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

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GEORGETOWN, DE 19947
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Sussex County
Planning & Zoning Commission

AGENDA**

October 22, 2020

5:00 P.M.

PLEASE REVIEW MEETING INSTRUCTIONS AT THE BOTTOM OF THE AGENDA

Call to Order

Approval of Agenda

Approval of Minutes – September 24, 2020 and October 8, 2020

Other Business

Beach Tree Preserve Subdivision (2018-04) KS
Final Subdivision & Landscape Plans

Friendship Hall (S-18-89 & CU 2142) (F.K.A. Orr Property) HW
Final Site Plan

WMF Powersports, LLC (S-20-07) BM
Final Site Plan

Hang 10 LLC (Diego's Hideaway) BM
Revised Site Plan

Brent and Lisa Hershey (S-20-36) KS
Preliminary Site Plan

Spring Town Farms Subdivision (2007-43) KS
Request to Revise Conditions of Approval

Old Business

C/U 2237 Samuel C. Warrington II KS
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for outdoor RV and boat storage to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 2.5 acres more or less. The property is lying on the southeast side of Postal Lane, approximately 0.38 mile

EQUAL HOUSING OPPORTUNITY

southwest of Coastal Highway (Route 1). 911 Address: 34378 Postal Lane, Lewes. Tax Parcel: 334-12.00-55.01 (portion of).

C/U 2234 James Jones BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a fiberglass swimming pool and spa display and landscaping business to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 2.70 acres, more or less. The property is lying on the south side of Cordrey Rd (S.C.R. 308), approximately 0.12 miles east of William Street Rd (S.C.R. 309). 911 Address: 28984 Cordrey Road, Millsboro. Tax Parcel: 234-28.00-67.00.

C/U 2240 Tidewater Utilities, Inc. BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a public utility elevated storage tank to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.32 acres more or less. The property is lying on the southeast side of John J. Williams Highway (Rt. 24) approximately 1.52 miles southwest of Coastal Highway (S.R. 1). 911 Address: 19483 John J. Williams Highway, Lewes. Tax Parcel: 334-12.00-107.00 (portion of).

C/U 2241 Jonathan J. Bowman HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a truck and trailer repair business to be located on a certain parcel of land lying and being in Gumboro Hundred, Sussex County, containing 2.69 acres, more or less. The property is lying on the east side of Millsboro Highway (S.C.R. 26/30) approximately 120 ft. north of Bradford Road (S.C.R 426). 911 Address: 34647 Millsboro Highway, Millsboro. Tax Parcel: 333-7.00-32.00

C/Z 1925 Lemuel H. Hickman GST Exempt Trust fbo Brenton Archut HW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a B-2 Business Community District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 25.63 acres, more or less. The property is lying on the northeast corner of Bayard Road (S.C.R. 84) and Double Bridges Road (S.C.R. 363). 911 Address: N/A. Tax Parcel: 134-19.00-22.00 (portion of).

5:30 P.M. Public Hearings

C/Z 1928 Plantation Partners, LLC KS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-2 Medium Commercial District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 11.570 acres, more or less The property is lying on the southwest side of Plantations Rd. (S.C.R. 275) and the southeast side of Cedar Grove Rd. (S.C.R. 283) approximately 0.63 mile northwest of John J. Williams Hwy. (Rt. 24). 911 Address: N/A. Tax Parcel: 334-12.00-52.00 (portion of)

C/U 2228 M.L. Joseph Heirs Farm Account, LLC KS

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a campground for mobile campers, camp trailers, touring vans and the like to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex

County, containing 73.91, more or less. The property is lying on the north side of Lewes-Georgetown Hwy. (Rt. 9) approximately 0.66 mile east of the intersection of Sand Hill Rd. (S.C.R. 319) and Lewes-Georgetown Hwy. (Rt. 9). 911 Address: 22349 Lewes-Georgetown Hwy., Georgetown. Tax Parcel: 135-15.00-55.01

Additional Business

- Discussion relating to 2021 P&Z Meeting Schedule

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 15, 2020 at 5:20 p.m., and at least seven (7) days in advance of the meeting.

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

Agenda items listed may be considered out of sequence.

-MEETING INSTRUCTIONS-

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

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

Chamber seating capacity is limited and seating assignments will be enforced.

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

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

To join the meeting via telephone, please dial:

Conference Number: 1 302-394-5036

Conference Code: 570176

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

The Planning & Zoning Commission meeting materials, including the "packet", are electronically accessible on the County's website at: **https://sussexcountyde.gov/**

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountyde.gov. All comments shall be submitted by 5:00 P.M on Wednesday, October 21, 2020

# # # #

JAMIE WHITEHOUSE, AICP, MRTPI
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Sussex County
DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Planning Commission Members
From: Jamie Whitehouse, Director, Department of Planning & Zoning; Lauren DeVore, Planner III, Jenny Norwood, Planner I, Christin Headley, Planner I, Nicholas Torrance, Planner I, and Chase Phillips, Planner I
CC: Vince Robertson, Assistant County Attorney
Date: October 14, 2020
RE: Other Business for the October 22, 2020 Planning Commission Meeting

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This memo is to provide background for the Planning Commission to consider as a part of the Other Business to be reviewed during the October 22, 2020 Planning Commission meeting.

Beach Tree Preserve Subdivision (2018-04) KS
Final Subdivision & Landscape Plans
These are a Final Subdivision and Landscape Plans for a cluster subdivision of 155 single-family lots from a 77.79-acre parcel of land accessed from and lying on the north side of Robinsonville Road (S.C.R. 277) and west side of John J. Williams Highway (Route 24) with associated open space and site improvements. At their meeting of Thursday, June 14, 2018, the Planning and Zoning Commission approved the Preliminary Subdivision Plan. The Final Subdivision Plan complies with the Sussex County Zoning and Subdivision Code and all conditions of approval. Tax Parcel: 234-11.00-49.00 (part of). Zoning: AR-1 (Agricultural Residential Zoning District.) Staff are in receipt of all agency approvals.

Friendship Hall (S-18-89 & CU 2142) (F.K.A. Orr Property) HW
Final Site Plan
This is a Final Site Plan for the creation of one-hundred and thirty-three (133) condominium units on a 47.71-acre parcel of land. The property is located on the side of Central Avenue (S.C.R. 84). At their meeting of Tuesday, November 13, 2018, County Council approved the Conditional Use (CU 2142) to accommodate the use of the townhomes on the parcel and the change was adopted through Ordinance No. 2612. Furthermore, at their meeting of Thursday, January 10, 2019, the Planning and Zoning Commission approved the Preliminary Site Plan. The Final Site Plan complies with the Sussex County Zoning Code and all conditions of approval. Tax Parcel: 134-16.00-39.00. Zoning: GR (General Residential Zoning District). Staff are in receipt of all agency approvals.

WMF Powersports, LLC (S-20-07) BM
Final Site Plan
This is a Final Site Plan for a proposed 2,200 square foot pole building for boat repairs and other site improvements on a 0.471 acre +/- parcel. At their meeting of Thursday, March 26, 2020, the Planning and Zoning Commission approved the Preliminary Site Plan contingent upon the Final Site Plan being revised to show interconnectivity with the adjoining parcel along with any changes to parking as needed. The Applicant is requesting a waiver from the interconnectivity requirement for commercial uses and has submitted a letter noting existing site constraints. The site is located at 32665 Oak Orchard Road. The Final Site Plan otherwise complies with the Sussex County Zoning Code. If

approved, the Applicant has indicated that a lot consolidation plan, to combine the lots, will be submitted prior to any stamping of final plans. Tax Parcels: 234-34.08-54.00 & 234-34.08-63.00. Zoning: C-1 (General Commercial Zoning District) and GR (General Residential Zoning District.) Staff are in receipt of all agency approvals.

Hang 10 LLC (Diego's Hideaway) BM

Revised Site Plan

This is a Revised Site Plan for additional outside seating, two (2) storage sheds, and other site improvements for Diego's Hideaway bar and nightclub. The parcels are located on the southwest side of the intersection of Rehoboth Avenue Ext. (Route 1A) and Atlantic Avenue. The Planning and Zoning Department approved a Temporary Outdoor Seating Area application that is valid until March 31, 2021 under the Governor of Delaware's current declaration. The applicant is seeking approval to keep and expand their outdoor seating areas permanently. There is a shared parking agreement between the applicant and the adjacent property owners of Crystal Restaurant. The Revised Site Plan complies with the Sussex County Zoning Code. Tax Parcels: 334-13.20-81.00, 95.01, 96.00, 97.00, & 98.00. Zoning: C-1 (General Commercial Zoning District). Staff are awaiting agency approvals.

Brent and Lisa Hershey (S-20-36) KS

Preliminary Site Plan

This is a Preliminary Site Plan for a proposed storage facility with outdoor storage located at 14356 Broadkill Road (Route 16). At their meeting of Tuesday, November 11, 2019, the Sussex County Council approved Conditional Use (CU 2183) subject to six (6) conditions. At their meeting of Monday, January 27, 2014, the Board of Adjustment approved variances for the existing structures which are used for the existing hog farm. The Preliminary Site Plan complies with the Sussex County Zoning Code and all conditions of approval. Tax Parcel: 235-15.00-26.07. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are awaiting agency approvals.

Spring Town Farms Subdivision (2007-43) KS

Request to Revise Conditions of Approval

This is a request to revise the Conditions of Approval for the Spring Town Farms Subdivision (2007-43), which is a standard subdivision comprised of forty-one (41) single family lots. The Final Subdivision Plan was approved by the Planning and Zoning Commission at its meeting of Thursday, June 26, 2014. Specifically, the Applicant is requesting to remove Condition "L" which states, *"there shall be a walking path throughout the subdivision along the rear of all lots*" and Condition "O" which states, "*A location for a picnic area, tot lot and supporting benches shall be shown on the Final Site Plan"*. The Applicant also would request that the plan be amended to remove the proposed lighting at the cul-de-sac ends of Asher Court and Marley Court since there is already adequate lighting installed throughout the subdivision. The applicant has submitted documentation that demonstrates that well over 51% (83%) of current property owners' consent to these requested changes. Tax Parcels: 334-10.00-67.00 & 334-10.00-279.00. Zoning: AR-1 (Agricultural Residential Zoning District).

LOCATION MAP

PLAN LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJACENT PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING UTILITY EASEMENT
- EXISTING WETLANDS LIMITS
- PROPOSED BUILDING RESTRICTION LINE
- EXISTING CENTERLINE
- PROPOSED EASEMENT
- PROPOSED PERMANENT EASEMENT (DELDOT)
- PROPOSED CENTERLINE
- PROPOSED WETLAND BUFFER (25')
- PROPOSED WETLAND BUFFER (50')
- PROPOSED FENCE
- IRON ROD (FOUND)
- IRON ROD (SET)
- CONCRETE MONUMENT (FOUND)
- RIGHT-OF-WAY MARKER (TO BE SET)

PROPERTY AREA	
DEDICATION (DELDOT):	2.041 Ac. (2.62%)
LOT AREA:	33.917 Ac. (43.60%)
RIGHT-OF-WAY AREA:	6.827 Ac. (8.79%)
STORMWATER MANAGEMENT /BUFFERS/OPEN SPACE AREA (including Amenity Area):	33.089 Ac. (42.53%)
NON-TIDAL WETLAND AREA:	1.915 Ac. (2.46%)
TOTAL AREA:	77.789 Ac.
PROPOSED GROSS DENSITY:	2.00 Units Per Ac.

SITE DATA and ZONING SCHEDULE

TAX PARCEL NO.:	234-11.00-49.00
LOCAL GOVERNMENT APPROVAL BY:	SUSSEX COUNTY
PROPERTY ADDRESS:	ROBINSONVILLE ROAD LEWES, DE 19958
EXISTING SITE USE:	DWELLING & AGRICULTURE
PROPOSED SITE USE:	155 SINGLE FAMILY DETACHED UNITS
ZONING DISTRICT:	AR-1 (AGRICULTURE/RESIDENTIAL)
GROSS PROPERTY AREA:	77.789 Ac.
DEDICATED R.O.W. AREA:	1.945 Ac.
NET PROPERTY AREA:	75.844 Ac.
INVESTMENT LEVEL AREA:	3

ORDINANCE ITEM	REQUIREMENT:	PROVIDED:
MINIMUM LOT AREA	7,500 Sq. Ft.	8,750 Sq. Ft.
MINIMUM LOT WIDTH	60 Ft.	60 Ft.
MINIMUM LOT DEPTH	100 Ft.	125 Ft.
MINIMUM SETBACKS:		
FRONT	25 Ft.	25 Ft.
SIDE	10 Ft.	10 Ft.
REAR	10 Ft.	10 Ft.
CORNER	15 Ft.	15 Ft.
MAXIMUM BUILDING HEIGHT	42 Ft.	42 Ft.
SEWER SERVICE	SUSSEX COUNTY	
WATER SERVICE	TIDEWATER UTILITIES	

PROPERTY OWNER

DOUBLE DB, LP
507 NORTH YORK STREET, SUITE 2D
MECHANICSBURG, PA 17055
717.460.7029
webster.gray@yahoo.com

DELDOT SITE GENERAL NOTES

REVISED 03/21/2019

1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
2. NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
3. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
4. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
5. PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 .131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
6. THE SIDEWALK AND SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR SHARED-USE PATH.
7. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
8. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
9. TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
10. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.

TRIP GENERATION - ROBINSONVILLE ROAD (SCR #277)

(FULL MOVEMENT)

TRAFFIC GENERATION DIAGRAM

TRIPS PER DAY (VEHICLES IN A.M.) [P.M. PEAK HOUR]

ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION – S-277 (ROBINSONVILLE ROAD) – LOCAL
POSTED SPEED LIMIT – 45 MPH
AADT = 3,537 TRIPS (FROM 2018 DelDOT TRAFFIC SUMMARY)
10-YR PROJECTED AADT = 4,102 TRIPS
10-YR PROJECTED AADT + SITE ADT = 5,684 TRIPS
TRAFFIC PATTERN GROUP – 7 (FROM 2018 DelDOT TRAFFIC SUMMARY)
PEAK HOUR = 14% x 5,684 = 796 TRIPS
13.11% TRUCKS x 5,684 = 746

SITE TRIPS GENERATED:

SOURCE: ITE TRIP GENERATION MANUAL 10th EDITION
155 SINGLE FAMILY DETACHED UNITS (210)

ONE ENTRANCE – FULL MOVEMENT
DESIGN VEHICLE: SU-30
155 SINGLE FAMILY DETACHED UNITS
WEEKDAY = 1,556 TRIPS (PEAK 164 TRIPS)
SATURDAY = 1,582 TRIPS (PEAK 149 TRIPS)
SUNDAY = 1,359 (PEAK 139 TRIPS)

TOTAL ADT FOR SUBDIVISION (SATURDAY) = 1,582 TRIPS
DIRECTIONAL DISTRIBUTION:
80% TO AND FROM THE SOUTH: 1,266 TRIPS (128 A.M. PEAK) [216 P.M. PEAK]
10% TO AND FROM THE NORTH: 158 TRIPS (16 A.M. PEAK) [28 P.M. PEAK]
10% TO AND FROM THE WEST: 158 TRIPS (16 A.M. PEAK) [28 P.M. PEAK]
13.11% TRUCKS & BUSES x 1,582 = 208

REVISIONS

No.:	DATE:	DESCRIPTION:	BY:
12	07/20/20	REMOVE SHARED USE PATH	K.T.S.
11	09/04/19	REVISIONS PER AGENCY COMMENTS	K.T.S.
10	06/28/19	REVISIONS PER AGENCY COMMENTS	K.T.S.
9	04/25/19	REVISIONS PER DELDOT COMMENTS	K.T.S.
8	02/22/19	REVISIONS PER SCED COMMENTS	K.T.S.
7	01/29/19	REVISIONS PER SCED COMMENTS	K.T.S.
6	11/27/18	REVISED LAYOUT PER CLIENT	K.T.S.
5	08/13/18	REVISIONS PER DELDOT COMMENTS	K.T.S.
4	07/24/18	REVISIONS PER PZ COMMENTS	K.T.S.
3	07/02/18	REVISIONS PER DELDOT COMMENTS	K.T.S.
2	03/15/18	REVISIONS PER DELDOT MEETING	K.T.S.
1	12/26/17	REVISIONS PER PLUS COMMENTS	K.T.S.

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

DESIGN PROFESSIONAL DATE

SUBDIVISION 2018-04 - CONDITIONS OF APPROVAL

A. THERE SHALL BE NO MORE THAN 155 LOTS WITHIN THE SUBDIVISION.

B. THE APPLICANT SHALL FORM A HOMEOWNER'S ASSOCIATION TO BE RESPONSIBLE FOR THE MAINTENANCE OF STREETS, ROADS, BUFFERS, STORMWATER MANAGEMENT FACILITIES AND OTHER COMMON AREAS.

C. THE SUBDIVISION SHALL BE SERVED BY A PUBLICLY REGULATED CENTRAL WATER SYSTEM PROVIDING DRINKING WATER AND FIRE PROTECTION.

D. THE SUBDIVISION SHALL BE ANNEXED INTO A COUNTY SEWER DISTRICT AND SERVED BY COUNTY SEWER.

E. A THIRTY (30) FOOT BUFFER SHALL BE PROVIDED FROM THE FOUR (4) ADJACENT LOTS TO THE NORTHEAST CORNER OF THE SITE.

F. THE STORMWATER MANAGEMENT SYSTEM SHALL MEET OR EXCEED THE REQUIREMENTS OF THE STATE AND COUNTY. THE FINAL SITE PLAN SHALL CONTAIN THE APPROVAL OF THE SUSSEX CONSERVATION DISTRICT FOR THE DESIGN AND LOCATION OF ALL STORMWATER MANAGEMENT AREAS AND EROSION AND SEDIMENTATION CONTROL FACILITIES.

G. A 20 FOOT FORESTED AND LANDSCAPED BUFFER SHALL BE INSTALLED ALONG THE ENTIRE PERIMETER OF THE PROJECT. THE FINAL SITE PLAN SHALL CONTAIN A LANDSCAPE PLAN FOR THESE AREAS.

H. AS OFFERED BY THE APPLICANT, SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL INTERNAL STREETS IN THE SITE AND ANY STREET LIGHTING WITHIN THE DEVELOPMENT SHALL BE DOWNWARD SCREENED.

I. ALL ENTRANCE, INTERSECTIONS, ROADWAY IMPROVEMENTS AND MULTI-MODEL FACILITIES REQUIRED BY DELDOT SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL DELDOT'S REQUIREMENTS.

J. STREET DESIGN SHALL MEET OR EXCEED SUSSEX COUNTY STANDARDS.

K. STREET NAMING AND ADDRESSING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE SUSSEX COUNTY MAPPING AND ADDRESSING DEPARTMENT.

L. THE LOCATION FOR A SCHOOL BUS STOP SHELTER SHALL BE COORDINATED WITH THE LOCAL SCHOOL DISTRICT'S TRANSPORTATION MANAGER. THE LOCATION OF THE BUS STOP SHELTER SHALL BE SHOWN ON THE FINAL SITE PLAN.

M. AS STATED BY THE APPLICANT, THERE SHALL BE AT LEAST A 25 FOOT BUFFER FROM ALL WETLANDS. THE WETLANDS SHALL BE MARKED WITH PERMANENT MARKERS TO PREVENT DISTURBANCE.

N. DELIVERIES OF DIRT, FILL, OR OTHER SIMILAR MATERIALS SHALL ONLY BE MADE TO OR FROM THE SITE BETWEEN THE HOURS OF 8:00 A.M. THROUGHT 5:00 P.M., MONDAY THROUGH FRIDAY.

O. NO OUTDOOR CONSTRUCTION ACTIVITIES SHALL OCCUR AT THE SITE EXCEPT BETWEEN THE HOURS OF 7:30 A.M. THROUGH 7:00 P.M., MONDAY THROUGH FRIDAY, AND 8:00 A.M. THROUGH 2:00 P.M. ON SATURDAYS. THERE SHALL BE NO CONSTRUCTION ACTIVITIES AT THE SITE ON SUNDAYS.

P. ALL RECREATIONAL AMENITITES SHALL BE CONSTRUCTED ON OR BEFORE THE ISSUANCE OF THE 75TH BUILDING PERMIT.

Q. AS OFFERED BY THE APPLICANT, THE 11.4 ACRE PORTION OF THE SITE LOCATED TO THE EASTERN SIDE OF ROUTE 24 SHALL BE MADE SUBJECT TO A PERPETUAL CONSERVATION EASEMENT PROVIDING A SCENIC VISTA AND WILDLIFE CORRIDOR.

R. THE PRELIMINARY PLAN SUBMITTED BY THE APPLICANT IDENTIFIES AN AREA CONSISTING 4.36 ACRES ON THE NORTH SIDE OF THE SITE AS "POSSIBLE BOUNDARY LINE OVERLAP". AS PROPOSED BY THE APPLICANT, THIS AREA SHALL NOT BE CONSIDERED AS PART OF THE SITE FOR THE PURPOSES OF DENSITY CALCULATIONS, SETBACK AND BUFFER DETERMINATIONS, OR DEVELOPMENT.

S. A REVISED PRELIMINARY SITE PLAN EITHER DEPICTING OR NOTING THESE CONDITIONS MUST BE SUBMITTED TO THE OFFICE OF PLANNING AND ZONING.

T. THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.

PROJECT GENERAL NOTES

1. THE PROJECT SITE IS KNOWN AS BeachTree Preserve, (T.P. 234-11.00-49.00), AND IS LOCATED AT THE NORTHEAST INTERSECTION OF ROUTE 24 (JOHN J. WILLIAMS HWY) AND SCR 277 (ROBINSONVILLE ROAD) IN LEWES, DE.
2. THE BOUNDARY, EXISTING FEATURES AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY BY FORESIGHT SERVICES, 2103 A COASTAL HWY, DEWEY BEACH, DELAWARE 19971. TOPOGRAPHY IS BASED ON NAVD88 AND NORTH REFERENCE IS DELAWARE STATE PLANE COORDINATE SYSTEM NAD83.
3. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY ARE PRIVATE AS SHOWN ON THIS PLAN AND ARE TO BE MAINTAINED BY THE DEVELOPER, PROPERTY OWNERS OR BOTH. THE STATE OF DELAWARE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
4. ALL PROPOSED STORMWATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
5. ALL SUBDIVISION LOTS SHALL BE ACCESSED FROM THE INTERIOR SUBDIVISION STREETS ONLY. NO DIRECT ACCESS SCR 277 OR RT 24 SHALL BE PERMITTED.
6. THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
7. THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES.
8. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST EDITION).
9. CONSTRUCTION MATERIALS AND PROCEDURES SHALL FOLLOW THE SUSSEX COUNTY ENGINEERING DEPARTMENT SPECIFICATIONS AND STANDARD DRAWINGS (LATEST EDITION).
10. EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY FORESIGHT SERVICES SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS AN AID IN THE PROJECT DESIGN. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORED LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION.
11. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 100062 0341 K, MAP NUMBER 10005C0341K, DATED MARCH 16, 2015, THIS PROPERTY IS IN A ZONE "X"-UNSHADED WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
12. THE WETLANDS BOUNDARY SHOWN WAS DELINEATED BY TEN BEARS ENVIRONMENTAL 1080 S. CHAPEL ST., NEWARK, DE 19702.
13. ALL CUL-DE-SACS ARE TO HAVE A 38' PAVED RADIUS. NO PARKING PERMITTED ON CUL-DE-SAC.
14. ALL PROPOSED LOT LINES SUBJECT TO EASEMENTS FOR UTILITY, STORMWATER MANAGEMENT, SIDEWALKS AND/OR MAINTENANCE. THESE EASEMENTS ARE DEDICATED TO THE HOMEOWNER'S ASSOCIATION AND ALL UTILITY COMPANIES (PUBLIC/PRIVATE). UNLESS OTHERWISE NOTED ON THE PLANS, EASEMENTS AS FOLLOWS:
FRONT LOT LINES – 10 FEET
SIDE LOT LINES – 5 FEET
REAR LOT LINES – 5 FEET
15. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
16. ALL PROPOSED BUILDING CONSTRUCTION SHALL BE WOOD FRAME, TYPE II (000). NFPA 101 OCCUPANCY SHALL BE STORAGE, LOW & ORDINARY HAZARD.
17. AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR ANY STRUCTURE
18. IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS PART V, CHAPTER 4, SECTION 4-1.1, THE DEVELOPER SHALL PROVIDE, TO THE EMERGENCY DISPATCH CENTER HAVING JURISDICTION, A PLOT PLAN OF THE DEVELOPMENT SHOWING EACH BUILDING LOCATION. THE DEVELOPER SHALL ALSO ASSIGN NUMBERS TO ALL BUILDINGS IN A CONSECUTIVE MANOR AND HAVE PLACED THE ASSIGNED NUMBER IN A READILY VISIBLE LOCATION ON EACH BUILDING TO ELIMINATE CONFUSION IN THE EVENT THAT AN EMERGENCY VEHICLE IS NEEDED.
19. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF CHEMICALS AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCOVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
20. DELDOT HAS IDENTIFIED IN AN AREA WIDE STUDY, LOCATIONS REQUIRING INFRASTRUCTURE IMPROVEMENTS NEAR BEACHTREE PRESERVE AND SEND RECOMMENDATIONS TO SUSSEX COUNTY PLANNING & ZONING FOR THE IMPROVEMENTS IN A LETTER DATED AUGUST 22, 2018. THE FOLLOWING IMPROVEMENTS SHALL BE IMPLEMENTED BY THE OWNER/APPLICANT PER DELDOT'S DISCRETION.

    1. THE PROPOSED DEVELOPMENT CONSISTS OF 155 SINGLE-FAMILY DETACHED HOUSES. PER THE 10TH EDITION OF THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION MANUAL, THE PROPOSED DEVELOPMENT WOULD GENERATE 1,556 DAILY TRIPS AND 155 P.M. PEAK HOUR TRIPS. THE FEE IS CALCULATED AT TEN DOLLARS PER DAILY TRIP. FOR THE PROPOSED DEVELOPMENT, THE FEE WOULD BE $15,560.00. IT SHOULD BE PAID IN CONJUNCTION WITH THE INITIAL STAGE FEE.

    2. THE DEVELOPER SHALL ENTER INTO AN AGREEMENT WITH DELDOT TO FUND AN EQUITABLE SHARE OF THE IMPROVEMENTS PLANNED AS PART OF DELDOT'S HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP) SR 24 AT CAMP ARROWHEAD ROAD AND SR 24 AT ROBINSONVILLE ROAD / ANGOLA ROAD PROJECT. BASED ON THE PROPOSED DEVELOPMENT'S PROJECTED P.M. PEAK HOUR TRIPS, THE AMOUNT OF THE EQUITABLE SHARE IS $70,778.00. THE DEVELOPER SHALL COORDINATE WITH DELDOT'S DEVELOPMENT COORDINATION SECTION ON THE TIMING OF THIS PAYMENT.
21. ANY STREET LIGHTING WITHIN THE DEVELOPMENT SHALL BE DOWNWARD SCREENED.
22. A SEPARATE AMENITIES PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL IN THE FUTURE.

DELDOT PHASING NOTES

1. ENTRANCE AND FRONTAGE IMPROVEMENTS ALONG ROBINSONVILLE ROAD AND CONLEY'S CHAPEL ROAD ARE TO BE CONSTRUCTED AND ACCEPTED BY DELDOT PRIOR TO THE ISSUANCE OF THE 1ST BUILDING PERMIT.
2. FRONTAGE IMPROVEMENTS ALONG SR 24 ARE TO BE CONSTRUCTED AND ACCEPTED BY DELDOT PRIOR TO THE ISSUANCE OF THE 100TH BUILDING PERMIT. CONSTRUCTION OF SR 24 IMPROVEMENTS MAY NOT COMMENCE UNTIL PROPOSED DRAINAGE PIPE HAS BEEN INSTALLED BY DELDOT CONTRACT T201200902 (TO COMMENCE SUMMER 2021).

RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF SUSSEX COUNTY ON THIS ________________ DAY OF ________________ 20___.

SECRETARY (ATTEST) ________________

RECOMMENDED FOR APPROVAL BY THE SUSSEX COUNTY COUNCIL ON THIS ________________ DAY OF ________________ 20___.

PRESIDENT ________________

WETLANDS CERTIFICATION

THIS SITE CONTAINS WETLANDS PER THE WETLAND DELINEATION CONDUCTED BY TEN BEARS ENVIRONMENTAL ASSOCIATES CO. ON AUGUST 9, 2017 IN GENERAL CONFORMANCE WITH U.S. ARMY CORPS OF ENGINEERS 2010 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: ATLANTIC AND GULF COASTAL PLAIN REGION (VERSION 2.0)" U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, ERDC/EL TR10-20.

________________ DATE

DAVID BAILEY
TEN BEARS ENVIRONMENTAL
1080 S. CHAPEL STREET
NEWARK, DE 19702
302.731.8633

OWNER CERTIFICATE

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

________________ DATE

DOUBLE DB, LP
507 NORTH YORK STREET, SUITE 2D
MECHANICSBURG, PA 17055
Phone: 717.460.7029
Email: webster.gray@yahoo.com

APPROVED BY:	DESIGNED BY:	DRAWN BY:	LAYER LIST:
J.C.W.	K.T.S.	K.T.S.	B-02

SCALE IN FEET (1" = 150')

ONLY PLANS INCORPORATING A RAISED PROFESSIONAL SEAL ARE CONSIDERED TO BE OFFICIAL AND RELIED UPON BY THE USER. THIS PLAN HAS BEEN PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT WRITTEN CONSENT OF THE KERCHER GROUP, INC. IS PROHIBITED BY LAW.

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OWNER/APPLICANT:
DOUBLE DB, LP
507 NORTH YORK STREET, SUITE 2D
MECHANICSBURG, PA 17055
Phone: 717.460.7029
Email: webster.gray@yahoo.com

PARCEL INFORMATION:
T.P.: 234-11.00, PARCEL 49.00
Deed Book 4823, Page 308
GROSS AREA: 77.789 Acres
ROW DED: 1.945 Acres
NET AREA: 75.844 Acres

RECORD PLAN – OVERVIEW
BeachTree Preserve
LEWES & REHOBOTH HUNDRED – SUSSEX COUNTY – DELAWARE

THE KERCHER GROUP, INC.
CONSULTING • SYSTEMS • ENGINEERING
37385 REHOBOTH AVE., UNIT 11 – REHOBOTH BEACH, DELAWARE 19971
302.854.9062 (Voice) 302.854.9064 (Fax) www.kerchergroup.com

JOB No: 17-0801EG
PLAN DATE: June 14, 2018
SHEET No.: R1

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	2406.59'	168.23'	168.20'	N36°26'09"E	4°00'19"
C2	649.29'	182.40'	181.81'	N27°48'25"E	16°05'46"
C3	649.29'	91.69'	91.61'	N00°22'28"W	8°05'27"
C4	689.30'	112.11'	111.99'	N10°23'22"W	9°19'09"
C5	557.39'	197.53'	196.50'	N22°20'21"W	20°18'17"
C6	1274.75'	198.77'	198.57'	N49°41'55"W	8°56'03"
C7	19.50'	28.54'	26.06'	S36°23'32"E	83°50'49"
C8	487.50'	89.38'	89.26'	S00°16'44"W	10°30'18"
C9	117.50'	62.16'	61.44'	S20°07'48"E	30°18'46"
C10	19.50'	26.22'	24.29'	N03°14'15"E	77°02'52"
C11	67.50'	22.81'	22.70'	N32°04'58"E	19°21'27"
C12	19.50'	27.93'	25.60'	S04°17'35"W	82°04'19"
C13	67.50'	12.84'	12.82'	S39°52'52"W	10°53'44"
C14	19.50'	30.63'	27.58'	S79°26'00"W	90°00'00"
C15	487.50'	140.90'	140.41'	S26°09'12"W	16°33'36"
C16	19.50'	28.52'	26.05'	S59°46'44"W	83°48'40"
C17	19.50'	32.29'	28.73'	N54°14'38"E	94°52'52"
C18	452.50'	93.01'	92.85'	N00°54'53"E	11°46'37"
C19	82.50'	43.65'	43.14'	N20°07'48"W	30°18'46"
C20	19.50'	30.63'	27.58'	N80°17'11"W	90°00'00"
C21	82.50'	46.52'	45.91'	S38°33'31"W	32°18'35"
C22	82.50'	74.77'	72.23'	S03°33'33"E	51°55'32"
C23	19.50'	30.63'	27.58'	N09°42'49"E	90°00'00"
C24	19.50'	41.63'	34.16'	S83°33'31"W	122°18'35"
C25	19.50'	42.19'	34.43'	N39°41'51"E	123°58'25"
C26	117.50'	31.26'	31.17'	N29°07'17"W	15°14'35"
C27	19.50'	37.04'	31.72'	N88°50'43"E	108°49'26"
C28	19.50'	30.63'	27.58'	N10°34'00"W	90°00'00"
C29	82.50'	96.83'	91.37'	N21°56'28"W	67°15'04"
C30	82.50'	129.59'	116.67'	N79°26'00"E	90°00'00"
C31	452.50'	140.78'	140.22'	N25°31'13"E	17°49'34"
C32	19.50'	32.31'	28.74'	N30°51'15"W	94°55'22"
C33	82.50'	22.36'	22.29'	N03°55'18"E	15°31'32"
C34	82.50'	36.98'	36.67'	N16°40'53"W	25°40'49"
C35	117.50'	106.49'	102.88'	S03°33'33"E	51°55'32"
C36	117.50'	18.42'	18.40'	N25°01'50"W	8°58'57"
C37	117.50'	57.72'	57.14'	N06°28'00"W	28°08'43"
C38	117.50'	30.35'	30.26'	N15°00'18"E	14°47'52"
C39	117.50'	66.26'	65.39'	S38°33'31"W	32°18'35"
C40	117.50'	8.54'	8.54'	N24°29'12"E	4°09'56"
C41	117.50'	57.72'	57.14'	N40°38'28"W	28°08'39"
C42	242.50'	136.75'	134.94'	N38°33'31"E	32°18'35"
C43	242.50'	17.63'	17.63'	S24°29'12"W	4°09'56"
C44	242.50'	119.12'	117.92'	S40°38'29"W	28°08'39"
C45	242.50'	219.77'	212.33'	N03°33'33"W	51°55'32"
C46	242.50'	62.63'	62.46'	S15°00'18"W	14°47'52"
C47	242.50'	119.12'	117.93'	S06°28'00"E	28°08'43"
C48	242.50'	38.02'	37.98'	S25°01'50"E	8°58'57"
C49	117.50'	52.66'	52.22'	N16°40'53"W	25°40'49"
C50	117.50'	10.01'	10.01'	S06°16'55"E	4°52'52"
C51	117.50'	42.65'	42.42'	S19°07'19"E	20°47'57"
C52	242.50'	108.69'	107.78'	S16°40'53"E	25°40'49"
C53	242.50'	20.66'	20.65'	N06°16'55"W	4°52'52"
C54	242.50'	88.03'	87.55'	N19°07'19"W	20°47'57"
C55	117.50'	31.84'	31.74'	N03°55'18"E	15°31'32"
C56	117.50'	26.06'	26.01'	S05°19'47"W	12°42'35"
C57	117.50'	5.78'	5.77'	S02°26'00"E	2°48'58"
C58	242.50'	65.71'	65.51'	S03°55'18"W	15°31'32"
C59	242.50'	53.79'	53.68'	N05°19'47"E	12°42'35"
C60	242.50'	11.92'	11.92'	N02°26'00"W	2°48'58"
C61	67.50'	28.04'	27.84'	N89°46'56"E	23°48'15"
C62	19.50'	29.61'	26.85'	S58°37'11"E	87°00'01"
C63	305.00'	199.75'	196.20'	N03°38'32"E	37°31'24"
C64	305.00'	126.84'	125.92'	S03°12'22"E	23°49'38"
C65	305.00'	72.91'	72.74'	S15°33'20"W	13°41'48"
C66	340.00'	265.21'	258.54'	S20°03'26"E	44°41'35"
C67	340.00'	59.89'	59.81'	N17°14'36"W	10°05'31"
C68	340.00'	70.00'	69.88'	N06°17'58"W	11°47'46"
C69	340.00'	70.00'	69.88'	N05°29'49"E	11°47'46"
C70	340.00'	65.33'	65.23'	N16°53'58"E	11°00'32"
C71	242.50'	172.76'	169.13'	N08°43'27"W	40°49'02"
C72	242.50'	119.12'	117.93'	S15°03'36"E	28°08'43"
C73	242.50'	53.63'	53.52'	S05°20'55"W	12°40'19"
C74	117.50'	137.92'	130.13'	S21°56'28"E	67°15'04"
C75	117.50'	54.21'	53.73'	N47°20'59"W	26°26'03"
C76	117.50'	57.72'	57.14'	N15°03'36"W	28°08'43"
C77	117.50'	25.99'	25.93'	N05°20'55"E	12°40'19"
C78	117.50'	184.57'	166.17'	N79°26'00"E	90°00'00"
C79	117.50'	30.01'	29.93'	S41°45'04"W	14°38'08"
C80	117.50'	57.72'	57.14'	S63°08'29"W	28°08'43"
C81	117.50'	57.72'	57.14'	N88°42'48"W	28°08'43"
C82	117.50'	39.12'	38.94'	N65°06'13"W	19°04'26"
C83	242.50'	128.30'	126.80'	N20°07'48"W	30°18'46"
C84	82.50'	21.95'	21.88'	N29°07'17"W	15°14'35"

PRIVATE STREET - CLOSED DRAINAGE

NOT TO SCALE

NOTES:
1. 1.5% CROSS SLOPE PREFERED, 2% MAXIMUM CROSS SLOPE, 1% MINIMUM ANY DIRECTION.
2. PROVIDE 4" OF TOPSOIL COVERED WITH SEED AND MULCH ON PROPOSED GRASS AREAS.
3. SUBBASE AND SUBGRADE SHALL BE COMPACTED TO 95% OF ASTM D1557, MODIFIED PROCTOR METHOD.
4. A 6:1 MAX. SLOPE IS REQUIRED FROM 2'-0" ON BOTH SIDES OF THE SIDEWALK.
5. MAINTAIN SIDEWALK CROSS SLOPE TO BACK OF CURB (TYP.).
6. ALL CUL-DE-SACS SHALL HAVE A PAVED RADIUS OF 38'.

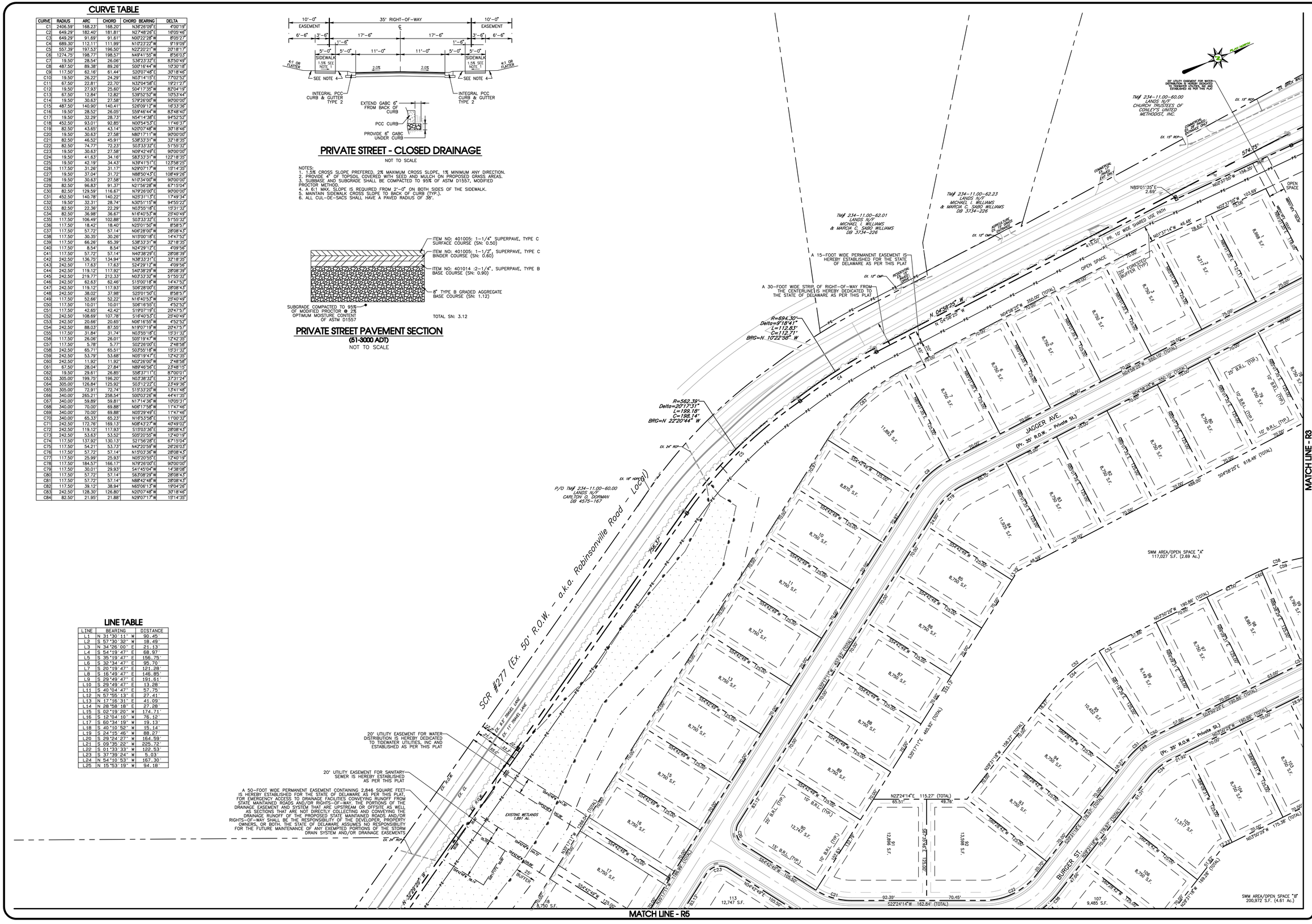
PRIVATE STREET PAVEMENT SECTION

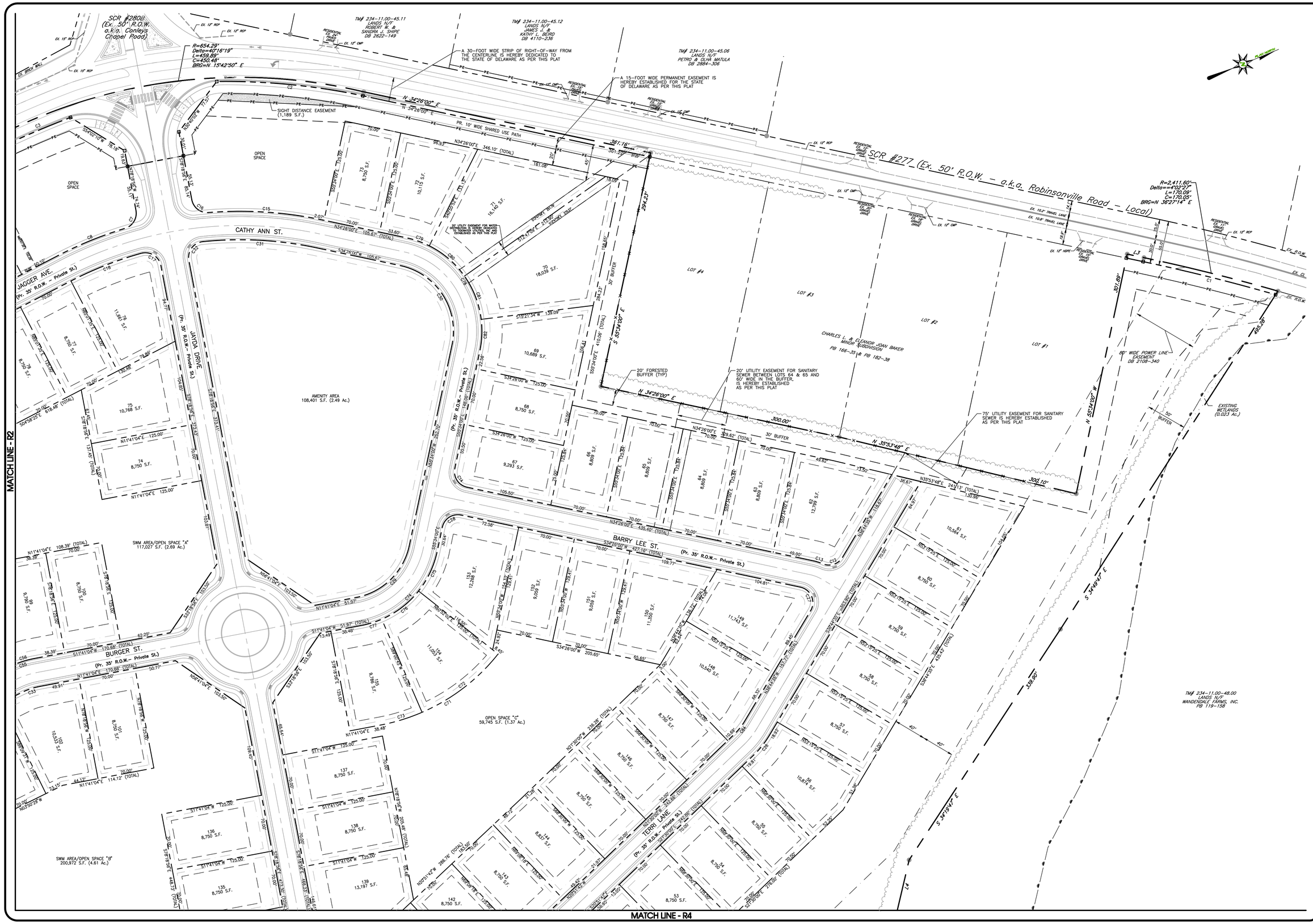
(51-3000 ADT)

NOT TO SCALE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 31°30'11" W	90.45'
L2	S 57°30'32" W	18.49'
L3	N 34°26'00" E	21.13'
L4	S 54°19'47" E	68.97'
L5	S 35°19'47" E	156.75'
L6	S 32°34'47" E	95.70'
L7	S 20°19'47" E	121.28'
L8	S 16°49'47" E	146.85'
L9	S 29°49'47" E	191.61'
L10	S 29°49'47" E	13.28'
L11	S 40°04'47" E	57.75'
L12	N 57°55'13" E	27.41'
L13	N 17°16'31" E	41.09'
L14	N 28°58'18" E	27.28'
L15	S 02°19'20" W	174.71'
L16	S 12°04'10" W	76.12'
L17	S 60°34'19" W	19.13'
L18	S 40°10'52" W	15.14'
L19	S 24°15'46" W	88.27'
L20	S 29°24'27" W	164.59'
L21	S 09°35'22" W	225.72'
L22	S 01°33'33" W	122.53'
L23	S 37°39'24" W	5.03'
L24	N 54°10'53" W	167.30'
L25	N 15°53'19" W	94.18'


SCR #277 (Ex. 50' R.O.W. - a.k.a. Robinsonville Road - Local)
P/O TM# 234-11.00-60.00 LANDS N/F CARLTON O. DORMAN DB 4575-167
TM# 234-11.00-60.00 LANDS N/F CHURCH TRUSTEES OF CONLEY'S UNITED METHODIST, INC.
TM# 234-11.00-62.23 LANDS N/F MICHAEL I. WILLIAMS & MARCIA C. SABO WILLIAMS DB 3734-226
TM# 234-11.00-62.01 LANDS N/F MICHAEL I. WILLIAMS & MARCIA C. SABO WILLIAMS DB 3734-226
A 15-FOOT WIDE PERMANENT EASEMENT IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAT
A 30-FOOT WIDE STRIP OF RIGHT-OF-WAY FROM THE CENTERLINE IS HEREBY DEDICATED TO THE STATE OF DELAWARE AS PER THIS PLAT
20' UTILITY EASEMENT FOR WATER DISTRIBUTION IS HEREBY DEDICATED TO TIDEWATER UTILITIES, INC AND ESTABLISHED AS PER THIS PLAT
20' UTILITY EASEMENT FOR SANITARY SEWER IS HEREBY ESTABLISHED AS PER THIS PLAT
A 50-FOOT WIDE PERMANENT EASEMENT CONTAINING 2.846 SQUARE FEET IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAT, FOR EMERGENCY ACCESS TO DRAINAGE FACILITIES CONVEYING RUNOFF FROM STATE MAINTAINED ROADS AND/OR RIGHTS-OF-WAY. THE PORTIONS OF THE DRAINAGE EASEMENT AND SYSTEM THAT ARE UPSTREAM OR OFFSITE AS WELL AS SECTIONS THAT ARE NOT DIRECTLY COLLECTING AND CONVEYING THE DRAINAGE RUNOFF OF THE PROPOSED STATE MAINTAINED ROADS AND/OR RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, PROPERTY OWNERS, OR BOTH. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF ANY EXEMPTED PORTIONS OF THE STORM DRAIN SYSTEM AND/OR DRAINAGE EASEMENTS
R=694.30'
Delta=9°18'41"
L=112.83'
C=112.71'
BRG=N 10°22'52" W
R=562.39'
Delta=20°17'31"
L=199.18'
C=198.14'
BRG=N 22°20'44" W
N 04°58'25" W
S 04°58'25" E
N22°24'14"E 115.27' (TOTAL)
65.51'
49.76'
S22°24'14"W 162.84' (TOTAL)
N03°37'14"W 46.48'
N03°37'14"W 28.62'
N03°37'14"W 103.69'
N03°37'14"W 106.35'
N03°37'14"W 574.75'
N85°01'35"E 2.69'
N03°37'14"W 190.86' (TOTAL)
N03°37'14"W 159.27' (TOTAL)
S03°37'14"E 465.90' (TOTAL)
S03°37'14"E 207.34' (TOTAL)
S03°37'14"E 133.15'
S04°58'25"E 618.48' (TOTAL)
S04°58'25"E 488.00'
S04°58'25"E 130.00'
S04°58'25"E 165.38'
S04°58'25"E 175.38' (TOTAL)
S60°35'25"E 180.86' (TOTAL)
S60°35'25"E 175.38' (TOTAL)
JAGGER AVE. (Pr. 35' R.O.W. - Private St.)
BURGER ST. (Pr. 35' R.O.W. - Private St.)
SWM AREA/OPEN SPACE "A" 117,027 S.F. (2.69 Ac.)
SWM AREA/OPEN SPACE "B" 200,972 S.F. (4.61 Ac.)
OPEN SPACE
70' FORESTED BUFFER (TYP.)
25' BUFFER
EXISTING WETLANDS 1.897 Ac.
20' B.R.L. (TYP.)
10' B.R.L. (TYP.)
15' B.R.L. (TYP.)
SEE NOTE 5
SEE NOTE 6
SEE NOTE 7
SEE NOTE 8
SEE NOTE 9
SEE NOTE 10
SEE NOTE 11
SEE NOTE 12
SEE NOTE 13
SEE NOTE 14
SEE NOTE 15
SEE NOTE 16
SEE NOTE 17
SEE NOTE



No.:	DATE:	DESCRIPTION:	BY:
8	03/17/20	REVISIONS PER AGENCY COMMENTS	K.T.S.
7	06/28/19	REVISIONS PER AGENCY COMMENTS	K.T.S.
6	04/25/19	REVISIONS PER DELDOT COMMENTS	K.T.S.
5	02/22/19	REVISIONS PER SCED COMMENTS	K.T.S.
4	01/29/19	REVISIONS PER SCED COMMENTS	K.T.S.
3	11/27/18	REVISED LAYOUT PER CLIENT	K.T.S.
2	03/15/18	REVISIONS PER DELDOT MEETING	K.T.S.
1	12/26/17	REVISIONS PER PLUS COMMENTS	K.T.S.

