, MILES & BUHR, LLC

C:\projects\2019\10049 The Estuary\Drawings\Working Sets\Phase 4 Preliminary Submission\Planets 5/14/2020 2:24 PM London Mjzck
 PLOT CODE
 PEN=GREEN 200 INCHES (50mm)
 PEN=BLUE 200 INCHES (50mm)
 PEN=WHITE 200 INCHES (50mm)
 PEN=RED 200 INCHES (50mm)
 PEN=BLACK 200 INCHES (50mm)



SEE C1.2 FOR CONTINUATION

PRINTS ISSUED FOR: PRELIMINARY SITE PLAN APPROVAL	
DATE	
REVISIONS	
NO.	

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

THE ESTUARY PHASE 4
 SUSSEX COUNTY, DELAWARE

**PRELIMINARY
 SUBDIVISION
 PLAN**

SCALE : 1" = 20'
 DESIGN BY : RLM
 DRAWN BY : RLM
 CHECKED BY : --
 GMB FILE : 140049
 DATE : SEP 2020

SHEET NO.
PSP6.0

© COPYRIGHT 2020 GEORGE, MILES & BUHR, LLC



**Amended Estuary Phase 4
Parcel 134-21.00-10.00, 134-21.00-10.01 &
134-19.00-105.02
Subdivision # 2021-02**

Public Hearing Information Packet

AUGUST 2021



GMB Project No. 140049.F

GMB

GEORGE, MILES & BUHR, LLC

ARCHITECTS/ENGINEERS

206 WEST MAIN STREET
SALISBURY, MD 21801
410.742.3115

SALISBURY/BALTIMORE/SEAFORD



**AMENDED ESTUARY PHASE 4
TAX MAP 134-21.00-10.00, 134-21.00-10.01 & 134.00-19.00-105.02
Subdivision #2021-02**

**INFORMATION FOR PUBLIC RECORD
AUGUST 2021**

TABLE OF CONTENTS

1. EXECUTIVE SUMMARY

2. PLANNING & ZONING

- *Previous Approvals Obtained*
 - Approved Preliminary Site Plan – Estuary Phases 2-4, dated 5/11/2017
 - Approved Revised Master Plan, dated 1/10/2019

- *Sussex County Major Subdivision Application*
 - Letter to Planning & Zoning – Subdivision Application, dated 12/4/2020
 - Subdivision Application
 - Revised Estuary Phase 4 Preliminary Site Plan
 - Estuary Overall Phasing Plan
 - Proposed Parcel Annexation Exhibit, submitted 5/17/2021

- *Preliminary Subdivision Plan*
 - Response Letter to Staff Review, dated 7/13/2021
 - Revised Preliminary Site Plan
 - Revised Site Plan Rendering

 - Response Letter to Technical Advisory Committee Review, dated 7/13/2021

- *Environmental Assessment / Public Facility Evaluation, dated 7/19/2021*

- *Chapter 99 – Subdivision of Land Report*

3. SITE SPECIFIC MAPS, PLANS AND DOCUMENTATION

- *Site Maps & Plans*
 - Zoning Map
 - Tax Map
 - List of Adjoining Property Owners
 - Deed
 - FEMA Map – Map # 1005C0651K
 - USGS Quad Map
 - Soils Map
 - Flood Zone Map
 - Future Land Use Map
 - Natural Areas Map
 - Sewer Tiers Map
 - Subdivisions Map
 - Tax Ditch Segments Map
 - Indian River School District Map

4. STORMWATER CONCEPTUAL APPROACH

- Pre-Application Meeting Minutes, dated 6/17/2021

5. TRAFFIC

- DelDOT Pre-Submittal Meeting Minutes, dated 4/21/2021

6. WETLANDS

- Kayak Dock, DNREC Subaqueous Lands Lease, dated 1/2/2020
- Kayak Dock, DNREC Wetlands Permit, dated 1/7/2020
- Department of the Army, Preliminary JD, dated 4/15/2020
- ERI Resources Wetland & Threatened & Endangered Species Evaluation, dated 7/26/2021
- Wetlands Delineation & Existing Conditions Plan – Sheet Nos. 1-5

7. UTILITIES

- State of Delaware Public Service Commission CPCN Approval, dated 3/15/2021

8. THREATENED AND ENDANGERED SPECIES

- US Fish & Wildlife Service Determination Letter, Field Office, dated 7/25/2021
- US Fish & Wildlife Service Determination Letter, Residential, dated 7/25/2021

1. EXECUTIVE SUMMARY

**THE ESTUARY
AMENDED PHASE 4 PRELIMINARY SITE PLAN
SUSSEX COUNTY SUBDIVISION # 2021-02**

HISTORY

The Estuary subdivision, Sussex County Subdivision # 2005-64, was first presented to the Planning Commission on August 24, 2006, and was approved, with conditions on September 28, 2006, as an ESDDOZ cluster, for 1052 units over 739.64 acres, for a density of 1.42 units per acre.

The subdivision was presented again on March 17, 2010, with a reduction to 739 units over 458 acres, for a density of 1.61 units per acre.

The project was modified yet again, and Phase 1 Preliminary Subdivision Plan and full Master Plan was approved by the Planning Commission on May 22, 2014, for 631 lots over 445.93 acres, for a density of 1.42 units per acre.

In 2019, part of the Zinszer property was added as Estuary Phase 5. Thirty-four (34) homes were added over 26.87 acres at a density of 1.27 units per acre. This made a total project of 665 units over 472.8 acres, for a density of 1.41 units per acre. The Estuary Phase 5 Final Subdivision Plan was approved by the Planning Commission May 13, 2021.

A revised Master Plan was approved on January 10, 2019.

EXECUTIVE SUMMARY

Estuary Development, LLC, has purchased tax map parcels 134-21.00-10.00, 134-21.00-10.01 and 134-19.00-105.02 and wishes to incorporate these parcels into the Estuary subdivision.

Parcel 134-19.00-105.02 is .84 acres and lies immediately east of the Estuary development along Camp Barnes Road. The site previously served as the Estuary field office. The developer wishes to incorporate one additional unit at the Camp Barnes Road parcel, the existing house was recently torn down and a new house is being constructed on the lot.

Parcels 134-21.00-10.00 and 134-21.00-10.01 are a total of 2.83 acres, are located along Millers Neck Road and are completely surrounded by the Estuary Phase 4.

The parcels are zoned AR and are in the Coastal Area.

Central sewer will be provided by Sussex County and capacity is available.

Central water will be supplied by Tidewater Utilities and capacity is available.

Stormwater management will meet the requirements of the Sussex Conservation District. A 30' buffer is maintained immediately adjacent to agricultural use.

With the addition of the parcels along Millers Neck Road, the developer was able to improve the overall appearance from Millers Neck Road and to optimize the product mix, and as such is asking for an additional 17 units in Phase 4.

The final project size, including the previously annexed Zinszer parcel, will be 683 units over approximately 476.5 acres, for a density of 1.43 units per acre, which is generally consistent with the original approval.

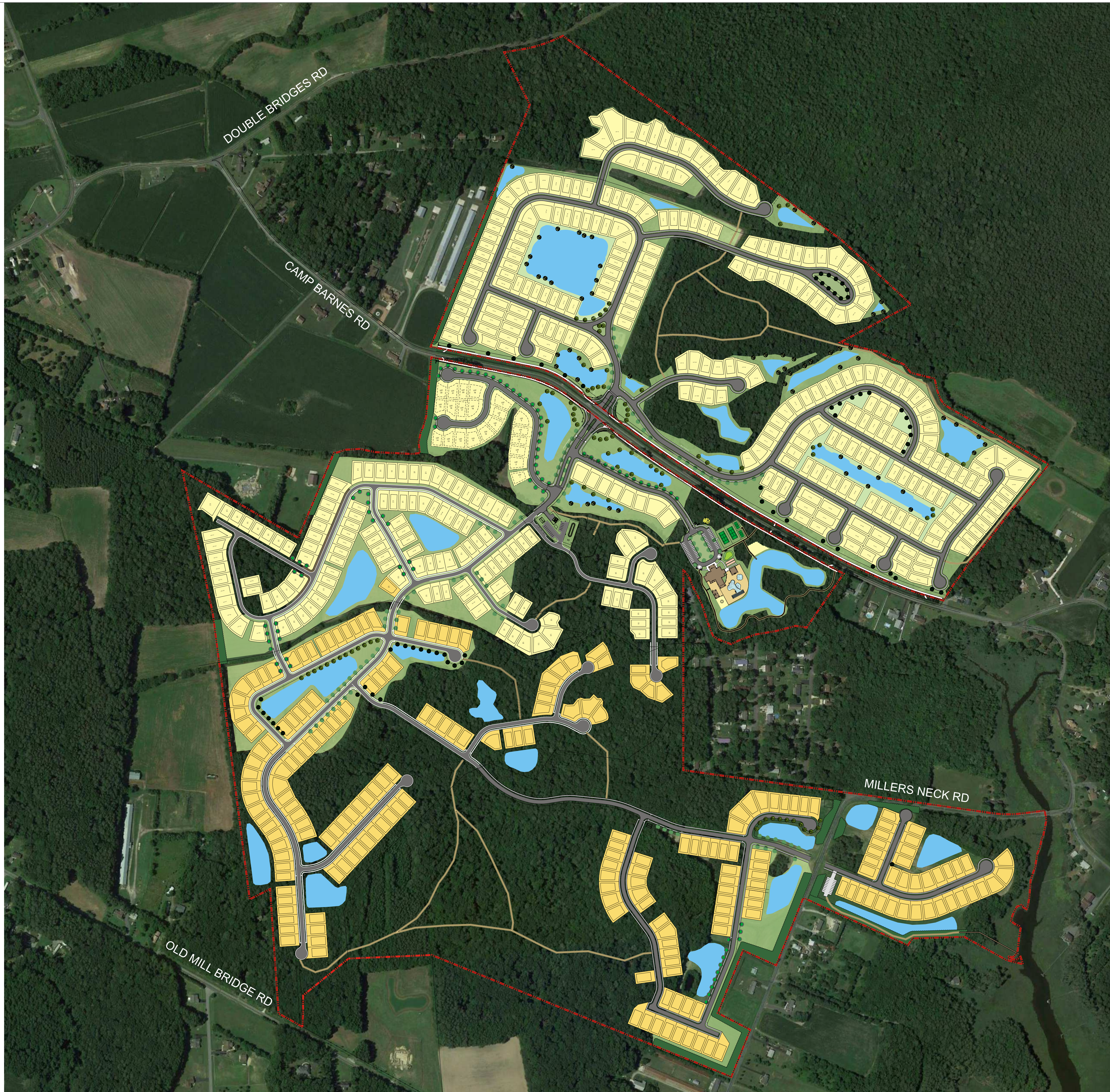
With these additional units, the developer also proposes to further improve the community by constructing an additional pool and pool house in Phase 4, and a gazebo and kayak launch. Furthermore, bocce courts and a putting green at the main clubhouse, and pickleball courts adjacent to the tennis courts, were previously added to the amenity package after approval of the clubhouse site plan.

The developer has secured the appropriate number of signatures as required per Sussex County Code Section §99-13.

Currently, Zoning Condition No. 1 reads, "The maximum number of lots shall not exceed 631 per Planning Commission action on May 22, 2014". We propose a revision to read, "The maximum number of lots shall not exceed 683 (631 per Zoning Condition No. 1 for Subdivision # 2005-64, approved May 22, 2014, and 34 per Zoning Condition A for Estuary Phase 5, Subdivision #2019-6) plus 18 additional lots per Estuary Phase 4 amendment, Subdivision #2021-02.

2. PLANNING & ZONING

PREVIOUS APPROVALS



ZONING CONDITIONS:

1. THE MAXIMUM NUMBER OF LOTS SHALL NOT EXCEED 739.
2. THE APPLICANT SHALL CAUSE TO BE FORMED A HOMEOWNERS ASSOCIATION TO BE RESPONSIBLE FOR THE MAINTENANCE OF STREETS, ROADS, BUFFERS, STORMWATER MANAGEMENT FACILITIES, RECREATIONAL AREAS, AND OTHER COMMON AREAS.
3. THE STORMWATER MANAGEMENT SYSTEM SHALL MEET OR EXCEED THE REQUIREMENTS OF THE STATE AND COUNTY, AND BEST MANAGEMENT PRACTICES SHALL BE UTILIZED.
4. STREET LIGHTING SHALL BE PROVIDED, AND THE LOCATION OF THE STREETLIGHTS SHALL BE SHOWN ON THE FINAL SITE PLAN.
5. NO WETLANDS SHALL BE INCLUDED WITHIN ANY LOT LINES.
6. ROAD NAMING AND ADDRESSING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE SUSSEX COUNTY MAPPING AND ADDRESSING DEPARTMENT.
7. A SCHOOL BUS SHELTER WITH PARKING FOR AT LEAST SIX VEHICLES SHALL BE ESTABLISHED AT EACH ENTRANCE TO THE PROJECT, OR AT SUCH OTHER LOCATION APPROVED BY THE SCHOOL DISTRICT.
8. THE DEVELOPMENT SHALL BE SERVED BY A CENTRAL WATER SYSTEM OPERATED BY A PUBLIC UTILITY COMPANY.
9. THE DEVELOPMENT SHALL BE SERVED AS A PART OF A SUSSEX COUNTY SANITARY SEWER DISTRICT.
10. THE APPLICANT SHALL COMPLY WITH ALL ROADWAY INTERSECTION AND ENTRANCE IMPROVEMENTS REQUIRED BY DELDOT. ANY ROAD REALIGNMENTS SHALL BE IN CONFORMITY WITH DELDOT REGULATIONS.
11. NO MORE THAN 200 RESIDENTIAL BUILDING PERMITS WILL BE ISSUED IN ANY YEAR, AND THE PHASING OF THE PROJECT SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION PHASING IN TAB 4 OF THE APPLICANT'S EXHIBIT BOOKLET. SIDEWALKS AND MULTI-USE TRAILS SHALL BE SHOWN ON THE FINAL SITE PLAN.
12. THE CENTRAL RECREATION COMPLEX SHALL BE CONSTRUCTED AND OPEN FOR USE BY THE RESIDENTS OF THE DEVELOPMENT WITHIN TWO YEARS OF THE ISSUANCE OF THE FIRST RESIDENTIAL BUILDING PERMIT.
13. NO DOCKS OR LAUNCHING FACILITIES FOR MOTORIZED WATERCRAFT SHALL BE MAINTAINED ON THE SITE.
14. THE APPLICANT SHALL PROVIDE AGRICULTURAL BUFFERS AND WETLAND BUFFERS IN ACCORDANCE WITH APPLICABLE REQUIREMENTS.
15. THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.
16. THERE SHALL BE NO LOTS, OR STORMWATER MANAGEMENT FACILITIES OR OTHER STRUCTURES WITHIN 50 FEET OF THE CEMETERY EXISTING ON THE PROPERTY. IN ADDITION, THE DEVELOPER SHALL COMPLY WITH ANY REQUIREMENTS ESTABLISHED BY THE DELAWARE STATE HISTORIC PRESERVATION OFFICE CONCERNING THE CEMETERY.
17. THERE SHALL NOT BE ANY COMMERCIAL ACTIVITIES WITHIN THE SITE, INCLUDING THE PROPOSED SNACK BAR OR GRILL. A NOTE CONFIRMING THIS SHALL BE INCLUDED WITHIN THE FINAL SITE PLAN.
18. THE PROPOSED RV AND BOAT STORAGE AREA SHALL BE RELOCATED TO A MORE CENTRALIZED LOCATION WITHIN THE PROJECT.
19. ANY WELLS, WATER TOWERS OR WATER TANKS SHALL BE LOCATED AT LEAST 300 FEET FROM ADJACENT BOUNDARY LINES. ANY PROPOSED WATER TOWER OR WATER TANK SHALL BE PAINTED IN A SKY NEUTRAL COLOR, WITH NO ADVERTISING OR IDENTIFYING LOGO OR SCRIPT, GRAPHIC FEATURES OR CHARACTERISTICS.
20. THE FINAL SITE PLAN SHALL SHOW THE LOCATION OF ANY PROPOSED OR FUTURE MAINTENANCE AND/OR STORAGE BUILDINGS SERVING THE COMMUNITY. THESE BUILDINGS SHALL BE INTERNALLY LOCATED WITHIN THE SUBDIVISION.
21. THE APPLICANT SHALL MAINTAIN ANY RIGHTS OF ACCESS THAT THIRD PARTIES MAY LEGALLY HAVE ACROSS THE PROPERTY.
22. THE DEVELOPER SHALL PRESERVE AS MANY EXISTING TREES AS POSSIBLE WITHIN THE SITE, AND SHALL DESIGNATE EXISTING FORESTED AREAS ON THE FINAL SITE PLAN, ALSO, AS STATED BY THE APPLICANT, THE RESTRICTIVE COVENANTS SHALL INCLUDE A TREE PRESERVATION COVENANT.

THE ESTUARY
± 430.74 Acres
631 Single Family Lots

APPROVED & RECORDED LOTS
 415

PROPOSED LOTS
 216

TOTAL LOTS
 631

**REVISED MASTER PLAN
 APPROVED ON JANUARY 10,
 2019**

PRINTS ISSUED FOR:
REVIEW

NO.	REVISIONS	DATE

GMB
 GEORGE, MILES & BUHR, LLC
 ARCHITECTS & ENGINEERS
SALISBURY, BALTIMORE, SEAFORD
 206 WEST MAIN STREET
 SALISBURY, MARYLAND 21801
410-742-3116, FAX 410-644-0790
www.gmbnet.com

THE ESTUARY
 SUSSEX COUNTY, DELAWARE

**REVISED
 MASTER PLAN**

SCALE : 1" = 300'	SHEET NO.
DESIGN BY : RLM	2
DRAWN BY : RLM	
CHECKED BY :	
GMB FILE : 140049	
DATE : DEC 2018	

SUBDIVISION APPLICATION



GEORGE, MILES & BUHR, LLC



ARCHITECTS
ENGINEERS

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

SALISBURY
BALTIMORE
SEAFORD

www.gmbnet.com



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

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

December 4, 2020

Sussex County Planning and Zoning Department
2 The Circle
PO Box 417
Georgetown, DE 19947

Attn: Ms. Lauren DeVore
Planner III

Re: The Estuary
Phase 4
Amended Land Plan
GMB File No. 140049.F

Lauren,

Attached please find the application and supporting documentation for a modification to Phase 4 of the Estuary. This is a formal application to incorporate additional lands into the subdivision and amend Zoning Condition #1, which states "The maximum number of lots shall not exceed 631 per Planning Commission action on May 22, 2014". I offer the following comments:

- 1) The Estuary Master Plan for Phases 1-4 was original approved in its current configuration on October 15, 2015 by the Planning Commission.
- 2) Updates to the Master Plan were approved on January 10, 2019 by the Planning Commission. Phase 4 has 98 lots under the currently approved Master Plan.
- 3) The developer has purchased parcels 134-21.00-10.00, 134-21.00-10.01 and 134-19.00-105.02 and wishes to incorporate these parcels into the subdivision.
- 4) The addition of the three parcels at 3.67 acres would allow for 7 additional lots to be incorporated into the subdivision by code.
- 5) The addition of the two parcels along Miller's Neck Road allows for better optimization of the land plan along the west side of Miller's Neck Road. The developer proposes the addition of 17 lots, plus one additional lot located on Camp Barnes Road (134-19.00-105.02), currently the Estuary Field Office.
- 6) The proposed addition of the 17 lots in Phase 4B yields a total density for the entire project of 1.44 units per acre, with a total unit count of 648 units.
- 7) Please note that the original approval of this Estuary iteration allowed for 739 lots. Our original revised preliminary subdivision plan approval still references the 739 lots approved, which was granted by the Planning Commission at their March 17, 2010 meeting. The proposed final plan is still a reduction of 91 lots below the original amount.
- 8) With the proposed incorporation of the 3.67 acres and 17 new lots, the developer also proposes an additional neighborhood pool in Phase 4.
- 9) Furthermore, the developer has already installed, or is planning to install additional amenities beyond what was shown on the approved amenity site plan as follows:
 - i. Kayak launch and gazebo in Phase 4.
 - ii. Putting green at the Clubhouse in Phase 1B.

- iii. Lawn Games & Bocce Court in Phase 1B.
- iv. Pickleball courts in Phase 1B adjacent to the tennis courts.

We understand a public hearing will be required for amendment of the subdivision. Furthermore, we understand the developer must submit documentation with over 50% approval of amending the subdivision per Code Section §99.13. The signatures are being obtained and we will submit documentation under separate cover.

Thank you for your time and attention in this matter. We look forward to your comments.

If you should have any questions, or comments, please feel free to contact me by telephone at (410) 742-3115 or by e-mail at smarsh@gmbnet.com.

Sincerely,



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

SLM/cl

Enclosure:

- One (1) check print copy of the Revised Estuary Phase 4 Preliminary Site Plan
- One (1) copy of the Estuary Overall Phasing Plan
- One (1) copy of the Subdivision Application
- One (1) GMB Check in the amount of \$500

cc: Estuary Development, LLC
Attn: Mr. John Galiani (w/enc.)

Sussex County Major Subdivision Application

Sussex County, Delaware

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

Type of Application: (please check applicable)

Standard:
Cluster:
ESDDOZ:

Location of Subdivision:

Proposed Name of Subdivision:

Tax Map #:

Total Acreage:

Zoning: **Density:** 1.44 **Minimum Lot Size:** 7500 sf **Number of Lots:**

Open Space Acres: 1.12 acres

Water Provider:

Sewer Provider:

Applicant Information

Applicant Name:
Applicant Address:
City: State: Zip Code:
Phone #: E-mail:

Owner Information

Owner Name:
Owner Address:
City: State: Zip Code:
Phone #: E-mail:

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name:
Agent/Attorney/Engineer Address:
City: State: Zip Code:
Phone #: E-mail:



Check List for Sussex County Major Subdivision Applications

The following shall be submitted with the application

Completed Application

Provide fifteen (15) copies of the Site Plan or Survey of the property and a PDF (via e-mail)

- Plan shall show the existing conditions, setbacks, roads, floodplain, wetlands, topography, proposed lots, landscape plan, etc. **Per Subdivision Code 99-22, 99-23 & 99-24**
- Provide compliance with Section 99-9.
- Deed or Legal description, copy of proposed deed restrictions, soil feasibility study

Provide Fee \$500.00

Optional - Additional information for the Commission to consider (ex. photos, exhibit books, etc.) If provided submit seven (7) copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.

N/A

PLUS Response Letter (if required)

51% of property owners consent if applicable

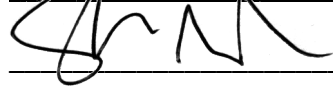
Project books will be provided prior to Planning Commission meeting.

Will be provided under separate cover.

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

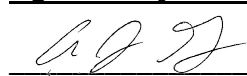
I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety,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

Signature of Applicant/Agent/Attorney



Date: _____

Signature of Owner



Date: _____

For office use only:

Date Submitted: _____

Fee: \$500.00 Check #: _____

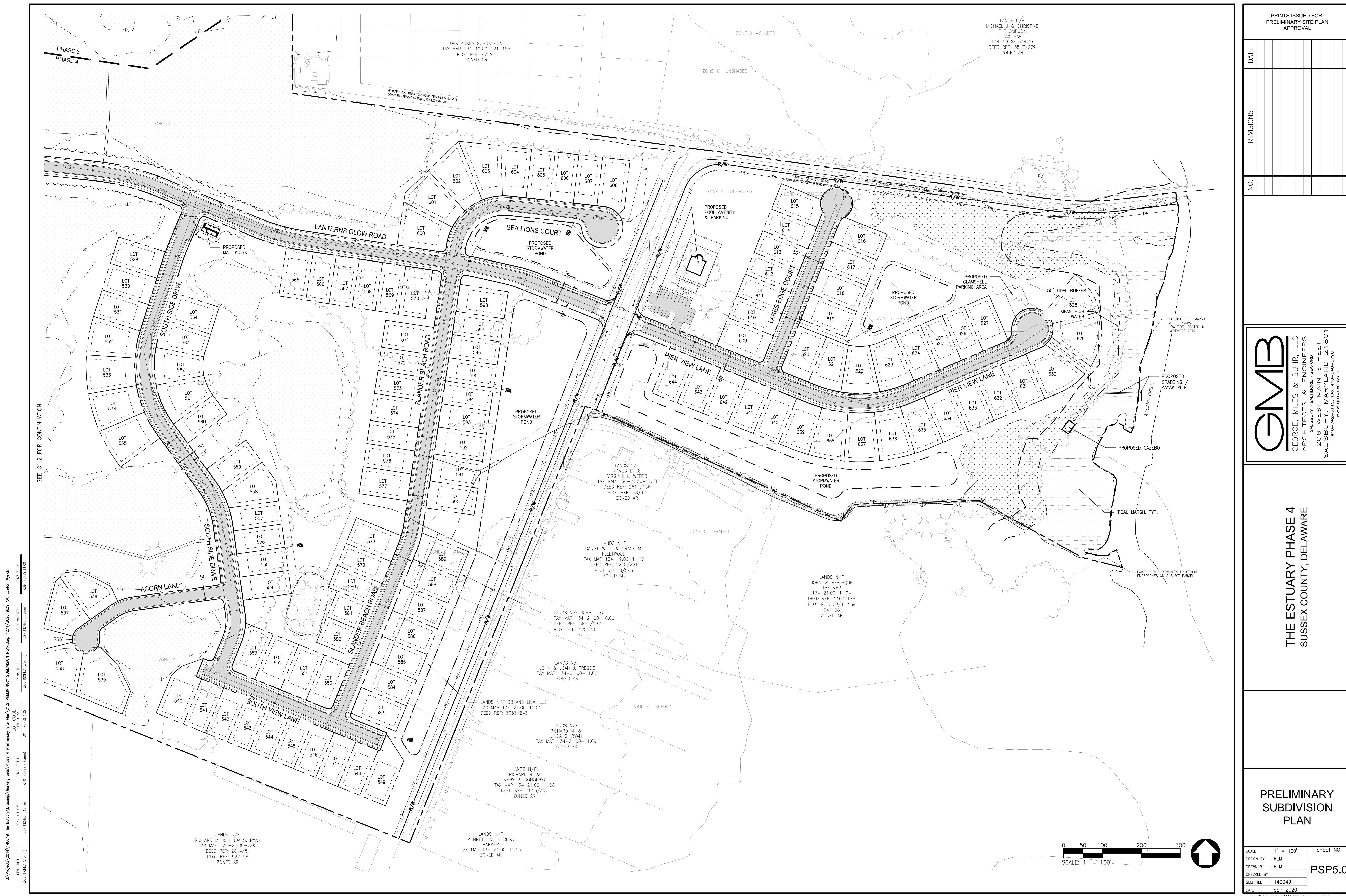
Staff accepting application: _____

Application & Case #: _____

Location of property: _____

Date of PC Hearing: _____

Recommendation of PC Commission: _____



SEE C1.2 FOR CONTINUATION

G:\Projects\2019\10049 The Estuary\Drawings\Working Sets\Phase 4 Preliminary Subdivision Plan.dwg, 12/14/2020 9:39 AM, London Myrick
 PLOT DATE: 12/14/2020
 PLOT CODE: 000
 PLOT SIZE: 24 INCHES (25mm) x 36 INCHES (25mm)
 PLOT SCALE: 1" = 100'
 PLOT UNIT: INCHES (25mm)
 PLOT MARGIN: 0.25 INCHES (25mm)

LANDS N/F
 MICHAEL J. & CHRISTINE
 T. THOMPSON
 TAX MAP
 134-19.00-334.00
 DEED REF: 3517/279
 ZONED AR

OAK ACRES SUBDIVISION
 TAX MAP 134-19.00-121-155
 PLOT REF: 8/124
 ZONED GR

LANDS N/F
 JAMES B. &
 VIRGINIA L. WEBER
 TAX MAP 134-21.00-11.11
 DEED REF: 2613/136
 PLOT REF: 58/17
 ZONED AR

LANDS N/F
 DANIEL W. III & GRACE M.
 FLEETWOOD
 TAX MAP 134-21.00-11.10
 DEED REF: 2245/291
 PLOT REF: 8/585
 ZONED AR

LANDS N/F JCB, LLC
 TAX MAP 134-21.00-10.00
 DEED REF: 3644/237
 PLOT REF: 125/38

LANDS N/F
 JOHN & JOAN J. TREGOE
 TAX MAP 134-21.00-11.02
 ZONED AR

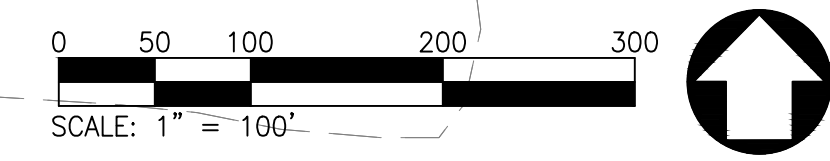
LANDS N/F BB AND LISA, LLC
 TAX MAP 134-21.00-10.01
 DEED REF: 3653/243

LANDS N/F
 RICHARD M. &
 LINDA S. RYAN
 TAX MAP 134-21.00-11.09
 ZONED AR

LANDS N/F
 RICHARD R. &
 MARY P. DONOFFIO
 TAX MAP 134-21.00-11.08
 DEED REF: 1815/307
 ZONED AR

LANDS N/F
 KENNETH & THERESA
 PARKER
 TAX MAP 134-21.00-11.03
 ZONED AR

LANDS N/F
 RICHARD M. & LINDA S. RYAN
 TAX MAP 134-21.00-7.00
 DEED REF: 2014/51
 PLOT REF: 92/258
 ZONED AR



PRINTS ISSUED FOR: PRELIMINARY SITE PLAN APPROVAL	
DATE	
REVISIONS	
NO.	

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

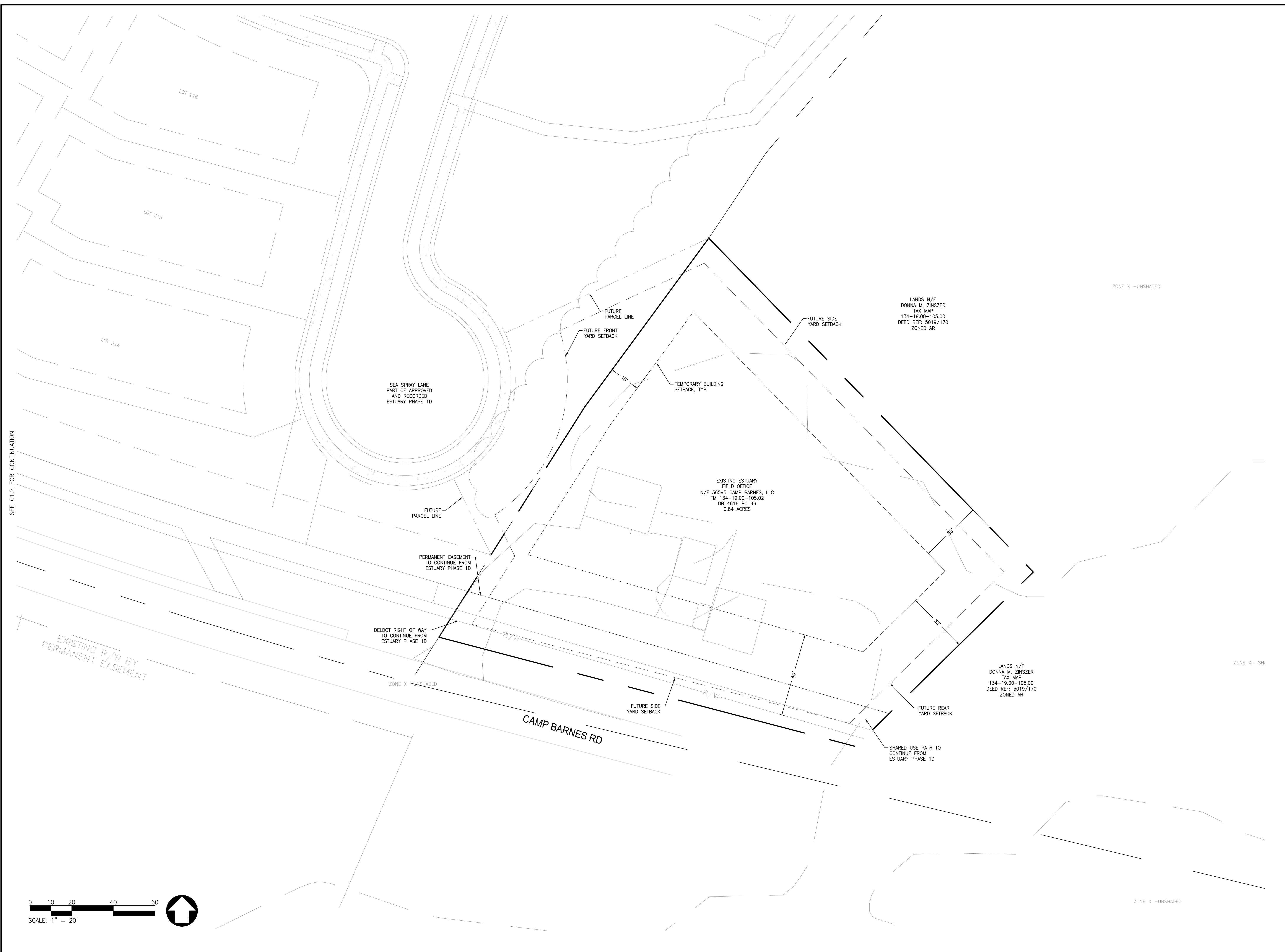
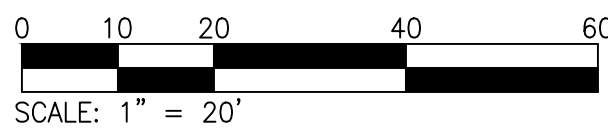
THE ESTUARY PHASE 4
 SUSSEX COUNTY, DELAWARE

**PRELIMINARY
 SUBDIVISION
 PLAN**

SCALE: 1" = 100'	SHEET NO.
DESIGN BY: RLM	PSP5.0
DRAWN BY: RLM	
CHECKED BY: --	
GMB FILE: 140049	
DATE: SEP 2020	

C:\Projects\2019\10049 The Estuary\Drawings\Working Sets\Phase 4 Preliminary Submission\Planets, 12/14/2020 9:39 AM, London Myrick
 PLOT CODE
 PEN=GREEN 200 INCHES (50mm)
 PEN=BLUE 200 INCHES (50mm)
 PEN=WHITE 200 INCHES (50mm)
 PEN=RED 200 INCHES (50mm)

SEE C1.2 FOR CONTINUATION



PRINTS ISSUED FOR: PRELIMINARY SITE PLAN APPROVAL	
DATE	
REVISIONS	
NO.	


THE ESTUARY PHASE 4
 SUSSEX COUNTY, DELAWARE

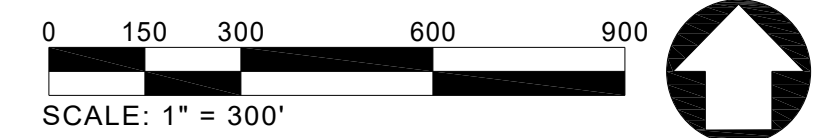
GMB
 GEORGE, MILES & BUHR, LLC
 ARCHITECTS & ENGINEERS
 SALISBURY • BALTIMORE • SEAFORD
 206 WEST MAIN STREET
 SALISBURY, MARYLAND 21801
 410-742-3115, FAX 410-348-5790
 www.gmbnet.com

PRELIMINARY
 SUBDIVISION
 PLAN

SCALE : 1" = 20'	SHEET NO.
DESIGN BY : RLM	PSP6.0
DRAWN BY : RLM	
CHECKED BY : --	
GMB FILE : 140049	
DATE : SEP 2020	



 PROPOSED ADDITIONAL PARCELS ALONG CAMP BARNES RD & MILLERS NECK RD



PRINTS ISSUED FOR REVIEW

NO.	REVISIONS	DATE

GMB
 GEORGE, MILES & BUHR, LLC
 ARCHITECTS & ENGINEERS
 SALISBURY, MARYLAND 21801
 206 WEST MAIN STREET
 410-742-3115 FAX 410-644-0790
 www.gmbnet.com

THE ESTUARY
 SUSSEX COUNTY, DELAWARE

PROPOSED PARCEL ANNEXATION EXHIBIT

SCALE : 1" = 300'	SHEET NO.
DESIGN BY : RLM	1
DRAWN BY : RLM	
CHECKED BY :	
GMB FILE : 140049	
DATE : MAY 2021	

© COPYRIGHT 2021 GEORGE, MILES & BUHR, LLC

RESPONSES TO STAFF AND TAC COMMENTS



GEORGE, MILES & BUHR, LLC



ARCHITECTS
ENGINEERS

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

SALISBURY
BALTIMORE
SEAFORD

www.gmbnet.com



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

JOHN E. BURNSWORTH, P.E.
VINCENT A. LUCIANI, P.E.
AUTUMN J. WILLIS
CHRISTOPHER J. PFEIFER, P.E.

July 13, 2021

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

Attn: Ms. Lauren DeVore
Planner III

RE: Estuary Phase 4
Preliminary Subdivision Plan
Subdivision # 2021-02
GMB # 140049.F

Dear Ms. DeVore:

Please accept this letter as the formal response to your Staff Review Letter, dated July 8, 2021, for the referenced project. We have provided point by point responses to the comments as highlighted below. We look forward to further comments your staff may have and plan to submit the informational binders prior to the Public Hearing.

Revised Preliminary Subdivision Plan

Comment 1: A crossing of Millers Neck Road (S.C.R. 364A) appears to be shown in the top right hand corner of Sheet PSP4.0 and on Sheet PSP5.0. Please clarify if a crosswalk is proposed in this area and carefully detail the infrastructure that will be put in place (ie: streetlights, flashing beacons, etc.) as necessary in order to facilitate a safe crossing for the residents within this Phase of the Subdivision in this specific location.

Response 1: We will work within DeIDOT guidelines to provide for safe crossing of Millers Neck Road. DeIDOT does not allow midblock crossings.

Comment 2: It appears that Lot #599 is missing on the plans. Please indicate the location of the lot on the plans. If the Lot is missing, please add it to the plans and ensure the total number of proposed lots accurately reflects the proposal.

Response 2: Updated plans were provided to your office on 5/17/2021 which shows Lot #599 Slander Beach Road (recently updated to Lily Pad Lane).

Comment 3: It is noted on Sheet PSP4.0 that there is a stormwater management pond that is proposed along Millers Neck Road (S.C.R.364A). A proposed stormwater management pond is also shown to the south of Pier View Lane on PSP5.0. Please note that the forested and/or landscape buffer strip must be not less than 30-ft in width exclusive or stormwater management areas (§99-5).

Response 3: Per Section 115-25. E (4) of the Sussex County Code, a thirty-foot (30') buffer is required adjacent to lands primarily used for

agricultural purposes. The areas in question are not adjacent to agricultural lands.

Comment 4: Please ensure that to comply with Condition No. 5 of the Conditions of Approval that no lots contain any wetlands. Some of the lots at the end of the proposed cul-de-sac along Pier View Lane appear close to the wetlands. This would also accord with the requirement that all lots be configured to be contained completely outside of all wetlands (§115-25(E)(6)).

Response 4: All proposed lots are located outside of existing wetlands.

Comment 5: Please note that Condition No. 15 of the Conditions of Approval prohibits any docks or launching facilities for motorized watercraft be maintained on the site. It may be both appropriate and necessary to provide signage in the location of the dock to ensure that no motorized watercraft use the dock in the future.

Response 5: Signage will be provided to ensure that no motorized watercraft use the proposed pier other than the purposes of picking up passengers. No mooring of motorized vessels may take place at the pier.

Comment 6: It is noted that the proposed parking area will be comprised of crushed clam shells. Construction materials for the proposed trail shall be identified and all trail construction materials shall be pervious in nature (§115-25(F)(3)(vi)). Please note the material that will be used to facilitate the trail system to the proposed crabbing/kayak pier and proposed gazebo. Please ensure that the trail is comprised of a material that meets ADA standards for accessibility purposes.

Response 6: The pedestrian trail that serves the kayak pier will be constructed to be as pervious as possible while providing maximum accessibility. We will work with Sussex County Engineering Department (SCED) and your office on final details.

Comment 7: Please note if a landscape or vegetated buffer will be planted to the rear of Lot Nos. 609 to 615 to provide additional privacy for these residents from the proposed pool amenity and parking.

Response 7: There will be no additional landscaping for the lots in question other than the average foundation plantings associated with each lot.

Comment 8: Please include the County Project Reference Number for the project on the Cover Sheet. The County Project Reference Number for this project is 2021-02.

Response 8: The County Project Reference Number 2021-02 has been added to the Cover Sheet.

Comment 9: Please change the reference to the Environmentally Sensitive Development District Overlay Zone (ESDDOZ) to the Coastal Area to accord with the provisions of Ordinance 19-5 which was

- approved by the Sussex County Council at their meeting of May 21, 2019.
- Response 9:** The zone reference has been updated to the Coastal Area.
- Comment 10:** Please include the acreage of forested area to be removed in the Site Data Column under the "Phase 4 Area Divisions." The removal of healthy mature trees shall be limited (§115-25(F)(6)).
- Response 10:** The acreage of forested area to be removed has been added to the Site Data Column.
- Comment 11:** Please include on the plans that the project is not located within the Henlopen Transportation Improvement District (TID).
- Response 11:** A note has been added stating that the project is not located within the Henlopen Transportation Improvement District (TID).
- Comment 12:** Please note in the Site Data Column that the proposed subdivision is not located within a Wellhead Protection Area to comply with Chapter 89 "Source Water Protection" of the Sussex County Code (§89-6).
- Response 12:** A note has been added in the Site Data Column stating that the proposed subdivision is not located within a Wellhead Protection Area to comply with Chapter 89 "Source Water Protection" of the Sussex County Code (§89-6).
- Comment 13:** Please note in the Site Data Column that the proposed subdivision is located within an area of "Fair" Groundwater Recharge Potential to comply with Chapter 89 "Source Water Protection" of the Sussex County Code (§89-7).
- Response 13:** A note has been added in the Site Data Column stating that the proposed subdivision is located within an area of "Fair" Groundwater Recharge Potential to comply with Chapter 89 "Source Water Protection" of the Sussex County Code (§89-7).
- Comment 14:** Staff notes that 72% Open Space is being retained for the subdivision. This meets the 30% Open Space requirement for cluster subdivisions (§115-25(B)(2)).
- Response 14:** Comment noted.
- Comment 15:** Please include on the plans, topographic contours at one-foot intervals (§99-23(G)).
- Response 15:** Topographic contours at one-foot intervals have been included on the plans.
- Comment 16:** Please add the approximate dimensions and areas of all proposed lots or parcels in the subdivision (§99-23(K)).
- Response 16:** The standard lot dimensions are included on sheet PSP3.0. The minimum lot size is 7500 sf.
- Comment 17:** Please add the proposed sizes for all proposed drainage facilities on the plans (§99-23(M)).

- Response 17:** The proposed sizes of all proposed drainage facilities has been added to the plans. The stormwater management plan is in development with Sussex Conservation District (SCD).
- Comment 18:** Please include a proposed grading plan with the plans when excavation, recontouring or similar work is to occur in conjunction with development of the subdivision (§99-23(N)).
- Response 18:** The proposed grading plan in under development with the development/review of the stormwater management plans. Proposed grading will be added to the Final Site Plan.
- Comment 19:** Please include a breakdown of tidal vs. non-tidal wetland totals in the Site Data Column as well as those wetlands which are under the Delaware Department of Natural Resources and Environmental Control's (DNREC's) (State) jurisdiction and those which are under the Army Corp. of Engineers'(Federal) jurisdiction in order to facilitate compliance with state and federal wetlands requirements (§99-23(Q)).
- Response 19:** Tidal vs. non-tidal wetland details have been added in the Site Data Column.
- Comment 20:** Please ensure that a minimum of 25-ft of permanent setback is maintained around the outer boundaries of all wetlands except for that of tidal waters (§115-25((F)(4)).
- Response 20:** The Estuary project predates the Ordinance requiring a 25' buffer. Estuary Phase 4 Preliminary Site Plan was approved. As such, Condition 5 states, "No Wetlands shall be included within any lot lines". The average buffer between proposed lots and existing wetlands is over 33' within Phase 4.
- Comment 21:** Please add on the plans the designation of all areas proposed as open space (§99-23(S)).
- Response 21:** All proposed open space areas are designated on the plans.
- Comment 22:** Please include statements concerning any proposed deed restrictions to be imposed by the owner (§99-24(B)).
- Response 22:** Any proposed deed restrictions to be imposed by the owner have been added to the plans. A copy of the Covenants and Restrictions of the HOA will be included as part of the Final Site Plan submittal.
- Comment 23:** Please include statements explaining how and when the subdivider proposes to provide for the perpetual maintenance of forested buffer strips (§99-24(F)).
- Response 23:** A note stating that the HOA will provide for the perpetual maintenance of forested buffer strips (§99-24(F)) have been added to the Cover Sheet.

Comment 24: Please note that for purposes of calculating the permitted density that all tidal wetlands shall be excluded from allowable density calculations (§115-15.1).

Response 24: Subtracting the 2.90 acres from the 117.37 acres of Gross Area would equal 114.47 acres. Two units per acre would equal 228 allowed lots. We are requesting 115 lots within Phase 4.

Comment 25: The proposed crabbing/kayak pier and gazebo will likely require a Subaqueous Lands permit to be issued by the Delaware Department of Natural Resources and Environmental Control (DNREC) Subaqueous Lands Section. Please note that the proposed pier cannot project more than 10% the width of the waterway (§115-186(B)(1)).

Response 25: Comment noted. We will comply with all State and Federal regulations regarding the disturbance to wetlands and / or Subaqueous lands.

Final Subdivision Plan

Comment 26. Please ensure that a 20-ft forested/landscape buffer that meets the provisions of §99-5 of the Sussex County Code is shown around the entire perimeter of the site to be developed. Please note that the 20-ft width shall be exclusive of any proposed stormwater management areas or facilities, open space, etc. A Landscape Plan for the buffer shall be designed and certified by a licensed landscape forester or architect designated by the Society of American Foresters as a “certified forester” and shall include a mix of 70% deciduous shade trees and 30% evergreen trees. The certification should be included on any Final Subdivision Plan.

Response 26: A 20-ft landscape buffer will be provided in those areas where the existing woodlands are not present.

Comment 27: Please include a General Note on the plans that all signage will require a separate permit from the County.

Response 27: A note has been included on the plans that all signage will require a separate permit from the County.

Comment 28: Please include the location of all proposed streetlights on the plans to accord with Condition No. 5 of the Conditions of Approval for the Subdivision.

Response 28: The location of all proposed streetlights will be added to the plans.

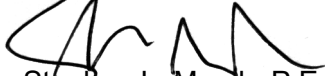
Comment 29: Please clarify whether a covered bus stop will be provided for use of the property owners within the subdivision. Condition No. 8 of the Conditions of Approval requires the provision of “a school bus shelter with parking for at least six (6) vehicles to be established at each entrance to the project or at such other location to be approved by the school district.”

- Response 29:** A covered bus stop was constructed in Phase 1B, near the clubhouse facility.
- Comment 30:** Please add hatching which clearly delineates the location of all proposed sidewalks on the plans. Sidewalks shall be required at least on one side of each street (§115-25) (F)(9)).
- Response 30:** Hatching was added to clearly delineate the location of all proposed sidewalks on the plans.
- Comment 31:** Please include the location and descriptions of all permanent survey monuments (§99-26(A)(5)).
- Response 31:** The location and description of all permanent survey monuments will be added.
- Comment 32:** Please note that all street names shall be approved by the Sussex County Department of Mapping and Addressing prior to final approval of the project (§99-26(A)(7)).
- Response 32:** All street names have been approved by Sussex County Department of Mapping and Addressing and will be provided prior to Final Site Plan approval.
- Comment 33:** Please include the locations, dimensions and purposes of any other property offered for dedication or to be reserved for acquisition for public use or to be reserved by deed covenant for the common use of property owners in the subdivision (§99-26(A)(11)).
- Response 33:** All locations, dimensions and purposes of any other property offered for dedication or to be reserved for acquisition for public use or to be reserved by deed covenant for the common use of property owners in the subdivision (§99-26(A)(11)) will be included on the plans.
- Comment 34:** Please include the location, bearings and dimensions of all forested buffer strips((§99-26(A)(16)).
- Response 34:** The location, bearings, and dimensions of all forested buffer strips((§99-26(A)(16)) will be added to the plans.
- Comment 35:** Please add to the plans, a certification panel and space for the stamp of and a space for the signature of an authorized representative of the Sussex Conservation District approving the location and design of all stormwater management areas and erosion and sediment control facilities which shall be shown on the final site plan (§99-26(A)(18)).
- Response 35:** A certification panel and space for the stamp of and a space for the signature of an authorized representative of the Sussex Conservation District approving the location and design of all stormwater management areas and erosion and sediment control facilities which shall be shown on the final site plan (§99-26(A)(18)) has been added to the plans.

- Comment 36: Please include a breakdown of the open space on the plans (Open Space “A,” “B,” “C,” etc.) and the purpose of all open space areas. Please also add the percentage of impervious surface cover area in the Site Data Column (§99-26(A)(19)).
- Response 36: A breakdown of the open space on the plans (Open Space “A,” “B,” “C,” etc.) and the purpose of all open space areas, and the percentage of impervious surface cover area in the Site Data Column (§99-26(A)(19)) has been added to the plans and will be modified as necessary for the Final Site Plan.
- Comment 37: Please include a summary of deed restrictions applicable within the subdivision, including agreements for the operation and maintenance by the property owners or agency in the subdivision of street and road improvements, surface drainage facilities, erosion and sedimentation control facilities, water supply facilities, sanitary sewer facilities, forested buffer strips, all areas approved as open space and other improvements” (§99-27(A)).
- Response 37: A summary of deed restrictions applicable within the subdivision, including agreements for the operation and maintenance by the property owners or agency in the subdivision of street and road improvements, surface drainage facilities, erosion and sedimentation control facilities, water supply facilities, sanitary sewer facilities, forested buffer strips, all areas approved as open space and other improvements” (§99-27(A)) will be added to the plans.
- Comment 38: If the subdivision receives Final Subdivision Plan approval, a separate Amenities Plan for the subdivision will be required to be submitted to the Office of Planning and Zoning
- Response 38: Comment noted.
- Comment 39: Prior to approval of the Final Site Plan, approval letters or letters of no objection from the following agencies shall be submitted to the Sussex County Planning and Zoning Office:
- a. Sussex Conservation District
 - b. Office of State Fire Marshal
 - c. Delaware Department of Transportation (DelDOT)
 - d. Sussex County Engineering Department
 - e. Sussex County Mapping and Addressing Department
 - f. Office of Drinking Water (Public Health)
 - g. Delaware Department of Natural Resources & Environmental Control–Subaqueous Lands Permit for proposed crabbing/kayak dock and gazebo proposed within tidal wetlands.
 - h. The local school district regarding bus stop provisions.
 - i. Copies of any proposed HOA bylaws or deed restrictions to be imposed on property owners within the subdivision.
- Response 8: All approvals and documents will be obtained prior to Final Subdivision Site Plan Submittal.

If you have any questions or comments, please feel free to contact me by telephone at (410) 742-3115 or by e-mail at smarsh@gmbnet.com.

Sincerely,



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

Enclosures

- One (1) Copy of the Preliminary Subdivision Plan (24x36)
- One (1) Copy of the Site Plan Rendering (24x36)
- One (1) Copy of the Preliminary Subdivision Plan & Site Plan Rendering (electronic)

cc: Estuary Development, LLC
Attn: Mr. John Galiani (w/o encl.)

CONDITIONS OF PRELIMINARY APPROVAL PLANNING COMMISSION (SEPT 28, 2006)

- 1. THE MAXIMUM NUMBER OF LOTS SHALL NOT EXCEED 683, INCLUDING PHASE 5 (SUBDIVISION 2019-6 APPROVED MAY 13, 2021) AND PROPOSED PHASE 4 REVISION, PER PLANNING COMMISSION ACTION ON MAY 22, 2014.
2. THE APPLICANT SHALL CAUSE TO BE FORMED A HOMEOWNERS ASSOCIATION TO BE RESPONSIBLE FOR THE MAINTENANCE OF STREETS, ROADS, BUFFERS, STORMWATER MANAGEMENT FACILITIES, RECREATIONAL AREAS, AND OTHER COMMON AREAS.
3. THE STORMWATER MANAGEMENT SYSTEM SHALL MEET OR EXCEED THE REQUIREMENTS OF THE STATE AND COUNTY, AND BEST MANAGEMENT PRACTICES SHALL BE UTILIZED.
... 24. THE DEVELOPER SHALL PRESERVE AS MANY EXISTING TREES AS POSSIBLE WITHIN THE SITE, AND SHALL DESIGNATE EXISTING FORESTED AREAS ON THE FINAL SITE PLAN. ALSO, AS STATED BY THE APPLICANT, THE RESTRICTIVE COVENANTS SHALL INCLUDE A TREE PRESERVATION COVENANT.

GENERAL NOTES

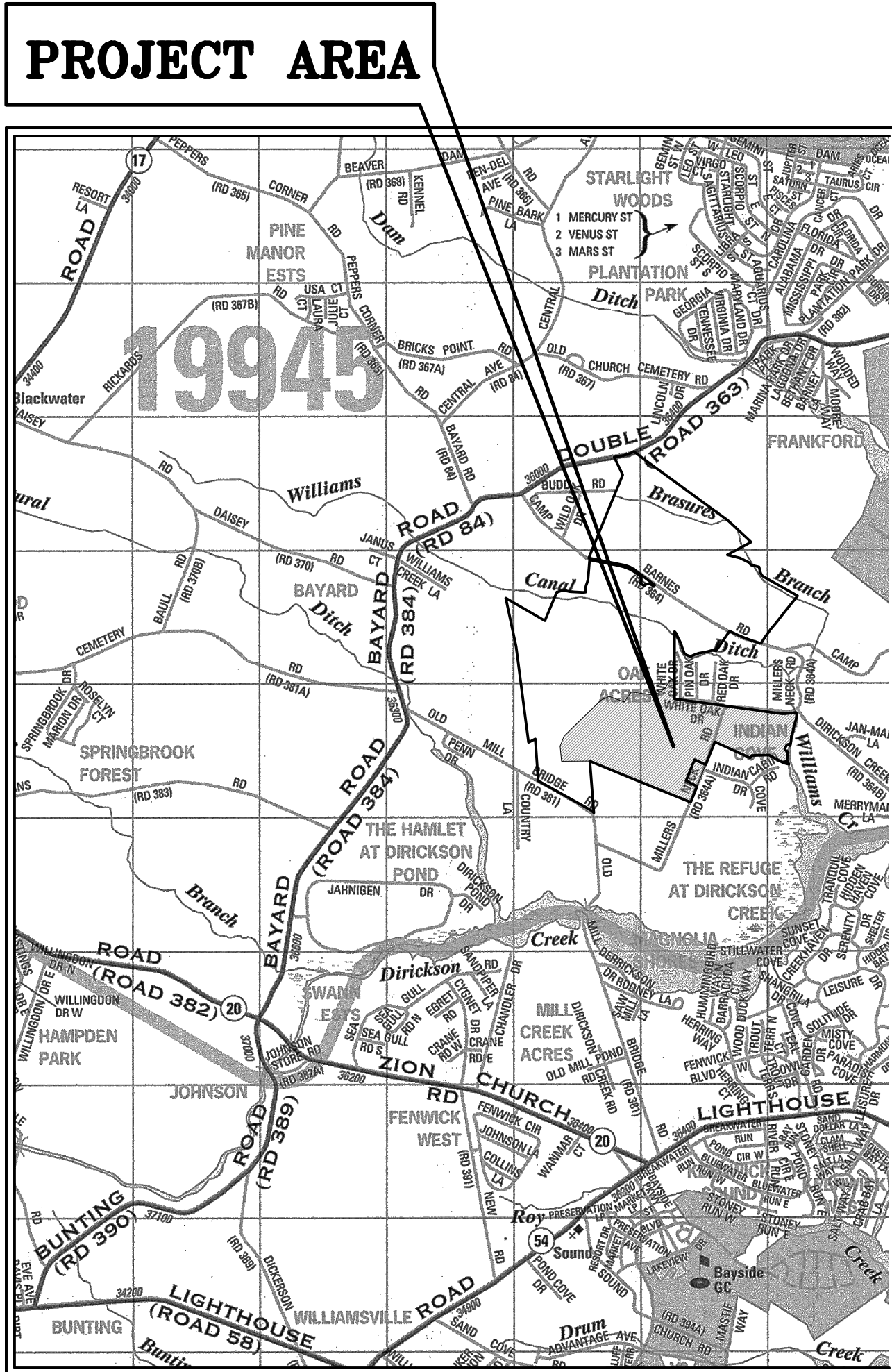
- 1. ALL ON-SITE STREETS ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNERS ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE STREETS SHALL BE BY THE RESPECTIVE ORGANIZATION. THE STATE ASSUMES RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF STREETS WITHIN INDICATED DELDOT RIGHT-OF-WAYS ONLY.
2. STORMWATER MANAGEMENT AND STORM DRAINAGE SHALL BE IN ACCORDANCE WITH THE SUSSEX CONSERVATION DISTRICT, AND SUSSEX COUNTY ENGINEERING REQUIREMENTS. THE SITE IS TO BE TREATED BY MULTIPLE WET PONDS. MAINTENANCE OF THE ON-SITE STORMWATER MANAGEMENT FACILITIES AND STORM DRAINAGE SYSTEM SHALL BE BY THE OWNERS UNTIL DEDICATION TO THE HOMEOWNERS ASSOCIATION. THE PERPETUAL MAINTENANCE AFTER DEDICATION SHALL BE BY THE RESPECTIVE ORGANIZATION.
... 24. PER SUSSEX COUNTY CODE SECTION 89-6 "SOURCE WATER PROTECTION", SITE IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA, AND IS LOCATED WITHIN AN AREA OF "FAIR" GROUNDWATER RECHARGE POTENTIAL.

THE ESTUARY
AMENDED PHASE 4
PRELIMINARY SUBDIVISION PLAN
SUSSEX COUNTY SUBDIVISION # 2021-02
SUSSEX COUNTY, DELAWARE

GMB File No. 140049-F

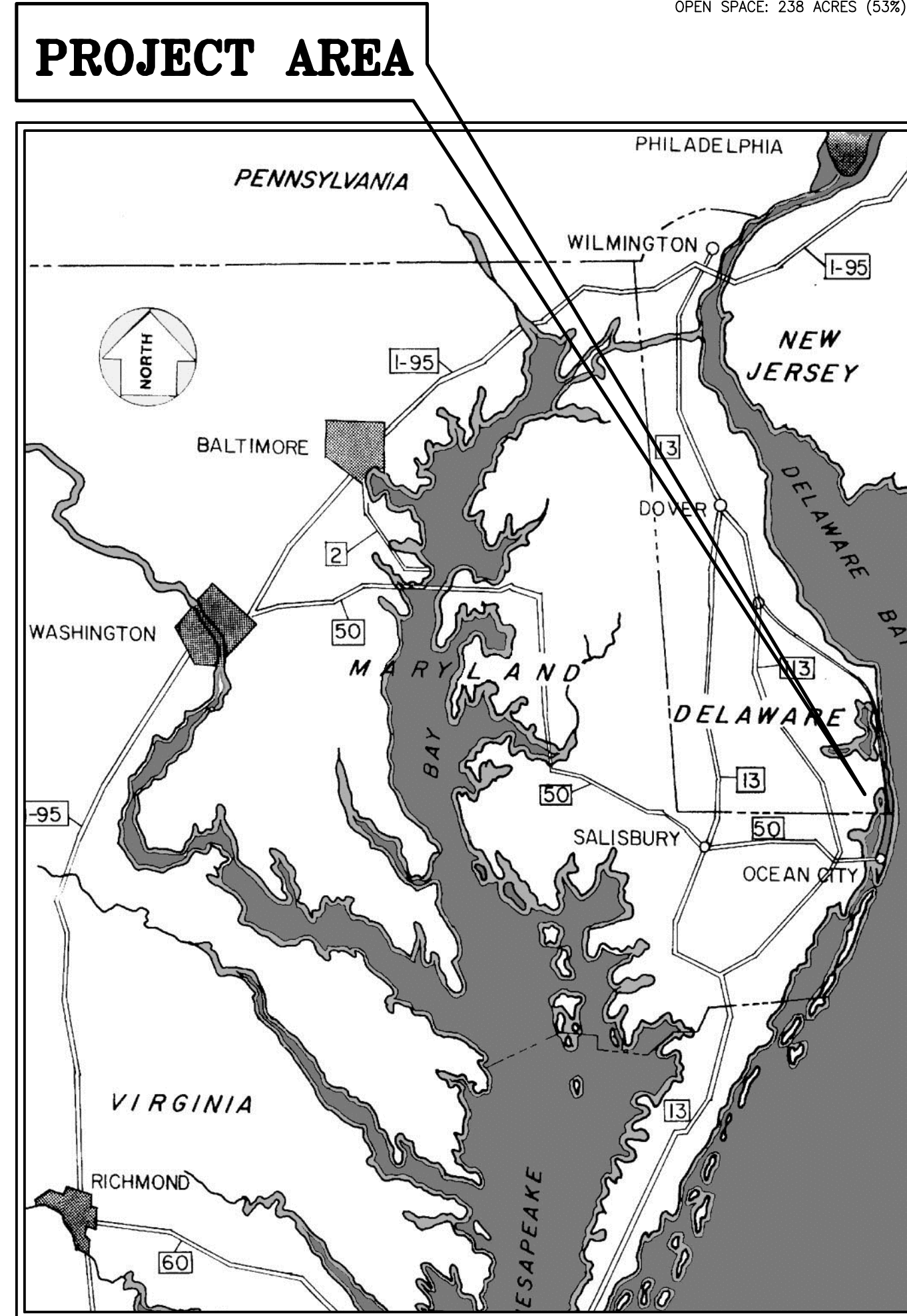
OVERALL PROJECT DATA

SITE AREA: 450.02 ± ACRES
LOTS PROPOSED: 648 SINGLE FAMILY LOTS (1.44 LOTS/ACRE)
OPEN SPACE: 238 ACRES (53%)



LOCATION MAP

SCALE: 1" = 1,000'



VICINITY MAP

SCALE: 1" = 20 MILES

LIST OF DRAWINGS

- PSP1.0 COVER SHEET
PSP2.0 EXISTING PARCEL BOUNDARY
PSP3.0 PRELIMINARY SUBDIVISION PLAN KEY SHEET
PSP4.0 PRELIMINARY SUBDIVISION PLAN
PSP5.0 PRELIMINARY SUBDIVISION PLAN
PSP6.0 PRELIMINARY SUBDIVISION PLAN

APPROVED BY: SUSSEX COUNTY COUNCIL PRESIDENT
APPROVED BY: SUSSEX COUNTY PLANNING AND ZONING COMMISSION
APPROVED BY: SUSSEX COUNTY SOIL CONSERVATION DISTRICT

JULY 2021

WETLANDS CERTIFICATION:

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).

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

SITE DATA TABLE

Table with columns for APPLICANT (OWNER), CIVIL ENGINEER, EXISTING PARCELS, TAX MAP, DEED REFERENCE, PLOT BOOK, ADDITIONAL PARCELS, TAX MAP, DEED REFERENCE, EXISTING ZONING, PROPOSED PHASE 4 DATA, TAX MAP, SITE AREA, LOTS ALLOWED, LOTS PROPOSED, COMMUNITY BUILDINGS, PROPOSED MODEL HOME LOT DATA, TAX MAP, SITE AREA, LOTS ALLOWED, LOTS PROPOSED, COMMUNITY BUILDINGS, PHASE 1 BREAKDOWN, PHASE 2-4 BREAKDOWN, PROPOSED REVISED PHASE 1D, PROPOSED REVISED PHASE 4, PHASE 4 AREA DIVISIONS, PROPOSED IMPERVIOUS AREA, ESTIMATED LOT COVERAGE, REQUIRED PARKING, PROVIDED PARKING, BUILDING SETBACKS, UTILITIES, OWNER'S CERTIFICATION, OWNER, CIVIL ENGINEER, ENGINEER'S CERTIFICATION.

PRINTS ISSUED FOR: PRELIMINARY SITE PLAN APPROVAL

DATE

REVISIONS

NO.

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

THE ESTUARY PHASE 4
SUSSEX COUNTY, DELAWARE

COVER SHEET

Table with columns for SCALE, DESIGN BY, DRAWN BY, CHECKED BY, OMB FILE, DATE, SHEET NO., and PSP1.0.



C:\Projects\201\140049 The Estuary\Drawings\Working Sets\Phase 4 Preliminary Site Plan.dwg, 7/27/2021 3:43 PM, London Myrick
 PLOT CODE
 PEN=GREEN 200 INCHES (50mm)
 PEN=RED 200 INCHES (50mm)
 PEN=YELLOW 200 INCHES (50mm)
 PEN=BLUE 200 INCHES (50mm)
 PEN=WHITE 200 INCHES (50mm)
 PEN=BLACK 200 INCHES (50mm)

PRINTS ISSUED FOR: PRELIMINARY SITE PLAN APPROVAL	
DATE	
REVISIONS	
NO.	

GMB

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

THE ESTUARY PHASE 4
 SUSSEX COUNTY, DELAWARE

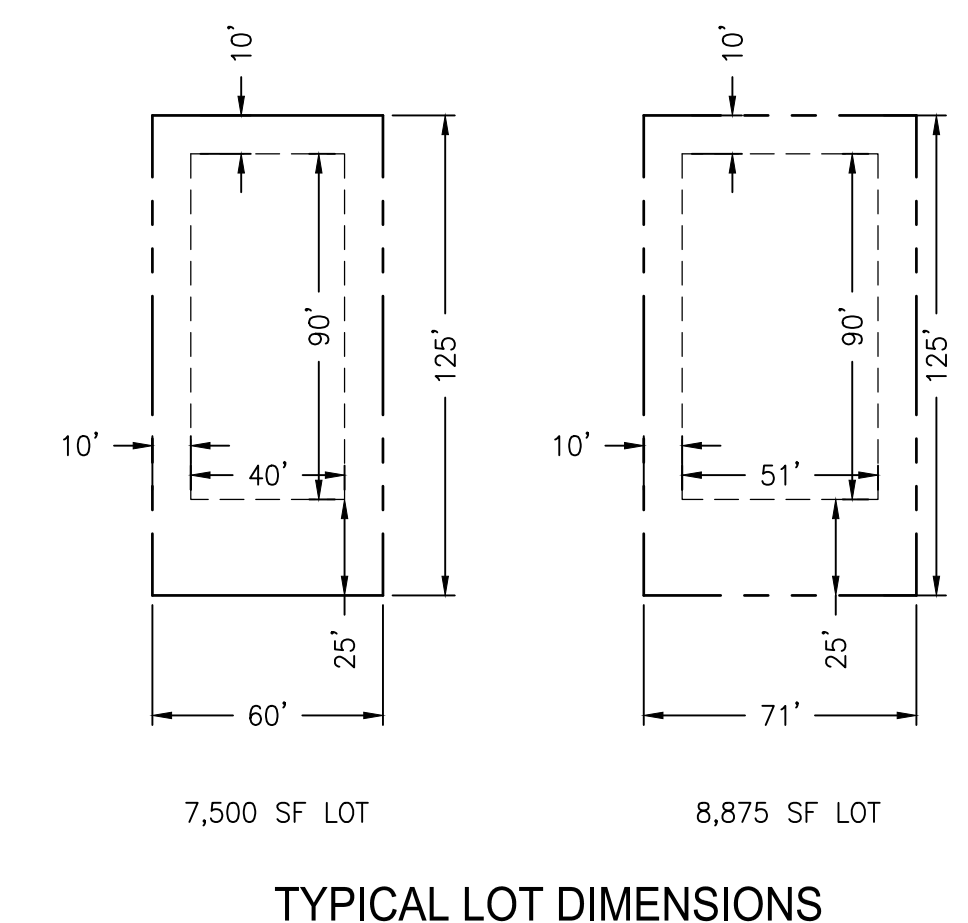
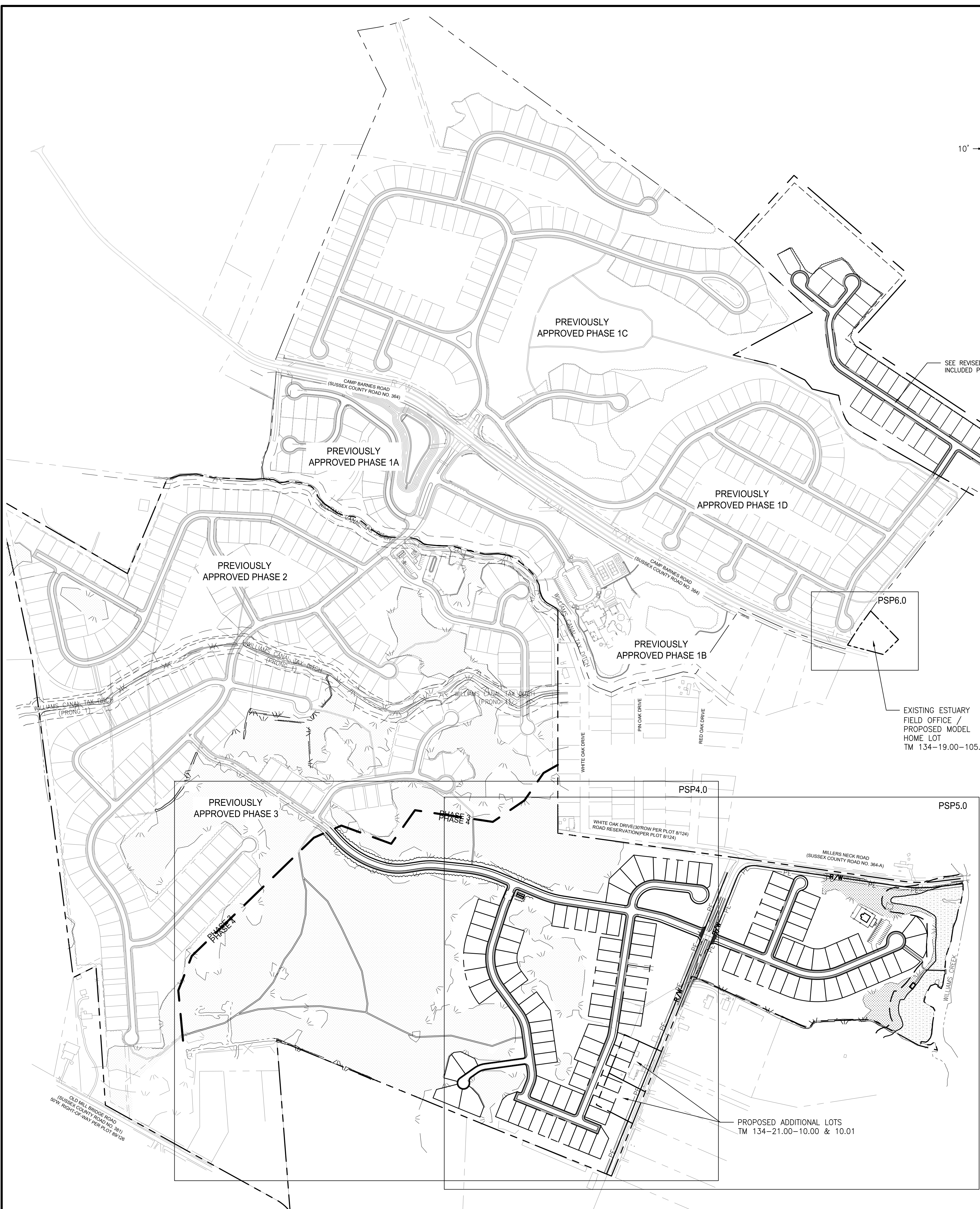
EXISTING PARCEL BOUNDARY

SCALE: 1" = 150'
 DESIGN BY: RLM
 DRAWN BY: RLM
 CHECKED BY: --
 GMB FILE: 140049
 DATE: SEP 2020

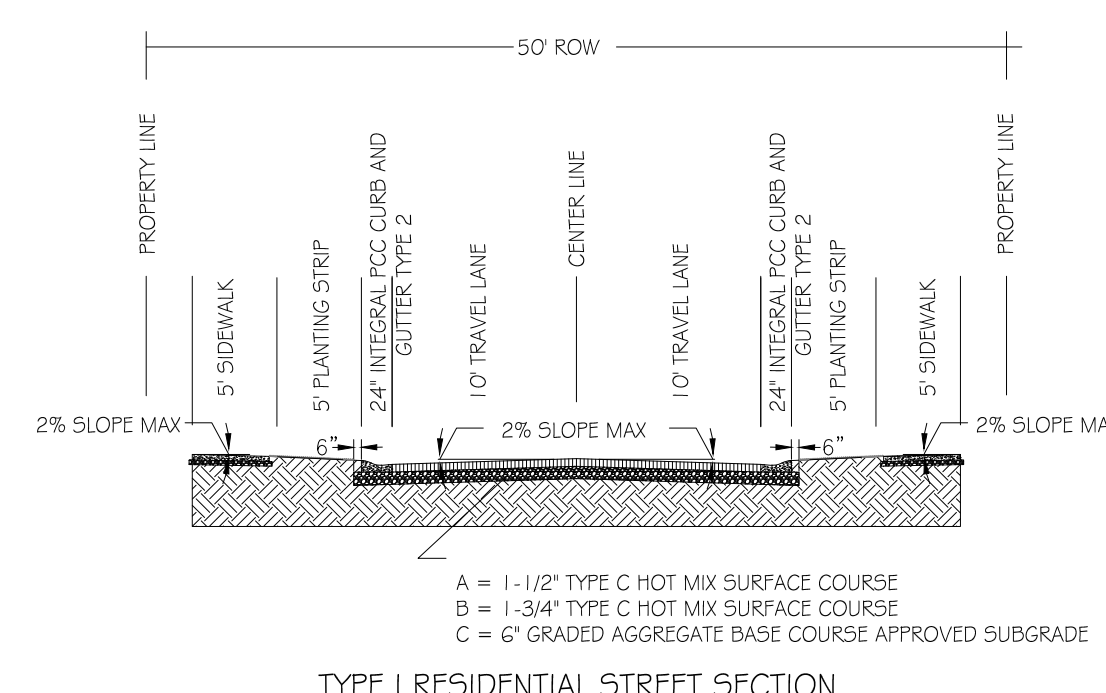
SHEET NO.
PSP2.0

© COPYRIGHT 2021 GEORGE, MILES & BUHR, LLC

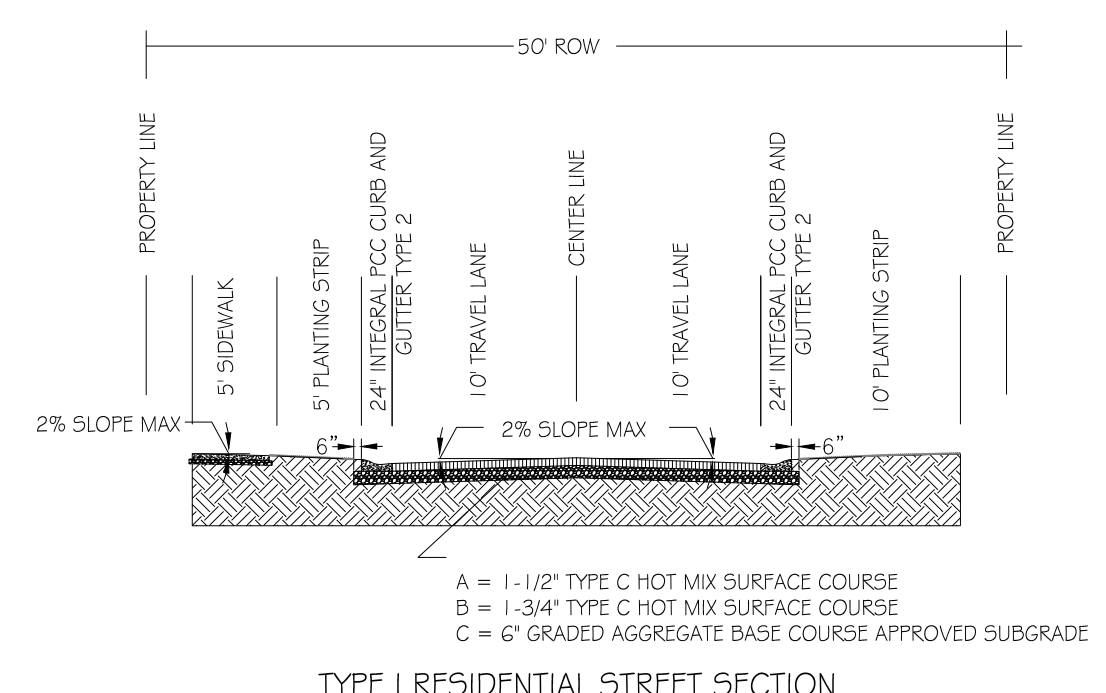
C:\Projects\201\140049 The Estuary\Drawings\Sub\Phase 4 Preliminary\SUBMISSION PLAN KEY SHEET.dwg, 7/26/2021, 1:16 PM, Lonan Myrick
 PLOT DATE: 7/26/2021 1:16 PM
 PLOT SCALE: 1" = 300'
 PLOT SIZE: 24" x 36" (610mm x 914mm)
 PLOT ORIGIN: 0,0
 PLOT UNIT: INCHES
 PLOT COLOR: BLACK
 PLOT LINE WEIGHT: 0.20
 PLOT FONT: Arial, 10pt
 PLOT PLOTTER: HP DesignJet 500



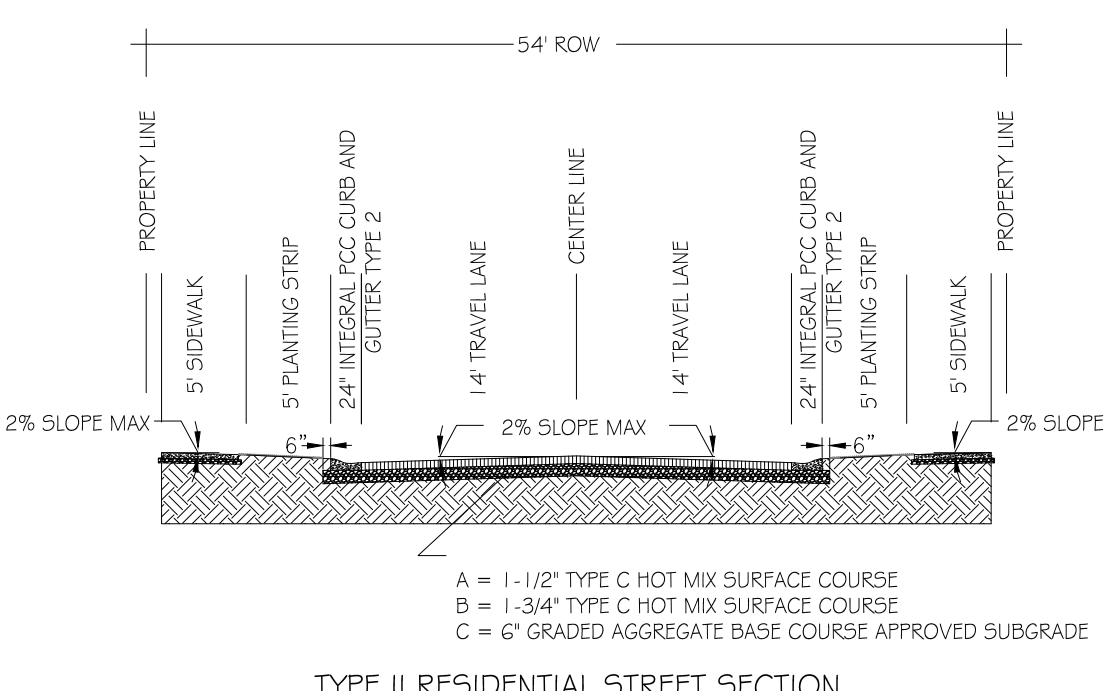
TYPICAL LOT DIMENSIONS



TYPE I RESIDENTIAL STREET SECTION

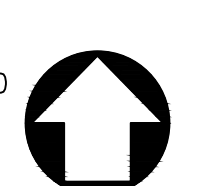
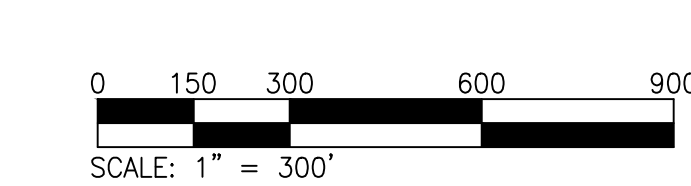


TYPE I RESIDENTIAL STREET SECTION SIDEWALK ON ONE SIDE ONLY



TYPE II RESIDENTIAL STREET SECTION

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
SETBACK LINE	---	---
R.O.W. LINE	---	---
PROPERTY CORNER (NOT SPECIFIED)		N/A
CONCRETE MONUMENT FOUND	CMB □	CMB □
IRON PIPE FOUND	IPY •	N/A
CONTOUR	---	11
EDGE OF PAVEMENT	---	---
CURB	---	---
SIDEWALK	---	---
SIDEWALK HATCH	▨	▨
EDGE OF POND	---	---
STORM MANHOLE	⊙	⊙
CURB INLET	⊞	⊞
STORM PIPE	---	---
SANITARY MANHOLE	⊙	⊙
SANITARY PIPE	---	---
WATER PIPE	---	---
OVERHEAD ELECTRIC	---	N/A
UTILITY POLE	---	N/A
TREE LINE	---	---



PRINTS ISSUED FOR: PRELIMINARY SITE PLAN APPROVAL	
DATE	
REVISIONS	
NO.	
GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS SALISBURY • BALTIMORE • SEAFORD 206 WEST MAIN STREET SALISBURY, MARYLAND 21801 410-742-3115, FAX 410-548-5790 www.gmbnet.com	
THE ESTUARY PHASE 4 SUSSEX COUNTY, DELAWARE	
PRELIMINARY SUBDIVISION PLAN KEY SHEET	
SCALE: 1" = 300'	SHEET NO.
DESIGN BY: RLM	PSP3.0
DRAWN BY: RLM	
CHECKED BY: --	
GMB FILE: 140049	
DATE: SEP 2020	
© COPYRIGHT 2021 GEORGE, MILES & BUHR, LLC	

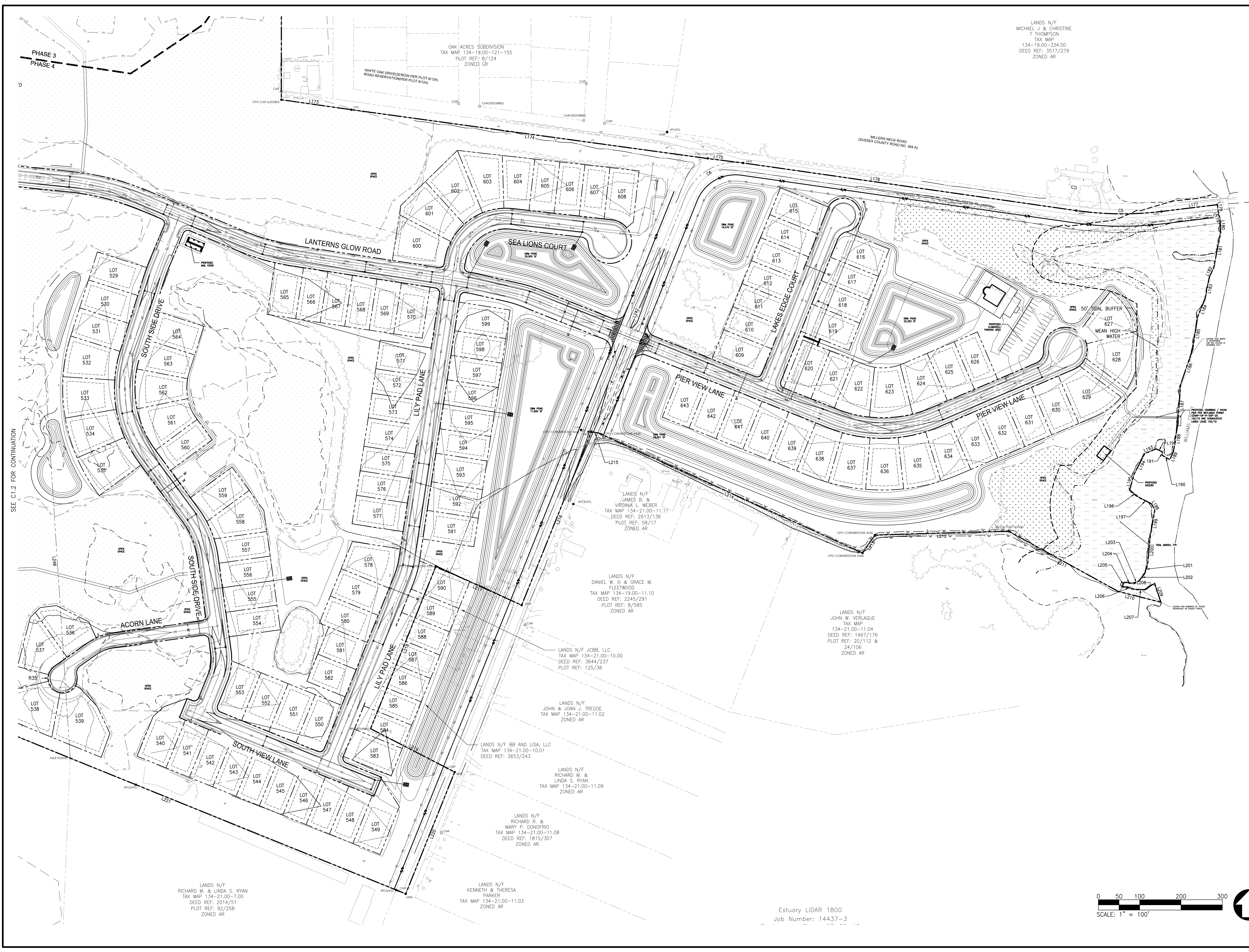
C:\Projects\201\140049 The Estuary\Drawings\Subdiv\Phase 4 Preliminary\Site Plan\ACT 12 Preliminary Subdivision Plan.dwg, 7/26/2021, 1:16 PM, London Myles

PRINT=RED 0.01 INCHES (1.0mm) PEN=RED 0.01 INCHES (1.0mm) PLOT DATE: 7/26/2021 1:16 PM

PRINT=GREEN 0.01 INCHES (1.0mm) PEN=GREEN 0.01 INCHES (1.0mm) PLOT DATE: 7/26/2021 1:16 PM

PRINT=BLUE 0.01 INCHES (1.0mm) PEN=BLUE 0.01 INCHES (1.0mm) PLOT DATE: 7/26/2021 1:16 PM

PRINT=WHITE 0.01 INCHES (1.0mm) PEN=WHITE 0.01 INCHES (1.0mm) PLOT DATE: 7/26/2021 1:16 PM



LANDS N/F
MICHAEL J & CHRISTINE
T THOMPSON
TAX MAP
134-19.00-334.00
DEED REF: 3517/279
ZONED AR

OAK ACRES SUBDIVISION
TAX MAP 134-19.00-121-155
PLOT REF: 8/124
ZONED GR

LANDS N/F
JAMES B. &
VIRGINIA L. WEBER
TAX MAP 134-21.00-11.11
DEED REF: 2613/136
PLOT REF: 56/177
ZONED AR

LANDS N/F
DANIEL W. III & GRACE M.
FLEETWOOD
TAX MAP 134-19.00-11.10
DEED REF: 2245/291
PLOT REF: 8/585
ZONED AR

LANDS N/F JCB, LLC
TAX MAP 134-21.00-10.00
DEED REF: 3644/237
PLOT REF: 125/38

LANDS N/F
JOHN & JOAN J. TREGOE
TAX MAP 134-21.00-11.02
ZONED AR

LANDS N/F BB AND LISA, LLC
TAX MAP 134-21.00-10.01
DEED REF: 3653/243

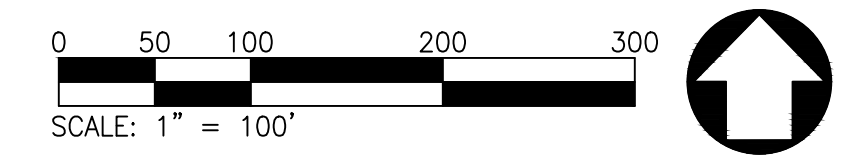
LANDS N/F
RICHARD M. &
LINDA S. RYAN
TAX MAP 134-21.00-11.09
ZONED AR

LANDS N/F
RICHARD R. &
MARY P. DONOFRIO
TAX MAP 134-21.00-11.08
DEED REF: 1815/307
ZONED AR

LANDS N/F
KENNETH & THERESA
PARKER
TAX MAP 134-21.00-11.03
ZONED AR

LANDS N/F
RICHARD M. & LINDA S. RYAN
TAX MAP 134-21.00-7.00
DEED REF: 2014/51
PLOT REF: 92/258
ZONED AR

Estuary LiDAR 1800
Job Number: 14437-3



PRINTS ISSUED FOR: PRELIMINARY SITE PLAN APPROVAL	
DATE	
REVISIONS	
NO.	

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

THE ESTUARY PHASE 4
 SUSSEX COUNTY, DELAWARE

**PRELIMINARY
 SUBDIVISION
 PLAN**

SCALE : 1" = 100'	SHEET NO.
DESIGN BY : RLM	PSP5.0
DRAWN BY : RLM	
CHECKED BY : --	
GMB FILE : 140049	
DATE : SEP 2020	

© COPYRIGHT 2021 GEORGE, MILES & BUHR, LLC



GEORGE, MILES & BUHR, LLC

■ ■ ■ ■

ARCHITECTS
ENGINEERS

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

SALISBURY
BALTIMORE
SEAFORD

www.gmbnet.com

■ ■ ■ ■

July 13, 2021

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

Attn: Lauren DeVore
Planner III

Re: Response to Technical Advisory Committee (TAC)
Review Comments
Amended Estuary Phase 4
Subdivision #2021-02
GMB # 140049.F

Dear Ms. DeVore:

Please accept this letter as the formal response to the Technical Advisory Committee (TAC) Review Comments, included in the Staff Review Letter, dated July 8, 2021, for the above referenced project. The original TAC review comments are included below with our responses highlighted in red and italicized.

Please feel free to contact our office with any questions or comments.

Sincerely,

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

SLM/cl

cc: Estuary Development, LLC
Attn: Mr. John Galiani

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

JOHN E. BURNSWORTH, P.E.
VINCENT A. LUCIANI, P.E.
AUTUMN J. WILLIS
CHRISTOPHER J. PFEIFER, P.E.

DNREC – Division of Watershed Stewardship – Review Date- 7/6/2021

The Drainage Program has performed a preliminary review and offers the following guidance:

- The proposed project is not located within a Tax Ditch watershed. However, the Williams Canal Tax Ditch watershed is near the proposed project site, including the Main Prong of the Williams Canal Tax Ditch. If the proposed development activity will be draining into the Williams Canal Tax Ditch watershed, a Court Order Change (COC) will need to be processed by the DNREC Drainage Program.
- There are multiple reported drainage concerns near the proposed project area prior to 2010, involving private ditches that are not draining properly. There is also a drainage concern from 2013 regarding bank erosion along the Main Prong of Williams Canal Tax Ditch. This concern has been added as a project on the Resource Conservation & Development (RC&D) Project List.
- All precautions should be taken to ensure the project does not hinder any off-site drainage upstream of the project or create any off-site drainage problems downstream by the release of on-site storm water.
- Any area designated as a drainage/utility easement should be open space and not owned by the individual landowners.
- Any drainage/utility easement owned by an individual landowner should not possess structures such as decks, buildings, sheds, kennels, or fences within the drainage easement to allow for future drainage maintenance. Trees and shrubs planted within a drainage/utility easement should be spaced to allow for drainage maintenance at maturity.

Comments noted. We have designed our Stormwater Management Best Management Practices to provide adequate treatment and storage while preventing offsite drainage. We have minimized the number of private lot easements. The few that occur will be free of any permanent structures that would impede future maintenance.

Delaware Health & Social Services – Division of Public Health – Review Date - 6/11/2021

This application indicates central water will be supplied by Tidewater Utilities, Inc. This project requires an Approval to Construct and an Approval to Operate from the Office of Engineering when constructing a new water system or altering an existing water system. In order to obtain an Approval to Construct, plans and specifications must be prepared by a registered Delaware professional engineer. Plans for the system, including water mains or extensions thereto, storage facilities, treatment works, and all related appurtenances, must be approved by the Office of Engineering prior to construction.

It is the owner's responsibility to ensure as-built drawings are maintained throughout all phases of construction.

Prior to receiving an Approval to Operate for these projects, the Office of Engineering requires one set of as-built drawings, including profile markups, for all plans approved for

construction. Approvals to Operate will be issued after all applicable requirements are met.

Comments noted. We will work with Tidewater Utilities and the Office of Drinking Water to ensure that all utility design is in compliance with the applicable standards and specifications.

Sussex County Engineering Department – Division of Public Works – Review Date 6/24/2021

1. County street design requirements shall be regulated by and conform to Sussex County Code and the comments here listed.
 - a. This is a new application for this phase and all road width and structural numbers shall meet the minimum requirements as outlined in Sussex County Code §
2. This project is not located within the limits of a Ground Water Management Zone (GMZ). Projects located within a GMZ must be forwarded to the County Engineer for review and comment.
3. Project Construction Drawings shall show, in detail, the proposed improvements. The work required includes preparation and delivery of an AutoCAD 2012 digitized plan showing existing and proposed lines, grades, topography, and features in a given area, which was utilized in preparing plans for construction. The individual sheet types will be in a separate design to show plan views on sheets separate from profile views. In addition, each sheet of the plans shall be submitted in a PDF format.
4. All work shall be geo-referenced to the Delaware State Grid System NAD-83 (HARN) and provided in an AutoCAD 2012 format. North Arrow required to identify northern direction and viewport should be best fit for the project.
5. Topographic contours at one-foot intervals shall be shown and referenced to United States Geological Survey Mean Sea Level Datum NAVD 1988 Datum.
6. The plans shall be provided on 24" x 36" drawing sheets at a scale of 1" = 50' or less.

The plans shall show and address the following items at minimum:

7. The project requires professional land surveying services to accurately delineate, and show the following items but is not limited to the following: all property and right-of-way lines, established at a minimum, survey monuments, easements, existing and proposed topographic contours at 1-foot vertical intervals and spot elevations as necessary to establish grades, the locations of all existing structures, highway and roadway pavements, shoulders, curbs, driveways, sidewalks, lighting structures, traffic control signs, and all public and private utilities, including, but not limited to, electric power and telephone lines, poles and boxes, underground electric, telephone, and communication lines, potable water lines, fire hydrants and valve boxes, gas lines, wells, sanitary sewers including septic systems, rim and invert elevations of manholes and

- cleanouts, and the rims and invert elevations and type of storm water structures, drainage ditches, ponds, streams and waterways, flood zones and flood zone boundaries and elevations, and State and Federal wetlands, trees, cemeteries and historic features, and the finished floor elevations of buildings.
8. Plans shall show the seal and signature of a registered Delaware land surveyor or registered Delaware professional engineer.
 9. The plan requires a Certification Signature and/or a Certification Block for the following:
 - a. Delaware Professional Engineer or Delaware Land Surveyor.
 - b. Owner or Representative of the Owner.
 - c. Professional Wetlands Delineator.
 10. The name, address, phone number and contact person's name of the Owner of Record, the Developer and the Engineer or Surveyor preparing the plan.
 11. Indicate the location of all wetlands, both state and federal, in order to facilitate compliance with County, State and Federal requirements.
 12. Define the courses and distances of the property perimeter and the approximate acreage contained therein. Establish and set in the field two (2) CONCRETE MONUMENT project benchmarks, preferably at property perimeter corners, geo-referenced to the Delaware State Plane Coordinate system NAD 83 and show the location including the North and East coordinates of the marks on the plans.
 13. Indicate the development construction phases proposed showing the boundaries of each phase. Phasing boundaries shall include buildings, residential units, amenities, roads, storm water management facilities, wastewater systems and all other improvements and utilities required to service each phase and shall be recorded prior to being issued a notice to proceed.
 14. Show the layout, width and names of all streets, alleys, crosswalks and easements proposed to be dedicated for private or public use. Street names shall not duplicate nor closely resemble existing street names in the same hundred or postal district, except for extensions of existing streets. Sussex County Mapping & Addressing will have final say on proposed street names.
 15. When on site individual septic tank systems are to be used and the lot topography is to be modified by cuts and fills it is required that the Design Engineer contact the Delaware Department of Natural Resources and Environmental Control, Division of Groundwater Water Discharge Section, 20653 DuPont Boulevard, Unit 5, Georgetown, DE 19947 phone number 302-856-4561 subject to mass grading operations for documented approval.
 16. Provide the limits and elevations of the 100-year flood. This may require the design engineer to complete an analysis and provide a report including the depiction of the subject watershed(s), calculations and other technical data necessary to determine the limits and elevations of the base flood.
 17. False berms shall not be utilized to create roadside drainage swale back slopes.

18. For parking lots and drives, provide spot elevations at the edge of pavement, right-of-way, or travel way centerline, at changes in grade, and high points and low points, to the nearest drainage facilities. Show the limits of the various surface materials and provide construction sections.
19. Provide and show the locations and details of all ADA pedestrian connections.
20. If the site has a cemetery located on it the Developer shall contact the Delaware State Historic Preservation Office and satisfy the requirements of that Office prior to beginning any construction activity. This area shall not be disturbed by this project. Adequate access to the site and buffers to protect the site, shall be provided.
21. Private rights-of-way adjacent to and abutting parcels not part of the project shall be located and designed to provide adequate buffer so that construction activities do not encroach onto adjacent properties.
22. Provide statements explaining how and when the developer proposes to provide and install the required water supply, sewers or other means of sewage disposal, street pavement, drainage structures and any other required improvements.
23. Provide statements concerning any proposed deed restrictions to be imposed by the owner.
24. Where special physical conditions exist, which may act as constraints on normal development or may preclude development, the developer may be required to submit special technical data, studies or investigations. This information must be prepared by individuals technically qualified to perform such work. Additional information may include but is not limited to the following: on-site sanitary sewage disposal feasibility, water supply surveys, such as test well drilling, storm water runoff computations and identification of areas subject to periodic flooding.
25. If special conditions are found to exist, the Engineering Department may elect to withhold approval of a construction plan until it is determined that it is technically feasible to overcome such conditions. The Engineering Department may then require the developer to incorporate specific improvement design criteria into the plat as a condition to its approval.
26. When special studies or investigations pertain to a regulatory program of another public agency, the developer shall submit the results of these studies or investigations to said public agencies for technical review and approval. Approvals and/or written comments from these agencies shall be supplied to Sussex County by the developer.

We will work closely with the Sussex County Engineering throughout the Design process and accommodate any comments received during their review.

**SEWER SPECIFIC
COMMENTS**

LOCATION: **On the south side of White Oak Road and Millers Neck Road (SCR 364A), approximately 135 feet west of Dirickson Creek Road (SCR 364B).**

NO. OF

UNITS: **115**

GROSS

ACREAGE: **98.75**

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?
Yes No
a. If yes, see question (2).
b. If no, see question (7).
- (2). Which County Tier Area is project in? **Tier 1**
- (3). Is wastewater capacity available for the project? **Yes** If not, what capacity is available? **N/A**.
- (4). Is a Construction Agreement required? **Yes** If yes, contact Utility Engineering at (302) 855-8383.
- (5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **Yes**

If yes, the current System Connection Charge Rate is **\$6,600.00** per EDU. Please contact **Blair Lutz** at **302-855-7719** for additional information on charges.
- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **Yes**

 Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **Yes**
- (8). Comments: **Parcels 134-21.00-10.00, 10.01 & 11.12 must be annexed into the Unified Sanitary Sewer District (Miller Creek Area).**

- (9). Is a Sewer System Concept Evaluation required? **Yes, Contact Utility Planning at 302-855-7370 to apply**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Yes**

If the above items, as applicable, are incorporated into the development plans, then preliminary approval is recommended. However, final plan approval should be withheld pending the approval of the construction plans by the Sussex County Engineering Department.

We will work closely with the Utility Planning Division throughout the design process and accommodate any comments received during their review. The project will be served by the extension of the sewer from the existing Estuary development, through the existing right-of-way. We have submitted a Sewer System Concept Evaluation request to the Sussex County Engineering Department and have begun the annexation process into the Miller Creek Sanitary Sewer District.

Delaware Electric Cooperative – Reviewed – 6/9/2021

We currently serve the prior phases of this development and plan to serve Phase 4. We have no objections, concerns, or comments.

Comment Noted.

ENVIRONMENTAL ASSESSMENT
& PUBLIC FACILITY REPORT



GEORGE, MILES & BUHR, LLC



ARCHITECTS
ENGINEERS

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

SALISBURY
BALTIMORE
SEAFORD

www.gmbnet.com



July 19, 2021

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

Attn: Lauren DeVore
Planner III

Re: Amended Estuary Phase 4
Preliminary Subdivision Plan
Tax Map 134-21.00 Parcels 10.00 & 10.01 & 134-19.00-105.02
Subdivision #2021-02
GMB Project # 140049.F

Dear Ms. DeVore:

On behalf of Estuary Development, LLC, please accept this Environmental Assessment and Public Facility Evaluation Report for Tax Map Numbers 134-21.00 Parcels 10.00 & 10.01 & 134-19.00-105.02. This letter is in support of the Amended Estuary Phase 4 Preliminary Subdivision Plan (Subdivision # 2021-02) and request for Zoning Condition #1 Amendment to the Estuary subdivision, #2005-64, submittal. A copy of this letter report will also be included in the project binders.

The original submittal was prepared on December 4, 2020. Staff comments and TAC comments were received on July 13, 2021. Responses to the comments were incorporated into the public hearing binder.

Summary

It is the intention of Estuary Development, LLC to incorporate the three (3) parcels into the Estuary subdivision. Two (2) of the parcels (Tax Map Parcel # 134-21.00-10.00 & 134-21.00-10.01) are located along the west side of Old Mill Bridge Road and are completely encapsulated by Phase 4 of the Estuary development. The third parcel (Tax Map Parcel # 134-19.00-105.02) is along Camp Barnes Road, immediately adjacent to Phase 1D of the Estuary and was previously used as the Estuary field office. The parcels are zoned AR (Agricultural Residential) and are located in the Coastal Area future land use area. The existing subdivision was approved and is being constructed as an ESDDOZ cluster.

Estuary Phase 4 Preliminary Subdivision Plan was previously approved on May 11, 2017, as part of the Phases 2-4 PSP, and was updated by Master Plan resubmittal, which was most recently approved on January 10, 2019. The proposed plan, if approved, will supersede those previous approvals.

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

JOHN E. BURNSWORTH, P.E.
VINCENT A. LUCIANI, P.E.
AUTUMN J. WILLIS
CHRISTOPHER J. PFEIFER, P.E.

Stormwater Management (SWM) and Erosion and Sediment Control (ESC)

The stormwater management design will meet all current regulatory requirements. Stormwater management methodology was previously discussed with the Sussex Conservation District (SCD). A proposed Stormwater Management and Erosion and Sediment Control Plan is currently under review at SCD. The developer will incorporate swales, wet ponds, and some constructed wetlands into the final drainage and landscape plans. The previously developed HEC-RAS analysis will be updated. We anticipate incorporating green technology into the final design as much as possible.

Public Water Supply

Public water service will be supplied by Tidewater Utilities. Parcel 134-19.00-105.02 on Camp Barnes Road already has water service. The water main internal to Phase 4 will run right behind Parcels 134-21.00-10.00 and 10.01.

Public Wastewater Collection, Treatment and Disposal

The parcels are located adjacent to the Sussex County Sanitary Sewer District (Miller Creek Area) and capacity is available. There is an existing lateral provided for parcel 134-19.00-105.02 that was installed as part of the regional sewer improvements for the Estuary project. The proposed sewer infrastructure internal to Phase 4 already runs immediately adjacent to parcels 134-21.00-10.00 and 10.01, and capacity for the proposed increased number of lots has been included in the recently designed pump station internal to Phase 4. The development team will work to complete the annexation process.

Traffic

The entrance design is being completed in accordance with the DeIDOT Development Coordination Manual. The project team has participated in project specific meetings with DeIDOT. The Pre-submittal meeting was held for the proposed entrances off Millers Neck Road on April 21, 2021. A Traffic Impact Study (TIS) has already been completed for this project and the proposed entrance alignment and Millers Neck Road improvements have been previously outlined and approved in a LONO Record Plan. The proposed revisions to Phase 4 do not impact any of the previous agreements.

Threatened/Endangered Species

ERI contacted the U.S. Fish and Wildlife Service in regard to the presence of any federally listed threatened or endangered species or their critical habitats which may occur on the property. In their response dated July 25, 2021, the U.S. Fish and Wildlife Service determined that there are no listed species or critical habitats for the Estuary project. Mr. Launay has updated his analysis, see attached letter.

Tidal/Non-tidal Wetlands

Environmental Resources, Inc. (ERI) performed a delineation of Waters of the United States including wetlands subject to the Corps of Engineers' Regulation Program for the Estuary project. The investigation was in accordance with the three-parameter approach evaluating soils, hydrology, and vegetation outlined in the 1987 Corps of Engineers Wetlands Delineation Manual and associated guidance. Wetland boundaries were surveyed and are accurately represented on project plans.

A wetland report for Estuary Phases 2-4 was submitted to the Philadelphia District Corps of Engineers, and a Jurisdictional Determination was issued on April 15, 2020. The project does not anticipate any impact to federally regulated wetlands.

The three (3) parcels being added will not require a modification to the existing JD, nor are there any impacts on site.

Accordingly, development within areas of hydric soils associated with these wetlands will also be avoided. There is some minor impact to existing ditches proposed. These impacts will be permitted and mitigated, as appropriate.

Provision of Open Space

With the inclusion of the proposed parcels approximately 72% of the 117.37 acres in Estuary Phase 4 will be open space. 56% of the entire project's 476.5 acres will be open space. All areas are not included in the individual fee simple lots on right of way are, or will be, included in open space. These community open spaces will be developed as amenity area, stormwater management ponds, passive recreation areas or as protected wetlands.

As part of the original subdivision, an Amenity Site Plan was previously approved. The Amenity Site Plan included a 9200 SF clubhouse, with a separate 1350 SF bath house and 1025 SF poolside pavilion, a 5,715 SF pool and a 1160 SF splash zone, a beach area, fire pit, and 19,734 SF pool deck. Subsequently, the developer added a putting green, pickle ball courts and bocce at the main clubhouse. Sidewalks and nature trails run throughout the community.

As part of the proposed Phase 4 revisions and addition of 18 lots, the developer is proposing a kayak launch and gazebo in Phase 4B, as well as another pool facility.

The stormwater management facilities will be integrated into the natural environment with native plantings and will be used to further enhance the open areas of the development.

Provisions for Public and Private Infrastructure

The three (3) parcels will be incorporated into the existing Estuary development. Public infrastructure will include public water, public sewer, and "dry" utilities (telephone, electric, cable television, data lines, etc.). The streets will be private infrastructure. The roads that serve the inclusion of these three (3) parcels were already designed. The Homeowner's Association (HOA) will be responsible for the operation and maintenance

of the streets, curbs, sidewalks, and any landscaping in the street right-of-ways. A “blanket” easement over the proposed roads will allow utility access. The open space infrastructure will also be maintained and operated by the HOA. The stormwater management facilities will also be subject to an operation and maintenance agreement between the HOA and the Sussex Conservation District. The operation and maintenance agreements, along with pertinent deed covenants and restrictions, will be provided as these arrangements are made final.

Economic and Recreational Benefits

The economic benefits of in-fill development are well documented. A relatively small investment is needed in the public infrastructure to accommodate incorporation of those three (3) parcels into the existing Estuary development. The additional real estate taxes generated by the additional 18 homes will far exceed the current real estate tax revenue generated by the three (3) existing parcels.

In addition, the additional 18 residential units will provide construction jobs during both the infrastructure (roads, sidewalks, trails, water, sewer, dry utilities) and vertical construction phases, as well as professional service jobs for engineers, surveyors, architects, and interior decorators. Once the residential units are complete, landscaping maintenance jobs will be created in order for the HOA to maintain lawns, opens space, landscape areas, and stormwater management facilities. The initial sale of the units will create jobs for local realtors, attorneys, and surveyors, as will subsequent re-sales in the years to follow. The vast majority of the above-mentioned jobs, or increased workload opportunities, will be performed by local companies or individuals.

The addition of the 18 homes will also maintain or increase the workload for the current population, or ancillary to, the proposed development. Since this is infill development within an established viable community, the certainty of these increased opportunities is greater than for a brand new, untested, development, located further inland.

Historic or Cultural Resources

If any unmarked graves or human remains are found during construction, the developer will stop work and contact the State’s Historic Preservation Office (SHPO) immediately.

Conformance with Current Sussex County Comprehensive Plan

The three (3) parcels proposed to be incorporated into the Estuary subdivision are immediately adjacent to the development. The two (2) lots on Millers Neck Road are completely surrounded by Phase 4 of the Estuary development. The lot on Camp Barnes Road is immediately adjacent to the east and is already served with infrastructure installed during construction of the Estuary.

The parcels fall within the Coastal Area, which is one of the “growth” areas designated per the Sussex County Comprehensive Plan. The parcels are located in the correct location for the intended use. All conditions and requirements within applicable sections of County Code Chapters 99, 110 and 115 will be met. In addition, the development of the proposed parcels will function as an extension to the existing Estuary development with appropriate public infrastructure and in a designated growth

area. As such the annexation to the Estuary is in conformance with the County Comprehensive Plan.

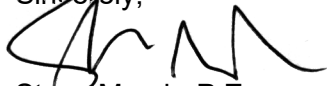
Conclusion

The proposed revision to previously approved Estuary Phase 4 is consistent with the County's Comprehensive Land Use Plan. The parcels' location within and adjacent to the existing Estuary development make the infill development appropriate.

Environmental impacts will be minimized by the use of best management practices for stormwater treatment, conservation of existing wetlands and the provision of central water and sewer. The economic benefits of the construction jobs, the permit fees, increased tax revenue, and long-term jobs associated with this community addition are well documented. The chances for a successful project, ensuring these jobs and economic benefits, are increased due to the parcels' location immediately adjacent to the thriving Estuary development

Please feel free to contact me with any questions.

Sincerely,



Steve Marsh, P.E.
Senior Vice President

SLM/cl

cc: Estuary Development, LLC
Attn: Mr. John Galiani

CHAPTER 99 REPORT

Amended Estuary Phase 4

Subdivision # 2021-02

Chapter 99 – Subdivision of Land Report

With regard to Section 99-9 of the Sussex County Code, we offer the following comments:

1) Integration of the proposed subdivision into existing terrain and surrounding landscape.

This application is for a proposed modification to a previously approved subdivision. Phase 4 of the Estuary was most recently shown on the approved master plan dated December 2018 and approved by the Planning Commission on January 10, 2019. The plan calls to integrate three (3) new parcels into the existing subdivision. The two (2) parcels along Millers Neck Rd (Tax Map Parcel # 134-21.00-10.00 & 134-21.00-10.01) are already completely surrounded by the Estuary Phase 4, and the third parcel, along Camp Barnes Road (Tax Map Parcel # 134-19.00-105.02), is immediately adjacent to the Estuary and was the location of the field office for several years. Two (2) of the parcels have homes on them. All three (3) parcels are served by existing infrastructure or will have infrastructure running right by them with the development of Estuary Phase 4.

2) Minimal use of wetlands and floodplains.

No wetlands are impacted on site nor are there any nontidal wetlands impacted by Phase 4 of the Estuary. There will be some ditch re-routing, that will be permitted and mitigated. The proposed kayak launch amenity will also require a permit. The three (3) parcels are outside the regulatory 100-year floodplain.

3) Preservation of natural and historical features.

A buffer will be preserved along the Camp Barnes Road parcel. The Millers Neck Road parcels are surrounded by the Estuary, so no buffer is required there. However, there will be a stormwater management area between any proposed lots and Millers Neck Road, which will provide a natural buffer, even though it is not wooded.

4) Preservation of open space and scenic views.

Addition of the three (3) parcels will not have any significant impact on open space totals. Of the 117.37 acres in Phase 4, 72% will remain open space. However, incorporation of the lots on Millers Neck Road has allowed for reconfiguration of the land plan resulting in a sizeable stormwater management feature along the property frontage along the west side of Millers Neck Road, which will enhance the views when travelling through that corridor.

5) Minimization of tree, vegetation and soil removal and grade changes.

All three (3) lots are already developed and/or cleared. A 30' buffer will remain for the lot at Camp Barnes Road, and a new house is being constructed on site, replacing the old structure that was there. The lots on Millers Neck Road already had a road planned behind them internal to the Estuary development. There is an existing home on one of the lots. The road remains as designed, and the two (2) parcels will be developed but will also

serve to enhance the Millers Neck Road frontage by providing opportunity for an extended stormwater management feature. Overall grade relationships will be generally consistent with predeveloped conditions.

6) Screening of objectionable features from neighboring properties and roadways.

The parcel along Camp Barnes Road will retain its buffer or replenish to a minimum of 30'. This parcel was previously functioning as an Estuary field office, so it was already functionally integrated into the Estuary project. As previously stated, incorporation of the two (2) lots along Millers Neck Road allows for a great aesthetic along the Millers Neck Road frontages with the additional of a sizable stormwater management feature.

7) Provision for water supply.

Water supply will be provided by Tidewater Utilities. Infrastructure is either already in place or is currently being designed. Water infrastructure for the Estuary development is immediately adjacent to all three (3) parcels.

8) Provision for sewage disposal.

All three (3) parcels will be served by central sewer from Sussex County. Infrastructure is either already in place or is currently being designed. Infrastructure for the Estuary development is immediately adjacent to all three (3) parcels.

9) Prevention of pollution of surface and groundwater.

Stormwater management will meet all the requirements of the Sussex Conservation District (SCD) and the goals of the Inland Bays Pollution Control Strategies. The site is not located within a wellhead protection area and is located in an area of "Fair Groundwater Recharge Potential". There is expected to be negligible impact to groundwater resources.

10) Minimization of erosion and sedimentation, minimization of changes in groundwater levels, minimization of increased rates of runoff, minimization of potential for flooding and design of drainage so that groundwater recharge is maximized.

Stormwater management will meet SCD requirements. Ponds will be unlined to allow for infiltration. Ditch elevations will remain in their current states, so it is not anticipated there will be impact on the groundwater elevations. The proposed inclusion of these three (3) parcels does not significantly increase the development footprint of the subdivision. Runoff and flood control measures will be reviewed and approved by the Sussex Conservation District.

11) Provision for safe vehicular and pedestrian movement within the site and to adjacent ways.

There is minimal change to the interval street network as a result of the proposed revision. Along Millers Neck Road, a driveway access will be eliminated.

12) Effect on area property values.

The existing Estuary development is a thriving community. The proposed plan calls to add another pool amenity and gazebo with kayak launch in addition to the 18 lots. The altered plan results in a more aesthetically pleasing project frontage along Millers Neck Road. We

believe the amendments will have a positive impact on area properties. The proposed revisions provide a seamless incorporation of the three (3) parcels into the existing Estuary development.

13) Preservation and conservation of farmland.

There is no preservation of farmland, however this area is zoned Agricultural Residential, is in a growth area, and incorporation of the three (3) parcels into the Estuary is consistent with the Comprehensive Plan. Two of the three parcels already have homes on them. The Millers Neck Road parcels are completely surrounded by the Estuary Phase 4.

14) Effect on schools, public buildings and community facilities.

Because many of the home buyers in the community are retirees and active adults, we do not anticipate a negative impact on area schools. The community has extensive amenities. Addition of the second pool and kayak launch will provide further reason for residents to stay on site to satisfy for many recreational and social needs.

15) Effect on area roadways and public transportation.

It is not anticipated that public transportation will be impacted by the construction of this phase. Local traffic will increase by approximately 180 daily trips (18 homes x 10 average daily trips). The original TIS was approved for 1,060 single family units. The total for the "as-approved" Estuary subdivision is 631 units. The previous Zinszer approval (34 units) and the proposed Phase 4 amendments (additional 18 units) results in a total of 683 units.

16) Compatibility with other area land uses.

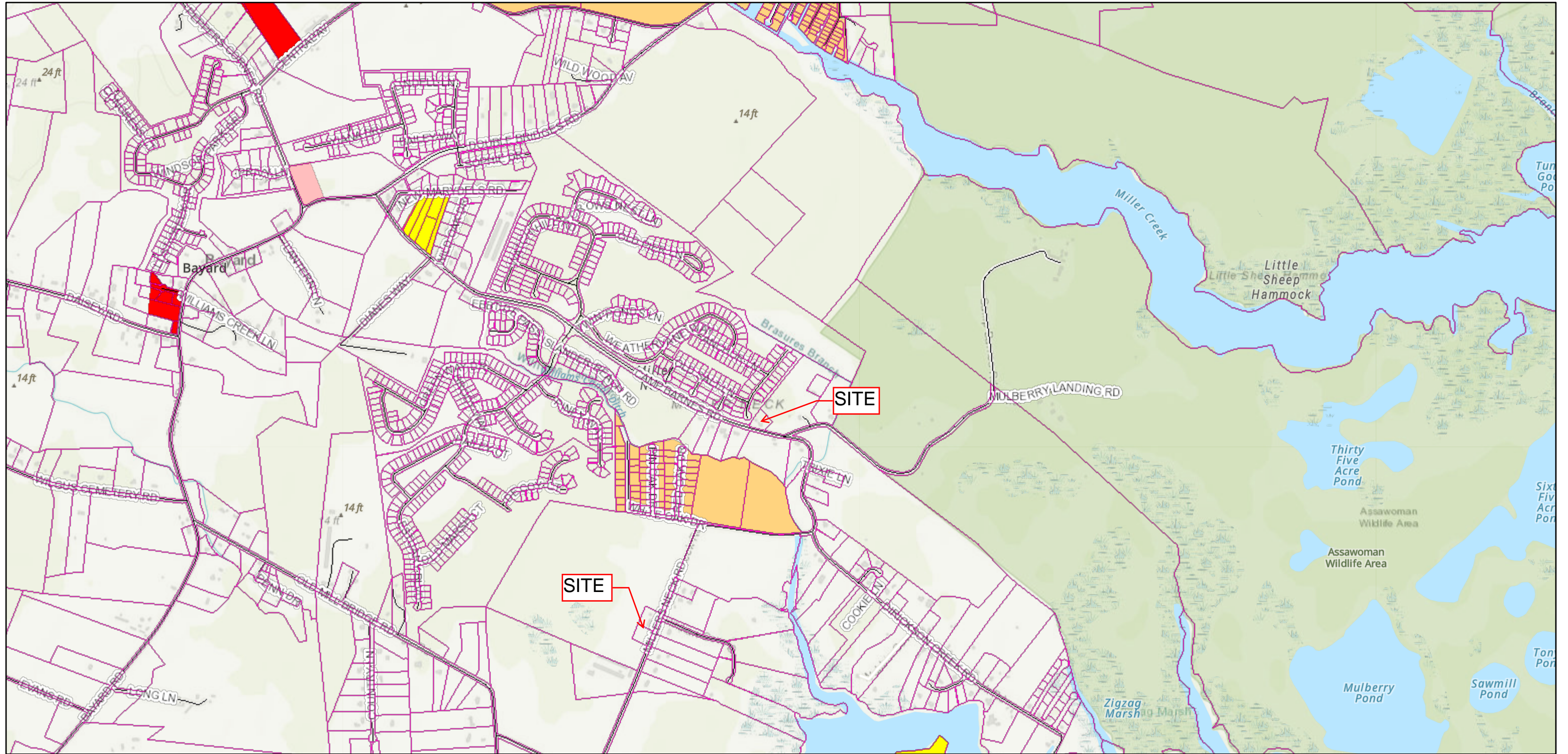
The project site is zoned AR, is within the Coastal Area, and the proposed development is consistent with the Comprehensive Plan. We would categorize this area as developing with moderate to high priced homes. The proposed modifications to the existing Estuary development will be consistent with that characterization.