REVISIONS

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

DESIGN PROFESSIONAL DATE

APPROVED BY: JCM | DESIGNED BY: K.T.S. | DRAWN BY: K.T.S. | LAYER LIST: B-OAC

SCALE IN FEET (1" = 50')

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OWNER/APPLICANT:
DOUBLE DB, LP
507 NORTH YORK STREET, SUITE 2D
MECHANICSBURG, PA 17055
Phone: 717.469.7029
Email: webster.grp@yahoo.com

PARCEL INFORMATION:
T.P.: 234-11.00, PARCEL 49.00
Deed Book 4823, Page 308
GROSS AREA: 77.789 Acres
ROW DED: 1.945 Acres
NET AREA: 75.844 Acres

RECORD PLAN - NORTH
BeachTree Preserve
LEWES & REHOBOTH HUNDRED - SUSSEX COUNTY - DELAWARE

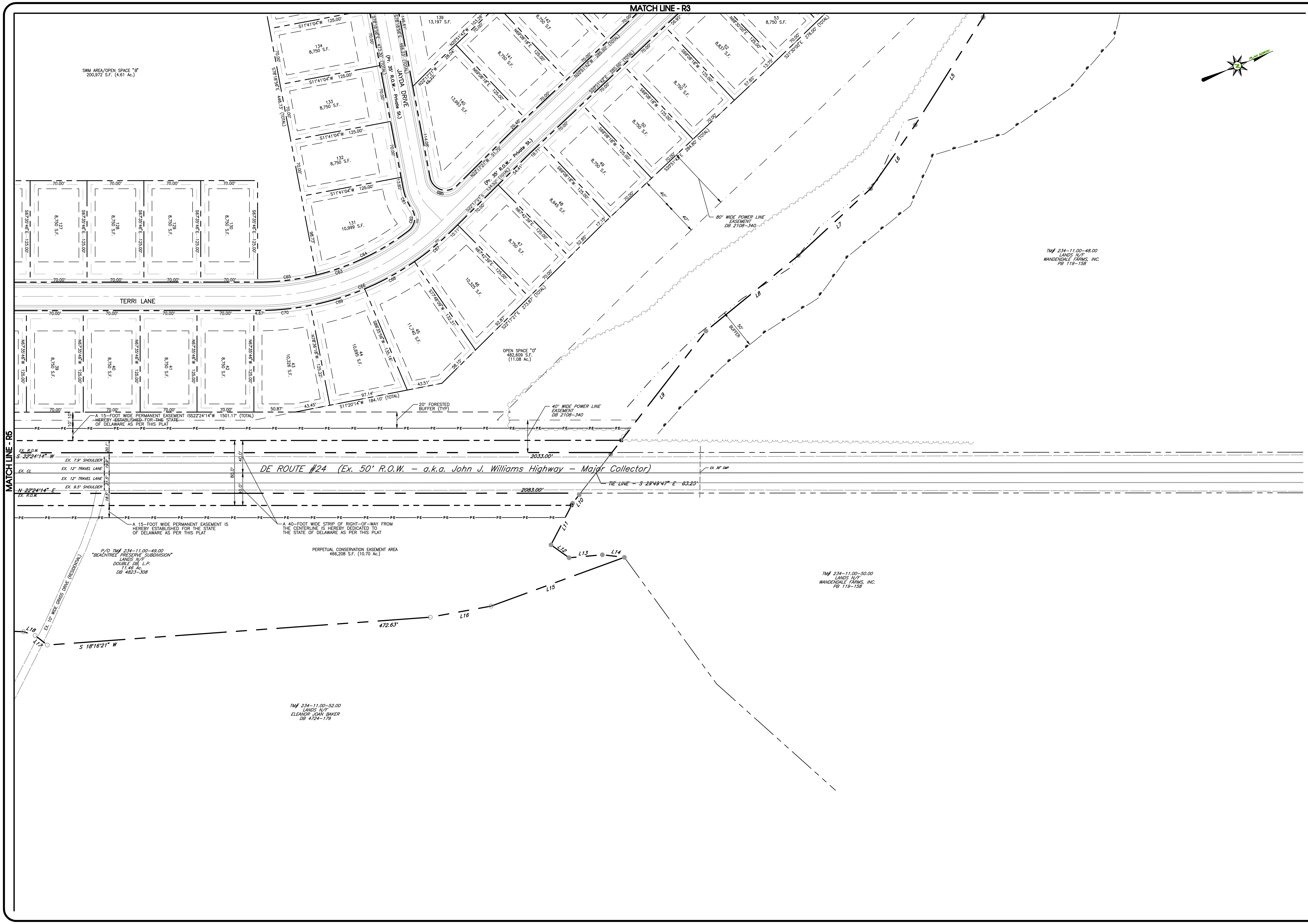
THE KERCHER GROUP, INC.
CONSULTING • SYSTEMS • ENGINEERING
37355 REHOBOTH AVE., UNIT 11 - REHOBOTH BEACH, DELAWARE 19971
302.854.9062 (Voice) 302.854.9064 (Fax) www.kerchergroup.com

JOB No: 17-0801EG

PLAN DATE: June 14, 2018

SHEET No.: R3

BeachTree Preserve Thu, Sep 3, 2020 (9:57)



No.:	DATE:	DESCRIPTION:	BY:
11	07/20/20	REMOVE SHARED USE PATH	K.T.S.
10	03/17/20	REVISIONS PER AGENCY COMMENTS	K.T.S.
9	06/28/19	REVISIONS PER AGENCY COMMENTS	K.T.S.
8	04/25/19	REVISIONS PER DELDOT COMMENTS	K.T.S.
7	04/04/19	REVISIONS PER AGENCIES COMMENTS	K.T.S.
6	02/22/19	REVISIONS PER SCED COMMENTS	K.T.S.
5	01/29/19	REVISIONS PER SCED COMMENTS	K.T.S.
4	11/27/18	REVISED LAYOUT PER CLIENT	K.T.S.
3	08/13/18	REVISIONS PER DELDOT COMMENTS	K.T.S.
2	03/15/18	REVISIONS PER DELDOT MEETING	K.T.S.
1	12/26/17	REVISIONS PER PLUS COMMENTS	K.T.S.

REVISIONS

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

DESIGN PROFESSIONAL DATE

APPROVED BY:	DESIGNED BY:	DRAWN BY:	LAYER LIST:
J.C.W.	K.T.S.	K.T.S.	B-02D

50' 0' 50' 100'
SCALE IN FEET (1" = 50')

ONLY PLANS INCORPORATING A RAISED PROFESSIONAL SEAL ARE CONSIDERED TO BE OFFICIAL AND RELIED UPON BY THE USER. THIS PLAN HAS BEEN PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT WRITTEN CONSENT OF THE KERCHER GROUP, INC. IS PROHIBITED BY LAW.

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DOUBLE DB, LP
507 NORTH YORK STREET, SUITE 2D
MECHANICSBURG, PA 17055
Phone: 717.460.7029
Email: webster.gray@yahoo.com

PARCEL INFORMATION:
T.P.: 234-11.00, PARCEL 49.00
Deed Book 4823, Page 308
GROSS AREA: 77.789 Acres
ROW DED: 1.945 Acres
NET AREA: 75.844 Acres

RECORD PLAN - EAST
BeachTree Preserve
LEWES & REHOBOTH HUNDRED - SUSSEX COUNTY - DELAWARE

THE KERCHER GROUP
THE KERCHER GROUP, INC.
CONSULTING • SYSTEMS • ENGINEERING
37385 REHOBOTH AVE., UNIT 11 - REHOBOTH BEACH, DELAWARE 19971
302.854.9062 (Voice) 302.854.9064 (Fax) www.kerchergroup.com

JOB No: 17-0801EG
PLAN DATE: June 14, 2018
SHEET No.: R4

REVISIONS

No.:	DATE:	DESCRIPTION:	BY:
12	07/20/20	REMOVE SHARED USE PATH	K.T.S.
11	03/17/20	REVISIONS PER AGENCY COMMENTS	K.T.S.
10	10/30/19	REVISIONS PER AGENCY COMMENTS	K.T.S.
9	08/08/19	REVISIONS PER AGENCY COMMENTS	K.T.S.
8	06/28/19	REVISIONS PER AGENCY COMMENTS	K.T.S.
7	04/25/19	REVISIONS PER DELDOT COMMENTS	K.T.S.
6	02/22/19	REVISIONS PER SCED COMMENTS	K.T.S.
5	01/29/19	REVISIONS PER SCED COMMENTS	K.T.S.
4	11/27/18	REVISED LAYOUT PER CLIENT	K.T.S.
3	08/13/18	REVISIONS PER DELDOT COMMENTS	K.T.S.
2	03/15/18	REVISIONS PER DELDOT MEETING	K.T.S.
1	12/26/17	REVISIONS PER PLUS COMMENTS	K.T.S.

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

DESIGN PROFESSIONAL DATE

APPROVED BY: J.C.W. DESIGNED BY: K.T.S. DRAWN BY: K.T.S. LAYER LIST: B-02E

SCALE IN FEET (1" = 50') 50' 0' 50' 100'

ONLY PLANS INCORPORATING A RAISED PROFESSIONAL SEAL ARE CONSIDERED TO BE OFFICIAL AND RELIED UPON BY THE USER. THIS PLAN HAS BEEN PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT WRITTEN CONSENT OF THE KERCHER GROUP, INC. IS PROHIBITED BY LAW.

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DOUBLE DB, LP
507 NORTH YORK STREET, SUITE 2D
MECHANICSBURG, PA 17055
Phone: 717.460.7029
Email: webster.groy@yahoo.com

PARCEL INFORMATION:
T.P.: 234-11.00, PARCEL 49.00
Deed Book 4823, Page 308
GROSS AREA: 77.789 Acres
ROW DED: 1.945 Acres
NET AREA: 75.844 Acres

RECORD PLAN - SOUTH

BeachTree Preserve

LEWES & REHOBOTH HUNDRED - SUSSEX COUNTY - DELAWARE

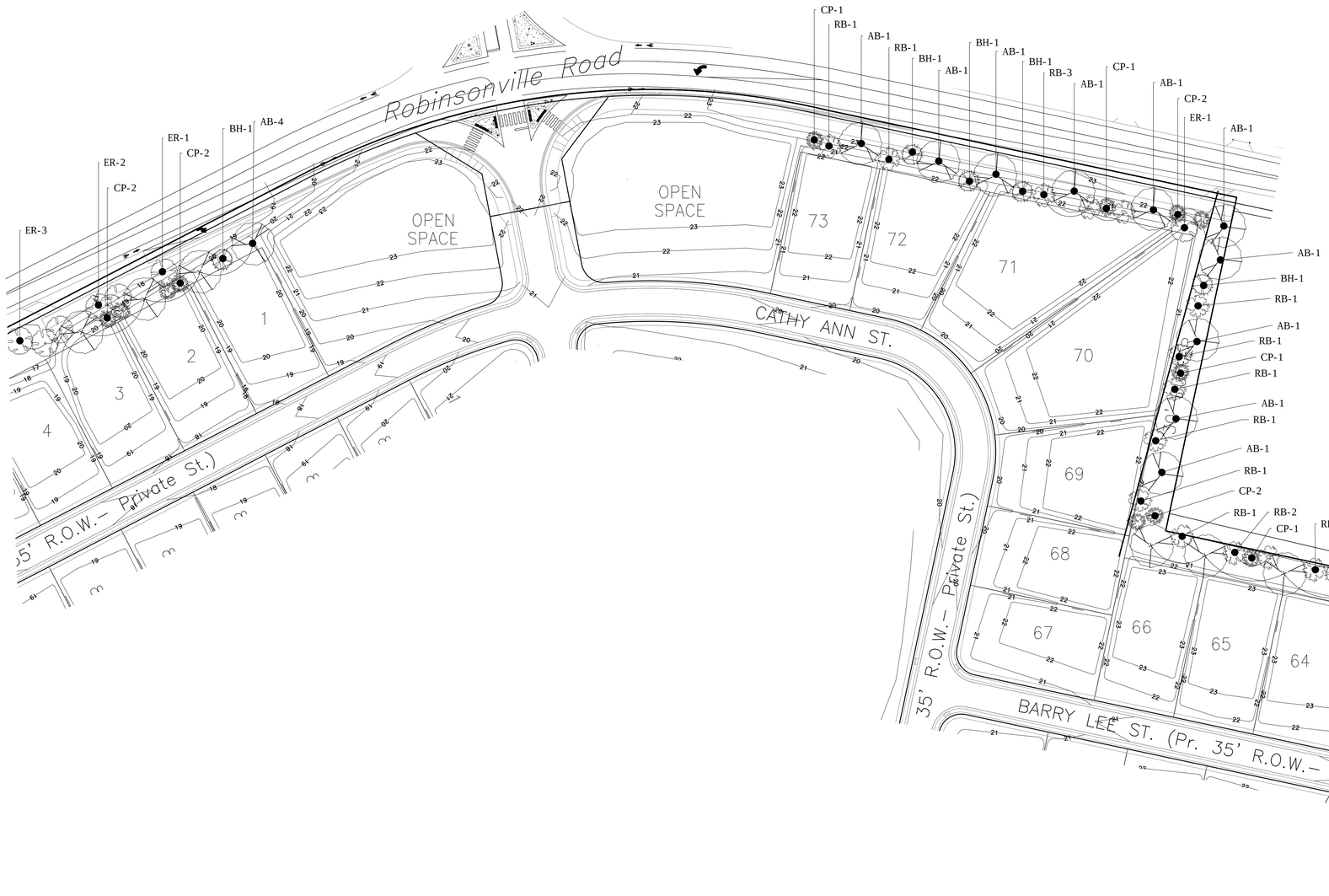
THE KERCHER GROUP, INC.
CONSULTING • SYSTEMS • ENGINEERING
37385 REHOBOTH AVE., UNIT 11 - REHOBOTH BEACH, DELAWARE 19971
302.854.9062 (Voice) 302.854.9064 (Fax) www.kerchergroup.com

JOB No: 17-0801EG

PLAN DATE: June 14, 2018

SHEET No.: R5

PLAN NORTH



17	(CP) Chinese Photinia *Photinia davidiana* (evergreen)	
8	(BH) Burford Holly *Ilex cornuta* 'Burfordi' (evergreen)	
12	(ER) Eastern Redbud Cercis canadensis (deciduous)	
17	(RB) River Birch *Betula nigra* (deciduous)	
23	(AB) American Beech *Fagus grandifolia (deciduous)*	

LANDSCAPE ARCHITECT CERTIFICATION

I, Jeffrey A. Clark, hereby certify that I am a registered Landscape Architect in the State of Delaware, that the information shown hereon has been prepared under my supervision, and in my best knowledge and belief represents good landscape architectural practices as required by the applicable laws of the State of Delaware.

Signature_____

Jeffrey A. Clark, RLA #148

Date:

REVISIONS

DRAWN BY: WPW
CHECK BY: JAC
FILE NAME: Beach Tree Preserve
F.B. No.
T.M. No.
DATE: 5/27/18
SCALE: 1" = 50'

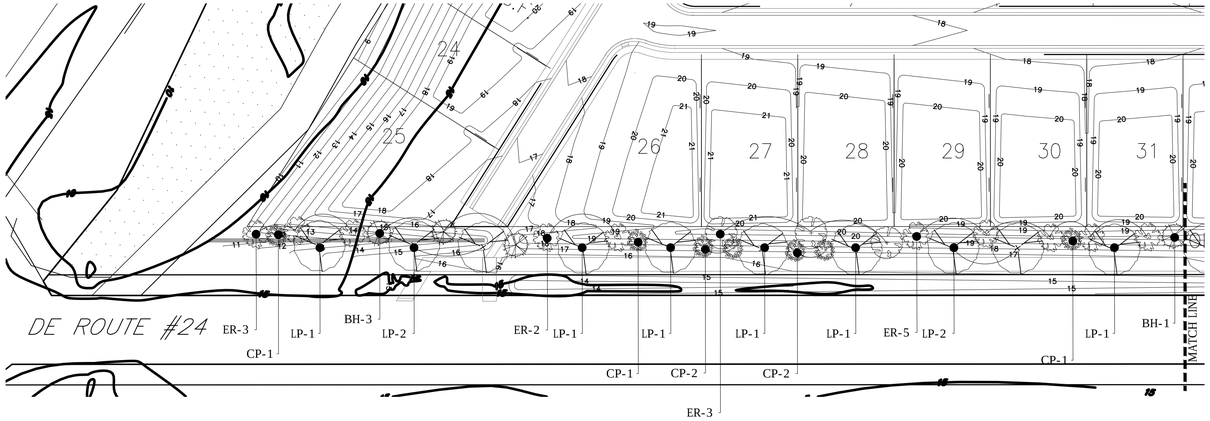
PROJECT No.
SHEET No. 1 of 3

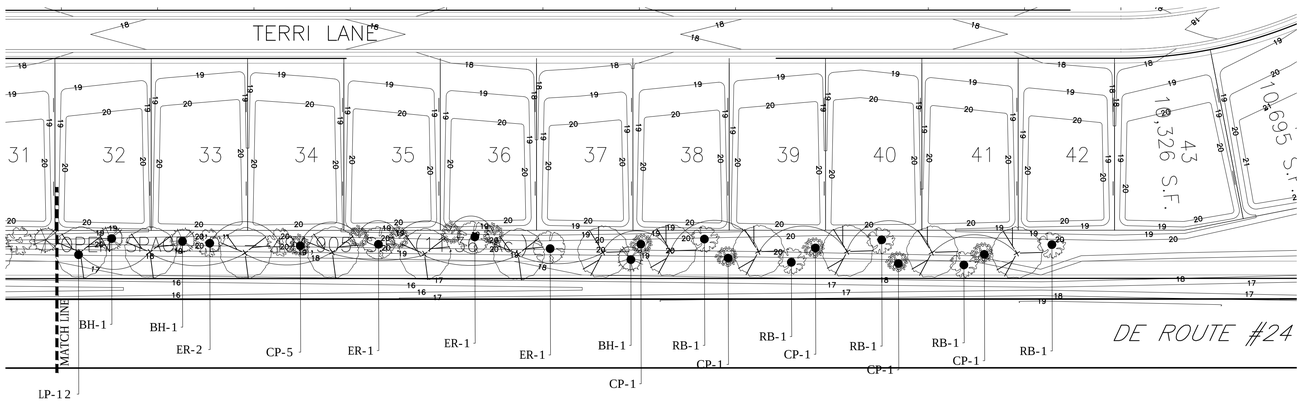
PREPARED BY:
EAST COAST LAND PLANNING, LLC
TAGGART PROFESSIONAL CENTER
32895 SOUTH COASTAL HIGHWAY SUITE 202
BETHANY BEACH, DELAWARE 19930
PHONE (302) 542-1455

PERIMETER BUFFER LANDSCAPE PLAN

SUSSEX COUNTY, DELAWARE
LEWES and REHOBOTH HUNDRED

BEACH TREE PRESERVE





17		(CP) Chinese Photinia *Photinia davidiana* (evergreen)	
7		(BH) Burford Holly *Ilex cornuta* 'Burfordi' (evergreen)	
18		(ER) Eastern Redbud Cercis canadensis (deciduous)	
5		(RB) River Birch *Betula nigra* (deciduous)	
22		(LP) London Plane Platanus x acerifolia (deciduous)	

REVISIONS

DRAWN BY: WPW
CHECK BY: JAC
FILE NAME: Beach Tree Preserve
F.B. No. ___
T.M. No. ___
DATE: 5/27/16
SCALE: 1" = 50'

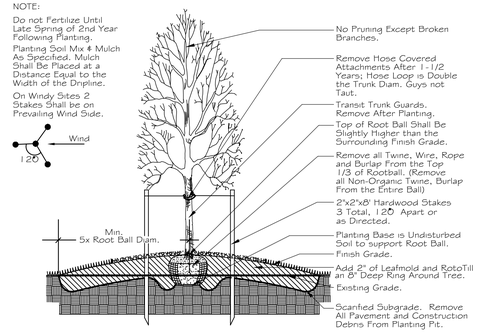
PROJECT No. 2 of 3
SHEET No.

PREPARED BY:
EAST COAST LAND PLANNING LLC
TAGGART PROFESSIONAL CENTER
32893 SOUTH COASTAL HIGHWAY SUITE 202
BETHANY BEACH, DELAWARE 19930
PHONE: (302) 542-1453

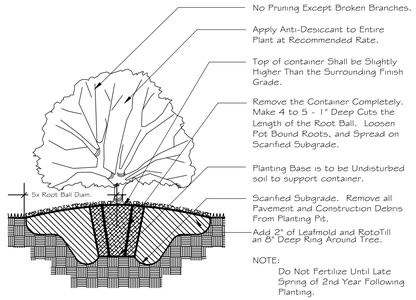
PERIMETER BUFFER LANDSCAPE PLAN

SUSSEX COUNTY, DELAWARE
LEWES and REHOBOTH HUNDRED

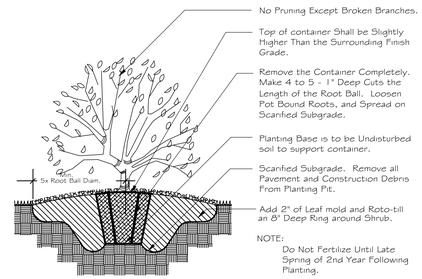
BEACH TREE PRESERVE



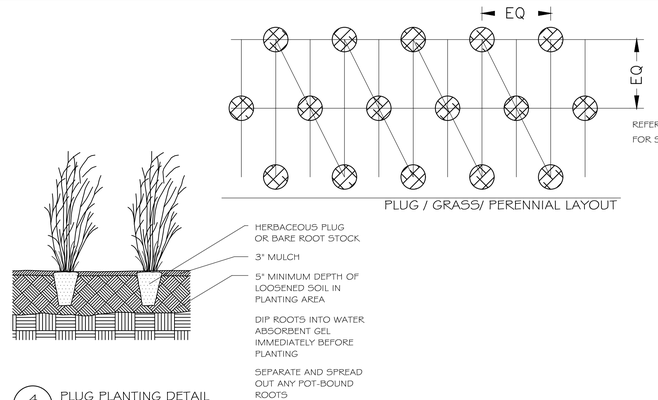
1/3 Deciduous Tree Planting
Not to scale



2/3 Evergreen Shrub Planting
Not to Scale



3/3 DECIDUOUS SHRUB PLANTING
Not to Scale



4/3 PLUG PLANTING DETAIL
Not to scale

PLANTING SPECIFICATIONS

REFERENCES AND QUALITY CONTROL

A All plants shall be nursery grown within a U.S.D.A. plant hardiness zone which is the same as, or colder than, the zone in which the project is located.
B. Do not make substitutions: If specified material is unavailable, landscape architect will make final selection of substitutions.
C. Size: Provide trees and shrubs of sizes shown or specified. Trees and shrubs of larger size may be used if acceptable to the landscape architect.
D. Inspection: Landscape architect reserves the right to inspect trees and shrubs before planting, either at place of growth or at site, compliance with requirements of name, variety, size and quality. Landscape architect has right to reject any plant material for any reason, including, but not limited to those listed above. All rejected plant material shall be immediately removed from the site.

PRODUCTS

Mulch: Material shall be well aged, finely shredded hardwood bark, dark brown in color, or approved equal. Material shall be mulching grade: uniform in size and free of foreign matter and weed seeds.
Guying Materials: Double reinforced rubber hose and 10 gauge metal wire.
Fertilizer:
For new plant material provide packet, tablet or pellet forms of slow release fertilizers conforming to Fed. Spec. O-F-241, bearing the manufacturer's guaranteed statement of analysis. Slow release fertilizers shall contain a minimum percentage by weight of five nitrogen (of which 50% will be organic), 10 available phosphoric acid and five potash.

For bed preparation and existing trees, provide granular fertilizer conforming to Fed. Spec. O-F-241, Type 1, Class 2 which shall bear the manufacturer's guaranteed statement of analysis. Granular fertilizer shall contain a minimum percentage by weight of 10 nitrogen (of which 50% shall be organic), six available phosphoric acid and four potash.

SOIL EXCAVATIONS

A. The excavation must not be less than 12 inches wider or deeper than necessary to accommodate the ball of the plant.
B. When conditions detrimental to plant growth are encountered; such as rubble fill or adverse drainage conditions, notify landscape architect before proceeding with planting operations.
C. Upon completion of planting of trees, cultivate a ring five times the diameter of the ball or 48", which ever is greater, 15" deep around tree; or as directed by landscape architect. Restore disturbed areas.

PREPARATION OF PLANTING AREAS

A. All planting areas shall be brought to proposed grade using topsoil mix as specified. No existing on-site soil shall be incorporated into the topsoil mix, unless directed by the landscape architect.
B. The planting bed shall be loosened prior to planting by one of the following methods: roto-tilling or with pick and shovel. Soil shall be loosened to a depth of 8" to 10".
C. Organic matter shall be spread over the bed to a depth of 2" for leaf mold and other organics, or 1" deep for sludge, (2 cubic yards of composed sludge/1000 square feet), after the soil has been loosened. The organic matter shall then be worked into the bed with a roto-tiller or other approved method.
D. Fertilizer shall be incorporated into the top 4-6" of bed at manufacturer's specified rate.
E. The entire bed shall be mulched to minimum depth of 3" with mulch as specified.
F. Soil shall be tested for Ph and amended as required to maintain an optimum Ph of 6.5 to 7.0 or as directed.

PLANTING PROCEDURES FOR TREES AND SHRUBS

A. Trees and shrubs shall bear same relationship to grade as they did in the nursery row.
B. Before placing shrubs in pits, place a 6" layer of soil mix material into bottom of pit and tamp.
C. All trees shall be placed directly on the scarified subgrade.
D. The plant pit shall be filled with soil mix material as specified and placed in 6" layers around the ball. Each layer shall be carefully tamped in place in a manner to avoid injury to the roots or ball, or disturbing the position of the plant. When approximately two-thirds (2/3) of the plant has been back-filled, the pit shall be filled with water and the soil allowed to settle around the roots. B&B plants shall have all the twine , wire and burlap cut away or folded back from the top 1/3 of the ball and trunks before applying water. After the water has been absorbed, the plant hole shall be filled with soil mix and tamped lightly to grade.
E. All containerized stock shall be removed from containers and the root mass should either be physically loosened or sliced to prevent strangulation.
F. Failure to comply with planting procedures outlined above is basis for rejection of plant material by landscape architect.
G. Transit trunk guard shall be removed only after inspection at site by landscape architect.

PRUNING

A. Trees and shrubs shall be pruned to remove broken branches only and/or to preserve their natural character and shape. Pruning shall be restricted in general to the secondary branches and soft, sucker growth. Never cut a leader.
B. ALL PLANTS DISFIGURED BY POOR PRUNING PRACTICES WILL BE REJECTED BY THE LANDSCAPE ARCHITECTS.
C. All pruning cuts shall remain unpainted.

MULCHING

A. All planting beds shown on the plans shall be mulched with 3" of mulch over entire area.
B. Before mulch is installed, apply pre-emergence weed killer and incorporate into soil according to manufacturer's directions.
C. All surfaces to receive mulch shall be raked smooth and be free of all rocks, debris and large bark pieces. Mulch shall not be mounded up around base of tree.

STAKING AND GUYING

A. All trees to be staked and guyed within 48 hours of planting.
B. Methods and materials for staking and guying are illustrated in individual planting details.
C. Neatly flag all guy wires with rot resistant yellow tree marking ribbon.
D. Staking may not be required dependent on plant location as directed by landscape architect.
E. Brace plants upright in position by guy wires and rubber hose protection and stakes:

Tree Caliper	Tree Support Method
1 - 3 inches	2 guy wires (2 strand wire)
3 - 6 inches	3 guy wires (2 strand wire)
over 6 inches	4 guy wires (4 strand wire)

PLANTING PROCEDURE FOR GROUNDCOVERS, PERENNIALS AND ANNUALS

A. The planting holes shall be excavated through the mulch with hand trowel or shovel.
B. Before planting, biodegradable pots shall be split and non-biodegradable pots shall be removed.
C. The perennials shall be planted as follows:
1. Roots of the plant shall be surrounded by soil below the mulch. The plants shall be set so that the top of the root system is even with existing soil grade.
2. At and equal distance apart (plans and specifications specify the distance on center, (O.C.) for the perennials.
D. The entire bed shall be edged per detail.
E. Treat the mulched and planted perennial bed with soil applied, pre-emergent herbicide appropriate for use with the plant material specified.
F. The entire perennial bed shall be thoroughly watered to a depth of 6-8".

REMOVAL AND CLEANUP

A. Removal of debris is required. The property must be left in a neat and orderly condition in accordance with good and accepted planting practices.
B. Protect all finished surfaces during planting operations.
C. Repair and restore all damaged or disturbed surfaces related to planting operations.

SUBSTANTIAL COMPLETION

The point when plant materials have been installed and the Landscape Architect completes a punch list.

MAINTENANCE PERIOD

Begins from point when plants are installed to end of the guarantee period. For lawns, after a minimum of 3 (three) mowings.

FINAL ACCEPTANCE

After all items on the punch list have been completed to the Landscape Architect's satisfaction.

GUARANTEE & GUARANTEE PERIOD

A. Guarantee Period commences after final acceptance.
B. Plant materials shall be guaranteed for two growing seasons from date of acceptance by the owner or his representative. The trees are to be alive and in satisfactory growing condition as determined by the owner or his representative during final inspection at the end of the guarantee period.
C. Replacement will be made according to these same specifications and during the normal planting period. Replacements shall be subject to the same guarantee and replacement as the original material. The replacements shall be made within 60 days following written notification from the owner or his representative.
D. In the event of questions regarding the condition and satisfactory establishment of a rejected plant, the contractor may, if approved by the owner, allow such a plant to remain through another growing season at which time the rejected plant, if found to be dead or in an unhealthy or badly impaired condition, shall be replaced.
E. The contractor is not responsible for theft or damage to plants by non-contractor vehicles or vandalism once plants are installed and approved.
F. Remove all guys and stakes from trees after one year.

INSPECTION AND ACCEPTANCE

A. Inspection: Inspection of work will be made by Landscape Architect at conclusion of maintenance period to determine if proper completion and maintenance has been effected. Sub-contractor shall give written notice to Architect requesting such inspection at least ten days prior to anticipated date. Condition of work will be noted and determination made by Landscape Architect whether maintenance shall continue.
B. Acceptance: After inspection, Subcontractor will be notified in writing by Landscape Architect of acceptance of work, or if there are deficiencies or requirements for completion of work. Maintenance or other work remaining to be done shall be subject to re-inspection prior to final acceptance.

PRODUCTS

GROWING MEDIA

A. Imported Topsoil: natural, fertile, agricultural soil typical of locality, capable of sustaining vigorous plant growth, from well drained site, free of flooding, not in frozen or muddy condition, not less than 6% organic matter, and pH value of 5.9 to 7.0. Soil shall be free from subsoil, slag, clay, stones, lumps, live plants, roots, sticks, crabgrass, couch grass, noxious weeds and foreign matter.
B. Existing Topsoil: Natural, fertile agricultural soil capable of sustaining vigorous plant growth, not in frozen or muddy condition, containing not less than 6% organic matter, and corrected to pH value of 5.9 to 7.0. Free from subsoil, slag, clay, stones, lumps, live plants, roots, sticks, crabgrass, couch grass, noxious weeds and foreign matter.
C. Sand: Hard, granular natural beach sand, washed, free of impurities, chemical or organic matter.
D. Limestone: Dolomitic limestone with minimum 85% carbonates and 50% calcium oxides. Bags shall show weights and analysis.
E. Fertilizer: Commercial type conforming to FS 0-F-241, Type 1, Grade A recommended for grass, with 50% of the elements derived from organic sources; of proportion necessary to eliminate any deficiencies of topsoil as indicated in analysis to the following proportions: nitrogen 10%, phosphoric acid 6%, soluble potash 4%.

ACCESSORIES

A. Mulching Material: Oat or wheat straw, reasonably free from weeds, foreign matter detrimental to plant life, and in dry condition. Hay or chopped cornstalks is not acceptable.
B. Mulching Material/Tack Coat: Wood or wood cellulose fiber, free of growth or germination inhibiting ingredients.
C. Weed Killer: "Weed B Gone" or equal.
D. Establishment Blanket: Uniform, open weave jute matting.
E. Wooden Pegs: Of sufficient size and length to ensure satisfactory anchorage of sod on slope in excess of 2:1.
F. Water: Clean, fresh and free of substances or matter which would inhibit vigorous growth of grass.

EXECUTION

PREPARATION

A. Protect existing underground improvements from damage.
B. Remove foreign materials, plants, roots, stones and debris from site. Do not bury foreign material.
C. Remove contaminated subsoil in adherence to State and Federal Regulations.
D. Cultivate area to receive subsoil to depth of 3 inches. Repeat cultivation in areas where equipment has compacted subgrade.

SPREADING TOPSOIL

A. Spread topsoil to depth of 6 inches over area to be sodded or seeded. Place during dry weather, and on dry, unfrozen subgrade.
B. Cultivate topsoil to depth of 6 inches with mechanical tiller. Cultivate inaccessible areas by hand.
C. Remove from site any foreign materials collected during cultivation in adherence to State and Federal Regulations.
D. Amend soil with Limestone, Fertilizer, or Sand according to results of soil testing.
E. Grade to eliminate rough spots and low areas where ponding may occur. Maintain smooth, uniform grade.
F. Assure positive drainage away from buildings.
G. Finish grade after placement of topsoil shall be even and sufficiently firm to prevent irregular settling when irrigation is applied.

EXISTING CONDITIONS

A. Beginning work means acceptance of existing conditions.

WARRANTY

A. After final acceptance, provide warranty, in writing from Subcontractor that lawn areas will be in good, vigorous and thriving condition for a 1 year period. Replace seeding and sod not in good, vigorous growth after 1 year at no additional cost to Owner. Subcontractor shall be responsible to inform and instruct Owner on means by which lawn should be maintained after MAINTENANCE PERIOD; Subcontractor shall have free access to site during WARRANTY PERIOD to assure himself that the Owner is providing proper lawn care.

UTILITIES

Miss Utility shall be notified three (3) days prior to any excavation at 1-800-282-8555.

It is the contractor's responsibility to contact the utility companies involved in order to secure the most accurate information available as to the utility location and elevation. No construction around or adjacent to utilities shall begin without notifying their owners at least 48 hours in advance. The contractor shall take the necessary precautions to protect the existing utilities and maintain uninterrupted service and any damage done to them due to his/her negligence shall be immediately and completely repaired at the contractor's expense.

REVISIONS

DRAWN BY: WPW
CHECK BY: JAC
FILE NAME: Beach Tree Reserve
T.M. No. _____
Parcels _____
DATE: 5/27/19
SCALE: As Noted

PROJECT No.
SHEET No. 3 of 3

PREPARED BY
LAND PLANNING, LLC
118 ATLANTIC AVENUE, SUITE 202
OCEAN VIEW, DELAWARE 19970
PHONE: (302) 539-2366

Landscape Details
SUSSEX COUNTY, DELAWARE
LEWES and REHOBOTH HUNDRED
BEACH TREE PRESERVE

ENGINEERING DEPARTMENT

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

Sussex County
DELAWARE
sussexcountyde.gov

HANS M. MEDLARZ, P.E.
COUNTY ENGINEER

MICHAEL E. BRADY
DIRECTOR OF PUBLIC WORKS

May 6, 2019

The Kercher Group, Inc.
37385 Rehoboth Ave., Unit #11
Rehoboth Beach, DE 19971
Attn: Jeffery C. Williams, P.E.

RE: **BEACH TREE PRESERVE**
ANGOLA NECK PLANNING AREA
SUBDIVISION NO. 2018-4
SUSSEX COUNTY TAX MAP NUMBER 234-11-PARCEL49- CLASS-1
AGREEMENT No. 1088

Dear Mr. Williams,

A review of the above referenced plans has been completed by the Sussex County Engineering Department. Please have a completed review, **with confirmation** from DNREC for this projects waste water construction permit before submitting plans for Sussex County approval. In addition, **A detailed grading plan will be required before issuing a Notice to Proceed.** Provide five (5) sets of plans in a size of 24" x 36", one set of plans in a size of 18" x 24", and one (1) CD or file transfer of PDFs for each sheet. One set of plans will be returned to the Engineer/Consultant for their record.

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

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

Sincerely,

SUSSEX COUNTY ENGINEERING DEPARTMENT

Scott A. Thornton
Public Works Engineering Technician IV

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

JENNIFER COHAN
SECRETARY

August 25, 2020

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

SUBJECT: **Revised Letter of No Objection to Recordation**
BeachTree Preserve
Tax Parcel # 234-11.00-49.00
Robinsonville Road (SCR 277) & John J Williams Highway (SR 24)
Indian River Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Site Plan, dated June 14, 2018 (last revised March 17, 2020), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawings. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years from the previous approval date, May 20, 2020**. If the Site Plan is not recorded prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

This letter supersedes the previous Letter of No Objection to Recordation dated May 20, 2020 and shall memorialize the removal of DelDOT's shared-use path requirement along the development's SR 24 site frontage. The developer shall coordinate with DelDOT's Development Coordination Section regarding a fee in-lieu of construction contribution.

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

This "No Objection to Recordation" letter is not a DelDOT endorsement of the project discussed above. Rather, it is a recitation of the transportation improvements, which the applicant may be required to make as a pre-condition to recordation steps and deed restrictions as required by the respective county/municipality in which the project is located. If transportation

investments are necessary, they are based on an analysis of the proposed project, its location, and its estimated impact on traffic movements and densities. The required improvements conform to DelDOT's published rules, regulations and standards. Ultimate responsibility for the approval of any project rests with the local government in which the land use decisions are authorized. There may be other reasons (environmental, historic, neighborhood composition, etc.) which compel that jurisdiction to modify or reject this proposed plan even though DelDOT has established that these enumerated transportation improvements are acceptable.

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

Very truly yours,

Susanne K. Laws
Sussex County Review Coordinator
Development Coordination

cc: Webster Gray, Double DB, LP
Kevin Smith, Kercher Engineering Inc.
William Kirsch, South District Entrance Permit Supervisor
Rusty Warrington, Sussex County Planning & Zoning
Jessica L. Watson, Sussex Conservation District
Gemez W. Norwood, South District Public Work Manager
James Argo, South District Project Reviewer
Robert Bragg, South District Subdivision Manager
Jennifer Pinkerton, Chief Materials & Research Engineer
Chris Sylvester, Traffic Studies Manager
Linda Osiecki, Pedestrian Coordinator
John Fiori, Bicycle Coordinator
Mark Galipo, Traffic Development Coordination Engineer
Tim Phillips, Maintenance Support Manager
Dan Thompson, Safety Officer North District
Jared Kaufman, DTC Planner
James Kelley, JMT
Wendy L. Polasko, Subdivision Engineer
Brian Yates, Sussex County Reviewer

Sussex conservation district

PREPARE. PROTECT. PRESERVE.

October 5, 2020

Mr. Webster Gray
c/o The Kercher Group
37385 Rehoboth Avenue, Unit 11
Rehoboth Beach, DE 19971

RE: BeachTree Preserve

Dear Mr. Gray:

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

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

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

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

RECEIVED
OCT 05 2020
SUSSEX COUNTY
PLANNING & ZONING

Sincerely,

Jessica Watson

Jessica Watson queue
Program Manager

JW/jmg

cc: Janelle Cornwell

CONDITIONS OF APPROVAL

NOTIFICATION

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

CHANGES

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

CONSTRUCTION AND CLOSEOUT

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

MAPPING & ADDRESSING

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

Sussex County
DELAWARE
sussexcountyde.gov

September 30, 2020

THE KERCHER GROUP, INC.
Attn: **Kevin T. Smith**

RE: **BEACH TREE PRESERVE**

I have received street name(s) for the proposed subdivision of lots for, **Beach Tree Preserve**. Located in Lewes. In reviewing the proposed street name(s) the following have been **approved**:

Jayda Dr	Burger St	Barry Lee St
Jagger Av	Cathy Ann St	Terri 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 please forward a copy of the recorded site plan to my attention. Our office would appreciate a digital copy if possible for the purpose of addressing. Should you have any questions, please contact the **Sussex County Addressing Department** at 302-855-1176.

Sincerely,

Terri L. Dukes

Terri L. Dukes
Addressing Technician II

CC: Christin Headley
Planning & Zoning

MAPPING & ADDRESSING

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

Sussex County
DELAWARE
sussexcountyde.gov

January 10, 2018

The Kercher Group,Inc.
37385 Rehoboth Av Unit 11
Rehoboth,Beach, De. 19971

RE: **Proposed Subdivision Name(s)**

I have reviewed the name(s) submitted for your proposed subdivision, which is located in Lewes (234-11.00-49.00). In reviewing the proposed name(s) the following has been **approved** for this subdivision:

BEACH TREE PRESERVE

Should you have any questions please contact the **Sussex County Addressing Department at 302-853-5888 or 302-855-1176.**

Sincerely,

Terri L Dukes

Terri L. Dukes
Addressing Technician II

CC: Jennifer Norwood
Planning & Zoning

Kevin Smith

From: Mwale, Davison (DNREC)
Sent: Tuesday, July 16, 2019 12:28 PM
To: Kevin Smith
Cc: 'mbrady@sussexcountyde.gov'
Subject: DNREC review complete for Beach Tree Preserve WPCC-3068/19

Kevin

The revised plans meet all our requirements. Once we receive one signed/sealed Sussex County-endorsed set of plans, and the same plans on a CD in a .pdf format, or via drop box, we will issue the State Wastewater Construction Permit. If a State Wastewater Permit is not issued within one (1) year of the date of this e-mail, a new application, including the review fee, will be required.

DNREC/OTS/Environmental Finance
Enterprise Business Park
Attn: Dr Davison Mwale (PhD)
97 Commerce Way, Suite 106
Dover, DE 19904
Phone: 1-302-739-9941
New Email: Davison.Mwale@delaware.gov

http://www.dnrec.delaware.gov/fab/Pages/default.aspx
This email, including any attachments is the property of the Delaware Department of Natural Resources and Environmental Control and is intended for the sole use of the intended recipient(s). The information contained herein may include privileged or otherwise confidential information. Unauthorized review, forwarding, printing, copying, distributing, or using such information is strictly prohibited and may be unlawful. If you received this message in error, or have reason to believe you are not authorized to receive it, please promptly delete this message and notify the sender immediately.

OFFICE OF STATE FIRE MARSHAL

Technical Services

2307 MacArthur Road
New Castle, DE 19720-2426
Phone: 302-323-5365
Fax: 302-323-5366

1537 Chestnut Grove Road
Dover, DE 19904-9610
Phone: 302-739-4394
Fax: 302-739-3696

22705 Park Avenue
Georgetown, DE 19947
Phone: 302-856-5298
Fax: 302-856-5800

FIRE PROTECTION PLAN REVIEW REPORT

Plan Review Number 2018-04-0775-MJS-01 **Tax Parcel Number** 2-34-11.00-49.00
Review Status APPROVED AS SUBMITTED **Review Date** 08/08/2018

PROJECT

BEACH TREE PRESERVE

Phase# Building # Unit # 155
22309 ROBINSONVILLE RD
LEWES, DE 19958

SCOPE OF PROJECT

Project Type MJS Major Site
Number of Stories _____ **Occupant Load** _____
Square Footage _____ **Occupancy Code** 9601
Construction Class _____ **Fire District** 82

APPLICANT	OWNER
THE KERCHER GROUP INC 37385 REHOBOTH AVE UNIT 11 REHOBOTH BEACH, DE 19971	DOUBLE DB LP 507 NORTH YORK ST SUITE 2D MECHINCSBURG, PA 17055

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

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

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

This Plan Review Project was prepared by: Desiree McCall

DESIREE MCCALL, FPS

FIRE PROTECTION PLAN REVIEW COMMENTS

Project Name BEACH TREE PRESERVE
Plan Review Number 2018-04-0775-MJS-01 **Tax Parcel Number** 2-34-11.00-49.00
Review Status APPROVED AS SUBMITTED **Review Date** 08/08/2018

PROJECT COMMENTS

1002	This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) Effective March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
1030	This site meets Water Flow Table 2, therefore the following water for fire protection requirements apply: Main Sizes: 6" minimum. Minimum Capacity: 500 gpm @ 20 psi residual for 1 hour duration. Hydrant Spacing: 1,000' on center. (DSFPR Regulation 702, Chapter 6, Section 3) * THIS APPLIES TO THE SINGLE FAMILY DWELLINGS
1040	This site meets Water Flow Table 2, therefore the following water for fire protection requirements apply: Main Sizes: 6" minimum. Minimum Capacity: 1,000 gpm @ 20 psi residual for 1 hour duration. Hydrant Spacing: 800' on center. (DSFPR Regulation 702, Chapter 6, Section 3) * THIS APPLIES TO THE CLUBHOUSE
1180	This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.
1190	Separate plan submittal is required for the building(s) proposed for this project.
1130	Provide a water flow test on the subdivision hydrant(s) once they have been installed, and before they are placed into service. Results are to be forwarded to this Agency for review.
1132	Fire hydrants shall be color coded in accordance with the DSFPR Regulation 703, Chapter 3, Section 4. This includes both color coding the bonnet and 2" reflective tape around the barrel under the top flange.

Project Name BEACH TREE PRESERVE
Plan Review Number 2018-04-0775-MJS-01 **Tax Parcel Number** 2-34-11.00-49.00
Review Status APPROVED AS SUBMITTED **Review Date** 08/08/2018

PROJECT COMMENTS

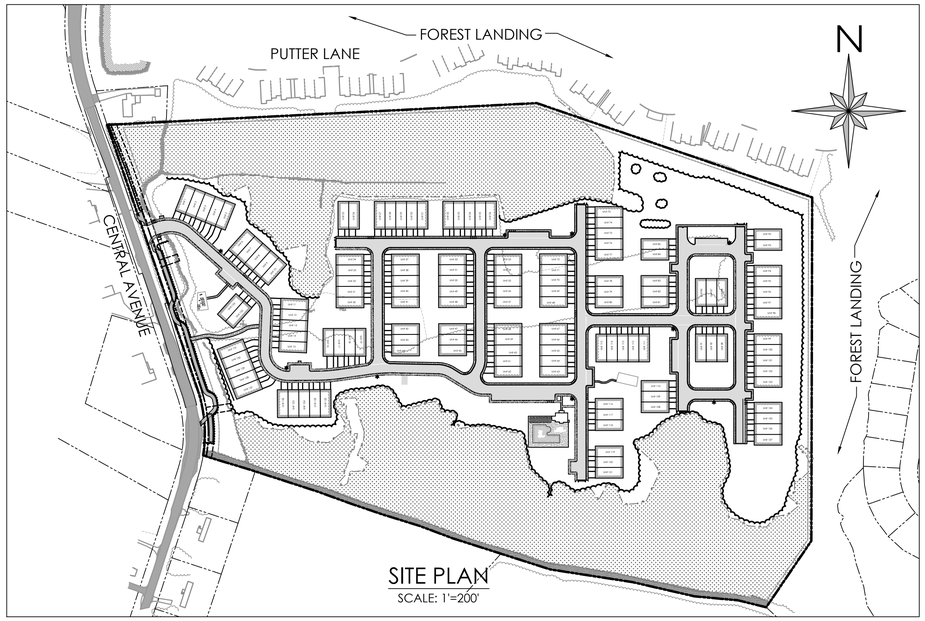
1232	All threads provided for fire department connections, to sprinkler systems, standpipes, yard hydrants or any other fire hose connections shall be uniform to those used by the fire department in whose district they are located. (DSFPR Regulation 703, Chapter 1, Section 1.5)
1332	The distance between a fire hydrant and the fire lane shall not be greater than seven feet. (DSFPR Regulation 705, Chapter 5, Section 10)
1432	The steamer connection of all fire hydrants shall be so positioned so as to be facing the street or fire lane. (DSFPR Regulation 705, Chapter 5, Section 10) The center of all hose outlet(s) on fire hydrants shall be not less than 18 inches above final grade (NFPA 24, Section 7.3.3)
1501	If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes or revisions to the plans occur, plans are required to be submitted, reviewed, and approved.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
EASEMENT HATCH		
SETBACK LINE		
R.O.W. LINE		
CAPPED PIN FOUND	CPF ●	
CONCRETE MONUMENT FOUND	CMF □	
IRON PIPE FOUND	IPF ●	
BENCH MARK	ELEV:	
SPOT ELEV. LABEL	× 19.25	
MAJOR CONTOUR		
MINOR CONTOUR		
ROAD CENTERLINE		
EDGE OF CONCRETE		
EDGE OF PAVEMENT		
EDGE OF GRAVEL		
CURB		
PAVEMENT HATCH		
GRAVEL HATCH		
BUILDING OUTLINE		
BUILDING HATCH		
SIDEWALK		
SIDEWALK HATCH		
FENCE LINE	x	x
EDGE OF WETLAND		
WETLAND HATCH		
FLOOD PLAIN		
STORM MANHOLE	Ⓓ	Ⓓ
CURB INLET		
STORM PIPE		
CENTERLINE OF DITCH		
RIP RAP		
SANITARY MANHOLE	Ⓢ	Ⓢ
SANITARY CLEANOUT	○ C/O	○ C/O
SANITARY PIPE	SS	SS
WATER METER	Ⓦ	
WATER VALVE	WV	WV
WATER PIPE	W	W
FIRE HYDRANT		
OVERHEAD ELECTRIC	E	
UTILITY POLE		
ELECTRIC SERVICE BOX	ELEC	
TRANSFORMER	XFMR	
GUY WIRE		
STREET LIGHT	N/A	
CABLE TV PEDASTAL	CATV	
PROPANE TANK LID	G	
TELEPHONE PEDESTAL	T	
DECIDUOUS TREE		
CONIFEROUS TREE		
TREE LINE		
POND MAINTENANCE AREA	N/A	

FINAL SITE PLAN
CONDITIONAL USE
FOR
FRIENDSHIP HALL

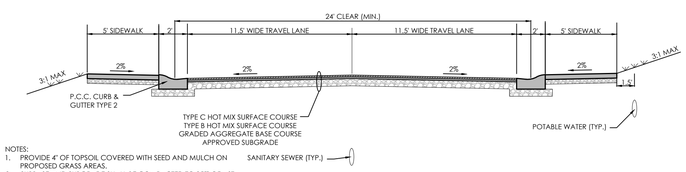
Formerly Known As ORR PROPERTY
COUNTY PROJECT REFERENCE NO. S-18-89
BALTIMORE HUNDRED - SUSSEX COUNTY, DELAWARE
FOR RH ORR , LLC c/o RIBERA DEVELOPMENT, LLC



SITE PLAN
SCALE: 1"=200'

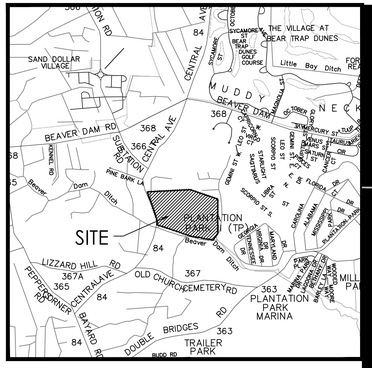
SHEET INDEX

1	FINAL SITE PLAN COVER SHEET
2	BOUNDARY OF WATERS AND WETLANDS OF THE U.S.
3	BOUNDARY OF WATERS AND WETLANDS OF THE U.S.
4	BOUNDARY OF WATERS AND WETLANDS OF THE U.S.
5	FINAL SITE PLAN
6	FINAL SITE PLAN
7	CURVE AND LINE TABLES



NOTES:
1. PROVIDE 4" OF TOPSOIL COVERED WITH SEED AND MULCH ON PROPOSED GRASS AREAS.
2. SUBBASE AND SUBGRADE SHALL BE COMPACTED TO 95% OF ASTM D1557, MODIFIED PROCTOR METHOD.

TYPICAL DRIVE SECTION
NOT TO SCALE



VICINITY MAP
SCALE: 1" = 2000'

SITE DATA:

- DEVELOPER/: APPLICANT — RH ORR, LLC c/o RIBERA DEVELOPMENT, LLC
  8684 VETERANS HIGHWAY, SUITE 203
  MILLERSVILLE, MD 21108
  CONTACT: JOHN C. STAMATO
- OWNER: SARALINDA JONES ORR
  128 FENNERTON ROAD
  PAOLI, PA 19301
- ENGINEER: SOLUTIONS, IPEM, LLC
  303 NORTH BEDFORD STREET
  GEORGETOWN, DE 19947
  CONTACT: JASON PALKEWICZ, PE
  302-297-9215
- TAX MAP 134-16.00-39.00
  DEED REFERNCE: 2662/103
- EXISTING ZONING:
  GR - GENERAL RESIDENTIAL & ES-1 ENVIRONMENTALLY SENSITIVE
  SETBACKS:
  FRONT = 40'
  SIDE = 10' - 2 REQUIRED
  REAR = 10'
  MAX. BUILDING HEIGHT = 42'
  MINIMUM BUILDING SEPARATION = 40'
- PROPOSED USE:
  133 CONDOMINIUM HOMES (CONDITIONAL USE CU-2142)
  PROPOSED DENSITY: 2.78 DU/AC
- FLOOD ZONE:
  THE PROPERTY IS LOCATED IN FLOOD ZONE AE (EL. 4); SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AND ZONE X (UNSHADED); AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP NUMBER 10005C0513K, MAP REVISED MARCH 16, 2015.
- TOPOGRAPHY AND BOUNDARY SHOWN HEREON ARE AS PROVIDED BY CYPRESS SURVEY, LLC.
- WATER SUPPLY:
  PROVIDER = TIDEWATER UTILITIES, INC. OR ARTESIAN WATER
  ON-SITE WATER SYSTEM = PRIVATE
- SANITARY SEWER:
  SUSSEX COUNTY
- GROSS TOTAL AREA :
  TOTAL = 47.7177 AC.±

UPLAND AGRICULTURAL FIELD	= 5.900 AC.±
UPLAND SHRUB/FARM HOUSE COMPLEX	= 1.582 AC.±
UPLAND FOREST	= 21.835 AC.±
WATERS OF THE U.S.	= 0.953 AC.±
NON-TIDAL WETLANDS	= 17.448 AC.±

- WOODLANDS:
  EXISTING = 39.439 AC±
  TO BE REMOVED = 19.008 AC± (48.2% OF EX. WOODS)
  TO REMAIN = 20.431 AC± (51.8% OF EX. WOODS)
- AREAS:
  OPEN SPACE = 33.671 AC± (71.5%)
  OPEN SPACE A = 31.448 AC.±
  OPEN SPACE B = 0.844 AC.±
  OPEN SPACE C = 0.894 AC.±
  OPEN SPACE D = 0.229 AC.±
  OPEN SPACE E = 0.256 AC.±
  ACCESS, PARKING AND UTILITIES EASEMENTS = 6.253 AC.±
  DWELLING UNITS = 7.145 AC.±
  IMPERVIOUS AREA =
  RIGHT OF WAY DEDICATED TO DELDOT = 0.289 AC.±
  EASEMENT AREA DEDICATED TO DELDOT = 0.360 AC.±
- PARKING:
  REQUIRED: 2 PER UNIT = 2 x 133 = 266 SPACES REQUIRED

  PROVIDED:
  1 INTERNAL/GARAGE SPACE/UNIT = 133
  1 SPACE/DRIVE = 133
  STREET PARKING = 80
  TOTAL PARKING PROVIDED: 346
- PROJECT DATUM:
  HORIZONTAL: DELAWARE STATE PLANE NAD 83
  VERTICAL: NAVD 88

CONDITIONS OF APPROVAL: (CONDITIONAL USE)

At their meeting of November 13, 2018, the Sussex County Council approved the Conditional Use application for a multi-family unit (135 townhouses) to be located on the east side of Central Avenue, approximately 0.22 miles north of Old Church Cemetery Road with seventeen (17) conditions. The Conditional Use is valid for three (3) years. A Site Plan showing the conditions of approval shall be reviewed and approved by the Planning Commission prior to commencement of the use of the multi-family development. The following are the conditions:

A. The maximum number of residential units shall be 133. The two units located close to Central Avenue shall be eliminated to reduce the impact of this development upon properties across Central Avenue and to create greater separation of the development from the Central Avenue right of way.
B. All entrances, intersection, roadway and multi-modal improvements shall be completed by the developer in accordance with all DelDOT requirements.
C. The project shall have active and passive amenities including a swimming pool and pool house. All amenities shall be completed prior to the issuance of the 75th residential building permit in the project.
D. The project shall be served by Sussex County sewer. The developer shall comply with all Sussex County Engineering Department requirements including any offsite upgrades necessary to provide service to the project. The connection to the existing County sewer along the northern boundary of this site shall be made by directional drilling under the wetlands. No open trenching or disturbance of the wetlands shall occur as part of the sewer connection.
E. The project shall be served by central water to provide drinking water and fire protection.
F. Interior street design shall meet or exceed the Sussex County street design requirements.
G. As proffered by the Applicant, there shall be sidewalks on both sides of all streets and roadways.
H. The Applicant shall submit as part of the Final Site Plan a landscape plan showing the proposed tree and shrub landscape design, including any buffers areas. The landscape plan shall clearly designate all existing forested areas that will be preserved.
I. As stated by the Applicant, there shall be landscape buffer of at least 50 feet along the northeastern common boundary with Forest Landing. There shall be a 20-foot landscaped buffer along the eastern common boundary with Forest Landing. The developer shall also use every effort to keep existing vegetation or install landscaping along the entire Central Avenue frontage of the property to screen the development from the roadway and properties across from it. These buffer areas shall be shown within the landscape plan submitted as part of the Final Site Plan.
J. Construction and site work on the property, including deliveries of materials to or from the property, shall only occur between the hours of 7:00 am and 6:00 pm, Monday through Friday, and the hours of 7:00 am and 2:00 pm on Saturday. There shall be no Sunday hours.
K. Street naming and addressing shall be subject to the review and approval of the County Mapping and Addressing Departments.
L. The applicant shall form a homeowners' or condominium association responsible for the perpetual maintenance, repair and replacement of the roads, any buffers and landscaping stormwater management facilities, erosion and sediment control facilities and other common elements.
M. The stormwater management system shall meet or exceed the requirements of the State and County. It shall be constructed and maintained using Best Management Practices.
N. The Final Site Plan shall contain the approval of the Sussex County Conservation District for the design and location of all stormwater management areas and erosion and sedimentation control facilities.
O. The developer, and the HOA or Condo Association shall protect and preserve the Hall Cemetery and any other gravesites on the property by installing a perimeter fence around the cemetery made of wrought iron or anodized aluminum. Parking shall also be provided for visitors to the cemetery. Access to the cemetery shall be shown on the Final Site Plan.
P. The applicant shall coordinate with the Indian River School District to establish a school bus stop area, which shall be shown on the Final Site Plan if required by the District.
Q. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission.

I, EDWARD M. LAUNAY, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGEMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, REGULATIONS AND SUPPLEMENT GUIDANCE (33CFR 328.3(a)(8). Water 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 Interpretations of the 1987 Manual). THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.

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

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

NOTES:
1. ALL ON-SITE ACCESS DRIVES 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.
2. STORMWATER MANAGEMENT AND STORM DRAINAGE SHALL BE IN ACCORDANCE WITH THE SUSSEX COUNTY CONSERVATION DISTRICT AND SUSSEX COUNTY ENGINEERING REQUIREMENTS. MAINTENANCE OF THE ON-SITE STORMWATER MANAGEMENT FACILITIES AND STORM DRAINAGE SYSTEM SHALL BE BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNERS ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE ABOVE PROACTIVE SHALL BE BY THE RESPECTIVE ORGANIZATION.
3. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. OVERALL BUILDING DIMENSIONS SHALL COMPLY WITH §115-188-E-1 OF THE SUSSEX COUNTY ZONING ORDINANCE.
5. STREET LIGHTS WILL BE PROVIDED. LOCATIONS TO BE DETERMINED PER ELECTRIC COMPANY.

SUSSEX CONSERVATION DISTRICT APPROVAL:

ENGINEER'S CERTIFICATION

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

JASON PALKEWICZ, PE — DATE

solutions
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REVISIONS

NO.	DATE	DESCRIPTION
1	5/18/20	REVISIONS PER AGENCY COMMENT LETTER DATED 5/13/20

FINAL SITE PLAN COVER SHEET
for
FRIENDSHIP HALL
Formerly Known As ORR PROPERTY
SUSSEX COUNTY, DELAWARE
Prepared for: RH ORR, LLC c/o RIBERA DEVELOPMENT, LLC

Date:	4/17/18
Job Number:	G16067
Scale:	AS NOTED
Drawn By:	ML
Designed By:	JP
Approved By:	JP

Sheet No.: 1 of 7

File Name: 17067-final-cover

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Date

REVISIONS

NO.	DATE	DESCRIPTION

BOUNDARY OF WATERS AND WETLANDS OF THE UNITED STATES, INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM

for

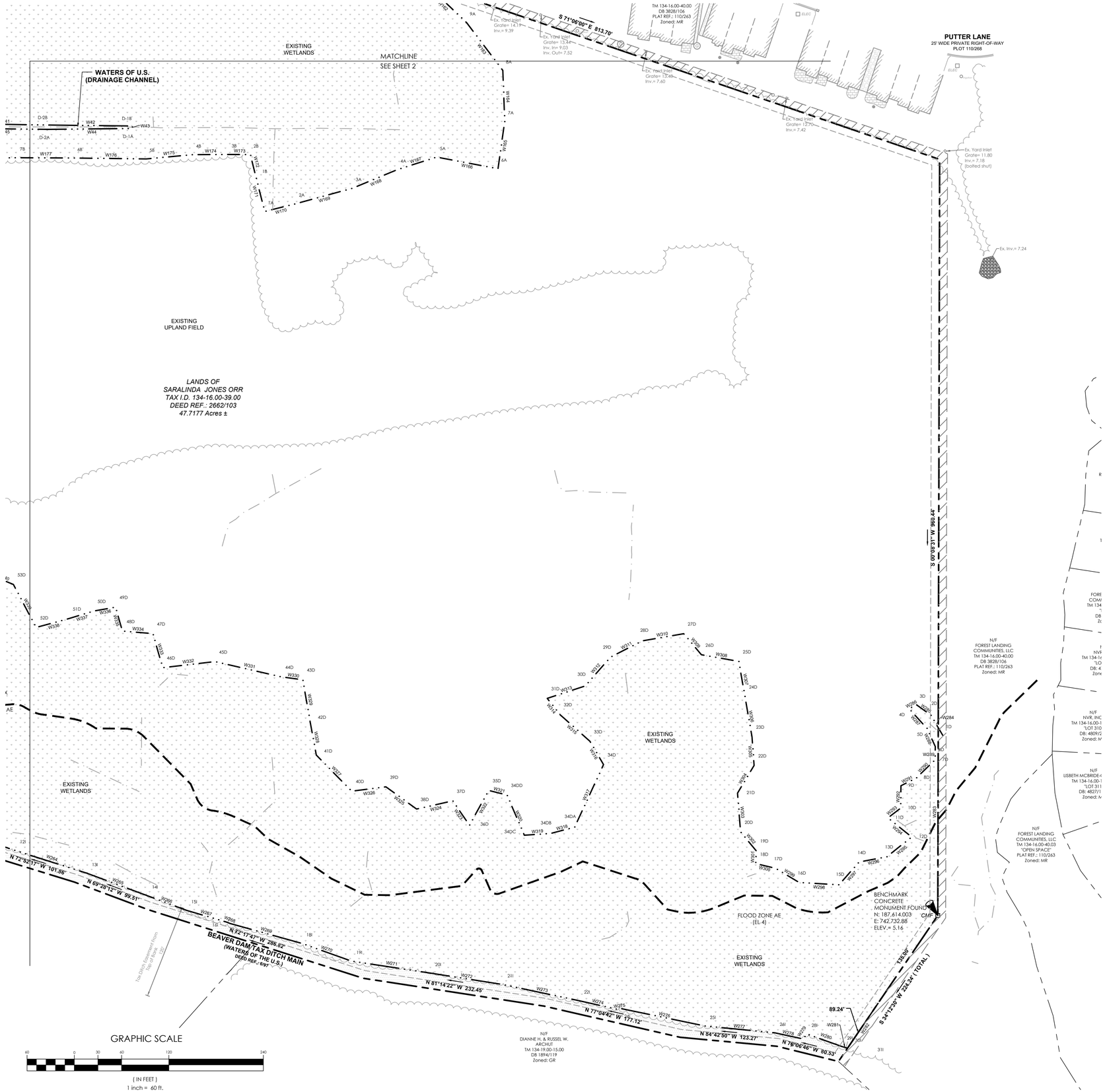
FRIENDSHIP HALL

Formerly Known As ORR PROPERTY
SUSSEX COUNTY, DELAWARE
Prepared for: RH ORR, LLC c/o RIBERA DEVELOPMENT, LLC

Date:	3/2/18
Job Number:	G17067
Scale:	1" = 60'
Drawn By:	ML
Designed By:	
Approved By:	RER

Sheet No.: 2 of 7

File Name: 17039-prelim-wetlands



ACREAGE TABLE:

UPLAND AGRICULTURAL FIELD	= 5.937 AC.±
UPLAND SHRUB/FARM HOUSE COMPLEX	= 1.582 AC.±
UPLAND FOREST	= 22.295 AC.±
WATERS OF THE U.S. (TAX DITCH & DRAINAGE CHANNEL)	= 17.904 AC.±
TOTAL AREA	= 47.718 AC.±

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	388.10'	35.30'	N 06°18'01" E	35.29'	5°12'42"
C2	388.10'	152.87'	N 07°35'22" W	151.88'	22°34'06"

NOTE:
SEE SHEET 4 FOR WETLAND LINE TABLE AND WETLAND FLAG COORDINATE TABLE.

LEGEND

- PROPERTY LINE
- NON-TIDAL WETLANDS
- BOUNDARY OF WATERS OF THE U.S.
- FLOOD LINE
- WOODS LINE
- WETLAND DELINEATION DATA POINT

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BOUNDARY OF WATERS AND WETLANDS OF THE UNITED STATES, INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM

for

FRIENDSHIP HALL

Formerly Known As ORR PROPERTY
SUSSEX COUNTY, DELAWARE
Prepared for: RH ORR, LLC c/o RIBERA DEVELOPMENT, LLC

Date:	3/2/18
Job Number:	G17067
Scale:	1" = 60'
Drawn By:	ML
Designed By:	
Approved By:	RER

Sheet No.: 3 of 7

File Name: 17039-prelim-wetlands

WETLANDS LINE TABLE

LINE	BEARING	DISTANCE
W1	N 87°06'16" E	7.87'
W2	S 17°02'48" W	21.10'
W3	S 15°58'34" W	29.62'
W4	S 00°33'36" E	54.94'
W5	S 07°07'41" W	32.22'
W6	S 21°48'10" E	3.71'
W7	S 55°11'17" E	7.92'
W8	S 84°44'05" E	16.40'
W9	S 84°07'52" E	24.58'
W10	N 87°29'43" E	27.39'
W11	S 76°12'33" E	17.94'
W12	S 53°02'42" E	9.70'
W13	S 77°07'39" E	9.15'
W14	N 81°27'06" E	6.12'
W15	S 79°06'12" E	7.18'
W16	N 79°00'25" E	15.42'
W17	N 76°20'32" E	17.62'
W18	N 63°52'57" E	10.59'
W19	S 63°53'21" E	5.25'
W20	N 82°35'35" E	13.58'
W21	N 78°10'44" E	8.29'
W22	N 86°42'52" E	12.20'
W23	S 85°00'38" E	15.69'
W24	N 56°06'43" E	5.94'
W25	S 50°03'24" E	3.94'
W26	S 81°24'13" E	7.47'
W27	S 85°37'04" E	54.56'
W28	S 80°17'28" E	22.81'
W29	S 88°48'58" E	18.97'
W30	S 88°12'06" E	53.31'
W31	S 84°38'00" E	38.53'
W32	S 89°07'12" E	24.09'
W33	S 83°58'26" E	9.61'
W34	S 84°44'47" E	30.52'
W35	S 71°02'57" E	4.60'
W36	S 83°47'24" E	3.98'
W37	N 39°53'56" E	2.91'
W38	S 59°21'32" E	4.45'
W39	S 79°19'12" E	10.31'
W40	N 88°56'01" E	64.59'
W41	S 89°06'40" E	109.86'
W42	S 89°20'27" E	106.83'
W43	S 02°49'32" W	3.18'
W44	S 89°25'40" W	106.32'
W45	N 89°22'47" W	110.86'
W46	S 88°33'45" W	63.42'
W47	N 84°30'15" W	15.53'
W48	N 13°30'15" W	2.95'
W49	N 75°23'58" W	4.51'
W50	S 59°30'49" W	6.30'
W51	N 78°40'55" W	22.44'
W52	S 88°47'48" W	9.38'
W53	S 17°56'09" W	4.65'
W54	S 04°58'18" W	13.75'
W55	S 08°50'06" W	18.23'
W56	S 07°45'04" W	17.66'
W57	S 01°18'01" W	21.68'
W58	S 83°43'38" W	5.16'
W59	N 03°49'33" W	23.24'
W60	N 14°56'55" E	18.77'
W61	N 08°42'02" E	15.50'
W62	N 00°57'35" W	17.38'
W63	N 39°25'30" W	1.75'
W64	N 85°00'12" W	22.31'
W65	N 87°36'42" W	38.42'
W66	N 84°13'24" W	53.22'
W67	N 87°34'11" W	19.62'
W68	N 80°59'47" W	23.32'
W69	N 85°43'17" W	54.14'
W70	S 55°38'14" W	4.84'
W71	N 83°22'21" W	4.67'
W72	N 79°05'29" W	3.47'
W73	N 83°45'12" W	19.69'
W74	N 81°52'48" W	9.59'
W75	S 74°40'30" W	8.55'
W76	S 78°45'55" W	15.52'
W77	N 72°40'18" W	4.54'
W78	S 64°03'05" W	10.14'
W79	S 83°42'05" W	16.25'
W80	S 79°01'00" W	16.07'
W81	S 69°44'56" W	7.94'
W82	N 63°27'16" W	7.88'
W83	N 79°54'11" W	9.86'
W84	N 68°08'40" W	7.85'
W85	N 72°32'56" W	17.98'
W86	N 86°07'44" W	26.62'
W87	S 88°26'50" W	23.58'
W88	N 87°28'35" W	17.10'
W89	N 84°10'57" W	10.19'
W90	S 61°00'04" W	1.50'
W91	S 54°55'33" W	41.38'
W92	S 38°24'36" W	7.78'
W93	S 16°17'59" W	30.39'
W94	S 02°09'03" W	10.02'
W95	S 17°40'17" E	12.89'
W96	S 28°31'25" E	13.70'
W97	S 41°20'35" E	18.84'
W98	S 38°31'08" E	17.08'
W99	S 35°52'56" E	16.87'
W100	S 34°29'47" E	11.14'
W101	S 29°59'38" E	11.53'
W102	S 34°23'03" E	27.69'
W103	S 35°30'26" E	22.37'
W104	S 18°07'21" E	27.67'
W105	S 09°50'54" E	29.58'
W106	S 19°17'25" E	21.10'
W107	S 30°39'31" E	32.10'
W108	S 11°42'07" E	21.09'
W109	S 23°55'29" W	13.55'
W110	S 40°34'57" W	21.91'
W111	S 23°42'42" W	19.52'
W112	S 01°48'59" W	5.90'
W113	S 18°20'23" E	8.19'
W114	S 35°31'15" E	12.62'
W115	S 48°18'31" E	31.94'
W116	S 30°45'43" E	11.82'
W117	S 32°05'08" E	11.27'
W118	S 32°40'50" E	12.03'
W119	S 60°15'05" W	3.78'
W120	N 43°27'58" W	13.97'
W121	N 34°23'09" W	7.67'
W122	N 33°45'11" W	15.64'
W123	N 47°45'45" W	29.96'
W124	N 37°07'01" W	15.22'
W125	N 17°35'14" W	9.00'
W126	N 05°29'28" E	9.88'
W127	N 28°53'03" E	18.46'
W128	N 36°31'30" E	21.80'
W129	N 27°18'01" E	11.95'
W130	N 12°06'32" W	14.44'
W131	N 31°01'54" W	34.32'
W132	N 19°08'50" W	23.66'
W133	N 09°40'58" W	30.39'
W134	N 22°19'06" W	24.51'
W135	N 33°32'57" W	20.87'
W136	N 33°52'19" W	28.75'
W137	N 35°38'42" W	10.80'

LINE	BEARING	DISTANCE
W138	N 27°41'57" W	12.45'
W139	N 35°34'20" W	19.83'
W140	N 53°19'58" W	19.74'
W141	N 35°08'02" W	22.48'
W142	S 60°53'46" W	5.54'
W143	S 71°19'10" W	6.71'
W144	N 84°16'28" W	7.11'
W145	N 18°52'25" W	3.14'
W146	N 79°58'03" E	1.44'
W147	S 75°06'27" E	4.46'
W148	N 65°50'54" E	6.92'
W149	N 38°38'37" E	6.66'
W150	N 13°52'44" W	11.84'
W151	N 00°05'17" E	16.91'
W152	N 16°33'15" E	34.07'
W153	N 44°32'06" E	22.04'
W154	N 58°54'55" E	22.99'
W155	N 37°16'26" E	11.52'
W156	N 08°11'15" E	32.70'
W157	N 00°44'02" W	55.36'
W158	N 13°39'35" E	30.92'
W159	N 18°36'58" E	19.38'
W160	N 87°03'33" E	3.29'
W161	S 71°06'00" E	124.06'
W162	S 46°16'44" E	71.89'
W163	S 37°08'40" E	76.14'
W164	S 02°06'13" E	64.95'
W165	S 08°04'13" W	60.56'
W166	N 79°12'49" W	79.30'
W167	S 72°14'44" W	52.45'
W168	S 67°27'02" W	61.49'
W169	S 74°42'57" W	74.84'
W170	S 76°00'39" W	40.55'
W171	N 14°13'39" W	54.73'
W172	N 13°45'49" W	19.78'
W173	N 89°47'02" W	27.83'
W174	S 89°45'36" W	45.14'
W175	S 84°44'54" W	59.37'
W176	N 89°16'54" W	91.64'
W177	N 89°43'36" W	72.71'
W178	S 89°29'05" W	90.27'
W179	N 79°33'16" W	56.47'
W180	S 39°15'03" W	28.69'
W181	S 11°14'18" W	46.65'
W182	S 02°26'17" W	40.69'
W183	S 21°34'00" W	34.39'
W184	S 01°12'44" W	38.66'
W185	S 17°52'25" E	55.38'
W186	S 50°24'18" W	27.30'
W187	S 17°27'36" W	36.08'
W188	S 89°38'47" W	46.01'
W189	N 48°50'21" W	42.29'
W190	N 04°21'59" W	47.98'
W191	S 70°03'12" E	33.30'
W192	N 19°19'50" E	28.28'
W193	N 05°39'35" E	48.48'
W194	S 79°42'21" W	41.01'
W195	S 78°07'45" W	37.92'
W196	N 28°48'10" W	47.91'
W197	N 56°02'18" W	51.61'
W198	N 57°24'18" W	24.80'
W199	N 08°04'26" E	25.53'
W200	N 04°25'47" E	38.03'
W201	N 15°06'13" W	38.09'
W202	S 64°38'05" W	66.25'
W203	N 35°41'35" W	38.87'
W204	N 01°32'12" E	15.89'
W205	N 58°37'36" E	6.23'
W206	S 86°39'28" E	20.84'
W207	S 72°34'06" E	33.01'
W208	S 68°43'24" E	42.32'
W209	S 83°11'30" E	16.81'
W210	N 43°41'54" E	2.27'
W211	N 06°48'38" E	10.44'
W212	N 23°23'40" W	22.32'
W213	N 19°33'15" W	29.27'
W214	N 18°08'52" W	28.57'
W215	N 12°26'55" W	25.52'
W216	N 12°50'12" W	19.84'
W217	N 36°46'02" W	23.46'
W218	N 20°00'15" W	8.79'
W219	N 05°17'22" E	8.91'
W220	N 25°06'49" W	11.72'
W221	N 38°18'27" W	6.38'
W222	N 04°41'18" W	9.27'
W223	N 21°36'37" W	38.29'
W224	N 18°17'23" W	26.46'
W225	N 03°59'40" E	11.02'
W226	N 41°04'54" W	14.68'
W227	N 23°04'47" W	12.10'
W228	N 11°33'04" W	9.08'
W229	N 14°36'45" W	6.85'
W230	N 07°08'04" E	5.23'
W231	N 47°39'42" W	11.13'
W232	N 45°57'41" W	12.26'
W233	N 10°13'19" W	8.15'
W234	N 58°37'37" E	3.41'
W235	S 54°48'05" E	7.25'
W236	S 20°40'52" E	9.00'
W237	S 46°21'53" E	13.72'
W238	S 22°06'43" E	7.40'
W239	S 03°41'37" E	7.05'
W240	S 01°58'38" W	8.26'
W241	S 28°12'33" E	12.16'
W242	S 37°02'11" E	18.24'
W243	S 10°42'37" W	9.50'
W244	S 19°55'33" E	26.86'
W245	S 22°09'50" E	32.51'
W246	S 33°03'40" E	13.14'
W247	S 18°30'37" W	5.29'
W248	S 24°12'01" E	14.52'
W249	S 06°43'03" W	10.34'
W250	S 15°42'53" E	8.69'
W251	S 42°31'13" E	22.39'
W252	S 09°00'38" E	21.27'
W253	S 13°19'37" E	24.18'
W254	S 18°41'34" E	27.70'
W255	S 24°33'14" E	33.24'
W256	S 13°12'51" E	24.16'
W257	S 13°56'09" E	12.19'
W258	S 39°01'23" E	3.65'
W259	S 67°45'14" E	46.63'
W260	S 71°57'37" E	103.69'
W261	S 73°18'52" E	100.89'
W262	S 68°53'22" E	86.58'
W263	S 71°38'41" E	84.94'
W264	S 72°22'32" E	95.87'
W265	S 69°36'22" E	81.44'
W266	S 69°26'16" E	53.19'
W267	S 73°41'19" E	52.34'
W268	S 68°53'41" E	5.82'
W269	S 74°30'22" E	93.87'
W270	S 70°21'32" E	67.40'
W271	S 81°20'59" E	101.22'
W272	S 81°01'43" E	92.89'
W273	S 78°01'58" E	99.29'
W274	S 77°14'12" E	49.40'

LINE	BEARING	DISTANCE
W275	N 83°21'57" E	6.07'
W276	S 78°16'29" E	107.86'
W277	S 84°24'02" E	89.06'
W278	S 77°44'18" E	36.87'
W279	N 34°30'56" E	7.70'
W280	S 70°27'48" E	47.86'
W281	S 74°08'22" E	7.17'
W282	N 34°12'30" E	68.75'
W283	N 00°08'31" E	238.57'
W284	N 30°27'01" W	18.33'
W285	N 54°02'33" W	22.69'
W286	S 63°09'21" W	10.74'
W287	S 42°23'44" E	33.99'
W288	S 24°30'11" E	25.49'
W289	S 01°24'27" W	16.94'
W290	S 45°53'07" W	32.90'
W291	S 63°03'42" W	21.90'
W292	S 01°11'46" W	28.55'
W293	S 52°32'35" W	20.19'
W294	S 51°12'59" E	38.70'
W295	S 51°24'41" W	40.34'
W296	S 79°17'30" W	35.96'
W297	S 41°13'03" W	38.44'
W298	N 86°39'14" W	50.71'
W299	N 59°03'35" W	35.02'
W300	N 76°34'00" W	25.93'
W301	N 02°17'44" E	16.35'
W302	N 39°43'10" W	30.93'
W303	N 04°30'17" W	49.49'
W304	N 30°54'42" E	41.03'
W305	N 04°12'49" W	36.39'
W306	N 09°56'00" W	51.89'
W307	N 09°58'27" W	45.40'
W308	N 79°52'11" W	48.17'
W309	N 40°03'47" W	34.94'
W310	S 80°08'25" W	53.53'
W311	S 62°47'34" W	45.12'
W312	S 41°23'49" W	48.96'
W313	S 71°56'41" W	50.44'
W314	S 37°51'36" E	25.75'
W315	S 48°17'11" E	51.45'
W316	S 30°15'45" E	34.22'
W317	S 24°46'41" W	87.49'
W318	S 75°10'38" W	31.33'
W319	S 86°07'31" W	33.68'
W320	N 23°18'06" W	55.62'
W321	N 75°54'05" W	24.06'
W322	S 28°43'35" W	50.49'
W323	N 34°29'31" W	37.57'
W324	S 77°13'09" W	47.08'
W325	N 54°00'32" W	48.05'
W326	S 82°46'01" W	43.89'
W327	N 44°22'11" W	64.16'
W328	N 10°26'56" W	43.68'
W329	N 09°58'09" W	53.53'
W330	N 82°17'59" W	27.65'
W331	N 77°01'22" W	86.20'
W332	S 83°22'47" W	66.81'
W333	N 16°08'51" W	45.05'
W334	N 85°14'09" W	38.74'
W335	N 16°10'27" W	31.60'
W336	S 79°53'42" W	28.43'
W337	S 73°04'12" W	32.91'
W338	S 74°50'59" W	42.86'
W339	N 27°47'05" W	61.77'
W340	N 67°37'14" W	29.29'
W341	S 75°53'32" W	49.91'
W342	S 89°19'32" W	34.92'
W343	S 72°36'51" W	37.39'
W344	S 25°05'15" W	30.35'
W345	S 28°35'37" E	22.88'
W346	S 30°54'30" E	36.49'
W347	S 13°03'49" W	23.79'
W348	S 53°34'37" W	52.11'
W349	N 86°14'22" W	49.95'
W350	N 63°59'19" W	32.82'
W351	N 44°08'40" W	35.13'
W352	S 76°17'36" W	28.89'
W353	N 84°28'14" W	50.89'
W354	N 38°37'18" W	45.33'
W355	S 74°27'33" W	51.29'
W356	N 17°45'33" W	32.93'
W357	N 17°41'14" W	19.67'
W358	N 01°09'16" E	14.15'
W359	N 30°03'33" W	17.13'
W360	N 17°04'36" E	12.41'
W361	N 50°46'32" W	6.77'
W362	S 87°29'43" W	21.58'
W363	S 82°46'13" W	21.50'
W364	S 14°05'05" W	4.59'
W365	S 61°59'10" E	7.43'
W366	S 04°12'54" W	9.47'
W367	S 72°44'42" E	3.35'
W368	N 31°36'45" E	6.68'
W369	S 78°24'10" E	8.37'
W370	S 08°33'14" W	20.88'
W371	S 13°13'28" E	18.97'
W372	S 67°30'39" E	7.04'
W373	S 01°49'09" W	14.18'
W374	S 20°02'57" E	13.73'
W375	S 03°56'42" W	12.92'
W376	N 89°05'14" E	18.89'
W377	S 07°00'53" W	14.26'

LINE	BEARING	DISTANCE
W378	S 57°24'00" W	8.37'
W379	S 15°55'03" E	9.61'
W380	S 13°15'15" W	17.77'
W381	S 80°30'35" W	5.75'
W382	S 16°28'42" W	7.40'
W383	S 50°53'35" W	5.14'
W384	S 08°48'04" W	22.34'
W385	S 20°47'23" W	33.58'
W386	S 44°00'33" E	6.83'
W387	S 41°58'11" W	26.71'
W388	S 36°12'47" E	16.19'
W389	N 56°04'54" E	15.73'
W390	N 12°56'47" E	35.15'
W391	S 83°05'06" E	12.08'
W392	N 83°51'55" E	24.62'
W393	N 26°08'26" E	18.71'
W394	N 59°30'28" E	7.59'
W395	N 54°55'48" W	38.56'
W396	N 23°46'41" E	16.82'
W397	N 20°21'59" E	31.45'
W398	N 04°47'54" E	20.24'
W400	N 79°58'03" E	2.74'
W401	N 64°16'06" E	10.24'
W402	N 26°21'27" W	1.61'
W403	S 71°23'25" W	4.77'
W404	S 76°24'00" W	7.93'
W410	N 18°52'25" W	118.07'
W411	N 46°16'44" W	8.07'
W412	N 50°32'59" W	66.67'

WETLAND FLAG COORDINATE TABLE

FLAG NO.	NORTHING	EASTING
1A	188508.3210	741878.4380
2A	188518.1240	741917.7870
3A	188537.8520	741989.9790
4A	188561.4340	742046.7720
5A	188577.4270	742096.7210
6A	188562.5870	742174.6160
7A	188622.5480	742183.1180
8A	188687.4500	742180.7340
9A	188748.1390	742134.7610
10A	188803.4050	742076.9710
11A	188845.7670	742025.4910
1B	188561.3760	741864.9860
2B	188580.5880	741860.2800
3B	188580.6930	741832.4460
4B	188580.5040	741787.3030
5B	188575.0700	741728.1830
6B	188576.2190	741636.5550
7B	188576.5660	741563.8460
8B	188575.7540	741473.5750
9B	188585.9930	741418.0360
10B	188563.7730	741399.8810
11B	188518.0210	741390.7900
12B	188477.3640	741389.0590
13B	188445.3770	741376.4160
14B	188406.7210	741375.5980
15B	188354.0140	741392.5950
16B	188336.6170	741371.5620
17B	188302.2010	741360.7370
18B	188301.9170	741314.7290
19B	188329.7480	741282.8940
20B	188377.5890	741279.2410
21B	188366.2300	741310.5400
22B	188392.9150	741319.9010
23B	188441.1580	741324.6820
24B	188433.8300	741284.3350
25B	188426.0290	741247.2230
26B	188468.0120	741224.1400
27B	188496.8440	741181.3330
28B	188510.2050	741160.4370
29B	188535.4840	741164.0230
30B	188573.3960	741166.9600
31B	188610.1740	741157.0340
32B	188581.7940	741097.1720
33B	188613.3620	741074.4940
1D	187843.0110	742739.0990
2D	187868.3700	742724.1910
3D	187881.6950	742705.8220
4D	187876.8470	742696.2430
5D	187851.7480	742719.1580
6D	187828.5530	742729.7300
7D	187811.6210	742729.3140
8D	187788.7160	742705.6900
9D	187778.7960	742686.1690
10D	187750.2480	742685.5730
11D	187737.9700	742669.5470
12D	187713.7300	742699.7130
13D	187688.5670	742668.1790
14D	187681.8860	742632.8490
15D	187652.9730	742607.5220
16D	187655.9330	742556.8960
17D	187673.9360	742526.8630
18D	187679.9610	742501.6380
19D	187696.3010	742502.2930
20D	187720.0940	742482.5260
21D	187769.4300	742478.6390
22D	187804.6360	742499.7190
23D	187840.9310	742497.0450
24D	187892.0480	742488.0930
25D	187936.7590	742480.2300
2 D	187945.2310	742432.8130
27D	187971.9750	742410.3220
28D	187962.8080	742357.5790
29D	187942.1770	742317.4480
30D	187905.4520	742285.0740
31D	187889.8190	742237.1180
32D	187869.4860	742252.9240
33D	187835.2510	742291.3300
34D	187805.6920	742308.5770
34DA	187726.2600	742271.9110
34DB	187718.2460	742241.6280
34DC	187715.9700	742208.0240
34DD	187767.0540	742186.0220
35D	187772.9160	742162.6820
36D	187728.6400	742138.4150
37D	187759.6090	742117.1370
38D	187749.1940	742071.2240
39D	187777.4320	742032.3450
40D	187771.9060	741988.8040
41D	187817.7670	741943.9410
42D	187860.7190	741936.0200
43D	187913.4400	741926.7530
44D	187917.1450	741899.3510
45D	187936.5020	741815.3540
46D	187928.8000	741748.9930
47D	187972.0730	741736.4640
48D	187975.2910	741697.8530
49D	188005.6390	741689.0510
50D	188000.6510	741661.0630
51D	187991.0690	741629.5840
52D	187979.8670	741588.2120
53D	188034.5110	741559.4200
54D	188045.6620	741532.3380
55D	188033.4970	741483.9350
56D	188033.0860	741449.0210
57D	188021.9140	741413.3400
58D	187994.4240	741400.4700
59D	187974.3350	741411.4200
60D	187943.0280	741430.1630
61D	187919.8550	741424.7860
62D	187888.9170	741382.8580
63D	187892.1930	741333.0170
64D	187906.5850	741303.5240
65D	187931.7960	741279.0550
66D	187924.9500	741250.9860
67D	187929.8540	741200.3280
68D	187965.2660	741172.0370
69D	187951.5250	741122.6250
1E	187918.5430	741483.4350
2E	187949.9030	741473.3910
3E	187968.6460	741467.4140
4E	187982.7900	741467.6990
5E	187997.6190	741459.1170
6E	188009.4780	741462.7600
7E	188013.7570	741457.5180
8E	188012.8140	741435.9600
9E	188010.1080	741414.6290
10E	188005.6520	741413.5110
11E	188002.1630	741420.0690
12E	187992.7190	741419.3730
13E	187991.7260	741422.5700
14E	187997.4140	741426.0710
15E	187995.7310	741434.2720
16E	187975.0880	741431.1670
17E	187956.6240	741435.5060
18E	187953.9310	741442.0110
19E	187939.7630	741441.5610
20E	187926.8650	741446.2680
21E	187913.9740	741445.3790
22E	187914.2750	741464.2700
23E	187900.1260	741462.5290
24E	187895.6180	741455.4800
25E	187886.3750	741458.1160
26E	187869.0790	741454.0420
27E	187868.1310	741448.3710
28E	187861.0350	741446.2720
29E	187857.7900	741442.2800
30E	187835.7140	741438.8620

FLAG NO.	NORTHING	EASTING
30E	187835.7140	741438.8620
31E	187804.3200	741426.9430
32E	187799.4090	741431.6870
33E	187779.5490	741413.8240
34E	187766.4890	741423.3870
35E	187775.2650	741436.4380
36E	187809.5170	741444.3120
37E	187808.0620	741456.3090
38E	187810.6930	741480.7880
39E	187827.4930	741489.0330
40E	187831.3430	741495.5710
41E	187853.4970	741464.0140
42E	187868.8920	741470.7970
43E	187898.3750	741481.7420
D-1B	188616.8710	741710.3700
D-2B	188618.1000	741603.5440
D-3B	188619.8040	741493.7020
D-4B	188618.6020	741429.1220
D-5B	188620.5130	741418.9890
D-6B	188622.7800	741415.1620
D-7B	188620.5470	741413.2950
D-8B	188620.9780	741409.3340
D-9B	188622.4720	741404.9830
D-10B	188625.2670	741374.5870
D-11B	188626.2760	741365.0290
D-12B	188626.6460	741340.9400
D-13B	188630.2500	741302.5750
D-14B	188631.9230	741249.2940
D-15B	188632.3150	741230.3240
D-16B	188636.1620	741207.8390
D-17B	188640.3310	741153.4370
D-18B	188641.4480	741146.0480
D-19B	188643.9770	741143.0280
D-20B	188640.6650	741138.0970
D-21B	188642.0300	741122.4620
D-22B	188641.3310	741110.2860
D-23B	188639.6330	741102.1730
D-24B	188637.8820	741088.7040
D-25B	188640.1910	741083.9930
D-26B	188635.5270	741074.4800
D-27B	188631.3670	741057.3600
D-28B	188628.4260	741042.2200
D-29B	188629.7830	741035.1710
D-30B	188628.8730	741029.1170
D-31B	188630.9110	741020.1990
D-32B	188636.7400	741012.4510
D-33B	188641.0170	740995.0260
D-34B	188639.8200	740967.6620
D-35B	188642.3330	740943.2140
D-36B	188643.8380	740926.8830
D-37B	188648.3590	740920.3810
D-1A	188613.6900	741710.2130
D-2A	188612.6280	741603.9020
D-3A	188613.8280	741493.0530
D-4A	188612.2370	741429.6480
D-5A	188613.7240	741414.1930
D-6A	188616.5930	741413.5040
D-7A	188617.7290	741409.1430
D-8A	188614.5340	741403.7160
D-9A	188618.9370	741381.7170
D-10A	188618.7400	741372.3380
D-11A	188618.2310	741363.1390
D-12A	188620.1740	741340.9160
D-13A	188621.7750	741302.5320
D-14A	188627.1320	741249.5790
D-15A	188627.9640	741229.9750
D-16A	188631.6140	741206.9390
D-17A	188635.6530	741152.9510
D-18A	188632.9200	741148.9540
D-19A	188633.4590	741144.3150
D-20A	188634.1160	741140.9060
D-21A	188636.2590	741121.3280
D-22A	188637.6130	741111.8380
D-23A	188635.3530	741103.5910
D-24A	188632.3300	741088.3720
D-25A	188633.6810	741084.0420
D-26A	188629.2420	741074.9200
D-27A	188627.4590	741058.7660
D-28A	188624.3980	741042.9940
D-29A	188621.6490	741035.5430
D-30A	188625.1710	741028.4930
D-31A	188626.8990	741018.7890
D-32B	188636.7400	741012.4510
D-33A	188635.2140	740994.3500
D-34A	188637.0110	740967.7930
D-35A	188636.3720	740944.2200
D-36A	188637.1250	740927.1350
D-37A	188638.1580	740916.9960
D-1C	188542.8610	741358.9100
D-2C	188566.0540	741357.3590
D-3C	188584.1860	741362.2000
D-4C	188599.5030	741364.5440
D-5C	188616.8760	741364.2530
D-1D	188543.4250	741364.0410
D-2D	188565.1020	741364.5330
D-3D	188582.6020	741366.9150
D-4D	188600.6160	741369.7150
D-5D	188614.3190	741370.9070
D-1G	188539.4690	740832.2670
D-2G	188543.9150	740841.4920
D-3G	188544.6430	740845.6070
D-4G	188543.4960	740849.9200
D-5G	188546.3290	740856.2380
D-1H	188538.0300	740832.9800
D-2H	188539.5520	740837.5000
D-3H	188541.4169	740845.2086
D-4H	188540.7080	740852.2790
D-5H	188542.8570	740858.6350
D-1E	188791.2530	740939.5890
D-2E	188765.8700	740931.8060
D-3E	188737.3960	740923.6540
D-4E	188682.4630	740924.1910
D-5E	188650.4930	740920.1930
D-6E	188637.4330	740915.6880
D-7E	188613.6550	740881.8230
D-8E	188607.5620	740876.9920
D-9E	188578.3980	740868.4640
D-10E	188568.3860	740868.0880
D-11E	188556.1070	740872.0000
D-12E	188544.0700	740878.5420
D-13E	188529.9290	740890.9840
D-14E	188516.5630	740901.6230
D-15E	188502.8930	740911.5120
D-16E	188493.7150	740917.8190
D-17E	188483.7290	740923.5830
D-18E	188460.8810	740939.2180
D-19E	188442.6690	740952.2120
D-20E	188416.3740	740960.8180
D-21E	188387.2260	740965.8780
D-22E	188367.3090	740972.8490
D-23E	188339.6950	740989.2180
D-24E	188319.0410	740993.4960
D-25E	188306.6530	740988.0000
D-26E	188290.0100	740973.7440
D-27E	188272.1370	740965.8940
D-28E	188266.2400	740965.7070
D-29E	188258.4660	740968.2840
D-30E	188248.1920	740975.6180
D-31E	188226.9470	740999.4700
D-32E	188216.7860	741005.5180
D-33E	188207.2350	741011.5060
D-34E	188197.1120	741018.0000
D-35E	188171.1410	741033.2050