17) Effect on area waterways.

Water quality leaving the site will meet or exceed the levels required by Sussex Conservation District and the Inland Bays Pollution Control Strategy. A HEC-RAS analysis is required for the 100-year event for the Sussex Conservation District review. Approval will require that the proposed development does not increase flow rate or water level for the 100-year event at the downstream analysis point.

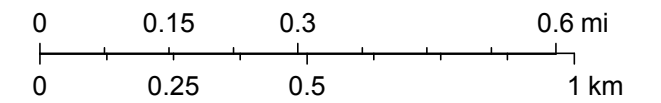
3. SITE SPECIFIC MAPS, PLANS & DOCUMENTATION

ESTUARY AMENDED PHASE 4 Sussex County ZONING MAP

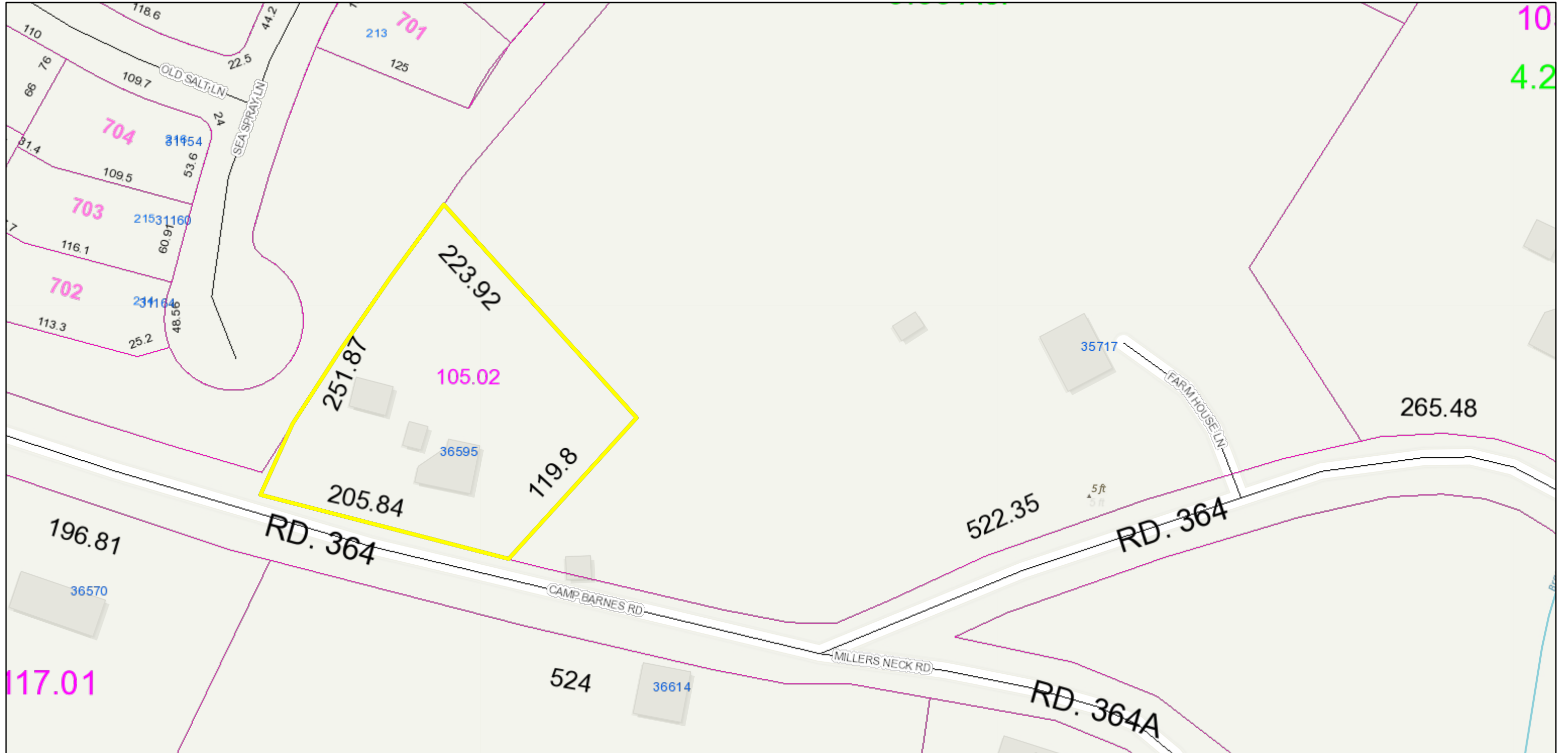


July 19, 2021

1:18,056

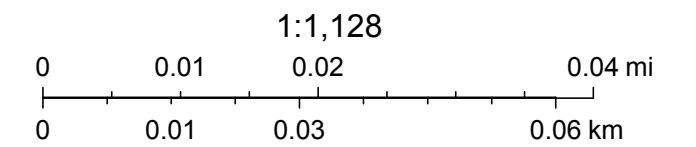


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Sussex County, Sussex County Government

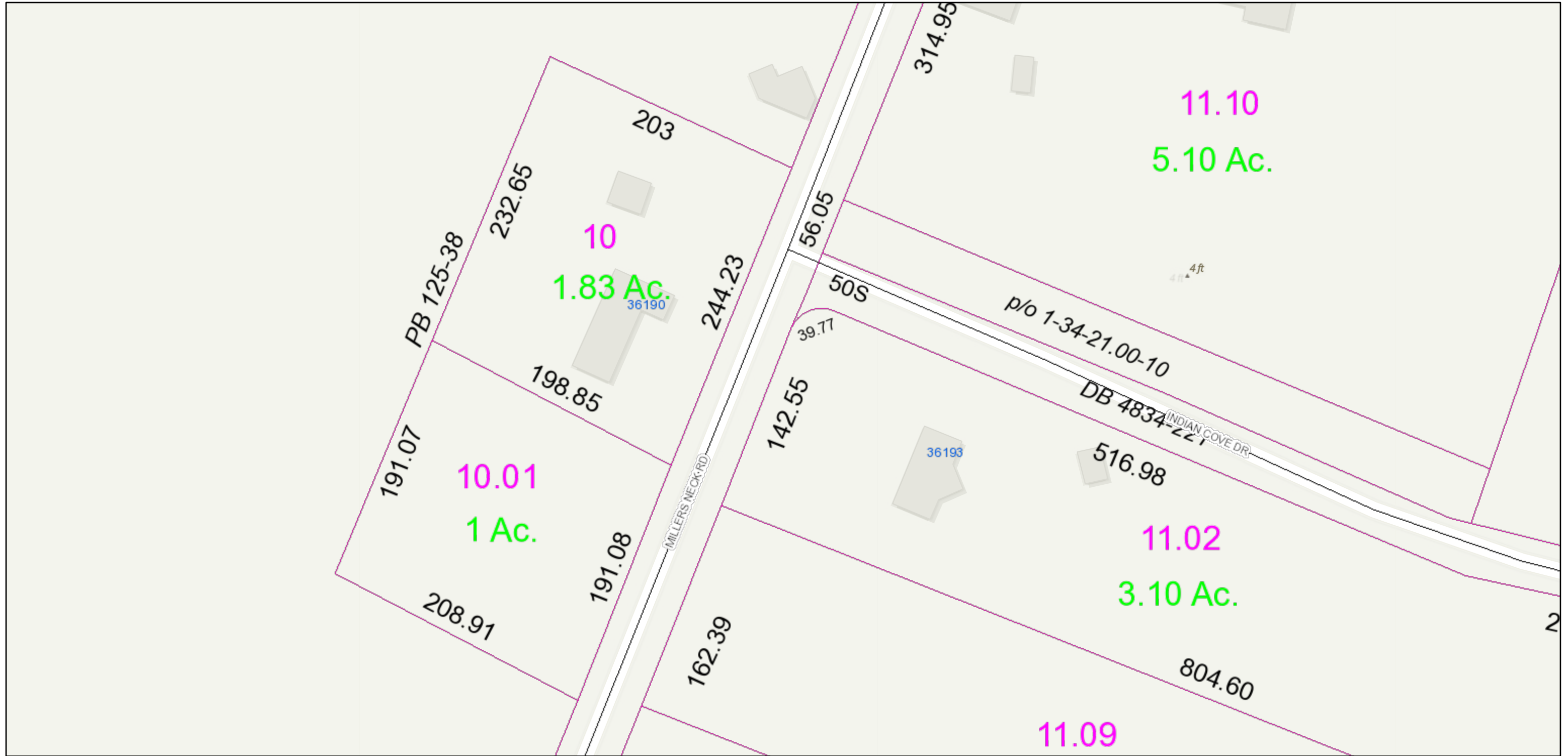


July 20, 2021

- Override 1
- Tax Parcels
- Streets
- 911 Address
- County Boundaries

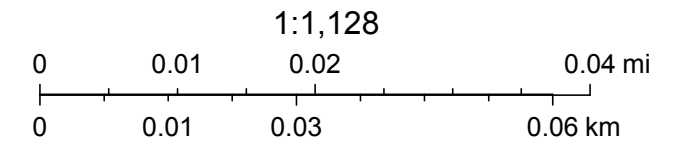


Delaware Department of Education, Wetland mapping is supported with funding provided by the Environmental Protection Agency., Delaware Geological Survey, Delaware Public Service Commission, DNREC, Division of Watershed Stewardship, Drainage Program, john.inkster@state.de.us, Sources: Esri, HERE, Garmin, Intermap,



July 20, 2021

- Tax Parcels
- 911 Address
- Streets
- County Boundaries



Delaware Department of Education, Wetland mapping is supported with funding provided by the Environmental Protection Agency., Delaware Geological Survey, Delaware Public Service Commission, DNREC, Division of Watershed Stewardship, Drainage Program, john.inkster@state.de.us, Sources: Esri, HERE, Garmin, Intermap,

**Amended Estuary Phase 4
Adjacent Property Owners**

Estuary Development, LLC.

6726 Curran St. 3rd Floor

McLean, VA 22101

TM 134-19.00-103.00

DB 3623 PG 227

Donna M Zinszer

35717 Farm House Lane

Frankford, DE 19945

TM 134-19.00-105.00

DB 5019 PG 170

Estuary Development, LLC.

6726 Curran St. 2nd Floor

McLean, VA 22101

TM 134-19.00-11.00

DB 5384 PG 204

TAX MAP AND PARCEL #: 134-21.00-
10.00

PREPARED BY & RETURN TO:
Steen, Waehler & Schrider-Fox, LLC
92 Atlantic Avenue, Unit B
Ocean View, DE 19970
File No. 20-2185/JRP

THIS DEED, made this 27th day of October, 2020,

- BETWEEN -

WILLIAM T. PEDEN and **KAREN B. PEDEN**, husband and wife, of 17 Fox Creek Drive, Rehoboth Beach, DE, party of the first part,

- AND -

ESTUARY DEVELOPMENT LLC, of a Delaware limited liability company, of 6726 Curran Street, 2nd Floor, McLean, VA 22101, Delaware 19971, party of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of **One and 00/100 Dollars (\$1.00)**, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the party of the second part, and its heirs, executors, administrators, successors and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

TRACT I:

ALL that certain lot, piece or parcel of land situate, lying and being in Baltimore Hundred, Sussex County, Delaware, being more particularly described as follows, to wit:

Beginning at pk nail to be set on the centerline of County Road 364A (Millers Neck Road) (50 foot wide permanent easement) marking a corner for this parcel and a corner for Lot 1: thence proceeding by and with the line of Lot 1, North 62 degrees 42 minutes 34 seconds West 228.96 feet to a point in the center of a ditch lying on line of lands now or formerly of Chesapeake Holdings double, L.L.C., passing over an iron pipe to be set at 223.96 feet; thence proceeding by and with the centerline of the ditch and along line of lands now or formerly of

Chesapeake Holdings Double L.L.C. the following two courses and distances: (i) North 21 degrees 54 minutes 56 seconds East 232.65 feet to an iron rod found in the center of a ditch; and (ii) South 65 degrees 36 minutes 15 seconds East 228.02 feet to pk nail to be set on the centerline of County Road 364A; thence proceeding by and with the centerline of County Road 364A South 21 degrees 52 minutes 53 seconds West 244.23 feet home to pk nail to be set marking the point and place of beginning, said to contain 1.25 acres of land, as will appear more particularly by reference to a survey prepared by Miller Lewis, Inc. dated December 2, 2008, entitled "Proposed Minor Subdivision for Robert Bryan" and of record in the Office of the Recorder of Deeds in and for Sussex County at Plot book 125, page 38.

TRACT II:


Beginning at a stake in the eastern right-of-line of the Sussex County Road No. 364A, a new corner now established between these lands and lands of the Grantor; thence South 58 degrees 00 minutes East, four hundred and fifty-nine feet (459') parallel to and sixteen feet (16') distance from a chicken house, to a stake a new corner now established between these lands and lands of Margaret E. Layfield, thence North 30 degrees 00 minutes East fifty-six and five hundredths feet (56.05') with the right-of-way line, home to the place of beginning, and containing 0.589 acres, be the same more or less.

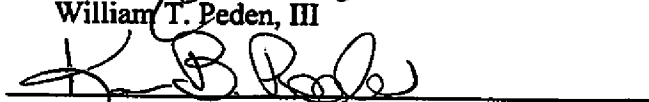
BEING the same lands conveyed to William T. Peden, III and Karen B. Peden from JCBB, LLC, a Delaware limited liability company by deed dated September 30, 2020 and recorded October 12, 2020 in the Office of the Recorder of Deeds in and for Sussex County, Delaware, in Deed Book 5328, page 105.

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the presence of:



William T. Peden, III


Karen B. Peden

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on October 22 2020, personally came before me, the subscriber, a Notary Public in and for the State of Delaware, William T. Peden, III and Karen B. Peden, parties to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

MARIAN F KAMINSKI
Notary Public
STATE OF DELAWARE
My Commission Expires 08/05/2021

Marian F. Kaminski
Notary Public

My Commission Expires: August 5, 2021

TAX MAP AND PARCEL #: 134-21.00-10.01
PREPARED BY & RETURN TO:
Steen, Waehler & Schrider-Fox, LLC
92 Atlantic Avenue, Unit B
Ocean View, DE 19970
File No. 20-2184/JRP

THIS DEED, made this 23rd day of October, 2020,

- BETWEEN -

BB AND LISA, L.L.C., a Delaware limited liability company of 37268 Hudson Road, Selbyville, DE 19975, party of the first part,

- AND -

ESTUARY DEVELOPMENT LLC, a Delaware limited liability company of 6726 Curren Street, 2nd floor, McLean, VA 22101, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of **One and 00/100 Dollars (\$1.00)**, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the party of the second part, and its administrators, successors and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

ALL THAT certain lot, piece or parcel of land, situate in Baltimore Hundred, on the north side of Sussex County Road 364A (Millers Neck Road) and more particularly described on a certain subdivision plot prepared by Miller Lewis, Inc. dated December 2, 2008, of record in the Office of the Recorder of Deeds at Plot Book 125, page 38. and more particularly described as Lot 1 on the above referenced plot, consisting of 1.00 acres, more or less.

BEING the same lands and premises conveyed in a Quitclaim Deed dated October 16, 2020 by BB, L.L.C., a Delaware limited liability company to BB AND LISA, L.L.C. a Delaware limited liability company and filed for record in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed Book 5332, page 339. Also Being the same lands and

premises conveyed by Robert H. Bryan, Successor Administrator, w/w/a, of the Estate of Margaret E. Layfield unto BB AND LISA, L.L.C. by Corrective Deed dated February 5, 2000, and recorded February 5, 2009 in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed Book 3653, pager 243.

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 status. It can be anticipated that such agricultural uses and activities may now or in the future involve noise, dust, manure and other odors, the use of agricultural chemicals and nighttime farm operations. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities.

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

IN WITNESS WHEREOF, the said BB AND LISA, L.L.C., a Delaware limited liability company, has caused its name to be hereunto set under seal by Lisa Gray, an authorized member of BB AND LISA, L.L.C., the day and year first above written.

BB AND LISA, L.L.C.

Jane R. Patchell
Witness

By: Lisa Gray (SEAL)
Lisa Gray, Manager

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on this 25th day of October, A.D. 2020, personally appeared before me, the Subscriber, a Notary Public in and for the State and County aforesaid, Lisa Gray, Manager of BB AND LISA, L.L.C., a Delaware limited liability company, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed and the act and deed of said limited liability company; that the signature of the Authorized Member is in her own proper handwriting and by her authority to act; and that the act of signing, sealing, acknowledging and delivering the said Indenture was first duly authorized by a resolution of the limited liability company.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

Jane R. Patchell
Notary Public

JANE R. PATCHELL
ATTORNEY AT LAW WITH My Commission Expires: _____
POWER TO ACT AS NOTARY PUBLIC
PER 29 DEL. C SEC 4323 (A) 3

TAX MAP #134-19.00-105.02

PREPARED BY/RETURN TO:
SCOTT and SHUMAN, P.A.
33292 Coastal Highway, Suite 3
Bethany Beach, DE 19930-3703
(302) 537-1147
File No. 21-14767/MK

DEED

THIS DEED is made as of the 20th day of April, 2021, between **36595 CAMP BARNES LLC, a Delaware limited liability company**, of 6726 Curran Street, 2nd Floor, McLean, Virginia 22101, party of the first part ("Grantor") and **DRB GROUP EASTERN SHORE, LLC, a Delaware limited liability company**, of 2099 Gaither Road, Suite 600, Rockville, Maryland, party of the second part (collectively "Grantee").

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said party of the second part, and its successors and assigns, in fee simple, the following-described lands, situate, lying and being in **Sussex County**, State of Delaware:

ALL THAT CERTAIN piece, parcel or tract of land situate, lying and being in Baltimore Hundred, Sussex County, Delaware, fronting on County Route 364, and more particularly described as follows, to wit:

BEGINNING at an iron pipe set in the easterly right-of-way line of County Route 364, said pipe being approximately 243 feet, more or less, proceeding in a northwesterly direction from the center line of County Route 364A; thence from said point of beginning and running with the northerly right-of-way of said roadway North 64 degrees 53 minutes 06 seconds West 205.84 feet to a concrete marker located at the intersection of the northerly right-of-way line of County Route 364 and the center line of a 15 foot private road; thence North 42 degrees 30 minutes East, 131.0 feet to an iron pipe set in the center line of the aforesaid 15 foot private road; thence continuing North 46 degrees 27 minutes 20 seconds

East, 100.67 feet to another pipe set in the center line of the aforesaid 15 foot private road, said point forming a corner for the lands now or formerly held by William R. Britton, et ux., and other lands now or formerly held by Roland F. Elliott and Bonnie L. Elliott; thence running South 33 degrees 41 minutes 40 seconds East 223.92 feet to an iron pipe at a corner for other lands now or formerly of Elliott; thence running South 55 degrees 59 minutes 40 seconds West, 119.80 feet to the place of beginning, containing 36,385 square feet, more or less, as surveyed by McCann Surveyors, Inc., Registered Land Surveyors, being drawing No. 1BF-C36.

BEING THE SAME lands conveyed unto 36595 CAMP BARNES LLC, a Delaware limited liability company, by Deed dated June 03, 2016, of ROLAND F. ELLIOTT and BONNIE L. ELLIOTT, as filed for record in the Office of the Recorder of Deeds in and for Sussex County, at Georgetown, Delaware, in Deed Book 4555 at page 028; and by CORRECTIVE DEED dated October 25, 2016, as filed for record in Deed Book 4616 at page 096.

THIS CONVEYANCE IS MADE SUBJECT TO the Declaration of Covenants, Conditions and Restrictions for The Estuary, dated October 18, 2016, as filed for record in the Office of the Recorder of Deeds in and for Sussex County, at Georgetown, Delaware, in Deed Book 4619 at page 001; as amended by First Amendment to Declaration dated January 02, 2017, as filed for record in Deed Book 4651 at page 043; as further amended by Second Amendment to Declaration dated December 06, 2017, as filed for record in Deed Book 4815 at page 227, as the same may be further amended from time to time.

THIS CONVEYANCE IS FURTHER SUBJECT TO Notes, Easements and Restrictions on the plot entitled "The Estuary, Phase 2, Final Subdivision Plat", dated May, 2018, prepared by George, Miles & Buhr, LLC, as filed for record in the Office of the Recorder of Deed, in and for Sussex County, at Georgetown, Delaware, in Plot Book 273 at page 034, as the same may be amended from time to time.

This property is located in the vicinity of an established Agricultural Preservation District and/or land used primarily for agricultural purposes on which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future involve noise, dust, manure and other odors, the use of agricultural chemicals and nighttime farm operations. The use and enjoyment of this property is expressly conditioned on acceptance of

any annoyance or inconvenience which may result from such normal agricultural uses and activities.

THIS CONVEYANCE IS FURTHER SUBJECT TO any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds, aforesaid.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.

SIGNATURE PAGE FOLLOWS.

IN WITNESS WHEREOF, the said 36595 CAMP BARNES LLC, a Delaware limited liability company, has caused its name to be hereunto set, and its common and corporate seal to be hereunto affixed, as of the day and year first above written.

36595 CAMP BARNES LLC

By:  (SEAL)
Ross A. Byington, Member

STATE OF Virginia, COUNTY OF Fairfax, to wit:

BE IT REMEMBERED, that on this 15 day of April, 2021, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Ross A. Byington, Member of 36595 CAMP BARNES LLC, party to this Deed, known to me personally to be such, and acknowledged this Deed to be his act and deed, and the act and the deed of the company; that the signature of the said Member is in his own proper handwriting and the seal affixed is the common and corporate seal of the company, and that his act of signing, sealing, acknowledging and delivering said Deed was first duly authorized by a resolution of the limited liability company.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

CHRISTOPHER BOCK KARPINSKI
NOTARY PUBLIC
REGISTRATION # 7900180
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JANUARY 31, 2024

[Notary Seal]



Notary Public

My Commission Expires: 01/31/2024

_____**SPACE BELOW THIS LINE FOR RECORDER'S USE ONLY**_____

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown on the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was State Plane Delaware zone (FIPSZONE 0700). The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of information shown on this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NINGS12
National Geodetic Survey
SSM-C-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was provided in digital format by Delaware Geospatial Data Exchange. The base map features were compiled at a scale of 1:24,000 from aerial photography dated 2011.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

The AE Zone category has been divided by a **Limit of Moderate Wave Action (LIMWA)**. The LIMWA represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave hazards between the VE Zone and the LIMWA (or between the shoreline and the LIMWA for areas where VE Zones are not identified) will be similar to, but less severe than those in the VE Zone.

Contact the **FEMA Map Information eXchange** at 1-877-336-2627 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Information eXchange may also be reached by Fax at 1-800-358-9620 and their website at <http://www.msc.fema.gov/>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/nfp>.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) LEGEND

10-01-1983 CBRS Area
FLOOD INSURANCE NOT AVAILABLE FOR STRUCTURES NEWLY BUILT OR SUBSTANTIALLY IMPROVED ON OR AFTER OCTOBER 1, 1983, IN DESIGNATED CBRS AREAS.

11-16-1990 CBRS Area
FLOOD INSURANCE NOT AVAILABLE FOR STRUCTURES NEWLY BUILT OR SUBSTANTIALLY IMPROVED ON OR AFTER NOVEMBER 16, 1990, IN DESIGNATED CBRS AREAS.

10-01-1983 Otherwise Protected Area (OPA)
FLOOD INSURANCE NOT AVAILABLE FOR STRUCTURES NEWLY BUILT OR SUBSTANTIALLY IMPROVED ON OR AFTER OCTOBER 1, 1983, IN DESIGNATED OPAS WITHIN THE CBRS.

11-16-1990 Otherwise Protected Area (OPA)
FLOOD INSURANCE NOT AVAILABLE FOR STRUCTURES NEWLY BUILT OR SUBSTANTIALLY IMPROVED ON OR AFTER NOVEMBER 16, 1990, IN DESIGNATED OPAS WITHIN THE CBRS.

12-06-1999 Otherwise Protected Area (OPA)
FLOOD INSURANCE NOT AVAILABLE FOR STRUCTURES NEWLY BUILT OR SUBSTANTIALLY IMPROVED ON OR AFTER DECEMBER 06, 1999, IN DESIGNATED OPAS WITHIN THE CBRS.

Boundaries of the **John H. Chafee Coastal Barrier Resources System (CBRS)** shown on this FIRM were transferred from the official CBRS source map(s) for this area and are depicted on this FIRM for informational purposes only. The official CBRS maps are enacted by Congress via the Coastal Barrier Resources Act, as amended, and maintained by the U.S. Fish and Wildlife Service (FWS). The official CBRS maps used to determine whether or not an area is located within the CBRS are available for download at <http://www.fws.gov>. For an official determination of whether or not an area is located within the CBRS, or for any questions regarding the CBRS, please contact the FWS field office for this area at (410) 573-4500.

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently deactivated. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

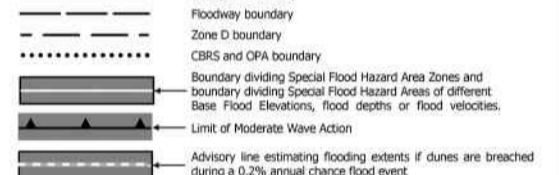
OTHER AREAS

- ZONE K** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.



Base Flood Elevation line and value; elevation in feet*
Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988
Cross section line
Transsect line

87°07'45", 32°22'30"
76°N
1000-meter Universal Transverse Mercator grid values, zone 18N

600000 FT
5000-foot grid values; Delaware State Plane coordinate system (FIPSZONE 0700), Transverse Mercator projection

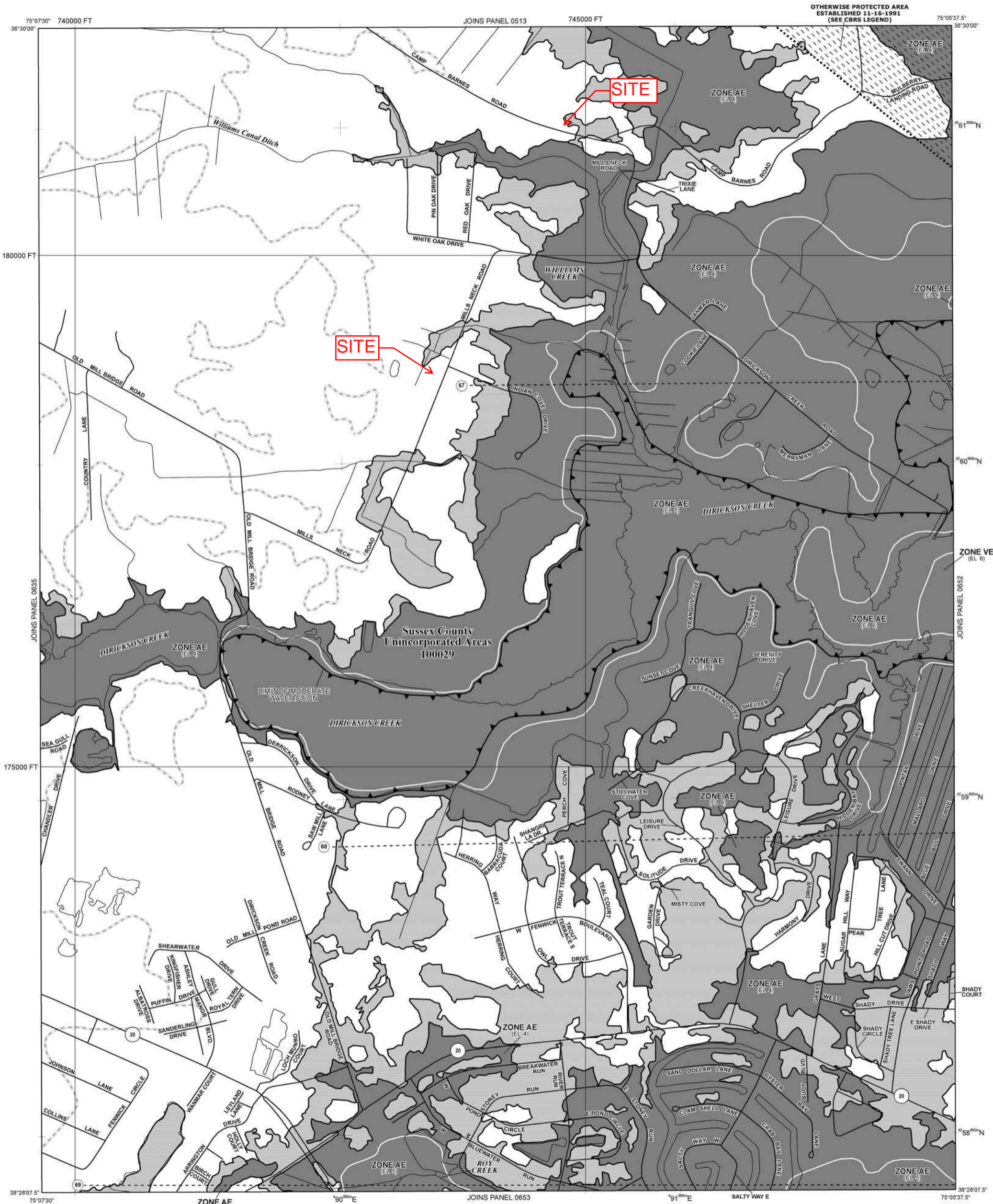
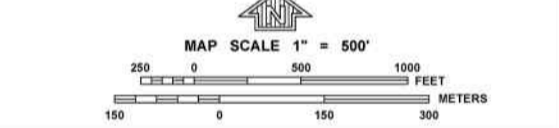
DX5510 x
Bench mark (see explanation in Notes to Users section of this FIRM panel)
M 1.5
River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index.

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
June 16, 1995

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
See Notes to Users Page in FIS Report.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.
To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0651K

FIRM
FLOOD INSURANCE RATE MAP

SUSSEX COUNTY, DELAWARE AND INCORPORATED AREAS

PANEL 651 OF 660
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
SUSSEX COUNTY 100029 0651 K

NOTE:
THIS MAP INCLUDES BOUNDARIES OF THE COASTAL BARRIER RESOURCES SYSTEM ESTABLISHED UNDER THE COASTAL BARRIER RESOURCES ACT OF 1982 AND/OR SUBSEQUENT ENABLING LEGISLATION.
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER 1005C0651K
MAP REVISED MARCH 16, 2015
Federal Emergency Management Agency

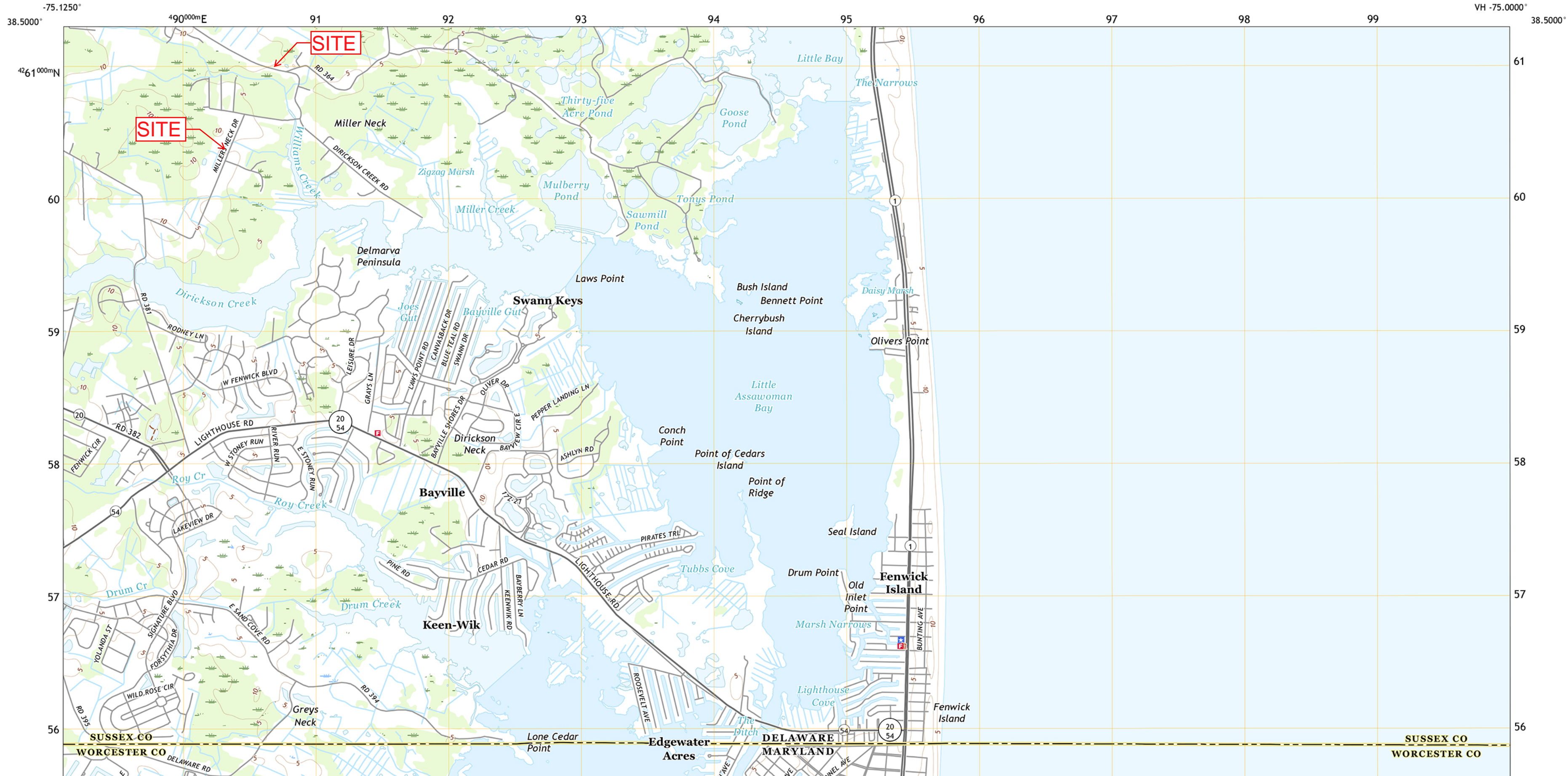


U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

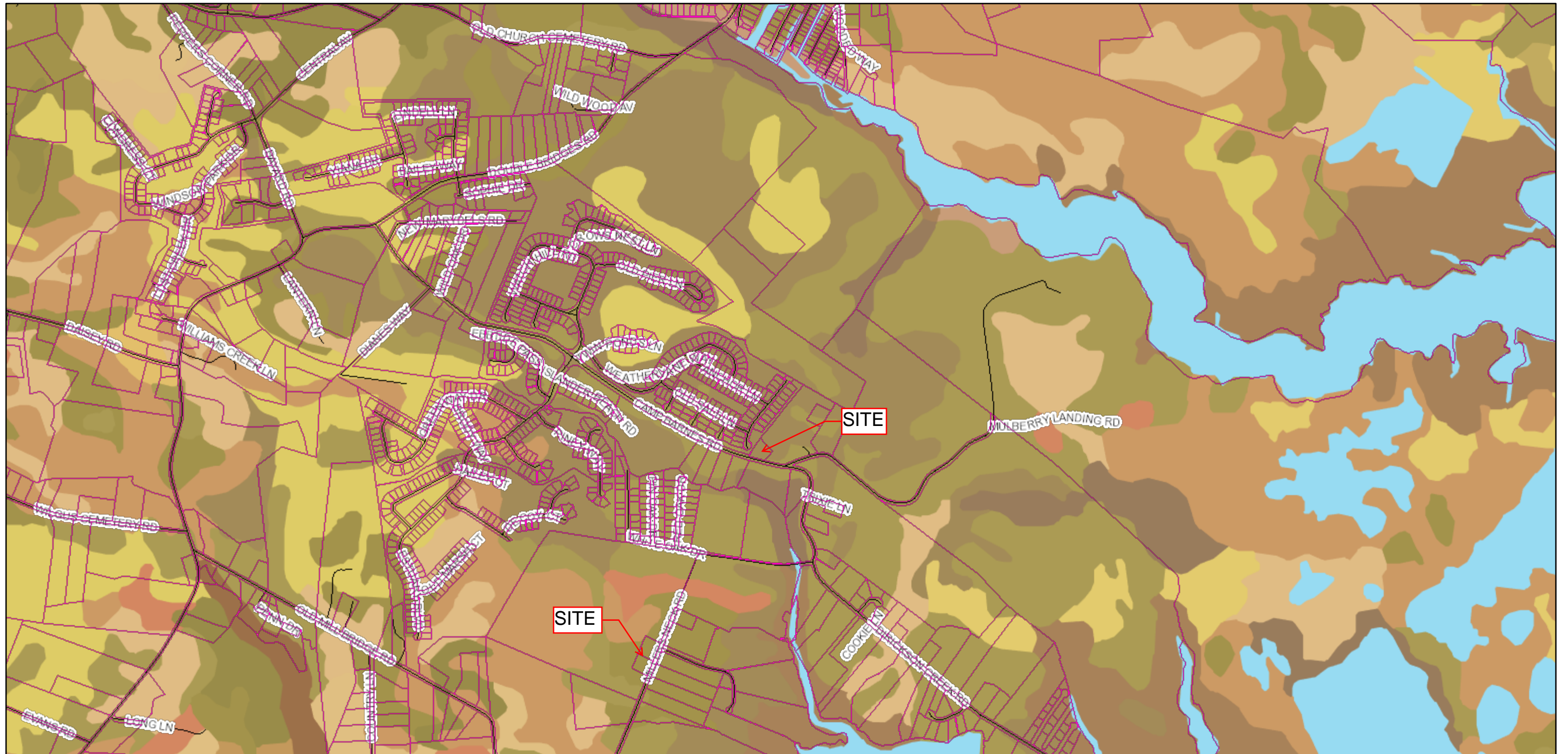
AMENDED ESTUARY PHASE 4



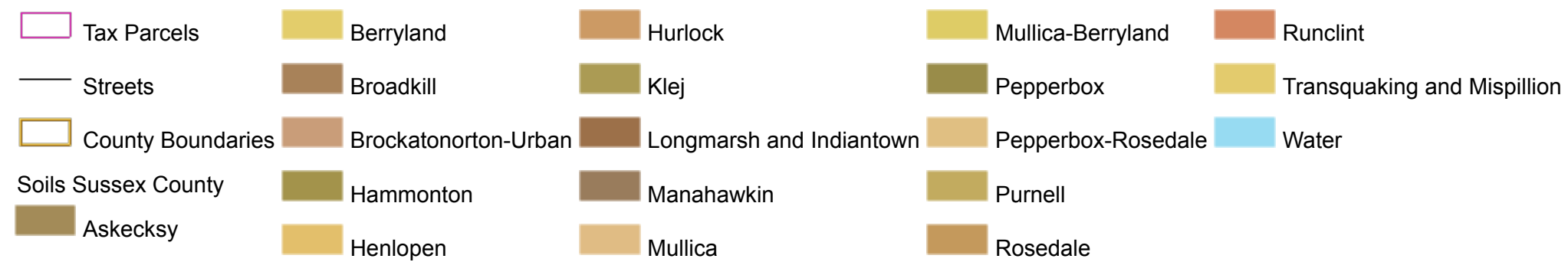
ASSAWOMAN BAY QUADRANGLE
MARYLAND - DELAWARE
7.5-MINUTE SERIES



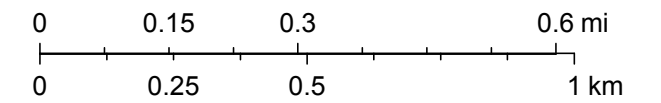
AMENDED ESTUARY PHASE 4 Sussex County SOILS MAP



July 19, 2021

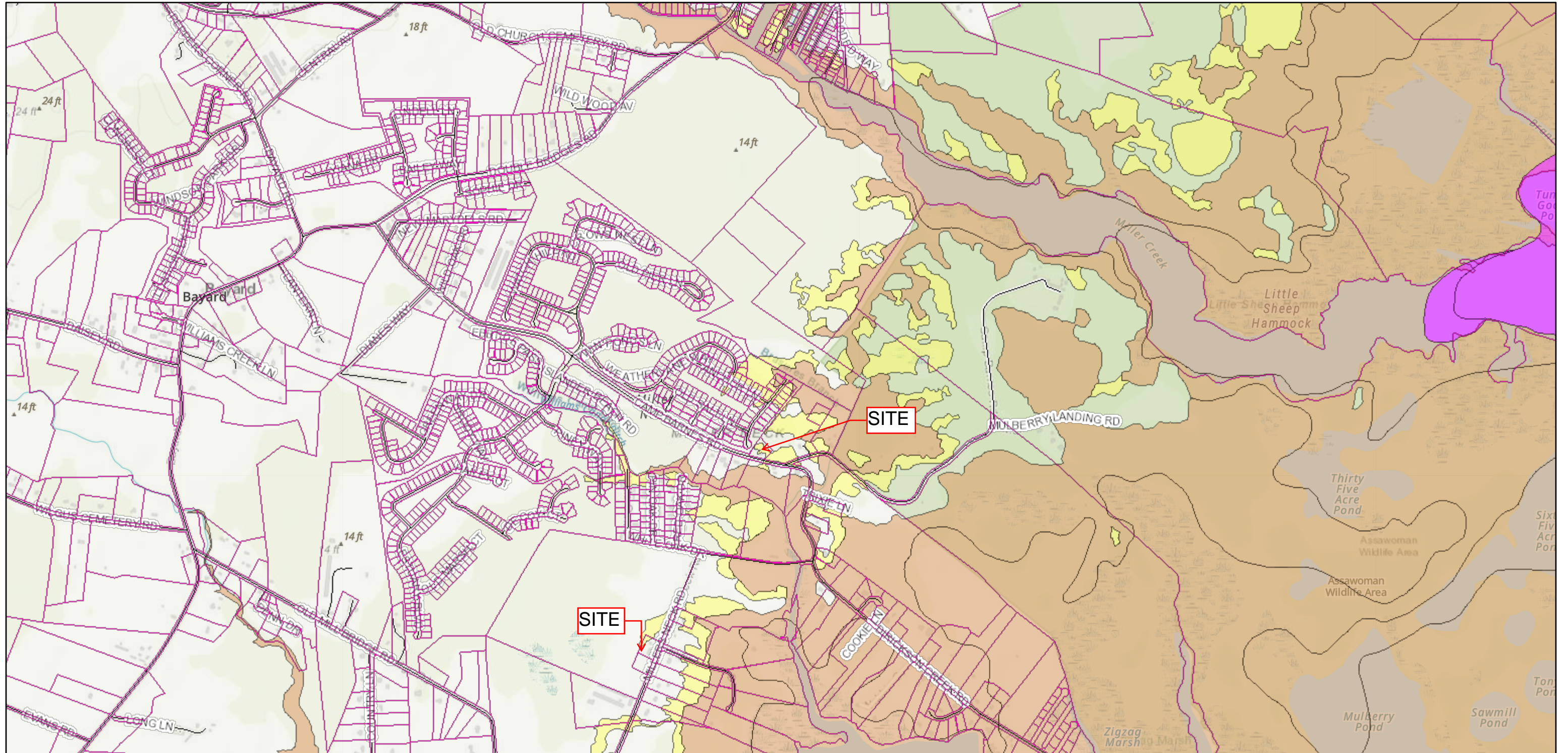


1:18,056

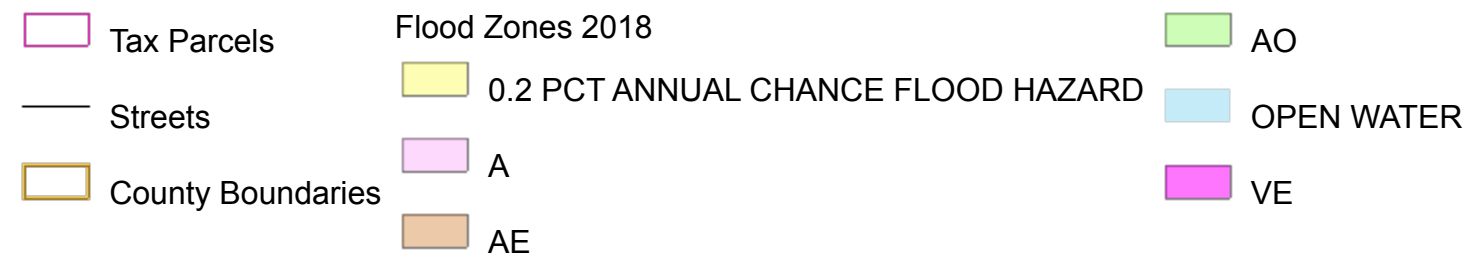


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Sussex County Government

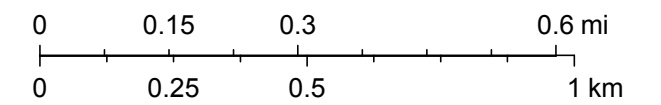
AMENDED ESTUARY PHASE 4 Sussex County FLOOD ZONES



July 19, 2021

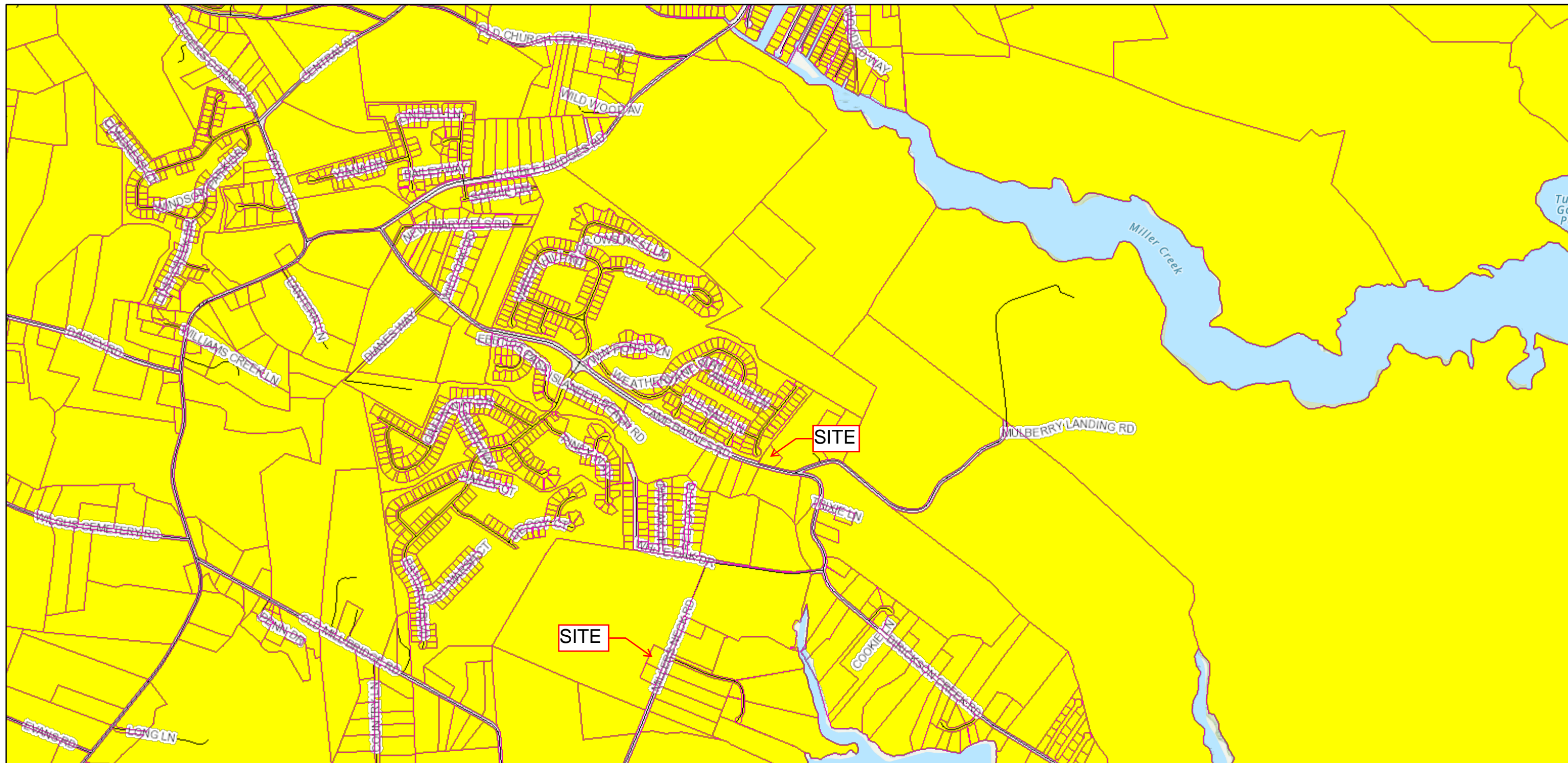


1:18,056



FEMA, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Sussex County Government

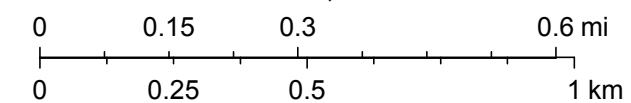
AMENDED ESTUARY PHASE 4 Sussex County FUTURE LAND USE MAP



July 19, 2021

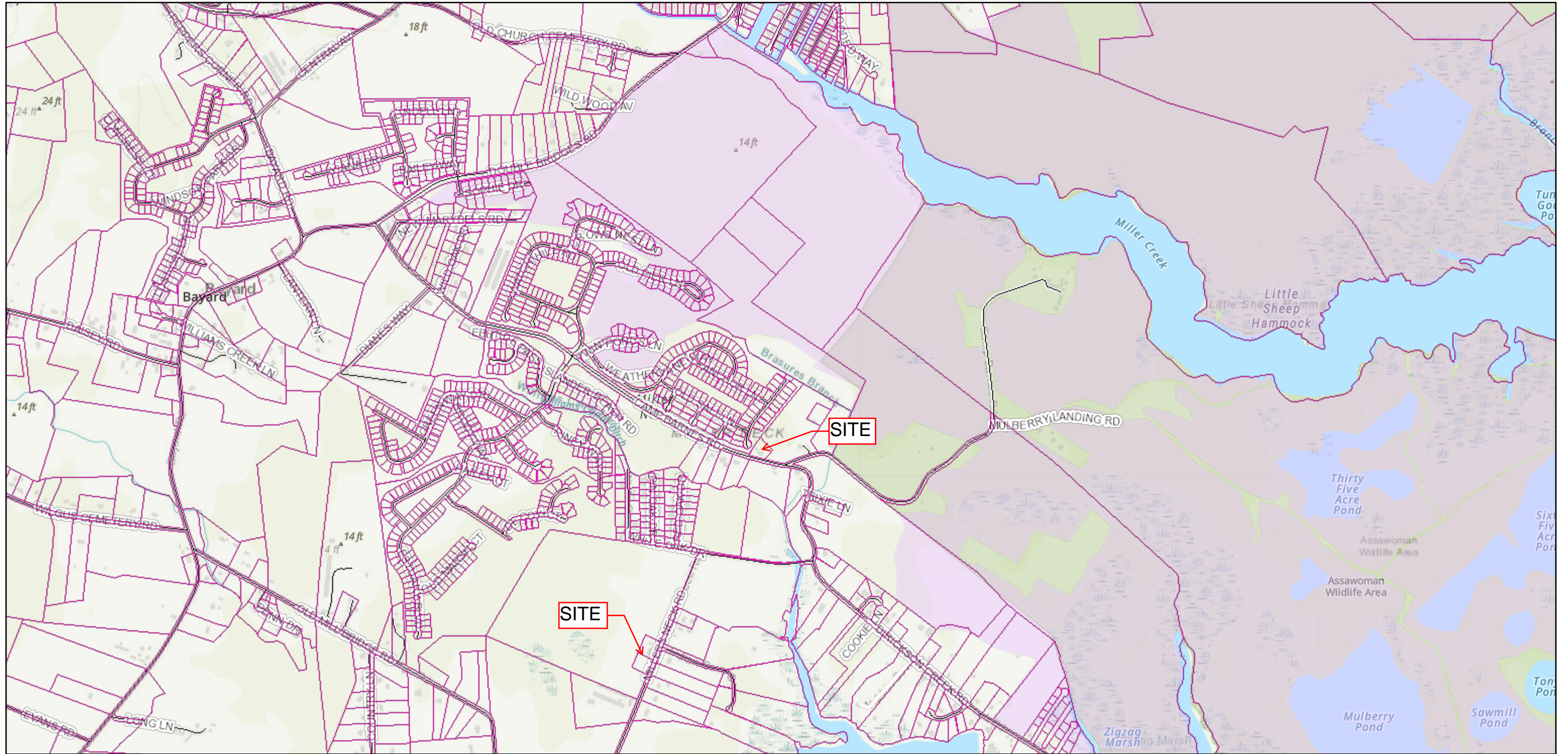


1:18,056



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Sussex County Government

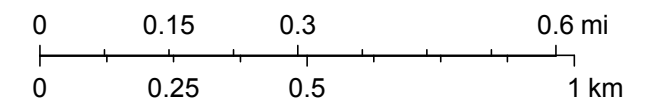
AMENDED ESTUARY PHASE 4 Sussex County NATURAL AREAS



July 19, 2021

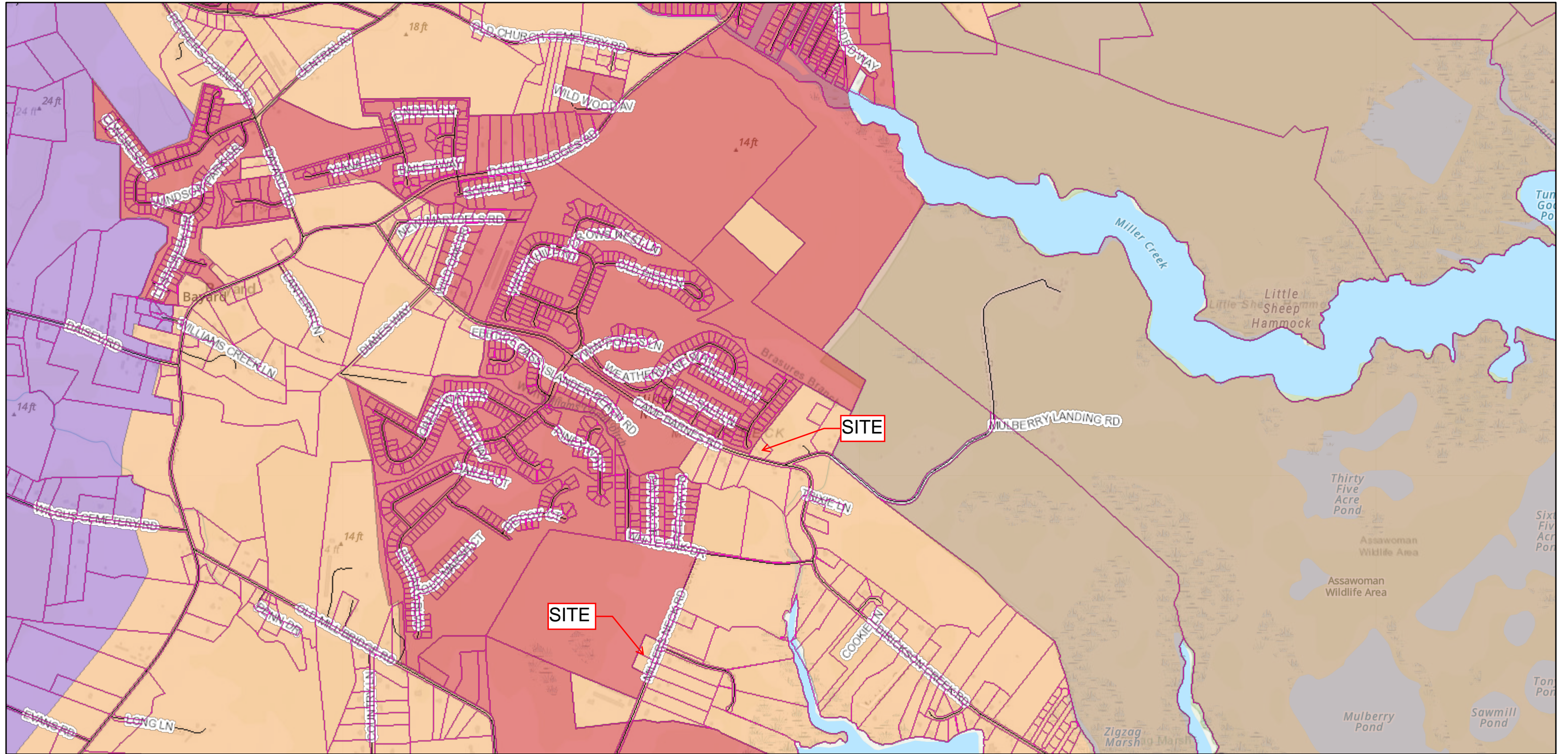
- Tax Parcels
- Streets
- County Boundaries
- Natural Areas

1:18,056






Delaware Geological Survey, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Sussex County Government, Delaware

AMENDED ESTUARY PHASE 4 Sussex County SEWER TIERS MAP







July 19, 2021

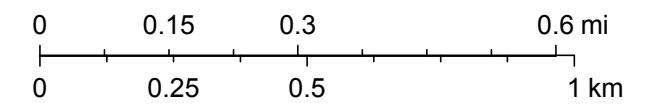
-  Tax Parcels
-  Streets
-  County Boundaries

Sewer Tiers

-  Tier 1 - Sussex County Unified Sanitary Sewer District

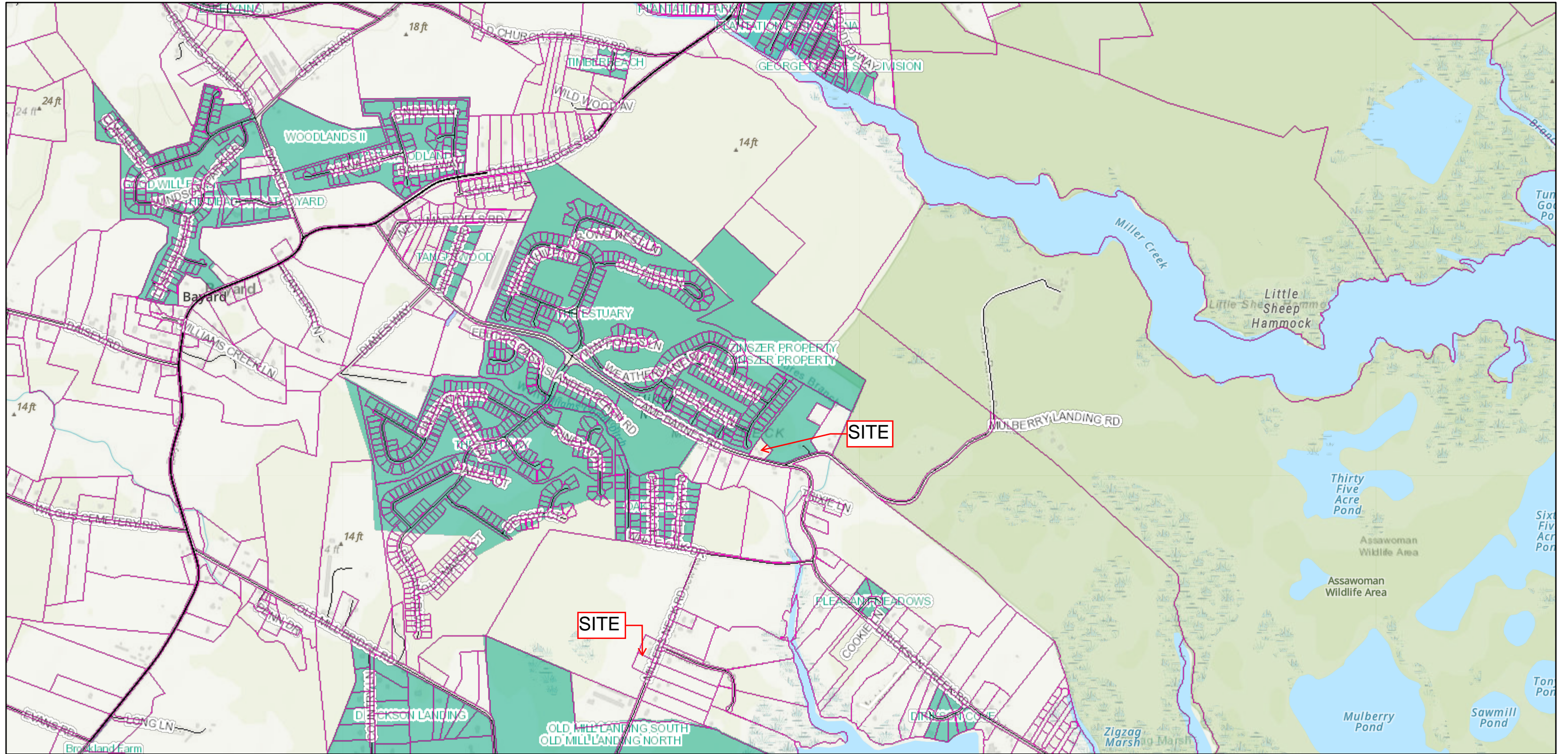
-  Tier 2 - Sussex County Planning Area
-  Tier 3 - Coordinated CPCN Areas
-  Tier 4 - System Optional Areas
-  Tier 5 - Regulated On-site Area

1:18,056













Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Sussex County Government

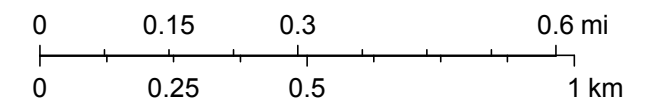
AMENDED ESTUARY PHASE 4 Sussex County SUBDIVISIONS MAP



July 19, 2021

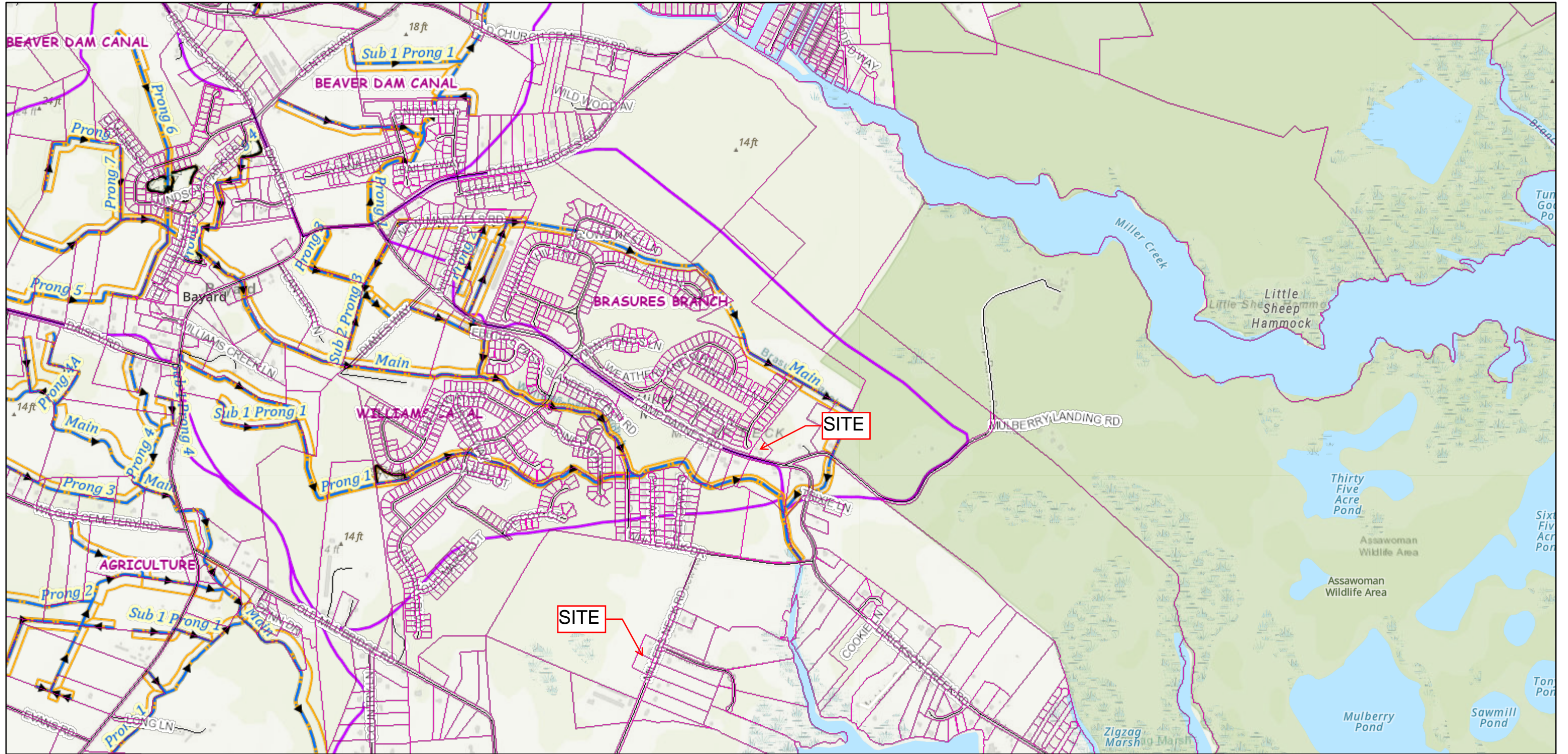
- | | | |
|--|--|---|
|  Tax Parcels |  Subdivisions |  United States |
|  Streets |  Major Routes |  Boundaries State County |
|  County Boundaries |  Interstate |  Easements |
| |  State | |

1:18,056



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Sussex County Government, FirstMap

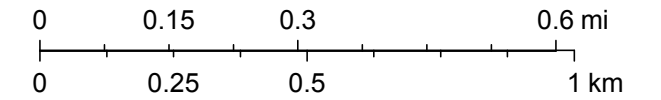
AMENDED ESTUARY PHASE 4 Sussex County TAX DITCH SEGMENTS MAP



July 19, 2021

- | | | |
|-------------------|----------------------------|--------------------|
| Tax Parcels | Approx. Watershed Boundary | Pond Feature |
| Streets | Extent of Right-of-Way | Special Access ROW |
| County Boundaries | Tax Ditch Segments | |
| | | Tax Ditch Channel |

1:18,056



DNREC, Division of Watershed Stewardship, Drainage Program, john.inkster@state.de.us, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User

4.STORMWATER CONCEPTUAL APPROACH



GEORGE, MILES & BUHR, LLC



ARCHITECTS
ENGINEERS

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

SALISBURY
BALTIMORE
SEAFORD

www.gmbnet.com



SCD Pre-Application Meeting Minutes

The Estuary Phase 4

GMB # 140049-F

A Pre-Application meeting for the Estuary Phase 4 project took place on Thursday, June 17, 2021, via a WebEx remote meeting.