FLAG NO.	NORTHING	EASTING
D-36E	188166.9630	741039.1280
D-37E	188158.5390	741042.3080
D-38E	188149.0740	741052.2350
D-39E	188142.2170	741055.0210
D-40E	188135.1840	741055.4750
D-41E	188126.9290	741055.1900
D-42E	188116.2150	741060.9370
D-43E	188101.6580	741071.9210
D-44E	188092.3210	741070.1550
D-45E	188067.0690	741079.3090
D-46E	188036.9580	741091.5750
D-47E	188025.9460	741098.7430
D-48E	188020.9250	741097.0620
D-49E	188007.6770	741103.0160
D-50E	187997.4040	741101.8060
D-51E	187989.0340	741104.1610
D-52E	187972.5310	741119.2940
D-53E	187951.5250	741122.6250
D-55E	187901.7580	741137.0760
D-56E	187871.5280	741150.8870
D-57E	187848.0110	741156.4090
D-58E	187836.1830	741159.3440
D-1F	188793.3490	740929.4960
D-2F	188767.1150	740920.6590
D-3F	188737.0690	740913.3570
D-4F	188681.7100	740914.0660
D-5F	188649.3430	740909.4090
D-6F	188640.1770	740902.4330
D-7F	188628.3070	740882.7440
D-8F	188612.5960	740867.2860
D-9F	188579.9390	740857.5790
D-10F	188563.0250	740857.5530
D-11F	188551.5270	740860.3940
D-12F	188545.5530	740863.4780
D-13F	188527.1700	740876.4140
D-14F	188515.3840	740892.2450
D-15F	188499.2570	740903.7790
D-16F	188488.2340	740909.5660
D-17F	188479.4600	740915.8580
D-18F	188455.5930	740931.8790
D-19F	188438.2010	740943.4120
D-20F	188415.5290	740952.7190
D-21F	188385.5680	740957.8310
D-22F	188363.2210	740965.5900
D-23F	188333.8150	740983.2810
D-24F	188319.6920	740986.3110
D-25F	188309.0690	740980.8280
D-26F	188291.5530	740967.8550
D-27F	188275.3930	740958.9400
D-28F	188265.5630	740957.9950
D-29F	188256.9850	740960.7140
D-30F	188244.8490	740969.8980
D-31F	188224.7100	740992.0790
D-32F	188211.7090	741000.7670
D-33F	188205.3760	741005.1010
D-34F	188195.2340	741014.7140
D-35F	188169.3660	741030.2940
D-36F	188161.3470	741031.7400
D-37F	188152.8220	741040.5560
D-38F	188145.3250	741048.7840
D-39F	188140.1400	741048.1350
D-40F	188133.5120	741049.8630
D-41F	188124.6120	741051.6820
D-42F	188113.4790	741056.4260
D-43F	188102.4110	741066.0750
D-44F	188091.4130	741065.3070
D-45F	188066.2890	741073.6110
D-46F	188030.6900	741087.7130
D-47F	188021.4470	741088.4710
D-48F	188016.4430	741092.4240
D-49F	188005.8270	741097.4000
D-50F	187996.9590	741096.5790
D-51F	187988.7020	741099.5850
D-52F	187969.9120	741113.6250
D-53F	187950.5630	741118.0340
D-55F	187898.4910	741132.4350
D-56F	187870.9080	741142.2320
D-57F	187850.4260	741151.0930
D-58F	187840.0600	741149.8550
1I	187863.6280	741034.5401
2I	187866.8700	741039.8570
3I	187865.6550	741060.6630
4I	187855.7650	741092.1610
5I	187840.4100	741131.5920
6I	187838.4170	741148.2850
7I	187833.3500	741161.6400
8I	187815.6970	741204.7980
9I	187783.5860	741303.3930
10I	187754.6190	741400.0330
11I	187723.4340	741480.8070
12I	187696.6850	741561.4270
13I	187667.6580	741652.7970
14I	187639.2770	741729.1360
15I	187620.5950	741778.9380
16I	187605.8950	741829.1710
17I	187603.7980	741834.6040
18I	187578.7230	741925.0590
19I	187556.0680	741988.5370
20I	187540.8450	742088.6010
21I	187526.3590	742180.3590
22I	187505.7710	742277.4920
23I	187494.8580	742325.6680
24I	187495.5590	742331.6950
25I	187473.6400	742437.3030
26I	187464.9500	742525.9400
27I	187457.1190	742561.9720
28I	187463.4650	742566.3360
29I	187447.4600	742611.4410
30I	187444.5410	742621.7150
31I	187432.7520	742650.1140

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Engineering & Management, LLC

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Seal

Date

REVISIONS

NO.	DATE	DESCRIPTION

BOUNDARY OF WATERS AND WETLANDS OF THE UNITED STATES, INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM

for

FRIENDSHIP HALL

Formerly Known As ORR PROPERTY
SUSSEX COUNTY, DELAWARE
Prepared for: RH ORR, LLC c/o RIBERA DEVELOPMENT, LLC

Date: 3/2/18
Job Number: G17067
Scale: 1" = 60'
Drawn By: ML
Designed By:
Approved By: RER

Sheet No.: 4 of 7

File Name: 17039-prelim-wetlands

N/F
ELIZABETH V. ZINSZER
TM 134-16.00-700.02
DB 1001/20
Zoned: AR-1

N/F
ANDREA R. & YVONNE ANN BROSSUS
TM 134-16.00-40.01
DB 3812/32
Zoned: GR

N/F
EDWARD R. & LORRAINE R. BUNTING
TM 134-16.00-14.01
DB 1001/20
Zoned: AR-1

N/F
LORRAINE I. RICKARDS & EDWARD BUNTING
TM 134-16.00-16.00
Zoned: AR-1

N/F
TYLER B. & KAREN S. HICKMAN
TM 134-16.00-15.00
DB: 4341/172
Zoned: AR-1

N/F
JUSTIN D. BRASURE
TM 134-16.00-15.01
DB: 3997/33
PLAT REF.: 171/26
Zoned: AR-1

N/F
WANYE E. & NANCY G. HICKMAN
TM 134-19.00-13.04
"LOT 1"
DB: 33089/88
PLAT REF.: 90/168
Zoned: AR-1

N/F
D. BRENT & CAROL P. HURLEY
TM 134-19.00-14.01
"LOT 1"
DB 3643/156
PLAT REF.: 32/36
Zoned: GR

BENCHMARK
CONCRETE
MONUMENT FOUND
N: 187,777.143
E: 740,764.0622
ELEV.= 13.07

N 87°03'33" E 165.73'

N 87°05'16" E 1036.62'

593.74'

21.08'

EXISTING 20' WIDE SANITARY EASEMENT

20' WIDE SANITARY SEWER EASEMENT

VARIABLE WIDTH POND MAINTENANCE AREA, FROM TOP OF SLOPE (TYP.)

50' BUFFER

MATCHLINE SEE SHEET 6

DE STATE GRID NORTH (NAD 83)

OPEN SPACE A
1,369,893 S.F.±
31.448 AC.±

ACCESS, PARKING AND UTILITIES EASEMENT. (TYP.)

BUS STOP PAD

ENTRANCE MONUMENTATION AND SIGNAGE

CENTRAL AVENUE COUNTY ROAD #84
BASED ON DEEDS & PLATS OF RECORD
60' RIGHT-OF-WAY WIDTH VARIES
CONTACT DelDOT #855-368-4687

N 18°52'25" W 779.90'

PRONG 2 TAX DITCH
DEED REF.: 99/87

BEAVER DAM TAX DITCH
PRONG OF THE (USA)
(WATERS OF THE U.S.)
DEED REF.: 99/87

Right of Way
Delaware Electric Cooperative, Inc.
DB 1799/66 & 1503/68

DUNDEE STREET

CROSS ROAD

BRAEMAR ROAD

COLDSTREAM STREET

BALMORAL STREET

CEMETERY AND ACCESS EASEMENT

FENCE AROUND CEMETERY SHALL BE 4' HIGH BLACK ORNAMENTAL FENCE

SEE SHEET 7 FOR DELDOT RIGHT OF WAY AND EASEMENTS

OPEN SPACE A
1,369,893 S.F.±
31.448 AC.±

OPEN SPACE B
36758 S.F.±
0.844 AC.±

OPEN SPACE C
38956 S.F.±
0.894 AC.±

STREET LIGHT (TYP.) LOCATIONS SUBJECT TO CHANGE.

PUMP STATION

AMENITY AREA SUBJECT TO CHANGE AND FINAL SITE PLAN REVIEW

BATH HOUSE

CONCRETE PATIO

POOL

FLOOD ZONE X (UNSHADED)
FLOOD ZONE AE (EL.4)

GRAPHIC SCALE
(IN FEET)
1 inch= 50 ft.

Unit 1 Unit 2 Unit 3 Unit 4 Unit 5
Unit 6 Unit 7 Unit 8 Unit 9 Unit 10
Unit 11 Unit 12 Unit 13 Unit 14 Unit 15
Unit 16 Unit 17 Unit 18 Unit 19
Unit 20 Unit 21 Unit 22 Unit 23 Unit 24
Unit 25 Unit 26
Unit 27 Unit 28 Unit 29 Unit 30 Unit 31
Unit 32 Unit 33 Unit 34 Unit 35 Unit 36
Unit 37 Unit 38 Unit 39 Unit 40 Unit 41
Unit 42 Unit 43 Unit 44
Unit 45 Unit 46 Unit 47 Unit 48 Unit 49 Unit 50 Unit 51 Unit 52
Unit 53 Unit 54 Unit 55 Unit 56 Unit 57 Unit 58 Unit 59 Unit 60 Unit 61 Unit 62
Unit 63 Unit 64 Unit 65 Unit 66 Unit 67 Unit 68 Unit 69 Unit 70 Unit 71 Unit 72
Unit 73 Unit 74 Unit 75 Unit 76 Unit 77 Unit 78 Unit 79 Unit 80
Unit 114 Unit 115
Unit 116 Unit 117 Unit 118
Unit 120 Unit 121
Unit 122 Unit 123 Unit 124 Unit 125 Unit 126
Unit 127 Unit 128 Unit 129 Unit 130 Unit 131
Unit 132 Unit 133

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REVISIONS

NO.	DATE	DESCRIPTION
1	5/18/20	REVISIONS PER AGENCY COMMENT LETTER DATED 5/13/20

FINAL SITE PLAN
for
FRIENDSHIP HALL
Formerly Known As ORR PROPERTY
SUSSEX COUNTY, DELAWARE
Prepared for: RH ORR, LLC c/o RIBERA DEVELOPMENT, LLC

Date:	4/17/18
Job Number:	G16067
Scale:	1"=50'
Drawn By:	ML
Designed By:	JP
Approved By:	JP

Sheet No.: 5 of 7

File Name: 17067-final-site

N/F
FOREST LANDING
COMMUNITIES, LLC
TM 134-16.00-40.00
DB 3828/106
PLAT REF.: 110/263
Zoned: MR

S 71°06'00" E 813.70'

PUTTER LANE
25' WIDE PRIVATE RIGHT-OF-WAY
PLOT 110/268

20' LANDSCAPE BUFFER
EXISTING WOOD TO REMAIN

50' BUFFER

MATCHLINE
SEE SHEET 5

DOG PARK

OPEN SPACE A
1,369,893 S.F.±
31.448 AC.±

STREET LIGHT (TYP.)
LOCATIONS
SUBJECT TO
CHANGE.

ACCESS, PARKING AND
UTILITIES EASEMENT. (TYP.)

Unit 36

N 89°56'11" E 136.00'

N 00°03'49" W 75.48'

BALMORAL STREET

N 89°56'11" E 209.66'

S 00°03'49" E 292.24'

Unit 53
Unit 54
Unit 55
Unit 56
Unit 57

Unit 72
Unit 71
Unit 70
Unit 69
Unit 68

Unit 73
Unit 74
Unit 75
Unit 76
Unit 77

Unit 85
Unit 84

Unit 78
Unit 79
Unit 80

Unit 83
Unit 82
Unit 81

40' MIN.

COLDSTREAM STREET

BRAEMAR ROAD

N 00°03'49" W 282.20'

OPEN SPACE C
38956 S.F.±
0.894 AC.±

Unit 58
Unit 59
Unit 60
Unit 61
Unit 62

Unit 67
Unit 66
Unit 65
Unit 64
Unit 63

S 89°56'11" W 222.00'

S 89°56'11" W 238.93'

S 00°03'49" E 337.17'

N 89°56'11" E 210.42'

20' (TYP.)
18' (MIN.)

ARDWELL ROAD

S 89°56'11" W 210.42'

N 89°56'11" E 207.67'

AIRIES AVENUE

N 89°56'11" E 87.67'

OPEN SPACE D
9971 S.F.±
0.229 AC.±

S 89°56'11" W 87.67'

SEAHAM PLACE

TENBY ROAD

Unit 86
Unit 87
Unit 88

Unit 92
Unit 93
Unit 94
Unit 95
Unit 96
Unit 97
Unit 98

Unit 91
Unit 90
Unit 89

Unit 99
Unit 100
Unit 101
Unit 102
Unit 103

Unit 115
Unit 114
Unit 113
Unit 112
Unit 111

OPEN SPACE E
11163 S.F.±
0.256 AC.±

RINGFORD STREET

Unit 110
Unit 109
Unit 108

Unit 104
Unit 105
Unit 106
Unit 107

Unit 116
Unit 117
Unit 118

Unit 119
Unit 120
Unit 121

CEMETERY AND
ACCESS EASEMENT,
SEE DETAIL HEREON

BATH
HOUSE

CONCRETE
PATIO

POOL

AMENITY AREA -
SUBJECT TO
CHANGE AND FINAL
SITE PLAN REVIEW

OPEN SPACE A
1,369,893 S.F.±
31.448 AC.±

VARIABLE
WIDTH POND
MAINTENANCE
AREA, FROM
TOP OF SLOPE
(TYP.)

20' LANDSCAPE
BUFFER, EXISTING
WOOD TO REMAIN

S 00°08'31" W 960.44'

N/F
FOREST LANDING
COMMUNITIES, LLC
TM 134-16.00-40.00
DB 3828/106
PLAT REF.: 110/263
Zoned: MR

N/F
FOREST LANDING
COMMUNITIES, LLC
TM 134-16.00-40.03
"OPEN SPACE"
PLAT REF.: 110/263
Zoned: MR

N/F
JAMES L. & CATHLEEN S.
KEELEY
TM 134-16.00-1911.00
"LOT 305"
DB: 4786/311
Zoned: MR

N/F
ROBERT MICHAEL & RENEE L.
GEORGE
TM 134-16.00-1912.00
"LOT 306"
DB: 4783/336
Zoned: MR

N/F
NANCY FEELEY
TM 134-16.00-1913.00
"LOT 307"
DB: 4798/202
Zoned: MR

N/F
FOREST LANDING
COMMUNITIES, LLC
TM 134-16.00-1914.00
"LOT 308"
DB: 3828/106
Zoned: MR

N/F
NVR, INC.
TM 134-16.00-1915.00
"LOT 309"
DB: 4794/242
Zoned: MR

N/F
NVR, INC.
TM 134-16.00-1916.00
"LOT 310"
DB: 4809/256
Zoned: MR

N/F
LISBETH MCBRIDE-CHAMBERS
TM 134-16.00-1917.00
"LOT 311"
DB: 4827/1626
Zoned: MR

N/F
FOREST LANDING
COMMUNITIES, LLC
TM 134-16.00-40.03
"OPEN SPACE"
PLAT REF.: 110/263
Zoned: MR

FENCE AROUND CEMETERY
SHALL BE 4' HIGH BLACK
ORNAMENTAL FENCE

CEMETERY AND ACCESS
EASEMENT.

Unit 116

DETAIL
SCALE: 1"=30'

DE STATE GRID NORTH (NAD 83)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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NO.	DATE	DESCRIPTION
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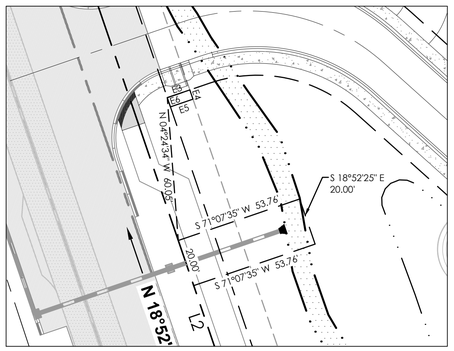
FINAL SITE PLAN
for
FRIENDSHIP HALL
Formerly Known As ORR PROPERTY
SUSSEX COUNTY, DELAWARE
Prepared for: RH ORR, LLC c/o RIBERA DEVELOPMENT, LLC

Date:	4/17/18
Job Number:	G16067
Scale:	1"=50'
Drawn By:	ML
Designed By:	JP
Approved By:	JP

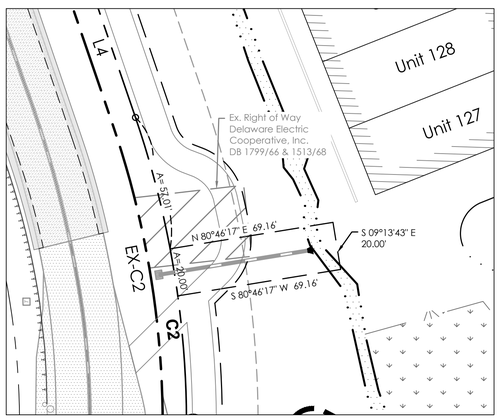
Sheet No.: 6 of 7

File Name: 17067-final-site



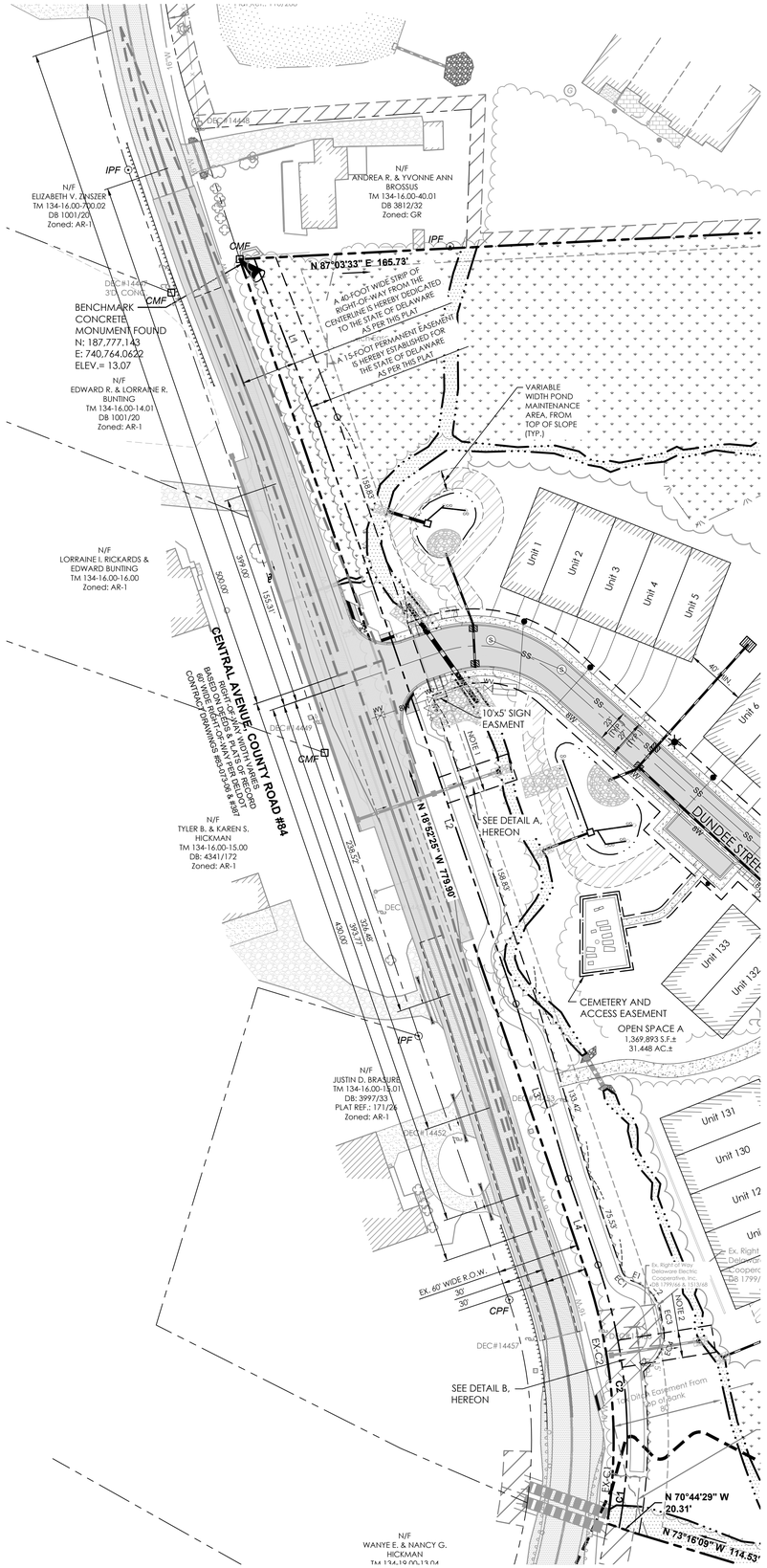
DETAIL A

SCALE: 1"=30'



DETAIL B

SCALE: 1"=30'



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	108.50'	115.06'	109.75'	S 78°29'35" E	60°45'42"
C2	68.50'	60.29'	58.37'	S 22°53'47" E	50°25'54"
C3	41.50'	60.93'	55.61'	S 39°44'35" E	84°07'29"
C4	476.50'	64.22'	64.17'	N 85°47'00" E	7°43'20"
C5	13.00'	18.62'	17.07'	N 40°53'39" E	82°03'23"
C6	13.00'	20.40'	18.37'	N 45°05'56" W	89°55'46"
C7	13.00'	20.42'	18.38'	N 44°56'11" E	90°00'00"
C8	13.00'	20.42'	18.38'	S 45°03'49" E	90°00'00"
C9	13.00'	20.42'	18.38'	N 44°56'11" E	90°00'00"
C10	13.00'	20.42'	18.38'	N 45°03'49" W	90°00'00"
C11	13.00'	20.42'	18.38'	S 44°56'11" W	90°00'00"
C12	13.00'	20.42'	18.38'	N 45°03'49" W	90°00'00"
C13	13.00'	20.42'	18.38'	S 44°56'11" W	90°00'00"
C14	73.50'	40.43'	39.92'	N 74°18'17" W	31°31'04"
C15	51.50'	27.30'	26.98'	N 73°43'47" W	30°22'05"
C16	476.50'	76.21'	76.13'	S 86°30'15" W	9°09'50"
C17	523.50'	70.56'	70.50'	S 85°47'00" W	7°43'20"
C18	88.50'	143.15'	128.05'	N 44°01'05" W	92°40'30"
C19	21.50'	18.92'	18.32'	N 22°53'47" W	50°25'54"
C20	61.50'	65.22'	62.21'	N 78°29'35" W	60°45'42"
C21	13.00'	20.50'	18.44'	N 45°18'13" W	90°20'20"
C22	13.00'	20.44'	18.40'	N 44°54'04" E	90°04'14"
C23	13.00'	20.40'	18.37'	S 45°05'56" E	89°55'46"
C24	36.50'	20.12'	19.87'	S 15°39'37" W	31°35'18"
C25	13.00'	20.42'	18.38'	S 76°27'16" W	90°00'00"
C26	98.50'	52.21'	51.60'	N 73°43'47" W	30°22'05"
C27	13.00'	27.16'	22.49'	N 30°12'03" W	119°43'32"
C28	83.50'	43.42'	42.94'	N 14°45'51" E	29°47'46"
C29	13.00'	20.44'	18.40'	N 44°54'04" E	90°04'14"
C30	13.00'	20.42'	18.38'	S 45°03'49" E	90°00'00"
C31	13.00'	20.42'	18.38'	S 44°56'11" W	90°00'00"
C32	13.00'	20.42'	18.38'	N 45°03'49" W	90°00'00"
C33	13.00'	20.42'	18.38'	N 44°56'11" E	90°00'00"
C34	13.00'	20.42'	18.38'	S 45°03'49" E	90°00'00"
C35	13.00'	20.42'	18.38'	S 44°56'11" W	90°00'00"
C36	13.00'	20.42'	18.38'	N 44°56'11" E	90°00'00"
C37	13.00'	20.42'	18.38'	S 45°03'49" E	90°00'00"
C38	13.00'	20.42'	18.38'	S 44°56'11" W	90°00'00"
C39	13.00'	20.42'	18.38'	N 45°03'49" W	90°00'00"
C40	21.00'	18.81'	18.19'	N 84°09'52" E	51°18'53"
C41	19.00'	16.02'	15.55'	S 82°39'20" W	48°17'48"
C42	11.00'	9.27'	9.00'	S 82°39'20" W	48°17'48"
C43	29.00'	25.97'	25.11'	S 84°09'52" W	51°18'53"
C44	24.50'	16.11'	15.82'	S 60°43'12" W	37°39'52"
C45	14.00'	4.84'	4.82'	N 80°05'21" W	19°49'19"
C45	15.50'	10.19'	10.01'	N 60°43'12" E	37°39'52"
C45	6.00'	2.08'	2.07'	S 80°05'21" E	19°49'19"
C46	24.50'	16.11'	15.82'	S 60°43'12" W	37°39'52"
C47	15.50'	10.19'	10.01'	N 60°43'12" E	37°39'52"
C48	90.00'	33.35'	33.16'	N 10°40'49" W	21°14'00"
C49	110.00'	40.76'	40.53'	S 10°40'49" E	21°14'00"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 71°07'35" E	12.83'
L2	N 00°21'20" W	17.54'
L3	S 00°21'20" E	18.00'
L4	N 89°38'40" E	8.11'
L5	N 00°03'49" W	47.00'
L6	N 00°03'49" W	18.00'
L7	S 00°03'49" E	18.00'
L8	N 89°56'11" E	42.83'
L9	N 89°56'11" E	47.00'
L10	S 89°56'11" W	18.00'
L11	N 00°03'49" W	40.34'
L12	N 89°56'11" E	18.00'
L13	N 89°56'11" E	18.00'
L14	S 00°03'49" E	40.34'
L15	S 89°56'11" W	18.00'
L16	N 89°56'11" E	18.00'
L17	S 00°03'49" E	40.34'
L18	S 89°56'11" W	18.00'
L19	N 89°56'11" E	18.00'
L20	S 00°03'49" E	40.34'
L21	S 89°56'11" W	18.00'
L22	S 89°56'11" W	47.00'
L23	S 00°03'49" E	14.75'
L24	S 89°56'11" W	47.00'
L25	S 89°56'11" W	18.00'
L26	N 89°56'11" E	18.00'
L27	N 00°03'49" W	6.83'
L28	N 89°56'11" E	18.00'
L29	S 89°56'11" W	18.00'
L30	S 89°56'11" W	47.00'
L31	N 00°03'49" W	17.35'
L32	S 89°56'11" W	18.00'
L33	N 00°03'49" W	51.00'
L34	N 89°56'11" E	18.00'
L35	N 00°03'49" W	18.00'
L36	S 89°56'11" W	12.44'
L37	S 41°53'16" W	18.00'
L38	N 41°53'16" E	18.00'
L39	S 71°07'35" W	18.87'
L40	S 31°07'35" W	7.53'
L41	N 58°32'44" W	22.24'
L42	N 90°00'00" E	4.59'
L43	S 70°10'41" E	4.60'
L44	N 58°30'26" E	3.40'
L45	S 73°11'46" E	4.39'
L46	N 16°48'14" E	23.47'
L47	S 76°57'54" E	60.83'
L48	S 08°32'07" W	32.89'
L49	N 77°17'14" W	65.59'
L50	N 16°48'14" E	11.76'
L51	N 73°11'46" W	4.39'
L52	S 58°30'26" W	3.40'
L53	N 70°10'41" W	4.60'
L54	N 90°00'00" W	4.58'
L55	S 41°53'16" W	30.93'
L56	S 79°33'08" W	20.61'
L57	S 10°26'52" E	30.60'
L58	S 82°44'05" W	39.60'
L59	N 00°17'23" E	58.38'
L60	N 81°54'39" E	28.68'
L61	S 10°26'52" E	18.78'
L62	N 79°33'08" E	20.61'
L63	N 41°53'16" E	30.93'

DELDOT EASEMENTS CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
EC1	12.50'	10.97'	10.62'	N 44°00'14" W	50°15'37"
EC2	27.50'	27.00'	25.93'	S 41°00'13" E	56°15'39"
EC3	432.60'	14.01'	14.01'	S 11°56'44" E	1°51'18"
EC4	27.50'	27.00'	25.93'	S 17°06'44" W	56°15'39"

DELDOT EASEMENTS LINE TABLE

LINE	BEARING	DISTANCE
E1	N 69°08'02" W	3.71'
E2	N 45°14'34" E	9.92'
E3	N 71°07'35" E	10.00'
E4	S 18°52'25" E	4.09'
E5	S 71°07'35" W	10.00'
E6	S 18°52'25" E	4.09'

DELDOT RIGHT OF WAY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 21°01'17" W	129.78'
L2	N 18°52'25" W	447.40'
L3	N 16°43'34" W	133.42'
L4	S 18°52'25" E	66.59'

DELDOT RIGHT OF WAY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	398.10'	111.52'	111.15'	S 10°50'56" E	16°02'59"
C2	359.66'	83.11'	82.92'	N 03°47'44" E	13°14'21"

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
EX-C1	388.10'	35.30'	N 06°18'01" E	35.29'	5°12'42"
EX-C2	388.10'	152.87'	N 07°35'22" W	151.88'	22°34'06"

NOTES:

1. A 20-FOOT WIDE PERMANENT EASEMENT CONTAINING 1075.29 SQUARE FEET IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAT, FOR EMERGENCY ACCESS TO DRAINAGE FACILITIES CONVEYING RUNOFF FROM THE STATE MAINTAINED ROADS AND/OR RIGHT-OF-WAY. THE PORTIONS OF THE DRAINAGE EASEMENT AND SYSTEM THAT ARE UPSTREAM OR OFFSITE AS WELL AS SECTIONS THAT ARE NOT DIRECTLY COLLECTING AND CONVEYING THE DRAINAGE RUNOFF OF THE PROPOSED STATE MAINTAINED ROADS AND/OR RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, PROPERTY OWNERS, OR BOTH. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF ANY EXEMPTED PORTIONS OF THE STORM DRAIN SYSTEM AND/OR DRAINAGE EASEMENTS.
2. A 20-FOOT WIDE PERMANENT EASEMENT CONTAINING 1381.48 SQUARE FEET IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAT, FOR EMERGENCY ACCESS TO DRAINAGE FACILITIES CONVEYING RUNOFF FROM THE STATE MAINTAINED ROADS AND/OR RIGHT-OF-WAY. THE PORTIONS OF THE DRAINAGE EASEMENT AND SYSTEM THAT ARE UPSTREAM OR OFFSITE AS WELL AS SECTIONS THAT ARE NOT DIRECTLY COLLECTING AND CONVEYING THE DRAINAGE RUNOFF OF THE PROPOSED STATE MAINTAINED ROADS AND/OR RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, PROPERTY OWNERS, OR BOTH. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF ANY EXEMPTED PORTIONS OF THE STORM DRAIN SYSTEM AND/OR DRAINAGE EASEMENTS.

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REVISIONS

NO.	DATE	DESCRIPTION
1	5/18/20	REVISIONS PER AGENCY COMMENT LETTER DATED 5/13/20

DELDOT RIGHT OF WAY AND EASEMENTS, CURVE AND LINE TABLES

for

FRIENDSHIP HALL

Formerly Known As ORR PROPERTY
SUSSEX COUNTY, DELAWARE
Prepared for: RH ORR, LLC c/o RIBERA DEVELOPMENT, LLC

Date:	4/17/18
Job Number:	G16067
Scale:	1"=50'
Drawn By:	ML
Designed By:	JP
Approved By:	JP

Sheet No.: 7 of 7

File Name: 17067-final-site

Tax Map & Parcel Nos. _____ (Including All Units)
Prepared By and Return to:
K. William Scott, Esq.
Scott and Shuman, P.A.
33292 Coastal Highway, Suite 3
Bethany Beach, Delaware 19930

DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP OF PREMISES SITUATED IN BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE, PURSUANT TO THE DELAWARE UNIFORM COMMON INTEREST OWNERSHIP ACT FOR

ORR-MIDDLE CREEK CONDOMINIUM

RH ORR, LLC, a Delaware Limited Liability Company, of _____, (hereinafter referred to as the "Declarant"), does hereby declare:

1. Intent of Submission and Description of Property. **RH ORR, LLC,** a Delaware Limited Liability Company, as holder of legal title to the land herein described, hereby submits certain real property described in **Schedule "A"** annexed hereto, together with the buildings and improvements thereon erected and owned by the Declarant in fee simple absolute (referred to as the "Property"), to the provisions of the Delaware Uniform Common Interest Ownership Act, 25 Del. C. Section 81-101, et seq. (referred to as the "Act"), in order to create a plan of condominium ownership of the Property. The Property consists of Units and Common Elements as shown on the Condominium Plats and Plans, being dated _____, recorded in the Office of the Recorder of Deeds, in and for Sussex County, Georgetown, Delaware in Plot Book ____, Page ____.

2. Definitions. The terms used in this Declaration and in the accompanying Bylaws shall have the following meanings:

(a) "Act" means the Delaware Uniform Common Interest Ownership Act (25 Del. C. Section 81-101, et seq.), as amended.

(b) "Applicable Law" means all laws, rules, statutes, codes, acts, ordinances, judgments, decrees, injunctions, permits, licenses, authorizations, directives, requirements or regulations of all federal, state, county, city and other governments, departments, commissions, Councils, courts, authorities, officials, and offices applicable to the Property, the Condominium, the Units, the Association, the Condominium Documents, and any Unit Owner.

(c) "Association" means all of the Unit Owners acting as a group in accordance with the Bylaws.

(d) "Bylaws" means such governing regulations as are adopted pursuant to the Act for the regulation and management of the Property, including such amendments thereof as may be

adopted from time to time. The Bylaws shall have the same meaning as defined in Section 81-103(6) of the Act.

(e) "Common Elements" means, pursuant to Section 81-103(8) of the Act, any parts of the Condominium other than the Units, and any other interests in real estate for the benefit of the Unit Owners as more fully set forth on the Condominium Plats and Plans and in Section 8 of this Declaration. The Common Elements shall include both the General Common Elements (if any) and Limited Common Elements (if any) as shown upon the Condominium Plats and Plans and as otherwise set forth herein.

(f) "Common Expenses" means and includes:

(1) All sums lawfully assessed against the Unit Owners by the Council;

(2) Expenses of administration, maintenance, repair and replacement of the Common Elements, including repair and replacement reserves as may be established;

(3) Expenses agreed upon as Common Expenses by the Unit Owners;

(4) Expenses declared Common Expenses by the provisions of the Act or by this Declaration or the Bylaws;

(5) Premiums for insurance policies required to be purchased by the Council pursuant to the Bylaws;

(6) Charges for water meters, water service, water bond sinking fund, charges for regional sewage use and regional sewage bond redemption, if any, if the same are billed or charged to the Condominium as a whole; and

(7) All valid charges against the Condominium as a whole.

(g) "Common Profits" means and includes all revenues over expenses, gains realized from activities or investments over and above expenditures therefor.

(h) "Condominium" means the ORR-MIDDLE CREEK Condominium project being submitted to the provisions of the Act pursuant to the terms and conditions of this Declaration and which shall consist of the Common Elements and the Units.

(i) "Condominium Documents" means this Declaration, the Condominium Plats and Plans, Bylaws, and Rules and Regulations, and any of the accompanying documents referenced or provided for as schedules thereto, and all amendments thereto.

(j) "Condominium Plats and Plans" means the Condominium Plats and Plans dated _____, prepared by _____, a registered architect or licensed professional engineer or professional land surveyor, which Condominium Plats and Plans have been recorded in the Office of the Recorder of Deeds, in and for Sussex County, Georgetown, Delaware in Plot Book ____, Page ____, and any subsequent amendments to such Condominium Plats and Plans.

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(k) "Council" means a board of natural persons of the number stated in the Bylaws, all of whom shall be residents of the State of Delaware, Unit Owners as defined herein, or representatives of the Declarant, but need not be all, who shall be appointed or elected as provided in the Condominium Documents, and who shall manage the business operations and affairs of the Condominium on behalf of the Unit Owners and in compliance with and subject to the provisions of the Act, this Declaration and the Bylaws, and such other regulations as may be promulgated. The Council shall serve as the "Executive Board" of the Association, as such term is used in the Act.

(l) "Declaration" means this document by which the Declarant submits the Property to the provisions of the Act and all amendments thereof.

(m) "Declaration Plan" means and is interchangeable with the term "Condominium Plats and Plans".

(n) "Delaware Uniform Common Interest Ownership Act" means Title 25, Delaware Code, Sections 81-101 through 81-421, as amended (referred to as the "Act").

(o) "Declarant" means **RH ORR, LLC,** a Delaware Limited Liability Company and its successors and assigns.

(p) "Declarant Control Period" means the period beginning on the date of recordation of this Declaration and ending on the date which is the earlier of (i) sixty (60) days after the date on which seventy-five (75%) percent of the proposed Units, together with the Common Elements appurtenant thereto, have been conveyed to Unit Owners other than the Declarant; (ii) two (2) years after the date the Declarant has ceased to offer Units for sale in the ordinary course of business; or (iii) two (2) years after any right of the Declarant to add new Units to the Condominium was last exercised as provided in the Declaration and the Act.

(q) "Declarant Rights" means the rights or combination of rights reserved by the Declarant in this Declaration and in the Bylaws and shall include, but not be limited to, the "Development Rights" as the same is defined in the Act.

(r) "Eligible Mortgagee" means a holder, insurer, or guarantor of a first mortgage on a Unit who has submitted a written request to the Declarant or Council that it be provided with notice from the Council of amendments to the Condominium Documents or other significant matters which would affect the interests of the Mortgagee.

(s) "Expansion Area" shall have the meaning ascribed in Section 5 hereof, captioned "Expansion".

(t) "General Common Elements" means all parts of the Property other than the Units and Limited Common Elements as more fully set forth in Subsection 8(b) hereof, captioned "General Common Elements". The General Common Elements shall expressly exclude both the Limited Common Elements and Units as shown upon the Condominium Plats and Plans and as otherwise set forth herein.

(u) "Initial Units" shall have the meaning ascribed in Section 4 hereof, captioned "Initial Units".

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(v) "Land" means the real property, exclusive of buildings or other improvements thereon, as described in **Schedule "A"**.

(w) INTENTIONALLY DELETED.

(x) "Lot Line" means the locations at which the vertical boundaries of a Unit intersect with the ground, as depicted on the Condominium Plats and Plans, establishing the total ground area attributable to a Unit and on which a Unit is located, including the dwelling, driveway, and any yard.

(y) "Limited Common Elements" means that portion of the Common Elements allocated in the Declaration and identified on the Condominium Plats and Plans for the exclusive use of one (1) or more, but fewer than all, of the Units.

(z) "Maintain" or "Maintenance" or any variation thereof shall mean and refer to the maintenance, repair, restoration, replacement, demolition, removal, and construction of all or any portion of the Property, including, by way of example and not of limitation, any Unit, Limited Common Element or General Common Element required or necessary to keep such Property in good working order, operation, condition and repair as otherwise required, permitted or authorized under the Condominium Documents.

(aa) "Majority" or "Majority of Unit Owners" means the owners of more than fifty percent (50%) of the aggregate in interest of the undivided ownership of the Common Elements as specified herein.

(bb) "Managing Agent" means a professional managing agent employed by the Declarant or Council to perform such duties and services as the Declarant or Council shall authorize in conformance with this Declaration and the Bylaws.

(cc) "Percentage Interest" means the Percentage Interest of each Unit in the Common Elements as set forth in **Schedule "B"** attached hereto and subject to specified reductions upon subsequent amendments thereto as provided for in **Schedule "C"** attached hereto.

(dd) "Property" means the Land and the Units and all other improvements and structures thereon owned in fee simple, and all easements, rights and appurtenances belonging thereto which have been or are intended to be submitted to the provisions of the Act, and all articles of personal property intended for use in connection therewith.

(ee) "Recorded" means that an instrument has been duly entered of record in the Office of the Recorder of Deeds, in and for Sussex County, the County in which the Land and Property are situate.

(ff) "Recorder" means the Office of the Recorder of Deeds, in and for Sussex County, Delaware, located in Georgetown, Delaware.

(gg) "Revocation" means an instrument signed by all of the Unit Owners and by all holders of liens against the Units by which the Property is removed from the provisions of the Act.

(hh) "Rules and Regulations" means such rules and regulations as may be adopted from

time to time by the Declarant or Council that are deemed necessary for the enjoyment of the Condominium, provided they are not in conflict with the Act, this Declaration, or the Bylaws. See also Section 33 of this Declaration.

(ii) "Unit" means all of the improvements and property located within a 3- dimensional space designated for separate ownership or occupancy, as defined by Section 81-103(48) of the Act, consisting of the entire dwelling structure, and any garage located within the boundaries of the Unit identified on the Condominium Plats and Plans. Where intersecting the ground, the vertical boundaries of a Unit are sometimes referred to as Lot Lines, establishing the outside perimeter of the ground area attributable to the Unit.

(jj) "Unit Designation" means the number, letter or combination thereof designating a Unit in the Condominium Plats and Plans.

(kk) "Unit Owner" means any natural person, corporation, partnership, association, trust or other legal entity, or any combination thereof, which owns title to a Unit.

3. Name of Condominium. This Condominium project shall be known as ORR-MIDDLE CREEK Condominium and shall be an expandable condominium as hereinafter provided.

4. Initial Units. There are presently _____ (__) Units erected upon the Property, which have been built as of the date hereof. The Initial Units are located as shown on the Condominium Plats and Plans. Each Initial Unit is improved with a dwelling and a garage. As hereinafter provided, Declarant has reserved the right to expand the Condominium to create up to a maximum of _____ (__) Units, as authorized pursuant to Section 81-205 of the Act, as amended. Any additional Units, as they are constructed, will be located in substantial conformity to the Condominium Plats and Plans; provided, however, that the Declarant may effect minor changes in the location of the proposed Units in order to improve views to and from the Units, improve parking areas and harmonize the Property to the sewer and water service distribution plan; and further provided that the Condominium Plats and Plans shall not be substantially changed and no interest in any Unit or Common Element shall be changed thereby, except as provided herein. To accomplish the purposes set forth herein, the Declarant has filed for record a Deed of Easement (a copy of which is attached hereto as **Schedule "D"**), which is of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware in Deed Book ____, Page ____.

5. Expansion. The Land and the improvements now or hereafter to be located thereon which may be annexed to and made a part of the Condominium ("Expansion Area") are described in **Schedule "G"** attached hereto and made a part hereof. The maximum number of Units which may be contained in the Condominium is _____ (__). Such Units and/or any Limited Common Elements appurtenant to them may be added in phases in accordance with Section 6 hereof, in whatever sequence the Declarant may determine in its sole and exclusive discretion.

6. Expansion Phases.

(a) Right to Expand. The Declarant hereby reserves, pursuant to the authorities contained in Section 81-205 of the Act, as amended, the right to expand the Condominium without the consent of the Council, the Unit Owners or the holder of any lien upon any Unit, and to annex to the Property additional land and improvements thereon, provided that this reserved right shall terminate on the twenty-fifth (25th) anniversary after the date of Recordation of this Declaration and shall otherwise comply with the Act. Notwithstanding the foregoing, Declarant shall be under no obligation to expand

the Condominium and any such expansion shall be at Declarant's sole discretion.

Any such expansion or annexation shall be accomplished by the recordation in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, of an amendment to this Declaration, an amendment to **Schedule "A"** of this Declaration, an amendment to **Schedule "B"** of this Declaration which shall conform to the provisions outlined in **Schedule** "C" hereof, and an amendment of the Condominium Plats and Plans showing, inter alia, the Units and improvements constructed upon the Land being annexed.

(b) Adjustments to Common Element Percentages. Upon the recordation of an amendment to this Declaration for the purpose of annexing some or all of the Expansion Area to the Land and improvements described in **Schedule "A"** attached hereto, each Unit Owner, by operation of law and pursuant to the reallocation process described in **Schedule "C"** attached hereto, shall have the undivided Percentage Interests in the Common Elements, Common Expenses and Common Profits and shall have the number of votes set forth on an amendment to **Schedule "B"** attached thereto. Any deed for any condominium Unit shall be delivered subject to the conditional limitation that the Percentage Interests appurtenant to such Unit shall be automatically reallocated pro tanto upon the recordation of such amendment.

(c) Execution and Recordation of Amendments. There is reserved unto the Declarant, its successors or assigns, an irrevocable Power of Attorney coupled with an interest as set forth on **Schedule "F"** for the purpose of reallocating the Percentage Interests and voting rights appurtenant to each of the Units in accordance with this Section and executing, acknowledging and delivering such further instruments as may from time to time be required in order to accomplish the purposes of this Section. Each Unit Owner and each Mortgagee of a Unit shall be deemed to have acquiesced in the amendment of this Declaration and in the amendment of the Condominium Plats and Plans for the purpose of adding additional Units and Common Elements to the Condominium in the manner set forth in this Section and shall be deemed to have granted unto the Declarant an irrevocable Power of Attorney coupled with an interest to effectuate, execute, acknowledge and deliver any such amendments; and each such Unit Owner and Mortgagee shall be deemed to have agreed and covenanted to execute such further instruments, if any, as may be required by the Declarant to properly accomplish such amendments.

(d) Status Prior to Expansion. During the interval of time between the filing of this Declaration and the construction of the additional Units, the expenses, taxes and any other burdens of ownership of the Land proposed for annexation shall be at the sole expense of the Declarant. Any necessary amendments to this Declaration and the Condominium Plats and Plans under this Section shall be at the sole expense of the Declarant.

(e) Effect of Expansion. Upon the annexation of the Land into the Property of **ORR-MIDDLE CREEK CONDOMINIUM, Schedule "A"** shall be amended to describe all of the Land thereafter and then contained within ORR-MIDDLE CREEK Condominium. The legal description of the ORR-MIDDLE CREEK Condominium in its entirety, as it is expected to exist upon completion of expansion, is set forth in **Schedule "E"** attached hereto and incorporated herein by reference.

(f) Percentage of Ownership in Common Elements. Until the additional Units are constructed upon the Property described in **Schedule "G"** and declared as part of the Condominium,

as hereinbefore provided, the respective percentages of ownership in the Common Elements for each Unit which shall be used for purposes of determining voting rights and the percentage share of each Unit for the expenses of and relating to the various rights in the Common Elements, irrespective of any market or sales value, is shown on **Schedule "B"** attached hereto.

(g) Changes in Percentage of Ownership in Common Elements, Voting Rights and Expenses or Profits. Notwithstanding the provisions of Section 6(f) of this Declaration, the proportionate undivided interest in the Common Elements by one (1) or more Unit Owners may be reduced, altered or changed by the recordation of an amendment to this Declaration duly executed by all Unit Owners, their agents or attorneys, affected by such changes pursuant to the provisions of Section 81-217 of the Act.

(h) Change in Percentage of Ownership in Common Elements, Voting Rights and Expenses by Expansion and Annexation, and Method of Implementing Any Such Change. Notwithstanding the provisions of Sections 6(f) and 6(g) of this Declaration, upon annexation of land into ORR-MIDDLE CREEK Condominium as provided for in this Section, the Percentage Interest of each Unit Owner in the Common Elements and the voting rights provided for in the Act and the Bylaws shall be reallocated as provided for and authorized in this Section and in accordance with the formula listed upon **Schedule "C"** attached hereto. Upon completion of construction of the Units and upon annexation of the Land, Units and Common Elements into this condominium as provided for in this Section, evidence of which shall be the issuance of a certificate of occupancy from Sussex County, all Units shall be liable for the Condominium charge assessed against like Units in the existing condominium, whether said Units have been sold by the Declarant or remain unsold. At the time of completion of construction of the additional Units upon the Land described in **Schedule "E"**, the Declarant shall promptly file an **Amended Schedule "A"** and an **Amended Schedule "B"** in accordance with the formula contained in **Schedule "C"** and shall, as needed, amend this Declaration and the Condominium Plats and Plans of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, as provided for herein.

7. Units. As of this date hereof, the Condominium known as ORR-MIDDLE CREEK Condominium, consists of _____ (__) Units. The Unit number designations and the Percentage Interests of each Unit in the Common Elements and the share of each Unit in the Common Expenses are listed on **Schedule "B"** hereto attached. The location of said Units is substantially delineated on the Condominium Plats and Plans which are of record in the Office of the Recorder of Deeds, aforesaid. The remaining proposed Units are provided for in Section 6 of this Declaration.

There is currently _____ (__) Unit types(s) planned for the Condominium. The Units contain townhome style homes that are constructed in groups of between _____ (__) and _____ (__), sharing common party walls in a townhome configuration. The anticipated typical elevations of the Units are depicted on **Schedule "H"** attached hereto. The Declarant reserves the right to make changes to Units not yet annexed into the Condominium, including the amount of finished floor area, the exterior elevations, and nature of exterior and interior finishes, to respond to market conditions in the course of the orderly build out of the Condominium.

Each Unit (which Unit shall also include the garage, if any, that is a part of such Unit, as such garage is more particularly depicted and described on the Condominium Plats and Plans) consists

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of the entire dwelling located within the Unit boundaries as depicted on the Condominium Plats and Plans, including, but not limited to, the ground below the Unit and the air above the Unit, the elevations of which are depicted on the Condominium Plats and Plans, including the windows and doors serving each Unit. Included as part of each such Unit are the following:

(a) All structural and non-structural load and non-load bearing walls or partitions of the dwelling located within such Unit;

(b) All utilities and utility lines located within or without such Unit but solely serving such Unit, including but not limited to electric service, gas, water and sewer lines and service, telephone lines, media lines, and irrigation lines; and

(c) All heating, ventilation and air conditioning equipment and related components whether located within or without the Unit and solely serving such Unit; and

(d) All stoves, refrigerators, microwaves, garbage disposals, hot water heaters, ceiling fans, washers, dryers, sinks, baths, and all plumbing pipes, services and fixtures, and any other equipment, appliances or other components located within or without such Unit, but solely serving such Unit; and

(e) Any garages, carports, or other such appurtenances that are located outside the building, but within the area defined as the Unit on the Condominium Plats and Plans, and servicing solely such Unit; and

(f) Any porches, including screened porches, balconies, terraces, patios, outside showers or other similar appurtenances which serve solely such Unit; and

(g) Any sidewalks, leadwalks, stairs, or similar appurtenances located within the area defined as the Unit on the Condominium Plats and Plans which service solely such Unit; and

(h) INTENTIONALLY DELETED; and

(i) The foundation of the dwelling located within the Unit; and

(j) The ground below the Unit extending to the core of the earth, as more particularly depicted and described on the Condominium Plats and Plans, and the air above the Unit extending up to the heavens, as more particularly depicted and described on the Condominium Plats and Plans; and

(k) The percentage of undivided interest in the Common Elements specified in **Schedule "B"**

8. Common Elements; Limited Common Elements.

(a) Common Elements means and includes the definition thereof as set forth in Section 81-103(6) of the Act, as defined in this Declaration and as shown on the Condominium Plats and Plans. Common Elements consists of both General Common Elements, if any, and Limited Common Elements, if any, as defined herein, but expressly excludes Units. Common Elements includes, but is not limited to, all Land, and all air space above the surface of the Land (but excluding air space enclosed within the title lines of any Unit), together with all improvements and structures,

subject to any public utility easements of record now or in the future for sanitary and storm sewer use, water lines, electric, gas, telephone and cable television, transmission lines, sewage lift stations or other similar necessary or desirable utility functions or which are appurtenant to the Land; the entire structure of the building including exterior walls and roof, exterior surfaces, the foundation, and all other portions of the building and appurtenances thereto (but expressly excluding all portions of the Unit); excepting however, the Land composing the Expansion Area until such Land is annexed by the recording of a supplemental Declaration.

(b) General Common Elements include the following, to the extent such are located on the Property or an Expansion Area to be annexed into the Condominium in the future.

1. The sanitary sewage facilities and water pipes up to the collectors for the individual Units.

2. All lighting fixtures and equipment and wiring installed to illuminate any of the Common Elements.

3. All central services and utilities which serve as the main distribution lines.

4. All apparatus and installations existing for common use.

5. All portions of the stormwater management system including without limitation underground storage areas.

6. All open space, green space, and other elements necessary or convenient to the existence, operation, maintenance and safety of the Condominium or normally used in common use shall be a Common Element.

(c) Limited Common Elements include any Common Elements identified on the Condominium Plats and Plans as Limited Common Elements and any Common Elements that are otherwise reasonably intended for the use by the Owner or occupant of a specific Unit or Units (i.e., one (1) or more but less than all of the Units), including, by way of example and not limitation, the following:

1. Any storage area solely serving a Unit;

2. Driveway solely serving a Unit;

3. Any lamppost, mailbox or other betterment appurtenant to a Unit, located outside the Unit boundaries but serving only such Unit;

4. Any common party wall providing fire separation between Units and located on a common Lot Line.

5. Any other Common Element intended for use by the Owner or occupant of a specific Unit or Units or otherwise dedicated to the use of one (1) or more but less than all of the Unit Owners.

9. Use of Units. Each Unit, the Limited Common Elements, and the General Common

Elements shall be occupied and used as follows:

(a) No part of the Property shall be used for other than housing and the related common purposes for which the Property was designated. Each Unit shall be used only for residential purposes and shall be occupied only by as many persons as do not unduly burden the Unit, Limited Common Elements, or General Common Elements; provided however, pursuant to Section 81-215 of the Act, that Declarant shall be entitled to use a Unit or Units as "models" or "samples" for the purpose of selling or renting Units in the Condominium; and construction trailers, equipment and vehicles, and other temporary structures, equipment, vehicles and improvements associated with the development and construction of the ORR-MIDDLE CREEK Condominium upon the Property for a period commencing on the date of recordation of the Declaration and ending on the first to occur of (i) twenty-five (25) years from the date of recordation of this Declaration, or (ii) the date the last Unit has been conveyed by the Declarant. Any Unit or any number of Units owned by Declarant may be used by the Declarant as models or as a sales office and such models or sales office may be relocated to any other Unit from time to time at the Declarant's discretion. Similarly, the Declarant may use any part of the Common Elements, in whatever size or location is deemed necessary by the Declarant in its sole discretion, for its sales office for the period of time described herein and the Declarant may relocate such sales office anywhere on the Property from time to time in the Declarant's sole discretion, during the time period provided herein.

(b) Nothing shall be done or kept in any Unit or in the Limited Common Elements or General Common Elements which will increase the rate of insurance for the Property or the contents thereof applicable for residential use without the prior written consent of the Council. No Unit Owner shall permit anything to be done or kept in, on or to his Unit or the Limited Common Elements or General Common Elements which will result in the cancellation of insurance on the Property or the contents thereof or which would be in violation of any law.

(c) No immoral, improper, offensive or unlawful use shall be made of the Property or any part thereof. All laws, ordinances, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereof relating to any portion of the Property shall be observed and complied with by and at the sole expense of the Unit Owner or the Council, whichever shall have the obligation to maintain or repair such portion of the Property.

(d) Nothing shall be done in any Unit or in, on or to the Limited Common Elements or General Common Elements which will impair the structural integrity of the Property or which would structurally change any Unit or improvements thereon, except as is otherwise provided in the Bylaws or this Declaration.

(e) Except for residential use permitted by paragraph (a) of this Section, no industry, business, trade, occupation, or otherwise, designed for profit, altruism, exploration, or otherwise, shall be conducted, maintained or permitted on any part of the Property.

(f) For Sale and For Rent Signs. Subject to the terms contained in this Subsection, commencing on the date of recordation of this Declaration and continuing until the earlier of (i) two (2) years from the date of the first sale of a Unit by the Declarant or (ii) until seventy-five percent (75%) of the Units have been sold (the "For Sale Sign Period"), no Unit Owner (expressly excepting the Declarant) shall display any "For Sale" signs on any part of its Unit or the Common Elements. Commencing on the expiration of the For Sale Sign Period, any Unit Owner, pursuant to the provisions of Section 81-320(c) of the Act, shall have the right to display a "For Sale" sign measuring up to

twelve inches (12") by eighteen inches (18") on the front lawn of such Unit Owner's Unit. Such "For Sale" sign shall otherwise conform to the rules and regulations of the Condominium. No "For Rent" signs or other window displays or advertising may be maintained or permitted on any part of the Property or in any Unit therein without the prior written consent of the Council. Notwithstanding the foregoing limitations, the right is reserved by the Declarant or its agents to place "For Sale" or "For Rent" signs on any unsold or unoccupied Units or at suitable places in the Limited Common Elements or General Common Elements, and the right is hereby given to any mortgagee who may become the owner of any Unit to place such signs on any Unit owned by such mortgagee.

(g) American and State Flags. Any Unit Owner pursuant to the provisions of Section 81-320(c) of the Act shall have the right to display the flag of the United States of America or the State of Delaware, measuring up to three feet (3') by five feet (5'), on a pole of reasonable length attached to the exterior wall of the Unit.

(h) Nothing shall be altered or constructed in or removed from the Common Elements except upon the prior written consent of the Council.

(i) The Common Elements shall be used only for landscaping and parking and for the furnishing of services and facilities for which they are reasonably suited and which are incident to the use and occupancy of the Units.

(j) All parts of the Unit or Limited Common Elements which are exposed to the elements, including by way of illustration and not limitation, the windows, doors, siding, framing and decks, shall not be changed nor shall the appearance of such be changed without obtaining the prior written approval of the Council. A Unit Owner shall not change the exterior appearance of the Unit or any General Common Elements or any Limited Common Elements in any manner including, but not limited to, painting, staining or otherwise altering, in any manner or fashion, the existing color therefore, adding fixtures thereto, or otherwise, without obtaining the prior written approval of the Council.

(k) No Unit Owner shall use or permit to be brought into the Unit any inflammable oils or fluids such as gasoline, kerosene, or benzene, or other explosives or articles deemed extra hazardous to life, limb or property.

(l) Any damage to the Common Elements or equipment of the Council caused by any Unit Owner, family member, guest or invitee shall be repaired or replaced at the expense of such Unit Owner.

(m) Each Unit Owner shall be held responsible for the actions of his family members, tenants, invitees and guests.

(n) The Common Elements are solely for the use of the Unit Owners, their family members and invited guests. The use of the Common Elements shall be at the risk of those involved and not, in any event, at the risk of the Declarant, Council, Condominium or the Unit Owners.

10. Decoration and Fixturing of Interior Surfaces of Walls and Ceilings. Each Unit Owner shall have the right, at any time and from time to time, to install, at his own cost and expense, such decorations, additions, fixtures and coverings (including without limitation painting, finishing,

wallpapering and carpeting) to the surfaces of walls and ceilings which face the interior of his Unit, provided that same do not impair the structural integrity of the Unit.

11. Members of the Council. The names of the first members of the Council, to serve until their successors are chosen and qualified pursuant to the Bylaws, are:

_____
_____
_____

12. Encroachments. If any portion of the Common Elements or Limited Common Elements now encroaches upon any Unit, or if any Unit now encroaches upon any other Unit or upon any portion of the General Common Elements or Limited Common Elements, as a result of the construction of any Unit, or if any such encroachment shall occur after the recording of this Declaration as a result of settling or shifting of any Unit, a valid easement for such encroachment and for the maintenance of the same shall exist so long as such Unit shall stand. In the event any Unit, any adjoining Unit, or any adjoining Limited Common Elements or General Common Elements shall be partially or totally destroyed as a result of fire or other casualty or as a result of condemnation or eminent domain proceedings and then rebuilt, encroachments of parts of the General Common Elements or Limited Common Elements upon any Unit or of any Unit upon any other Unit or upon any portion of the General Common Elements or Limited Common Elements due to such rebuilding shall be permitted, and valid easements for such encroachments and for the maintenance of the same shall exist so long as such reconstructed Unit shall stand.

13. Pipes, Ducts, Cables, Wires, Conduits, Public Utility Lines, Irrigation Systems and Other Common Elements Located Inside of Units; Support. Each Unit Owner shall have an easement in common with the owners of all other Units to use all pipes, ducts, cables, wires, conduits, public utility lines, irrigation systems and other Common Elements which may be located in any of the other Units and serving his Unit. Each Unit shall be subject to an easement in favor of the owners of all other Units to use pipes, ducts, cables, wires, conduits, public utility lines, irrigation systems and other Common Elements serving such other Units and located in such Unit. The Council or its designated representatives shall have a right of access to each Unit to inspect the same, to remove violations therefrom and to maintain, repair or replace the Common Elements contained thereon or elsewhere in the Units. The grant of easement applies to Common Elements including Limited Common Elements which may exist within any Unit. Every portion of a Unit which contributes to the structural support of any other Unit or any Common Element shall be burdened with a perpetual and non-exclusive easement of structural support for the benefit of any such Unit or Common Element.

14. Units Subject to Easement for Ingress and Egress Through Common Elements. Each Unit Owner shall have an easement in common with the owners of all other Units for ingress and egress through all Common Elements, but subject to other provisions of this Declaration, the Bylaws and such other Rules and Regulations as Council may from time to time adopt. Each Unit shall be subject to an easement for ingress and egress through all Common Elements by persons lawfully using or entitled to same.

15. Units Subject to Construction Easements in Common Elements. Each Unit shall be

subject to an easement of ingress and egress to permit access to all Common Elements, and an easement for construction of all improvements to be built on the Common Elements as outlined on the Condominium Plats and Plans and for completion of the Units, by all construction personnel, personnel of Declarant and their employees, agents and invitees and all necessary equipment in connection therewith. Such easements shall allow Declarant and their employees, agents and invitees to utilize Common Elements for marketing activities, including signage and parking, associated with the sale of Units to the public. Any such easements granted hereunder to the benefit of Declarant and their employees, agents and invitees shall automatically extinguish upon the completion of construction of all Units or the release of all governmental security related to the development of the Condominium, whichever shall later occur.

16. Units Subject to Declaration; Bylaws; Rules and Regulations. All present and future Unit Owners, lessees, mortgagees, tenants and occupants of Units shall be subject to and shall comply with the provisions of this Declaration, the Bylaws for the Condominium, and the Rules and Regulations for the Condominium, as they may be amended from time to time. The acceptance of a deed of conveyance or other transfer document or the entering into of a lease or the entering into occupancy of any Unit shall constitute an agreement that the provisions of this Declaration, the Bylaws for the Condominium, and the Rules and Regulations for the Condominium, as they may be amended from time to time, are accepted and ratified by such owner, tenant or occupant, and all of such provisions shall be deemed and taken to be enforceable equitable servitudes and covenants running with the Land and shall bind any person having at any time any interest or estate in such Unit, as though such provisions were recited at length in each and every such document.

17. Maintenance and Repair by the Association and by the Unit Owners. The Association shall have an easement in, over, under, through or across the Property for the inspection, operation, maintenance, repair, improvement or replacement of the Common Elements. The Association shall have an irrevocable right and an easement to enter the Units to make repairs to the Units (excluding the interior of the dwelling within the Unit) when the repairs appear reasonably necessary to prevent damage to the Common Elements or another Unit or to take any other action with regard to the Unit to the extent required by the Condominium Documents or the Act, including to paint and maintain the exteriors of the dwellings within the Units if such maintenance service is provided for in the Condominium budget. Such easement on the part of the Association to enter the Units (excluding the interior of the dwelling within the Unit) to make repairs shall include the performance of preventive maintenance to the Unit that the Council, in its discretion, deems reasonable and necessary to prevent damage to the Common Elements or other Units in the Condominium or, upon reasonable prior notice, to abate a violation of the Condominium Documents. Any exercise of the rights of access pursuant to this Section, except the right of access for the purpose of performing maintenance and repairs to Common Elements or to the exterior of Units as provided for in the Association's adopted annual operating and reserve budgets, shall be made after a prior request for entry is made and, if requested by the Unit Owner, in the company of a representative of such Unit Owner. In all events, any such entry shall be exercised in a reasonable manner so as to minimize inconvenience or disruption to the Unit Owner. Notwithstanding, in the case of an emergency, such right of entry shall be immediate, whether or not a representative of the Unit Owner is present or a prior request was made.

18. Characteristics of Easements. Except as otherwise provided in this Declaration, all easements created by this Declaration are appurtenant to and run with the Property, are non-exclusive, perpetual, free of charge, and may be used by the agents, employees, tenants, licensees,

contractors, and invitees of the Declarant, the Association and the Council (the "Benefitted Parties"), regardless of whether or not the Benefitted Parties are explicitly identified as beneficiaries of said easements.

19. Unit Ownership and Ownership of Common Elements. Each Unit Owner shall own his Unit and the Percentage Interest of such Unit in the Common Elements, including the Land.

20. Amendment of Declaration. This Declaration, except as otherwise herein provided, may be amended by the vote of a majority of the Unit Owners, cast in person or by proxy at a meeting duly held in accordance with the provisions of the Bylaws; provided, however, that amendments of a material nature, as defined in Article XIII, Section 13.4 of the Bylaws, shall be approved by the vote of at least sixty-seven percent (67%) of the Unit Owners. Furthermore, any proposed amendment of a material nature shall have been approved in writing by the Eligible Mortgagees holding mortgages constituting first liens of at least fifty-one percent (51%) of the Units subject to mortgages. No such amendment shall be effective until duly Recorded; provided, however, except as otherwise herein provided, the Percentage Interest shall not be changed except by unanimous consent of all of the Unit Owners affected thereby and the consent of at least fifty-one (51%) of the Eligible Mortgagees, which change shall be evidenced by an appropriate amendatory declaration to such effect, duly Recorded. Consent by Eligible Mortgagees shall be deemed received when an Eligible Mortgagee fails to submit a response to any written proposal sent by certified mail, return receipt requested, within sixty (60) days following its receipt of said proposal. No amendment to this Declaration during the Declarant Control Period may remove, revoke or modify any right, reservation or privilege of the Declarant without the prior written consent of the Declarant.

Notwithstanding the foregoing provisions for the amendment of the Declaration, the Declarant shall have an irrevocable power of attorney coupled with an interest for the purpose of amending the Declaration and **Schedules "A" and "B"** attached thereto and the Condominium Plats and Plans under the reservation and powers given unto the Declarant in Sections 5 and 6 of this Declaration for the purposes stated in Section 5 and in strict accordance with the procedures specified in Sections 5 and 6 of the Declaration. The provisions for the annexation of Land and improvements into ORR-MIDDLE CREEK Condominium and all other provisions of Sections 5 and 6 of this Declaration are incorporated into this Section by reference as though each and every statement contained in Sections 5 and 6 were fully set forth herein.

21. No Revocation or Partition. The Common Elements shall remain undivided and no Unit Owner or any other person shall bring any action for partition or division thereof, except in the event of substantial destruction as provided in the Bylaws and the Act. Except in the event of substantial destruction as provided in the Bylaws, the dedication of the Property under the Act shall not be waived or revoked unless all of the Unit Owners and the Eligible Mortgagees of all of the mortgages covering the Units and all other lienholders unanimously agree to such revocation or waiver. The Percentage Interests shall not be separated from the Unit to which they appertain and shall be deemed conveyed, leased or encumbered with the Unit though the interest is not expressly mentioned or described in the conveyance or other instrument.

22. Consequences of Eminent Domain. In the event that all or any portion of the Condominium project is threatened by exercise of the power of eminent domain, or becomes the subject of condemnation proceedings, each Unit Owner whose Unit, exclusive of his undivided interest in the Common Elements, is directly threatened shall have the right to demand and receive compensation for his Unit, including his interest in the Common Elements. No Unit Owner whose interest in only the Common Elements is threatened shall have a similar right, but the

Council alone with respect to such Common Elements shall demand and receive compensation, which shall be allocated to the respective Unit Owners according to their undivided interest in the Common Elements.

23. Invalidity. The invalidity of any provision of this Declaration shall not be deemed to impair or effect in any manner the validity, enforceability or effect of the remainder of this Declaration, and in such event all of the other provisions of this Declaration shall continue in full force and effect as if such invalid provision had never been included herein.

24. Waiver. No provision contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

25. Gender. The use of the masculine gender in this Declaration shall be deemed to refer to the feminine gender and the neuter gender and the use of the singular shall be deemed to refer to the plural, and vice versa, whenever the context so requires.

26. Successors and Assigns. Whenever **RH ORR, LLC,** a Delaware Limited Liability Company, is used, such reference shall also refer to its successors and assigns.

27. Special Disclosure/Notice to Purchasers. Each Unit Owner will be responsible for the maintenance, operation and repair of substantially all of his or her own Unit elements, as well as the Limited Common Elements appurtenant thereto. **The Association assumes responsibility for maintenance, repair and/or replacement of only those portions of Units and Limited Common Elements that are specifically provided for in the Association's adopted annual operating and reserve budgets. Any representation or promise, either express or implied, made by any sales agent, realtor, builder or other person/entity associated with the ORR-MIDDLE CREEK Condominium project to the contrary is made without authority and is made in contravention of this Declaration.**

28. Reserve Funds. In addition to any contingency reserve fund that the Council deems to be necessary, the Association shall, to whatever extent that is required by the Act, maintain a fully funded repair and replacement reserve for the General Common Elements based on a current reserve study. The term "reserve study" shall be defined as set forth in Section 81-103 (40) of the Act. The term "repair and replacement reserve" shall be defined as set forth in Section 81-103 (39) of the Act. The term "fully fund" shall mean a method adopted by Council that is generally accepted among professionals as a basis for determining the periodic deposit to reserves required to make major repairs to or replace the General Common Elements.

29. Captions. The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit, or describe the scope of this Declaration or the intent of any provision thereof.

30. Assessments and Taxes. Each Unit and its Proportionate Interest in the Common Elements shall be assessed and taxed for all purposes as a separate parcel of real estate in accordance with the Act and any such real estate taxes and assessments applicable to each such Unit shall be the sole responsibility of such Unit Owner.

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31. Declarant's Rights. The following rights have been reserved by the Declarant with regard to the Property. Such rights apply to all of the Property, specifically including, but not limited to, the Expansion Area and the Declarant makes no assurances as to the order in which the Declarant's rights may be exercised as to any of the Property and if any of the Declarant's rights are exercised as to any portion of the Property, Declarant makes no assurances as to whether such rights will be exercised as to the remainder or any other portion of the Property.

(a) Declarant's Power of Attorney.

(1) Declarant hereby reserves for itself, its successors, transferees and assigns, the right to execute on behalf of all contract purchasers, Unit Owners, mortgagees and other lienholders or parties claiming a legal or equitable interest in the Condominium, any such agreements, documents, amendments or supplements to this Declaration, the Bylaws or the Condominium Plats and Plans and which may be so required by or for compliance with requirements of FNMA, FHA, VA, the Federal Home Loan Mortgage Corporation ("FHLMC"), the Government National Mortgage Association ("GNMA"), or by any governmental or quasi- governmental agency or authority having regulatory jurisdiction over the Condominium, any contract purchaser, institutional lender or title insurance company designated by the Declarant, or as may be required to comply with the Fair Housing Amendments Act of 1988, as amended from time to time, to comply with the 30 Del. C. (Housing Code), Section 40-45, the Act, or to comply with other Applicable Law.

(2) By acceptance of a deed to any Unit or by the acceptance of any other legal or equitable interest in the Condominium, each and every contract purchaser, Unit Owner, mortgagee or other lienholder, or party having a legal or equitable interest in the Condominium does automatically and irrevocably name, constitute, appoint and confirm the Declarant, its successors, transferees and assigns, as attorney-in-fact for the purpose of executing such agreement, document, amendment, supplement and other instrument(s) to effect the foregoing subject to the limitations set forth in this Section.

(3) No such agreement, document, amendment, supplement or other instrument which adversely affects the value or substantially alters the floor plan of a Unit or changes the Percentage Interest appurtenant to such Unit, or substantially increases the financial obligations of the Unit Owner, or reserves any additional or special privileges for the Declarant not previously reserved, shall be made without prior written consent of the affected Unit Owner(s) and their mortgagee(s). Any such agreement, document amendment, supplement or instrument which adversely affects the priority or validity of any mortgage shall not be made without the prior written consent of the mortgagee.

(4) The power of attorney aforesaid is expressly declared and acknowledged to be coupled with an interest in the subject matter hereof and the same shall run with the title to the Units and be binding upon the heirs, personal

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representatives, successors, transferees and assigns of any of the foregoing parties. Further, said power of attorney shall not be affected by the death or disability of any principal and is intended to deliver all right, title and interest of the principal in and to said power of attorney. Said power of attorney shall be vested in the Declarant, its successors, transferees and assigns from the date this Declaration is recorded until the end of the Declarant Control Period.

(b) As provided in greater detail in Sections 4, 5, 6 and 20, among others, of this Declaration and for the periods stated therein, Declarant reserves the right to expand the Condominium and further reserves the right to amend this Declaration and to modify Percentage Interest appurtenant to the Units to accommodate the expansion and reserves necessary easements to accomplish the expansion and easement rights for the Expansion Area.

(c) As provided in greater detail in Section 9 of this Declaration and for the periods stated therein, Declarant reserves the right to use the Units and Common Elements of the Condominium to maintain sales models and samples and construction and sales trailers and other equipment and temporary structures related to the development, construction and sale of the Condominium.

(d) As provided in greater detail in Section 9 of this Declaration, Declarant has reserved particular rights to maintain for sale and for rent signs on the Property as the Declarant may determine in its sole discretion.

(e) As provided in Section 11 and as further detailed in the Bylaws, the Declarant has retained the right to appoint the initial members of the Council and to retain seats on the Council for such periods as provided in the Bylaws.

(f) Other rights retained by the Declarant include the right to complete improvements indicated on any and all plats and plans filed with this Declaration; the right to alter the improvements in Declarant's sole discretion, including in response to market conditions and demand (**all representations and warranties regarding the size, type, style and appearance of all such improvements being expressly disclaimed hereby**); the right to use easements through the Common Elements and Units for the purpose of making improvements within the ORR-MIDDLE CREEK Condominium or which may be added to the Condominium; the right to merge or consolidate the Condominium with another Condominium of the same form of ownership; the right to attend meetings of the Unit Owners and the Council, including executive sessions; and the right to have access to the records of the Association to the same extent as any Unit Owner.

In the event any of the foregoing rights are addressed elsewhere in this Declaration, the Bylaws, or Rules and Regulations for the ORR-MIDDLE CREEK Condominium (collectively "Other Documents"), the foregoing provisions shall be read as complementary to any such other provisions contained in the Other Documents and not in conflict therewith whenever and wherever possible. All of the foregoing rights reserved for the Declarant shall exist until December 31, 2038, unless otherwise stated in any of the Other Documents or the Act, or unless the Declarant shall voluntarily abandon and waive such right at an earlier time as the Declarant deems appropriate in its sole discretion.

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32. Unit Owner Responsibilities Regarding Resales. In addition to the rights and responsibilities in this Declaration, it shall be the responsibility of the Unit Owner or his/her agent to notify the Association of resale of any Unit and the new Unit Owner's name and address. The Unit Owner is responsible, at such Unit Owner's cost, for providing all Condominium Documents as any or all have been amended from time to time, and a resale certificate to the new Unit Owner/prospective purchaser as required by Section 81-409 of the Act, as amended. The Association shall timely provide a requesting Unit Owner a resale certificate to the extent and subject to any requirements as provided by Section 81-409 of the Act, as amended.

33. Rules and Regulations. Rules and Regulations, not in conflict with the provisions of this Declaration, the Bylaws or the Act, all as amended from time to time, concerning the use and enjoyment of the Property, may be promulgated and amended from time to time by the Declarant or Council in accordance with the Act and the Bylaws, as the same may be amended from time to time. Copies of the Rules and Regulations and any amendments thereto shall be furnished to all Unit Owners promptly after adoption of such Rules and Regulations or amendments. The Rules and Regulations shall have the same binding effect on all Unit Owners as this Declaration or the Bylaws.

34. Managing Agent. As more particularly set forth in the Bylaws, the Council may employ one or more professional Managing Agents to oversee the operation of the Condominium in accordance with the Condominium Documents. The Managing Agent(s), if employed by the Council, shall be entitled to receive a reasonable fee (which shall constitute a Common Expense), as determined by the Council.

35. Construction and Enforcement. The provisions of the Condominium Documents shall be liberally construed to achieve the purpose of creating a uniform plan for the operation of the Property as a Condominium. The Condominium Documents are intended to comply with the applicable provisions of the Act and shall be so interpreted and applied. The Association, the Council, and any Unit Owner shall have the right, subject to the requirements of this Declaration and the Bylaws, to enforce the Condominium Documents by any proceeding at law or in equity against any person or persons violating any of the same, either to restrain or enjoin violation or to recover damages, or both, and against any Unit to enforce any lien created by the Condominium Documents. The failure or forbearance to enforce any provision of the Condominium Documents shall in no event be deemed a waiver of the right to do so thereafter.

(a) There is a conclusive presumption that any violation or breach or any attempted violation or breach of any of the provisions of the Condominium Documents cannot be adequately remedied solely by action at law or exclusively by recovery of damages and may be remedied by injunctive or other equitable relief.

(b) In the event of any inconsistency between the provisions of this Declaration and the provisions of the Bylaws or the Rules and Regulations, the provisions of this Declaration shall control. In the event of any inconsistency between the provisions of the Bylaws and the provisions of the Rules and Regulations, the provisions of the Bylaws shall control.

(c) The word "include" and similar terms such as "included" and "including" used in the Condominium Documents are terms of enlargement and shall not imply any restriction or limitation unless the context clearly otherwise requires.

36. Limited Warranty. Declarant makes no warranties, express or implied, for any matters whatsoever, other than what is contained in this Declaration. Any warranties related to the sales, marketing and construction of the Units are limited to the warranties provided herein. Each original Purchaser of a Unit will be given a Limited Warranty applicable to the Unit and the Common Elements to the extent required by the Act. A sample form of such Limited Warranty is attached hereto as **Schedule "I".** As provided in the Limited Warranty, no other warranties of any type, express or implied, shall be applicable to the Condominium Common Elements or Units. Any and all claims that may be pursued by the Association, the Council or the Unit Owners with regard to such warranties must comply with the procedures outlined in Section 81-321 of the Act, as amended, and shall provide the requisite notice within the applicable warranty period and shall provide an opportunity to repair or remedy any conditions asserted in the notice.

37. Extraordinary Actions. Although the Council shall generally have broad powers to regulate, govern and manage the Condominium, the power to approve Extraordinary Action (as defined below) shall remain vested in the Association. Any provision of this Declaration or the Bylaws to the contrary notwithstanding, the Council shall not be authorized to pursue Extraordinary Actions without the affirmative vote of the Unit Owners representing not less than sixty-seven percent (67%) of all Unit Owners in the Condominium either by written consent or by voting in person or by proxy at any duly convened meeting of the Association. As used herein, the term "Extraordinary Actions" shall mean any and all actions taken by or on behalf of the Association which would reasonably require the expenditure of funds in excess of twenty-five Thousand Dollars ($25,000.00) in the aggregate during any fiscal year of the Association except in the event of a bona fide emergency. However, Extraordinary Actions shall not be deemed to include actions by the Council in connection with the normal care, upkeep, repair, maintenance or replacement of any of the existing Common Elements, including the establishment and utilization of reserves for the repair or replacement of existing Common Elements or other authorized expenditures disclosed in the annual budget for operating and reserves.

38. Legal Proceedings. Notwithstanding any other provision contained in this Declaration or the Condominium Documents, the Council shall provide written notice to all Unit Owners of any Legal Proceedings filed by the Association or filed against the Association. As used herein, the term "Legal Proceedings" shall mean all legal actions filed in court, arbitration or other legal form, other than actions against or by a Unit Owner for collection of unpaid assessments or for enforcement of the Condominium Documents and shall include actions against all third parties including the Declarant.

[THIS SPACE INTENTIONALLY LEFT BLANK]

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IN WITNESS WHEREOF, the said Declarant caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed the day and year aforesaid.

WITNESS:

RH ORR, LLC,
a Delaware Limited Liability Company

By: _____
Name: _____
Title: _____

STATE OF DELAWARE

COUNTY OF SUSSEX

I HEREBY CERTIFY that on the____ day of _____**,** 2014, before the subscriber, a Notary Public in and for the above jurisdiction, personally appeared _____, known to me (or satisfactorily proven) to be the _____ of **RH ORR, LLC**, a Delaware Limited Liability Company, and that such person, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public: _____
My Commission Expires: _____

[NOTARIAL SEAL]

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SCHEDULE "A"

ORR-MIDDLE CREEK CONDOMINIUM

Legal Description of First Condominium Units and Land as on Condominium Plats and Plans

[TO BE INSERTED]

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SCHEDULE "B"

ORR-MIDDLE CREEK CONDOMINIUM

The following represents the respective percentages of ownership in the Common Elements for each Unit which shall be utilized for purposes of determining voting rights and the percentage share of each Unit for the expenses of and relating to the various rights in the Common Elements, irrespective of any market or sales value:

Unit	Percentage
Total	100.000%

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SCHEDULE "C"

ORR-MIDDLE CREEK CONDOMINIUM

ORR-MIDDLE CREEK CONDOMINIUM is an expandable condominium which will consist of up to _____ (__) individual Units. As each Unit is built and completed, it will be added to the Condominium regime of ORR-MIDDLE CREEK Condominium as provided for in the Declaration and Bylaws. As each Unit is added to the Condominium, each Unit Owner's percentage of ownership in the Common Elements and the share of each Unit in the Common Expenses will be decreased proportionately in relation to the new additional Units being added. Each Unit shall have an equal Percentage Interest in the ownership in Common Elements and Common Expenses so that, as any new Unit is added, the total, 100%, shall be divided by the new total number of individual Units to calculate the new individual percentage ownership and responsibility. Whenever the individual percentages, when totaled, do not equal 100%, the necessary proportionate number necessary to equal 100% shall be allocated first to Unit __, then to Unit __, and in consecutive order until the total of all Units shall equal 100%.

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SCHEDULE"D"

DEED OF EASEMENT

THIS DEED OF EASEMENT, made this _____day of _____, A.D. 20__, is reserved unto **RH ORR, LLC**, a Delaware Limited Liability Company, of _____, its successors and assigns ("Grantor").

RECITALS

WHEREAS, Grantor is the owner of certain real property located in the Baltimore Hundred, Sussex County, Delaware, commonly known as ORR-MIDDLE CREEK Condominium, a condominium, which property is more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, said property is to be submitted by Grantor to a plan of condominium ownership under the Delaware Uniform Common Interest Ownership Act by Declaration to be filed of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, immediately after the filing of this Deed of Easement; and

WHEREAS, Grantor will offer condominium Units for sale to the public under an expandable condominium regime known as ORR-MIDDLE CREEK Condominium; and

WHEREAS, there are presently _____ (__) Units erected upon the property, which will constitute the Condominium as provided for in the Declaration and designated and numbered on **Schedules "A" and "B"** of the Declaration, and further as delineated and numbered on the Condominium Plats and Plans of the said ORR-MIDDLE CREEK Condominium, which will be filed for record in the Office of the Recorder of Deeds, aforesaid, immediately after the filing of this Deed of Easement; and

WHEREAS, Grantor proposes to build up to a total of _____ (__) individual Units, as more particularly explained and described in the Declaration and **Schedule "E"** attached thereto; and

WHEREAS, Grantor intends to and has retained ownership of the Land upon which the additional Units, designated upon the Condominium Plats and Plans and **Schedule "E"** of the Declaration, are to be constructed; and

WHEREAS, the Declaration, in Sections 4, 5 and 6, reserves to the Grantor the right by and unto itself to make minor changes in the location of the proposed Units to be constructed upon the land in order to improve views to and from the Units, improve parking areas and harmonize the property to the sewer and water service distribution plan; and

WHEREAS, it is intended that the Common Elements be subject to this easement in order to facilitate the possible minor relocation of said Units,

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T H E R E F 0 R E, for and in consideration of the matters hereinabove set forth:

Grantor does hereby reserve unto itself a perpetual easement to construct up to a total of _____ (__) individual Units, as delineated upon the Condominium Plats and Plans, and all of the necessary parking lots, walks and other appurtenances requisite to service some or all of the Units which are or will be constructed upon the Property known as **ORR-MIDDLE CREEK CONDOMINIUM** and to provide for the necessary ingress and egress to said Units.

TERMS

(1) The square and cubic footage of the Common Elements used by the Grantor to accomplish the purpose of this Easement shall not diminish the square and cubic footage of the Common Elements as delineated upon the Condominium Plats and Plans.

(2) In the event of any minor relocation, as aforesaid, utilizing this easement, the fee simple interest of the Grantor in the Land underlying the Unit, so designated in **Schedule "A"** of the Declaration, shall become part of the Common Elements of ORR-MIDDLE CREEK Condominium, if any or if all of said Unit is relocated and constructed upon this easement so that the fee simple interest of the Grantor will diminish in exact proportion to the square and cubic footage utilized under this easement.

(3) This reservation of easement shall be perpetual during the continued existence of ORR-MIDDLE CREEK Condominium.

(4) This reservation of easement shall run with the Land and shall be binding upon each owner and mortgagee of a Unit in the Condominium, and shall be deemed to have granted unto the said Grantor, its successors and assigns, an irrevocable power of attorney coupled with an interest to effectuate, execute, acknowledge and deliver any such amendment; and each such Unit Owner and mortgagee shall be deemed to have agreed and covenanted to execute such further instruments, if any, as may be required by the Grantor, its successors or assigns, to properly accomplish the purposes of this easement.

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IN WITNESS WHEREOF, the Grantor has caused these presents to be signed by its proper members the day and year aforesaid.

WITNESS:

RH ORR, LLC,
a Delaware Limited Liability Company

By: _____
Name: _____
Title: _____

STATE OF _____ *
* to wit:
COUNTY OF _____

I HEREBY CERTIFY that on the _____ day of _____, 20__, before the subscriber, a Notary Public in and for the above jurisdiction, personally appeared _____, know to me (or satisfactorily proven) to be the _____ of **RH ORR, LLC**, a Delaware Limited Liability Company, and that such person, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

_____
Notary Public
My Commission Expires: _____

[NOTARIAL SEAL]

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EXHIBIT A TO SCHEDULE D

ORR-MIDDLE CREEK CONDOMINIUM

Legal Description of First Condominium Units and Land as on Condominium Plats and Plans

[TO BE INSERTED]

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SCHEDULE "E"

ORR-MIDDLE CREEK LEGAL DESCRIPTION OF TOTAL CONDOMINIUM PROJECT

[TO BE INSERTED]

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SCHEDULE "F"

Tax Map & Parcel Nos. _____ (Including All Units)
Prepared By and Return to:
K. William Scott, Esq.
Scott and Shuman, P.A.
33292 Coastal Highway, Suite 3
Bethany Beach, Delaware 19930

SAMPLE FORM

IRREVOCABLE POWER OF ATTORNEY
COUPLED WITH AN INTEREST

KNOW ALL MEN BY THESE PRESENTS, that we, _____ owners of Unit _____, **ORR-MIDDLE CREEK CONDOMINIUM**, hereby make constitute and appoint **RH ORR, LLC**, a Limited Liability Company of the State of Delaware, hereinafter referred to as the Declarant, and its successors and assigns, to be our true and lawful attorney, and in our name, place and stead and in our behalf, to do and execute all or any of the following acts, deeds and things, that is to say:

To execute, acknowledge, deliver and record any instruments as may be required to amend the Declaration and/or Condominium Plats and Plans of **ORR-MIDDLE CREEK CONDOMINIUM** for the purpose of constructing additional condominium Units and for the purpose of reallocation of the Percentage Interests of the Common Elements and for the purpose of reallocating voting rights appurtenant to each of the Condominium Units, construction of roads, installation of utilities, including telephone, cable television, sewer, water, electric, gas; all to be accomplished in accordance with the terms and conditions of the Declaration and Condominium Plats and Plans, recorded at the Office of the Recorder of Deeds, in and for Sussex County, Delaware, in Deed Book page ____, and Plot Book ____, page ____, respectively.

Without in any way detracting from the hereinabove authorized powers, we specifically request and authorize that our hereinabove designated true and lawful attorney be authorized and directed to take any and all such action which it deems necessary for the purpose of constructing additional condominium Units and for the purpose of reallocation of the Percentage Interests of the Common Elements by reduction of the Percentage Interest of the Common Elements for the purpose of reallocating voting rights appurtenant to each of the Condominium Units in **ORR-MIDDLE CREEK CONDOMINIUM.**

DRAFT

HEREBY giving unto my said attorney full power to do and perform every act whatsoever requisite or convenient to be done in the premises as fully to all intents and purposes as we could do if personally present and acting.

And we hereby, for ourselves, our heirs, executors, administrators and assigns, ratify and confirm and agree to ratify and confirm whatsoever our said attorney may lawfully do by virtue of these presents, it being understood that this instrument is intended to be and is an Irrevocable Power of Attorney Coupled With An Interest, and that this instrument shall bind all future owners of Unit _____ **ORR-MIDDLE CREEK CONDOMINIUM** until _____.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

IN WITNESS WHEREOF, we have hereunto set our Hands and Seals, this _____ day of _____, A.D. 20__.

_____ _____ (SEAL)
Witness Sample

_____ _____ (SEAL)
Witness Sample

STATE OF DELAWARE

: ss.

COUNTY OF SUSSEX

BE IT REMEMBERED, that on this _____ day of _____, 20__, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, _____, parties to this foregoing Irrevocable Power of Attorney Coupled With An Interest, known to me personally to be such, and acknowledged said Irrevocable Power of Attorney Coupled With An Interest to be their voluntary act and deed.

GIVEN under my Hand and Seal of Office, the day and year aforesaid.

_____
NOTARY PUBLIC

_____
Date Commission Expires

Notary Public (Please Type)

DRAFT

SCHEDULE "G"

ORR-MIDDLE CREEK

ILLUSTRATION OF EXPANSION AREA

[TO BE INSERTED AS SHOWN ON DECLARATION PLAN]

DRAFT

SCHEDULE "H"

ORR-MIDDLE CREEK CONDOMINIUM

ANTICIPATED ELEVATIONS OF TOWNHOME UNITS

[TO BE INSERTED]

DRAFT

SCHEDULE "I"

FORM OF LIMITED WARRANTY

Excerpt from PURCHASE AGREEMENT, **RH ORR, LLC**, a Delaware Limited Liability Company:

[TO BE INSERTED]

DRAFT

ENGINEERING DEPARTMENT

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

Sussex County
DELAWARE
sussexcountyde.gov

HANS M. MEDLARZ, P.E.
COUNTY ENGINEER

MICHAEL E. BRADY
DIRECTOR OF PUBLIC WORKS

September 2, 2020

Mr. Jason Palkewicz, P.E.
Solutions, IPEM
303 North Bedford Street
Georgetown, DE 19947

REF: **FRIENDSHIP HALL**
SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT
SUSSEX COUNTY TAX MAP NUMBERS 1-34-16.00-39.00 – CLASS-1
AGREEMENT NO. 1100

Dear Mr. Palkewicz:

The above referenced project was approved on August 17, 2020 and one (1) set of the approved plans are enclosed. This approval is valid for three (3) years, unless prior to expiration of that three (3) year period, a time extension is requested and approved by the Department. Plans granted an extension beyond the three (3) period will be required to meet updated standards and specifications.

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

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

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

Sincerely,

SUSSEX COUNTY ENGINEERING DEPARTMENT

Chris Calio
Planning Technician

cc: Mr. Keith Bryan, w/2 enclosures
Public Works Field File, w/3 enclosures
Owner/Developer

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

JENNIFER COHAN
SECRETARY

June 23, 2020

Mr. Jason Palkewicz
Solutions IPEM
303 North Bedford Street
Georgetown, Delaware 19947

SUBJECT: Subdivision Plan Approval Letter
Orr Property
Tax Parcel # 134-16.00-39.00
SCR084-CENTRAL AVENUE
Baltimore Hundred, Sussex County

Dear Mr. Palkewicz:

The Department of Transportation has reviewed the Final Construction Plans dated October 21, 2019 (last revised May 20, 2020) for the referenced subdivision and determined that they are in general conformance with the Department's current regulations, specifications and standard details. By signing and sealing the plan set, the developer's engineer is responsible for accuracy of content. Any errors, omissions or required field changes will be the responsibility of the developer. This plan approval shall be valid for a period of **three (3) years**. If Notice To Proceed has not been issued by the South District Public Works office, then the plans must be updated to meet current requirements and resubmitted for review and approval.

This letter does not authorize the commencement of construction. The following items will be required prior to the pre-construction meeting.

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

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

Sincerely,

Susanne K. Laws
Sussex County Review Coordinator
Development Coordination

cc: Richard Thometz, RH Orr, LLC
Jamie Whitehouse, Sussex County Planning and Zoning
Rusty Warrington, Sussex County Planning & Zoning
Jessica L. Watson, Sussex Conservation District
Gemez Norwood, South District Public Works Manager
James Argo, South District Project Reviewer
Robert Bragg, South District Subdivision Manager
Jerry Nagyiski, Safety Officer Supervisor
Chris Sylvester, Traffic Studies Manager
Jennifer Pinkerton, Chief Materials & Research Engineer
Linda Osiecki, Pedestrian Coordinator
John Fiori, Bicycle Coordinator
Mark Galipo, Traffic Development Coordination Engineer
Tim Phillips, Maintenance Support Manager
Dan Thompson, Safety Officer North District
Jay Sammons, Entrance Permit Supervisor
Jared Kauffman, DTC Planner
James Kelley, JMT
Todd Sammons, Assistant Director
Kevin Hickman, Sussex County Reviewer

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

JENNIFER COHAN
SECRETARY

May 19, 2020

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

SUBJECT: Letter of No Objection to Recordation
Orr Property
Tax Parcel # 134-16.00-39.00
SCR084-CENTRAL AVENUE
Baltimore Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Site Plan, dated August 28, 2019 (last revised April 27, 2020), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawings. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Site Plan is not recorded prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

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

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

that jurisdiction to modify or reject this proposed plan even though DelDOT has established that these enumerated transportation improvements are acceptable.