In attendance:

Donna Colton	Sussex Conservation District (SCD)
John Justice	Sussex Conservation District (SCD)
Jonathan Soistman	George, Miles, and Buhr LLC (GMB)
Kyla Cupp	George, Miles, and Buhr LLC (GMB)

Items of discussion:

1. GMB Existing Site Notes:
 - a. Located on Millers Neck Rd. in Sussex County, Delaware.
 - b. Site contains approximately 20 acres of non-tidal wetlands.
 - c. LOD is about 51 acres.
 - d. Soils on the site are A, B, and D.
 - e. Existing land cover consists of:
 - i. Row Crops
 - ii. Woods
 - iii. Wetlands (to be shown as woods in good condition in GMB models)
 - iv. Single Family Homes
 - f. DeIDOT concern re: collapsed road crossing has been remedied.
 - g. Existing agricultural ditches convey runoff from West to East to Dirickson Creek.
2. Proposed Site/Plan Notes:
 - a. 115 single family homes
 - b. SWM:
 - i. Rpv treatment will be provided with a series of five (5) interconnected 48-hr extended detention wet pond BMPs PLD method of DURMM used for Quantity compliance.
 - ii. Quantity treatment not required with tidal outfall.
 - iii. Downstream most outfall to be analyzed as outfall location. Meet all pond requirements for discharge at this location.
 - iv. Use of the SAS GIS 2.3 wetland layer determined that our outfall is within the Head of tide 2007 boundary.
 - c. Ed Launay, ERI, to delineate wetlands and provide letter stating no negative environmental impact to wetlands on site.

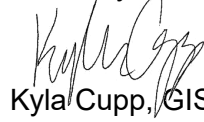
JAMES H. WILLEY, JR., P.E.
 PETER A. BOZICK, JR., P.E.
 JUDY A. SCHWARTZ, P.E.
 CHARLES M. O'DONNELL, III, P.E.
 W. BRICE FOXWELL, P.E.
 A. REGGIE MARINER, JR., P.E.
 JAMES C. HOAGESON, P.E.
 STEPHEN L. MARSH, P.E.
 DAVID A. VANDERBEEK, P.E.
 ROLAND E. HOLLAND, P.E.
 JASON M. LYTLE, P.E.
 CHRIS B. DERBYSHIRE,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

JOHN E. BURNSWORTH, P.E.
 VINCENT A. LUCIANI, P.E.
 AUTUMN J. WILLIS
 CHRISTOPHER J. PFEIFER, P.E.

3. ESC
 - a. Lots will be crowned - silt fence to be used behind curb/sidewalk.
 - b. 15' Maintenance around ponds, not infringing on property lines.
 - c. Construction will be completed in at least 3 phases. GMB to coordinate phasing with the builder/owner.
 - d. Ponds to be used as temporary sediment basins during construction.
 - e. Geotechnical borings to be in the report that meets SIP Checklist requirements. Geotech to provide recommendations for each facility (SHGW and infiltration rate, if applicable).
 - f. Notes to explicitly state "Third Party Certified Construction Representative (CCR)"
4. DeIDOT
 - a. No Pre-app meeting has been held.
 - b. LONO will be required from DeIDOT for entrance/stormwater.
5. DNREC
 - a. Lane Stormwater Shaper device is not currently on the DNREC approved list of proprietary devices. If it is to be used, GMB to submit request for approval to SCD.

Please respond to GMB with any additions or modifications to the above items.

Sincerely,



Kyla Cupp, GIS Specialist

5. TRAFFIC

NOTES OF MEETING

DATE: April 21, 2021

PROJECT: T.M.# 134-21.00-11.00 & 134-21.00-11.12
Estuary Phase 4 Entrance Improvements

ATTENDEES:

Kevin Hickman	DeIDOT
Wendy Polasko	DeIDOT
Bill Brockenbrough	DeIDOT
John Fiori	DeIDOT
James Argo	DeIDOT
Danielle Pollet	DeIDOT
Matt Schlitter	DeIDOT
Linda Osiecki	DeIDOT
Richard McCabe	DeIDOT
Bill Conway	Century Engineering
Drew Boyce	Century Engineering
Meghan Bartlett	Century Engineering

PREPARED BY: Century Engineering

This meeting was held with the DeIDOT Development Coordination Section to discuss Phase 4 of the Estuary subdivision and the required entrance improvements on Millers Neck Road. The following is a summary of the discussion.

Discussion

- The background of the subdivision was discussed briefly.
 - Phases 1-3 front on Camp Barnes Road. Improvements on Camp Barnes Road have already been constructed.
 - Phase 4 fronts on both sides of Millers Neck Road.
 - A logging operation for Phase 4 was recently completed via a temporary entrance on Millers Neck Road.
- The proposed subdivision consists of 98 Single Family homes.
- The proposed entrances will be located on Millers Neck Road, classified as a Local Road.
 - Entrances will be aligned across from each other.
- The project is not located within the Corridor Capacity Preservation Program.
- The design vehicles for the proposed entrances are SU30 and WB40.
- The trip generation for Phase 4 is 1,021 ADT. The existing roadway AADT is 550. The original TIS needs to be reviewed to see if it is still valid. If not, a TOA type letter will be required. Or the Developer can pay a fee in lieu of the letter (Area Wide Study Fee), due prior to final entrance plan approval.
- The design requirements were discussed:
 - Speed limit is 40mph.
 - Based on the original TIS, auxiliary turn lanes were not warranted for either entrance.
 - Based on the revised trip generation, the entrance improvements include:
 - 195' northbound right turn lane.
 - Bike lanes
 - Lane widths shall be 11' and shoulders shall be 5'.
 - Roadway widening will be onto subdivision properties.

- Limits of improvements will be between BR 3-476 and improvements for Old Mill Bridge Farm.
- It was requested that the curve at the intersection of Millers Neck Road and White Oak Drive be softened as much as possible.
 - Existing R/W abandonment process.
- Project is within Investment Levels 3/4 Area, so a shared use path (SUP) is required along the frontage.
 - It was requested that the SUP be on the same side of Millers Neck Road as is being proposed for the Old Mill Bridge Farm improvements. The developer prefers the SUP on the west side which is opposite of the south side recommendation DeIDOT provided to Old Mill Landing. This will need further coordination.
 - At a minimum, a sidewalk will be required on the opposite side of Millers Neck Road. A SUP is acceptable, on both sides, however.
 - The SUP/sidewalk should extend to northern/southern property lines and include 45° terminations into the shoulder.
 - A ped study will be required if a crossing is proposed between the two entrances.
- No DOTS projects within the project area.
- No DART requests.
- This meets the criteria for a Level I inspection.
- The original TIS required entering into a signal agreement at Double Bridges Road/Bayard Road and Double Bridges Road/Camp Barnes Road. Need to confirm if still applicable and/or where this stands.
- Noise analysis not required.
- Additional comments:
 - Wedging recommended to soften cross slopes.
 - There is an existing crossroad pipe that needs to be replaced within the project limits.
 - To keep the heavy truck traffic off of the Phase 3 internal streets, the Developer would like to request a temporary entrance permit on Millers Neck Road for Phase 3 construction traffic. A separate access permit will be pursued through the district to access Phase 3 during construction. No work in Phase 4 will commence until the entrance plans for Phase 4 are substantially complete and a temporary entrance permit can be issued for entrance construction.
 - Need to resubmit a Record Plan for Phase 4 showing location of temporary entrance.
 - Sussex Conservation District approved temporary entrance for logging operation. Site(s) of stabilized construction entrance(s) need to be shown on Record Plan.
- Timeline: Temporary entrance permit is needed as soon as possible.
- Action Items:
 - Century is to send original TIS documentation to Bill Brockenbrough for review.
- The following disclaimer was read: While DeIDOT personnel intend to provide the best available direction at pre-submittal and project coordination meetings, all final decisions are contingent on the design details and pertinent facts as provided in a formal submission.

These notes represent the author's best recollection of the discussion. If there are any revisions, please notify the author in writing within seven days of receipt of these notes.

cc. attendees
Bill Conway, Century Engineering
Steve Marsh, GMB
file (g:\projects\195003.00 (estuary entrance design)\design project info\meeting notes\pre-submittal\estuary phase 4
pre-submittal 04.21.21.docx)

6. WETLANDS



STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES &
ENVIRONMENTAL CONTROL
DIVISION OF WATER
89 KINGS HIGHWAY
DOVER, DELAWARE 19901

WETLANDS & SUBAQUEOUS
LANDS SECTION

TELEPHONE (302) 739-9943
FAX (302) 739-6304

DE Land Investment 1, LLC
c/o: A. John Galiani
8965 Guilford Road, Suite 290
Columbia, MD 21046
Tax Parcels: 1-34-21.00-11.00

Subaqueous Lands Lease: SL-192/19
Associated Permit: WE-192/19
Date of Issuance: 1-7-2020
Construction Expiration Date: 1-7-2023

SUBAQUEOUS LANDS LEASE

GRANTED TO:

DE Land Investment 1, LLC

TO CONSTRUCT AND UTILIZE:

**A 3 foot wide by 5 foot long pier
A 5 foot wide by 24 foot long dock
Accessed via a wetland walkway authorized by: WE-192/19**

OCCUPYING PUBLIC SUBAQUEOUS LANDS TOTALING:

135 square feet

LOCATED CHANNELWARD OF MEAN LOW WATER:

**In Williams Creek
On Millers Neck Road, Estuary Residential Community,
Frankford, Sussex County, Delaware**

Pursuant to the provisions of 7 Del. C. §7205, and the Department's Regulations Governing the Use of Subaqueous Lands, permission is hereby granted on this 7th day of January A.D. 2020, to construct the above-referenced project in accordance with the approved plans for this Lease (3 sheets) as approved on October 10, 2019 and the application dated May 15, 2019, and received by this Department on May 21, 2019.

WHEREAS, the State of Delaware is the owner of ungranted subaqueous lands lying beneath the waters of Williams Creek; and

WHEREAS, DE Land Investment 1, LLC, owners of certain lands adjoining to Williams Creek have applied for permission to occupy 135 square feet of those public lands to install the indicated structures for private use; and

WHEREAS, pursuant to the provisions of 7 Del. C. §7203, the Secretary of the Department of Natural Resources and Environmental Control through his duly authorized representative finds that it is not contrary to the public interest if this project is approved subject to the terms and conditions herein set forth.

This Lease shall be continued for a period of ten (10) years or so long as the conditions attached to the Lease are adhered to, whichever is the shorter in time. Upon the expiration of the ten-year term, this Lease shall expire and become null and void, unless prior thereto the lessee shall have applied for and received a renewal of this Lease. A renewal may be denied if the State determines that the Lease is no longer in the public interest.

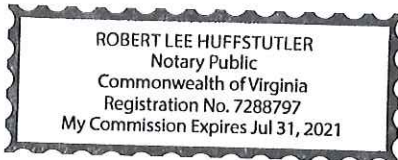
NOW THEREFORE, this Lease is issued subject to the attached Subaqueous Lands Lease General Conditions and the following special conditions:

SPECIAL CONDITIONS

1. This Lease shall not be considered valid until it has been duly recorded in the office for the Recorder of Deeds in and for the appropriate County, and a copy of the recorded Lease is returned to, and has been received by, the Department.
2. This approval is in accordance with the plans and application submitted to the Department of Natural Resources and Environmental Control, a copy of which is attached hereto and made a part hereof.
3. The work authorized by this Lease is subject to the terms and conditions of the attached Department of the Army Permit Number CENAP-OP-R SPGP-20.
4. This Lease is granted for the purpose of launching non-motorized vessels, as indicated on the approved plans. Any other use without prior approval shall constitute reason for this Lease being revoked.
5. The authorized area of structure over public subaqueous lands is 135 square feet, represented by the 3 by 5 foot long section of pier and the 5 by 24 foot long dock constructed channelward of the mean low water line.
6. This Permit does not authorize any future repairs below the water line, or any additions or modifications to the structures authorized herein. Such activities require separate written authorization from the Department of Natural Resources and Environmental Control.
7. The Contractors Completion Report shall be filled out and returned within 10 days of completion of the authorized work.

IN WITNESS WHEREOF, I, A. John Galiani, the duly authorized representative of Delaware Land Investment 1, LLC, have caused this instrument to be executed on this 18th day of December, 2019.

By: [Signature]
A. John Galiani (Representative)
Delaware Land Investment 1, LLC (Lessee)



(Notary Seal)

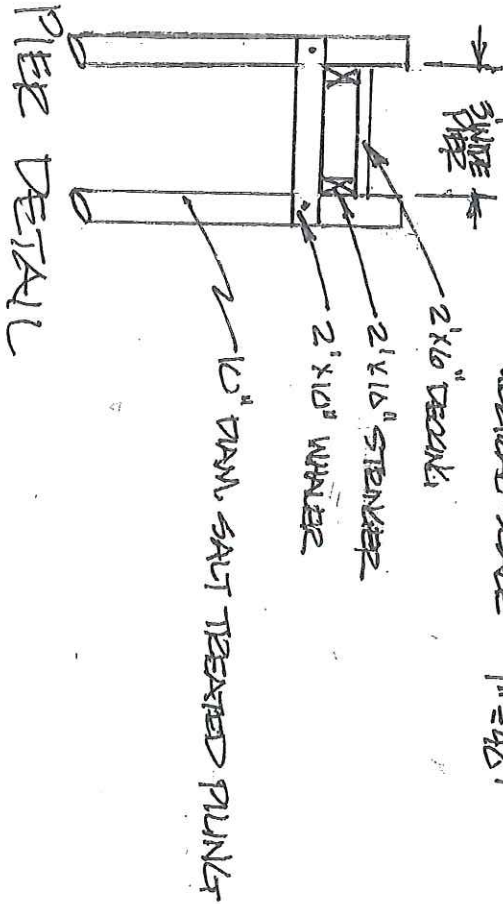
Sworn and Subscribed before me on
this 18 day of December, 2019

[Signature]
Notary

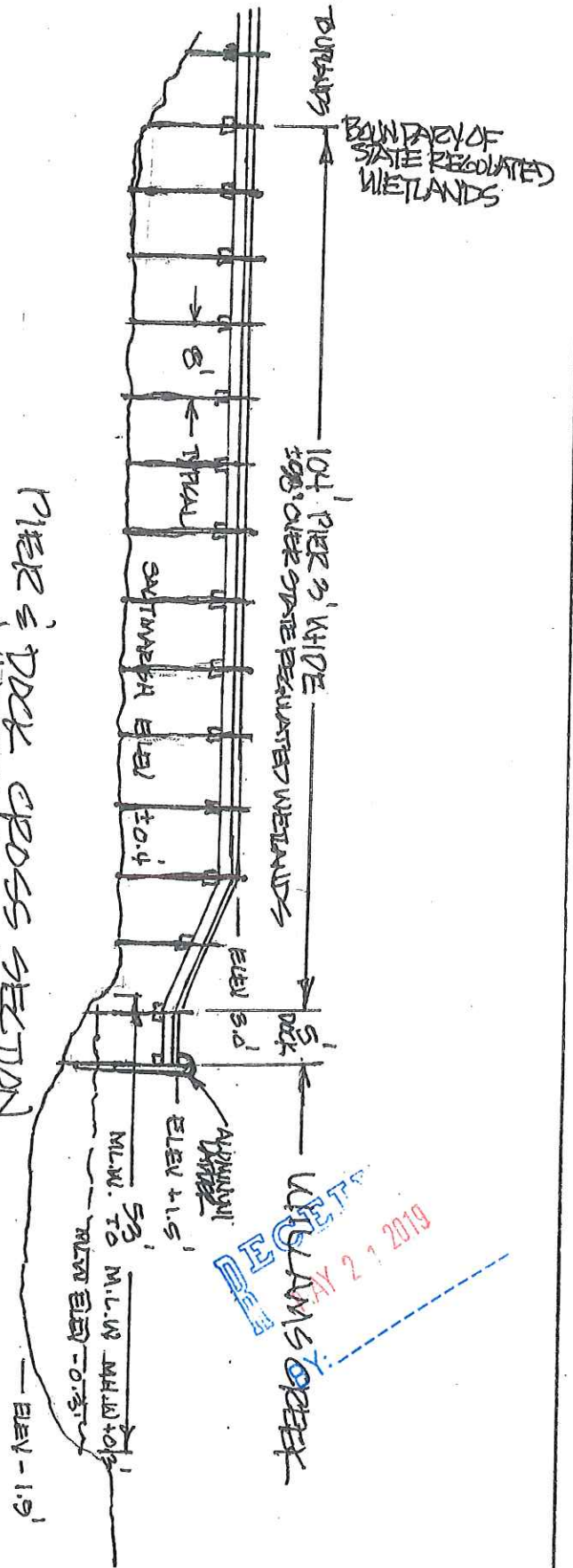
IN WITNESS WHEREOF, I, Shawn M. Garvin, Secretary of the Department of Natural Resources and Environmental Control, have hereunto set my hand this 7th day of January, 2019 2020

[Signature]
Shawn M. Garvin, Secretary
Department of Natural Resources and Environmental Control

PROPOSED KAYAK LAUNCH DOCK
 TAX MAP PARCEL 134 - 21.00 - 11.00
 BALTIMORE HUNDRED SUSSEX COUNTY DE
 MAY 12 2019 SHEET 3



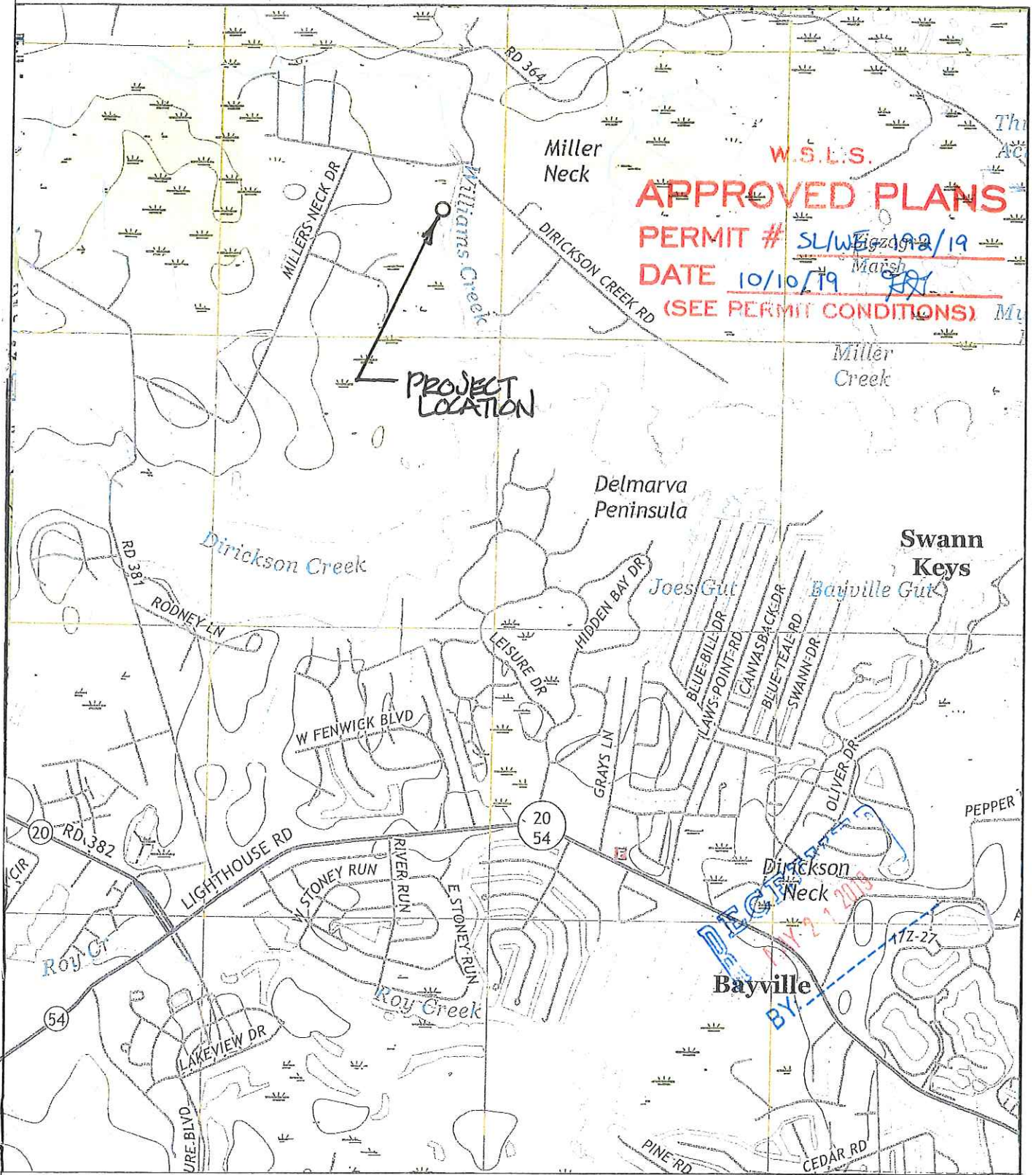
PIER & DOCK CROSS SECTION
 HORIZONTAL SCALE 1" = 25'
 VERTICAL SCALE 1" = 40'



W.S.L.S.
APPROVED PLANS
 PERMIT # SL/WE-192/19
 DATE 10/10/19
 (SEE PERMIT CONDITIONS)

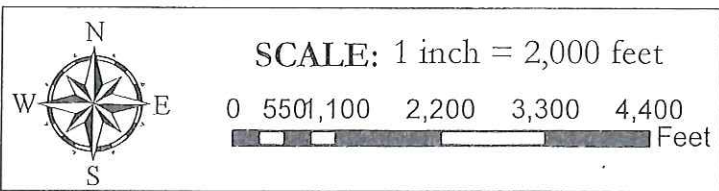
PERMIT
 MAY 21 2019

USGS TOPOGRAPHIC MAP

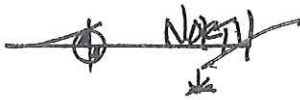


ESTUARY KAYAK DOCK LOCATION MAP

USGS TOPOGRAPHIC MAP
TAX MAP# 134-21.00, PARCEL 11.00
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE



ERI ENVIRONMENTAL RESOURCES, INC.



x-0.5

525' TO MILLERS
NEW RD BRIDGE
CR 304A
ALUMINUM LADDER

x-1.9

53'

x-1.9

x-0.9

10'

x-1.9

WILLIAMS
CREEK

x-1.1

x-1.7

x+0.4

PROPOSED
3' WIDE PILE
SUPPORTED PIER
OVER STATE REGULATED
WETLANDS

T7

W.S.L.S.
APPROVED PLANS
PERMIT # SL/WE-192/19
DATE 10/10/19 SS
(SEE PERMIT CONDITIONS)

x+0.3

BOUNDARY OF CORPS REGULATED WETLANDS
UPLANDS

x+7.0

x+0.5

T6

STATE REGULATED
TIDAL WETLANDS

BOUNDARY OF STATE REGULATED
WETLANDS
AS ESTABLISHED
BY CNPEL

FUTURE
LOT LINES

6' WIDE
PILE SUPPORTED
BOARDWALK

CORPS REGULATED
NON-TIDAL
WETLANDS
BY: [Stamp]

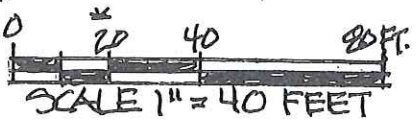
PERMIT # [Stamp]
DATE 2/1/2019
BY: [Stamp]

T2

6' WIDE MUDCH PATH

UPLANDS

x+2.1



PROPOSED KAYAK LAUNCH DOCK
TAX MAP PARCEL 134-21.00-11.00
BALTIMORE HUNDRED SUSSEX CO. DE
MAY 12, 2019
SHEET 2



STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES &
ENVIRONMENTAL CONTROL
DIVISION OF WATER
89 KINGS HIGHWAY
DOVER, DELAWARE 19901

WETLANDS & SUBAQUEOUS
LANDS SECTION

TELEPHONE (302) 739-9943
FAX (302) 739-6304

**SUBAQUEOUS LANDS LEASE
CONTRACTOR'S COMPLETION REPORT
POST-CONSTRUCTION**

Subaqueous Lands Lease Number: SL-192/19

Name: Delaware Land Investment 1, LLC

Address: 8965 Guilford Road, Suite 290
Columbia, MD 21046

Parcel #: 1-34-21.00-11.00

I hereby certify that I have constructed the project authorized by the above-referenced Subaqueous Lands Lease in accordance with the approved plans for the project.

Printed Name of Contractor

Name of Company

Contractor's Signature

Date

Telephone Number

Upon completion of construction, this form shall be completed, signed by the contractor, and mailed to the Wetlands and Subaqueous Lands Section at:

**DNREC
Wetlands and Subaqueous Lands Section
89 Kings Highway
Dover, Delaware 19901**

Or faxed to the Wetlands and Subaqueous Lands Section at: **302-739-6304**

This form must be received by the Department within ten days of the date that construction is completed.

For official use only

Compliance inspection date _____ Built in accordance with plans Yes No

Scientist: _____

Delaware's good nature depends on you!



WETLANDS AND SUBAQUEOUS LANDS SECTION

LEASE NO.: SL-192/19

CONSTRUCTION EXPIRATION DATE: 1-7-2023

TO CONDUCT THE FOLLOWING ACTIVITIES:

TO CONSTRUCT AND UTILIZE:

- A 3 foot wide by 6 foot long pier
- A 5 foot wide by 24 foot long dock


Accessed via a wetland walkway authorized by: WE-192/19

LOCATED ON PUBLIC SUBAQUEOUS LANDS:

In Williams Creek
On Millers Neck Road, Estuary Residential community,
Frankford, Sussex County, Delaware

ISSUED TO: Delaware Land Investment 1, LLC

**DISPLAY THIS CERTIFICATE IN A HIGHLY
VISIBLE LOCATION ON THE JOB SITE.**

Authorized by: 



**US Army Corps
of Engineers®**
Philadelphia District

NOTICE

This Department of the Army permit contains important permit conditions. Please read the permit and all conditions carefully.

Work authorized by this permit may be inspected for compliance at any time.

It is your responsibility, as permittee, to ensure that all work authorized by the permit, including all work performed by contractors, be performed in strict compliance with all terms and conditions of the permit. Failure to do so may result in a determination by the District Engineer to suspend, modify, or revoke your permit (33 CFR 325.7). It may also subject you to the enforcement procedures contained at 33 CFR 326.4 and 326.5, including civil and criminal action and the possible imposition of civil penalties and criminal fines up to \$50,000.00 per day per violation.

You are also reminded to complete and submit to this office the notice of commencement and completion forms attached to this authorization.

If you have any questions about, or need to modify, any of the terms and conditions of this permit, you are requested to contact the Philadelphia District Office at (215) 656-6728.



US Army Corps
of Engineers
Philadelphia District

DEPARTMENT OF THE ARMY
STATE PROGRAMMATIC GENERAL PERMIT
DELAWARE-SPGP-20

PERMITTEE AND PERMIT NUMBER:

CENAP-OP-R-Delaware State Programmatic General Permit 20 (SPGP-20)

ISSUING OFFICE:

Department of the Army
U.S. Army Corps of Engineers, Philadelphia District
Wanamaker Building, 100 Penn Square East
Philadelphia, Pennsylvania 19107-3390

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the conditions specified below.

PROJECT DESCRIPTION: This general permit authorizes the construction of proposed and maintenance of existing piers, docks, gangways/ramps, stairs/ladders, mooring piles, boat lifts, modular floating platforms for jet skis and larger vessels, breakwaters and the replacement of existing serviceable bulkheads.

This general permit does not authorize the following activities: a) Any dredging or any other activity not specified in this general permit; b) Piers, docks, boat lifts and breakwaters constructed of solid fill; c) Floating docks in submerged aquatic vegetation; d) Construction of cantilevered structures beyond the authorized width of pier/dock structures; e) The storage of petrochemicals, pollutants, or hazardous products on docks or piers; f) Any structures or work within the Chesapeake and Delaware Canal or the Lewes and Rehoboth Canal - proposed work/structures within these waterways will require submission of a separate permit application to the Philadelphia District Engineer; g) Non-residential projects within the Delaware River, Delaware Bay, Nanticoke River or their tributaries; or h) Any structure or fill activity in areas named in Acts of Congress or Presidential Proclamations as Natural Landmarks, National Rivers, National Wilderness Areas, National Wildlife Refuges, National Seashores, National Recreation Areas, National Lakeshores, National Parks, National Monuments, and such areas as may be established under Federal Law for similar and related purposes, such as estuaries and marine sanctuaries. This general permit is not applicable for work reasonably related to another activity requiring an individual Department of the Army permit application and approval by the District Engineer, Corps of Engineers.

The District Engineer retains discretionary authority to require, on a case-by-case basis, submission of an individual Department of the Army permit application for proposed work when it is determined that such a review would be in the public interest (i.e., potential for significant impact on environmental resources, effect on navigation, etc.).

Delaware-SPGP-20

PROJECT LOCATION: This general permit is applicable to navigable waters of the United States located within the geographic boundaries of the Philadelphia District, U.S. Army Corps of Engineers within the State of Delaware.

PERMIT CONDITIONS:

General Conditions:

1. This general permit will expire on *December 31, 2024*. The time limit for completing the work authorized by this general permit ends on this date. In the event that this General Permit is reissued/extended, any activity which has been authorized under the terms and conditions of this General Permit will remain authorized until such time that the required State permit/authorization issued with the general permit expires, provided the authorized activity complies with any subsequent re-authorization or modification of this general permit.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 3, below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you sell the property associated with this general permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization (see Transfer of Permit below).
4. If a conditioned water quality certification has been issued for your project by the Delaware Department of Natural Resources and Environmental Control (DDNREC), you must comply with conditions specified in the certification as special conditions to this general permit. This is specific to Section 404 discharges. All work performed under the authorization of this general permit must be consistent with the Delaware Coastal Zone Management (CZM) program. Any conditions in the required State authorization required for compliance with the State CZM program are conditions of this authorization by reference.
5. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the conditions of your general permit.

Special Conditions:

1. In order for work and structures to be approved by this general permit the work and structures must be reviewed and receive the approval(s) of the DDNREC Subaqueous Lands Act (Title 7, Delaware Code, Chapter 72). All work shall be conducted in accordance with those plans or project description as approved by the DDNREC unless otherwise specified by this office. Additionally, in order for work to be approved under this general permit, the permittee must be furnished a copy of this general permit from the DDNREC at the time of the permittee's receipt of State approval.
2. This general permit is not applicable to work which is authorized by the State due to failure of the State to make a permit decision within the review period mandated by State Law and/or regulation, unless the State has reviewed the project, determined it compliant with applicable State rules and regulations and the terms of this general permit, and issues a State permit. This general permit is

Delaware-SPGP-20

not applicable when work is authorized by the State as part of a settlement agreement or administrative consent order unless the State has reviewed the project, determined it compliant with applicable State rules and regulations and the terms of this general permit, and issues a State permit.

3. The applicant shall notify the Philadelphia Corps District at least 10 days prior to the commencement of authorized work by completing and signing the enclosed Notification/Certification of Work Commencement Form (Enclosure 1). The applicant shall notify the Philadelphia Corps District within 10 days of the completion of the authorized work by completing and signing the enclosed Notification/Certification of Work Completion/Compliance Form (Enclosure 2). All notifications required by this condition shall be in writing and shall be transmitted to this office by mail or by e-mail at NAPREGULATORY@usace.army.mil.
4. The Corps may impose other special conditions on a project authorized pursuant to SPGP-20 where it is determined necessary to minimize adverse environmental effects or based upon any other factor of the public interest.
5. Any activities not specifically identified and authorized herein shall constitute a violation of the conditions of this permit, in whole or in part, and may result in the institution of such legal proceedings as the United States Government may consider appropriate.
6. All structures, including piers, docks, breakwaters and bulkheads authorized by this general permit, shall conform to the following specifications except where otherwise noted in the special conditions:
 - a. No more than one (1) pier/dock complex and other mooring structures constructed for a maximum of four (4) mooring spaces per buildable lot (see definitions).
 - b. No more than two (2) residential community structures (see definition) shall be permitted per residential community development for a maximum of 25 mooring spaces. Residential community structures are authorized to serve the water access needs of more than two (2) waterfront lots or residences.
 - c. No more than 25 mooring spaces per municipal project or commercial project (see definition).
 - d. For buildable lots, the maximum width of piers shall be four (4) feet and the maximum width of docks shall be five (5) feet, except where otherwise specified (see Special Condition 9). When boat lifts or a floating dock structure are constructed, then the maximum width of the structure shall be six (6) feet.
 - e. For residential community structures, municipal projects and commercial projects, the maximum width of piers shall be six (6) feet, the maximum width of docks shall be eight (8) feet, except where otherwise specified (see Special Condition 9).
 - f. Floating structures (such as docks and personal watercraft platforms) shall be constructed and operated to prevent them from resting on the waterway bottom. This may be accomplished with the use of chocks, stoppers or other devices where necessary. Personal Watercraft floating structures shall be designed to the minimum size necessary to accommodate the personal watercraft.

Delaware-SPGP-20

- g. Breakwaters shall be constructed at least 18 inches above the bottom of the waterway with a minimum spacing of three (3) inches between sheathing.
 - h. Under normal circumstances, a minimum of 3/8", 1/2", 3/4" or 1" space is to be provided for 4", 6", 8-10", or 12" wide planks, respectively, for fixed piers/dock structures. 12-inch is the maximum plank width authorized under this general permit. The use of light-transmitting materials such as grated or latticed decking that is designed for the passage of light through the open spaces may also be used, provided the total open space is equal to or greater than that of plank spacing.
 - i. Structures shall not extend more than 20 percent of the width of the waterway measured from mean low water line and in no instances exceed 250 feet channelward of the mean high water line. All structures, including piers, docks, breakwaters and bulkheads shall not exceed 500 linear feet in length along the shoreline. Each application shall include a written justification for the number and length of all proposed structures.
 - j. All structures shall be constructed a minimum of 50 feet outside of any authorized Federal navigation channel/project.
 - k. The replacement or repair of an existing bulkhead on natural bodies of water (see definition) may not extend more than 18 inches channelward of the original authorized bulkhead. This permit authorizes the placement of stone riprap at the toe of bulkheads to prevent undermining.
7. For commercial, community and municipal structures with 5 to 25 mooring spaces:
- a. May not be constructed within wetlands, submerged aquatic vegetation beds, designated aquaculture lease areas as defined by DDNREC, or sites recognized by DDNREC as Critical Resource Waters.
 - b. The maximum width of access piers shall be six (6) feet, the maximum width of docks shall be eight (8) feet, the maximum width of finger piers shall be four (4) feet and the maximum width of floating finger piers shall be six (6) feet, except where otherwise specified (see Special Condition 9).
 - c. A draft Operation and Maintenance Plan as described in the State of Delaware Marina Regulations for commercial, community or municipal structures exceeding four (4) mooring slips shall be submitted with the permit application.
 - d. Shall not be authorized in a location that will expand or change the prohibited and/or seasonally prohibited shellfish harvest area designation.
8. In order to avoid or minimize impacts to Federally listed species and other NOAA resources, the following conditions shall apply to all authorized work:
- a. Piles shall not exceed 24 inches in diameter.
 - b. Steel pilings are not authorized under this general permit.
 - c. Impact hammers may only be used if a wooden cushion block is placed atop each pile to be driven; otherwise a vibratory hammer must be used.

Delaware-SPGP-20

- d. Pile driving activities must use a "soft start" method. A soft start will continue for 15 minutes before full-force pile driving (see definition).
9. The following conditions shall apply to work conducted in wetlands and mudflats and over submerged aquatic vegetation (see definitions):
 - a. Piers and docks subject to this general permit which would cross wetlands, mudflats and/or submerged aquatic vegetation shall be limited to a maximum width of three (3) feet for individual lots and four (4) for municipal and residential community structures.
 - b. The height of structures, as measured from the lower most portion of the deck structure, over the wetland/mudflat floor or the mean high water line in submerged aquatic vegetation shall be a minimum of three (3) feet for individual lots and four (4) feet for municipal and residential community structures.
 - c. No more than 2 mooring spaces per buildable lot if located over submerged aquatic vegetation.
 - d. All construction equipment working on wetlands/mudflats shall be supported on mats.
 - e. Any wetlands/mudflats disturbed during construction shall be restored to pre-construction conditions.
 10. Damage to structures/vessels: The permittee hereby recognizes the possibility that the structures permitted may be subject to damage by wave wash from passing vessels. The issuance of this general permit does not relieve the permittee from taking all proper steps to insure the integrity of the structures permitted and the safety of boats moored thereto from damage by wave wash and the permittee shall not hold the United States liable for any such damage.
 11. The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration. (This special condition is applicable to Corps of Engineers permits that provide authorization under Section 10 of the Rivers and Harbors Act of 1899).
 12. The provisions of this general permit shall apply to any area designated as a component of the National Wild and Scenic River System or any river officially designated by Congress as a "study river" for possible inclusion in the system while the river is in an official study status provided the National Park Service, after having been notified of the proposed work, determines that the proposed activity will not adversely affect the Wild and Scenic River Designation or study status.
 13. The applicant must notify the District Engineer if the authorized activity may affect any historic properties listed, or determined to be eligible, or which the applicant has reason to believe may be eligible for listing on the National Register of Historic Places, and shall not begin the activity until notified by the District Engineer that the requirements of National Historic Preservation Act have been satisfied and that the activity is authorized. Furthermore, that if the permittee before or during

Delaware-SPGP-20

prosecution of the work authorized encounters a historic property (see definition) that has not been listed or determined eligible for listing on the National Register but which may be eligible for listing in the National Register, the permittee shall immediately notify the District Engineer. Additional information regarding historic properties can be found at: <https://history.delaware.gov/> and <https://www.nps.gov/subjects/nationalregister/index.htm>.

14. Any archaeological artifacts (see definition) discovered during the performance of work under the authorization of this general permit must be adequately protected and their discovery promptly reported to the District Engineer.
15. No activity authorized under this General Permit shall adversely affect any federally-listed threatened or endangered species, as identified under the Endangered Species Act of 1973, or result in the destruction or adverse modification of critical habitat of such species. If the activity may affect listed species or critical habitat, or is likely to jeopardize proposed species, or likely to result in the adverse modification of proposed critical habitat, the Corps shall initiate and complete a Section 7 consultation or conference, as appropriate, in accordance with the Endangered Species Act of 1973 prior to authorization of the activity under this General Permit.
16. No discharge of dredged, excavated or fill material or structures may consist of unsuitable material or solid waste (e.g., trash, debris, car bodies, etc.) and all material discharged must be free from toxic pollutants in toxic amounts pursuant to Section 307 of the Clean Water Act.

Delaware-SPGP-20

FURTHER INFORMATION:

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:
 - (X) Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403).
 - (X) Section 404 of the Clean Water Act (33 U.S.C. 1344).
2. Limits of this authorization.
 - a. This general permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
 - b. This general permit does not grant any property rights or exclusive privileges.
 - c. This general permit does not authorize any injury to the property or rights of others.
 - d. This general permit does not authorize interference with any existing or proposed Federal projects.
3. Limits of Federal Liability. In issuing this general permit, the Federal Government does not assume any liability for the following:
 - a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
 - b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
 - c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
 - d. Design or construction deficiencies associated with the permitted work.
 - e. Damage claims associated with any future modification, suspension, or revocation of this permit.
4. Reliance on Applicant's Data. The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.
5. Reevaluation of Permit Decision. This office may reevaluate its decision on this general permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
 - a. You fail to comply with the terms and conditions of this general permit.
 - b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 4 above).

Delaware-SPGP-20

- c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

- 6. Extensions. General Condition I establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

Delaware-SPGP-20

DEFINITIONS OF TERMS:

Archaeological Artifact- Any object manufactured, modified, or used by past humans. Examples include prehistoric projectile points (“arrowheads”), ceramic sherds, bricks, and old bottle glass.

Buildable Lot- For the purpose of this general permit, a buildable lot is defined as a single parcel or multiple contiguous parcels of land which supports a residential building.

Commercial Project- Operated primarily for profit.

Historic Property- Any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in the National Register of Historic Places.

Mooring Space- For the purpose of this general permit, a mooring space includes boat slips, boatlifts, and personal watercraft moorings such as lifts and platforms. Davits which lift and store watercraft on land are not considered to be a mooring space for the purpose of this general permit.

Mudflats- Mud flats are broad, unconsolidated intertidal and subtidal soft bottom areas characterized by organic materials and fine-grained particles (generally smaller than sand). Mud flats are persistent habitats that lack visible structures and are “unvegetated”, though colonization by photosynthetic algae is an important component of mudflats. Mud flats are important for a variety of vertebrate and invertebrate species that depend on the soft bottom condition for foraging, spawning, nursery and refuge habitat; nearly all native coastal fish species use mud flat habitat throughout some portion of their life cycle. Mud flats also play a very important role in biogeochemical cycling as they trap, filter and process nutrients and organic matter. Additionally, mud flats can buffer wave energy, reducing shoreline erosion. Mud flats are considered Special Aquatic Sites as per the 404(b)(1) Guidelines.

Natural Bodies of Water- All tidal and non-tidal waters, except for artificial tidal lagoons.

Residential Community Structures- Structures constructed, owned, operated or maintained jointly for the exclusive use of the residents within a residential or planned community.

Soft Start- Pile driving commenced for 15 seconds at half power, followed by a 1 minute wait period. This cycle shall be repeated over the 15 minute time period prior to commencement of full force pile driving.

Wetlands- As defined by Section 404 of the Clean Water Act, wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands are considered Special Aquatic Sites as per the 404(b)(1) Guidelines.

Delaware-SPGP-20

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.

BONNER.ED Digitally signed by
BONNER.EDWARD.E.
1229023744
WARD.E.122 Date: 2020.01.07
9023744 12:52:42 -05'00'

07-Jan-2020

(District Engineer)
Edward E. Bonner, Chief, Regulatory Branch

(Date)

For: David C. Park, Lieutenant Colonel, Corps of Engineers
District Commander

TRANSFER OF PERMIT

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

(Transferee)

(Date)

NOTIFICATION/CERTIFICATION OF WORK COMMENCEMENT FORM

Permit Number: _____
State Permit #: _____
Name of Permittee: _____
Project Name: _____
Waterway: _____
County: _____

This form shall be completed/signed and returned to the Philadelphia District Office a minimum of 10 days prior to commencing work.

TO: U.S. Army Corps of Engineers, Philadelphia District
Wanamaker Building - 100 Penn Square East
Philadelphia, Pennsylvania 19107-3390
Attention: CENAP-OP-R

I have received authorization to _____

_____.

The work will be performed by (Name of Person or Firm): _____
Address: _____

Note: *The permitted activity is subject to compliance inspection by the U.S. Army Corps of Engineers.*

I hereby certify that I have reviewed the approved plans, have read ALL the terms of authorization and conditions of the above referenced permit, and shall perform the authorized work in strict compliance with the permit document. Several terms of authorization are tied directly to compliance with such Federal laws as the Endangered Species Act, Magnuson-Stevens Act and other Federal statutes which requires strict adherence in order to maintain the overall minimal adverse effect determination. If you fail to return this notification form or fail to comply with the terms or conditions of the permit, you are subject to permit suspension, modification, revocation, and/or penalties.

Permittee (Signature and Date)

Telephone Number

Contractor (Signature and Date)

Telephone Number

NOTIFICATION/CERTIFICATION OF WORK COMPLETION/COMPLIANCE FORM

Permit Number: _____
State Permit #: _____
Name of Permittee: _____
Project Name: _____
Waterway: _____
County: _____

Within 10 days of completion of the activity authorized by this permit, please sign this certification and return it to the following address:

Department of the Army
U.S. Army Corps of Engineers, Philadelphia District
Wanamaker Building - 100 Penn Square East
Philadelphia, Pennsylvania 19107-3390
Attention: CENAP-OP-R

The authorized work was commenced on _____.

The authorized work was completed on _____.

Note: *The permitted activity is subject to compliance inspection by the U.S. Army Corps of Engineers.*

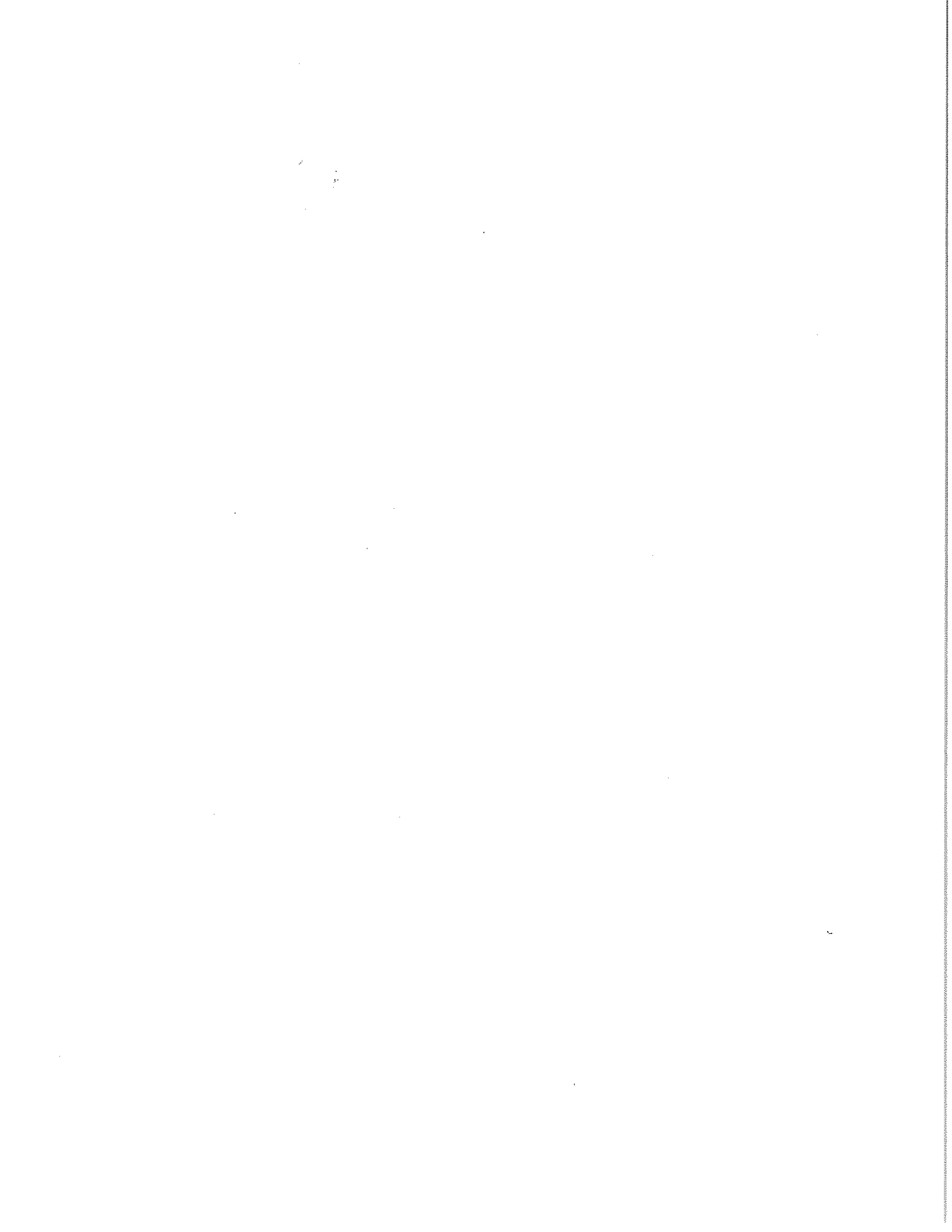
I hereby certify that I have reviewed the approved plans, have read ALL the terms of authorization and conditions of the above referenced permit, and shall perform the authorized work in strict compliance with the permit document. Several terms of authorization are tied directly to compliance with such Federal laws as the Endangered Species Act, Magnuson-Stevens Act and other Federal statutes which requires strict adherence in order to maintain the overall minimal adverse effect determination. If you fail to return this notification form or fail to comply with the terms or conditions of the permit, you are subject to permit suspension, modification, revocation, and/or penalties.

Permittee (Signature and Date)

Telephone Number

Contractor (Signature and Date)

Telephone Number





STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES &
ENVIRONMENTAL CONTROL
DIVISION OF WATER
89 KINGS HIGHWAY
DOVER, DELAWARE 19901

WETLANDS & SUBAQUEOUS
LANDS SECTION

TELEPHONE (302) 739-9943
FAX (302) 739-6304

DE Land Investment 1, LLC
c/o: A. John Galiani
8965 Guilford Road, Suite 290
Columbia, MD 21046
Tax Parcel: 1-34-21.00-11.00

Wetlands Permit: WE-192/19
Associated Lease: SL-192/19
Date of Issuance: 1-7-2020
Construction Expiration Date: 1-7-2023

WETLANDS PERMIT

GRANTED TO:

DE Land Investment 1, LLC

TO CONSTRUCT:

A 3 foot wide by 98 foot long wetland walkway

Connecting to structures on public subaqueous lands authorized by: SL-192/19

LOCATED IN STATE-REGULATED WETLANDS

Adjacent to Williams Creek
On Millers Neck Road, Estuary Residential Community,
Frankford, Sussex County, Delaware

Pursuant to the provisions of 7 Del. C. §6604, and the Department's Wetlands Regulations, permission is hereby granted on this 7th day of January A.D. 2019, to construct the above-referenced project in accordance with the approved plans for this Permit (3 Sheets) as approved on October 10, 2019, the application dated May 15, 2019, and received by this Department on May 21, 2019.

WHEREAS, pursuant to the provisions of 7 Del. C. §6604, the Secretary of the Department of Natural Resources and Environmental Control finds that it is not contrary to the public interest if this project is approved subject to the terms and conditions herein set forth.

NOW THEREFORE, this Permit is issued subject to the attached Wetland Permit General Conditions and the following special conditions:


SPECIAL CONDITIONS


1. The activities authorized herein shall be for the explicit purpose of accessing a pier and dock. Any other use without prior Department approval shall constitute reason for this Permit being revoked.

Delaware's good nature depends on you!