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

Very truly yours,

Susanne K. Laws
Sussex County Review Coordinator
Development Coordination

cc: Richard Thometz, RH Orr, LLC
Jason Palkewicz, Solutions IPEM
William Kirsch, South District Entrance Permit Supervisor
Rusty Warrington, Sussex County Planning & Zoning
Jessica L. Watson, Sussex Conservation District
Gemez W. Norwood, South District Public Work Manager
James Argo, South District Project Reviewer
Robert Bragg, South District Subdivision Manager
Jennifer Pinkerton, Chief Materials & Research Engineer
Chris Sylvester, Traffic Studies Manager
Linda Osiecki, Pedestrian Coordinator
John Fiori, Bicycle Coordinator
Mark Galipo, Traffic Development Coordination Engineer
Tim Phillips, Maintenance Support Manager
Dan Thompson, Safety Officer North District
Jared Kauffman, DTC Planner
James Kelley, JMT
Todd Sammons, Assistant Director
Kevin Hickman, Sussex County Reviewer

OFFICE OF THE STATE FIRE MARSHAL
Technical Services

22705 Park Avenue
Georgetown, DE 19947

SFMO PERMIT

Plan Review Number: 2020-04-203744-MJS-02
Status: Approved as Submitted

Tax Parcel Number: 134-16.00-39.00
Date: 07/21/2020

Project

Friendship Hall Townhomes

Friendship Hall

34365 Central Avenue
Frankford DE 19945

Scope of Project

Number of Stories:
Square Footage:
Construction Class:
Fire District: 84 - Millville Volunteer Fire Co

Occupant Load Inside:
Occupancy Code: 9602

Applicant

Rich Thometz
3905 National Drive
Burtonsville, MD 20866

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

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

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

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

This Plan Review Project was prepared by:

Joseph Moran

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2020-04-203744-MJS-02 **Tax Parcel Number:** 134-16.00-39.00
Status: Approved as Submitted **Date:** 07/21/2020

PROJECT COMMENTS

1002 A	This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
1040 A	This site meets Water Flow Table 2, therefore the following water for fire protection requirements apply: Main Sizes: 6" minimum. Minimum Capacity: 1,000 gpm @ 20 psi residual for 1 hour duration. Hydrant Spacing: 800' on center.
1180 A	This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.
1190 A	Separate plan submittal is required for the building(s) proposed for this project.
2710 A	The following items will be field verified by this Agency at the time of final inspection:
1093 A	In the case of one and two-family dwellings emergency service access shall be provided in such a manner so that emergency apparatus will be able to locate within 100 feet from the street to the primary entrance. Where alleys are provided, pumpers shallbe able to access all portions of the alley without strict restrictions for entrance radii. (DSFPR Regulation 705, Chapter 5, Sections 2.2 and 2.2.1).
1130 A	Provide a water flow test on the subdivision hydrant(s) once they have been installed, and before they are placed into service (DSFPR Part I, Section 4 4.2 and Part III, Chapter 3). Results are to be forwarded to this Agency for review.

1132 A	Fire hydrants shall be color coded in accordance with the DSFPR, Part III, Section 3 4. This includes both color coding the bonnet and 2" reflective tape around the barrel under the top flange.
1232 A	All threads provided for fire department connections, to sprinkler systems, standpipes, yard hydrants or any other fire hose connections shall be uniform to those used by the fire department in whose district they are located. DSFPR Part III,Section 1.1.5.1.
1332 A	The distance between a fire hydrant and the fire lane shall not be greater than seven feet (DSFPR Part V, Chapter 5, Section 5 10.4).
1432 A	The steamer connection of all fire hydrants shall be so positioned so as to be facing the street or fire lane. (DSFPR Regulation 705, Chapter 5, Section 10). The center of all hose outlet(s) on fire hydrants shall be not less than 18 inches above finalgrade (NFPA 24, Section 7.3.3).
1501 A	If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes orrevisions to the plans occur, plans are required to be submitted, reviewed, and approved.

FRIENDSHIP HALL

Formerly Known As ORR PROPERTY

SEDIMENT AND STORMWATER MANAGEMENT PLANS

LITTLE ASSAWOMAN BAY WATERSHED
BALTIMORE HUNDRED - SUSSEX COUNTY, DELAWARE
FOR RH ORR , LLC c/o RIBERA DEVELOPMENT, LLC

SEDIMENT AND STORMWATER NOTES:

SS1. THE SUSSEX CONSERVATION DISTRICT MUST BE NOTIFIED IN WRITING FIVE (5) DAYS PRIOR TO COMMENCING WITH CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.

SS2. REVIEW AND APPROVAL OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE SEDIMENT AND STORMWATER REGULATIONS, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.

SS3. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE SUSSEX CONSERVATION DISTRICT.

SS4. FOLLOWING SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED FOR ALL PERIMETER SEDIMENT CONTROLS, SOIL STOCKPILES, AND ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE WITHIN 14 CALENDAR DAYS UNLESS MORE RESTRICTIVE FEDERAL REQUIREMENTS APPLY.

SS5. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL COMPLY WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.

SS6. AT ANY TIME A DEWATERING OPERATION IS USED, IT SHALL BE PREVIOUSLY APPROVED BY THE AGENCY CONSTRUCTION SITE REVIEWER FOR A NON-EROSIVE POINT OF DISCHARGE, AND A DEWATERING PERMIT SHALL BE APPROVED BY DNREC WELL PERMITTING BRANCH.

SS7. APPROVED PLANS REMAIN VALID FOR 5 YEARS FROM THE DATE OF APPROVAL.

SS8. POST CONSTRUCTION VERIFICATION DOCUMENTS ARE TO BE SUBMITTED TO THE SUSSEX CONSERVATION DISTRICT SEDIMENT AND STORMWATER PROGRAM WITHIN 60 DAYS OF STORMWATER MANAGEMENT FACILITY COMPLETION.

SS9. APPROVAL OF A SEDIMENT AND STORMWATER PLAN DOES NOT GRANT OR IMPLY A RIGHT TO DISCHARGE STORMWATER RUNOFF. THE OWNER/DEDVELOPER IS RESPONSIBLE FOR ACQUIRING ANY AND ALL AGREEMENTS, EASEMENTS, ETC. NECESSARY TO COMPLY WITH STATE DRAINAGE AND OTHER APPLICABLE LAWS.

SS10. THE NOTICE OF INTENT FOR A NPDES GENERAL PERMIT FOR THIS PROJECT IS #6273. AT ANY TIME THE OWNERSHIP FOR THIS PROJECT CHANGES, A TRANSFER OF AUTHORIZATION OR A CO-PERMITEE APPLICATION MUST BE SUBMITTED TO DNREC. THE PERMITTEE OF RECORD SHALL NOT BE RELIEVED OF THEIR RESPONSIBILITIES UNTIL A NOTICE OF TERMINATION IS PROCESSED BY DNREC.

SS11. THE OWNER SHALL BE FAMILIAR WITH AND COMPLY WITH ALL ASPECTS OF THE NPDES CONSTRUCTION GENERAL PERMIT.

SS12. BEFORE ANY EARTHWORK OR EXCAVATION TAKES PLACE, THE CONTRACTOR SHALL CALL MISS UTILITY AT 811 OR 1.800.282.8555 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, TO HAVE ALL EXISTING UTILITIES MARKED ONSITE.

SS13. THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PHASED PERIMETER CONTROLS SHALL BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENT FROM LEAVING THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR ALTER MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.

SS14. BEFORE ANY EARTHWORK OR EXCAVATION TAKES PLACE, THE CONTACTOR SHOULD CALL MISS UTILITY AT 811 OR 1-800-282-8555 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, TO HAVE ALL EXISTING UTILITIES MARKED ON SITE.

SS15. BEST AVAILABLE TECHNOLOGY (BAT) SHALL BE EMPLOYED TO MANAGE TURBID DISCHARGES IN ACCORDANCE WITH REQUIREMENTS OF 7 DEL.C. CH. 60 AND THE CURRENT DELAWARE CONSTRUCTION GENERAL PERMIT (CGP).

SS16. DOCUMENTATION OF SOIL TESTING AND MATERIALS USED FOR TEMPORARY OR PERMANENT STABILIZATION INCLUDING BUT NOT LIMITED TO SOIL TEST RESULTS, SEED TAGS, SOIL AMENDMENT TAGS, ETC. SHALL BE PROVIDED TO THE DEPARTMENT OR DELEGATED AGENCY TO VERIFY THAT THE PERMANENT OR TEMPORARY STABILIZATION HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLAN. THE DEPARTMENT OR DELEGATED AGENCY MAY REQUIRE ADDITIONAL SOIL TESTING AND REAPPLICATION OF PERMANENT OR TEMPORARY STABILIZATION IN ACCORDANCE WITH SPECIFICATIONS PROVIDED IN THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, OR ALTERNATIVE MEASURES THAT PROVIDE FUNCTIONAL EQUIVALENCY.

SS17. MUST HAVE A COPY OF DNREC APPROVED CMMP (CONTAMINATED MATERIALS MANAGEMENT PLAN) ONSITE AT ALL TIMES.

SS18. CCR (3RD PARTY CERTIFIED CONSTRUCTION REVIEWER) MUST BE OSHA CERTIFIED.

SS19. CONTRACTOR MUST BE OSHA LEVEL 10 CERTIFIED.

SS20. ALL CLEAN FILL MUST MEET DNREC RESIDENTIAL STANDARDS.

SITE PLAN
SCALE: 1'=200'

VICINITY MAP
SCALE: 1" = 2000'

solutions
Integrated Planning
Engineering & Management, LLC

303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215

3003 Merritt Mill Road
Salisbury, MD 21804
T. 410.572.8833

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PARCEL DATA:

PARCEL I.D. NO:	134-16.00-39.00
DEED REFERENCE:	DB 2662/103
PLUS #:	N/A
DNREC #:	
SITE ADDRESS:	34365 CENTRAL AVENUE, CENTRAL AVENUE, FRANKFORD, DE
LATITUDE/LONGITUDE:	
EXISTING SITE AREA:	47.7177 AC.
PROPOSED SITE AREA:	26.1 AC.
EXISTING WETLAND AREA:	17.904 AC.
PROPOSED CONDITION:	133 CONDOMINIUM UNITS
PROPOSED DISCHARGE LOCATIONS:	SEE BELOW
PROPOSED TOTAL LIMIT OF DISTURBANCE: (INCLUDES DelDOT)	26.3 AC.
DISTURBANCE PER DISCHARGE LOCATION:	GW-1 = 6.95 AC. - BEAVER DAM TAX DITCH POND 2= 3.91 AC. - BEAVER DAM TAX DITCH POND 3 = 6.28 AC. - POND 2 GW-4 = 1.51 AC. - BEAVER DAM TAX DITCH PRONG 2 GW-5 = 0.71 AC. - BEAVER DAM TAX DITCH PRONG 2 GW-6= 1.63 AC. - BEAVER DAM TAX DITCH GW-8= 1.39 AC.. - BEAVER DAM TAX DITCH PRONG 2

- HORIZONTAL DATUM: DELAWARE STATE PLANE COORDINATE SYSTEM (NAD83)
  VERTICAL DATUM: NAVD 88

CONTACT DATA:

OWNER: SARALINDA JONES ORR
128 FENNERTON ROAD
PAOLI, PA 19301

DEVELOPER: RH ORR, LLC c/o RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108
CONTACT: JOHN C. STAMATO

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

LEGEND

LIMIT OF DISTURBANCE	LOD
SILT FENCE	SF
SUPER SILT FENCE	SSF
STABILIZED CONSTRUCTION ENTRANCE	SCE
INLET PROTECTION (TYPE 1)	IP-1
INLET PROTECTION (TYPE 2)	IP-2
RIP-RAP OUTLET PROTECTION-1	ROP-1
RIP-RAP OUTLET PROTECTION-2	ROP-2
CONCRETE WASHOUT AREA	CW
TEMPORARY STOCK PILE	TEMPORARY STOCKPILE (SF)
STABILIZATION MATTING CHANNEL	SM-C
STABILIZATION MATTING SLOPE	SM-S
VEGETATED CHANNEL	VC-T

NOTES:
ALL SM-C & SM-S MATTING SHALL BE NAG S150BN MATTING OR ENGINEER APPROVED EQUAL.

SHEET INDEX

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OWNER'S CERTIFICATION

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

JOHN C. STAMATO - RH ORR, LLC

ENGINEER'S CERTIFICATION

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

07/21/20

JASON PALKEWICZ, PE

WETLANDS CERTIFICATION

I, EDWARD M. LAUNAY, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, ATLANTIC GULF COAST REGIONAL SUPPLEMENT, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.3(a)(8),Waters of the U.S. Definition/CECW-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.

8/3/2020

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

Sussex Conservation District
PREPARE. PROTECT. PRESERVE

APPROVED
SEDIMENT CONTROL & STORMWATER MANAGEMENT
Reviewed By: John T. Justice Date: 9-30-20
Approved By: Date: 9/30/20

JASON PALKEWICZ LICENSE 12083 PROFESSIONAL ENGINEER 07/21/20

REVISIONS

NO.	DATE	DESCRIPTION
1	3/31/20	REVISIONS PER SUSSEX COUNTY ENGINEERING COMMENTS, DATED 12/05/19
2	4/14/20	REVISIONS PER DELAWARE HEALTH AND SOCIAL SERVICES COMMENTS, DATED 4/9/20
	6/25/20	REVISIONS PER AGENCIES COMMENTS, DATED 5/18/20 & 6/24/20
	9/14/20	REVISIONS PER SCD COMMENTS, DATED 9/14/20

COVER SHEET
for
FRIENDSHIP HALL
Formerly Known As ORR PROPERTY
SUSSEX COUNTY, DELAWARE
Prepared for: RH ORR, LLC c/o RIBERA DEVELOPMENT, LLC

Date:	8/23/19
Job Number:	G17067
Scale:	AS NOTED
Drawn By:	ML
Designed By:	DP
Approved By:	JP

Sheet No.: 35

File Name: 17067-esc-cover

MAPPING & ADDRESSING

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

Sussex County
DELAWARE
sussexcountyde.gov

February 10,2020

Solutions IPEM
Attn: Jason Palkewicz

RE: **Friendship Hall**

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

Dundee St	Cross Rd	Balmoral St
Braemar Rd	Coldstream St	Ardwell Rd
Airies Av	Seaham Pl	Tenby Rd
Ringford St		

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

Sincerely,

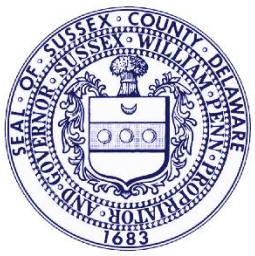
Terri L Dukes

Terri L.Dukes
Addressing Technician II

CC: Christin Headley
Planning & Zoning

MAPPING & ADDRESSING

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



Sussex County
DELAWARE
sussexcountyde.gov

February 3, 2020

Solutions IPEM
Attn: **Jason Palkewicz**
303 N Bedford St.
Georgetown, De. 19947

RE: **Proposed Subdivision Name(s)**

I have reviewed the name(s) submitted for your proposed subdivision which is located in **Frankford** (134-16.00-39.00). In reviewing the proposed name(s) the following has been **approved** for this subdivision:

FRIENDSHIP HALL

Should you have any questions please contact the **Sussex County Addressing Department at 302-853-5888 or 302-855-1176.**

Sincerely,

Terri L Dukes

Terri L. Dukes
Addressing Technician II

CC: Christin Headley
Planning & Zoning

Cemetery Study and Delineation
Hall Family Cemetery
Baltimore Hundred, Sussex County, Delaware

Prepared for:

Ribera Development, LLC
2661 Riva Road Suite 340
Annapolis, Maryland 21401

August 11, 2017

Prepared by:

Jill L. Showell and Edward Otter, Ph.D
Edward Otter, Inc.
1704 Camden Avenue
Salisbury, Md. 21801

Abstract

Edward Otter Inc. was contacted by Ribera Development LLC regarding a cemetery within a parcel it plans to develop. The cemetery is located on Parcel 134 - 16.00 - 39.00 north of Old Church Cemetery Road and east of Road 84 in Baltimore Hundred, Sussex County, Delaware. Delaware Title 7 Chapter 54 provides protection for unmarked human burials and human skeletal remains within the state. Therefore prudent planning before development includes cemetery delineation and archival research when cemeteries are known or suspected to exist within a project area. Edward Otter Inc. conducted an investigation consisting of archival research and field study. Archival research identified land owner history from the present to the earliest colonial Maryland surveys. During the course of archival study, no mention of the cemetery was found. No exception to sale of the cemetery was found in any of the land deeds. The total number of individuals buried within the cemetery is seven. The boundaries of the cemetery were determined and marked. The developer plans to avoid the cemetery and preserve it in place. No additional archaeological work concerning the Hall Family Cemetery is recommended.

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Introduction

In October 2016 Edward Otter Inc. was contacted by Ribera Development, LLC to consult on a cemetery located within a parcel (134 - 16.00 - 39.00) slated for development. Delaware Title 7 Chapter 54 provides protection for unmarked human burials and human skeletal remains within the state. Prudent planning before development includes cemetery delineation and archival research when cemeteries are known or suspected to exist within a project area. A cemetery study with delineation was recommended with the goal of preserving the cemetery in place as an alternative to exhumation which is expensive, elaborate and time consuming.

Research Design

The project objective is to gain information about the cemetery and delineate the boundaries so that burials may be avoided during future development and construction. A survey of visible features such as tombstones, fences, and brick vaults was conducted as part of the field work. Features were photographed and mapped. Conditions of features and the landscape were noted. Tombstone inscriptions were transcribed. The field work design called for stripping soils in the project area to a depth where subsurface stains such as grave shafts could be identified, photographed and mapped. No graves were excavated. A mini-excavator with a clean-out bucket was utilized to carefully scrape the top soils. The excavated areas were then more finely cleaned with flat shovels and trowels. Excavation began at the outside edges of the marked graves and proceeded outward until graves were not found. If graves were found, work continued to uncover the entire cemetery in order to establish its limits. A metal probe was used to locate brick grave vaults in areas that could not be excavated due to tree cover. Positive probe tests were recorded and mapped.

Archival research was a component of this investigation. Archival research has the potential to identify past land use, exceptions to sale, and cemetery occupants. Records relating to the property included land deeds, wills, orphan's court documents, burial records and other documents pertaining to family history and genealogy. Historic maps, aerial photographs and the Delaware Division of Historical and Cultural Affairs CHRIS were consulted during this investigation.

Project Setting

The Hall Cemetery is located .35 miles north of Old Church Cemetery Road and .20 mile east of Road 84, Baltimore Hundred, Sussex County, Delaware (Figure 1). This is just south of Millville town limits. The Latitude is 38.516034 and Longitude is -75.115993. The cemetery is sparsely wooded and surrounded by logging trails and woodlands (Figure 2). Adjacent to the woods is an agricultural field and nearby is a late 19th century homestead - all part of this 47.80 acre parcel (Figure 3). Situated within the Atlantic Coastal Plain, the elevation is 15 feet above mean sea level. Soils are identified as Klej loamy sand (KsA) with 0 to 2 percent slopes (websoilsurvey.nrcs.usda.gov). KsA is somewhat poorly drained soil parented on sandy eolian deposits and fluviomarine sediments. A channelized stream (Beaverdam Canal) and wetlands are located 650 feet to the south of the burial ground. The stream and wetlands drain into Miller Creek which flows into Little Bay, a tributary to Little Assawoman Bay. A 1954 aerial photograph shows the cemetery within woodlands (Figure 4). An aerial photograph from 1937 shows the cemetery within woodlands. A circular shaped area adjacent to the cemetery appears cleared and disturbed (Figure 5). The image shows the natural meander of the stream (Turkey Branch) to the south before it was channelized. A topographic map of 1916 does not indicate a cemetery (Figure 6).

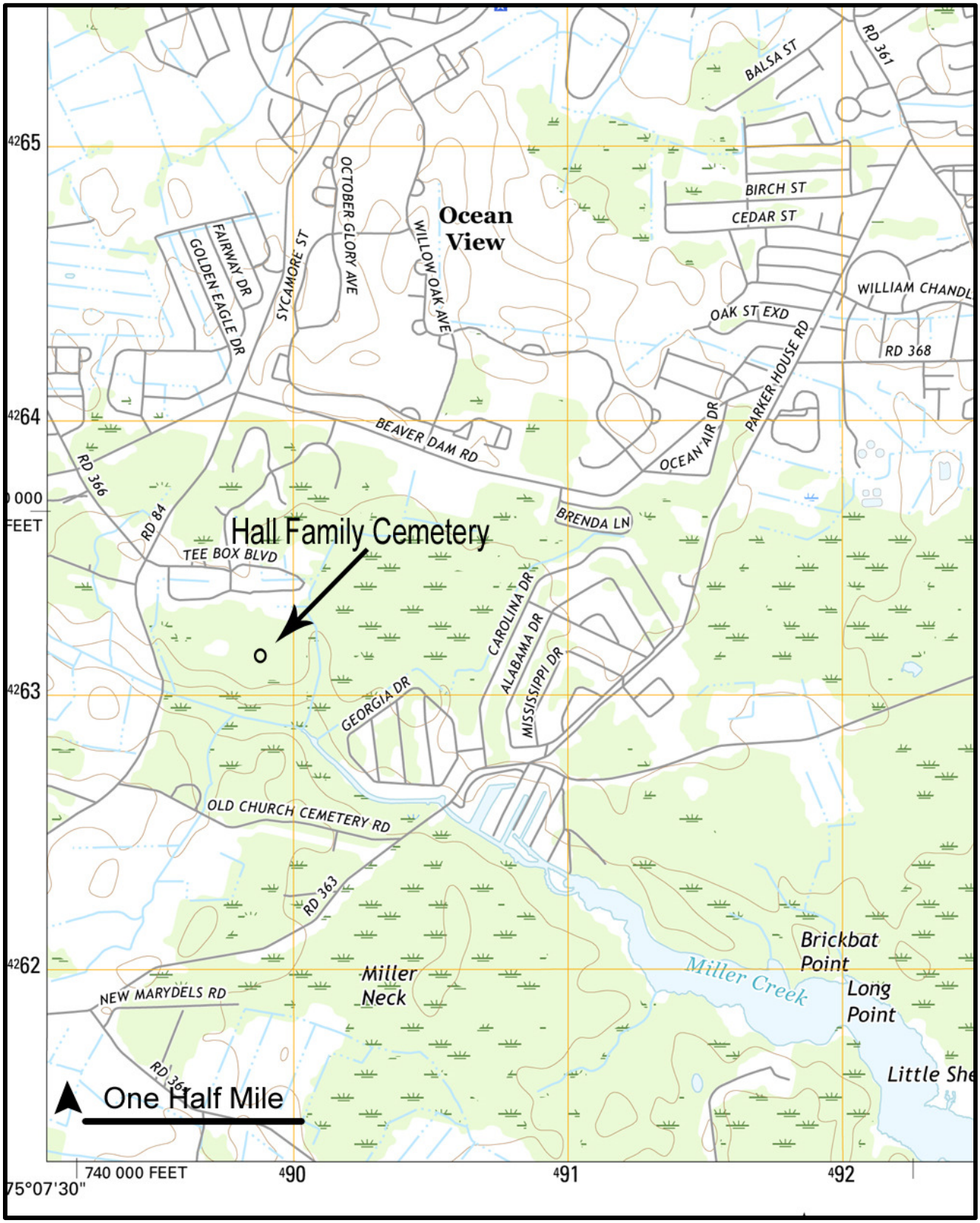


Figure 1. USGS Topographic Map 2016 Bethany Beach Quadrangle

Figure 2. Google Earth 2017

Figure 3. Sussex County Parcel Map

Figure 4. Aerial Photography Circa 1954

Figure 5. Aerial Photography 1937

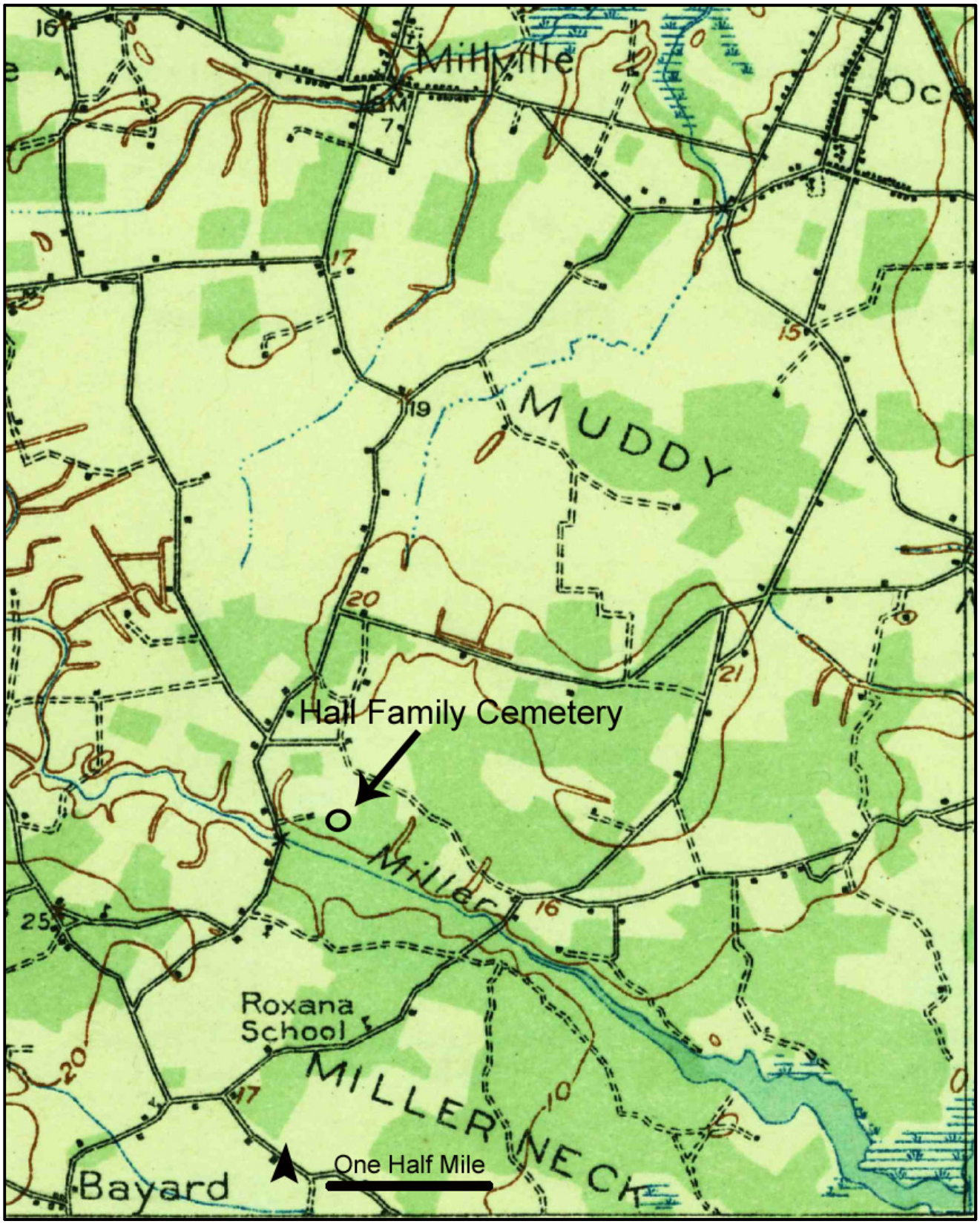


Figure 6. USGS Topographical Map 1916 Rehoboth Quadrangle

Archival Research

An attempt was made to examine all records involving the land to the initial land patents in the middle 18th century. This is accomplished by working backwards in the land records. In the process, wills, orphan's court records, genealogical records and other documents are studied for information about the land's use and habitation. Records are transcribed using the actual spelling and terms of those documents. This work helps in determining the extent and type of land use that has occurred on the property through the years. It is not uncommon to find references to houses and other structures that no longer stand. Sometimes family cemeteries and cemetery exceptions are mentioned.

Parcel 134 - 16.00 - 39.00 : A History of its ownership

This parcel containing 47.80 acres was conveyed to Saralinda Jones Orr by F. Mason Jones Jr., Executor to the Estate and husband of Eve F. Jones (Deed 2662/103) in 2001. Eve F. (Furlong) Jones will (Montgomery County Pennsylvania No. 46-99-0544) directed her real estate to pass to her daughter, Saralinda Jones Orr. The parcel is described as being land and premises in which two-thirds interest was granted and conveyed by Linda A. Hall (Deed 932/248) in 1979 and one-third interest granted and conveyed by Harry L. Dubel and Myrtle Hall Dubel Jr. to Eve F. Jones (Deed 1148/176) in 1982. The two deeds state the 47.80 acre parcel is land Charles H. Hall inherited from his father Lemuel A. Hall, who acquired the land from his father William Jordan Hall.

Linda A. Hall inherited her sister Bertha's one-third share of the parcel when Bertha died in 1958. Three sisters (Linda Adella Hall, Myrtle P. Hall and Bertha Jennie Hall) inherited one-third interest each from their father Charles H. Hall, who died in 1909 intestate (Sussex County Orphan's Court). The Orphan's Court Record states this land was devised to Charles by the will of his father but no maps or plots were included in the record. The distribution of the 47.80 acre parcel was subject to dower interests of Charles H. Hall's widow, Lavinia Elizabeth Hall Dukes. Lavinia died in 1941 in the Philadelphia home of her daughter, Linda A. Hall. The death certificate indicates she was to be buried in Bethel ME Church Cemetery Ocean View.

In the will of Thomas E. Hall, brother to Charles H. Hall, Thomas bequeathed to Linda A. Hall and Myrtle P. Hall (Bertha Jennie was not yet born) all of his real estate containing 44 acres of land (Delaware Will and Probate 1898 - 1900). Additionally Thomas gave to his brother Charles H. Hall, the judgment and interest in full ($960 plus $3.62 interest) which he had against him and all of his personal estate (Prothonotary Record March 24th 1888). There were no directives regarding burial within his will, but accounts of Thomas's probate included payments of $26.50 to H.H. Watson and $3 to J. S. Murray for burial charges. Clearly Thomas died without a wife or children, leaving his worldly possessions to his brother and nieces.

No record was found of Linda Hall or Myrtle Hall selling real estate in Baltimore Hundred and it is unclear what happened to the 44 acres. Charles H. Hall bought and sold several tracts from 1889 through 1905. A sale in 1905 included two tracts equaling 115 acres and located on the east side of the road from Bayard to Ocean View adjoining lands of Thomas E. Hall's heirs and lands of Charles H. Hall. It appears that over time Charles sold all of his lands except the 47.80 acres he eventually passed on to his daughters.

Charles H. Hall married Lavinia Elizabeth Melson in 1890. The census of 1900 shows the household composed of Charles (59 years old) and Lizzie his wife (42 years old). The Halls were blessed with daughters - Eve S. (12 years old), Linda A. (5 years old), Myrtle P. (3 years old), and five month old twins Sarah A. and Jennie B. (Bertha Jennie). Bertha Jennie survived to adulthood - Sarah A. did not. The census states the Halls had been married for ten years, leading to the question of Eve's maternity or paternity. She is listed as a daughter and there is no other surname written. Still, it is curious she did not inherit any of the land directly from Charles or Thomas E. Hall. It seems reasonable to assume Lizzie (Lavinia) was previously married and Eve was born of that marriage.

Thomas E. Hall resided with his younger brother (5 years younger) Charles H. in 1880 (Federal Census Baltimore Hundred). No other family members were enumerated within the household. Both men, ages 37 and 42 respectively, were farmers and apparently bachelors. According to Scharf, Thomas was a member of the Beaver Dam Ditch Company established in 1865 and worked to create drainage systems in the swampy areas of Baltimore Hundred. The home of Charles H. Hall is shown on the Beers Map of Baltimore Hundred in 1868 (Figure 5). It is possible the house pictured may be the same structure that exists on the parcel today.

When their father died in 1856, Charles and Thomas were minors (Orphans Court). The will of Lemuel A. Hall (Delaware Will Book 16 Page 200) describes extensive lands devised to his many sons, one daughter and a grandson. Certainly Lemuel was a wealthy man as evidenced by the Federal Census of 1850. He owned $10,000 worth of real estate just six years before his death. His richest neighbor owned no more than $2,500 (real estate) in the same enumeration and many of his neighbors owned nothing at all.

Charles inherited 47 acres *"mostly woodlands with a small clearing being lands bought of Stephen Ellis heirs"*. Also Charles would receive his mother Sarah's dowry after her death, *"all that part of the land that i now live on including the houses and improvements that lay to the eastward of the road that leads now from the head of the sound to Cedar Neck all to the northward of the fence that is just over the Turkey Branch and to include the said land that was original to this house tract"*. Thomas received 96 acres clear and 39 acres woodlands with two small single story houses each measuring 32 feet by 16 feet. The land Thomas inherited is located "*westward of the road that leads from the head of the sound to Cedar Neck that was not before given away to him when he comes to the age of 21"*. Because Thomas E. Hall's land was located on the west side of the road (County Road 84), it is concluded that Parcel 134 - 16.00 - 39.00 is in fact part of the lands Charles H. Hall inherited from his father Lemuel.

The land Lemuel bought of Stephen Ellis heirs contained 60 acres and is described in the deed (Deed 44/324) as being a parcel known by the name of Friendship located upon the head of Perrys Creek. A map drawn by Richard Carter (Carter 2001) depicts a tract Friendship about five miles to the north. The description in this deed does not seem to fit the location of the cemetery. The cemetery is more likely located within the original house tract Charles inherited from his father after his mother's death - its location being on the east side of the road that leads from the sound to Cedar Neck and north of Turkey Branch (now Beaverdam Canal). It seems important to remember this land was subject to dowry rights of Sarah Hall. No further record could be found regarding her life though one might expect she survived long after her husband Lemuel. She was thirty years younger than he. Per the Will and Orphan's Court of Lemuel A. Hall, Charles would have inherited the land after the death of his mother. Lemuel's probate accounts for $16.50 paid to James R. Townsend for a coffin, $1.25 to C.W. Murray for burial charges and $1.50 to William S. Hall for burial charges.

Figure 7. 1868 Beers Map of Baltimore Hundred, Sussex County, Delaware

William JordanHall left the land to his son, Leamuel A. Hall by will dated 1805 (Volume A74 Page 16) and probated 1817. William Jordan Hall left no directive about his burial. He left to his son Lemuel A. Hall *"all of his estate, real and personal"*. His wife Sally's dowry granted her the use of one third of the estate during her natural life. After her death the one third was to be returned to Lemuel.

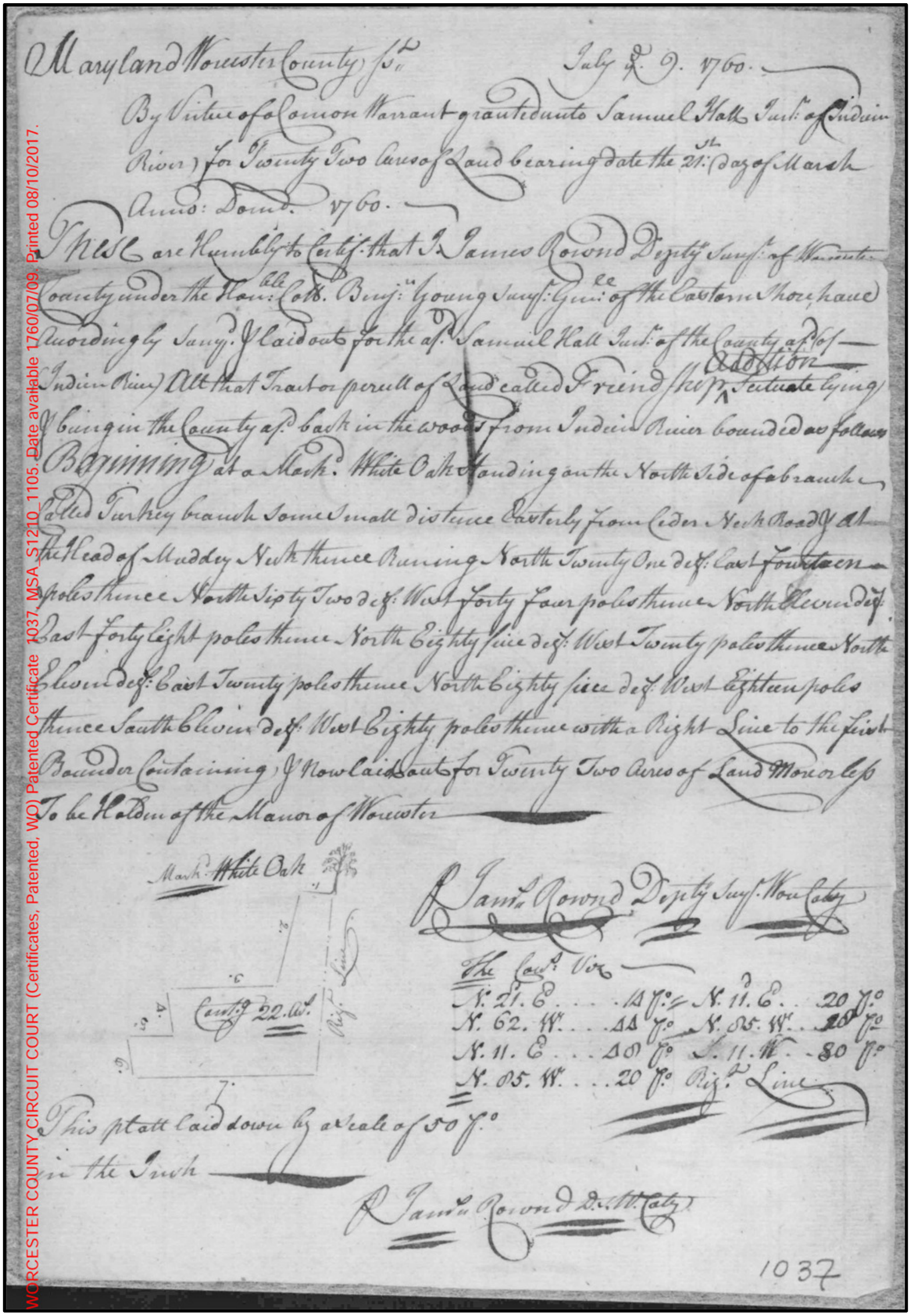
During his lifetime, William Jordan Hall granted to Lemuel A. Hall additional real estate. In 1815 Lemuel received 200 acres from his father (Deed 32/167) located on the west side of the road which leads to Cedar Neck and south of Turkey Branch. The lands were known by the names Dunn's Improvement, Elisha's Lott, and part of Friendships Addition. William acquired parts of this land when they were forfeited in 1776 by Loyalist, Joshua Hill, after confiscation by Act of General Assembly. Although the cemetery is not located on these lands (located south of Turkey Branch), details of the record are worth reporting. The deed clarifies the location of William Jordan Hall's residence (in 1815). His home was located on the road that led from Eby Walters Tavern to the Indian River Inlet.

Lemuel A. was granted 200 acres by William Jordan in 1806 (Deed 26/223) in consideration of the mutual love and affection between father and son. *"All that messuage or mansion house orchard and several pieces or parcels of land adjoining and belonging commonly called or known by the name of Dunn's Improvement and Friendships Addition"*. The land was located north of Turkey Branch. No mention of the amount of acreage of this transfer was found within the deed and no information was given as to how William Jordan hall acquired it. This piece of land does seem to be a greater part of the current project location.

William Jordan Hall was born circa 1832 in Somerset County Maryland, the son of William Hall Jr. and Margaret Spence (Gregg 1975). While still a minor, he inherited lands after his father's will was probated in 1740 (Somerset Co., Md., Court House Will Book 22 Page 227). William Hall Jr. bequeathed to his youngest son William Jordan Hall *"the land whereon I now live to him and his heirs forever but my well beloved wife to have and hold sole privilege of the land and plantation during her natural life"*. William Jordan Hall's mother Margaret died in 1768, leaving her son to fully inherit his father's plantation known as Hall's Lott. A map drawn by Richard Carter (Carter 2000) shows Halls Lott located about two miles to the northeast lying along what is now Assawoman Canal.

Land records show William Jordan later acquiring lands between 1776 and 1795 on Herring Creek (H3 #58), at Snead's Island in Indian River (H3 #51), on Turkey Branch near Assowammon Sound (Arch. Deeds Sussex Co. D #4), and on Deep Hole Branch at Baltimore road (Patent 10 H #2). The above deed descriptions do not fit the description of Parcel 134 - 16.00 - 39.00. A reference was found to a patent (Patent H #3) he acquired in 1794 located on the north side of Turkey Branch and east of County Road 1, but this record could not be accessed. It is likely the record of the tract known as Friendship Addition.

A certificate was found in Maryland for land known as Friendships Addition (Book BC&GS #17 Page 456). This survey was made to Samuel Hall, Jr. in 1760 for 22 acres of land (Figure 8). The tract is located on the north side of the Turkey Branch and some small distance easterly from Cedar Neck Road at the head of Muddy Neck. By all description, this tract seems to be the part of Parcel 134 - 16.00 - 39.00 where the cemetery is located. No specific record could be accessed pertaining to how William Jordan Hall acquired Friendship Addition but a familial connection was made. Samuel Hall Jr. was the first cousin of William Jordan Hall - they shared a grandfather, William Hall Sr.



Maryland Worcester County ss.   July ye 9. 1760.

By Virtue of a Comon Warrant granted unto Samuel Hall Junr. of Indian River) for Twenty Two Acres of Land bearing date the 21st. Day of March Anno: Domi. 1760.

These are Humbly to Certify that I James Rownd Depty Survr. of Worcester County under the Honble. Coll. Benjn. Young Survr. Genll. of the Eastern Shore, have Accordingly Survd. & laid out for the afsd. Samuel Hall Junr. of the County afsd (of Indian River) All that Tract or parcell of Land called Freindship Addition Scituate lying & being in the County afsd. back in the woods from Indian River bounded as follows

Beginning at a Markd. White Oak standing on the North Side of a branch Called Turkey branch some small distance Easterly from Ceder Neck Road & at the Head of Muddey Neck thence Runing North Twenty One degs. East Fourteen poles thence North Sixty Two degs. West Forty Four poles thence North Eleven degs. East Forty Eight poles thence North Eighty Five degs. West Twenty poles thence North Eleven degs. East Twenty poles thence North Eighty Five degs. West Eighteen poles thence South Eleven degs. West Eighty poles thence with a Right Line to the first Bounder Containing & Now laid out for Twenty Two Acres of Land More or less To be Holden of the Manor of Worcester

Markd. White Oak

Contg. 22 Acs.

Rigt. Line

Pr. Jams. Rownd Depty Survr. Worc. Coty

The Cours. Viz

N. 21. E. . . . 14 Po. — N. 11. E. . . 20 Po.
N. 62. W. . . . 44 Po. — N. 85. W. . . 18 Po.
N. 11. E. . . . 40 Po. — S. 11. W. . . 80 Po.
N. 85. W. . . . 20 Po. Rigt. Line

This platt laid down by a Scale of 50 Po. in the Inch

Pr. Jams. Rownd D. S. W. Coty

1037

WORCESTER COUNTY CIRCUIT COURT (Certificates, Patented, WO) Patented Certificate 1037, MSA_S1210_1105. Date available 1760/07/09. Printed 08/10/2017.

Figure 8. Friendship Addition 1760

William Hall Sr. left land to his son William Hall Jr. by his last will probated in 1710 (Somerset Co, MD, Court House Will Book 13 Page 35). To his oldest son William Hall Jr *"my dwelling house and plantation with part of the tract of land which I now live upon called Halls Lott"*. The patent of Halls Lott indicates it contained 450 acres (B #23 Page 94). To his second son John, he left the lands adjoining Halls Lott running westerly to a branch, containing 450 acres. William Sr.'s third and fourth sons Joseph and Samuel (Samuel Sr., father of Samuel Jr.) would inherit those lands if the oldest two sons died without issue. William Sr. directed the two oldest sons to pay Joseph and Samuel a large amount of money when they reached the age of twenty-one. No record could be found to ascertain whether Joseph or Samuel ever inherited family lands.

The land seems to have been passed down through the Hall Family from early historic times to the present. There was no mention of the cemetery in any of the records examined during archival research. No mention is made in any will or land deeds. There is no exclusion from sale of the small area known as the Hall Family Cemetery. No maps indicated a cemetery was present within this location.

Delaware Cemetery and Burial Records

During the 1920's Walter G. Tatnall transcribed tombstones throughout Sussex and Kent Counties, Delaware. The Works Progress Administration contributed further in the 1930's. These records are useful since grave stones often go missing or simply weather over time. Commonly, inscriptions erode - eventually becoming illegible. The Hall Cemetery was unrecorded by Tatnall. Death records are helpful in determining where known family members might be interred. These include official death certificates, undertaker records, family bible records and (in the age of internet) Findagrave.com. A search was made of all available records in an attempt to determine who might be interred within the Hall Family Cemetery.

It is almost certain John C. Hall is buried within the cemetery. A gravestone identifying him was found within the cemetery. He died in 1856 at the age of forty-five. In the same year (1856) John's father Lemuel A. Hall passed away and at the time of his death, Lemuel resided upon this parcel of land, possibly not far from the burial ground. No record could be found about where Lemuel might be buried. It is reasonable to assume he was buried near his son.

A grave marker was found within the cemetery identifying a one year and eight month old little girl, Ann Amelia Deland. Her connection to the Hall Family could not positively be ascertained. The headstone recounts the sorrow her father and mother, William W. and Henrietta Deland felt at the time of her passing in 1848. Census records show the Delands living nearby in 1850 as neighbors to the Halls. They owned no land of their own at the time. It is possible someone in the Hall Family offered them a place to bury their daughter. If they were not well off financially, it is interesting they still afforded her a beautiful marble stone inscribed with a lovely farewell. A Findagrave record states William and Henrietta Deland are buried in Ocean View Presbyterian Cemetery along with another (male) child.

A certificate of death was issued in 1898 for Thomas E. Hall (60 years old) after his death September 29 of that year. The undertaker, H. H. Watson of Roxana did not report where the earthly remains of Thomas were to be buried. Thomas was an unmarried man with no issue. He left all of his estate to his brother Charles H. and his nieces. Since no records of Thomas' burial could be found, one could not rule out that Thomas E. Hall rests in the cemetery.

Charles H. Hall and his wife Luvenia were enumerated on a census in 1900. They had five daughters - the youngest two being twins aged five months old. It is known one of the girls, Sarah A. Hall died before 1906. Sarah is likely buried within this cemetery.

Charles H. Hall died April 9 1906 (66 years old) and his certificate of death makes no mention of where he was to be buried. No record could be found in Tatnall's records or Findagrave. Charles may be interred in the Hall Cemetery though there is some doubt. The wife of Charles, Lavinia Elizabeth Hall (83 years old), died in 1941 at the Philadelphia home of her daughter Linda A. Hall. Lavinia was to be buried in Bethel ME Church Cemetery in Ocean View Delaware. It is unusual that a wife is not buried beside her husband. Still it is possible Charles is interred within the family burial ground.

The burial place of William Jordan Hall remains unknown. Extensive research has been conducted regarding the Hall Family who for many years resided in Baltimore Hundred, Sussex County, Delaware. The only records that could be found regarding the death of William Jordan Hall was his will and probate and a mortuary notice. No mention of where he was to be buried was on record in either of these documents. Genealogists state they are baffled as to where the remains of William Jordan Hall may be. Could he be one of the individuals buried within this cemetery? Without more positive proof, most of the above are merely conjectures.

Field Study

An initial visit was made to locate the cemetery in early July of 2017. An area measuring approximately 100 feet by 100 feet has remained unplowed for some time and is covered in woodlands seemingly older than their surrounds. Logging trails encircle the 100 foot by 100 foot area. Two marble headstones were visible within the cemetery area.

Delineation of the cemetery was underway July 18th 2017. Working from the gravestones, excavation extended out in all directions. Utilizing a mini-excavator, the top soils were scraped carefully to a depth where graves would be visible if they were present. The back dirt was piled out of the way. Areas where soils appeared mottled or disturbed were more finely cleaned using a flat shovel and trowel. When grave stains and brick vaults were identified, they were photographed and mapped using total station. This work continued outward around the cemetery until burials were no longer present. During the course of the fieldwork, seven burials were identified within the cemetery (Figure 9).

All of the graves are oriented west to east. Present within this cemetery are four adult - sized brick vault burials, two child - sized brick vault burials, and one child - sized coffin with cut nails (and no brick vault). Two of the adult - sized brick vaults are unusual in that they are constructed in the pinch - toe shape. In the location where the headstone of Ann Amelia Deland was observed, no burial exists. This area is twelve feet north of the nearest brick vaulted grave (V2). The tops of the vaulted graves were all missing and curiously there was a very small amount of brick or mortar debris within the cemetery location. Soils appeared to be disturbed and somewhat homogenous. The headstone inscribed John C. Hall was resting on top of a brick vault, indicating that the marker was repositioned to its current location some time after the arch top portion of the vault was removed. Two uninscribed foot stones were recovered below surface. Graves and features were mapped using a total station (Figure 9). Four corners were marked with stakes indicating boundaries of the cemetery with added buffers - an area 40 feet by 50 feet.

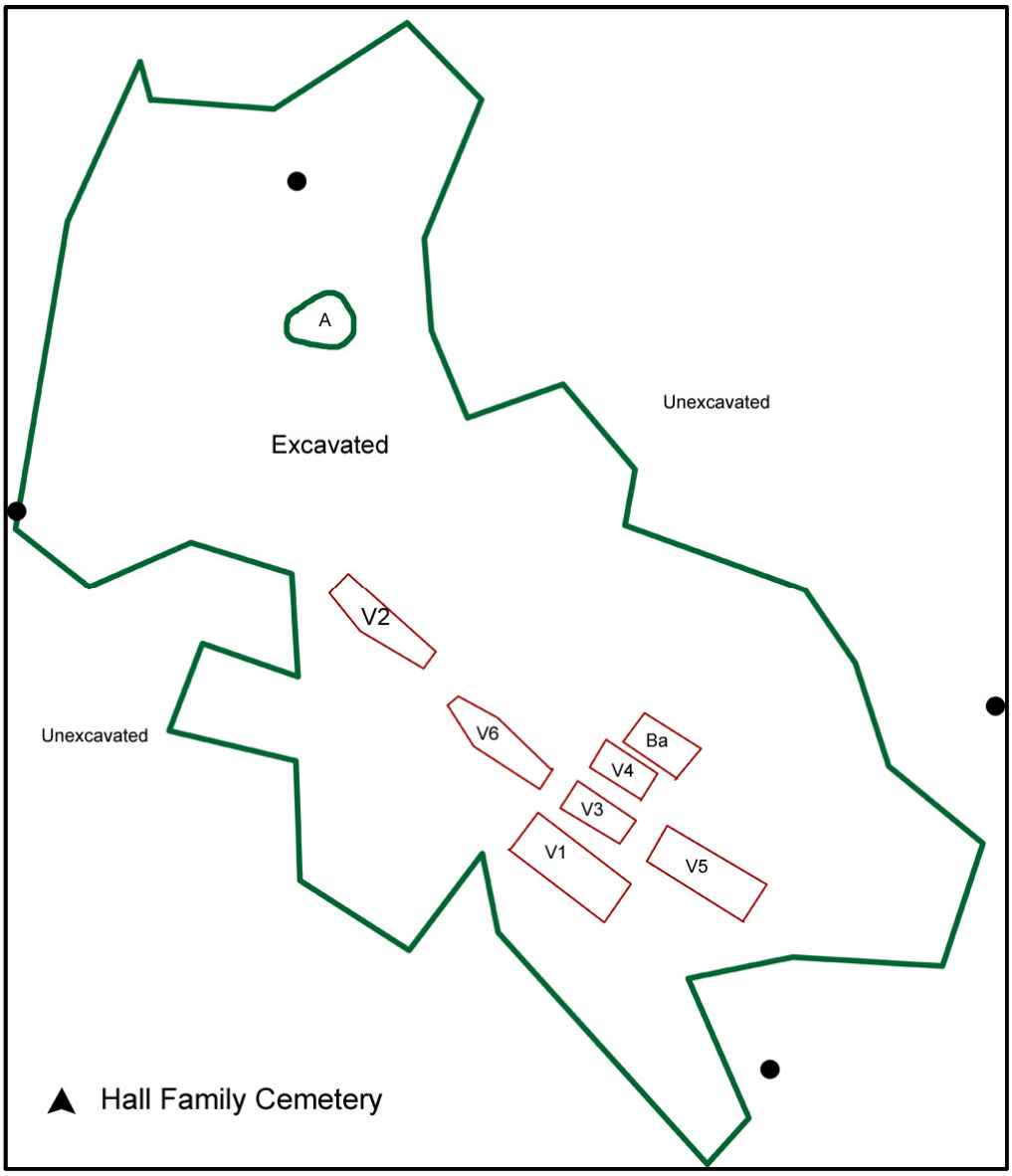


Figure 9. Map of Delineated Hall Cemetery

Map Key Hall Family Cemetery

V1: Adult- sized rectangular brick vault measuring 2.9 feet by 8 feet. Oriented 105 degrees east.

V2: Adult - sized pinched toe brick vault measuring 1.6 feet at the head, 3 feet at the shoulders, and 1.5 feet at the feet by 7.6 feet long. Oriented 108 degrees east. A marble headstone was located on top of the head area of the brick vault (John C. Hall). A marble footstone was recovered below surface near the foot area of the brick vault.

V3: Child - sized rectangular brick vault measuring 1.6 feet by 4.5 feet. Oriented 107 degrees east.

V4: Child - sized rectangular brick vault measuring 2 feet by 3.5 feet. Oriented 104 degrees east.

V5: Adult - sized rectangular brick vault measuring 2.5 feet by 7 feet. Oriented 102 degrees east.

V6: Adult - sized pinched toe brick vault measuring 1.5 feet at the head, 2.5 feet at the shoulders, and 1.4 feet at the feet by 7.4 feet long. Oriented 108 degrees east.

A: Location of a marble headstone (Anne Amelia Deland). A marble footstone was recovered below surface and to the east of the headstone. No burial exists within this location.

Ba: Child - sized burial with no brick vault. Coffin measured 1.5 feet by 2.5 feet. Oriented 109 degrees east. Cut nails present.

● Four stakes marking corner boundaries of the cemetery.

Conclusions and Recommendations

Archival research traced ownership of Parcel 134 - 16.00 - 39.00 from the present back to a 1760 patent known as Friendship Addition. The land, once part of Maryland, seems to have been passed down through the Hall Family throughout its recorded history. The earliest Hall ancestor, William Hall, arrived in the Colony of Maryland in 1666 and by the time of his death in 1710 he held patents containing at least 950 acres of land in what is now Baltimore Hundred. Patents were reissued after the Maryland Pennsylvania dispute ended and lands were resurveyed within this area. During the course of archival study, no indication of the cemetery was found - no mention of the cemetery or exception to sale was found in wills, land deeds, death records or maps.

Field work identified seven graves. Four adults and three children are buried within an area measuring 35 feet by 15 feet. Two headstones were visible above surface but it was discovered both had been relocated to their present locations. Additionally two footstones, without inscriptions, were located below surface. An area where a headstone (Ann Amelia Deland) was visible contained no burial and was located approximately twelve feet from the nearest grave (V2). The four adult burials include brick vaults, two of those are pinch - toe shaped. Two small child burials include brick vaults. One small child burial has no vault - only a coffin that was constructed using cut nails.

It is almost certain that two of the individuals within the cemetery are those whose inscribed headstones were found in the cemetery area. John C. Hall (son of Lemuel A. Hall) is most likely one of the people within the cemetery since his headstone was found within the cemetery. Ann Amelia Deland (daughter of William W. and Henrietta Deland) is most likely one of the children buried here since her headstone was within twelve feet of the graves. A best guess could be made as to the identities of the other unmarked burials. Lemuel A. Hall died the same year as his son John C. Hall. It is likely Lemuel A. Hall (son of William Jordan Hall) is buried within this cemetery. Thomas E. Hall (son of Lemuel A. Hall) lived on the property with his brother for much of his life and he died a bachelor with no children. It seems likely he would have been buried here. Charles H. Hall (son of Lemuel A. Hall) owned the property so the probability is high that he is buried here. Sarah A. Hall (daughter of Charles H. Hall) died within the first five years of her life. It is likely Sarah is one of the children interred within the cemetery.

After the limits of the cemetery were determined, stakes were placed at four corners outside of the cemetery boundaries. To ensure no disturbance will occur when development of this tract is underway, an additional buffer or setback of 25 feet outside of the stakes should be marked. The developer plans to avoid the cemetery and preserve it in place. The area could be fenced to protect it from unnecessary pedestrian traffic. Mechanical clearing is not recommended as pulling up roots and vegetation can lead to the accidental disinterment of burials. Herbicides can be used to deter overgrowth if desired. No additional archaeological work concerning the Hall Family Cemetery is recommended.

References

Carter, Richard B.
2000 Early Maryland Patents in Baltimore Hundred before 1700. Based on the work and research of the Late William Phillip Short, Jr.

Gregg, E. Stuart Jr.
1975 A Crane's Foot (or Pedigree) of Branches of the Gregg, Stuart, Robertson, Dobbs and Allied Families.

Pomeroy and Beers
1868 Atlas of the State of Delaware From actual Surveys by and under the direction of D. G. Beers; Baltimore Hundred

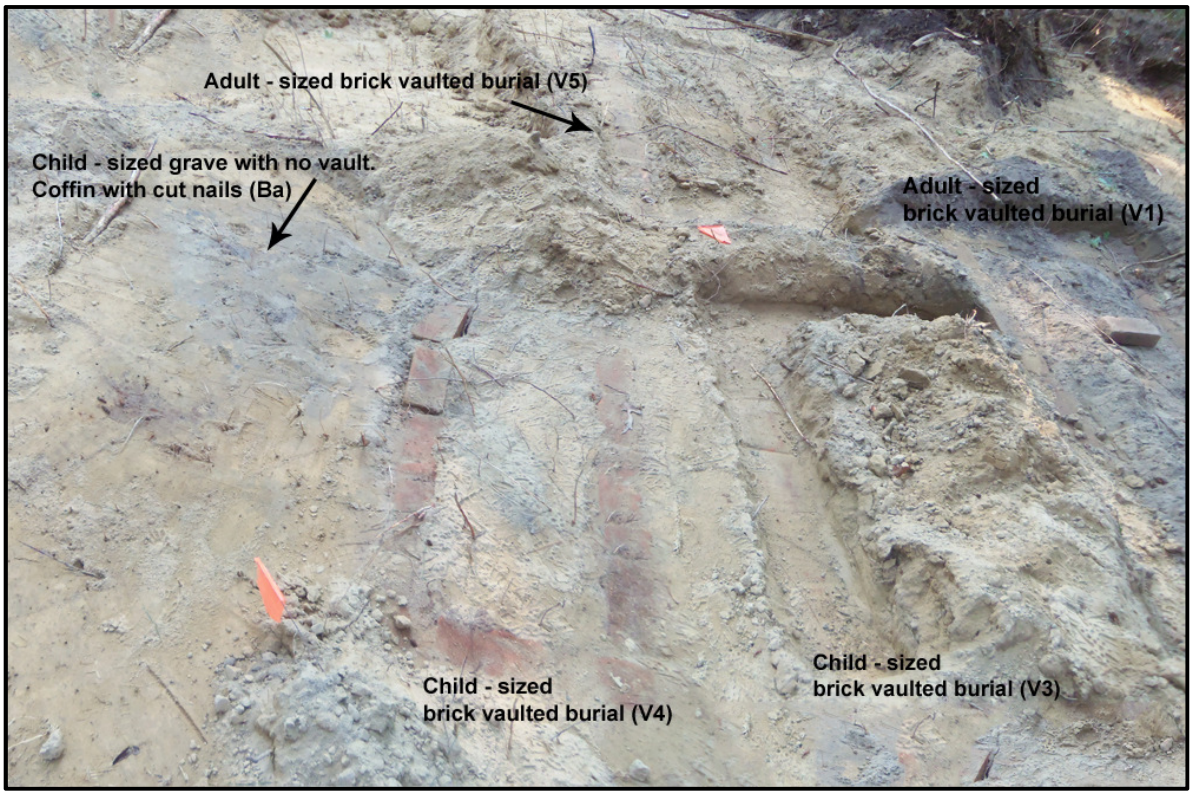
APPENDIX I: PHOTOGRAPHIC SURVEY

John C. Hall Headstone

Ann Amelia Deland Headstone (A)

John C. Hall Headstone repositioned over top of Pinch - Toe Brick Vault (V6)

Cemetery cleared of topsoils and dirt piled to the sides



Two Adult Brick Vaults, Two Child Brick Vaults, One Coffin with Cut Nails

Rectangular Shape Brick Vault (V1)

Pinch - Toe Brick Vault (V2)

APPENDIX II: QUALIFICATIONS OF PRINCIPAL INVESTIGATOR

Edward Otter, Ph.D. President and Principal of Edward Otter, Inc.

Education

2002	Ph.D., Anthropology/Archaeology Catholic University of America, Washington D.C.
1989	Master of Arts in Anthropology/Archaeology Catholic University of America, Washington D.C.
1980	Bachelor of Arts in Anthropology University of Delaware, Newark, Delaware

Capabilities

Over 30 years experience in archaeology in the Middle Atlantic United States. Work during this period has involved prehistoric and historic sites at all levels of expertise from Field Crewmember to Principal Investigator. Responsibilities have included project design and implementation, field and laboratory supervision, artifact analysis, archival research, report writing, site interpretation to the public, field and classroom instruction, and faunal analysis.

Select Recent Projects

2016	Phase I Archaeological Survey. Plain Dealing, Denton, Caroline County, Maryland.
2016	Phase I Archaeological Survey. Estuary, Sussex County, Delaware.
2015	Phase II Study. Prehistoric Site MBS-9, Millville, Sussex County, Delaware.
2014/2015	Historic Cemetery Removal. Lewes, Sussex County, Delaware.
2014	Phase I Survey. Dover International Speedway, Dover, Kent County, Delaware.
2014	Phase I Survey. Milford Delaware Water Facility, Milford, Sussex County, Delaware.
2013	Phase II Study. ECI Biogass project, Princess Anne, Somerset County, Maryland.
2013	Phase I Survey. Fusco Property, New Castle County, Delaware.
2003- 2014	Phase IA, Phase I, Phase II and Monitoring. Over 400 cell tower locations in New Jersey, Maryland, Delaware, Pennsylvania, and Virginia.
2011 - 2012	Phase I Archaeological Survey and Phase II Investigation. Proposed Hospital Location Shore Health, Easton, Talbot County, Maryland.
2010 - 2014	Restoration Studies. Handsell House, Vienna, Dorchester County, Maryland.
2003 - 2017	Cemetery Delineations/Excavations. 32 locations in Delaware and Maryland.

DELAWARE HEALTH AND SOCIAL SERVICES
Division of Public Health

Office of Engineering
Phone: (302) 741-8640
Fax: (302) 741-8631

April 27, 2020

Jason Palkewicz, P.E.
Solutions, IPEM
303 North Bedford Street
Georgetown, DE 19947

Re: Friendship Hall

Dear Mr. Palkewicz:

The Division of Public Health Office of Engineering has reviewed the plans for Friendship Hall. The plans consist of:

1. Transmittal letters dated April 3, 2020 and April 24, 2020.
2. Two copies of the plans entitled "Friendship Hall" dated August 23, 2019 and revised April 14, 2020.

The water distribution plans are acceptable as submitted.

The proposed plans indicate that Friendship Hall will be an Artesian Water Company, Inc. owned consecutive system that purchases water from Tidewater Utilities, Inc. Bethany Bay/Ocean View District, PWS#DE0000221 through a master meter. An Approval to Construct will not be issued until a new water system application is accepted by the Capacity Development section of the Office of Drinking Water (ODW). It is my understanding that Artesian Water Company, Inc. will submit water billing to the Friendship Hall Home Owners Association and may ask for a variance from becoming a consecutive water system. For more information about ODW Capacity Development's review for new water systems contact Ashley Kunder at (302) 741-8590.
If you have any questions or concerns, please contact me at (302) 741-8646.

Sincerely,

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

Cc: Adam Gould, Artesian Water Company, Inc.
Alexis Virdin-Gede, Tidewater Utilities, Inc.
Ashley Kunder, ODW Capacity Development

ENGINEERING DEPARTMENT

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

Sussex County
DELAWARE
sussexcountyde.gov

HANS M. MEDLARZ, P.E.
COUNTY ENGINEER

MICHAEL E. BRADY
DIRECTOR OF PUBLIC WORKS

July 30, 2020

Solutions, IPEM
3003 Merritt Mill Road
Salisbury, MD 21804
Attn: Don Pogwist

RE: **FRIENDSHIP HALL**
SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT
SUSSEX COUNTY TAX MAP NUMBERS 134-16.00-39.00
AGREEMENT NO. 1100

Dear Mr. Pogwist,

A review of the above referenced plans has been completed by the Sussex County Engineering Department. Please have a completed review, **with confirmation** from DNREC for this projects waste water construction permit before submitting plans for Sussex County approval. Provide five (5) sets of plans in a size of 24" x 36", one set of plans in a size of 18" x 24", and one (1) CD or file transfer of PDFs for each sheet. One set of plans will be returned to the Engineer/Consultant for their record.

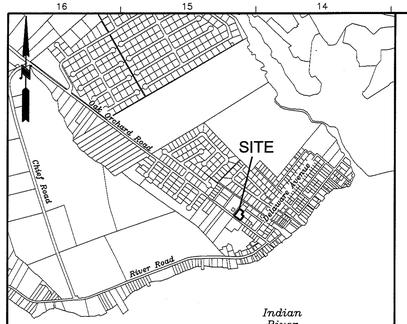
Each sheet must be signed and sealed by the Engineer and the cover sheet of the plan shall have the owner/developer's and wetland consultant signature, this includes PDFs being submitted prior to Sussex County Engineering Department approval.

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

Sincerely,

SUSSEX COUNTY ENGINEERING DEPARTMENT

Chris Calio
Planning Technician



LOCATION MAP
1" = 1/4 MILE

LEGEND

	BOUNDARY
	SETBACK
	PROPERTY LINE TO BE ABANDONED
	EXISTING RIGHT-OF-WAY
•	BOUNDARY POINT
LOD	LIMIT OF DISTRUBANCE
SF	SILT FENCE
IP2	INLET PROTECTION TYPE 2

FIRE PROTECTION NOTES

1. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS (DSFPR 705, CHAPTER 5).
2. BUILDING WILL NOT BE PROTECTED BY AUTOMATIC SPRINKLERS.
3. WATER PROVIDER: TIDEWATER UTILITIES, INC. (FIRE PROTECTION NOT PROVIDED)
4. PROPOSED BUILDING HEIGHT: 25 FT., 1 STORY
5. PROPOSED BUILDING CONSTRUCTION: WOOD FRAME – TYPE V
6. INTENDED BUILDING USE: WATERCRAFT MAINTENANCE

DATA COLUMN

TAX MAP ID: 234-34.08-54.00

DATUM:
VERTICAL: NAVD 88
HORIZONTAL: NAD 83 (DE STATE PLANE)

SITE ADDRESS: 32665 OAK ORCHARD ROAD, MILLSBORO, DE 19966

LAND USE
EXISTING: WATERCRAFT MAINTENANCE SERVICES

ZONING
EXISTING: C-1 (GENERAL COMMERCIAL DISTRICT)
GR (GENERAL RESIDENTIAL DISTRICT)

MINIMUM REQUIREMENTS	C-1	GR
FRONT SETBACK:	60 FT.	40 FT.
SIDE SETBACK:	5 FT.	10 FT.
REAR SETBACK:	5 FT.	10 FT.

MAXIMUM REQUIREMENTS
BUILDING HEIGHT: 42 FT.
PROPOSED BUILDING HEIGHT: 25 FT.

DISTURBED AREA 3,074 SQ.FT.

OPEN SPACE 5,657 SQ.FT.

UTILITIES
SEWER PROVIDER: SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT
WATER PROVIDER: TIDEWATER UTILITIES, INC. (FIRE PROTECTION NOT PROVIDED)

PARKING CALCULATION
1 PER 500 SQ.FT. OF FLOOR AREA PLUS 1 PER EMPLOYEE DURING PEAK PERIOD
2,200 SQ.FT. /500 = 4 SPACES
12 EMPLOYEES = 12 SPACES
16 TOTAL REQUIRED SPACES

EXISTING PARKING
5 UNMARKED SPACES

PROPOSED PARKING
12 UNMARKED SPACES

WETLANDS – THIS PROPERTY IS NOT IMPACTED BY WETLANDS.

FLOODPLAIN – THE PROPERTY IS LOCATED IN FLOOD ZONE AE AS DETERMINED BY FEMA PANEL 10005C0481K, EFFECTIVE MARCH 16, 2015.

THE PROPERTY IS NOT LOCATED IN A SOURCE WATER PROTECTION AREA.

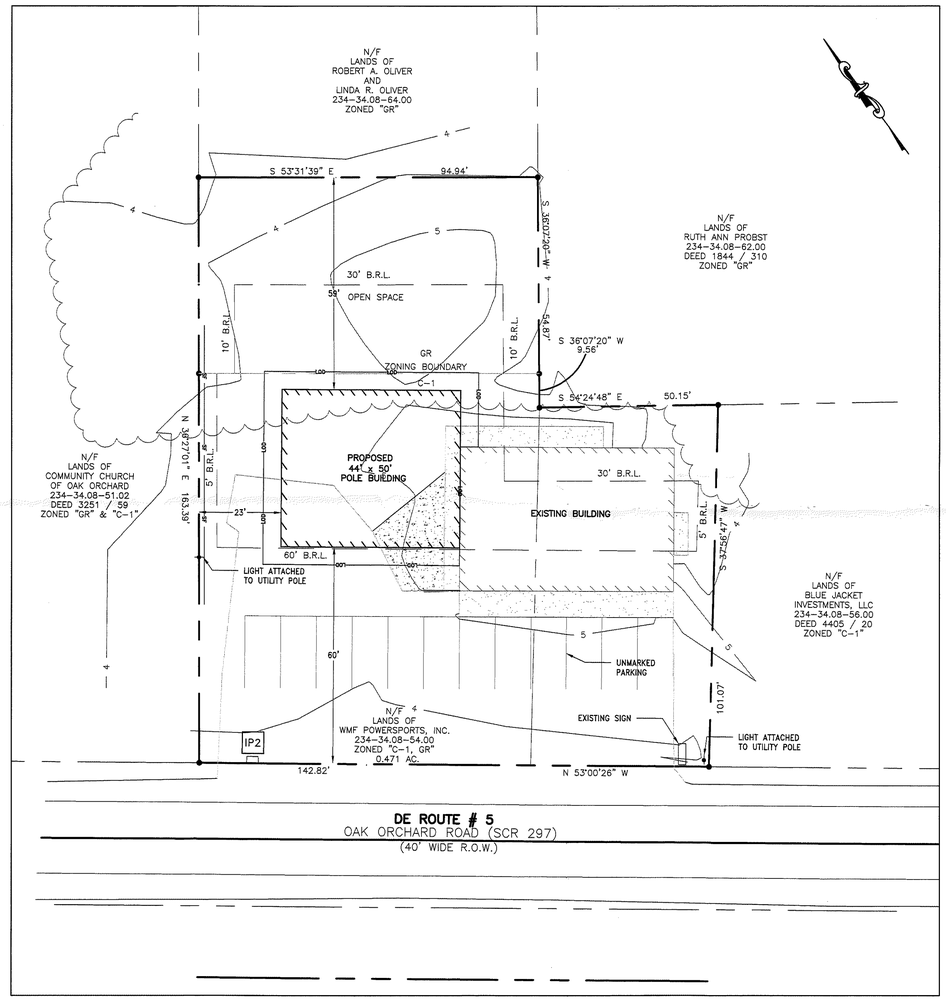
STATE STRATEGIES MAP: INVESTMENT LEVEL 3

THIS PROPERTY IS LOCATED 9,853'± TO THE SOUTH OF THE INTERSECTION OF OAK ORCHARD ROAD AND JOHN J. WILLIAMS HIGHWAY.

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

OWNER/DEVELOPER
WMF POWERSPORTS, INC.
WILLIAM FORENSKI
27037 JOHN J. WILLIAMS HWY.
MILLSBORO, DE 19966

ENGINEER:
DAVIS, BOWEN, & FRIEDEL, INC.
RING W. LARDNER, P.E.
1 PARK AVE.
MILFORD, DE 19963
PHONE: 302-424-1441
FAX: 302-424-0430



0 20 40 60

OWNER'S STATEMENT

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

WMF POWERSPORTS, INC.
WILLIAM FORENSKI
27037 JOHN J. WILLIAMS HWY.
MILLSBORO, DE 19966

DATE

ENGINEER'S STATEMENT

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

DAVIS, BOWEN & FRIEDEL, INC. DATE
by RING W. LARDNER, P.E.

THIS DRAWING, THE DESIGN AND CONSTRUCTION FEATURES DISCLOSED ARE PROPRIETARY TO DAVIS, BOWEN & FRIEDEL, INC., AND SHALL NOT BE ALTERED OR REUSED WITHOUT WRITTEN PERMISSION. COPYRIGHT©2019

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

SITE PLAN

WMF WATERCRAFT AND MARINE
LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

Revisions:

Date: FEBRUARY, 2020
Scale: 1" = 20'
Dwn.By: BJM
Proj.No.: 2491A003
Dwg.No.: 1

P:\WMF Watercraft\Pole Building - Parcel 2-34-34.08-54.00\Design\2491A0003 - SITE PLAN.dwg Aug 06, 2020 - 9:38am MASB

DAVIS BOWEN & FRIEDEL, INC.

ARCHITECTS • ENGINEERS • PLANNERS • SURVEYORS

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

October 8, 2020

Sussex County Planning and Zoning
2 The Circle
Georgetown, DE 19947

Attn: Jenny Norwood

RE: **WMF Powersports**
Final Check Print Pole Building
Oak Orchard Drive
DBF # 2491A003.B01

Dear Ms. Norwood:

On behalf of our client, WMF Powersports, Inc., we are pleased to submit a check print of the final site plan for a proposed pole building. Upon receipt of permission to submit final plans we will also submit the final lot consolidation plan to be recorded. Attached to this letter are the following item:

- Final Site Plan
- DelDOT Letter of No Contention
- Fire Marshal Approval
- Sussex Conservation District

The Planning and Zoning Commission expressed a desire for interconnectivity for the parcel. The interconnectivitiy is not able to be provided for the following reasons:

- The minimum width of a cross access easement is 24' for two-way vehicles
- According to DelDOT Regulations, the minimum distance between a cross access easement and entrance onto a State Road way is 60'.
- DelDOT did not request or require an interconnection for this project.
- The proposed project does not have a defined entrance (uncurbed access).
- The front yard setback is 60' and the proposed addition is 60' from the right-of-way and the existing structure is less than 60' from the right of way.
- The parking spaces are located 21' from the ROW.
- The parcel is bound to the left by a paper street (Parcel 51.02) and to the right by an approximately 10,000 SF lot (Parcel 56.00) whose parking is closer to the right-of-way than the proposed project.

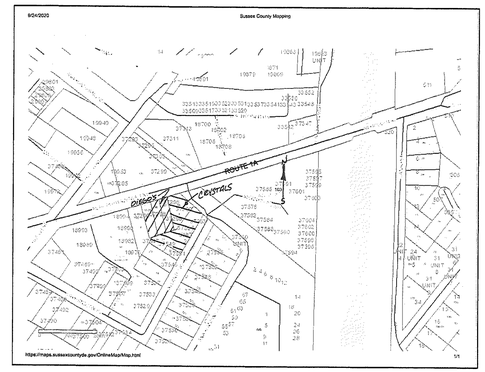
We thank you in advance for re-considering our request to waive the interconnectivity to adjacent parcels. We also respectfully request to be placed on the October 22, 2020 Planning and Zoning Commission Agenda.

Should you have any questions or need additional information, please do not hesitate to contact me at (302) 424-1441, or via email at rwl@dbfinc.com.

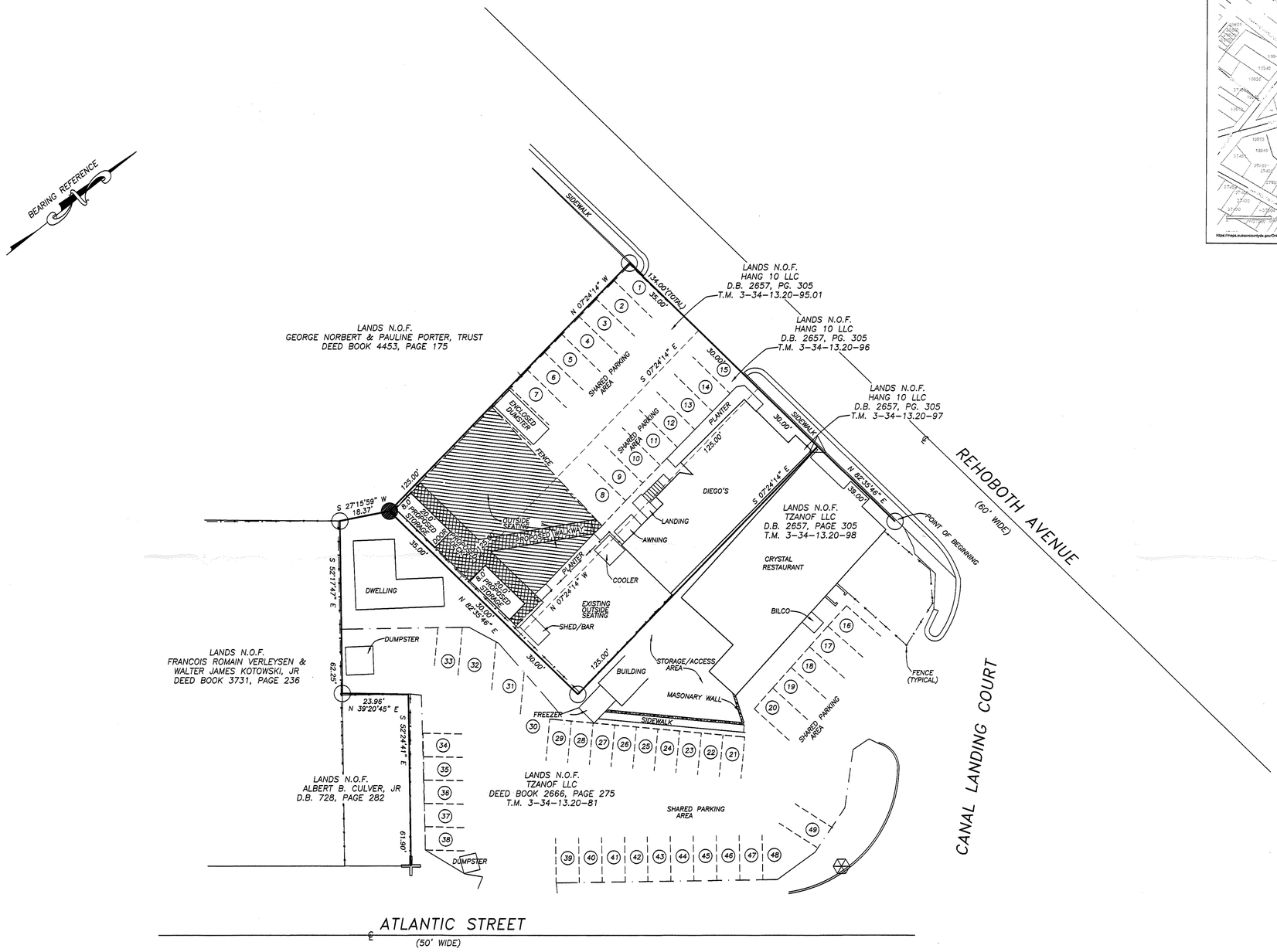
Respectfully Submitted,
Davis, Bowen & Friedel, INC.

Ring W. Lardner, P.E.
Principal

P:\WMF Watercraft\Pole Buildng - Parcel 2-34-34.08-54.00\Documents\P&Z\2020-10-08 Pole Building Final Check Print\Final Check Print Cover Letter.docx



vicinity map



PLAN FOR ADDITIONAL OUTSIDE SEATING FOR DIEGO'S HIDEAWAY

SHOWING SEATING AND STORAGE AREAS ALONG WITH SHARED PARKING WITH CRYSTAL RESTAURANT
CRYSTALS UTILIZES THE PARKING BEFORE 5 PM AND DIEGO'S USES IT AFTER 5 PM

NOTES:

1) CLASS "B", SUBURBAN SURVEY
2) SOURCE OF TITLE: DEED BOOK 2666, PAGE 275, DEED BOOK 2657, PAGE 305, DEED BOOK 4865, PAGE 167
3) 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

LEGEND:

- ⊕ FOUND BOLT
- + FOUND "T" BAR
- ○ FOUND IRON PIPE
- ● FOUND IRON BAR
- △ FOUND DRILL HOLE

CHARLES E. ADAMS, JR., P.L.S. 506

Prepared By
ADAMS-KEMP ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND PLANNERS
217 SOUTH RACE STREET
GEORGETOWN, DELAWARE 19947
PHONE: (302) 856-6699
WWW.ADAMSKEMP.COM

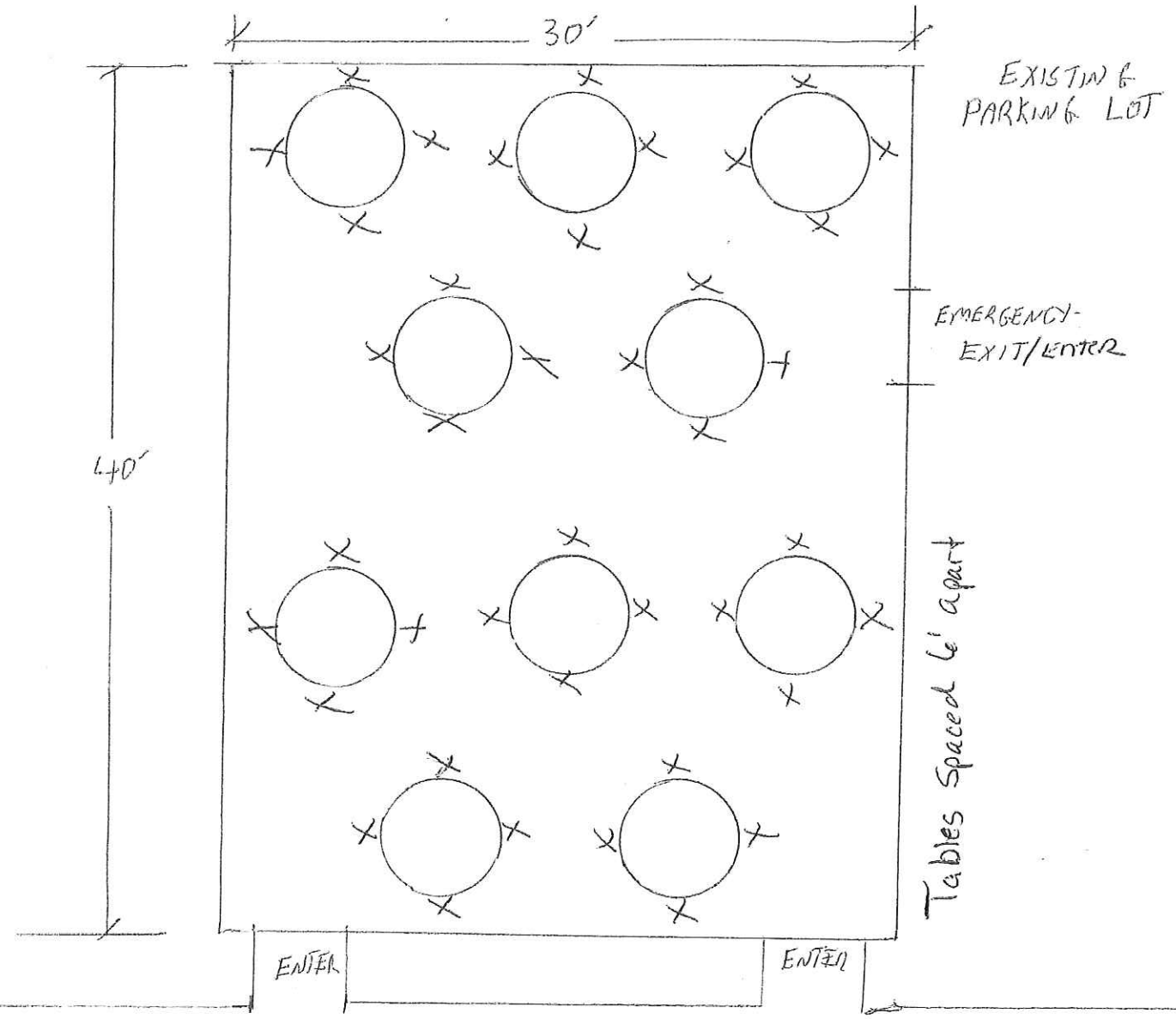
SITE PLAN

PREPARED FOR

HANG 10 LLC

SITUATED IN
CITY OF REHOBOTH, LEWES & REHOBOTH HUNDRED,
SUSSEX COUNTY, STATE OF DELAWARE
SCALE: 1" = 20'
DATE: SEPTEMBER 14, 2020

PLAN NO. 200815-D


30'
40'
EXISTING PARKING LOT
EMERGENCY-
EXIT/ENTER
Tables Spaced 6' apart
ENTER
ENTER
EXISTING PATIO
APPROVED
Temporary Outdoor Seating
Until 7/31/2021
SUSSEX COUNTY
PLANNING & ZONING COMMISSION
Unless Extended by the Governor of Delaware
DOORS
TO MAIN
BUILDING

Lauren Devore
Planner I
Sussex County
Planning and Zoning
302-855-7878

September 27, 2020

RE: Diego's Permanent Usage of Pasqualini's Parking Lot

Dear Lauren Devore

Please note that, Kathy Pasqualini, an adjacent property owner is permitting Diego's Bar located at 37298 Rehoboth Ave. Tax Parcels: 334-13.20-97.00, 96.00 & 95.01 to use her parking lot for additional cars on a permanent basis.

Thank you

Kathy Pasqualini

Lauren Devore
Planner I
Sussex County
Planning and Zoning
302-855-7878

September 27, 2020

RE: Diego's Permanent Usage of Crystal Parking Lot

Dear Lauren Devore

Please note that, Julie A. Tsolakis, an adjacent property owner is permitting Diego's Bar located at 37298 Rehoboth Ave. Tax Parcels: 334-13.20-97.00, 96.00 & 95.01 to use her parking lot for additional cars on a permanent basis.

Thank you

Julie A Tsolakis
(302) 542-7180

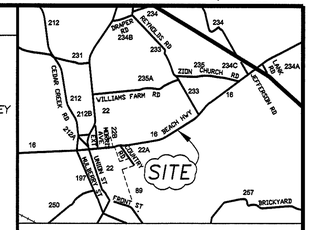
TAX MAP NO. 2-35-15.00, PARCEL 26.00

ORDINANCE NO. 2688:

A. THERE SHALL NOT BE ANY OUTSIDE STORAGE ON THE PREMISES. THIS INCLUDES THE PROHIBITION AGAINST OUTSIDE STORAGE OF BUILDING MATERIALS, CONSTRUCTION MATERIALS, BOATS AND RV'S WITHIN THE SITE.
B. THE STORAGE SHALL BE LIMITED TO THE STRUCTURE THAT IS IDENTIFIED AS "THE EXISTING HOG BARN" WHICH IS NO LONGER USED IN FARMING OPERATIONS. THE COLLAPSED DAIRY BARN MAY NOT NE REBUILT AND USED FOR STORAGE PURPOSES.
C. AS STATED BY THE APPLICANT, NO SIGN SHALL BE PERMITTED.
D. THE SITE SHALL BE POSTED WITH HOURS OF OPERATION LIMITED TO 6:00 a.m. UNTIL 9:00 p.m. (7)SEVEN DAYS A WEEK.
E. ANY VIOLATIONS OF THE CONDITIONS OF APPROVAL OF THIS CONDITIONAL USE MAY RESULT IN THE TERMINATION OF THIS CONDITIONAL USE.
F. THIS SITE PLAN SHALL BE SUBJECT TO THE APPROVAL OF THE PLANNING AND ZONING COMMISSION.

DATA COLUMN:

1) OWNER: CLYDE BETTS & SON, INC.
26361 ZION CHURCH ROAD
MILTON, DE 19968
2) CLASS "B", SUBURBAN SURVEY
3) SOURCE OF TITLE: DEED BOOK 394, PAGE 652
4) NO TITLE SEARCH WAS PROVIDED OR USED FOR THIS SURVEY



LOCATION MAP: SCALE: 1"=1 MILE

BEARING REFERENCE
DELAWARE COORDINATE SYSTEM OF 1983

STATE ROUTE 16
(A.K.A. SOR 016)
(A.K.A. BROADKILL ROAD)
(FUNCTIONAL CLASSIFICATION: MAJOR COLLECTOR)
(65' WIDE PER CONTRACT 1901)
(SEE DEED BOOK 500, PAGE 47)

1,834'+/- TO COUNTY ROAD 233
65'
32'
POINT OF BEGINNING
S 29°04'27" E 186.87'
197.06'
EXISTING ACCESS DRIVE
13.8'
42.2'
N 57°08'30" E 124.56'
72.1'
MOBILE HOME to be removed
40'
90.2'
10.1'
N 28°49'13" W 172.65'
N 57°08'30" E
AN ADDITIONAL 8' OF RIGHT-OF-WAY IS HEREBY DEDICATED TO THE STATE OF DELAWARE AS PER PLOT BOOK 194 PAGE 62
250'
553.36'

LANDS N.O.F.
CLYDE BETTS & SON, INC.
DEED BOOK 394, PAGE 652
TAX MAP NO. 2-35-15.00, PARCEL 26.00

S 36°00'14" E 562.39'
29.6'
EXISTING BUILDING TO BE REBUILT ON FOUNDATION FOR 9 STORAGE UNITS
170.3'
29.5'
PROPOSED STONE DRIVE 4955 sq. Ft.
PROPOSED TURN DOWN LIGHTING TYP.
FORMER HOG BARN LOCATION
existing concrete typ.
PROPANE TANKS
FEED BIN
RAMP
EXISTING DRIVE
DWELLING
SEPTIC
SHED
16.1'
12.8'
9.3'
117.72'
N 28°28'28" E
GENERATOR SHED
TRANSFORMER
N 25°31'56" W 85.80'
16.4'
16.4'
5.4'
N 51°10'05" E 204.26'
N 29°03'44" W

LANDS N.O.F.
CLYDE BETTS & SON, INC.
DEED BOOK 394, PAGE 652
TAX MAP NO. 2-35-15.00, PARCEL 26.00

CONCRETE MATTS
88.6'
WASTE SHED
BOTTOM OF BERM
222.9'
81.3'
HOG HOUSE #3
224.0'
81.3'
RAMP
SHED
44.1'
289.1'
HOG HOUSE #2
CONCRETE PAD(TYPICAL) PROPANE TANKS
SHED
277.4'
56.2'
RAMP
HOG HOUSE #1
82.2'
PARKING
11.7'
CONCRETE PAD & FEED BINS
195.4'
EXISTING DRIVE
28.5'
57.7'
434.08'

LANDS N.O.F.
CLYDE BETTS & SON, INC.
DEED BOOK 394, PAGE 652
TAX MAP NO. 2-35-15.00, PARCEL 26.00

S 30°04'52" E 131.73'
S 43°48'17" W 350.03'
S 29°28'06" E 214.21'
S 61°12'02" W 533.75'
POND
POND
N 29°25'34" W
12.7'
5.2'
23.5'
CONCRETE PAD
99.7'
COMPOSTER SHED
S 61°10'21" W 122.54'
4.1'
10.9'

LANDS N.O.F.
CLYDE BETTS & SON, INC.
DEED BOOK 394, PAGE 652
TAX MAP NO. 2-35-15.00, PARCEL 26.00

0 50 100

CONDITIONAL USE
ORDINANCE NO. 2688:

LEGEND:

- FOUND IRON BAR
- SET IRON BAR
- FOUND CONCRETE MONUMENT
- UTILITY POLE
- MAIL BOX

Charles E. Adams, Jr. 506

PREPARED BY
ADAMS-KEMP ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND PLANNERS
217 SOUTH RACE STREET
GEORGETOWN, DELAWARE 19947
PHONE: 302-856-6699
WWW.ADAMSKEMP.COM

CONDITIONAL USE SITE PLAN

PREPARED FOR

BRENT & LISA HERSHEY

LOT 1 LANDS OF CLYDE BETTS & SON, INC.
PLOT BOOK 194, PAGE 62
SITUATED IN
BROADKILL HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE
AREA: 9.167± ACRES
SCALE: 1" = 50'
DATE: AUGUST 28, 2020

PLAN NO. 200812

NOTES:

1. THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORD AS WELL AS AN ACTUAL FIELD SURVEY BY PENNONI ASSOCIATES INC.
VERTICAL DATUM NAVD 88, HORIZONTAL DATUM DELAWARE STATE PLANE NAD 83/91.

2. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 10005C 0326 J, EFFECTIVE DATE JANUARY 6, 2005, THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X', UNSHADED, WHICH IS AN AREA DETERMINED TO LIE OUTSIDE THE 500 YEAR FLOOD PLAIN AND FLOOD ZONE 'A', NO BASE FLOOD ELEVATION, WHICH IS CONSIDERED A FLOOD HAZARD ZONE (SEE NOTE 38).

3. THIS PROPERTY IS CURRENTLY ZONED 'AR-1'.

4. SUBJECT PROPERTY IS ON THE EAST SIDE OF SUSSEX COUNTY ROAD 290 (COOL SPRING ROAD) APPROXIMATELY 635 FEET SOUTH OF SUSSEX COUNTY ROAD 262 (FISHER ROAD).

5. DEED REFERENCE:
3-34-10 P.67
LANDS N/F COOL SPRING EQUITIES, L.L.C.
DEED BOOK 2857, PAGE 212

6. TOTAL AREA OF THIS SUBDIVISION IS 45.05 ACRES ±.

7. STORMWATER SHALL BE HANDLED THROUGH THE DESIGN OF DRY, INFILTRATION, AND WET PONDS THAT WILL BE LOCATED ON SITE. THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES CONSTRUCTED WITHIN THIS SITE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNER ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.

8. THE SITE BENCHMARKS ARE TWO CONCRETE MONUMENTS ON THE MAIN PROPERTY BOUNDARY, AS SHOWN ON THE PLAN. DATUM IS NAVD 88.

9. ALL PROPOSED ROADS SHOWN ARE PRIVATE STREETS AND TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE. THE STATE AND COUNTY ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.

10. COMMON AREA: AN AREA OWNED AND USED IN COMMON BY RESIDENTS OF THE SUBDIVISION FOR RECREATION, LANDSCAPING AND STORMWATER MANAGEMENT.

11. ACCESS TO ALL LOTS SHALL BE FROM THE INTERNAL SUBDIVISION STREET. NO DIRECT ACCESS TO SCR 290 WILL BE PERMITTED.

12. SANITARY SEWER FOR THIS SITE WILL BE INDIVIDUAL SEPTIC SYSTEMS.

13. WATER FOR THIS SITE WILL BE INDIVIDUAL WELLS.

14. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.

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

16. THIS SITE CONTAINS REGULATED WETLANDS. ACTIVITIES WITHIN THESE WETLANDS MAY REQUIRE A PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF DELAWARE.

17. THE PROPERTY WILL BE BUILT AS TWO PHASES.

18. THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, OR MODIFY ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.

19. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOPSOILED (6" MINIMUM), FERTILIZED AND SEEDED.

20. THE PROPOSED ENTRANCES/EXITS ARE PROPOSED ONLY, AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE DELAWARE DEPARTMENT OF TRANSPORTATION BEFORE A CONSTRUCTION PERMIT IS ISSUED.

21. A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.

22. MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.

23. ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS RESPONSIBILITY, AND SHALL FOLLOW THE GUIDELINES SHOWN IN LATEST EDITION OF "DELAWARE TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY, AND EMERGENCY OPERATIONS."

24. DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE "GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES".

25. NO BUILDING PERMIT SHALL BE ISSUED UNTIL EITHER ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED, OR PLACED FOR THE LOT FOR WHICH THE PERMIT WILL BE ISSUED IN A MANNER ACCEPTABLE BY THE COUNTY AND STATE, OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OR OTHER GUARANTEE WITH THE COUNTY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER REQUIRED IMPROVEMENT.