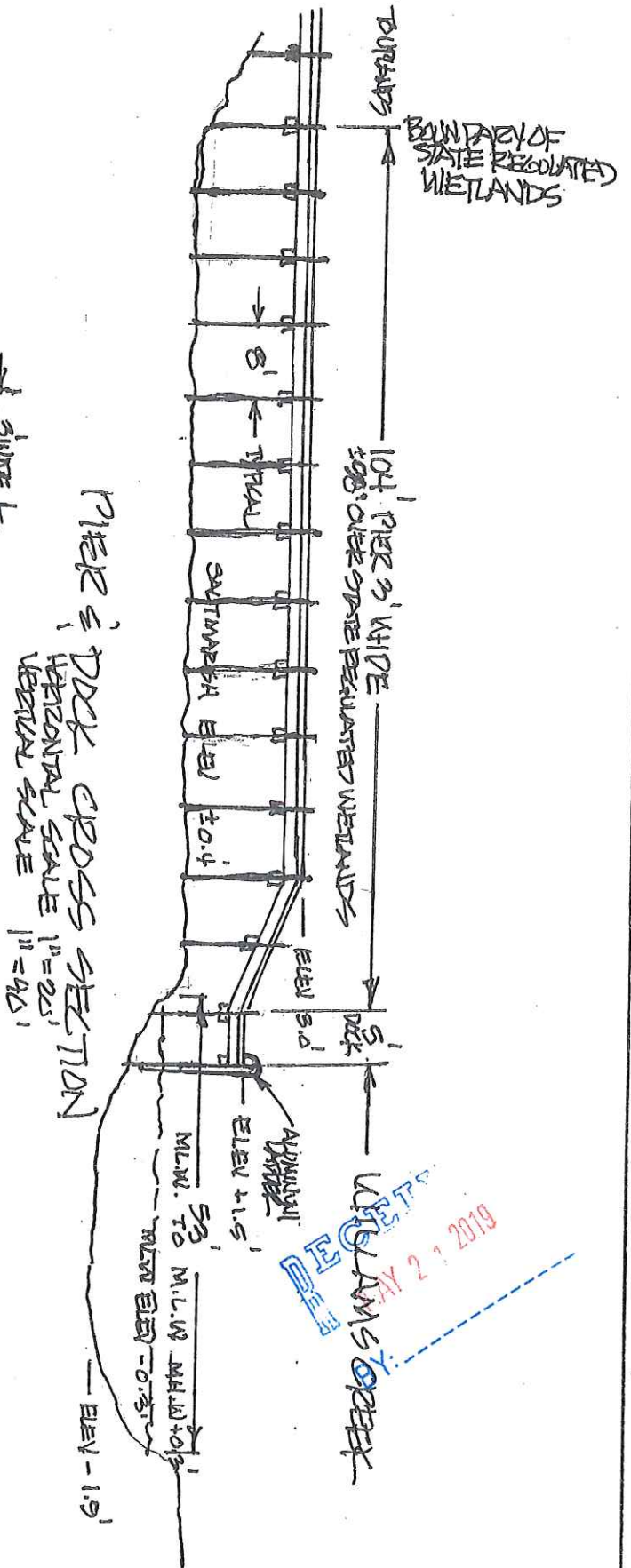
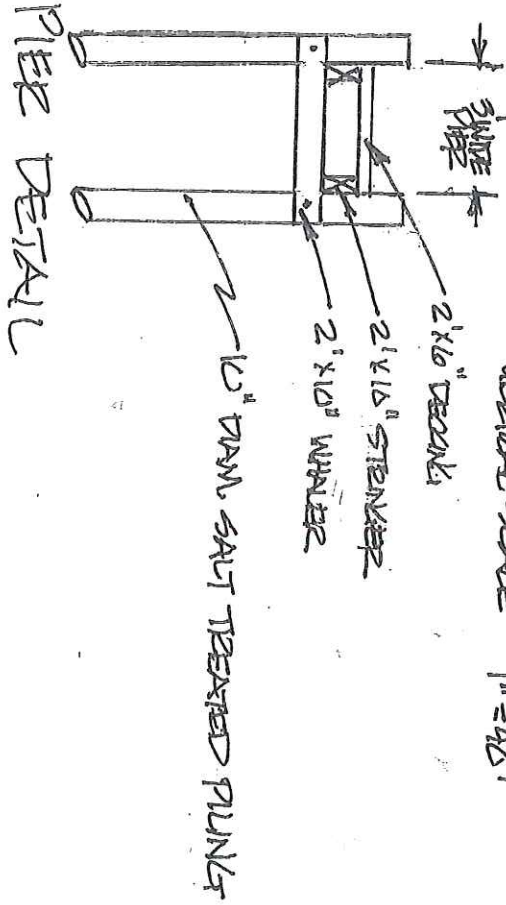
2. All walkway decking boards shall be spaced a width of at least 1/2 of an inch to provide adequate sunlight penetration to the wetlands vegetation beneath.
3. The walkway pilings shall not be installed by jetting the pilings into the wetlands.
4. The walkway shall be elevated a minimum of 3 feet above the surface of the marsh.
5. There shall be no movement of equipment within State-regulated wetlands not specifically authorized by this Permit. Any equipment traversing wetlands as authorized by this Permit shall be supported on mats. Any such areas disturbed shall be returned to preconstruction conditions/elevations and appropriately stabilized.
6. To protect marsh nesting bird species within the area, **no construction activities shall occur from April 1st through July 31st.**
7. Disturbance of wetlands and/or aquatic vegetation adjacent to the permitted structure by burning, cutting, herbicide treatments, heavy equipment or other methods is prohibited with the exception of controlling Common Reed (*Phragmites australis*). Disturbance of shallow water habitat or terrestrial habitat in the path of the construction shall be minimized.
8. The work authorized herein shall be completed in accordance with the terms and conditions of the authorized Department of the Army Permit number CENAP-OP-R SPGP 20.

IN WITNESS WHEREOF, I, Tyler Brown, the duly authorized representative of the Secretary of the Department of Natural Resources and Environmental Control, have hereunto set my hand this 7th day of January, 2019. 2019-01-07


By Tyler Brown, Section Manager
the duly authorized representative of the Secretary of the
Department of Natural Resources and Environmental Control

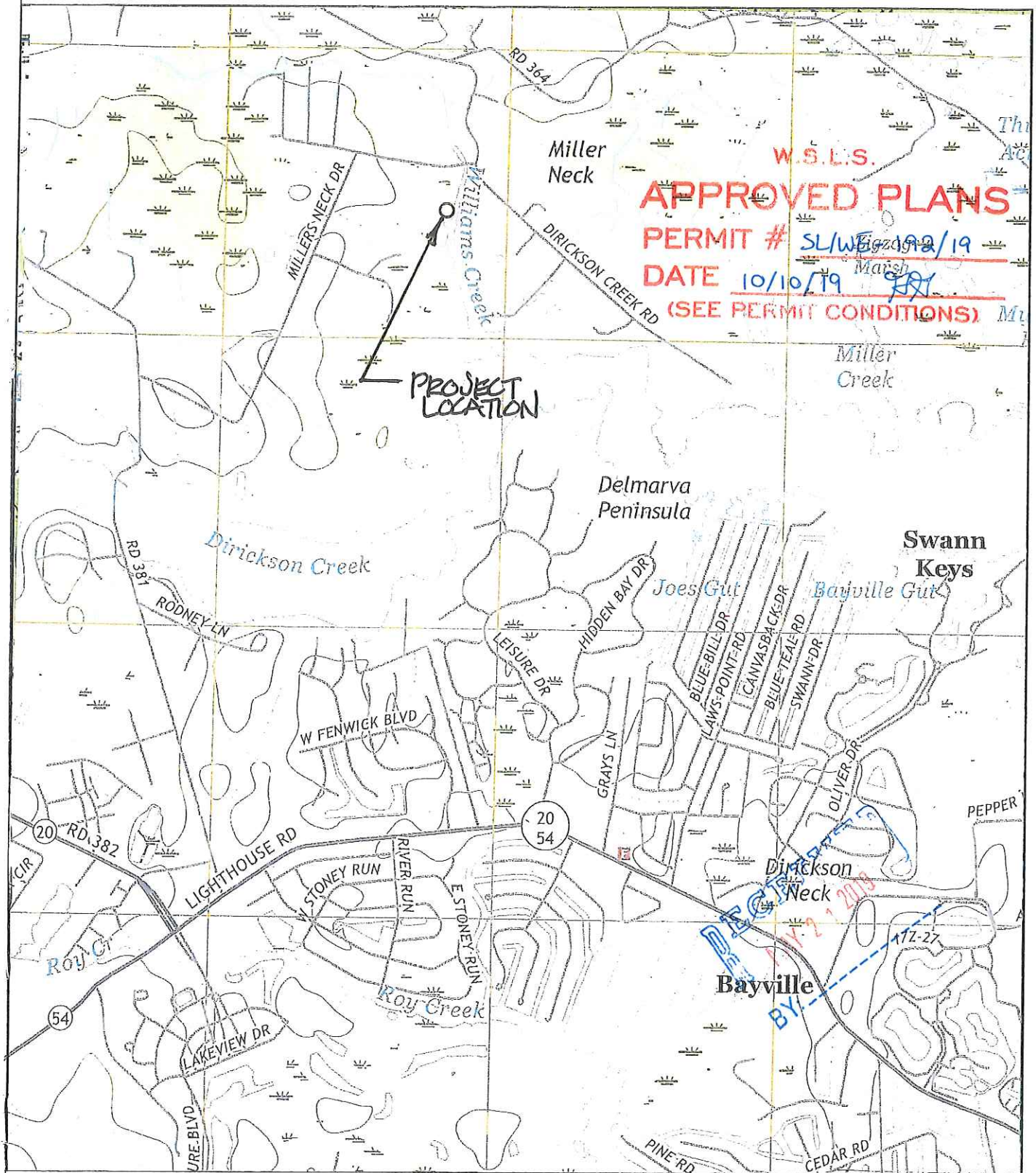

George Geatz, Environmental Scientist
Wetlands and Subaqueous Lands Section

PROPOSED KAYAK LAUNCH DOCK
 TAX MAP PARCEL 134 - 21.00 - 11.00
 BALTIMORE HUNDRED SUSSEX COUNTY DE
 MAY 12 2019 SHEET 3



W.S.L.S.
APPROVED PLANS
 PERMIT # SL/WC-192/19
 DATE 10/10/19
 (SEE PERMIT CONDITIONS)

USGS TOPOGRAPHIC MAP



ESTUARY KAYAK DOCK

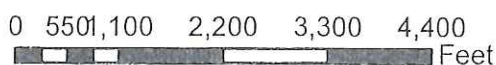
LOCATION MAP

USGS TOPOGRAPHIC MAP
TAX MAP# 134-21.00, PARCEL 11.00

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE



SCALE: 1 inch = 2,000 feet



ERI ENVIRONMENTAL
RESOURCES, INC.



+0.5

525' TO MILLENS
NECK RD BRIDGE
CR 304A
ALUMINUM LADDER

x-1.9

53'

x-1.9

x-0.9

10'

x-1.9

WILLIAMS
CREEK

x-1.1

x-1.7

x+0.4

PROPOSED
3' WIDE PILE
SUPPORTED PIER
OVER STATE REGULATED
WETLANDS

W.S.L.S.

APPROVED PLANS

PERMIT # SL/WE-192/19

DATE 10/10/19 SA

(SEE PERMIT CONDITIONS)

BOUNDARY OF CORPS REGULATED WETLANDS
UPLANDS

x+7.0

x+0.5

STATE REGULATED
TIDAL WETLANDS

BOUNDARY OF STATE REGULATED WETLANDS
AS ESTABLISHED BY INTEL

FUTURE
LOT LINES

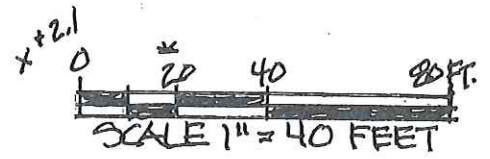
6' WIDE
PILE SUPPORTED
BOARDWALK

CORPS REGULATED
NON-TIDAL
WETLANDS

DETRITUS
21 2019
3/19/19

6' WIDE MUDCH PATH

UPLANDS



PROPOSED KAYAK LAUNCH DOCK
TAX MAP PARCEL 134-21.00-11.00
BALTIMORE HUNDRED SUSSEX CO. DE
MAY 12, 2019
SHEET 2



STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES &
ENVIRONMENTAL CONTROL
DIVISION OF WATER
89 KINGS HIGHWAY
DOVER, DELAWARE 19901

WETLANDS & SUBAQUEOUS
LANDS SECTION

TELEPHONE (302) 739-9943
FAX (302) 739-6304

**WETLANDS PERMIT
CONTRACTOR'S COMPLETION REPORT
POST-CONSTRUCTION**

Wetlands Permit Number: WE-192/19

Name: DE Land Investment 1, LLC

Address: 8965 Guilford Road, Suite 290
Columbia, MD 21046

Parcel #: 1-34-21.00-11.00

I hereby certify that I have constructed the project authorized by the above-referenced Wetlands Permit in accordance with the approved plans for the project.

Printed Name of Contractor

Name of Company

Contractor's Signature

Date

Telephone Number

Upon completion of construction, this form shall be completed, signed by the contractor, and mailed to the Wetlands and Subaqueous Lands Section at:

**DNREC
Wetlands and Subaqueous Lands Section
89 Kings Highway
Dover, Delaware 19901**

Or faxed to the Wetlands and Subaqueous Lands Section at: **302-739-6304**

This form must be received by the Department within ten days of the date that construction is completed.

=====
For official use only

Compliance inspection date _____ Built in accordance with plans Yes No

Scientist: _____

Delaware's good nature depends on you!



Affix Proper
Postage
Here

Mail to:
DNREC – Wetlands and Subaqueous Lands Section
89 Kings Highway
Dover, DE 19901

--

--

--

--



WETLANDS AND SUBAQUEOUS LANDS SECTION

PERMIT NO.: WE-192/19

CONSTRUCTION EXPIRATION DATE: 1-7-2023

TO CONDUCT THE FOLLOWING ACTIVITIES:

TO CONSTRUCT:

A 3 foot wide by 98 foot long wetland walkway
Connecting to structures on public subaqueous lands authorized by: SL-192/19

LOCATED IN STATE-REGULATED WETLANDS:

Adjacent to Williams Creek
On Millers Neck Road, Estuary Residential Community,
Frankford, Sussex County, Delaware

ISSUED TO: DE Land Investment 1, LLC

LOCATION OF WORK: Same as above

**DISPLAY THIS CERTIFICATE IN A HIGHLY
VISIBLE LOCATION ON THE JOB SITE.**

Authorized by: 

July 26, 2021

ERI Project No. 0354#0466

Mr. Stephen Marsh, P.E.
George, Miles & Buhr, LLC.
208 West Main Street
Salisbury, MD 21801

**RE: Estuary Phase Four & Tax Map Parcels
134-21.00-10.00 & 10.01; 134-19.00-105.02
Presence of State & Federally Regulated Wetlands & Absence of Federally Listed
Threatened or Endangered Species**

Dear Mr. Marsh,

Environmental Resources, Inc. (ERI) has performed an evaluation in regard to three tax map parcels which are proposed for addition to the Estuary Residential Planned Community. The subject parcels are identified in the Sussex County land records as 134-21.00-10.00; 134-21.00-10.01 and 134-19.00-105.02. ERI has visited these properties and determined that there are no state or federally regulated wetlands or waters upon them. They are composed entirely of uplands. These properties are a proposed addition to the current George, Miles & Buhr Amended Phase 4 Preliminary Subdivision Plan currently pending review by Sussex County. Insofar as the remainder of Phase 4, this part of the Estuary project has a current Jurisdictional Determination (JD) issued by the Corps of Engineers which approved all regulated wetlands boundaries (CENAP-OP-R-218-23) dated April 15, 2020. I have enclosed a copy of the JD Approval letter. These approved boundaries are illustrated as part of the GMB Phase 4 Plan.

ERI has also conducted an evaluation to determine if any federally listed threatened or endangered species or their critical habitats subject to the Endangered Species Act of 1970 will be impacted by Phase 4 including the addition of the three aforementioned tax parcels. Based upon my on-site reconnaissance and consultation I conducted with the U.S. Fish and Wildlife Service (USFWS), there are none.

I have enclosed two letters from the USFWS dated July 25, 2021. The first only involves parcel 134-19.00-105.02 which is the addition of a single parcel to the Estuary property north of Camp Barnes Road. No species of concern or habitats exist.

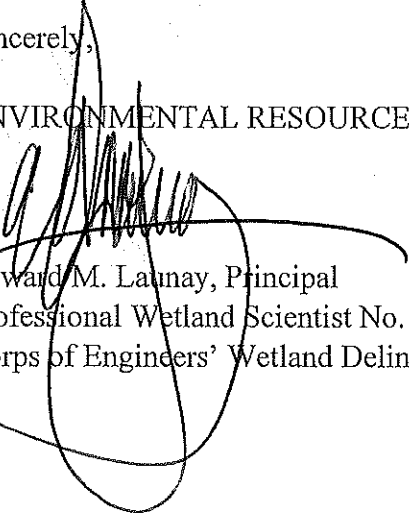
The second letter covers all of Phase 4 including the addition of parcels 134-21.00-10.00 & 10.01. No species of concern or habitats were listed with the possible exception of the eastern black rail (*Laterallus jamaicensis*). The eastern black rail is a threatened species which inhabits tidal salt marsh. A small area of tidal salt marsh exists along the eastern boundary of the Phase 4 site, east of Millers Neck Road associated with Williams Creek. The USFWS has yet to fully determine if the salt marsh habitat along Williams Creek is actually suitable for this species.

Regardless, the developing upland area of Phase 4 is buffered from any potential salt marsh habitat by a 50 foot buffer from state (DNREC) tidal wetlands and other abutting non-tidal forested wetlands. If this species were present, there would be no impact. Also of note is a small proposed kayak launch pier and dock which provides access over the marsh to Williams Creek. This pile supported structure has already received approvals from the Delaware Department of Natural Resources and Environmental Control (DNREC), (Wetland Permit WE-192/19 & Subaqueous Land Lease SL-192/19) and the Corps of Engineers through their General Permit, CENAP-OP-R-SPGP-20. In accordance with those permits construction at the kayak pier and dock will not occur during the period between April 1st and July 31st in order to protect all marsh nesting birds. DE Land Investments, LLC. I will comply with those conditions and all marsh nesting birds including the eastern black rail, if present, will be protected as required.

Upon review of these results of my evaluation of Phase 4 property, I am available at your convenience should you have any questions.

Sincerely,

ENVIRONMENTAL RESOURCES, INC.



Edward M. Lainay, Principal
Professional Wetland Scientist No. 875, Society of Wetland Scientists
Corps of Engineers' Wetland Delineator Certification No. WDCP93MD0510036B



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY

PHILADELPHIA DISTRICT CORPS OF ENGINEERS
WANAMAKER BUILDING, 100 PENN SQUARE EAST
PHILADELPHIA, PENNSYLVANIA 19107-3390

Regulatory Branch
Application Section I

15 April 2020

SUBJECT: CENAP-OP-R 2020-218-23 (PJD)
Project Name: Estuary South SX
Latitude/Longitude: 39.493944° N /-75.115242° W

Edward M. Launay
Environmental Resources, Incorporated
38173 DuPont Boulevard
Post Office Box 169
Selbyville, Delaware 19975

Dear Mr. Launay:

The plans identified on the following page depict all delineated waterways and wetlands on the subject site that may be jurisdictional under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbor Act.

Pursuant to Section 10 of the Rivers and Harbors Act and Section 404 of the Clean Water Act, a Department of the Army permit is required for work or structures in navigable waters of the United States and the discharge of dredged or fill material into waters of the United States including adjacent wetlands. Any proposal to perform the above activities within any waters of the United States requires the prior approval of this office.

This preliminary determination has been conducted to identify the location(s) of wetlands and waters that may be waters of the United States for the particular site identified in this request. This determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985, as amended. If you or your tenant are U.S. Department of Agriculture (USDA) program participants, or anticipate participating in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service prior to starting work.

This preliminary jurisdictional determination is non-binding and indicates that there may be waters of the United States, including wetlands on the parcel. Pursuant to Federal Regulations at 33 C.F.R. 331.2, preliminary JDs are advisory in nature and may not be appealed (see attached Notification of Appeal Form - Enclosure 1). However, the applicant retains the right to request an approved jurisdictional determination, which may be appealed. Also enclosed

(Enclosure 2) is a copy of the Preliminary Jurisdictional Determination Form signed by the applicant or his agent agreeing to accept a preliminary jurisdictional determination. Please be aware that for purposes of computation of impacts, compensatory mitigation requirements, and other resource protection measures, a permit decision made on the basis of a preliminary JD will treat all waters and wetlands that would be affected in any way by the permitted activity as if they are jurisdictional waters of the U.S.

This letter is valid for a period of five (5) years. However, this preliminary jurisdictional determination is issued in accordance with current Federal regulations and is based upon the existing site conditions and information provided by you in your application. This office reserves the right to reevaluate and modify the preliminary jurisdictional determination at any time should the existing site conditions or Federal regulations change, or should the information provided by you prove to be false, incomplete or inaccurate.

If you have any questions regarding this matter, please contact me at (302) 736-9764, by email at john.g.brundage@usace.army.mil or by writing to the above address.

Sincerely,

John Brundage
Regulatory Branch

SUBJECT PROPERTY: Estuary South, Tax Map 134-19.00, Parcel 115.00, Tax Map 134-21.00, Parcels 8.00, 11.00, and 12.01, Sussex County, Delaware.

SURVEY DESCRIPTION: Plans prepared by George, Miles, and Buhr, LLC, dated January 21, 2020, and titled: Estuary South, Boundary of Waters of the United States Including Wetlands Subject to the Corps of Engineers Regulatory Program, Tax Map #1-34-19.00, Parcel 115.00 and 1-34-21.00 Parcels 8.00, 11.00 & 12.01, five sheets.

Enclosures

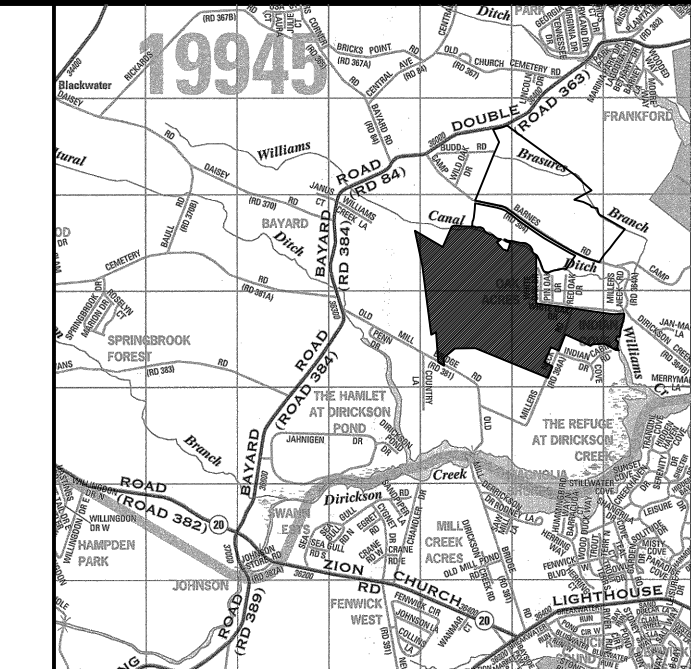
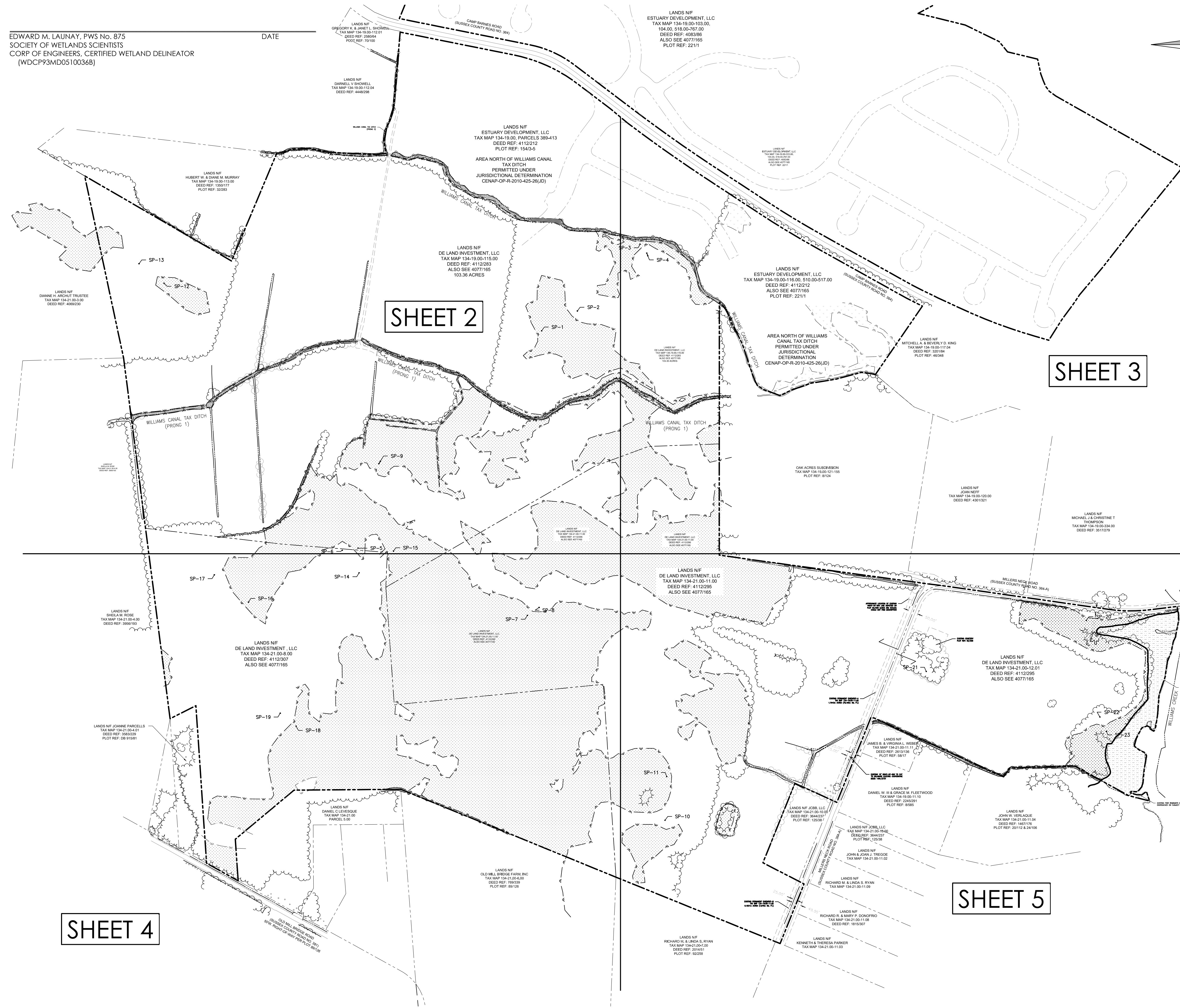
WETLANDS STATEMENT

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.

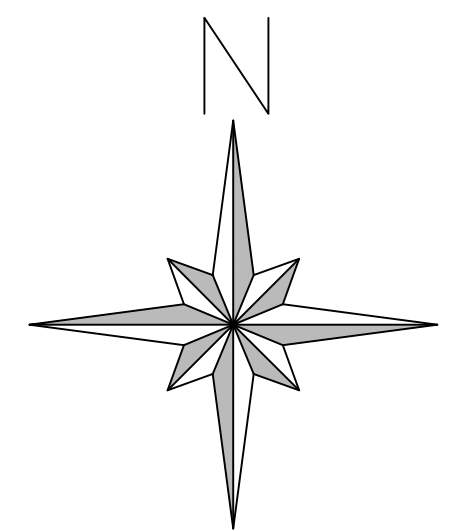
IN ACCORDANCE WITH DNREC TIDAL WETLANDS MAPS, NO SUSSEX 044 STATE TIDAL WETLANDS HAVE BEEN IDENTIFIED OF PARCEL NO. 12.01. ALL REMAINING WETLAND AREAS ARE SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM ONLY.

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

DATE



LOCATION MAP
SCALE: 1" = 2000'



TAX MAP PARCEL 1-34-19.00-115.00 ACREAGE TABLE

FORESTED UPLANDS:	38.127± ACRES
UPLAND AGRICULTURAL FIELDS:	49.961± ACRES
NON-TIDAL FORESTED WETLANDS:	13.199± ACRES
WATERS OF U.S. DRAINAGE CHANNEL:	2.002± ACRES
TOTAL SITE AREA	103.289± ACRES

TAX MAP PARCEL 1-34-21.00-8.00 ACREAGE TABLE

FORESTED UPLANDS:	24.873± ACRES
UPLAND AGRICULTURAL FIELDS:	00.000± ACRES
NON-TIDAL FORESTED WETLANDS:	24.931± ACRES
WATERS OF U.S. DRAINAGE CHANNEL:	0.096± ACRES
TOTAL SITE AREA	49.490± ACRES

TAX MAP PARCEL 1-34-21.00-11.00 ACREAGE TABLE

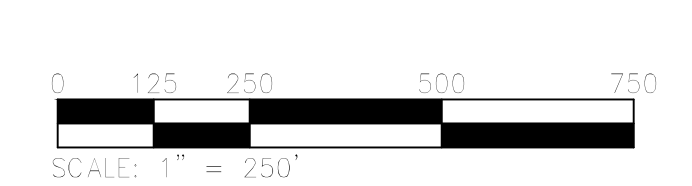
FORESTED UPLANDS:	22.188± ACRES
UPLAND AGRICULTURAL FIELDS:	21.533± ACRES
NON-TIDAL FORESTED WETLANDS:	31.286± ACRES
WATERS OF U.S. DRAINAGE CHANNEL:	0.000± ACRES
TOTAL SITE AREA	75.007± ACRES

TAX MAP PARCEL 1-34-21.00-12.01 ACREAGE TABLE

FORESTED UPLANDS:	2.174± ACRES
UPLAND AGRICULTURAL FIELDS:	16.796± ACRES
NON-TIDAL FORESTED WETLANDS:	2.884± ACRES
WATERS OF U.S. DRAINAGE CHANNEL:	0.159± ACRES
STATE REGULATED TIDAL WETLANDS:	2.887± ACRES
TOTAL SITE AREA	24.900± ACRES

LEGEND:

- WETLAND BOUNDARY POINT
- BOUNDARY OF STATE REGULATED TIDAL WETLANDS
- BOUNDARY OF NON-TIDAL WETLANDS
- BOUNDARY OF NON-TIDAL WATERS
- WETLAND DELINEATION SAMPLING POINT
- INTERIOR PROPERTY LINE
- EXISTING TOPOGRAPHIC LINE
- EXISTING WOODS LINE
- PERIMETER BOUNDARY & LIMIT OF INVESTIGATION



PLOT CODE
 PLOT-RED 0.08 INCHES (2.0mm)
 PLOT-YELLOW 0.07 INCHES (1.8mm)
 PLOT-GREEN 0.10 INCHES (2.5mm)
 PLOT-BLUE 0.05 INCHES (1.3mm)
 PLOT-WHITE 0.07 INCHES (1.8mm)
 PLOT-BLACK 0.09 INCHES (2.3mm)

PRINTS ISSUED FOR: APPROVAL

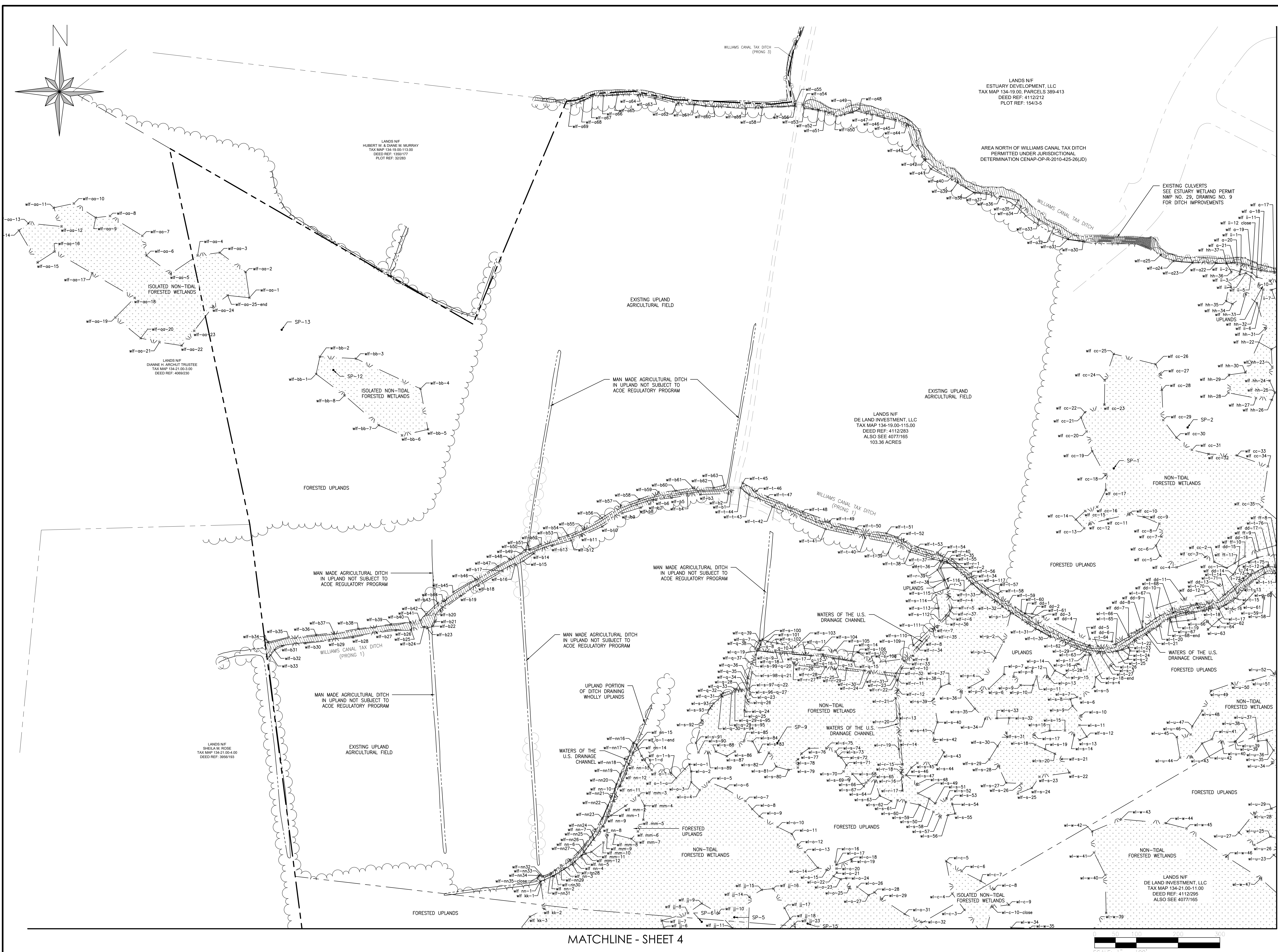
NO.	REVISIONS	DATE

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

BOUNDARY OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM
TAX MAP #1-34-19.00 PARCEL 115.00 AND 1-34-21.00 PARCELS 8.00, 11.00 & 12.01

ESTUARY SOUTH COVER SHEET AND KEY

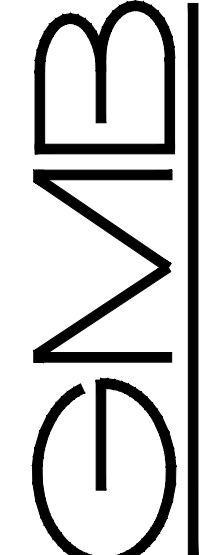
SCALE: 1" = 250'	SHEET NO.
DESIGN BY: EL	1
DRAWN BY: TMG	
CHECKED BY:	
GMB FILE: 140049	
DATE: 01/21/2020	



PLOT CODE
 PINK-RED 1/8" (25mm)
 PINK-YELLOW 3/16" (45mm)
 PINK-ORANGE 1/4" (25mm)
 PINK-GREEN 3/8" (95mm)
 PINK-BLUE 1/2" (125mm)
 PINK-WHITE 3/4" (190mm)
 PINK-GRAY 1" (250mm)

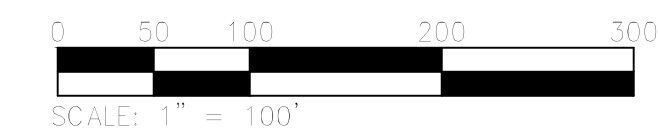
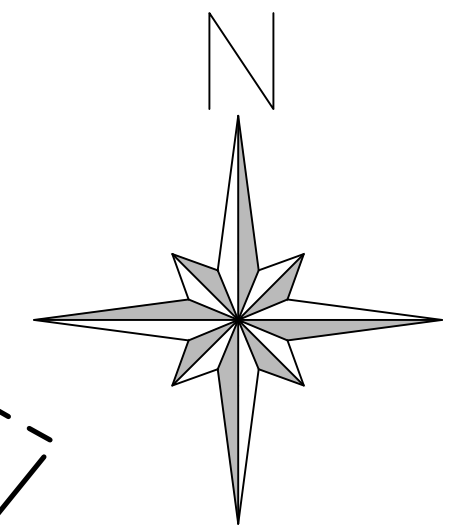
MATCHLINE - SHEET 4

MATCHLINE - SHEET 3


PRINTS ISSUED FOR: APPROVAL	
DATE	
REVISIONS	
NO.	
 GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS SALISBURY - BALTIMORE - SEAFORD 206 WEST MAIN STREET SALISBURY, MARYLAND 21801 410-742-3115, FAX 410-548-9790 www.gmbnet.com	
BOUNDARY OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE REGULATORY PROGRAM CORPS OF ENGINEERS REGULATORY PROGRAM TAX MAP #1-34-19.00 PARCEL 115.00 AND 1-34-21.00 PARCELS 8.00, 11.00 & 12.01	
SCALE : 1" = 100'	SHEET NO.
DESIGN BY : EL	2
DRAWN BY : TMG	
CHECKED BY :	
GMB FILE : 140049	
DATE : 01/21/2020	
© COPYRIGHT 2020 GEORGE, MILES & BUHR, LLC	

MATCHLINE - SHEET 2

PLOT CODE
PINK-RED : 0.08 INCHES (1.0mm)
PINK-YELLOW : 0.07 INCHES (1.8mm)
PINK-GREEN : 0.10 INCHES (2.5mm)
PINK-ORANGE : 0.14 INCHES (3.5mm)
PINK-BLUE : 0.20 INCHES (5.0mm)
PINK-MASTARD : 0.27 INCHES (7.0mm)
PINK-WHITE : 0.39 INCHES (1.0mm)



MATCHLINE - SHEET 5

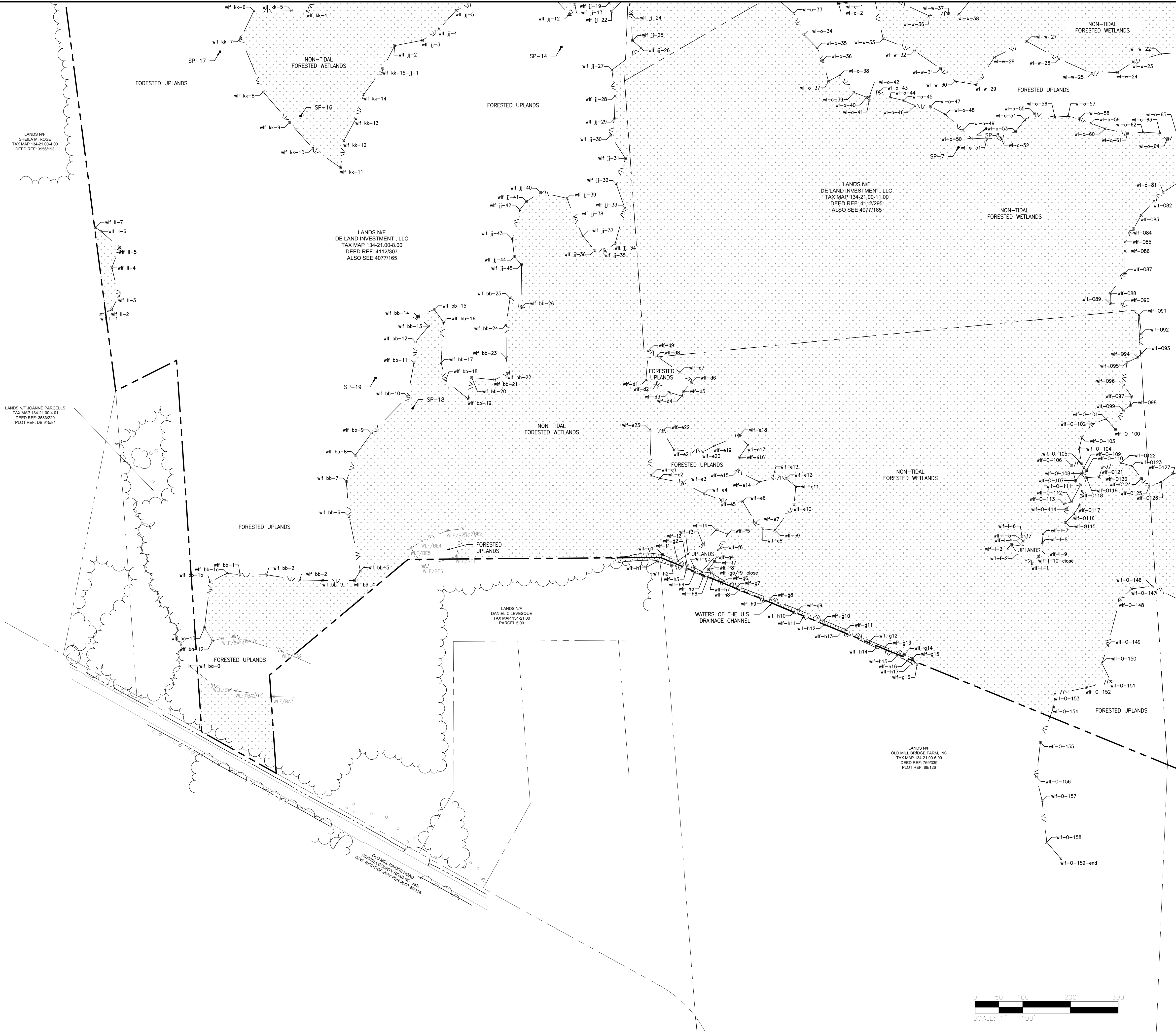
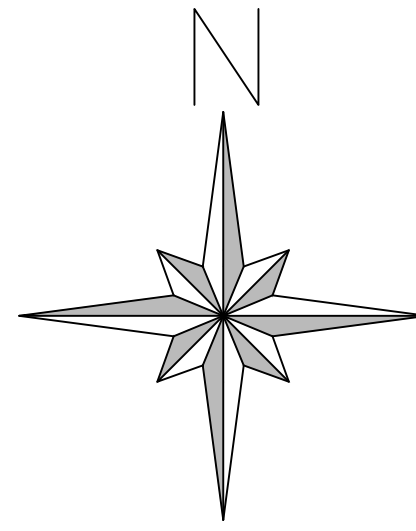
PRINTS ISSUED FOR: APPROVAL	
DATE	
REVISIONS	
NO.	
 GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS SALISBURY • BALTIMORE • SEAFORD 206 WEST MAIN STREET SALISBURY, MARYLAND 21801 410-742-3115, FAX 410-348-5790 www.gmbnet.com	

BOUNDARY OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE REGULATORY PROGRAM
 TAX MAP #1-34-19.00 PARCEL 115.00 AND 1-34-21.00 PARCELS 8.00, 11.00 & 12.01

ESTUARY SOUTH WETLAND BOUNDARY

SCALE : 1" = 100'	SHEET NO.
DESIGN BY : EL	3
DRAWN BY : TMG	
CHECKED BY :	
GMB FILE : 140049	
DATE : 01/21/2020	

MATCHLINE - SHEET 2

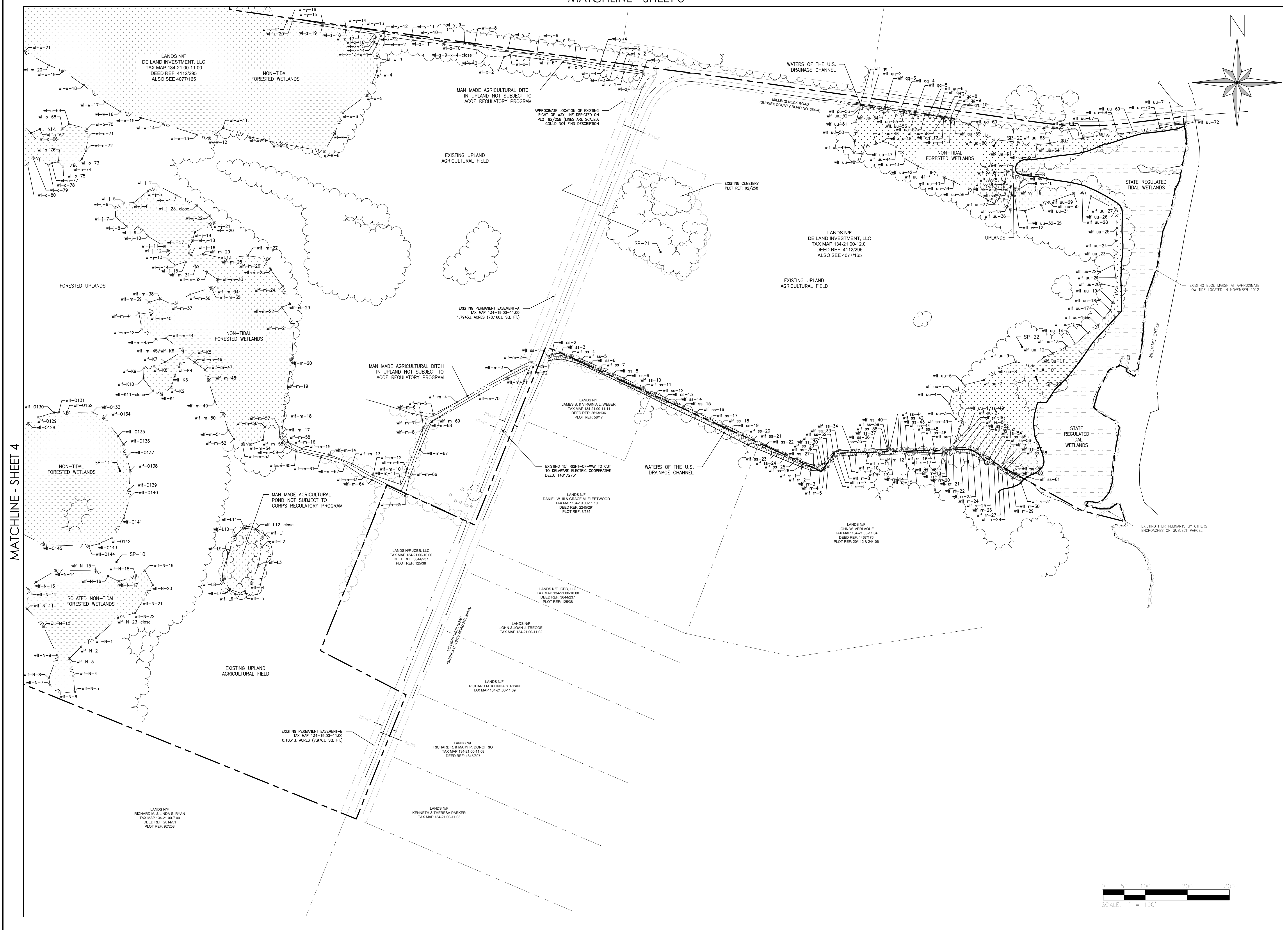


MATCHLINE - SHEET 5

PLOT CODE
 PFM-COM 0.14 INCHES (3.5mm)
 PFM-YELLOW 0.07 INCHES (1.8mm)
 PFM-RED 0.06 INCHES (1.5mm)
 PFM-ORANGE 0.10 INCHES (2.5mm)
 PFM-GREEN 0.10 INCHES (2.5mm)
 PFM-BLUE 0.07 INCHES (1.8mm)
 PFM-WHITE 0.09 INCHES (2.3mm)



PRINTS ISSUED FOR: APPROVAL	
DATE	
REVISIONS	
NO.	
GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS SALISBURY - BALTIMORE - SEAFORD 206 WEST MAIN STREET SALISBURY, MARYLAND 21801 410-742-3115, FAX 410-548-5790 www.gmbnet.com	
BOUNDARY OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM TAX MAP #1-34-19.00 PARCEL 115.00 AND 1-34-21.00 PARCELS 8.00, 11.00 & 12.01	
ESTUARY SOUTH WETLAND BOUNDARY	
SCALE : 1" = 100'	SHEET NO.
DESIGN BY : EL	4
DRAWN BY : TMG	
CHECKED BY :	
GMB FILE : 140049	
DATE : 01/21/2020	
© COPYRIGHT 2020 GEORGE, MILES & BUHR, LLC	



MATCHLINE - SHEET 4

PLOT CODE
 PLOT-RED 1/8" (20mm)
 PLOT-YELLOW 3/16" (15mm)
 PLOT-ORANGE 1/4" (25mm)
 PLOT-BLUE 1/2" (30mm)
 PLOT-MASTHEAD 3/8" (30mm)
 PLOT-WHITE 1/2" (30mm)

PRINTS ISSUED FOR:
APPROVAL

DATE	REVISIONS	NO.

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

BOUNDARY OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE REGULATORY PROGRAM
 TAX MAP #1-34-19.00 PARCEL 115.00 AND 1-34-21.00 PARCELS 8.00, 11.00 & 12.01

ESTUARY SOUTH WETLAND BOUNDARY

SCALE : 1" = 100'	SHEET NO.
DESIGN BY : EL	5
DRAWN BY : TMG	
CHECKED BY :	
DATE : 01/21/2020	


7. UTILITIES



STATE OF DELAWARE
PUBLIC SERVICE COMMISSION
861 SILVER LAKE BLVD.
CANNON BUILDING, SUITE 100
DOVER, DELAWARE 19904
TELEPHONE: (302) 736-7500

MEMORANDUM

TO: The Chairman and Members of the Commission

FROM: Amy L. Willey, Public Utility Analyst 

DATE: March 15, 2021

SUBJECT: IN THE MATTER OF THE APPLICATION OF TIDEWATER UTILITES, INC.,
FOR A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY TO
PROVIDE WATER SERVICES PURSUANT TO 26 DEL. C. § 203C
("ESTUARY DEVELOPMENT LLC")
(FILED JANUARY 22, 2021) - PSC DOCKET NO. 21-0049

On January 22, 2021, Tidewater Utilities, Inc. ("Tidewater") filed an application ("Application") with the Delaware Public Service Commission (the "Commission") pursuant to 26 *Del. C.* § 203C(e)(1)b.2 seeking a Certificate of Public Convenience and Necessity ("CPCN") to provide water service to two (2) parcels of land in Sussex County, Delaware, identified as Tax Map Parcel Nos. 134-21.00-10.00 and 134-21.00-10.01, also known as Estuary Development LLC (the "Proposed Service Area").

As required under 26 *Del. C.* § 203C(e)(1)b.2. and the Commission's Regulations Governing Certificates of Public Convenience and Necessity for Water Utilities, 26 *Del. Admin. C.* § 2002 (the "Regulations"), the Application contained the following documentation: (1) a copy of a petition signed by all landowners of record encompassed in the Proposed Service Area requesting to be included in the Proposed Service Area; (2) a copy of the United States Postal Service forms verifying that the Company sent, via certified mail, a Commission-approved notice to all landowners of record for each parcel within the Proposed Service Area; (3) a list of the County tax map parcel identification numbers of the properties and identification of all landowners of record included in the Proposed Service Area;¹ and (4) a copy of the associated map clearly

¹At Staff's request, Tidewater submitted a written certification that the Company: (i) reviewed the appropriate tax or land record documents relating to the Proposed Service Area; (ii) confirmed that the landowners identified in the parcel listing are the landowners of record; and (iii) verified that the petitions included in the Application have been signed by each landowner of record.

marking the Proposed Service Area. Additionally, the Application contained Tidewater's statement that: (i) its expansion of service to the Proposed Service Area will comply with the water pressure requirements of 26 *Del. C.* § 403(a) and (b); and (ii) Tidewater is not barred by any of the restrictions set forth in 26 *Del. C.* § 403(c).

In addition to the required notification to all the landowners of record, Tidewater published a notice in the Delaware State News newspaper and The News Journal newspaper on February 3, 2021. The notice advised residents that: (i) the Application may be reviewed at the Commission's office during normal business hours or on its website; (ii) a hearing on this matter would not be held unless an appropriate request was received; and (iii) the property owner may object to or "opt-out" of the Proposed Service Area. To date, Staff has received no comments regarding the Application, and no landowners of record included in the Proposed Service Area have objected to the Application or elected to "opt-out" of the Proposed Service Area.

Staff reviewed the Application to ensure compliance with the statutory provisions of 26 *Del. C.* § 203C and the Regulations. No errors or omissions were found. Finally, to determine whether the Commission should deny the requested CPCN as set forth in 26 *Del. C.* § 203C(f), Staff solicited comments from the Delaware Department of Natural Resources and Environmental Control ("DNREC"), the Office of the State Fire Marshal ("SFM"), and the Office of Drinking Water of the Division of Public Health ("ODW"). DNREC, SFM, and ODW responded and confirmed they have no issues relating to Tidewater's ability to provide safe, adequate, and reliable water services to its existing customers.

In summary, Tidewater has submitted the necessary proof required under 26 *Del. C.* § 203C(e)(1), 203C(e)(1)b., 203C(e)(3), and the Regulations for CPCN issuance. In accordance with 26 *Del. C.* § 203C(f), Staff finds no basis for denial and, therefore, respectfully recommends that the Commission grant Tidewater a CPCN based upon the Application.

8. THREATENED & ENDANGERED SPECIES



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Chesapeake Bay Ecological Services Field Office
177 Admiral Cochrane Drive
Annapolis, MD 21401-7307

Phone: (410) 573-4599 Fax: (410) 266-9127

<http://www.fws.gov/chesapeakebay/>

<http://www.fws.gov/chesapeakebay/endsppweb/ProjectReview/Index.html>

In Reply Refer To:

July 25, 2021

Consultation Code: 05E2CB00-2021-SLI-1823

Event Code: 05E2CB00-2021-E-04368

Project Name: Estuary North-Field Office Lot Addition

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. This species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at:

<http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>;

<http://www.towerkill.com>; and

[http://](http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html)

www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
 - USFWS National Wildlife Refuges and Fish Hatcheries
 - Wetlands
-

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Chesapeake Bay Ecological Services Field Office

177 Admiral Cochrane Drive

Annapolis, MD 21401-7307

(410) 573-4599

Project Summary

Consultation Code: 05E2CB00-2021-SLI-1823

Event Code: 05E2CB00-2021-E-04368

Project Name: Estuary North-Field Office Lot Addition

Project Type: DEVELOPMENT

Project Description: Add+/- 1.0 acre lot to the existing Estuary North residential subdivision

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@38.497487750000005,-75.10669429711913,14z>



Counties: Sussex County, Delaware

Endangered Species Act Species

There is a total of 0 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

USFWS National Wildlife Refuge Lands And Fish Hatcheries

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

Wetlands

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Chesapeake Bay Ecological Services Field Office
177 Admiral Cochrane Drive
Annapolis, MD 21401-7307

Phone: (410) 573-4599 Fax: (410) 266-9127

<http://www.fws.gov/chesapeakebay/>

<http://www.fws.gov/chesapeakebay/endsppweb/ProjectReview/Index.html>

In Reply Refer To:

July 25, 2021

Consultation Code: 05E2CB00-2021-SLI-1822

Event Code: 05E2CB00-2021-E-04366

Project Name: Estuary East (Phase 4) Residential Community

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. This species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at:

<http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>;

<http://www.towerkill.com>; and

<http://>

www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
 - USFWS National Wildlife Refuges and Fish Hatcheries
 - Wetlands
-

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Chesapeake Bay Ecological Services Field Office

177 Admiral Cochrane Drive

Annapolis, MD 21401-7307

(410) 573-4599

Project Summary

Consultation Code: 05E2CB00-2021-SLI-1822

Event Code: 05E2CB00-2021-E-04366

Project Name: Estuary East (Phase 4) Residential Community

Project Type: DEVELOPMENT

Project Description: Construct a 116 single family lot residential community on uplands

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@38.49239490000005,-75.1126723339928,14z>



Counties: Sussex County, Delaware

Endangered Species Act Species

There is a total of 1 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 1 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Birds

NAME	STATUS
Eastern Black Rail <i>Laterallus jamaicensis ssp. jamaicensis</i> No critical habitat has been designated for this species. This species only needs to be considered under the following conditions: <ul style="list-style-type: none"> ▪ Potential habitat for Black Rail exists in this area. Species profile: https://ecos.fws.gov/ecp/species/10477	Threatened

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

USFWS National Wildlife Refuge Lands And Fish Hatcheries

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

Wetlands

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

ESTUARINE AND MARINE WETLAND

- [E2EM1N6](#)
- [E2EM1Nd](#)
- [E2EM5P](#)

FRESHWATER FORESTED/SHRUB WETLAND

- [PFO1Cd](#)
- [PFO1S](#)
- [PFO1/4Bd](#)
- [PFO1C](#)
- [PFO1E](#)
- [PFO4B](#)
- [PFO1/4B](#)

FRESHWATER POND

- [PUBHx](#)

OTHER

- [Pf](#)

RIVERINE

- [R4SBAx](#)

ESTUARINE AND MARINE DEEPWATER

- [E1UBL](#)
-

PLANNING & ZONING COMMISSION

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



Sussex County

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

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date August 12, 2021.

Application: CU 2255 John Sommers

Applicant: John Sommers
101-3 Coastal Highway
Fenwick Island, DE 19944

Owner: John Sommers
101-3 Coastal Highway
Fenwick Island, DE 19944

Site Location: Northwest side of Roxana Road (Rt. 17), approximately 0.55 of a mile southwest of Burbage Road (S.C.R. 353)

Current Zoning: Agricultural Residential (AR-1)

Proposed Use: Bicycle shop – sales, renting, repair, and storage

Comprehensive Land Use Plan Reference: Coastal Area

Councilmanic District: Mr. Rieley

School District: Indian River School District

Fire District: Millville Fire District

Sewer: On-site septic system

Water: On-site well

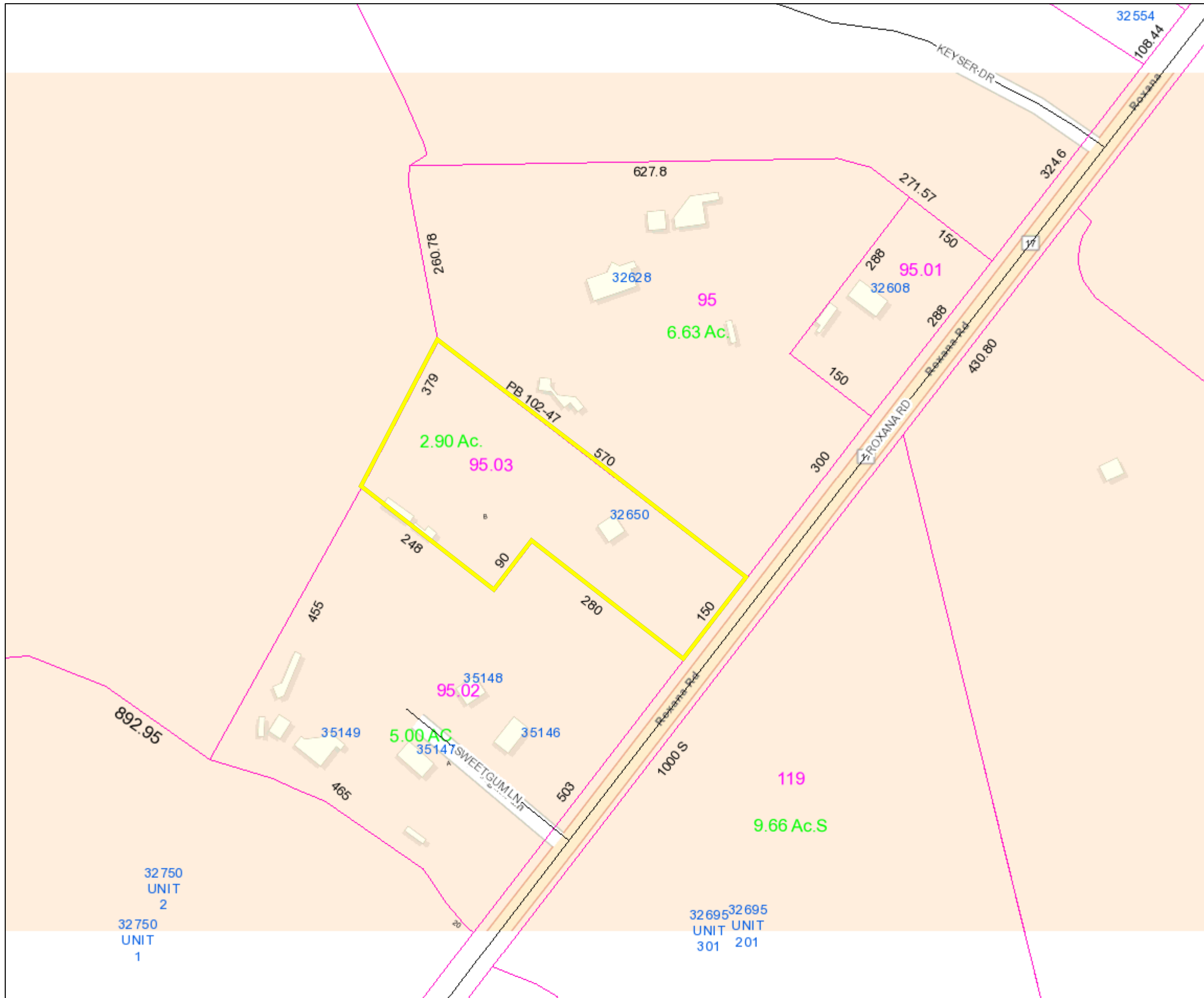
Site Area: 2.9 acres +/-

Tax Map ID.: 134-15.00-95.03





Sussex County



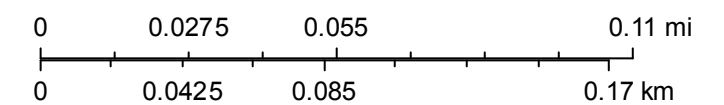
PIN:	134-15.00-95.03
Owner Name	SOMMERS JOHN J
Book	4648
Mailing Address	101-3 COASTAL HIGHWAY
City	FENWICK ISLAND
State	DE
Description	NW/RT 17
Description 2	LOT B
Description 3	N/A
Land Code	

- polygonLayer**

 - Override 1
- polygonLayer**

 - Override 1
- ⋯ Tax Parcels
- 911 Address
- Streets

1:2,257





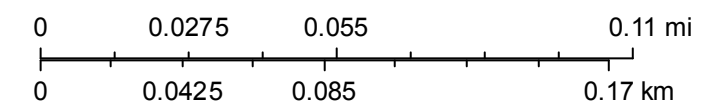
Sussex County



PIN:	134-15.00-95.03
Owner Name	SOMMERS JOHN J
Book	4648
Mailing Address	101-3 COASTAL HIGHWAY
City	FENWICK ISLAND
State	DE
Description	NW/RT 17
Description 2	LOT B
Description 3	N/A
Land Code	

- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- ⋮ Tax Parcels
- 911 Address
- Streets

1:2,257





Sussex County



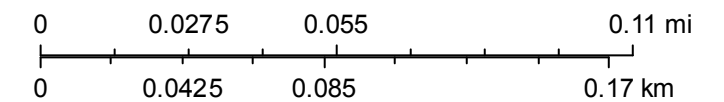
PIN:	134-15.00-95.03
Owner Name	SOMMERS JOHN J
Book	4648
Mailing Address	101-3 COASTAL HIGHWAY
City	FENWICK ISLAND
State	DE
Description	NW/RT 17
Description 2	LOT B
Description 3	N/A
Land Code	

- polygonLayer**

 - Override 1
- polygonLayer**

 - Override 1
 - Tax Parcels
 - 911 Address
 - Streets

1:2,257



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



Sussex County
DELAWARE
sussexcountype.gov

Memorandum

To: Sussex County Planning Commission Members
From: Chase Phillips, Planner I
CC: Vince Robertson, Assistant County Attorney and applicant
Date: August 2nd, 2021
RE: Staff Analysis for CU 2255 John Sommers

This memo provides a background and an analysis for the Planning Commission to consider as a part of the Conditional Use Application for John Sommers (CU 2255) to be reviewed during the August 3rd, 2021, Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use (C/U 2255) to allow for a bicycle repair shop to be located on the northwest side of Roxana Road (Rt. 17), approximately 0.55 mile southwest of Burbage Road (S.C.R. 353). The subject property is Tax Parcel 134-15.00-95.03, and the total area of the site is 2.9 acres +/-.

The 2018 Sussex County 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 the ways in which land uses should change over time. The Future Land Use map in the plan indicates that the subject property has a land use designation of "Coastal Area." The properties to the north, south and west of the subject property also have the land use designation of "Coastal Area." The parcels on the opposite side of Roxana Road (Rt. 17) are within the jurisdiction of the Town of Millville.

As outlined in the 2018 Sussex County Comprehensive Plan, Coastal Areas are expected to accommodate residential and economic growth and protect and preserve environmentally sensitive areas. Specifically, the Comprehensive Plan states that a range of housing types, including townhomes and multi-family units, be permitted. Housing is permitted at a density of 2 units to the acre and medium densities (4-12 units per acre) may be appropriate in certain areas. It is envisioned that Coastal Areas encourage retail and offices uses; however, larger shopping centers and office parks could be confined to select locations. Lastly, the Coastal Area designation encourages the expansion of central water and sewer facilities as it is feasible.

The subject property is within an Agricultural Residential (AR-1) Zoning District. The properties to the north, south, east, and west are all within the AR-1 Zoning District. As mentioned above, the parcels on the opposite side of Roxana Road are within the Town of Millville; therefore, there is no zoning designation.

Since 1971, there has been one (1) Conditional Use application filed with the Planning and Zoning Department within a one-mile radius from the subject site. Conditional Use No. 174, to allow for a wood working shop, was initially heard by the Sussex County Council on December 11th, 1973,



Staff Analysis
CU 2278 Branson James
Planning and Zoning Commission August 12th, 2021

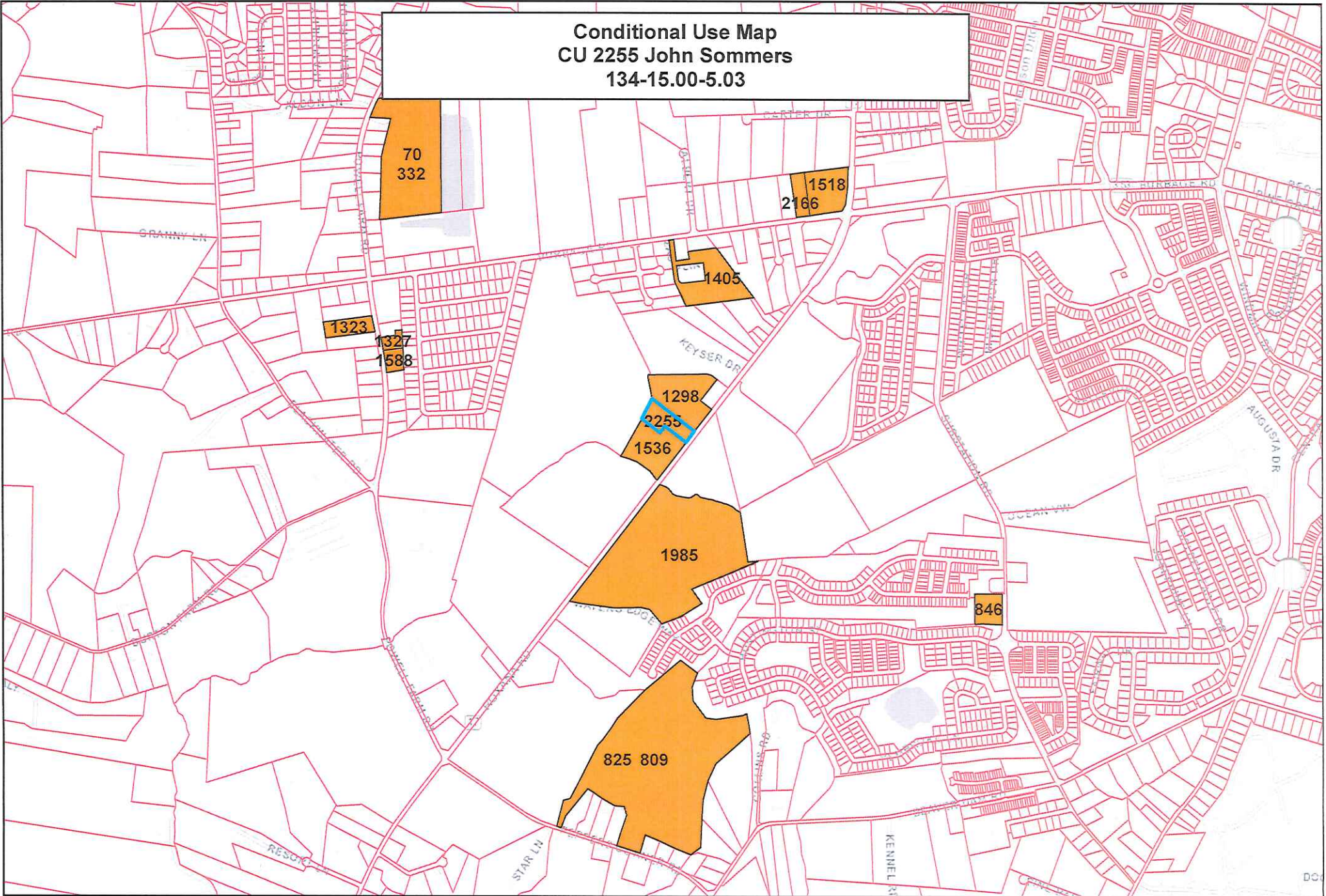
and approved. The Ordinance number is currently unknown. Attached is a map that represents both the subject application and C/U 174.

Based on the analysis provided, this Conditional Use request for an events venue, subject to considerations of scale and impact, could be determined to be consistent with the surrounding land uses, zoning, and environment.



Sussex County

Conditional Use Map
CU 2255 John Sommers
134-15.00-5.03



CU #	Tax Parcel ID	APPLICANT	Zoning	Proposed Use	P&Z Recommendation	P&Z Recommendation Date	CC Decision	CC Decision Date
2255	134-15.00-95.03	John Sommers	AR-1	Bicycle sales, repair, storage		<Null>		<Null>
2166	134-11.00-226.01	Deborah Townsend	AR-1	Professional office and business services with residence	Recommended Approval	4/11/2019	Approved	4/30/2019
1985	134-15.00-118.00	Eugenia Athan	AR-1/MR	Storage Facility	Recommended Approval	4/10/2014	Approved	5/20/2014
1969	134-11.00-207.00	Melvin L. Joseph Construction Co.	AR-1	Borrow Pit	Recommended Approval	10/10/2013	Approved	10/15/2013
1900	134-11.00-207.00	Doris D. Turner	AR-1	Borrow Pit	Withdrawn	6/2/2011	Withdrawn	6/2/2011
1588	134-15.00-24.00	Leroy & JoAnn Marvel	AR-1	small engine repair	Recommended Approval	2/10/2005	Approved	3/15/2005
1536	134-15.00-95.02	Mr. Natural Bottled Water	AR-1	office/warehouse	Recommended Approval	4/29/2004	Approved	5/18/2004
1518	134-11.00-227.00	Atlantic Auction Co., Inc.	AR-1	self storage & professional office	Recommended Approval	1/22/2004	Approved	1/27/2004
1405	134-11.00-808.02	Michael G. McCarthy	AR-1	offices & woodshop	Recommended Denial	5/17/2001	Approved	6/19/2001
1327	134-15.00-23.00	Frank Cochran	AR-1	lawn mower repair & boat storage	Recommended Denial	2/24/2000	Approved	3/21/2000
1323	134-15.00-9.04	Theodore B. Simpler	AR-1	office for surveying firm	Recommended Approval	1/12/2000	Approved	2/1/2000
1298	134-15.00-95.00	Lawrence & Susan Kelly	AR-1	nursery/landscaping/garden center	Recommended Approval	7/22/1999	Approved	8/10/1999
846	134-16.00-1.00	Delaware Electric Cooperative	AR-1	public utility electric substation	Recommended Approval	12/26/1985	Approved	1/14/1986
825	134-15.00-122.00	Morris E. Justice	AR-1	borrow pit	Recommended Denial	5/23/1985	Approved	7/23/1985
809	134-15.00-122.00	Morris E. Justice	AR-1	Borrow Pit	Withdrawn	<Null>	Withdrawn	<Null>
332	134-11.00-216.00	Hogsten	AR-1	campground	N/A	<Null>	Denied	<Null>
70	134-11.00-216.00	James & Marie Hogsten	AR-1	Camping Area	N/A	<Null>	Approved	8/29/1972

Planning & Zoning Commission Application

Sussex County, Delaware

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

Type of Application: (please check applicable)

Conditional Use
Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment

32050 ROYANNA ROAD FRANKFORD DE 19944

Type of Conditional Use Requested:

CONDITIONAL USE FOR THE SALES, RENTALS, STORAGE, REPAIRS
OF BICYCLES AND RELATED ACCESSORIES 8AM-8PM 7 DAYS

Tax Map #: 1-34-15.00-95.03 Size of Parcel(s): 2.9 ACRES

Current Zoning: AR-1 Proposed Zoning: CU Size of Building: 30 X 30

Land Use Classification: _____

Water Provider: ON SITE Sewer Provider: ON SITE

Applicant Information

Applicant Name: JOHN SOMMERS
Applicant Address: 101-3 COASTAL HWY
City: FENWICK ISLAND State: DE Zip Code: 19944
Phone #: 302 462 5876 E-mail: FENWICKBIKES@COMCAST.NET

Owner Information

Owner Name: SAME AS ABOVE.
Owner Address: _____
City: _____ State: _____ Zip Code: _____
Phone #: _____ E-mail: _____

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: _____
Agent/Attorney/Engineer Address: _____
City: _____ State: _____ Zip Code: _____
Phone #: _____ E-mail: _____



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

- Completed Application**
- Provide eight (8) copies of the Site Plan or Survey of the property**
 - Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
 - Provide a PDF of Plans (may be e-mailed to a staff member)
 - Deed or Legal description
- Provide Fee \$500.00**
- Optional - Additional information for the Commission/Council to consider** (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.**
- DelDOT Service Level Evaluation Request Response**
- PLUS Response Letter** (if required)

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

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

Signature of Applicant/Agent/Attorney

S —

Date: 12.15.2020

Signature of Owner

S —

Date: 12.15.2020

For office use only:

Date Submitted: _____ Fee: \$500.00 Check #: _____
Staff accepting application: _____ Application & Case #: _____
Location of property: _____

Subdivision: _____
Date of PC Hearing: _____ Recommendation of PC Commission: _____
Date of CC Hearing: _____ Decision of CC: _____



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

JENNIFER COHAN
SECRETARY

August 6, 2020

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **John Sommers** conditional use application, which we received on July 10, 2020. This application is for an approximately 2.90-acre parcel (Tax Parcel: 134-15.00-95.03). The subject land is located on the northwest side of Roxana Road (Sussex Road 52), approximately 2,900 feet southwest of the intersection of Roxana Road and Burbage Road (Sussex Road 353), in Frankford. The subject land is currently zoned as AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval to utilize the facility to operate a bicycle sales, rental, and repair business.

Per the 2019 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Roxana Road where the subject land is located, which is from Daisey Road (Sussex Road 370) to Atlantic Avenue (Sussex Road 26), are 4,780 and 6,152 vehicles per day, respectively.

Based on our review, we estimate that the above land uses will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be negligible in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as negligible with regard to warranting a TIS does not mean that it is negligible in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.



Mr. Jamie Whitehouse
Page 2 of 2
August 6, 2020

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

Sincerely,

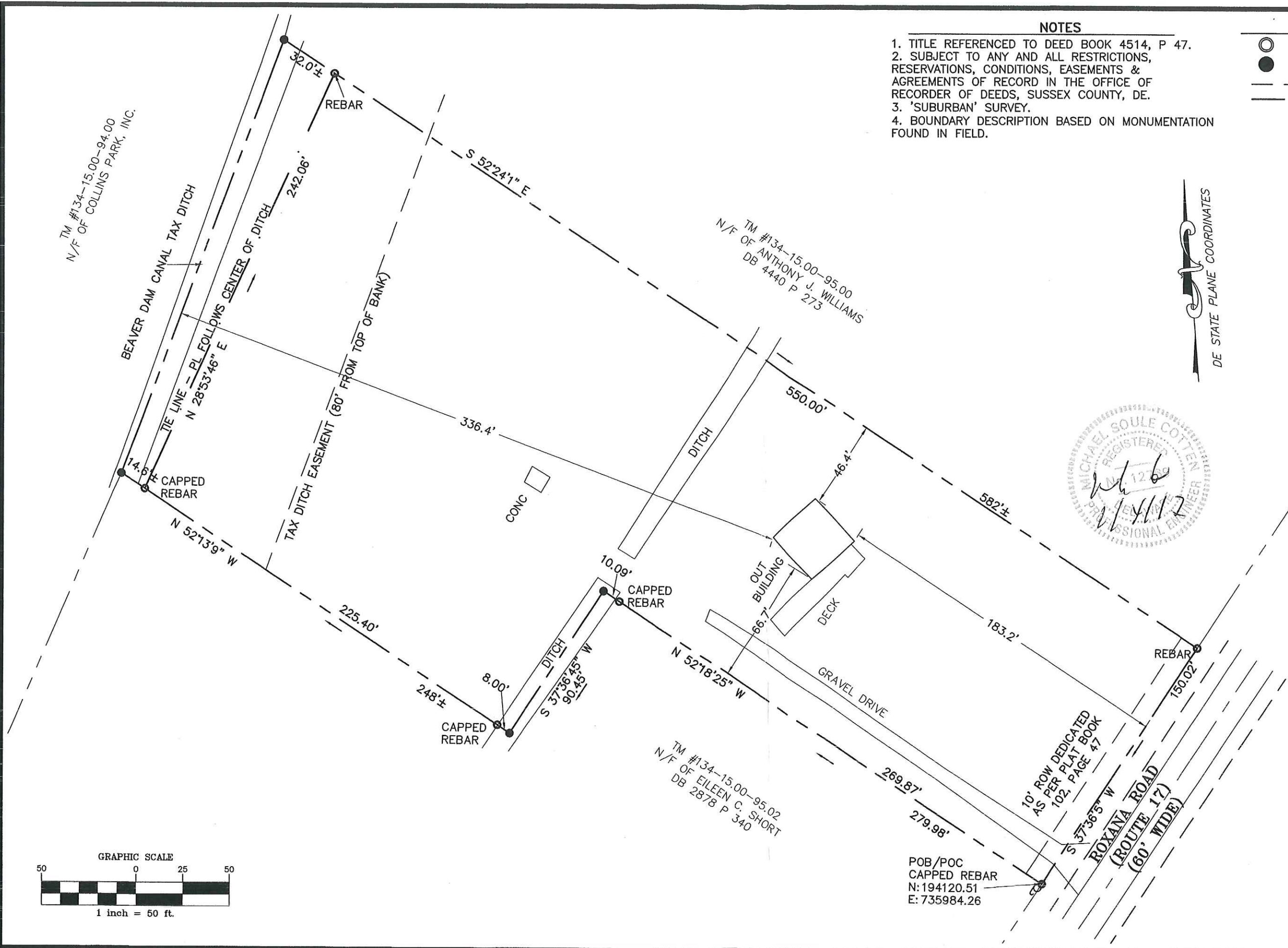
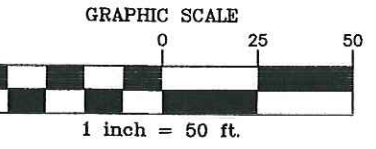


T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm

cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
John Sommers, Applicant
Todd Sammons, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance & Operations
Susanne K. Laws, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination

TM #134-15.00-94.00
N/F OF COLLINS PARK, INC.



TM #134-15.00-95.02
N/F OF EILEEN C. SHORT
DB 2878 P 340

TM #134-15.00-95.00
N/F OF ANTHONY J. WILLIAMS
DB 4440 P 273

POB/POC
CAPPED REBAR
N: 194120.51
E: 735984.26

10' ROW DEDICATED
AS PER PLAT BOOK
102, PAGE 47
S 37°36'5" W
ROXANA ROAD
(ROUTE 17)
(60' WIDE)



NOTES

1. TITLE REFERENCED TO DEED BOOK 4514, P 47.
2. SUBJECT TO ANY AND ALL RESTRICTIONS, RESERVATIONS, CONDITIONS, EASEMENTS & AGREEMENTS OF RECORD IN THE OFFICE OF RECORDER OF DEEDS, SUSSEX COUNTY, DE.
3. 'SUBURBAN' SURVEY.
4. BOUNDARY DESCRIPTION BASED ON MONUMENTATION FOUND IN FIELD.

LEGEND

- IRON PIN FOUND
- POINT
- EDGE OF PAVEMENT
- - - PROPERTY LINE

DE STATE PLANE COORDINATES

BOUNDARY SURVEY PLAN

FOR JOHN JOSEPH SOMMERS
OF THE LANDS N/F OF
EUGENIA ATHAN
LOT B,
LANDS OF LARRY KELLY SUBDIVISION
ROXANA ROAD
FENWICK ISLAND, DE 19945
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE
TM# 134-15.00-95.03
AREA: 107,864±S.F. OR 2.48±AC

COTTEN ENGINEERING LLC

CIVIL ENGINEERS
10087 CONCORD RD.
SEAFORD DE 19973
PHONE/FAX (302) 628-9164

THIS DRAWING, SPECIFICATIONS, AND WORK PRODUCED BY COTTEN ENGINEERING, LLC FOR THIS PROJECT ARE INSTRUMENTS OF PROFESSIONAL SERVICE. THE PROFESSIONAL ENGINEER HAS REVIEWED THE DRAWING AND WORK PRODUCED BY COTTEN ENGINEERING, LLC FOR THIS PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL ENGINEERING ACT AND THE REQUIREMENTS OF THE PROFESSIONAL ENGINEERING BOARD OF THE STATE OF DELAWARE. THE PROFESSIONAL ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE DRAWING AND WORK PRODUCED BY COTTEN ENGINEERING, LLC. THE PROFESSIONAL ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED TO HIM OR HER BY THE CLIENT. THE PROFESSIONAL ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE DRAWING AND WORK PRODUCED BY COTTEN ENGINEERING, LLC. THE PROFESSIONAL ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED TO HIM OR HER BY THE CLIENT. THE PROFESSIONAL ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE DRAWING AND WORK PRODUCED BY COTTEN ENGINEERING, LLC. THE PROFESSIONAL ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED TO HIM OR HER BY THE CLIENT.

DESIGNED BY: CE	PREPARED BY: CE	JOB # 16-301
DRAWN BY: JCD	DATE: 1/2/2017	SHEET 1 OF 1
CHECKED BY: MSC	SCALE: 1/4" = 50 FEET	

PLANNING & ZONING COMMISSION

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



Sussex County

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

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date August 12, 2021.

Application: CU 2257 (Indian River Volunteer Fire Company, Inc.)

Applicant: Indian River Volunteer Fire Company, Inc.
32628 Oak Orchard Road
Millsboro, DE 19966

Owner: Indian River Volunteer Fire Company, Inc.
32628 Oak Orchard Road
Millsboro, DE 19966

Site Location: Northeast corner of Oak Orchard Road and Spruce Street, Oak Orchard, Millsboro

Current Zoning: General Residential (GR), also split with General Commercial (C-1)

Proposed Use: Boat storage

Comprehensive Land Use Plan Reference: Coastal Area

Councilmanic District: Mr. Hudson

School District: Indian River School District

Fire District: Indian River Fire District

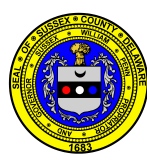
Sewer: Sussex County Sewer District

Water: Private Provider

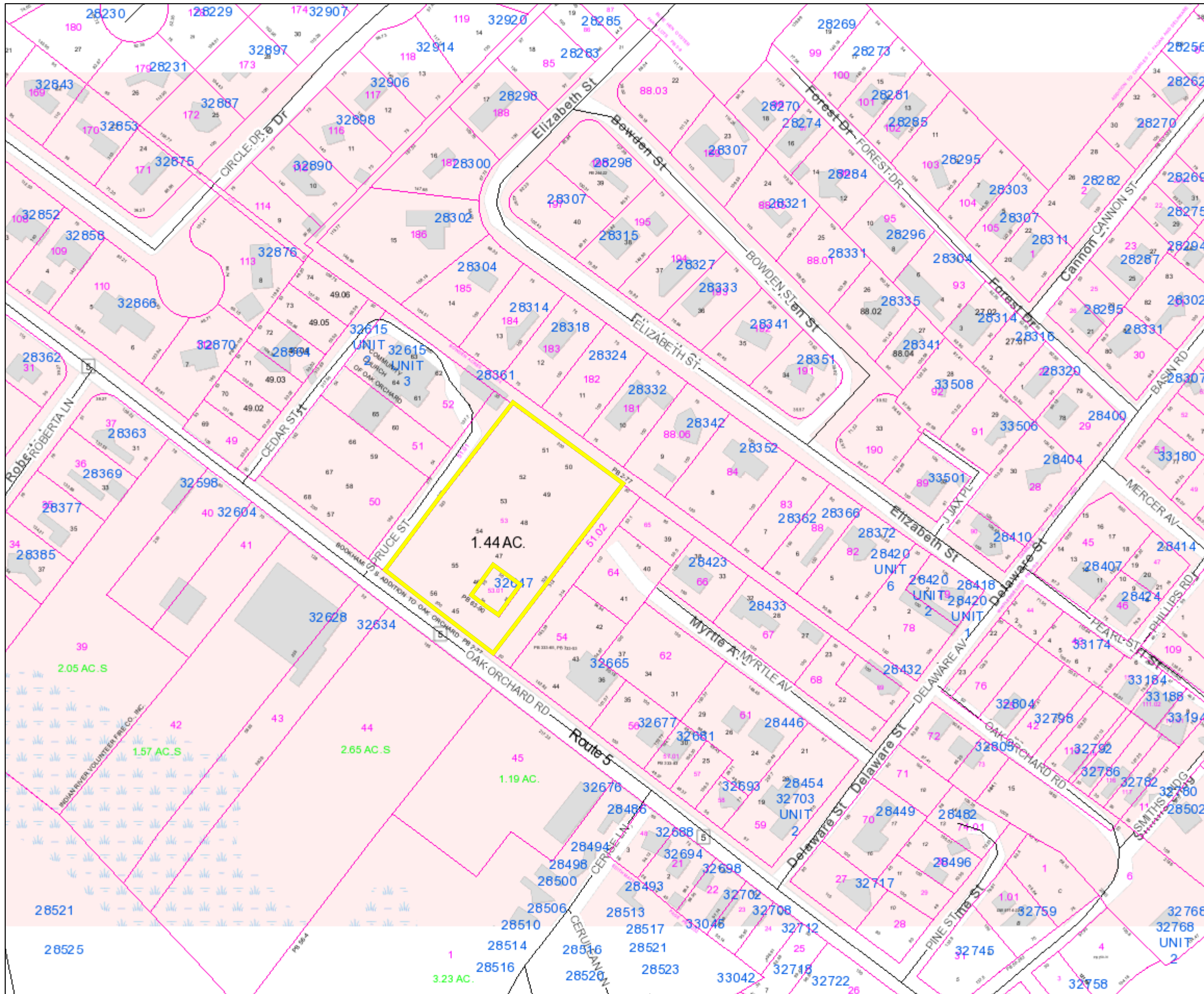
Site Area: 1.006 acres +/- (area for boat storage)

Tax Map ID.: 234-34.08-53.00





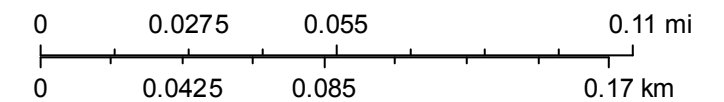
Sussex County



PIN:	234-34.08-53.00	
Owner Name	INDIAN RIVER	VOLUNTEER FIRE CO
Book	799	
Mailing Address	RR 4 BOX 175	
City	MILLSBORO	
State	DE	
Description	OAK ORCHARD	
Description 2	NE/RT 5	
Description 3	7100	
Land Code		

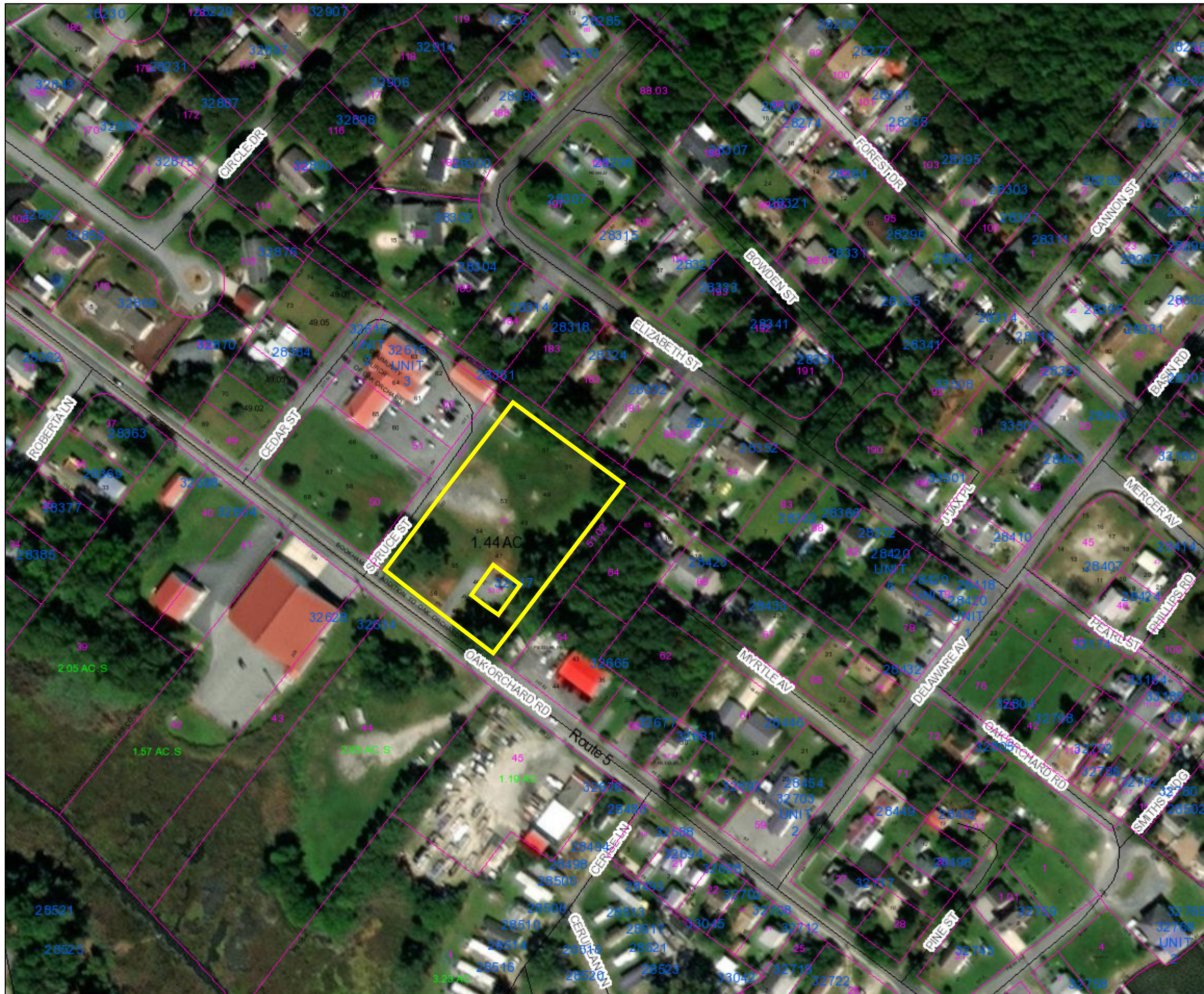
- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries

1:2,257





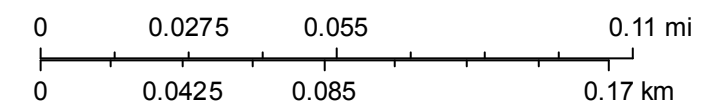
Sussex County



PIN:	234-34.08-53.00	
Owner Name	INDIAN RIVER	VOLUNTEER FIRE CO
Book	799	
Mailing Address	RR 4 BOX 175	
City	MILLSBORO	
State	DE	
Description	OAK ORCHARD	
Description 2	NE/RT 5	
Description 3	7100	
Land Code		

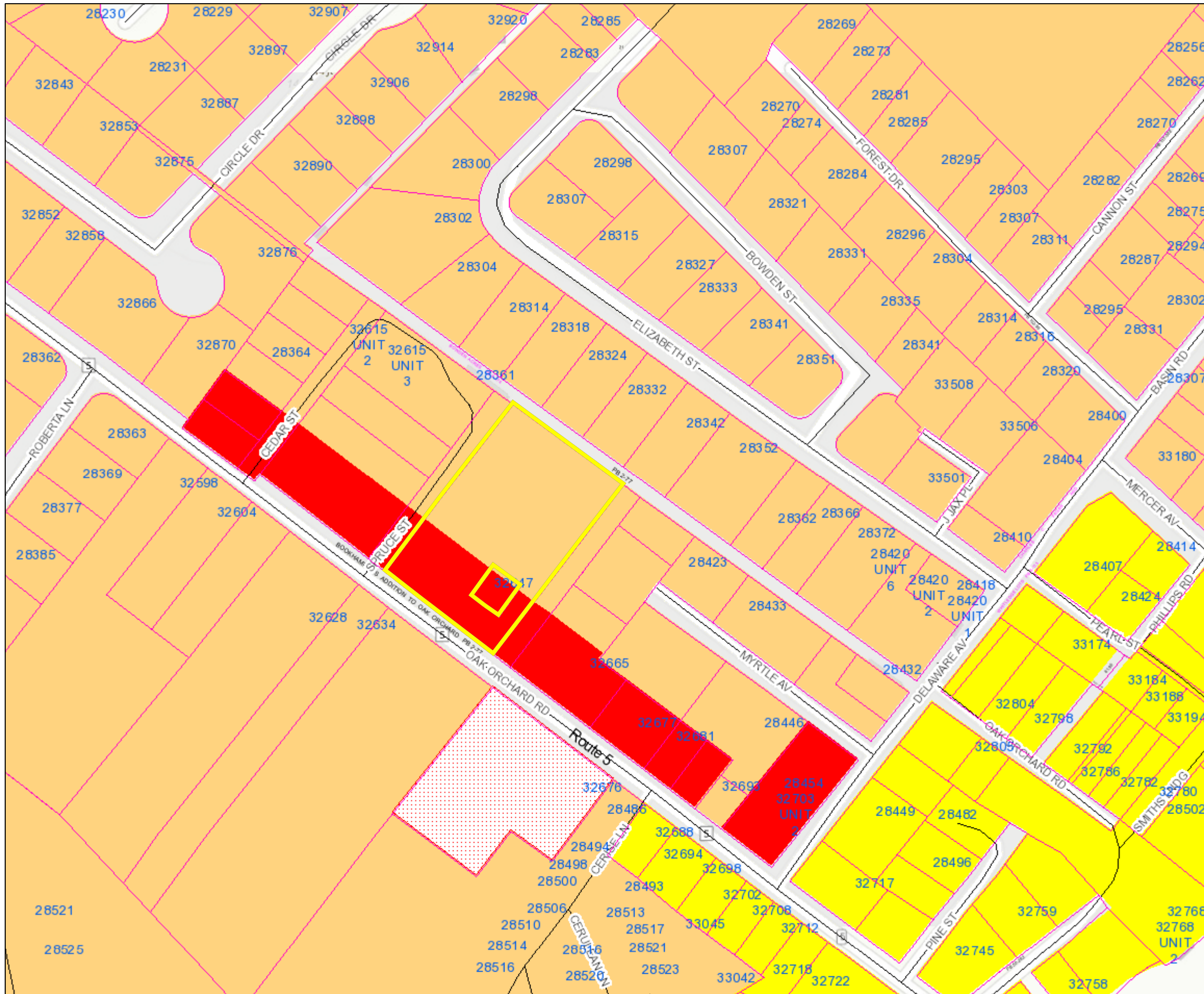
- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries

1:2,257





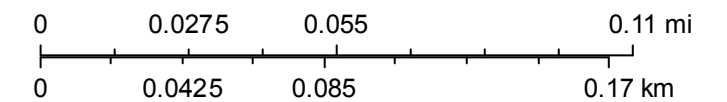
Sussex County



PIN:	234-34.08-53.00	
Owner Name	INDIAN RIVER	VOLUNTEER FIRE CO
Book	799	
Mailing Address	RR 4 BOX 175	
City	MILLSBORO	
State	DE	
Description	OAK ORCHARD	
Description 2	NE/RT 5	
Description 3	7100	
Land Code		

- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- 911 Address
- Streets

1:2,257



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



Sussex County

DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Planning Commission Members
From: Chase Phillips, Planner I
CC: Vince Robertson, Assistant County Attorney and applicant
Date: August 2nd, 2021
RE: Staff Analysis for CU 2257 (Indian River Volunteer Fire Company)

This memo provides a background and an analysis for the Planning Commission to consider as a part of the Conditional Use application for the Indian River Volunteer Fire Company (CU 2257) to be reviewed during the August 12th, 2021, Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

This Conditional Use application requests an outdoor boat storage yard to be located on the northeast corner of Oak Orchard Road and Spruce Street in Oak Orchard, Millsboro. The property consists of Tax Parcel 234-34.08-53.00 which contains 1.425 acres +/- 1.006 acres (+/-) is proposed to be utilized for the boat storage itself. The remaining portion of Tax Parcel 234-34.08-53.00 is not included in this request.

The 2018 Sussex County 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 the ways in which land uses should change over time. The Future Land Use map in the plan indicates that the subject property has a land use designation of "Coastal Area." The properties to the north, south and west of the subject property also have the land use designation of "Coastal Area."

As outlined in the 2018 Sussex County Comprehensive Plan, Coastal Areas are expected to accommodate residential and economic growth and protect and preserve environmentally sensitive areas. Specifically, the Comprehensive Plan states that a range of housing types, including townhomes and multi-family units, be permitted. Housing is permitted at a density of 2 units to the acre and medium densities (4-12 units per acre) may be appropriate in certain areas. It is envisioned that Coastal Areas encourage retail and offices uses; however, larger shopping centers and office parks could be confined to select locations. Lastly, the Coastal Area designation encourages the expansion of central water and sewer facilities as it is feasible.

The total parcel (TMP: 234-34.08-53.00) is split between the General Commercial (C-1) and General Residential (GR) Zoning District. The site intended for the outdoor boat storage is only located within the GR Zoning District. The properties to the northwest and south east are also split between the C-1 and GR Zoning Districts. The parcels to the north and south (i.e. across the roadway) are with the GR Zoning District. The parcels to the rear of the subject site are technically a part of the Oak Orchard (Orchard Manor subdivision).



Since 1971, there have been 13 Conditional Use applications within a one-mile radius of CU 2257. 9 applications have been approved. 2 applications have been denied. 2 applications have been withdrawn. Attached is a table that summarizes all of these historic applications.

Based on the analysis provided, Conditional Use No. 2257 (Indian River Volunteer Fire Company), subject to considerations of scale and impact, could be considered as consistent with the surrounding land uses, zoning, and environment.

CU Number	Tax Parcel #	APPLICANT	Zoning	Proposed Use	P&Z Decision	CC Decision Date	CC Decision	Ordinance
2257	234-34.08-53.00	Indian River Volunteer Fire Co. Inc.	GR	Boat Storage and Overflow Parking	<Null>	<Null>	<Null>	<Null>
677	234-29.00-222.00	Lawrence Mergenthaler	GR	manufactured home park	Recommended Denial	<Null>	Approved	<Null>
615	234-29.00-222.03	Lawrence E. Mergenthaler	GR	Manufactured Home Park	<Null>	<Null>	Denied	<Null>
1863	234-35.09-6.00	Andrew & Carol Walton	MR	marina/restaurant/etc	Recommended Approval	6/8/2010	Approved	2124
2005	234-34.08-43.00	Indian River Vol. Fire Co., Inc.	GR	BOAT STORAGE FACILITY	Recommended Approval	3/10/2015	Approved	2387
1458	234-34.08-41.00	Indian River Vol. Fire Co., Inc.	GR	expand fire station	Recommended Approval	7/16/2002	Approved	1551
395	234-34.08-45.00	John Satterfield	GR	boat display, sales & services	N/A	<Null>	Approved	<Null>
284	234-34.08-38.02	John Satterfield	GR	water system	N/A	<Null>	Approved	<Null>
864	234-35.05-123.00	Jere M. & Janet M. Coxon	MR	multi-family	Recommended Approval	5/12/1987	Approved	417
260	234-35.05-121.00	Willard Ulrich & Ruth	MR	beauty shop	N/A	<Null>	Denied	<Null>
1188	234-34.12-67.00	Indian River Marina Pier	MR	multi-family	Recommended Approval	7/29/1997	Approved	1160
1088	234-35.09-6.00	Clyde Hull	MR	Marina & Related Uses	Recommended Approval	9/13/1994	Approved	985
275	234-34.08-38.02	John Satterfield	GR	Water System	N/A	<Null>	Withdrawn	<Null>
1816	234-35.09-6.00	Andrew & Carol Walton	MR	Retail/Multi-Family	Withdrawn	3/16/2010	Withdrawn	<Null>

File #: CU 2257
202016123

Planning & Zoning Commission Application Sussex County, Delaware

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

Type of Application: (please check applicable)

Conditional Use
Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment

Oak Orchard Road - Tax Parcel #234-34.08-53.00 - 800 feet north of intersection of Oak Orchard Road & Delaware Av

Type of Conditional Use Requested:

Conditional use approval to utilize the facility as a boat storage yard with fencing and lighting. As well as continuation of overflow parking for the Community Church of Oak Orchard with a portion of the area not being fenced in

Tax Map #: 234-34.08-53.00 Size of Parcel(s): 1.44 acres

Current Zoning: GR Proposed Zoning: _____ Size of Building: N/A

Land Use Classification: _____

Water Provider: Tidewater Utilities Sewer Provider: Sussex County

Applicant Information

Applicant Name: Indian River Volunteer Fire Co., Inc.
Applicant Address: 32628 Oak Orchard Road
City: Millsboro State: DE Zip Code: 19966
Phone #: (302) 945-2800 E-mail: patrick.miller@irvfc.com

Owner Information

Owner Name: Indian River Volunteer Fire Co., Inc.
Owner Address: 32628 Oak Orchard Road
City: Millsboro State: DE Zip Code: 19966
Phone #: (302) 945-2800 E-mail: patrick.miller@irvfc.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Patrick C. Miller
Agent/Attorney/Engineer Address: 32717 Oak Orchard Road
City: Millsboro State: DE Zip Code: 19966
Phone #: (302) 236-0416 E-mail: patrick.miller@irvfc.com



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

- Completed Application**
- Provide eight (8) copies of the Site Plan or Survey of the property**
 - Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
 - Provide a PDF of Plans (may be e-mailed to a staff member)
 - Deed or Legal description
- Provide Fee \$500.00**
- Optional - Additional information for the Commission/Council to consider** (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.**
- DeIDOT Service Level Evaluation Request Response**
- PLUS Response Letter** (if required)

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

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

Signature of Applicant/Agent/Attorney

Date: 12/19/20

Signature of Owner

Date: 12/19/20

For office use only:

Date Submitted: _____

Fee: \$500.00 Check #: _____

Staff accepting application: _____

Application & Case #: _____

Location of property: _____

Subdivision: _____

Recommendation of PC Commission: _____

Date of PC Hearing: _____

Decision of CC: _____

Date of CC Hearing: _____



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

JENNIFER COHAN
SECRETARY

October 8, 2020

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Indian River Volunteer Fire Company, Inc.** conditional use application, which we received on September 15, 2020. This application is for a 1.44-acre parcel (Tax Parcel: 234-34.08-53.00). The subject land is located on the northeast side of Oak Orchard Road (Sussex Road 297), approximately 800 feet north of the intersection of Oak Orchard Road and Delaware Avenue (Sussex Road 297A). The subject land is currently zoned GR (General Residential), and the applicant is seeking a conditional use approval to utilize the facility as a boat storage yard with fencing and lighting.

Per the 2019 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Oak Orchard Road where the subject land is located are 3,035 and 3,906 vehicles per day, respectively.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips per day. This number of trips is below DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. DelDOT's regulations specify the minimum TIS warrants as 50 vehicle trips in any hour and/or 500 vehicle trips per day. Because the proposed land use would generate fewer than 50 vehicle trips per day, we consider the development's traffic impact to be diminutive in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as diminutive with regard to warranting a TIS does not mean that it is diminutive in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.

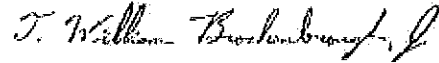
If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.



Mr. Jamie Whitehouse
Page 2 of 2
October 8, 2020

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

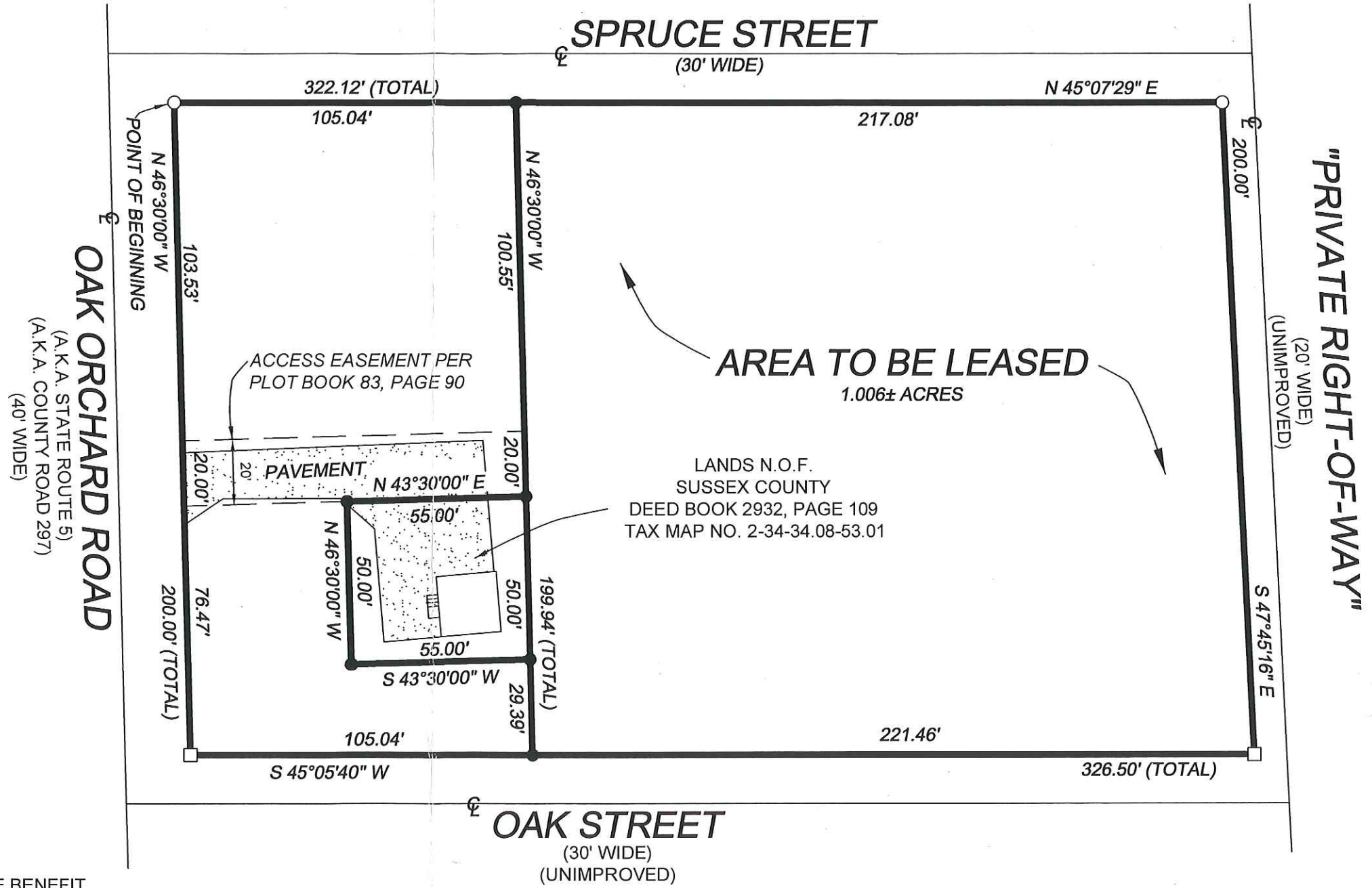
Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm

cc: Indian River Volunteer Fire Company, Inc., Applicant
Russell Warrington, Sussex County Planning & Zoning
Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Todd Sammons, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance & Operations
Susanne K. Laws, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination



LEGEND:

- FOUND IRON PIPE
- SET IRON BAR
- FOUND CONCRETE MONUMENT

NOTES:

- 1) SOURCE OF TITLE: DEED BOOK 799, PAGE 356
- 2) THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH
- 3) ALL SETBACKS MUST BE VERIFIED BY THE HOMEOWNER AND/OR CONTRACTOR WITH THE APPROPRIATE REGULATORY AUTHORITY
- 4) AREA: 1.425± ACRES (TOTAL)



Karins and Associates
ENGINEERS • PLANNERS • SURVEYORS
NEWARK, DE • GEORGETOWN, DE
www.karinsengineering.com

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

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

I, R.B. KEMP, III, 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 THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

R.B. Kemp, III
R.B. KEMP, III, P.L.S. 541

BOUNDARY SURVEY PLAN
PREPARED FOR
INDIAN RIVER VOLUNTEER FIRE COMPANY, INCORPORATED
LOTS 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55 & 56
BOOKHAMMERS ADDITION TO OAK ORCHARD
TAX PARCEL No. 2-34-34.08, PARCEL 53.00
SURVEY CLASSIFICATION: SUBURBAN
AREA: 1.425± ACRES (TOTAL)
SITUATE IN: INDIAN RIVER HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE

DATE: 12-15-2020	SCALE: 1" = 40'	DRAWN: MBK	CHECKED: RBK
------------------	-----------------	------------	--------------

Stephen J. Miller
28449 Delaware Avenue
Millsboro, DE 19966
(302) 542-4177

RECEIVED
AUG 03 2021
SUSSEX COUNTY
PLANNING & ZONING

July 26, 2021

Sussex County
Planning & Zoning Commission
County Administrative Offices
2 The Circle, PO Box 417
Georgetown, DE 19947

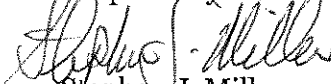
RE: Conditional Use Application #2257 – Indian River Volunteer Fire Co., Inc.

Dear Sussex County Planning & Zoning Commission Members –

I am in favor for the conditional use application in and for the Indian River Volunteer Fire Company and will not be able to attend the public hearing to illustrate my support. Any favorable consideration to be offered towards this conditional use application would be greatly appreciated.

Thank you for any consideration that you could offer.

Respectfully submitted,


Stephen J. Miller

PLANNING & ZONING COMMISSION

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



Sussex County

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

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date August 12, 2021.

Application: CU 2261 (What Is Your Voice, Inc.)

Applicant: What Is Your Voice, Inc.
17583 Shady Road, Lewes

Owner: What Is Your Voice, Inc.
17583 Shady Road, Lewes

Site Location: Southeast of Shady Road (Rt. 276), approximately 1,000 feet south of Coastal Highway (Rt. 1)

Current Zoning: Agricultural Residential (AR-1)

Proposed Use: Storage units and offices

Comprehensive Land Use Plan Reference: Coastal Area

Councilmanic District: Mr. Schaeffer

School District: Cape Henlopen School District

Fire District: Lewes Fire District

Sewer: Sussex County Sewer District

Water: Private Provider

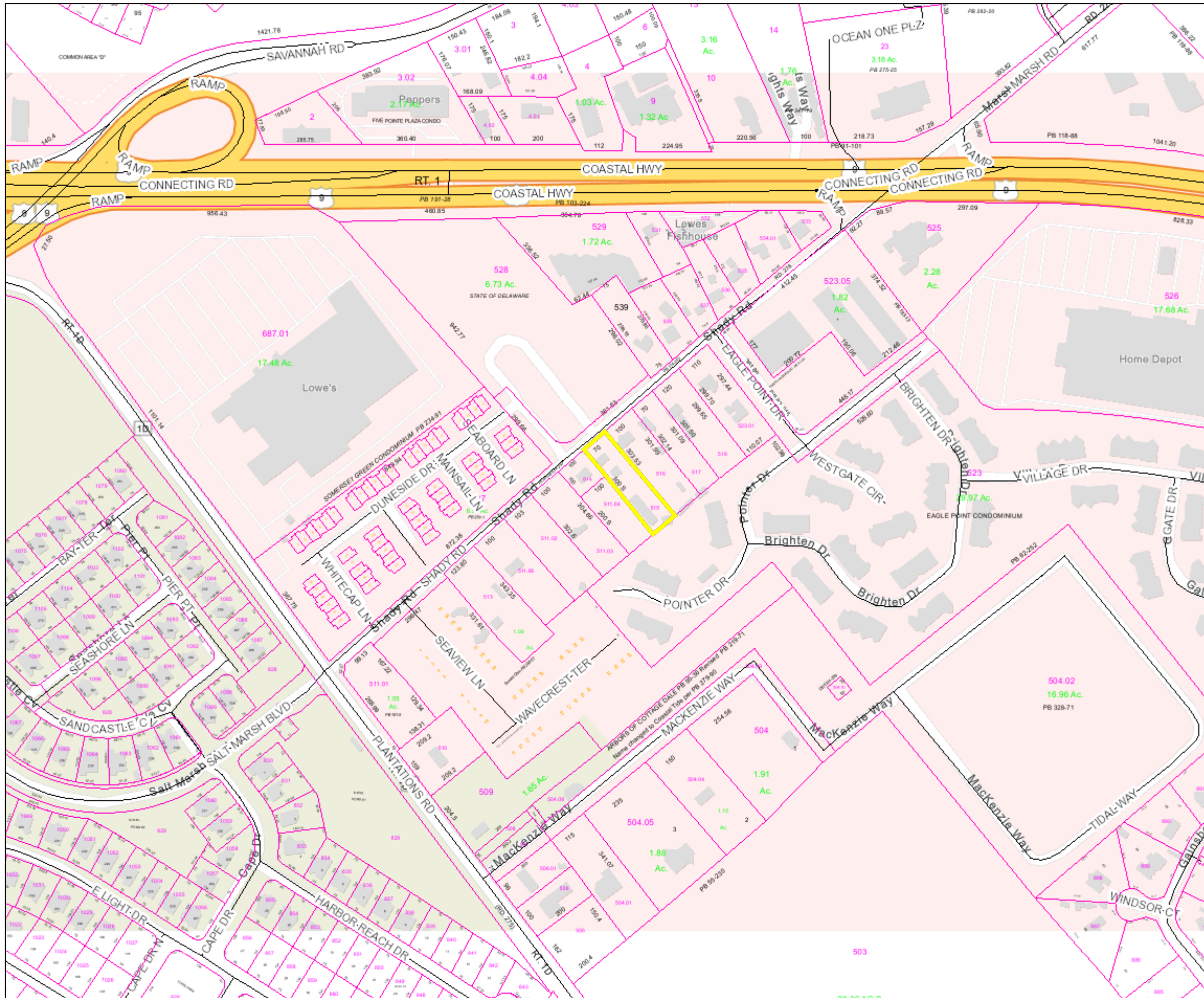
Site Area: 0.63 acre +/-

Tax Map ID.: 334-6.00-515.00





Sussex County



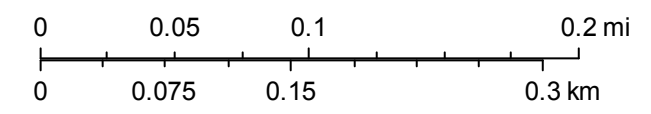
PIN:	334-6.00-515.00
Owner Name	WHAT IS YOUR VOICE INC
Book	5087
Mailing Address	30428 E BARRIER REEF BL
City	LEWES
State	DE
Description	RD 276
Description 2	
Description 3	
Land Code	

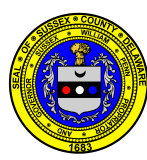
- polygonLayer**

 - Override 1
- polygonLayer**

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

1:4,514





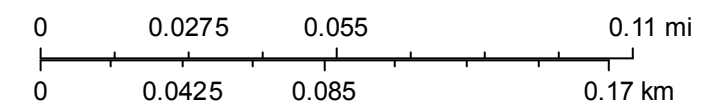
Sussex County

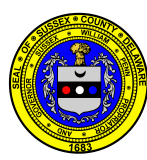


PIN:	334-6.00-515.00
Owner Name	WHAT IS YOUR VOICE INC
Book	5087
Mailing Address	30428 E BARRIER REEF BL
City	LEWES
State	DE
Description	RD 276
Description 2	
Description 3	
Land Code	

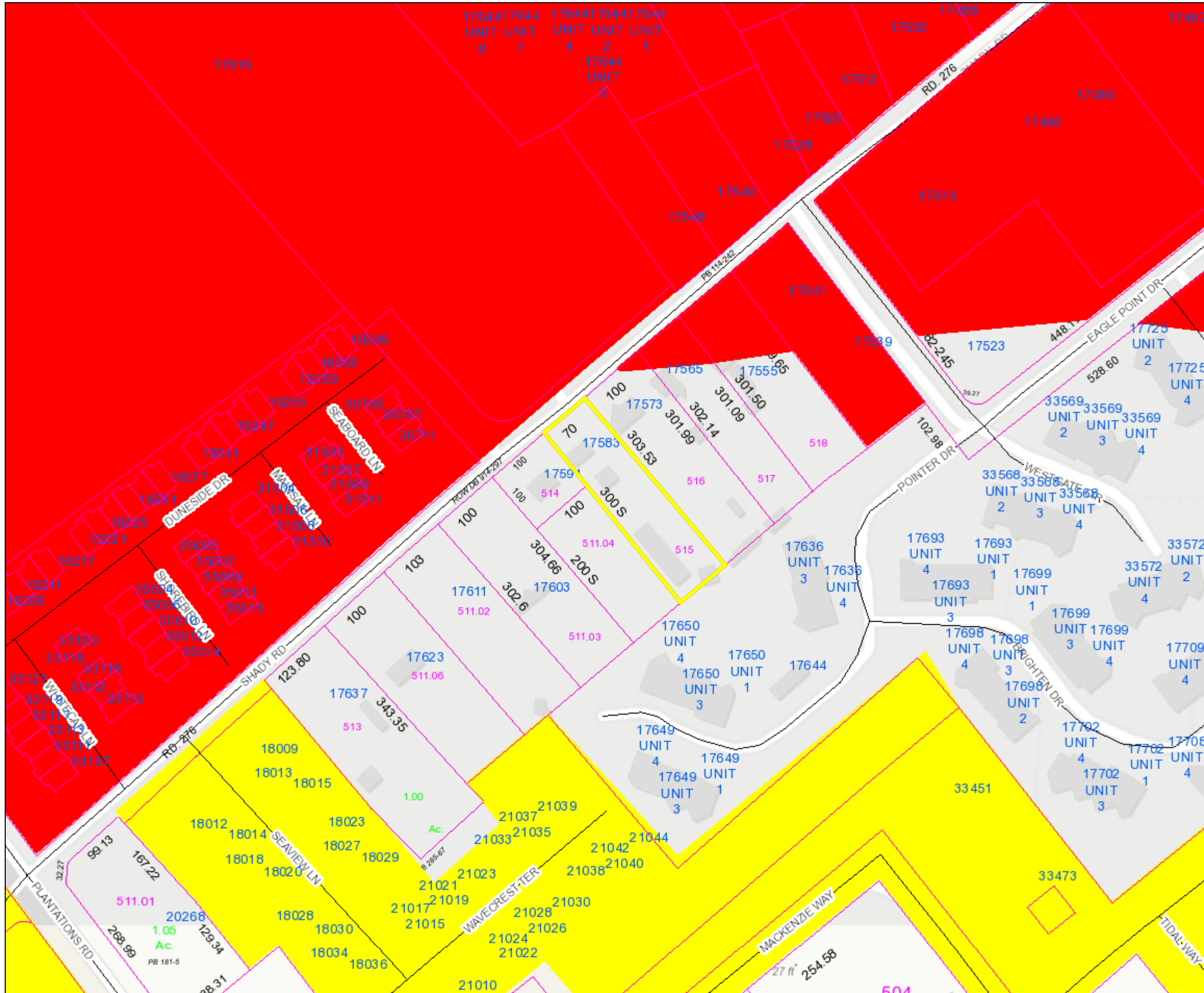
- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- ⋮ Tax Parcels
- 911 Address
- Streets
- County Boundaries

1:2,257





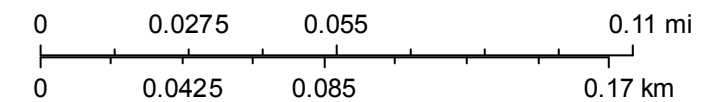
Sussex County



PIN:	334-6.00-515.00
Owner Name	WHAT IS YOUR VOICE INC
Book	5087
Mailing Address	30428 E BARRIER REEF BL
City	LEWES
State	DE
Description	RD 276
Description 2	
Description 3	
Land Code	

- | |
|--|
| <p>polygonLayer</p> <p>Override 1</p> |
|--|
- | |
|--|
| <p>polygonLayer</p> <p>Override 1</p> |
|--|
- | |
|----------------------|
| <p>⋯ Tax Parcels</p> |
|----------------------|
- | |
|----------------------|
| <p>— 911 Address</p> |
|----------------------|
- | |
|------------------|
| <p>— Streets</p> |
|------------------|

1:2,257



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



Sussex County

DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Planning Commission Members
From: Chase Phillips, Planner I
CC: Vince Robertson, Assistant County Attorney and applicant
Date: August 2nd, 2021
RE: Staff Analysis for CU 2261 (What Is Your Voice, Inc.)

This memo provides a background and an analysis for the Planning Commission to consider as a part of Conditional Use No. 2261 (What Is Your Voice, Inc.) to be reviewed during the August 12th, 2021, Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The Conditional Use application (CU 2261), requests storage units and offices to be located on the southeastern side of Shady Road (S.C.R. Rt. 276), approximately 0.21 mile southwest of Coastal Highway (Route 1). The property consists of Tax Parcel 334-6.00-515.00, which contains 0.63 acres +/-.

The 2018 Sussex County 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 the ways in which land uses should change over time. The Future Land Use map in the plan indicates that the subject property has a land use designation of "Coastal Area." The properties to the north, south and east of the subject property also have the land use designation of "Coastal Area." The properties, which exist on the opposite side of Shady Road, are designated to be a Commercial Area.

As outlined in the 2018 Sussex County Comprehensive Plan, Coastal Areas are expected to accommodate residential and economic growth and protect and preserve environmentally sensitive areas. Specifically, the Comprehensive Plan states that a range of housing types, including townhomes and multi-family units, be permitted. Housing is permitted at a density of 2 units to the acre and medium densities (4-12 units per acre) may be appropriate in certain areas. It is envisioned that Coastal Areas encourage retail and offices uses; however, larger shopping centers and office parks could be confined to select locations. Lastly, the Coastal Area designation encourages the expansion of central water and sewer facilities as it is feasible.

The property is zoned Agricultural Residential (AR-1). The properties to the north, south, and east are all within the AR-1 Zoning District. All parcels to the west (i.e. southwest, west, and northwest) on the opposite side of Shady Road are within the C-1 Zoning District. The subject property is adjacent to the Eagle Point residential community (townhomes); and additionally, the Somerset Green residential community (townhomes) is on the opposite side of Shady Road near the site.

Since 1971, there have been 88 Conditional Use applications within a one-mile radius of CU 2261. Included within this analysis are each of the applications that are within 0.5 of a mile. Attached is

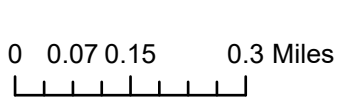


a table of the applications within 0.5 of a mile as a well a map that represents their corresponding location.

Based on the analysis provided, this Conditional Use application (CU 2261), to allow for offices and storage units, could be considered to be consistent with the surrounding land uses, zoning, and environment.

CU #	Tax Parcel #	APPLICANT	Zoning	Proposed Use	P&Z Decision	CC Decision Date	CC Decision	Ordinance
1150	335-12.05-7.00	John E. Spiekar, M.D.	AR-1	medical offices	Recommended Approval	4/16/1996	Approved	1085
1759	334-5.00-222.02	Bridle Ridge Properties LLC (AR-1)	AR-1	Multi-Family	Recommended Approval	8/5/2008	Approved	1989
1830	335-12.05-12.00	J & T Properties, LLC	AR-1	out-patient clinic	Recommended Approval	6/8/2010	Approved	2123
1243	335-12.05-5.00	H.L.M.M., LLC	AR-1	Amendment to CU 1028	Recommended Approval	6/2/1998	Approved	1238
152	334-6.00-503.02	William Thompson	AR-1	beauty shop	N/A	<Null>	Approved	<Null>
2261	334-6.00-515.00	What Is Your Voice, Inc.	AR-1	Subject Application 08/12/2021	<Null>	<Null>	<Null>	<Null>
1736	334-6.00-550.02	Matthew Weidman & Karen	AR-1	Towing Services & Vehicle/Boat Storage	Recommended Approval	12/2/2008	Approved	2009
1511	334-6.00-550.00	Anthony I. Freeman	AR-1	produce sales	Recommended Approval	12/16/2003	Approved	1649
1868	335-12.00-1.10	Old Towne Pointe, L.L.C.	AR-1	pharmacy/community service	Recommended Denial	5/24/2011	Approved	2196
1758	334-5.00-222.00	Bridle Ridge Properties LLC (MR)	MR	Multi-Family Dwelling	Recommended Approval	7/28/2008	Denied	<Null>
1680	334-6.00-511.06	Samir Ghabar	AR-1	business park	Recommended Denial	6/5/2007	Denied	<Null>
1490	334-6.00-526.00	Tidewater Utilites, Inc.	AR-1	elevated water storage tank	Recommended Approval	4/29/2003	Approved	1602
1820	334-6.00-511.01	Rheumatology Consultants of DE, PA	AR-1	professional offices	Recommended Approval	7/2/2010	Approved	2136
101	334-6.00-32.00	Joseph Weemstein	C-1	auto body repair shop	N/A	<Null>	Approved	<Null>
2034	334-5.00-215.00	Beachfire Brewery Co., LLC	AR-1	Restaurant and Brewery	Recommended Approval	3/8/2016	Approved	2438
1845	334-6.00-504.02	Rick Banning - Coastal Tide	MR	Multi-family	Recommended Approval	2/23/2010	Approved	2106
499	334-6.00-39.00	Charles West	AR-1	mobile home park	<Null>	<Null>	Withdrawn	<Null>
1428	334-6.00-687.01	Kyle W. Welsh	C-1	sales cart program	Recommended Approval	1/8/2002	Approved	1515
1434	334-6.00-523.00	Grady, Inc.	AR-1	multi-family	Recommended Approval	4/9/2002	Approved	1531
2190	334-5.00-212.00	Steven & Helene Falcone	AR-1	Office	Recommended Approval	1/7/2020	Approved	2699
2106	334-6.00-511.00	MDI Investment Group, LLC	MR	multi-family (52 townhouses)	Recommended Approval	3/20/2018	Approved	2566
	335-12.05-5.00	Dr. Harry J. Anagnostakos		Medical Offices				
1028			AR-1		Recommended Denial	4/27/1993	Approved	888
	334-6.00-550.02	Robert E. Mitchell		mechanics shop for auto & boat repair				
1068			AR-1		Recommended Approval	3/15/1994	Approved	957
	334-6.00-526.00	Rehoboth Home Builders, Inc.		multi-family				
1489			AR-1		Recommended Approval	6/24/2003	Approved	1619
472	335-12.05-12.00	Lydia Rawlings	AR-1	Garage sale	N/A	5/30/1978	Approved	<Null>
1100	335-12.05-7.00	Gordon Berl	AR-1	Multi-Family	Recommended Denial	<Null>	Withdrawn	<Null>
1522	334-6.00-504.02	SSEW LLC.	AR-1	Multi-Family	Recommended Approval	3/30/2004	Approved	1671
2281	334-12.00-7.00	Susan Riter	AR-1	Borrow Pit	Withdrawn	6/8/2021	Withdrawn	<Null>

All Conditional Uses within 0.5 of a mile of CU 2261 (What Is Your Voice, Inc.)



All orange polygons represent Conditional Use applications. All green polygons represent subdivisions. This map may not contain all necessary elements and principles and should be utilized for general reference only.

Chase Phillips, Planner I

Planning & Zoning Commission Application Sussex County, Delaware

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

Type of Application: (please check applicable)Conditional Use

Zoning Map Amendment _____

Site Address of Conditional Use/Zoning Map Amendment

17583 Shady Rd., Lewes, DE 19958

Type of Conditional Use Requested:

Applicant seeks conditional use approval to use the existing garage for office uses and the one-story pole building for rental storage facilities (4 units) in connection with the Applicant's non-profit corporation.

Tax Map #: 334-6.00-515.00Size of Parcel(s): .63 acresCurrent Zoning: AR-1Proposed Zoning: CUSize of Building: 3,034 sq.ft.Land Use Classification: Coastal AreaWater Provider: private wellSewer Provider: Sussex County**Applicant Information**Applicant Name: What Is Your Voice, Inc.Applicant Address: c/o Sergovic Carmean Weidman McCartney & Owens, P.A., PO Box 751City: GeorgetownState: DEZip Code: 19947Phone #: (302) 855-1260E-mail: shannonb@sussexattorney.com**Owner Information**Owner Name: What Is Your Voice, Inc.Owner Address: c/o Sergovic Carmean Weidman McCartney & Owens, P.A., PO Box 751City: GeorgetownState: DEZip Code: 19947Phone #: (302) 855-1260E-mail: shannonb@sussexattorney.com**Agent/Attorney/Engineer Information**Agent/Attorney/Engineer Name: Shannon Carmean Burton, EsquireAgent/Attorney/Engineer Address: Sergovic Carmean Weidman McCartney & Owens, P.A., PO Box 751City: GeorgetownState: DEZip Code: 19947Phone #: (302) 855-1260E-mail: shannonb@sussexattorney.com

Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

- Completed Application**
- Provide eight (8) copies of the Site Plan or Survey of the property**
 - Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
 - Provide a PDF of Plans (may be e-mailed to a staff member)
 - Deed or Legal description
- Provide Fee \$500.00**
- Optional - Additional information for the Commission/Council to consider** (ex. architectural elevations, photos, exhibit books, etc.) if provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.**
- DeIDOT Service Level Evaluation Request Response**
- PLUS Response Letter (if required)**

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

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

Signature of Applicant/Agent/Attorney

Shannon Carmean Burton, Esquire Digitally signed by Shannon Carmean Burton, Esquire
Date: 2020.11.09 09:29:34 -05'00'

Date: _____

Signature of Owner



Date: 1/6/2021

For office use only:

Date Submitted: _____ Fee: \$500.00 Check #: _____
 Staff accepting application: _____ Application & Case #: _____
 Location of property: _____

Subdivision: _____
 Date of PC Hearing: _____ Recommendation of PC Commission: _____
 Date of CC Hearing: _____ Decision of CC: _____



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

January 5, 2021

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **What is Your Voice, Inc.** conditional use application, which we received on December 2, 2020. This application is for an approximately 0.63-acre parcel (Tax Parcel: 334-6.00-515.00). The subject land is located on the southeast side of Shady Road (Sussex Road 276), approximately 1,000 feet southwest of the intersection of Delaware Route 1 and Shady Road, southwest of Lewes. The subject land is currently zoned AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval to utilize the facility as a pole barn storage facility (four units) and an office.

Per the 2019 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Shady Road where the subject land is located are 5,159 and 6,640 vehicles per day, respectively.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips per day. This number of trips is below DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. DelDOT's regulations specify the minimum TIS warrants as 50 vehicle trips in any hour and/or 500 vehicle trips per day. Because the proposed land use would generate fewer than 50 vehicle trips per day, we consider the development's traffic impact to be diminutive in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as diminutive with regard to warranting a TIS does not mean that it is diminutive in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.


If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.



Mr. Jamie Whitehouse
Page 2 of 2
January 5, 2021

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: What is Your Voice, Inc., Applicant
Russell Warrington, Sussex County Planning & Zoning
Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Todd Sammons, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance & Operations
Steve McCabe, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination

WRITTEN SUBMISSION
OF
WHAT IS YOUR VOICE, INC.

C/U NO. 2261

August 12, 2021

Shannon Carmean Burton, Esquire
Sergovic Carmean Weidman
McCartney & Owens, P.A.
25 Chestnut St.
P.O. Box 751
Georgetown, DE 19947
(302) 855-1260

INDEX
WHAT IS YOUR VOICE, INC.
APPLICATION FOR CONDITIONAL USE NO. 2261

1. Copy of the Application without exhibits
2. Deed of the lands seeking a conditional use
3. Conditional Use Boundary and Location Plan prepared by Scaled.
Engineering
4. DelDOT Response Letter to Service Level Evaluation Request
5. Approval Letter for Administrative Variance
6. Letters in Support of Application
7. Google Earth Aerial Image of Property
8. Photographs of the Property
9. Excerpt from the Sussex County Tax Map
10. Statement of Sergovic Carmean Weidman McCartney & Owens, P.A.
explaining the Application and its compliance with the Comprehensive Plan
and Zoning Code
11. Proposed Findings of Fact and Conditions

EXHIBIT “1”

File #: CU 2261

202100823

Planning & Zoning Commission Application Sussex County, Delaware

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

RECEIVED

JAN 08 2021

SUSSEX COUNTY
PLANNING & ZONING

Type of Application: (please check applicable)

Conditional Use
Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment

17583 Shady Rd., Lewes, DE 19958

Type of Conditional Use Requested:

Applicant seeks conditional use approval to use the existing garage for office uses and the one-story pole building for rental storage facilities (4 units) in connection with the Applicant's non-profit corporation.

Tax Map #: 334-6.00-515.00

Size of Parcel(s): .63 acres

Current Zoning: AR-1

Proposed Zoning: CU

Size of Building: 3,034 sq.ft.

Land Use Classification: Coastal Area

Water Provider: private well

Sewer Provider: Sussex County

Applicant Information

Applicant Name: What Is Your Voice, Inc.

Applicant Address: c/o Sergovic Carmean Weidman McCartney & Owens, P.A., PO Box 751

City: Georgetown

State: DE

Zip Code: 19947

Phone #: (302) 855-1260

E-mail: shannonb@sussexattorney.com

Owner Information

Owner Name: What Is Your Voice, Inc.

Owner Address: c/o Sergovic Carmean Weidman McCartney & Owens, P.A., PO Box 751

City: Georgetown

State: DE

Zip Code: 19947

Phone #: (302) 855-1260

E-mail: shannonb@sussexattorney.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Shannon Carmean Burton, Esquire

Agent/Attorney/Engineer Address: Sergovic Carmean Weidman McCartney & Owens, P.A., PO Box 751

City: Georgetown

State: DE

Zip Code: 19947

Phone #: (302) 855-1260

E-mail: shannonb@sussexattorney.com



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

- Completed Application**
- Provide eight (8) copies of the Site Plan or Survey of the property**
 - Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
 - Provide a PDF of Plans (may be e-mailed to a staff member)
 - Deed or Legal description
- Provide Fee \$500.00**
- Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.)** If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.**
- DeIDOT Service Level Evaluation Request Response**
- PLUS Response Letter (if required)**

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

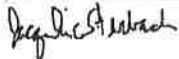
I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future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

Signature of Applicant/Agent/Attorney

Shannon Carmean Burton, Esquire
Digitally signed by Shannon Carmean Burton, Esquire
Date: 2020.11.09 09:29:34 -05'00'

Date: _____

Signature of Owner



Date: 1/6/2021

For office use only:

Date Submitted: _____ Fee: \$500.00 Check #: _____
Staff accepting application: _____ Application & Case #: _____
Location of property: _____
Subdivision: _____
Date of PC Hearing: _____ Recommendation of PC Commission: _____
Date of CC Hearing: _____ Decision of CC: _____

EXHIBIT “2”

Electronically Recorded Document# 2019000024565 BK: 5087 PG: 328
Recorder of Deeds, Scott Dailey On 7/11/2019 at 8:50:10 AM Sussex County, DE
Consideration: \$325,000.00 County/Town: \$4,875.00 State: \$8,125.00 Total: \$13,000.00
Doc Surcharge Paid Town: SUSSEX COUNTY

TAX MAP AND PARCEL #: 3-34-6.00-515.00

PREPARED BY & RETURN TO:
Wolfe & Associates, LLC
122 Sandhill Drive, Suite 203
Middletown, DE 19709
File No. 19-0082/Jellis

THIS DEED, made this 30th day of May, 2019,

- BETWEEN -

POINT CROSSING LLC, a Delaware limited liability company, party of the first part,

- AND -

WHAT IS YOUR VOICE, INC., a corporation of the State of Delaware, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of **TEN and 00/100 Dollars (\$10.00)**, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the party of the second part, and its heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

ALL that certain lot, piece or parcel of Land situate, lying and being in Lewes and Rehoboth Hundred, Sussex County, Delaware, lying on the southerly side of County Route 276, being more particularly described as follows, to wit:

BEGINNING at an iron pipe set on the southerly side of the aforesaid County Route 276, then running with the right of way line of Route 276, South 59 degrees 58 minutes 12 seconds West 70.00 feet to an iron pipe found; then, tuning and running with lands now or formerly of Robert J. Gooch, et.ux, and lands now or formerly of Robert I. Harmon, et.ux, South 28 degrees 36 minutes 45 seconds East 304.47 feet to an iron pipe set; then, turning and running with lands now or formerly of Harry H. Norwood, et.ux, North 58 degrees 58 minutes 26

Document# 2019000024565 BK: 5087 PG: 329

Recorder of Deeds, Scott Dailey On 7/11/2019 at 8:50:10 AM Sussex County, DE

Doc Surcharge Paid

seconds East 70.00 feet to an iron pipe set; then, turning and running with lands now or formerly of Colon Works, et.ux, North 28 degrees 36 minutes 17 seconds West 303.26 feet to the place of Beginning.

BEING the same lands and premises which George C Coverdale, by Deed dated 12/21/07 and recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware, in Deed Record 3534, Page 49 granted and conveyed unto Point Crossing LLC, in fee.

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Lewes, Sussex County, Delaware.

IN WITNESS WHEREOF, the said Point Crossing LLC, a Delaware limited liability company, has caused its name to be hereunto set under seal by David E. Moon, Jr., Member of Point Crossing LLC, the day and year first above written.

POINT CROSSING LLC

By: David E. Moon, Jr., Member (SEAL)
David E. Moon, Jr., Member

Witness

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on this 30th day of May, A.D. 2019, personally appeared before me, the Subscriber, a Notary Public in and for the State and County aforesaid, David E. Moon, Jr., Member of Point Crossing LLC, a Delaware limited liability company, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said limited liability company; that the signature of the Member is in his own proper handwriting and by his authority to act; and that the act of signing, sealing, acknowledging and delivering the said Indenture was first duly authorized by a resolution of the limited liability company.

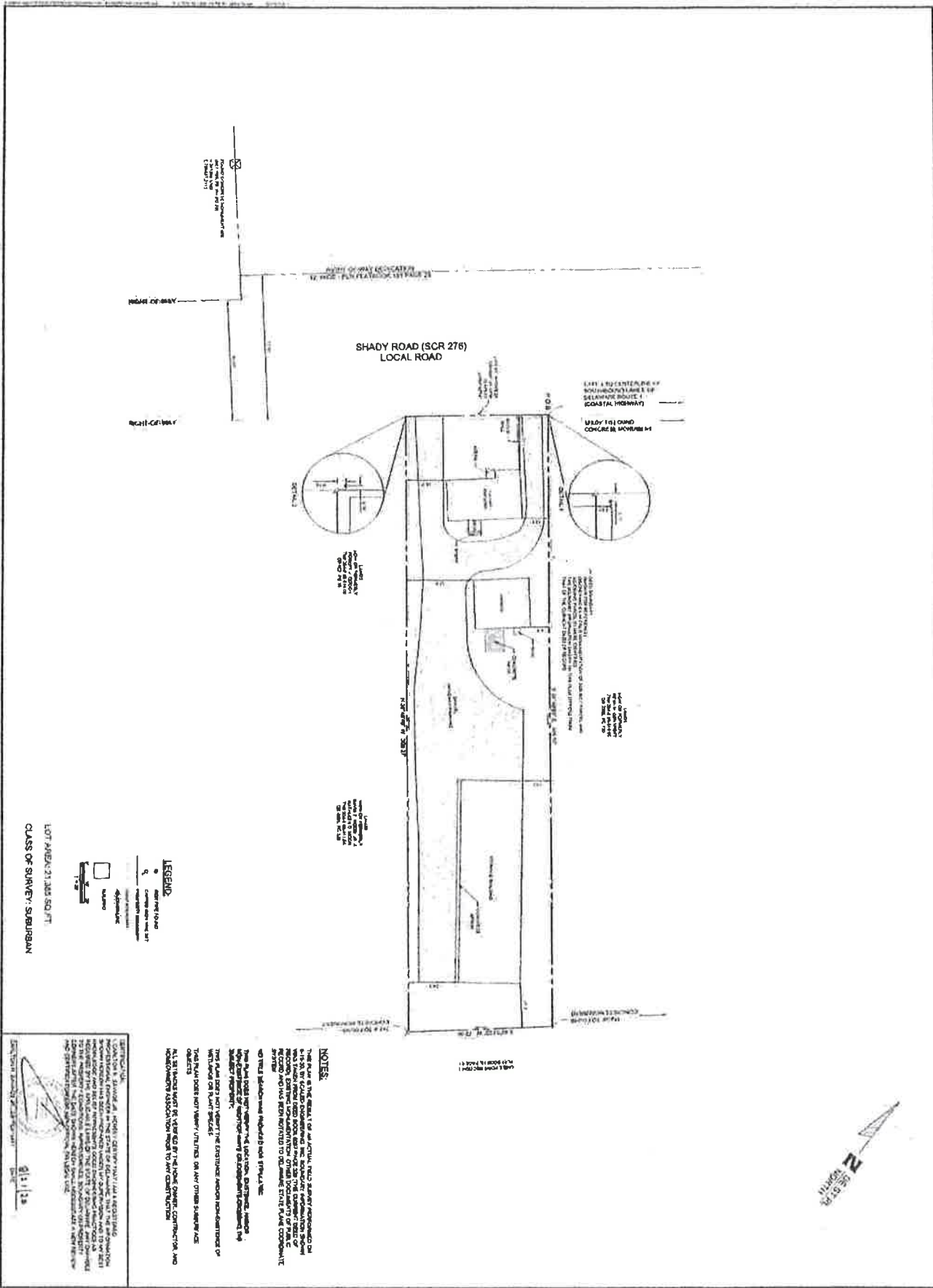
GIVEN under my Hand and Seal of Office the day and year aforesaid.

Colette M. Monaghan
Notary Public
My Commission Expires: 1/12

COLETTE M. MONAGHAN
#6567
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF DELAWARE
Pursuant to
29 Del. C. 4323 (a)(3)

Grantee's Address:
PO Box 657
Georgetown, DE 19947

EXHIBIT “3”



<p>1</p>	<p>PREPARED FOR: WHAT IS YOUR VOICE, INC. FOR PROPERTY KNOW AS: 17501 SHADY ROAD LEWES, DELAWARE 19958 TAX MAP: 34-4 OF 315,00 LEWES AND REMOOTH HUNDRED, SUSSEX COUNTY, DELAWARE</p>	<p>SCALED ENGINEERING</p> <p>Survey Engineering 2014 Coastal Highway Lewes, Delaware 19958 Phone: 302.399.1000</p> <p>BOUNDARY AND LOCATION SURVEY PLAN</p>
----------	---	--

EXHIBIT “4”



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

January 5, 2021

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **What is Your Voice, Inc.** conditional use application, which we received on December 2, 2020. This application is for an approximately 0.63-acre parcel (Tax Parcel: 334-6.00-515.00). The subject land is located on the southeast side of Shady Road (Sussex Road 276), approximately 1,000 feet southwest of the intersection of Delaware Route 1 and Shady Road, southwest of Lewes. The subject land is currently zoned AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval to utilize the facility as a pole barn storage facility (four units) and an office.

Per the 2019 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Shady Road where the subject land is located are 5,159 and 6,640 vehicles per day, respectively.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips per day. This number of trips is below DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. DelDOT's regulations specify the minimum TIS warrants as 50 vehicle trips in any hour and/or 500 vehicle trips per day. Because the proposed land use would generate fewer than 50 vehicle trips per day, we consider the development's traffic impact to be diminutive in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as diminutive with regard to warranting a TIS does not mean that it is diminutive in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.



Mr. Jamie Whitehouse
Page 2 of 2
January 5, 2021

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: What is Your Voice, Inc., Applicant
Russell Warrington, Sussex County Planning & Zoning
Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Todd Sammons, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance & Operations
Steve McCabe, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination

EXHIBIT “5”

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



Sussex County

DELAWARE
sussexcountyde.gov

November 6, 2020

Sergovic, Carmean, Weidman, McCartney & Owens, P.A.
Shannon Carmean Burton
PO Box 751
Georgetown, DE 19947
By email to: shannonb@sussexattorney.com

RE: Approval Letter for Administrative Variance for Lands of What Is Your Voice, Inc. located at 17583 Shady Rd. (AV-20-06)
Tax Parcel: 334-6.00-515.00

Dear Ms. Burton:

The request for the Administrative Variance (Section 115-181(E)) for a 0.6-foot variance from the required 10-ft side yard setback requirement for an existing detached garage (Section 115-25(C)) has been approved. The side yard setback distance for the existing detached garage is 9.4-ft.

The documentation presented and found provides a basis for granting of said Administrative Variance. Based on the criteria for the granting of an Administrative Variance it has been determined that:

- The survey submitted with your application established that the lot is unique in shape as it is a narrow and deep lot.
- The property is in an AR-1 (Agricultural Residential District) and has a lot width of less than 100-ft.
- The variance will allow for reasonable use of the property.
- The need for the variance was not created by the applicant. The detached garage was constructed in 1982. The applicant purchased the property in 2019.
- The requested variance is the minimum variance to afford relief and would not alter the essential character of the neighborhood, since the garage has been in its current location for 38-years.
- The Planning Office did not receive any objection to the requested variance.

Please forward Signed and Sealed copies of the survey by Scaled Engineering or another surveying firm, showing the placement of the existing detached garage, to this Department so that the plat/survey can be stamped indicating approval of the Administrative Variance.

The plat/survey must be recorded indicating that the Administrative Variance was granted. Please feel free to contact me with any questions during business hours 8:30am – 4:30pm Monday through Friday at 302-855-7878.



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

Sincerely,

A handwritten signature in cursive script, appearing to read "Jennifer Norwood".

Jennifer Norwood
Planning and Zoning Manager

EXHIBIT “6”

Kathleen D. Moon
32642 Sand Dune Dr.
Lewes, DE 19958

Sussex County Planning and Zoning
Sussex County Council

To Whom It May Concern

I am responding to a notice I received for C/U 2261 What is Your Voice, Inc. Located at 17583 Shady Road, Lewes. Tax Parcel # 334-6.00-515.00

I own the property next to this, Tax Parcel # 334-6.00-511.04

I understand that What is Your Voice is applying for Conditional Use of Land in an AR-1 Agricultural Residential district. I support the application and I believe it is an appropriate use of the property. I understand that What is Your Voice is essential to services in the Sussex County area and is a non-profit 501 (c) (3) Corporation. The use of the property will not have an impact on my property or the neighborhood. I strongly recommend approval of the Conditional Use.

I can be reached at the above address for any further notice. I made note of the upcoming public hearings and will attend.

Thank you for allowing me to respond to the notice.

Kathleen D. Moon

Kathleen D. Moon

7/27/2021

ERNESTO B. LOPEZ
STATE SENATOR
6th District



SENATE
STATE OF DELAWARE
411 LEGISLATIVE AVENUE
DOVER, DELAWARE 19901

COMMITTEES
Education
Elections & Government Affairs
Finance
Transportation

July 28, 2021

RE: Conditional Use No.2261/What is Your Voice, Inc.

Thank you for allowing this important application to come before you for consideration. What is Your Voice, Inc., is an important non-profit 501(c)(3) corporation providing critically needed services to vulnerable populations in Sussex County.

As the Senator from the 6th District and, also a neighbor, as the location is in close proximity to my home, I am in full support of their request and the application. Advocating on behalf of this non-profit, has been a tenet of my time in office and their request is more than appropriate within the coastal area in accordance to the Sussex County Comprehensive Plan.

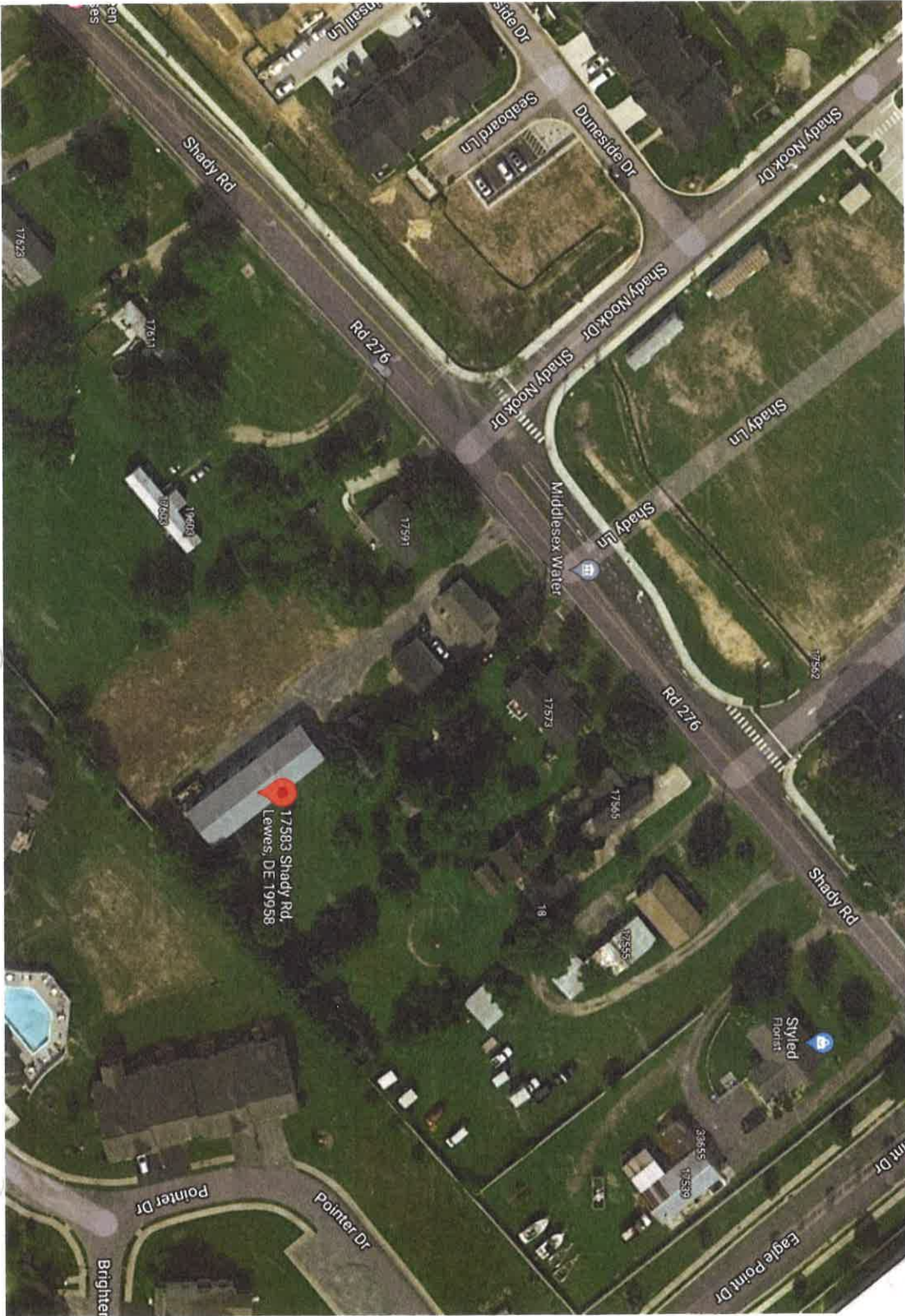
In addition, their use of the property will have no detrimental impact on neighboring properties or roadways. If anything, due to the challenges we are seeing in social service and health related areas, the value of organizations like What is Your Voice, Inc., will continue to grow and the importance placed by government in ensuring they have a place to serve those in need, will enhance the quality of life in our county.

Very truly yours,

A handwritten signature in black ink, appearing to read "Ernie B. Lopez".

Dr. Ernesto B. "Ernie" López
Senator, District 6
Lewes

EXHIBIT "7"



17583 Shady Rd,
Lewes, DE 19958

Styled
Floors

Pointer Dr

Pointer Dr

Brighter

Eagle Point Dr

Shady Rd

Rd 276

Duneside Dr

Shady Nook Dr

Shady Nook Dr

Shady Nook Dr

Shady Ln

Shady Ln

Middlesex Water

Rd 276

Shady Rd

en
85

17623

17611

17603

17603

17591

17573

17565

17555

18

17539

33655

EXHIBIT “8”































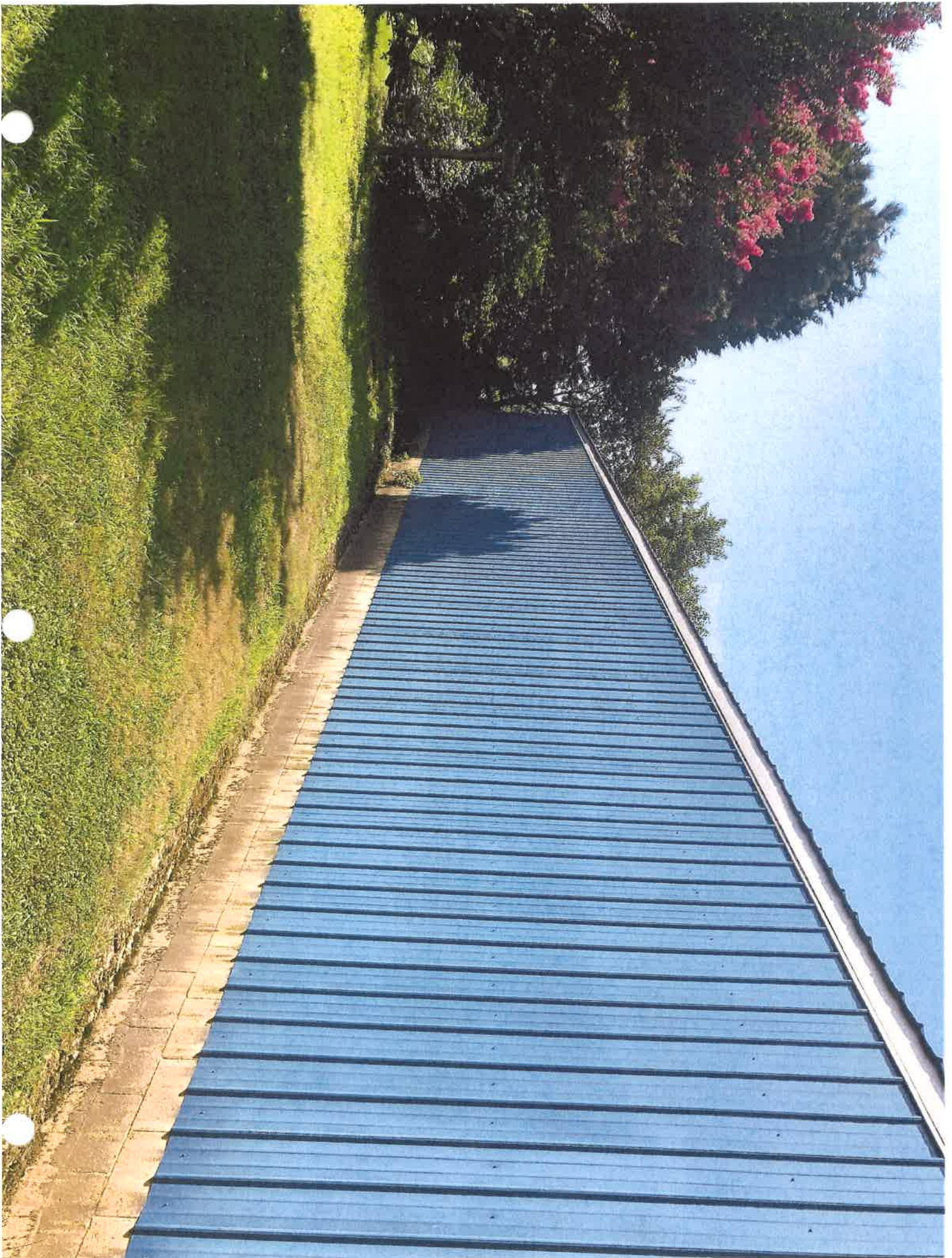




EXHIBIT “9”



ARID: 334-6.00-515.00

WHAT IS YOUR VOICE INC

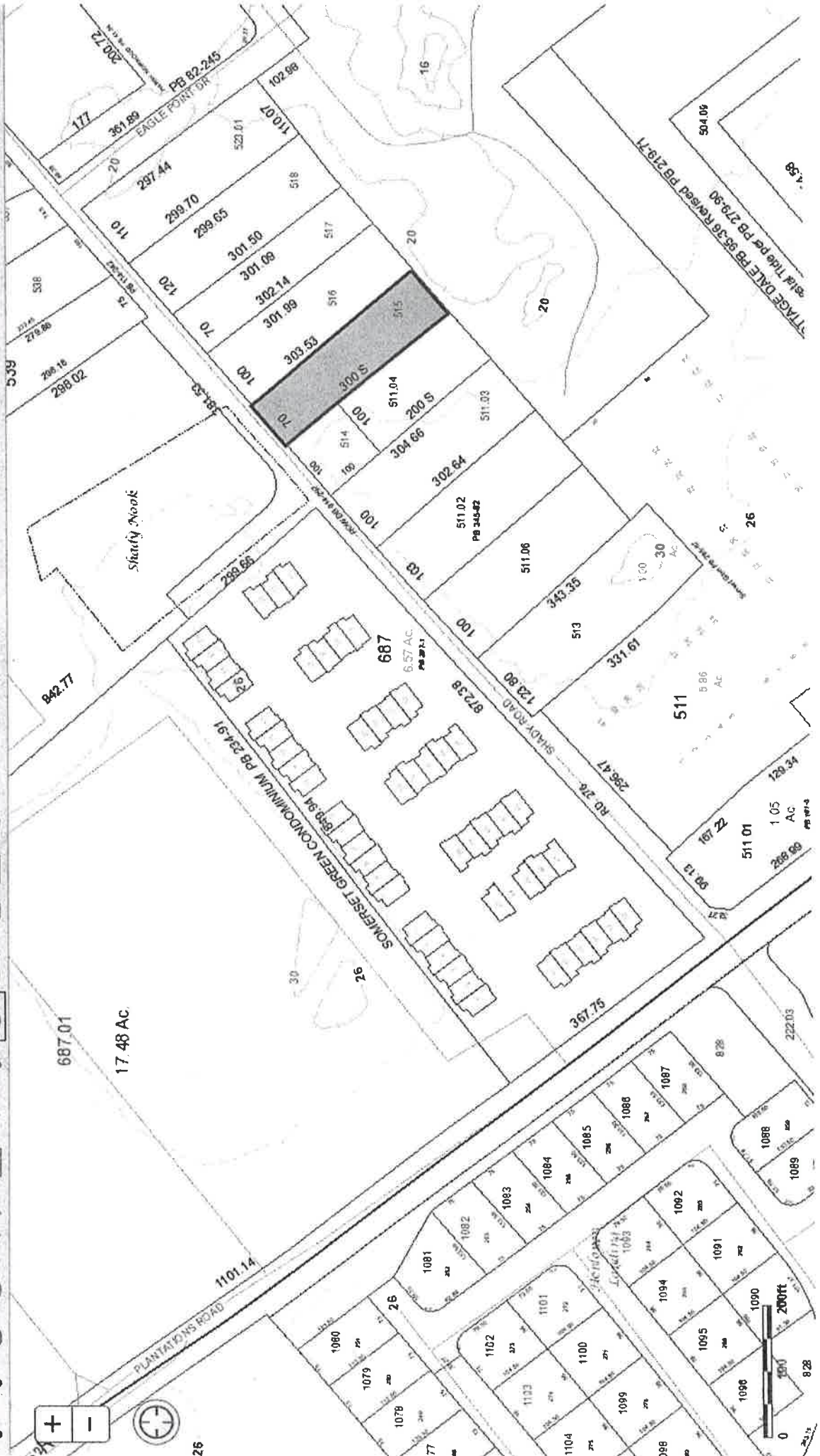


EXHIBIT “10”

COMPLIANCE WITH THE COMPREHENSIVE PLAN AND ZONING CODE

The applicant, What Is Your Voice, Inc. (“What Is Your Voice”), has applied for a conditional use of land in an AR-1 Agricultural Residential District to utilize the existing garage for office uses and the one-story pole building for rental storage facilities consisting of four (4) units in connection with the Applicant’s non-profit corporation. The subject property is located at 17583 Shady Road, Lewes, Delaware, consists of approximately .63 acres of land and is located on the southeast side of Shady Road, approximately 1,000 feet southwest of the intersection of Delaware Route 1 and Shady Road, southwest of Lewes, Delaware. The subject property is identified by Sussex County Tax Mapping as Tax Parcel 334-6.00-515.00 (the “Property”). This conditional use will enable the Applicant to more efficiently provide its essential services to meet the needs of its clients in Sussex County, Delaware.

What Is Your Voice is an established and well-respected non-profit 501(c)(3) corporation which is comprised of fully trained and skilled Domestic Violence Peer Support Advocates. What Is Your Voice was formed in 2013 to provide essential services to its clients to combat domestic violence, family violence and teen violence and is recognized as a trailblazer in their mission to stop the cycle of violence against women and children within Sussex County and throughout the State of Delaware. The Peer Support Advocates provide a holistic and person-centered approach to

enable their clients to seek out freedom and find their voice. The President and Founder of What Is Your Voice, Jacqueline Sterbach, and her team, see themselves as fierce warriors for their clients as they strive to empower voices for today to empower the generations to come.

What Is Your Voice rented the Property from the former owner, Point Crossing LLC for one and a half years before purchasing the Property with the existing improvements on May 30, 2019. During this time, What Is Your Voice was not permitted to use the pole building. Rather, the owner of the Property rented the pole building to third-parties for storage purposes. As a result of the previous rental by the prior owner of the Property, What Is Your Voice was unaware that the use was not permitted without a conditional use permit until they received a Notice of Violation from Sussex County dated September 24, 2019. Although they promptly attempted to engage an engineer to assist them with the site plan for the conditional use application, there were a few setbacks. Due to the demands on the development and construction industry in Sussex County and delays related to Covid-19, it took longer than expected to engage an engineer to prepare the site plan for the conditional use application. In addition, during this process, What Is Your Voice learned that the existing garage which was originally constructed by a predecessor in title in 1982 violated the side yard setback requirement and that it was necessary to obtain an administrative variance to bring the structure into compliance with the

Zoning Code before filing the conditional use application. As a result of these unexpected delays, What Is Your Voice was not able to file this application until January 2021.

What Is Your Voice proposes to utilize an existing garage consisting of approximately 658+/- square feet for office uses and the one-story pole building consisting of approximately 3,034+/- square feet to be used for four (4) rental storage units in connection with its non-profit corporation. In addition, What Is Your Voice intends to continue to utilize the dwelling on the Property for residential purposes as permitted under the Zoning Code in the AR-1 Agricultural Residential District. What Is Your Voice currently has three (3) employees, one (1) of which is onsite and manages the daily office operations. Business hours are 9:00 a.m. until 4:00 p.m. Monday through Thursday. The office will not be open to the public. Although most appointments with clients are conducted via zoom, Peer Support Advocates may meet with clients at the Property by appointment only. There is currently an existing natural forested buffer around most of the perimeter of the Property and a privacy fence in the rear of the Property to limit any impact on adjoining uses or properties. In addition, there are audio and video cameras on the property to monitor activity. There will be no sign on the Property.

The purpose of this conditional use is to enhance What Is Your Voice's ability to efficiently provide essential services to the expanding population in Sussex

County. The proposed use will cause no detrimental impact on surrounding properties or neighborhoods. The property is located along Shady Road, Lewes, Delaware. There are properties opposite the Property and in close proximity to the Property that are currently zoned C-1 General Commercial District, MR Medium Residential District and the Property is in close proximity to Delaware Route 1 (Coastal Highway). Moreover, the area in general is a mixed-use area that includes existing residential and commercial uses. The surrounding land uses to the east, west and north are Coastal Areas and Highway Commercial Areas. The surrounding land uses to the south are Coastal Areas.

DelDOT has determined that the traffic associated with the proposed use is negligible and therefore did not recommend that a Traffic Impact Study be performed for the application. There is an existing gravel driveway and parking area to access the office and storage buildings. Sewer Services are provided by Sussex County. Central water services are not available but the Property is currently served by a private well. In addition, there are no wetlands on the Property.

The proposed use complies with the Sussex County Zoning Code (the "Code"). The Property is located in the AR-1 Agricultural Residential District under the Sussex County Zoning Code (the "Code"). The purpose of the AR-1 Zoning District is to provide for "a full range of agricultural activities and to protect agricultural lands, as one of the county's most valuable natural resources, from the

depreciating effect of objectional, hazardous and unsightly uses.” Conditional Uses allowed within the AR-1 District pursuant to Section 115-22 of the Code include, among other uses, agricultural related industries, “as well as residential, business, commercial or industrial uses when the purposes of the chapter are more fully met by issuing a conditional use permit.” Thus, the proposed office and storage use are permitted conditional uses under the Code.

The 2019 Comprehensive Plan, Future Land Use Plan (the “Plan”) indicates that the Property has the land use designation Coastal Area, which includes areas around Rehoboth Bay, Indian River Bay and Little Assawoman Bay. The Plan provides that the Coastal Area is a growth area but “additional considerations should be taken into account in this Area that may not apply in other Growth Areas.”¹ The Plan concedes that the “challenge in this region is to safeguard genuine natural areas and mitigate roadway congestion without stifling the tourism and real estate markets which: a) provide many jobs; b) create business for local entrepreneurs; and c) help keep local tax rates low.”² Permitted uses in the Coastal Areas include a range of housing types, such as single-family homes, townhomes, and multi-family units. In addition to residential uses, “[r]etail and office uses are appropriate but larger shopping centers and office parks should be confined to selected locations with

¹ 2019 Sussex County Comprehensive Plan at 4-15.

² 2019 Sussex County Comprehensive Plan at 4-15.

access along arterial roads. Appropriate mixed-use development should also be allowed.”³ The Plan further provides that “careful mixtures of homes with light commercial, office and institutional uses can be appropriate to provide convenient services and to allow people to work close to home.”⁴ The proposed use is an appropriate use in the Coastal Areas and is of a public or semi-public character that will benefit the residents of Sussex County.

For the reasons set forth herein, the proposed conditional use is appropriate under the Code and Plan as it promotes the health, safety, morals, convenience, order and prosperity and welfare of the present and future inhabitants of Sussex County.

³ 2019 Sussex County Comprehensive Plan at 4-15.

⁴ 2019 Sussex County Comprehensive Plan at 4-15.

EXHIBIT “11”

PROPOSED FINDINGS OF FACT AND CONDITIONS
C/U NO. 2261

Based upon the record presented in support of C/U No. 2261, the application of WHAT IS YOUR VOICE, INC. for a conditional use of land in an AR-1 Agricultural Residential District to utilize the existing garage for office uses and the one-story pole building for rental storage facilities consisting of four (4) units in connection with the Applicant's non-profit corporation, the Planning and Zoning Commission of Sussex County, Delaware, finds the following facts and makes the following conclusions:

1. The application of WHAT IS YOUR VOICE, INC. seeks a conditional use of land in an AR-1 Agricultural Residential District to utilize the existing garage for office uses and the one-story pole building for rental storage facilities consisting of four (4) units in connection with the Applicant's non-profit corporation. The Applicant will continue to utilize the existing dwelling as permitted under the Zoning Code in the AR-1 Zoning District.
2. The conditional use of land sought consists of approximately .63 acres of land.
3. The property is located on the southeastern side of Shady Road, approximately .21 miles southwest of the intersection of Delaware Route 1 (Coastal Highway) and southwest of Lewes, Delaware.

4. The subject property is identified by Sussex County Tax Mapping as Tax Parcel 334-6.00-515.00. The property is opposite an existing C-1 General Commercial District and is in close proximity to Delaware Route 1 (Coastal Highway). The area in general is a mixed-use area that includes existing residential and commercial uses.

5. The Applicant is a Delaware 501(c)(3) non-profit corporation which provides essential services to its clients to combat domestic violence, family violence and teen violence and is recognized as a trailblazer in their mission to stop the cycle of violence against women and children within Sussex County and through the State of Delaware.

6. The Applicant rented the property before purchasing it in May 2019. The property was purchased to more efficiently and better serve the Applicant's clients.

7. Sussex County Engineering Department, Utility Division, commented that the property is served by public sewer from Sussex County.

8. The property is served by an individual onsite well.

9. DelDOT commented that a Traffic Impact Study was not recommended and that the proposed use would have a negligible impact on traffic. The Applicant shall comply with all DelDOT requirements, including any entrance improvements.

10. A conditional use of land sought will have no adverse or detrimental impact on neighboring areas or roadways.

11. There is a natural forested buffer along most of the sides and rear of the property, which shall remain, and a privacy fence along the rear of the property. In addition, there are audio and video cameras on the property to monitor activity.

12. The use of the garage shall be limited to office uses and the use of the pole building shall be used for rental storage facilities. The dwelling will be used for residential purposes as permitted under the Zoning Code.

13. The hours of operation of the office will be from 9:00 a.m. through 4:00 p.m. on Monday through Thursday but will not be open to the public. Although most appointments with clients are conducted via zoom, Peer Support Advocates may meet with clients at the Property by appointment only.

14. There are currently three (3) employees, one (1) of which is onsite and manages the daily office operations.

15. There is an existing gravel driveway and parking area to access the office and storage buildings, as shown on the conditional use site plan.

16. The proposed use of the property as an office and storage facilities for the Applicant's non-profit corporation is of a public or semi-public character that will benefit the residents of Sussex County.

17. The property is located in the Coastal Area under the Sussex County Comprehensive Land Use Plan.

18. The proposed use of the property is consistent with the purposes and goals of the Comprehensive Land Use Plan.

19. The conditional use will afford an existing non-profit corporation to expand their current operations to better serve the needs of residents in the rapidly expanding district.

20. The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.

Based upon the record and the above findings, the Planning & Zoning Commission recommends that the County Council approve the applied for conditional use of land as the proposed conditional use is for the purpose of promoting the health, safety, morals, convenience, order and prosperity and welfare of the present and future inhabitants of Sussex County, including amongst other things, the lessening of congestion in the streets or roads, securing safety from fire, flood and other dangers, providing adequate light and air; preventing on the one hand, excessive concentration of population and on the other hand, excessive and wasteful scattering of population or settlement and promoting such distribution of population and such classification of

land uses and distribution of land development and utilization as will tend to facilitate and provide adequate provisions for public requirements.

PLANNING & ZONING COMMISSION

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



Sussex County

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

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date: August 12th, 2021

Application: CU 2289 Leah Beach

Applicant: Leah Beach
8A Saulsbury Street
Dewey Beach, DE 19971

Owner: James Chaconas
387 County Road 304
Floresville, TX 78114

Site Location: Marketplace – Southwest corner of Canal Crossing Road and Central Avenue
Off-site Parking – Northeast corner of Hebron Road (Rt. 273) and Rehoboth Avenue Extended

Current Zoning: General Commercial (C-1) Zoning District

Proposed Use: Outdoor Marketplace

Comprehensive Land Use Plan Reference: Coastal Area

Councilmanic District: Mr. Hudson

School District: Cape Henlopen School District

Fire District: Rehoboth Beach Fire Company

Sewer: Sussex County – Central Sewer

Water: City – Rehoboth Beach

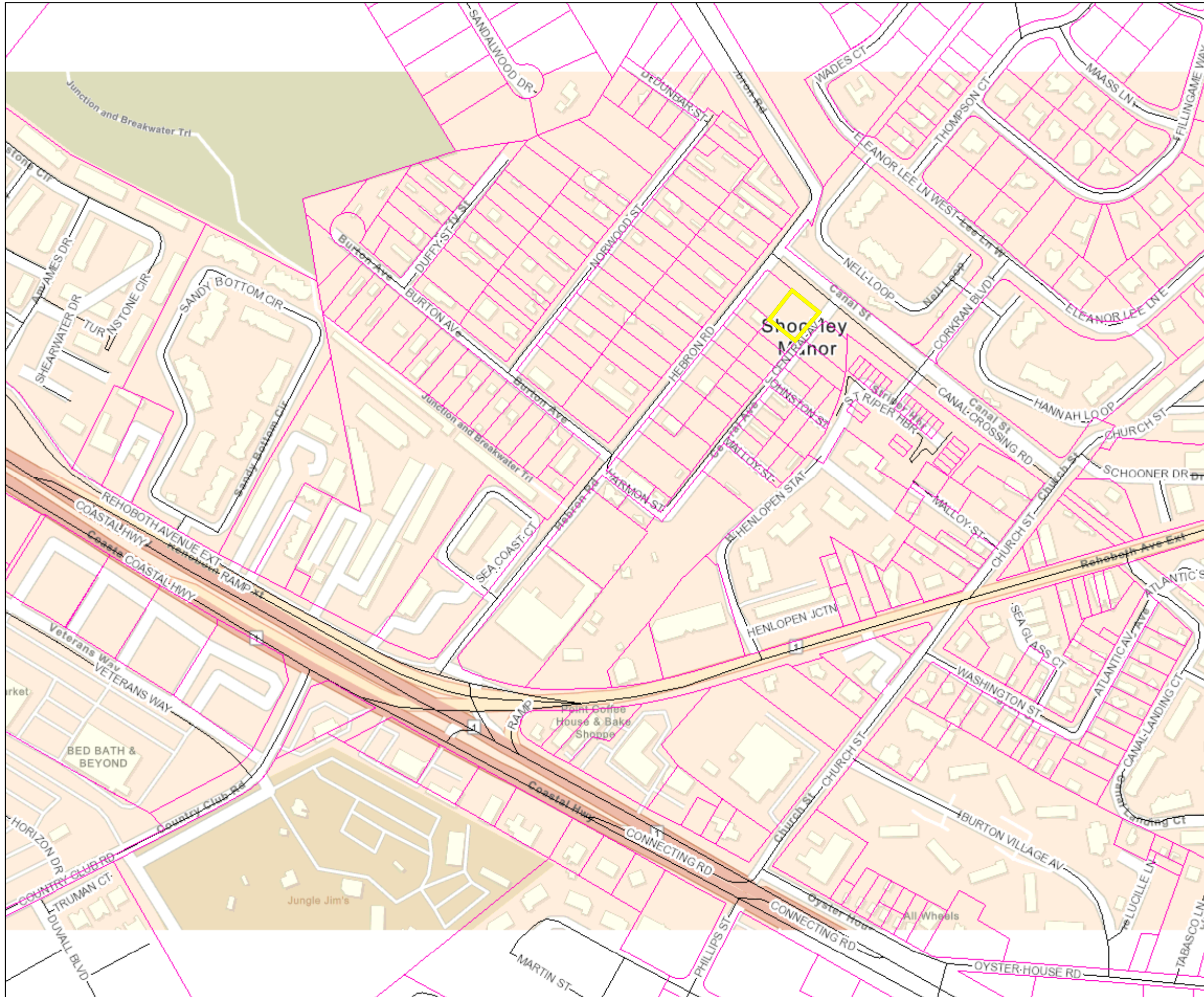
Site Area: Marketplace site – Approximately 10,800 square feet
Off-site parking – P/o 1.98 acres

Tax Map ID.: 334-13.20-21.00 (marketplace) & 334-13.19-79.00 (p/o for off-site parking)





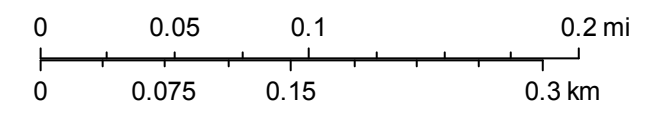
Sussex County



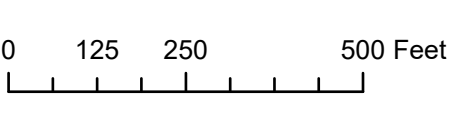
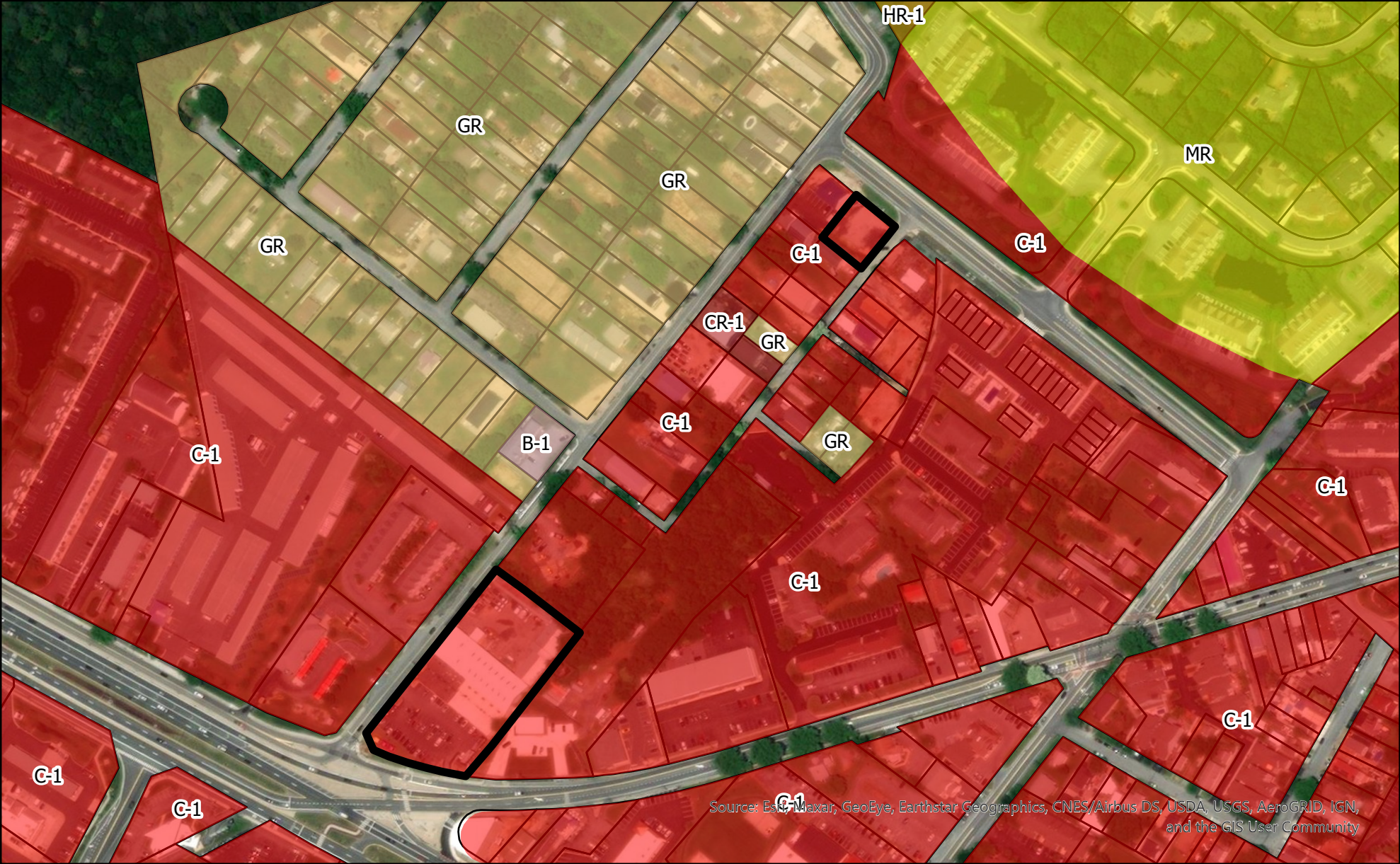
PIN:	334-13.20-21.00
Owner Name	CHACONAS JAMES N
Book	4119
Mailing Address	387 COUNTY ROAD #304
City	FLORESVILLE
State	TX
Description	SHOCKLEY SUBD
Description 2	LOTS 17 18
Description 3	
Land Code	

- | | |
|--------------|-------------------|
| polygonLayer | Override 1 |
| polygonLayer | Override 1 |
| : : : | Tax Parcels |
| — | Streets |
| - - - | County Boundaries |

1:4,514



Zoning Map CU 2289 (Leah Beach)

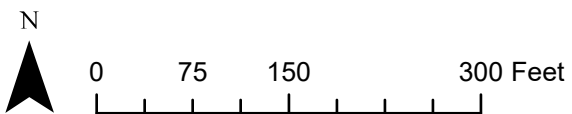


The purpose of this map is to show the zoning classification for TMP:
334-13.20-21.00 & 334-13.19-79.00 and surrounding parcels. The subject parcels are
in bold.

Concept Map for CU 2289 (Leah Beach)



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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



Sussex County

DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Planning Commission Members
From: Chase Phillips, Planner I
CC: Vince Robertson, Assistant County Attorney and applicant
Date: August 2nd, 2021
RE: Staff Analysis for CU 2289 Leah Beach

This memo provides a background and analysis for the Planning Commission to consider as a part of application Conditional Use No. 2289 (Leah Beach) to be reviewed during the August 2nd, 2021 Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

This Conditional Use request is for Tax Parcels 334-13.20-21.00 and 334-13.19-79.00 to allow for an outdoor marketplace and off-site parking to be located in a General Commercial (C-1) Zoning District. Tax Parcel 334-13.20-21.00 (Parcel A) is located on the southwest corner of Canal Crossing Road and Central Avenue, approximately 300 feet east of Hebron Road (Rt. 273). Parcel A is approximately 10,800 square feet which is equivalent to 0.247 acres +/- . Tax Parcel 334-13.19-79.00, Parcel B, is located on the northeast corner of Rehoboth Avenue Extended and Hebron Road. Parcel B is 0.327 acres +/- . Parcel A serves as the subject property for the outdoor marketplace and vendors while a portion of Parcel B is intended to be utilized as off-site parking from which a shuttle will transport attendees to the subject site.

The 2018 Sussex County Comprehensive Plan provides a framework for how land could be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the property has the land use designation of the "Commercial." All neighboring properties are also designated as Commercial.

Vicinities designated to be within the Commercial Area are generally concentrations of retail and services uses along arterial roadways and highways. These areas include commercial corridors, shopping centers, and other medium and large commercial vicinities geared toward vehicular traffic. The Commercial Area designation does not include many medium or large-scale commercial uses that are larger in scale and higher in intensity. The Comprehensive Plan notes that mixed use development may be appropriate in these areas.

Both parcels are within a General Commercial (C-1) Zoning District. Additionally, each adjacent parcel (including the opposite side of the roadway) is within a C-1 Zoning District. Canal Corkran, which mainly exists within the Medium Density and High Density Residential Zoning Districts is located along Canal Crossing Road. Other nearby communities include Park Shore (C-1) and a residential area along Norwood and Dunbar Streets which exists in a General Residential (GR) Zoning District.

Aside from the subject application, there have been 40 Conditional Uses within a one-mile radius of the subject property since 1971. 30 have been approved. Six applications have been denied.

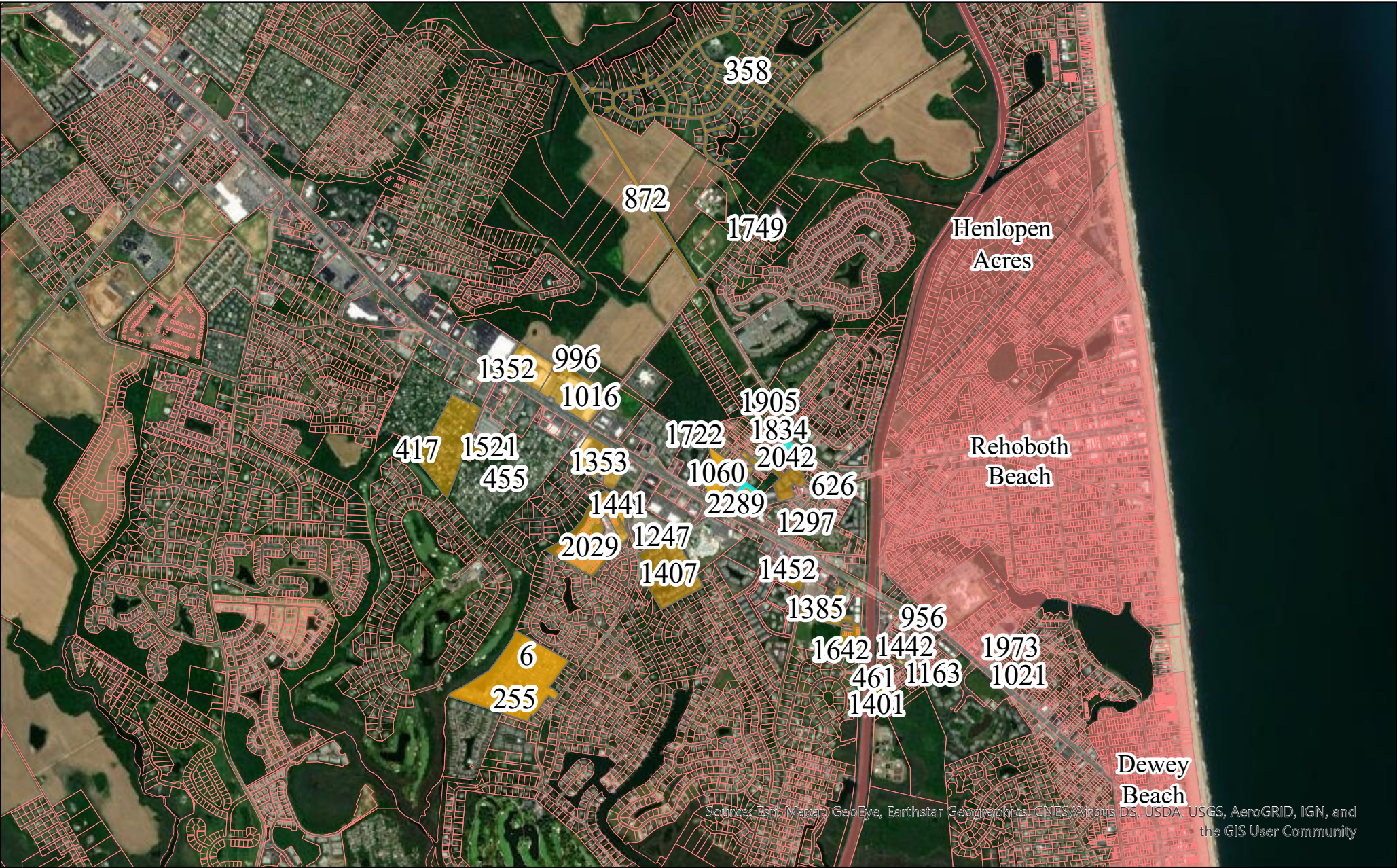


Three applications were withdrawn. Attached to this memo is a table that provides a summary of each application and a map that depicts the locations of each Conditional Use.

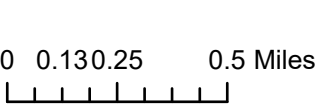
Based on the analysis provided, the Conditional Use to allow for an outdoor marketplace and other similar activities, subject to considerations of scale and impact, could be considered as consistent with the surrounding land uses, zoning, and environment.

CU #	Tax Parcel #	APPLICANT	Current Zoning	Proposed Use	P&Z Decision	CC Decision Date	CC Decision	Ordinance No.
1834	334-13.20-8.01	Richard F. Lynman	GR	storage of umbrella stands	Recommended Approval	10/5/2010	Approved	2150
358	334-7.00-34.00	Ocean Wave Hall Inc	AR-1	private lodge	N/A	<Null>	Approved	<Null>
1905	334-13.15-2.00	West Rehoboth Community Land Trust	GR	Multi-Family Duplex	Recommended Approval	1/3/2012	Denied	<Null>
1352	334-13.00-325.16	Rehoboth Outlets Center 3	C-1	sales of soft/hard goods off carts	Recommended Approval	5/1/2001	Approved	1450
872	334-13.00-361.00	Ocean Wave Hall, Inc.	AR-1	private club	Recommended Approval	9/29/1987	Approved	455
280	334-13.19-65.00	King Solomon Lodge	GR	private club	N/A	<Null>	Withdrawn	<Null>
626	334-13.20-33.00	Chicken Pot, Inc.	C-1	Flea Market	<Null>	<Null>	Approved	<Null>
1297	334-13.20-59.00	J. David Lynam	C-1	outdoor retail sales	<Null>	8/10/1999	Denied	<Null>
1452	334-19.00-163.09	Lutheran Church of Our Savior	C-1	pre-school	Recommended Approval	5/14/2002	Approved	1543
1521	334-13.00-311.00	Storage Equity Partners LP II	AR-1	self storage	Recommended Approval	3/9/2004	Approved	1663
255	334-19.00-13.00	Truitt Family	AR-1	extend manufactured home park	N/A	<Null>	Approved	<Null>
455	334-13.00-311.01	Sea Air Properties Inc	AR-1	addition to existing manufactured home park	N/A	<Null>	Approved	<Null>
417	334-13.00-308.00	Camelot Moible Home Park	AR-1/C-1	addition to existing manufactured home park	N/A	<Null>	Approved	<Null>
1070	334-13.19-63.00	West Side New Beginnings, Inc.	GR	private club/community activity center	Recommended Approval	4/12/1994	Approved	961
1223	334-13.19-61.00	West Side New Beginnings	GR	Private Club & Community Activity Center	Recommended Approval	2/10/1998	Approved	1213
956	334-19.08-165.00	Richard C. Miller	GR	multi-family	Recommended Denial	1/29/1991	Denied	<Null>
1407	334-19.00-154.01	Marsh Harbor L.L.C.	MR	multi-family	Recommended Denial	10/9/2001	Approved	1493
2042	334-13.20-24.00	Beachfire Brewing	C-1	Microbrewery	Recommended Approval	6/7/2016	Approved	2451
2214	334-13.20-25.00	Anthony Crivella & Harold Dukes Jr.	C-1	operate a food truck for a period exceeding three days	Recommended Approval	8/25/2020	Approved	2734
1722	334-13.19-10.00	West Rehoboth Community Land Trust	GR	Multi-Family Dwelling	Recommended Approval	1/30/2007	Approved	1891
1596	334-13.19-2.00	Carole A. Levitsky & Sara Tammany	GR	office bldg	Recommended Approval	11/9/2004	Approved	1725
1973	334-20.09-12.00	Sandhill Homes LLC	MR	Multi-family Dwelling Structure	Withdrawn	<Null>	Withdrawn	<Null>
844	334-20.09-11.00	James W. Tello	MR	multi-family	Recommended Denial	2/4/1986	Denied	<Null>
1021	334-20.09-9.00	Beebe Medical Center, Inc.	MR	60 or Older activities Center	Recommended Approval	10/13/1992	Approved	860
1345	334-13.00-359.00	Glenwood Aviation L.L.C.	C-1	helistop/heliport	Recommended Denial	8/3/2000	Withdrawn	<Null>
1749	334-13.00-337.00	Robin Erthal & Lynda Lake	AR-1	Multi-Family Dwelling	Recommended Denial	10/28/2008	Denied	<Null>
461	334-19.12-21.00	Hayward W Robinson	GR	ticket booth, apartment & related facilities, excursion boat	N/A	<Null>	Approved	<Null>
1442	334-19.12-16.00	Jayant Goyle	GR	multi-family	Withdrawn	2/19/2002	Withdrawn	<Null>
1163	334-19.12-38.02	James J. Doney & Jeffrey Mohr	GR	multi-family	Recommended Approval	10/1/1996	Approved	1106
1401	334-19.12-67.00	Randy Burton	GR	multi-family	Recommended Denial	7/31/2001	Approved	1482
1385	334-19.00-168.00	Bayside Development Group Inc.	AR-1	multi-family	Recommended Approval	5/15/2001	Approved	1457
1642	334-19.08-42.00	Sunrise Ventures L.L.C.	AR-1	multi-family	Recommended Approval	3/28/2006	Approved	1835
1441	334-13.00-325.07	Curtis Ricketts	MR	multi-family	Recommended Approval	3/12/2002	Approved	1525
2029	334-19.00-3.00	Truitt Homestead, LLC	MR	29 Multi-family dwellings	Recommended Approval	11/17/2015	Approved	2426
1353	334-13.00-325.20	Rehoboth Outlets Center 2	C-1	sales of soft/hard goods off carts	Recommended Approval	5/1/2001	Approved	1451
1016	334-13.00-325.06	Jefferson Learning Foundation	C-1	Independent Elementary School	Recommended Approval	9/1/1992	Approved	854
996	334-13.00-325.36	Ronald E. Lankford	AR-1	Family Amusement Park	Recommended Approval	3/21/1992	Denied	<Null>
1060	334-13.00-359.00	Gulf Stream Design Group	C-1	cinema & ice skating rink	Recommended Approval	12/14/1993	Approved	944
1247	334-13.00-325.07	Kings Creek Associates, Inc.	MR	16 Unit Multifamily Dwelling	Recommended Approval	7/21/1998	Approved	1251
6	334-19.00-13.00	J Dorman Johnson	AR-1	manufactured home park	N/A	4/13/1971	Approved	<Null>
2289	334-13.20-21.00	Leah Beach	C-1	Outdoor Special Events	<Null>	<Null>	<Null>	<Null>

All Conditional Uses within One Mile of CU 2289 (Leah Beach)



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



This map may not contain all necessary elements or principles and is suggested to be utilized for general reference only.

Conditional Use data is sourced from Sussex County's Conditional Use layer.

Chase Phillips, Planner I

CU 2289
202107629

Planning & Zoning Commission Application Sussex County, Delaware

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

Type of Application: (please check applicable)

Conditional Use
Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment

19826 CENTRAL AV REHOBOTH BEACH, DELAWARE, 19971

Type of Conditional Use Requested:

Reoccurring public art market on site through 2022.

Tax Map #: 334-13.20-21.00 Size of Parcel(s): _____

Current Zoning: CO Proposed Zoning: N/A Size of Building: None

Land Use Classification: CO-COMMERCIAL

Water Provider: SUSSEX COUNTY Sewer Provider: SUSSEX COUNTY

Applicant Information

Applicant Name: Leah Beach
Applicant Address: 8A Saulsbury Street
City: Dewey Beach State: DE Zip Code: 19971
Phone #: (302) 212-9798 E-mail: leah@developingarts.org

Owner Information

Owner Name: James Chaconas
Owner Address: 387 County Rd 304
City: Floresville State: TX Zip Code: 78114
Phone #: (830) 216-2027 E-mail: None

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Denise Moore *Please contact agent
Agent/Attorney/Engineer Address: N/A
City: _____ State: _____ Zip Code: _____
Phone #: (302) 242-4433 E-mail: delawareagent@yahoo.com



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

- ✓ **Completed Application**
- ✓ **Provide eight (8) copies of the Site Plan or Survey of the property**
 - Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
 - Provide a PDF of Plans (may be e-mailed to a staff member)
 - Deed or Legal description
- ✓ **Provide Fee \$500.00**
- ✓ **Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.)** If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- ✓ **Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.**
- ✓ **DeDOT Service Level Evaluation Request Response**
- ✓ **PLUS Response Letter (if required)**

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

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

Signature of Applicant/Agent/Attorney



Date: 5/17/2021

Signature of Owner

Date: _____

For office use only:

Date Submitted: 05/18/2021 Fee: \$500.00 Check #: _____
Staff accepting application: chase P. Application & Case #: 202107629
Location of property: 1) 334-13.20-21.00 central Ave. & canal crossing Rd.
2) 334-13.19-79.00 Rt. 1 & Hebron Rd.
Subdivision: —
Date of PC Hearing: _____ Recommendation of PC Commission: _____
Date of CC Hearing: _____ Decision of CC: _____



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

ICOLE MAJESKI
SECRETARY

April 20, 2021

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Leah Beach** proposed land use application, which we received on April 16, 2021. This application is for an approximately 0.25-acre parcel (Tax Parcels: 334-13.20-21.00). The subject land is located on the southwest corner of Central Avenue and Canal Crossing Road which is south of the intersection of Canal Crossing Road and Hebron Road (Sussex Road 273). The subject land is currently zoned CO (Commercial) and the applicant seeks to operate a Public Art Market.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Hebron Road from Canal Crossing Road to State Route 1 is 3,157 vehicles per day.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips per day. This number of trips is below DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. DelDOT's regulations specify the minimum TIS warrants as 50 vehicle trips in any hour and/or 500 vehicle trips per day. Because the proposed land use would generate fewer than 50 vehicle trips per day, we consider the development's traffic impact to be **diminutive** in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as diminutive with regard to warranting a TIS does not mean that it is diminutive in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.

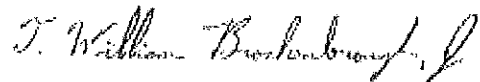
If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.



April 20, 2021

Please contact Ms. Annamaria Furmato, at (302) 760-2710, if you have questions concerning this correspondence.

Sincerely,

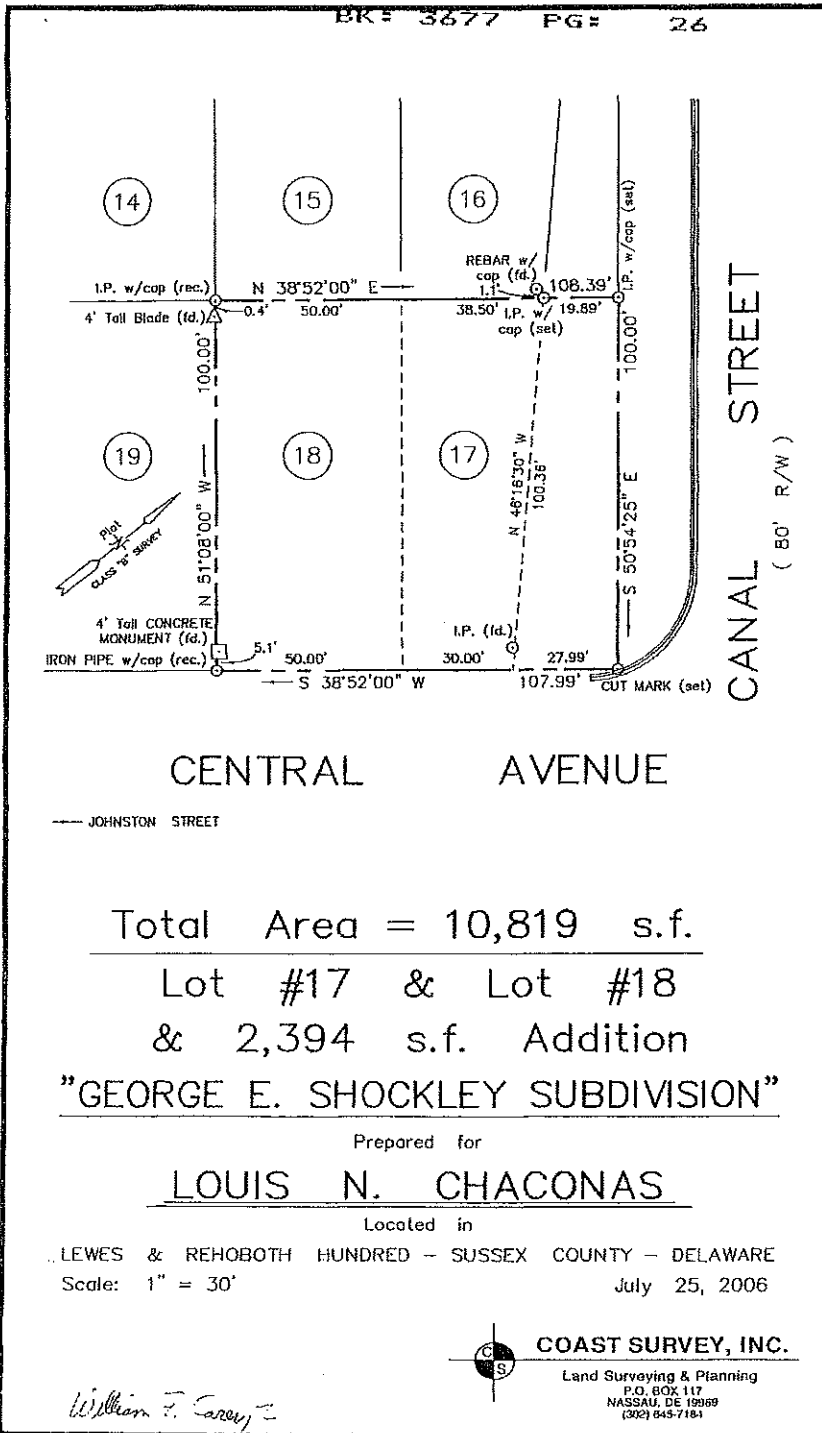


T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:aff

Enclosure

cc: Leah Beach, Applicant
Russell Warrington, Sussex County Planning & Zoning
Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Todd Sammons, Assistant Director, Development Coordination
Scott Rust, South District Public Works Manager, Maintenance & Operations
Steve McCabe, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination
Annamaria Furmato, Project Engineer, Development Coordination



Total Area = 10,819 s.f.
 Lot #17 & Lot #18
 & 2,394 s.f. Addition
 "GEORGE E. SHOCKLEY SUBDIVISION"

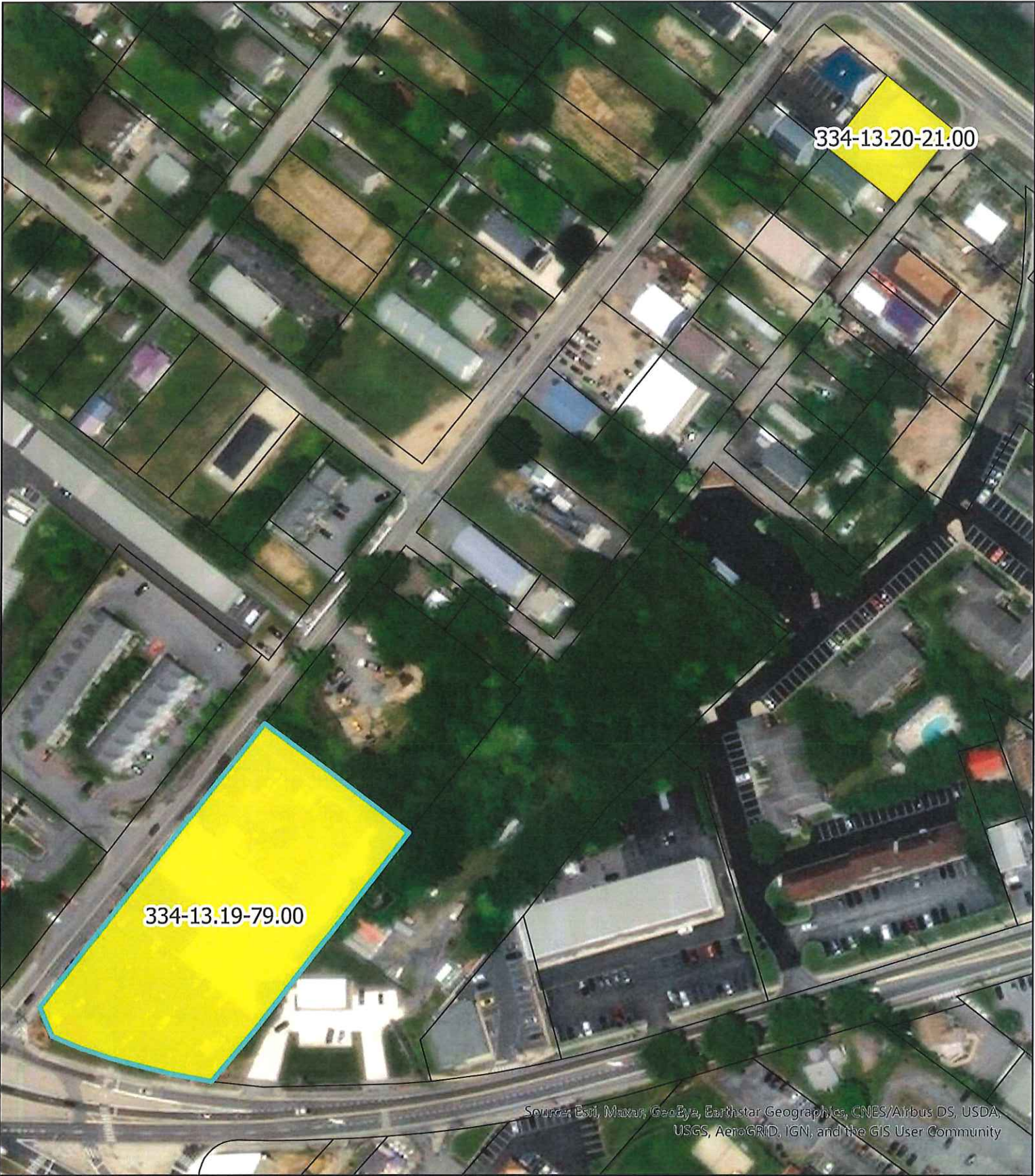
Prepared for
LOUIS N. CHACONAS

Located in
 LEWES & REHOBOTH HUNDRED - SUSSEX COUNTY - DELAWARE
 Scale: 1" = 30' July 25, 2006

COAST SURVEY, INC.
 Land Surveying & Planning
 P.O. BOX 117
 NASSAU, DE 19069
 (302) 645-7181

William F. Carey

Concept Map for CU 2289 (Leah Beach)



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Creative Market Parking Plan



Overview: Due to the limited parking options available we will be utilizing Quillen's Hardware parking lot that is located near the Creative Market event. To ensure safety we will be hiring a shuttle service that will deliver customers from the Quillen's parking lot to the Creative Market entrance that will continuously run from 5:30pm until 9:00pm. Parking and the shuttle service will be free.

There are 50 parking spaces available at Quillen's Hardware parking lot. We will have liability insurance on the parking lot as well as a parking attendant volunteer on site to coordinate customers and the parking shuttle.

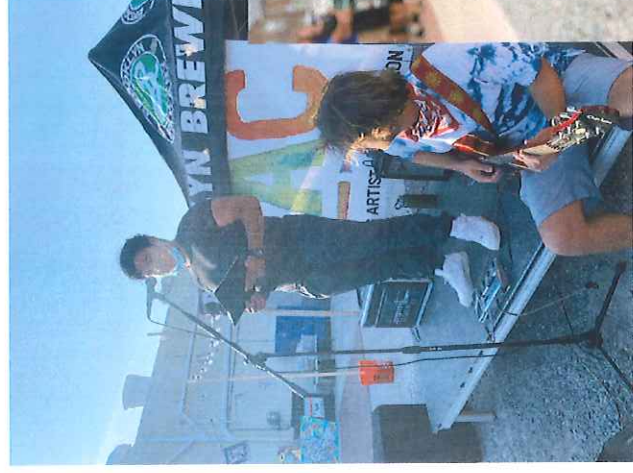
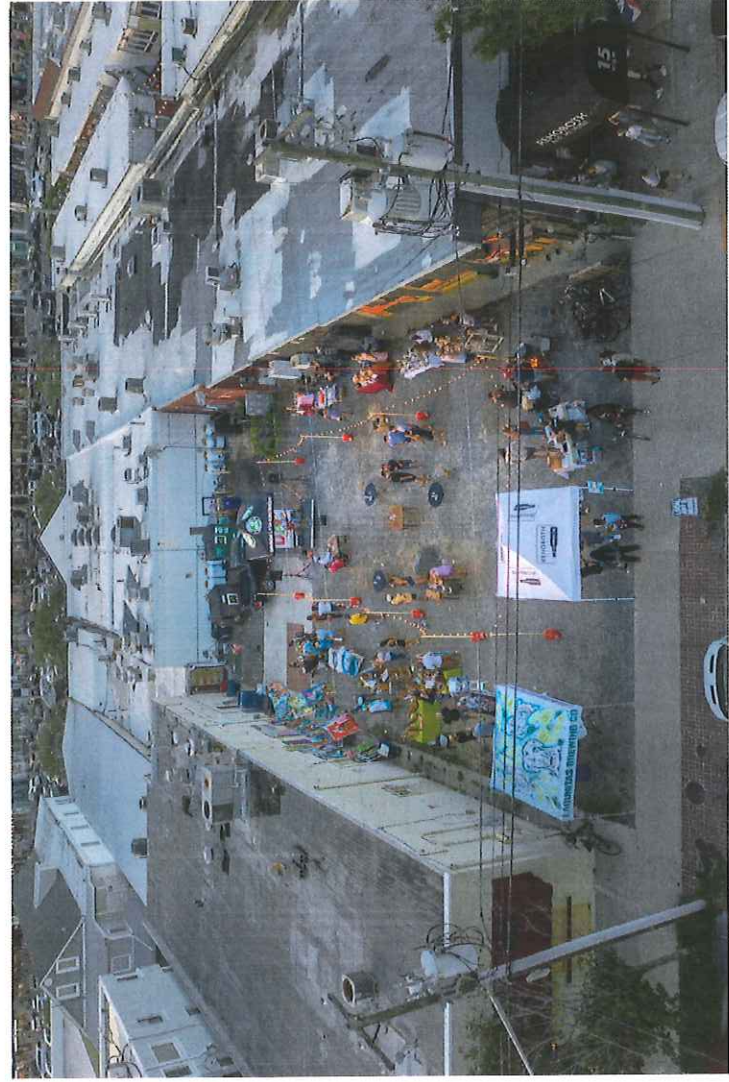




Creative Market was a small event that we did in 2020 on private property in Downtown Rehoboth Beach as a response to the Pandemic. Our goal was to give a platform for local artists and handmade businesses so that they could have access to the general community in an open air market. This market would allow the public to safely gather outdoors to purchase from these handmade artists. Almost all of the major vendor events and markets that many of these artists participate in were cancelled in 2020 so this market was detrimental to their businesses.

We then continued to add in small acoustic musical acts, spoken word, and poetry. The restaurants provided alcohol and food on site for customers to consume.

The event ran from June until late September and we decided to move Creative Market to West Rehoboth for 2021 to continue the program.





We will be transforming this lot located in West Rehoboth across from Tomato Sunshine and Ocean Boulevard Furniture into a weekly open air market which will be weather dependent. We will be building a low lying fence around the perimeter just to ensure crowd control and for contact tracing. There will be a perimeter of tables on site along with a stage for announcements and for small entertainment acts.

All vendors will be 100% artists or handmade small businesses from our local community as well as artists from across the State and surrounding States. There is space for 20 businesses each week and (1) sponsor business on display.

Entertainment on site will be limited to 1-2 man acoustic musical acts as well as single set poets, comedians, or theater groups.

Our vision is to have outdoor weather safe lights strung around the perimeter of the event secured by 16' PVC pipes that are secured in the ground with concrete. We will be constructing a arch way that customers will enter under with marquee letters that spell out Creative Market. There will be an opening in the back of the perimeter fence in case of emergency by our stage.

All alcoholic beverages will be donated to the Developing Artist Collaboration and will be responsibly served by ABC certified bartenders with the proceeds going to our non-profit.

~~Parking will be available on the same lots that Revelation Brewery and Tomato Sunshine utilize with a maximum of 50 cars. There will be a satellite parking lot option for us up Hebron Rd. Parking attendants will be on site of both parking lots as well as to assist with directing traffic, parking on the lots since the parking spots are not marked, and ensuring safe practices for pedestrian crossings.~~

Revelation Brewery will have a food truck on site as well as (2) outdoor Porta Potties (1) ADA complaint and their bathroom facility (also ADA complaint) available for all customers.



PLANNING & ZONING COMMISSION

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



Sussex County

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

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date August 12, 2021.

Application: CU 2278 (Branson James)

Applicant: Branson James
17638 Dusty Road
Georgetown, DE 19947

Owner: Branson James
17638 Dusty Road
Georgetown, DE 19947

Site Location: South side of Dusty Road (S.C.R. 443A), northwest of East Trap Pond Road (S.C.R. 62)

Current Zoning: Agricultural Residential (AR-1)

Proposed Use: Events Venue

Comprehensive Land Use Plan Reference: Low Density

Councilmanic District: Mr. Vincent

School District: Indian River School District

Fire District: Georgetown Fire District

Sewer: On-site septic system

Water: On-site well

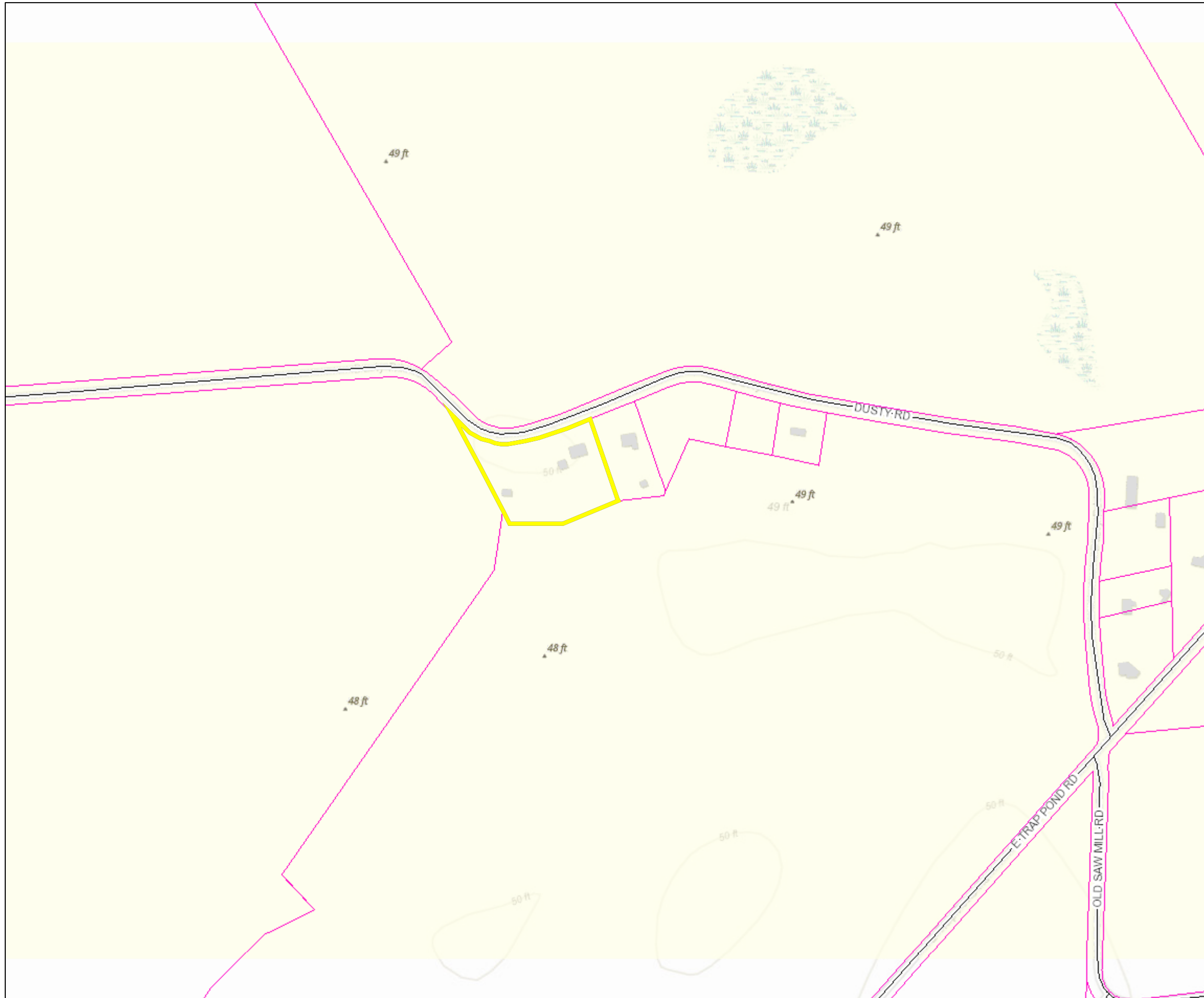
Site Area: 1.9 acres +/-

Tax Map ID.: 231-22.00-16.00





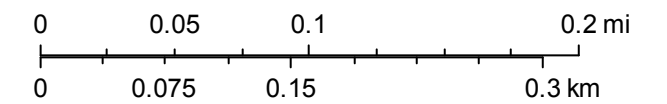
Sussex County



PIN:	231-22.00-16.00
Owner Name	JAMES BRANSON CHRISTOPHER
Book	4903
Mailing Address	17638 DUSTY RD
City	GEORGETOWN
State	DE
Description	S/DUSTY RD
Description 2	2286' NW/E TRAP POND
Description 3	RD
Land Code	

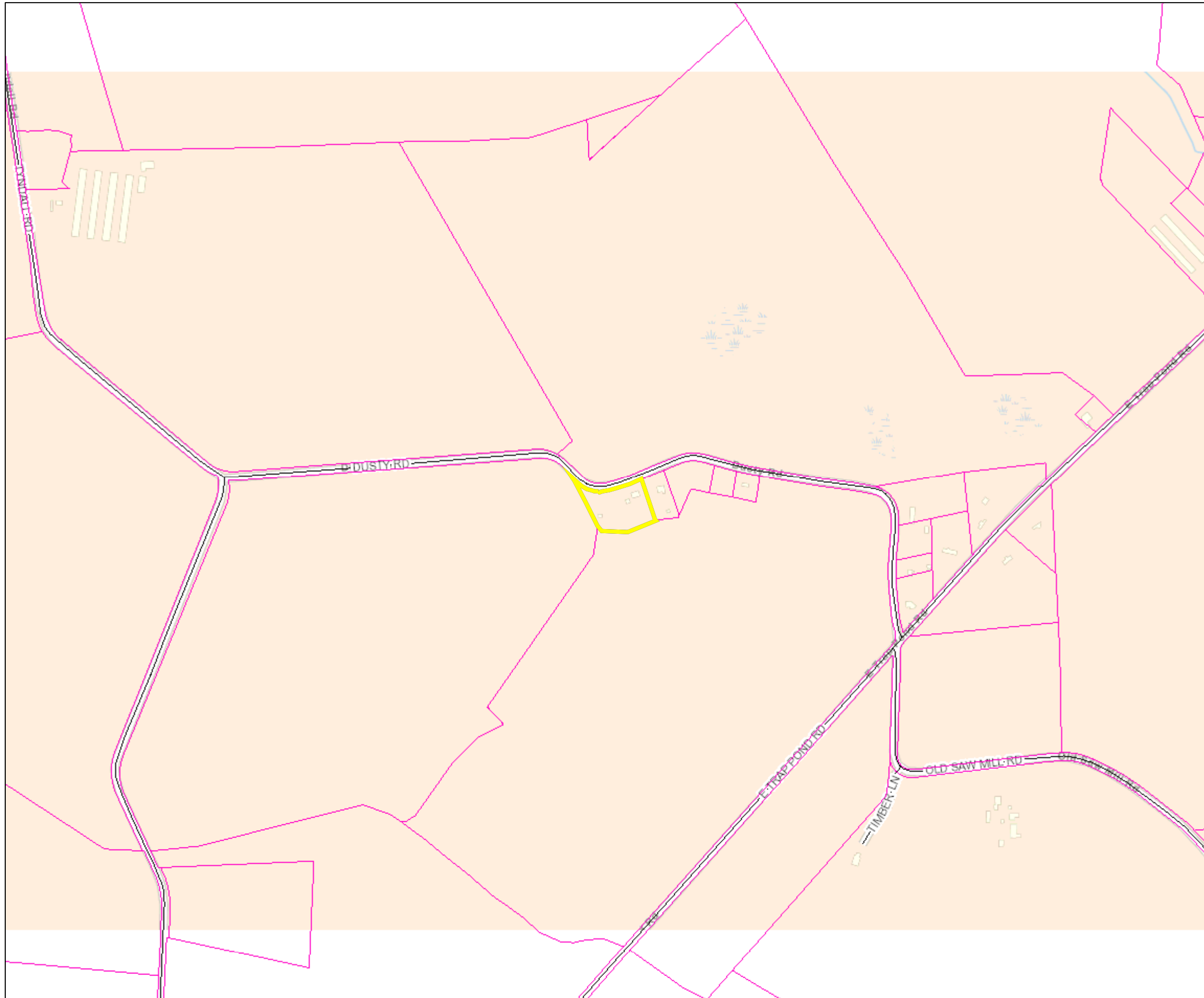
- polygonLayer**
Override 1
- polygonLayer**
Override 1
- Tax Parcels
- Streets

1:4,514





Sussex County



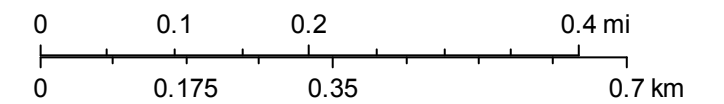
PIN:	231-22.00-16.00
Owner Name	JAMES BRANSON CHRISTOPHER
Book	4903
Mailing Address	17638 DUSTY RD
City	GEORGETOWN
State	DE
Description	S/DUSTY RD
Description 2	2286' NW/E TRAP POND
Description 3	RD
Land Code	

- polygonLayer**

Override 1
- polygonLayer**

Override 1
- Tax Parcels
- Streets
- County Boundaries

1:9,028





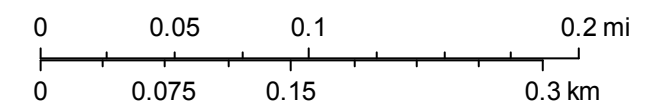
Sussex County



PIN:	231-22.00-16.00
Owner Name	JAMES BRANSON CHRISTOPHER
Book	4903
Mailing Address	17638 DUSTY RD
City	GEORGETOWN
State	DE
Description	S/DUSTY RD
Description 2	2286' NW/E TRAP POND
Description 3	RD
Land Code	

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

1:4,514



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



Sussex County

DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Planning Commission Members
From: Chase Phillips, Planner I
CC: Vince Robertson, Assistant County Attorney and applicant
Date: August 2nd, 2021
RE: Staff Analysis for CU 2278 Branson James

This memo provides a background and an analysis for the Planning Commission to consider as a part of the Conditional Use Application for Branson James (CU 2278) to be reviewed during the August 3rd, 2021, Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use (C/U 2278) to allow for an events venue to be located on the south side of Dusty Road (S.C.R. 443A), approximately 0.48 mile northwest of East Trap Pond Road (S.C.R. 62). The subject property is Tax Parcel 231-22.00-16.00, and the total area of the site is 2.00 acres +/-.

The 2018 Sussex County 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 the ways in which land uses should change over time. The Future Land Use map in the plan indicates that the subject property has a land use designation of "Low Density." The properties to the north, south, east, and west of the subject property also have the land use designation of "Low Density."

As outlined in the 2018 Sussex County Comprehensive Plan, Low Density areas are intended to support agricultural uses and low-density single family housing. Specifically, the Comprehensive Plan states that single family homes have a density of up to two dwelling units to the acre. It is envisioned that the Low Density Areas allow for businesses that support nearby residents and the agricultural economy. More intense commercial uses could be limited in scale and impact. While residential growth is expected, the Comprehensive Plan intends for the rural landscape to be maintained and for farmland to be preserved in select locations.

The subject property is within an Agricultural Residential (AR-1) Zoning District. The properties to the north, south, east, and west are all within the AR-1 Zoning District. Staff note the parcels to the west, northwest, and north (3) are within an agricultural easement with the State of Delaware. This easement is titled "Jerry C. Dukes Farm District." No subdivisions exist in relative proximity to the site.

Since 1971, there has been one (1) Conditional Use application filed with the Planning and Zoning Department within a one-mile radius from the subject site. Conditional Use No. 174, to allow for a wood working shop, was initially heard by the Sussex County Council on December 11th, 1973,



and approved. The Ordinance number is currently unknown. Attached is a map that represents both the subject application and C/U 174.

Based on the analysis provided, this Conditional Use request for an events venue, subject to considerations of scale and impact, could be determined to be consistent with the surrounding land uses, zoning, and environment.

All Conditional Uses within One Mile of CU 2278



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 0.13 0.25 0.5 Miles



Orange polygons represent Conditional Use Applications.
Green polygons represent subdivisions.
This map may not contain all necessary elements and principles and should be used for general reference only.

Chase Phillips, Planner I

Planning & Zoning Commission Application

Sussex County, Delaware

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

Type of Application: (please check applicable)

Conditional Use

Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment

17638 Dusty Road Georgetown, DE 19947

Type of Conditional Use Requested:

Music/Wedding Venue

Tax Map #: 231-22.00-16.00

Size of Parcel(s): 2 acres

Current Zoning: AR-1

Proposed Zoning: n/a

Size of Building: n/a

Land Use Classification: Low Density

Water Provider: well

Sewer Provider: n/a

Applicant Information

Applicant Name: Branson James

Applicant Address: 17638 Dusty Road

City: Georgetown

State: DE

Zip Code: 19947

Phone #: (302) 604-1186

E-mail: bcjames4@gmail.com

Owner Information

Owner Name: Same as under "Applicant Information"

Owner Address: _____

City: _____

State: _____

Zip Code: _____

Phone #: _____

E-mail: _____

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: n/a

Agent/Attorney/Engineer Address: _____

City: _____

State: _____

Zip Code: _____

Phone #: _____

E-mail: _____



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

___ **Completed Application**

___ **Provide eight (8) copies of the Site Plan or Survey of the property**

- Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- Provide a PDF of Plans (may be e-mailed to a staff member)
- Deed or Legal description

___ **Provide Fee \$500.00**

___ **Optional - Additional information for the Commission/Council to consider** (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

___ **Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.**

___ **DeIDOT Service Level Evaluation Request Response**

___ **PLUS Response Letter** (if required)

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

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

Signature of Applicant/Agent/Attorney

Date: 04/06/2021

Signature of Owner

Date: 04/06/2021

For office use only:

Date Submitted: _____

Fee: \$500.00 Check #: _____

Staff accepting application: _____

Application & Case #: _____

Location of property: _____

Subdivision: _____

Date of PC Hearing: _____

Recommendation of PC Commission: _____

Date of CC Hearing: _____

Decision of CC: _____



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

December 21, 2020

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Branson James** conditional use application, which we received on November 19, 2020. This application is for an approximately 2.00-acre parcel (Tax Parcel: 231-22.00-16.00). The subject land is located on the south side of Dusty Road (Sussex Road 443A), approximately 2,100 feet east of the Tyndall Road (Sussex Road 444), southwest of the Town of Georgetown. The subject land is currently zoned as AR-1 (Agricultural Residential) and the applicant is seeking a conditional use approval to utilize the property as a music / wedding venue.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volumes along the segment of Dusty Road where the subject land is located is 149 vehicles per day.

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

Regarding DelDOT's warrants for requiring a TIS, events that would generate more than 50 vehicle trips in any hour and more than 500 vehicle trips per day would meet these warrants. 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 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.

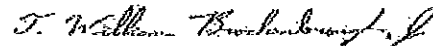
If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.



Mr. Jamie Whitehouse
Page 2 of 2
December 21, 2020

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

Sincerely,



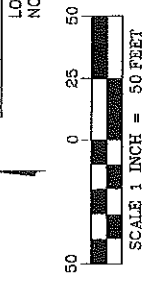
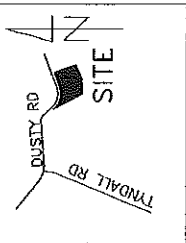
T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm

cc: Branson James, Applicant
Russell Warrington, Sussex County Planning & Zoning
Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Todd Sammons, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance & Operations
Steve McCabe, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andreescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination

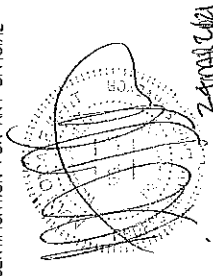
PLAN DATA:

1. TITLE REFERENCED TO:
TM# 231-22.00-16.00 DB 4903, PG 71
17658 DUSTY ROAD, GEORGETOWN, DE 19947
NANTICOKE HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE
2. NO TITLE REPORT PERFORMED OR FURNISHED IN PREPARATION OF THIS PLAN.
3. THIS PLAN DOES NOT CERTIFY THE EXISTENCE OR NON-EXISTENCE OF EASEMENTS OR RIGHTS OF WAY AS A FULL AND COMPLETE SEARCH MAY REVEAL IN THE SUSSEX COUNTY RECORDER OF DEEDS.
4. ACCORDING TO SUSSEX COUNTY PLANNING AND ZONING THE ZONING IS AR-1 AND THE SETBACKS ARE: FRONT-30, SIDE-15, AND REAR -20.



- LEGEND:**
- CONCRETE MONUMENT FOUND
 - CORNER NOT MARKED
 - UTILITY POLE
 - TOP OF BANK
 - EASEMENT
 - PROPERTY LINE
 - ADJOINING PROPERTY LINE
 - BUILDING RESTRICTION LINE
 - OVERHEAD POWER LINE

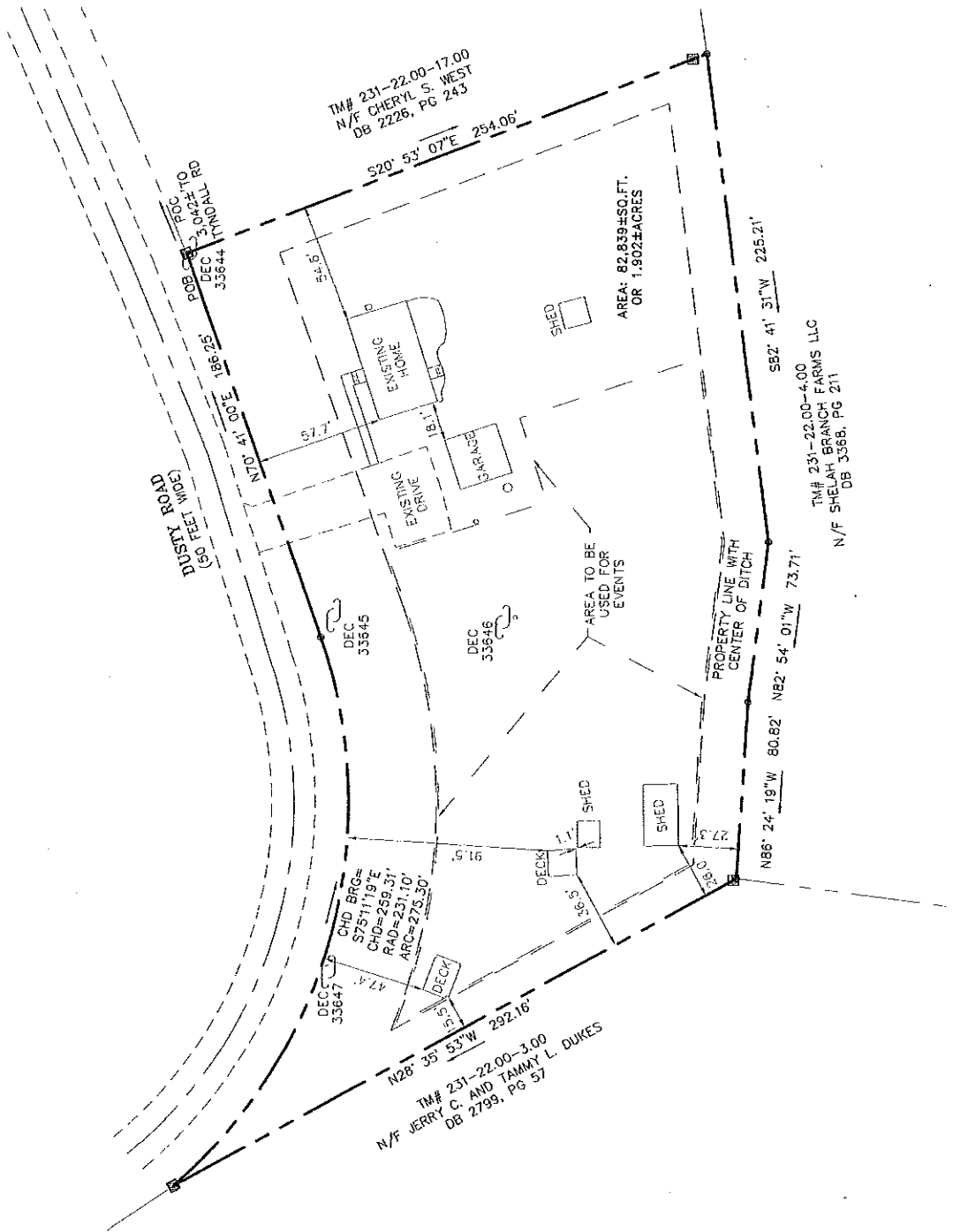
I, ALAN O'DALE KENT, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES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



ALAN O'DALE KENT, PLS#738, DATE

REV 1, 24 MAR 2021
NEW DECK LOCATION

JOB # 2021047 THIS IS A SUBURBAN SURVEY	
DATE OF PLAN	22 MAR 2021
DATE OF LAST FIELD WORK	22 MAR 2021
PREPARED BY BRANSON CHRISTOPHER JAMES AND HOPE C. JAMES PREPARED BY ALAN O'DALE KENT SURVEYING, LLC SEAFORD, DE 19973 (302) 745-1720	



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

RECEIVED

AUG 05 2021

SUSSEX COUNTY
PLANNING & ZONING

August 5, 2021

Dear Members of the Commission,

This letter expresses our opposition to a Conditional Use application (CU 2278) submitted by Branson James for a music venue (aka The Rabbit Hole) located at 17638 Dusty Road, Georgetown, DE 19947.

There are multiple reasons we believe this application should be denied including: the small size of the property, limited parking and extremely loud music played late into the evening.

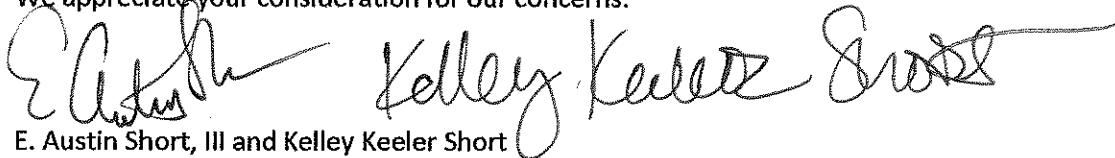
Our property is located approximately one (1) mile from 17638 Dusty Road and we hear the music inside our home with the windows closed. The thumping music is disruptive to our family, including making it difficult for our two young children to sleep at night. We were so inconvenienced by the noise played late into the evenings – in one case as late as 5 a.m. – that we called the state police on three occasions in 2020 (Aug. 29, 2020; October 3, 2020; and October 31, 2020) and two occasions in 2021 (May 8, 2021 and June 5, 2021).

According to the Mike Costello, Government Affairs Manager, Sussex County, the County did not issue any permit for the Rabbit Hole's event on May 8, 2021. A state trooper investigated our complaint and informed us the property owners presented her (the trooper) with a permit from the County for the event and therefore, the police allowed the music to continue until after midnight, even though no permit had been issued.

The property owners are already promoting an upcoming event, currently scheduled for Saturday, September 18, 2021.

We live in a rural farming community, zoned for AR-1 and not conducive to the music venue requested by Branson James.

We appreciate your consideration for our concerns.



E. Austin Short, III and Kelley Keeler Short
18310 Old Saw Mill Road
Georgetown, DE 19947

Additional information on flash drive includes:

- photos of their property during the events
- a video from the front door of our home to document the noise level
- a video from the property during an event to document the noise level

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

RECEIVED

AUG 05 2021

SUSSEX COUNTY
 PLANNING & ZONING

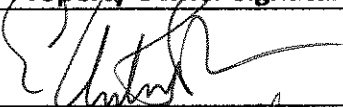

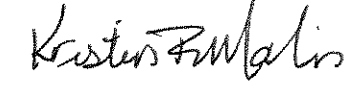
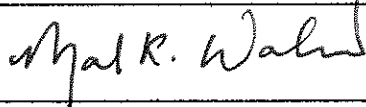





July 2021

Dear Members of the Commission,

This letter expresses our opposition to a Continuing Use application (CU 2278) submitted by Branson James for a music venue (aka The Rabbit Hole) located at 17638 Dusty Road, Georgetown, DE 19947.

There are multiple reasons we believe this application should be denied including: the small size of the property, limited parking and extremely loud music played late into the evening. Additionally, this is a rural farming community, zoned for AR-1 and not conducive to the music venue requested by Mr. James.

We appreciate your consideration for our concerns.

Property Owner Name	Property Owner Signature	Address
E. Austin Short		18310 OLD SAWMILL RD Georgetown
F. Austin Short Jr		28549 Timber Lane Georgetown DE, 19947
Kristen Malin		26342 Big Mill Rd Georgetown
Mark Workman		23307 E. TRAP Pond Rd. Georgetown, DE. 19947
Charles Workman		29086 Subst. Rd Georgetown DE
Tom Colman		25413 E. Trap Pond Rd Georgetown DE 19947
Uma Colman		" "
Serry C Dukes		14052 Dukes Farm Rd Laurel Del 19956
Tary R Dukes		14052 Dukes Farm Rd Laurel, DE 19956

Property Owner Name	Property Owner Signature	Address
Wayne Boyce	Wayne Boyce	19177 Parsons Rd Georgetown, DE 19947
Thomas Moody	Thomas Moody	26853 E Trap Pond Rd Georgetown, DE 19947
Sampy Moody	Sampy Moody	26853 E Trap Pond Georgetown, DE 19947
Shawn E Johnson	Shawn E. Johnson	18675 Old Sawmill Rd Georgetown, DE 19947
Robin Parker	Robin Parker	18109 Dusty Rd Georgetown, DE
Michael Parker	Michael L Parker	18109 Dusty Rd Georgetown, DE
Juan Garcia	Juan Garcia	18137 Dusty Rd Georgetown, DE
William Mears	William Mears	26594 E Trap Pond Georgetown, DE 19947
Joyce Mears	Joyce Mears	18006 DUSTY RD Georgetown, DE 19947
Stephanie Sapp	Stephanie Sapp	
Ford Tyler Callaway	Tyler Callaway	26098 Tyndall Rd Georgetown, DE 19947
melissa Ritzman	Melissa M Ritzman	25916 Lyndall Rd. Georgetown, DE 19947
Evelyn A. Parker	Evelyn A Parker	22514 Cedar Ln Georgetown, DE 19947