26. ALL PROPOSED FOREST BUFFERS ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.

27. CUL DE SACS SHALL HAVE A PAVED RADIUS OF 38' AND PARKING IS PROHIBITED ON CUL DE SAC. ALL ACCESS TO DWELLINGS SHALL BE CLEARED A MINIMUM OF 18' WIDE.

28. ALL SINGLE FAMILY HOMES TO BE WOOD FRAME CONSTRUCTION WITH A MAXIMUM BUILDING HEIGHT OF THREE STORIES, NOT TO EXCEED 42'.

29. MAINTENANCE OF THE STREETS AND SIDEWALK WITHIN THE SITE AND THE MULTI-USE PATH ALONG THE PROPERTY FRONTAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE PROPERTY OWNERS WITHIN THIS SITE. DELDOT OR THE STATE AND COUNTY ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS, SIDEWALKS AND THE MULTI-USE PATH.

30. ALL SIDE AND REAR LOT LINES ARE RESERVED FOR THE CENTERLINE OF A 10' WIDE DRAINAGE AND/OR UTILITY EASEMENT FOR A TOTAL EASEMENT WIDTH OF AT LEAST 10 FEET ALONG A LOT LINE COMMON TO TWO LOTS. ALL FRONT LOT LINES AND OUTSIDE BOUNDARY LINES SHALL HAVE A TEN (10) FEET WIDE EASEMENT ON THE INTERIOR SIDE OF THE BOUNDARY. NO BUILDING, STRUCTURE OR OTHER PERMANENT OBSTRUCTION SHALL BE PLACED ON ANY EASEMENT.

31. NO ENTRANCE AND/OR ROADWAY CONSTRUCTION ALONG SCR 290 SHALL OCCUR BEGINNING ON MAY 15TH AND ENDING ON SEPTEMBER 15TH.

32. ALL SIDEWALKS LOCATED ON INTERNAL SUBDIVISION STREETS SHALL BE LOCATED WITHIN AN 6' WIDE EASEMENT STARTING AT THE RIGHT-OF-WAY LINE. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL SIDEWALK MAINTENANCE UNTIL SUCH TIME A HOMEOWNERS ASSOCIATION IS ESTABLISHED, AT WHICH TIME MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

33. ALL SIDEWALKS (IF PART OF THE DEVELOPMENT) MUST BE INSTALLED FOR THE PROJECT TO ACHIEVE SUBSTANTIAL COMPLETION FROM THE PUBLIC WORKS DIVISION.

34. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT) STANDARDS AND REGULATIONS FOR SUBDIVISION STREETS AND STATE HIGHWAY ACCESS AND WILL BE SUBJECT TO ITS APPROVAL.

35. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY ARE PRIVATE AS SHOWN ON THIS PLAN AND ARE TO BE MAINTAINED BY THE DEVELOPER, PROPERTY OWNERS OR BOTH. THE STATE OF DELAWARE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.

36. THE SIDEWALK AND MULTI MODAL PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR MULTI MODAL PATH.

37. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET. EACH LOT WILL BE PERMITTED TO HAVE ONLY ONE ACCESS POINT TO SERVE THE ENTIRE PARCEL. HORSESHOE DRIVEWAYS WILL NOT BE PERMITTED. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.

38. THE APPROXIMATE ZONE "A" BASE FLOOD ELEVATION (BFE) FOR LOTS WITHIN THE ZONE A BOUNDARY SHOWN ON MAP 10005C0326J, DATED JANUARY 6, 2005 AND THESE PLANS IS ELEVATION 26.0'. UNTIL A NOTICE OF FINAL BFE HAS BEEN DETERMINED BY FEMA, SPRING TOWN FARM IS GIVEN THE DISCRETION IN USING THE PRELIMINARY FLOODPLAIN STUDY DATA SUBMITTED TO SUSSEX COUNTY TO THE EXTENT THAT THE TECHNICAL OR SCIENTIFIC VALIDITY OF THE PROPOSED FLOOD ELEVATION DATA REPRESENTS THE BEST AVAILABLE DATA TO DATE.

39. THE MINIMUM FINISH FLOOR ELEVATION (FFE) FOR ALL HOMES SHALL BE NO LESS THAN ELEVATION 28.0'.

40. STREET LIGHTS WILL BE PROVIDED BY DELAWARE ELECTRIC COOP THROUGHOUT THE SUBDIVISION BASED ON THEIR MINIMUM SPACING AND DESIGN REQUIRMENTS.

BK: 200 PG: 50
19733

VICINITY MAP
SCALE: 1" = 1/2 MILE

SPRING TOWN FARMS

PROPOSED 41 SINGLE FAMILY LOTS

FINAL SUBDIVISION PLANS

COOL SPRING ROAD , MILTON , DELAWARE 19968

SHEET NO.:	TITLE
CS-1001	COVER SHEET
CS-1002-CS-1005	FINAL SUBDIVISION PLANS
CS-2001-CS-2004	LANDSCAPING PLANS

SUBDIVISION #2007-43
SPRING TOWN FARMS SUBDIVISION

CONDITIONS OF APPROVAL:

A. THERE SHALL BE NO MORE THAN 41 LOTS WITHIN THE SUBDIVISION.
B. THE APPLICANT SHALL FORM A HOMEOWNERS' ASSOCIATION RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF STREETS, ROADS, ANY BUFFERS, STORM WATER MANAGEMENT FACILITIES, EROSION AND SEDIMENTATION CONTROL FACILITIES AND OTHER COMMON AREAS.
C. THE STORM WATER MANAGEMENT SYSTEM SHALL MEET OR EXCEED THE REQUIREMENTS OF THE STATE AND COUNTY. IT SHALL BE CONSTRUCTED AND MAINTAINED USING BEST MANAGEMENT PRACTICES.
D. ALL ENTRANCES SHALL COMPLY WITH ALL OF DELDOT'S REQUIREMENTS, AND AN AREA FOR A SCHOOL BUS STOP SHALL BE ESTABLISHED. THE LOCATION OF THE SCHOOL BUS STOP SHALL BE COORDINATED WITH THE LOCAL SCHOOL DISTRICT.
E. ROAD NAMING AND ADDRESSING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE SUSSEX COUNTY MAPPING AND ADDRESSING DEPARTMENT.
F. THE FINAL SITE PLAN SHALL CONTAIN THE APPROVAL OF THE SUSSEX CONSERVATION DISTRICT FOR THE DESIGN AND LOCATION OF ALL STORM WATER MANAGEMENT FACILITIES AND EROSION AND SEDIMENTATION CONTROL FACILITIES.
G. A 30-FOOT FORESTED AGRICULTURAL BUFFER SHALL BE SHOWN ALONG BOUNDARIES BORDERING ON ANY LAND USED PRIMARILY FOR ANY AGRICULTURAL PURPOSE. THE FINAL SITE PLAN SHALL ALSO CONTAIN A LANDSCAPE PLAN FOR ALL OF THE OTHER BUFFER AREAS, SHOWING ALL OF THE LANDSCAPING AND VEGETATION TO BE INCLUDED IN THE BUFFER AREAS.
H. THE DEVELOPER SHALL MAINTAIN AS MANY EXISTING TREES AS POSSIBLE. THE UNDISTURBED FORESTED AREAS SHALL BE SHOWN ON THE FINAL SITE PLAN.
I. NO WETLAND SHALL BE INCLUDED WITH IN ANY LOTS.
J. A SYSTEM OF STREET LIGHTING SHALL BE ESTABLISHED.
K. ~~SIDEWALKS SHALL BE LOCATED ON ONE SIDE OF ALL STREETS.~~ REMOVED PER 12/19/13 P&Z APPROVAL OF CONDITIONS.
L. AS STATED BY THE APPLICANT, THERE SHALL BE A WALKING PATH THROUGHOUT THE SUBDIVISION ALONG THE REAR OF ALL OF THE LOTS.
M. THE SUBDIVISION SHALL BE SERVED BY INDIVIDUAL ON-SITE SEPTIC DISPOSAL SYSTEMS DESIGNED IN ACCORDANCE WITH DNREC SPECIFICATIONS.
N. ALL SILT FENCING SHALL BE LOCATED TO THE INTERIOR SIDE OF ALL BUFFER AREAS.
O. A LOCATION FOR A PICNIC AREA, TOT LOT AND SUPPORTING BENCHES SHALL BE SHOWN ON THE FINAL SITE PLAN.
P. ~~THE BERM/LANDSCAPE FEATURE SHALL BE GRASSED AT A MINIMUM AND ANY ADDITIONAL PLANTINGS AT THE APPLICANTS CHOICE SHALL BE SHOWN ON THE FINAL SITE PLAN.~~ REMOVED PER 12/19/13 P&Z APPROVAL OF CONDITIONS.
Q. THIS PRELIMINARY APPROVAL IS CONTINGENT UPON THE APPLICANT SUBMITTING A REVISED PRELIMINARY SITE PLAN EITHER DEPICTING OR NOTING THE CONDITIONS OF THIS APPROVAL ON IT. STAFF SHALL APPROVE THE REVISED PLAN UPON THE CONFIRMATION THAT THE CONDITIONS OF APPROVAL HAVE BEEN DEPICTED OR NOTED ON IT.
R. THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.

APPROVED BY:
Lawrence B. Lank 7.1.14
~~CHAIRMAN OR~~ SECRETARY OF PLANNING AND ZONING COMMISSION DATE
[signature] 6/27/14
PRESIDENT OF SUSSEX COUNTY COUNCIL DATE

APPROVED
Per PZ Comm. 6.26.14
LBL 7.1.14
SUSSEX COUNTY
PLANNING & ZONING COMMISSION
9 Sheets

OWNER/DEVELOPER
COOL SPRING EQUITIES, L.L.C.
P.O. BOX 212
LEWES, DE 19958
(302) 644-1400

ENGINEER/SITE DESIGNER
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968
(302) 684-8030

SURVEYOR
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968
(302) 684-8030

WASTEWATER ENGINEER
TIDEWATER ENVIRONMENTAL SERVICES, INC.

WETLANDS DELINEATION
THOM NOBILE/ED LAUNAY
ENVIRONMENTAL RESOURCES INC.
38173 DUPONT BOULEVARD
SELBYVILLE, DE 19975
(302) 436-9637

SCHOOL DISTRICT
CAPE HENLOPEN

FIRE DISTRICT
MILTON

WATER UTILITY
INDIVIDUAL WELLS

SEWER UTILITY
SEPTIC SYSTEMS

ELECTRIC
DELAWARE ELECTRIC CO-OP

TELECOMMUNICATION
VERIZON

CATV
COMCAST

GAS
POORE'S PROPANE

POSTAL DISTRICT
MILTON (19968)

ABBREVIATIONS

AADT	- ANNUAL AVERAGE DAILY TRAFFIC
ADT	- AVERAGE DAILY TRAFFIC
Ac.	- ACRES
B.R.L.	- BUILDING RESTRICTION LINE
CB	- CATCH BASIN
℄	- CENTER LINE
CN	- CURVE NUMBER
C.F.	- CUBIC FEET
CMF	- CONCRETE MONUMENT FOUND
CMP	- CORRUGATED METAL PIPE
CMS	- CONCRETE MONUMENT SET
C/O	- CLEAN OUT
DE RTE.	- DELAWARE ROUTE
DET.	- DETAIL
ESMT.	- EASEMENT
EX.	- EXISTING
F.F.	- FIRST FLOOR ELEVATION
HC	- HANDICAP (RAMPS OR PARKING SPACES)
HYD	- FIRE HYDRANT
I.I.	- INVERT IN
I.O.	- INVERT OUT
IPF	- IRON PIPE FOUND
IPS	- IRON PIPE SET
LAT.	- SANITARY SEWER LATERAL CONNECTION
MAX.	- MAXIMUM
MH	- MANHOLE
MIN.	- MINIMUM
N-12 ADS	- ADVANCED DRAINAGE SYSTEMS N-12 PLASTIC PIPE
N/F	- NOW OR FORMERLY (REFERRING TO OWNERSHIP)
NTS	- NOT TO SCALE
P.E.	- PROFESSIONAL ENGINEER
P.L.S.	- PROFESSIONAL LAND SURVEYOR
PL	- PROPERTY LINE
P/O	- PORTION OF (PARCEL)
PROP.	- PROPOSED
PVC	- POLY-VINYL CHLORIDE
PVMT.	- PAVEMENT
RCP	- REINFORCED CONCRETE PIPE
R.O.W.	- RIGHT OF WAY
SAN. SEW.	- SANITARY SEWER
S.C.R.	- SUSSEX COUNTY ROUTE
S.F.	- SQUARE FEET
S.N.	- STRUCTURAL NUMBER (PAVING)
STA	- STATION
STM. SEW.	- STORM SEWER
TYP.	- TYPICAL
WAT.	- WATER
W.M.	- WATER METER
W.V.	- WATER VALVE

LEGEND
PL
R.O.W. LINE
SUBDIVISION LOT LINE
EDGE OF PAVEMENT
B.R.L.
7 LOT NUMBER
PIPE
P POWER LINE R.O.W.
EXISTING WOODS LINE
PROPOSED EDGE OF LAKE
40 EXISTING CONTOURS
DENOTES NON-TIDAL WETLANDS AREA
DENOTES WETLANDS BUFFER AREA
FENCE
℄
SOILS BOUNDARY
UTILITY POLE
B PROPOSED BERM

NOTE:
1) DelDOT nor the state will not maintain the multi-use path.
2) Plan location and dimensions shall be strictly adhered to unless otherwise directed by the District Permit Supervisor.
3) No landscaping shall be permitted within DelDOT right-of-way.
4) All subdivision lots shall have access from internal subdivision streets. No access to SCR 290 will be permitted
5) The sidewalk and multi-use paths will have a 2% slope (maximum).

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

COOL SPRING EQUITIES, L.L.C. DATE
c/o PRESTON DYER
P.O. BOX 212
LEWES, DE 19958
PHONE: (302) 644-1400

WETLANDS CERTIFICATION STATEMENT :
I, PATRICK MORELAND, PWS, CERTIFY THAT THIS PROPERTY HAS BEEN EXAMINED FOR WETLANDS AND WATERS OF THE UNITED STATES IN ACCORDANCE WITH THE CRITERIA FOUND IN THE 1987 U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND ASSOCIATED STATE WETLANDS REGULATIONS. THE DELINEATION HERE SHOWN, IN MY BEST PROFESSIONAL JUDGEMENT, ACCURATELY DEPICTS THE FEDERAL AND/OR STATE WETLANDS BOUNDARIES PRESENT WITHIN THE PROJECT AREA.

6-9-14
PATRICK MORELAND (PROFESSIONAL WETLAND SCIENTIST NO. 1855) DATE
ENVIRONMENTAL RESOURCES, INC.
P.O. BOX 169
SELBYVILLE, DE 19975

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

5/15/14
CARLTON SAVAGE, PE #16457 DATE
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968 - (302) 684-8030 - FAX # (302) 684-8054

APPROVED
SUSSEX CONSERVATION DISTRICT
SEDIMENT CONTROL & STORMWATER MANAGEMENT
Reviewed By ______ Date ______
Approved By [signature] Date 6/24/14

PROFESSIONAL SEAL
CARLTON R. SAVAGE, JR. LICENSE No. 16457 DELAWARE PROFESSIONAL ENGINEER

Pennoni
Pennoni Associates Inc. Consulting Engineers
18072 Davidson Drive
Milton, DE 19968 (302) 684-8030

DATE	NO.	REVISIONS	BY
12/19/13	7	REVISED PER P&Z COMMENTS	AJG
11/7/13	6	REVISED PER P&Z COMMENTS	AJG
10/3/13	5	REVISED FFE PER FLOODPLAN STUDY	CRS
12/27/12	4	ADDED THE CONDITIONS OF APPROVAL	AMD
12/17/12	3	REVISED PER SCED COMMENTS	AMD
11/26/12	2	REVISED PER AGENCY COMMENTS	AMD
11/14/12	1	REVISED PER LAYOUT CHANGE	AMD

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK

SPRING TOWN FARMS
COOL SPRING ROAD
MILTON, DELAWARE 19968
COVER SHEET
FINAL SUBDIVISION PLANS
COOL SPRING EQUITIES, L.L.C.
P.O. BOX 212
LEWES, DELAWARE 19958

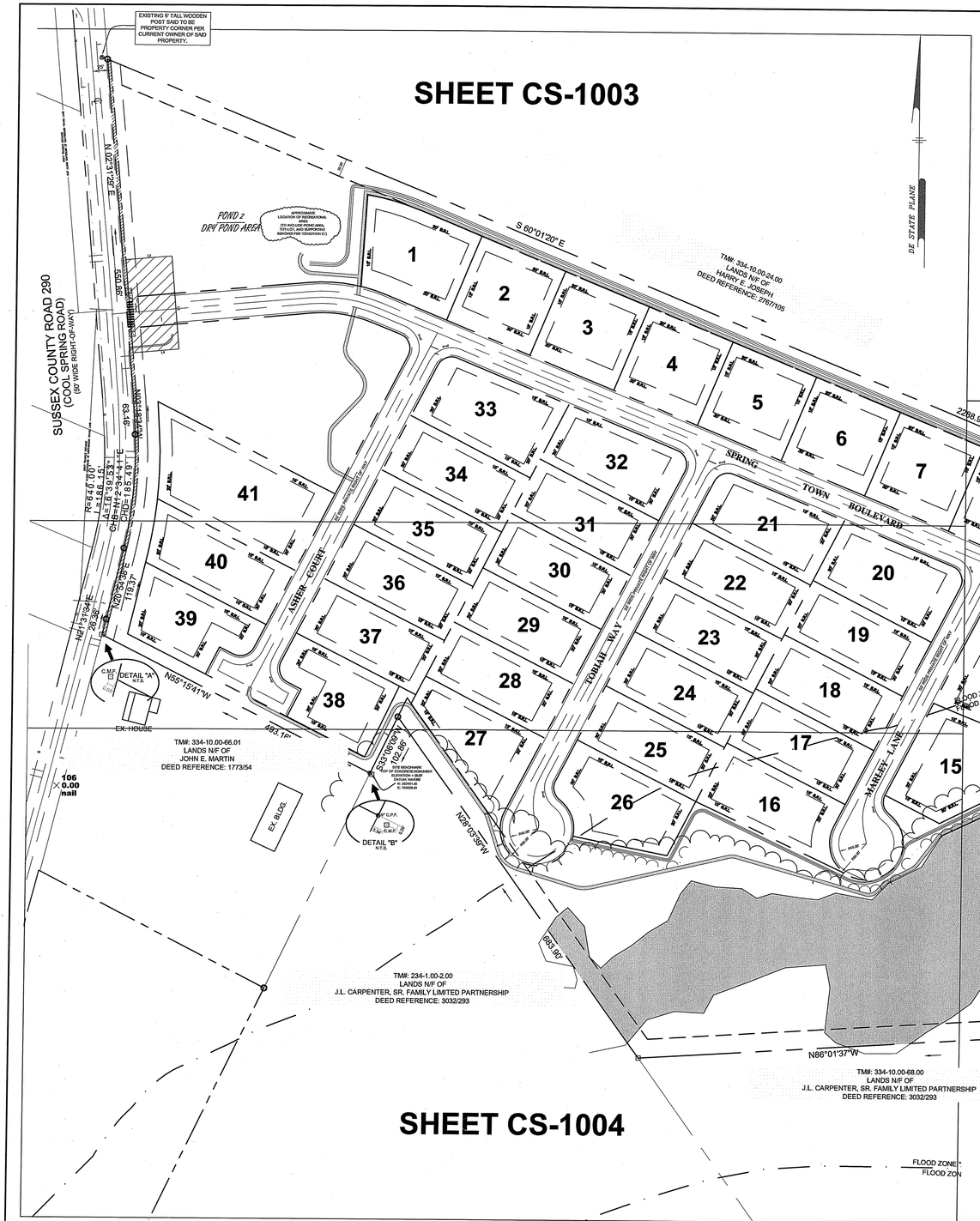
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

NORTH
JOB NO. CSEQ1101
SHEET 1 OF 5
SCALE AS SHOWN
DRAWN BY KMD
DATE 08/28/13
APPROVED CS
DRAWING NO. **CS-1001**

S:\PROJECTS\CSEQ\CSEQ1101-Spring Town Farms\DESIGN\CS\dwg\CS-0001.dwg
5/14/2014 9:42 AM
Alan Gurgol

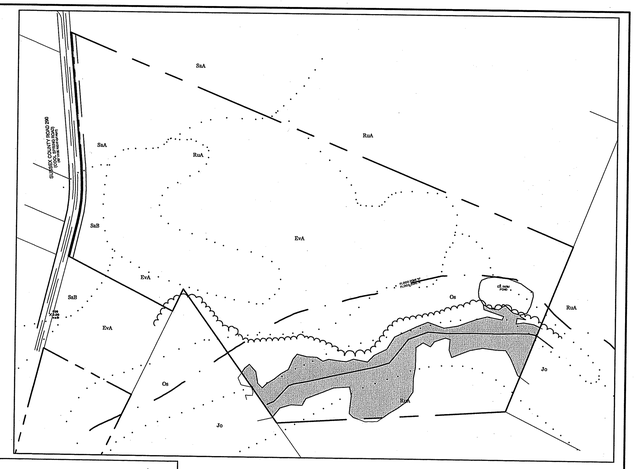
BK: 200 PG: 51

SHEET CS-1003



SOILS INFORMATION:

DoA = DOWNER SANDY LOAM, 0 TO 2 PERCENT SLOPES
IeA = INGLESIDE LOAMY SAND, 0 TO 2 PERCENT SLOPES
RoA = ROSEDALE LOAMY SAND, 0 TO 2 PERCENT SLOPES
DoB = DOWNER SANDY LOAM, 2 TO 5 PERCENT SLOPES
AsA = ASKECKSY LOAMY SAND, 0 TO 2 PERCENT SLOPES
Lo = LONGMARSH AND INDIANTOWN SOILS, FREQUENTLY FLOODED
DnA = DOWNER LOAMY SAND, 0 TO 2 PERCENT SLOPES



SHEET CS-1005

SITE DATA:

1. PROJECT TITLE/NAME: SPRING TOWN FARMS

ADDRESS: COOL SPRING ROAD, MILTON, DE 19968

2. OWNER INFORMATION:
OWNER
COOL SPRING EQUITIES, L.L.C.
P.O. BOX 212
LEWES, DE. 19958
(302) 644-1400

TAX MAP/PARCEL # 3-34-10 P.87 — GROSS ACREAGE ±45.05 AC (SURVEY)

3. DEVELOPERS:
COOL SPRING EQUITIES, L.L.C.
P.O. BOX 212
LEWES, DE 19958
(302) 644-1400

4. ZONING INFORMATION: PRESENT ZONING: AR-1; PROPOSED ZONING: AR-1

5. LAND USE INFORMATION: PRESENT USE: AGRICULTURE; PROPOSED USE: SINGLE-FAMILY DWELLINGS

GROSS DENSITY: 0.91 UNITS/ACRE

6. NET DEVELOPMENT COMPUTATIONS:

TOTAL AREA:	45.05 AC.±
TOTAL POND ROW AREA:	1.40 AC.±
TOTAL LOT AREA:	22.14 AC.±
TOTAL WETLANDS AREA:	4.52 AC.±
AREA DEDICATED TO DELDOT:	0.11 AC.±
DWELLINGS ALLOWED:	45
DWELLINGS PROPOSED:	41
OPEN SPACE REQUIRED (30%)	15.52 AC.±
OPEN SPACE PROVIDED (40%)	17.87 AC.±

7. BULK AREA REQUIREMENTS FOR SINGLE FAMILY DETACHED:

MAX. BLDG. HEIGHT:	42'	
MIN. LOT AREA:	21,780 S.F.	
MIN. LOT WIDTH:	100'	
MIN. LOT DEPTH:	218'	
SETBACKS-		CORNER LOT:
FRONT:	30'	30'
SIDE:	15'	15' ONE
REAR:	20'	20'

8. UTILITIES
WATER SERVICE: PRIVATE - WELL
SANITARY SERVICE: PRIVATE - SEPTIC SYSTEMS

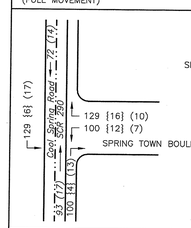
9. BULK AREA PROVIDED

MINIMUM LOT SIZE:	21,782 SQ.FT.±
MAXIMUM LOT SIZE:	40,253 SQ.FT.±
AVERAGE LOT SIZE:	23,502 SQ.FT.±

SIGHT TRIANGLE NOTE:

SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD BRING OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHALL BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.

TRIP GENERATION – COOL SPRING ROAD/SCR-290
(FULL MOVEMENT)



TRAFFIC GENERATION DIAGRAM
TRIPS PER DAY
{TRIPS IN A.M. PEAK HOUR}
{TRIPS IN P.M. PEAK HOUR}

ROAD TRAFFIC DATA:
LOCAL ROAD – SCR-290 – COOL SPRING ROAD

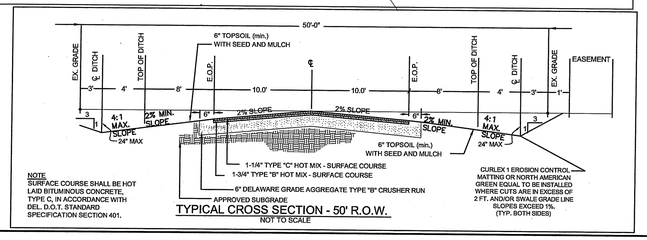
POSTED SPEED LIMIT – 45 MPH NORTHBOUND
40 MPH SOUTHBOUND

AADT = 165 TRIPS (FROM 2011 DELDOT TRAFFIC SUMMARY)
10 YEAR PROJECTED AADT = 165*(1.16) = 191
10 YEAR PROJECTED AADT + SITE ADT = 649

DIRECTIONAL SPLIT = 56.4% / 43.6% (FAVORING NORTH)
PEAK HOUR = 16.25% X 191 = 31
TRUCKS & BUSES = 6.32% X 191 = 12

SITE TRIPS GENERATED:
SOURCE: ITE TRIP GENERATION MANUAL 8TH EDITION
ITE LUC 210–SINGLE FAMILY DETACHED HOUSING

TRIP ENDS VS. DWELLING UNITS ON WEEKDAY
210 Ln(T)=0.92 Ln(X)+2.71 50% ENTERING–50% EXITING
SPRING TOWN FARMS: 41 UNITS
Ln(T)=0.92*Ln(67)+2.71
Ln(T)=6.1265
T=458 TRIPS/DAY
DIRECTIONAL DISTRIBUTION = 56.4/43.6 (FAVORING NORTH)



NOTE:
SURFACE COURSE SHALL BE HOT LAID BITUMINOUS CONCRETE, TYPE C, IN ACCORDANCE WITH DEL. D.O.T. STANDARD SPECIFICATION SECTION 401.

CURLEX 1 EROSION CONTROL MATTING OR NORTH AMERICAN GREEN EQUAL TO BE INSTALLED WHERE CUTS ARE IN EXCESS OF 2 FT. AND/OR SWALE GRADE LINE SLOPES EXCEED 1%. (TYP. BOTH SIDES)

TYPICAL CROSS SECTION - 50' R.O.W.
NOT TO SCALE

SHEET CS-1004

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

Pennoni Associates Inc.
Consulting Engineers
18072 Davidson Drive
Milton, DE 19968 (302) 684-8030

DATE	NO.	REVISIONS	BY
12/19/13	6	REVISED PER P&Z COMMENTS	AJG
11/7/13	4	REVISED PER P&Z COMMENTS	AJG
12/17/12	3	REVISED PER SCED COMMENTS	AMD
11/26/12	2	REVISED PER AGENCY COMMENTS	AMD
11/14/12	1	REVISED PER LAYOUT CHANGE	AMD

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER BEFORE PROCEEDING WITH THE WORK. IF DISCREPANCIES ARE FOUND, THEY MUST BE REPORTED IMMEDIATELY BEFORE PROCEEDING WITH THE WORK

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NORTH

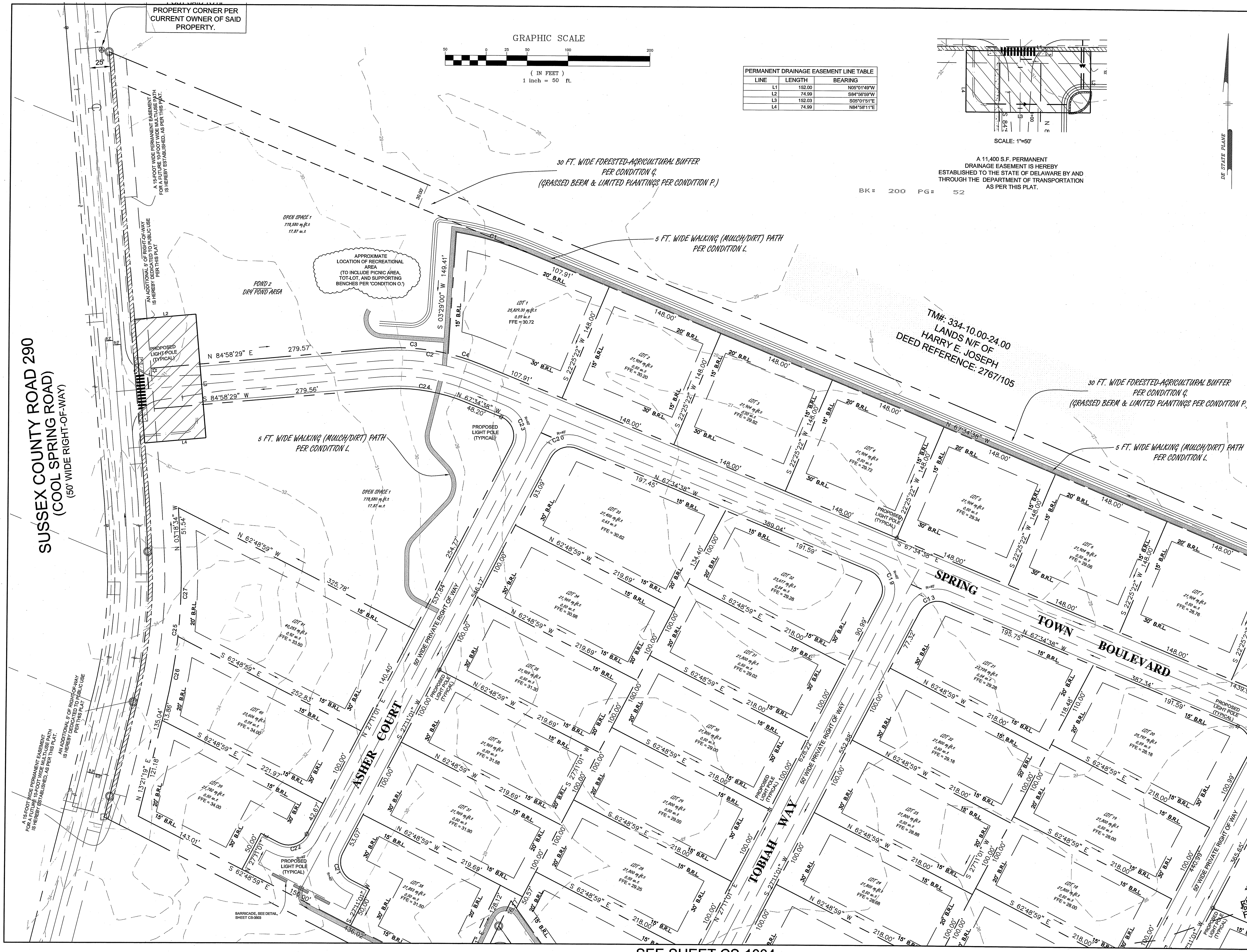
JOB NO. CSEQ1101
SHEET 2 OF 5

SCALE 1"=100'
DRAWN BY KMD
DATE 08/28/13
APPROVED CS

DRAWING NO. **CS-1002**

SPRING TOWN FARMS
COOL SPRING ROAD
LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE
FINAL SUBDIVISION KEY SHEET
TM: 334-10.00-67.00
COOL SPRING EQUITIES, L.L.C.
P.O. BOX 212
LEWES, DELAWARE 19958

S:\PROJECTS\CSEQ1101-Spring Town Farms\DESIGN\CS\dwg\CS-1001.dwg
5/14/2013 9:47 AM
Alan Gurgel



PERMANENT DRAINAGE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	152.00	N05°01'49"W
L2	74.99	S84°56'59"W
L3	152.03	S05°01'51"E
L4	74.99	N84°58'11"E

SEE SHEET CS-1004

SEE SHEET CS-1005

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18072 Davidson Drive
Milton, DE 19968 (302) 684-8030

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12/17/12	3	REVISED PER SCED COMMENTS	AMD
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11/14/12	1	REVISED PER LAYOUT CHANGE	AMD

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CARLTON SAVAGE JR. LICENSE No. 6457 DELAWARE PROFESSIONAL ENGINEER

SPRING TOWN FARMS
COOL SPRING ROAD
LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE
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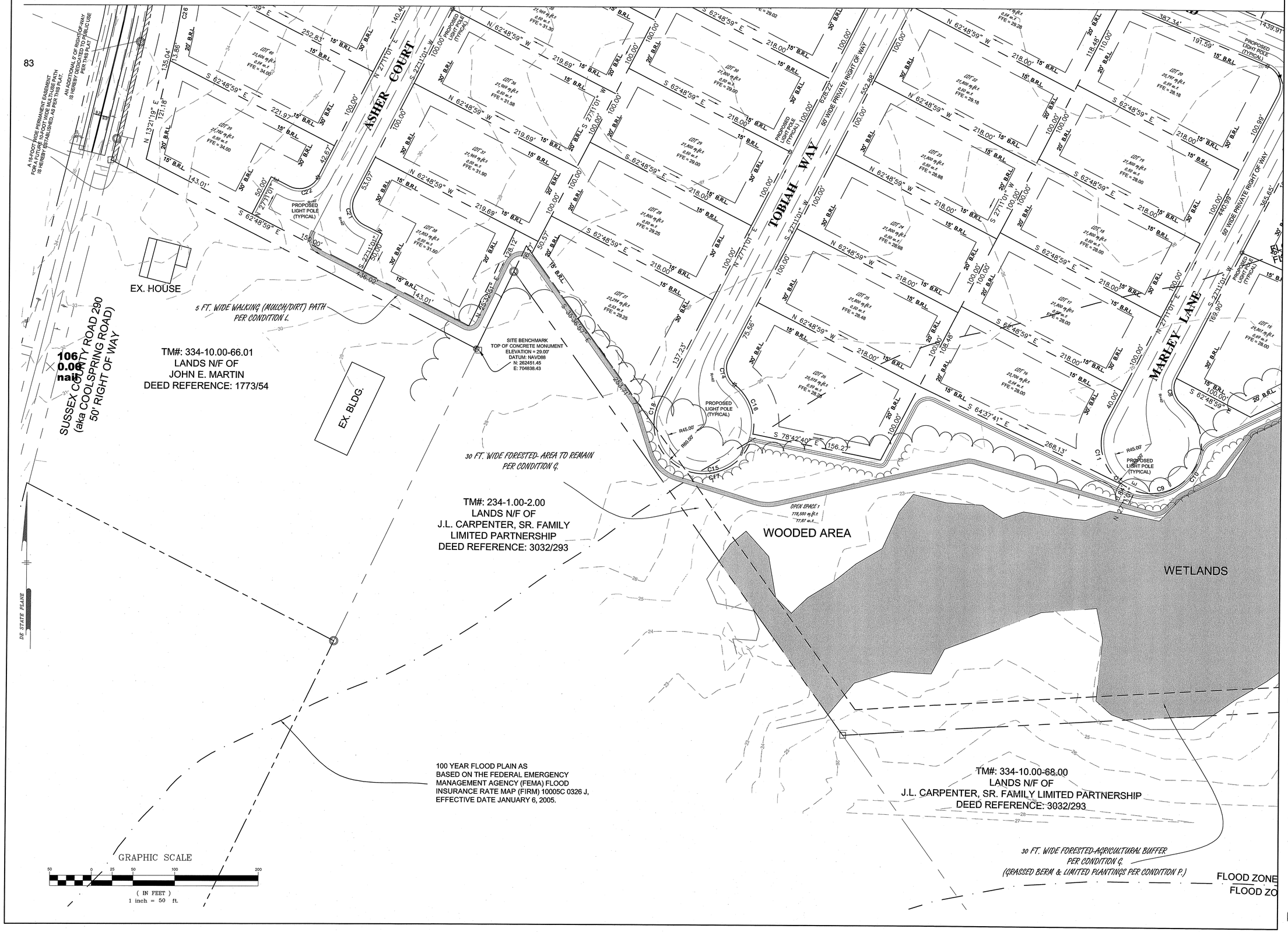
NORTH

JOB NO. CSEQ1101
SHEET 3 OF 5

SCALE 1"=50'
DRAWN BY KMD
DATE 08/28/13
APPROVED CS
DRAWING NO. **CS-1003**



SEE SHEET CS-1005

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Consulting Engineers

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11/7/13	5	REVISED PER P&Z COMMENTS	AJG
10/3/13	4	REVISED FFE PER FLOODPLAN STUDY	CRS
12/17/12	3	REVISED PER SCED COMMENTS	AMD
11/26/12	2	REVISED PER AGENCY COMMENTS	AMD
11/14/12	1	REVISED PER LAYOUT CHANGE	AMD

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SPRING TOWN FARMS
COOL SPRING ROAD
LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE
FINAL SUBDIVISION PLAN
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NORTH

JOB NO. CSEQ1101
SHEET 4 OF 5

SCALE 1"=50'
DRAWN BY KMD
DATE 08/28/13
APPROVED CS
DRAWING NO. **CS-1004**

SEE SHEET CS-1003

SEE SHEET CS-1003

SEE SHEET CS-1004

BK: 200 PG: 54

TM#: 334-10.00-24.00
LANDS N/F OF
HARRY E. JOSEPH
DEED REFERENCE: 2767/105

5 FT. WIDE WALKING (MULCH/DIRT) PATH PER CONDITION L

30 FT. WIDE FORESTED-AGRICULTURAL BUFFER PER CONDITION G. (GRASSED BERM & LIMITED PLANTINGS PER CONDITION P.)

TOWN BOULEVARD

MARLEY LANE

50' WIDE PRIVATE RIGHT OF WAY

2288.93'

1439.91'

387.34'

439.40'

746.63'

958.75'

N86°01'37"W

S29°14'35"W

DS STATE PLANE

FLOOD ZONE "X"
FLOOD ZONE "A"

100 YEAR FLOOD PLAIN AS BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 10005C 0326 J, EFFECTIVE DATE JANUARY 6, 2005.

POND 1
EX. FARM POND TO BE RECLAIMED AS A WET POND
OPEN SPACE I
119,580 sq.ft.±
17.37 ac.±

WETLANDS

WOODED AREA

SITE BENCHMARK
TOP OF CONCRETE MONUMENT
ELEVATION = 23.47'
DATUM: NAVD88
N: 282399.73
E: 706374.15

C.M.F.

TM#: 334-10.00-69-00
LANDS N/F OF
CHARLES V. & HILDA C. MARVEL
DEED REFERENCE: 1503/5

TM#: 334-10.00-68.00
LANDS N/F OF
J.L. CARPENTER, SR. FAMILY LIMITED PARTNERSHIP
DEED REFERENCE: 3032/293

30 FT. WIDE FORESTED-AGRICULTURAL BUFFER PER CONDITION G. (GRASSED BERM & LIMITED PLANTINGS PER CONDITION P.)

PROPOSED LIGHT POLE (TYPICAL)

15" STOP SIGN (MARLEY LANE & TOWN BLVD. TERM. BLVD.)

30" STOP SIGN WITH STREET BLADES (MARLEY LANE & TOWN BLVD.)

BARRICADE, SEE DETAIL, SHEET CS-1007

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	91.13	413.00	12°38'33"	N 73°53'55" W	90.94
C2	126.97	265.00	27°27'11"	N 81°18'14" W	125.76
C3	84.90	265.00	18°21'19"	N 85°51'07" W	84.53
C4	42.08	265.00	9°05'49"	N 72°07'33" W	42.03
C5	39.27	25.00	90°00'00"	N 67°25'22" E	35.36
C6	39.27	25.00	90°00'00"	S 22°34'38" E	35.36
C7	37.19	25.00	85°14'21"	S 69°48'11" W	33.86
C8	34.83	25.00	79°50'09"	S 12°44'04" E	32.08
C9	272.10	60.00	259°50'09"	N 77°15'56" E	92.04
C10	187.90	60.00	179°25'47"	N 37°03'46" E	120.00
C11	84.20	60.00	80°24'21"	S 13°01'10" E	77.46
C12	41.35	25.00	94°45'39"	N 20°11'49" W	36.79
C13	37.19	25.00	85°14'21"	S 69°48'11" W	33.86
C14	34.83	25.00	79°50'09"	S 12°44'04" E	32.08
C15	272.10	60.00	259°50'09"	N 77°15'56" E	92.04
C16	66.96	60.00	63°56'28"	N 20°40'54" W	63.54
C17	174.52	60.00	166°39'09"	S 85°23'05" E	119.19
C18	30.62	60.00	29°14'31"	S 12°33'45" E	30.29
C19	41.35	25.00	94°45'39"	N 20°11'49" W	36.79
C20	37.19	25.00	85°14'21"	S 69°48'11" W	33.86
C21	39.27	25.00	90°00'00"	S 17°48'59" E	35.36
C22	39.27	25.00	90°00'00"	N 72°11'01" E	35.36
C23	41.35	25.00	94°45'39"	N 20°11'49" W	36.79
C24	103.02	215.00	27°27'11"	N 81°18'14" W	102.03
C25	197.78	680.00	16°39'53"	N 05°01'23" E	197.09
C26	90.89	680.00	7°39'29"	N 09°31'35" E	90.82
C27	106.89	680.00	9°00'24"	N 01°11'38" E	106.78

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

Pennoni

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NO.	DATE	REVISIONS	BY
6	12/19/13	REVISED PER PAZ COMMENTS	AJG
5	11/7/13	REVISED PER PAZ COMMENTS	AJG
4	10/3/13	REVISED FFE PER FLOODPLAN STUDY	CRS
3	12/17/12	REVISED PER SCED COMMENTS	AMD
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1	11/14/12	REVISED PER LAYOUT CHANGE	AMD

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ANTHONY J. GANGE JR. No. 19454 PROFESSIONAL ENGINEER STATE OF DELAWARE

Pennoni Associates Inc.
18072 Davidson Drive
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SPRING TOWN FARMS
COOL SPRING ROAD
LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE
FINAL SUBDIVISION PLAN
TM: 334-10.00-67.00
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NORTH

JOB NO. CSEQ1101
SHEET 5 OF 5

SCALE 1"=50'
DRAWN BY KMD
DATE 08/28/13
APPROVED CS
DRAWING NO. **CS-1005**

S:\PROJECTS\CSEQ\CSEQ1101-Spring Town Farms\DESIGN\CS\dwg\CS-1001.dwg
11/14/2012 7:42:58 AM
Alan Gongol

SEE SHEET CS-2003

SEE SHEET CS-2002

S:\PROJECTS\CSEQ\CSEQ1101-Spring Town Farms\DESIGN\CS\dwg\CS-2001.dwg
5/14/2014 9:51 AM
Alan Gurgol

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DATE	NO.	REVISIONS	BY
12/19/13	3	REVISED PER P&Z COMMENTS	AJG
11/7/13	2	REVISED PER P&Z COMMENTS	AJG
11/26/12	1	REVISED PER AGENCY COMMENTS	AMD

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CARLTON R. SAVAGE JR. LICENSE No. 16457 DELAWARE PROFESSIONAL ENGINEER

SPRING TOWN FARMS

COOL SPRING ROAD
LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE

LANDSCAPE PLAN

COOL SPRING EQUITIES, L.L.C.
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LEWES, DELAWARE 19958

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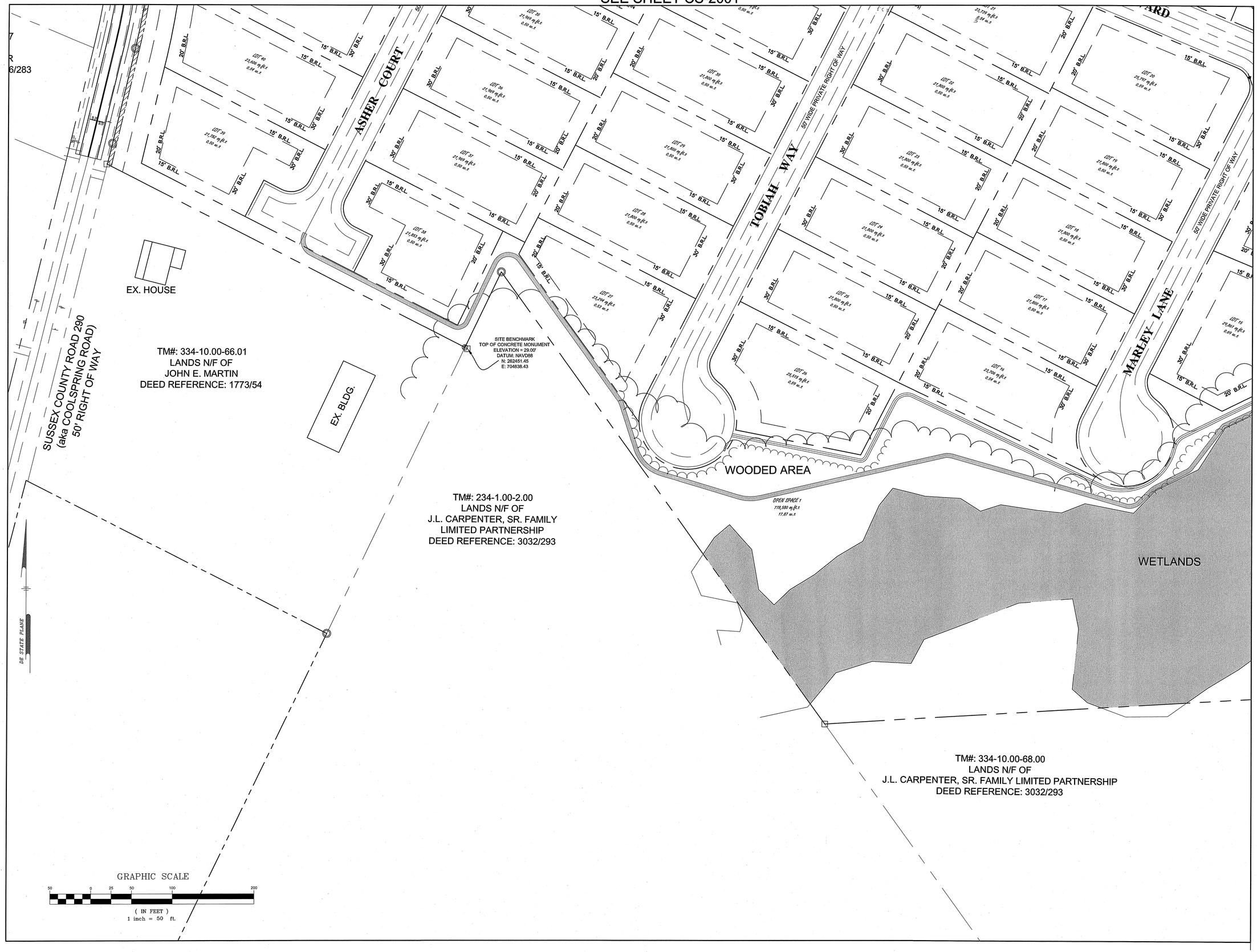
N NORTH

JOB NO. CSEQ1101

SCALE 1"=50'	DRAWING NO.
DRAWN BY KMD	
DATE 09/14/12	CS-2001
APPROVED DB	

SEE SHEET CS-2001



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SEE SHEET CS-2003

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DATE	NO.	REVISIONS	BY
12/19/13	3	REVISED PER P&Z COMMENTS	AJG
11/7/13	2	REVISED PER P&Z COMMENTS	AJG
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NORTH

JOB NO. CSEQ1101

SHEET 23 OF 47

SCALE 1"=50'

DRAWN BY KMD

DATE 09/14/12

APPROVED DB

DRAWING NO. **CS-2002**

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12/19/13	3	REVISED PER P&Z COMMENTS	AJG
11/7/13	2	REVISED PER P&Z COMMENTS	AJG
11/26/12	1	REVISED PER AGENCY COMMENTS	AMD

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SPRING TOWN FARMS

COOL SPRING ROAD
LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE

LANDSCAPE PLAN

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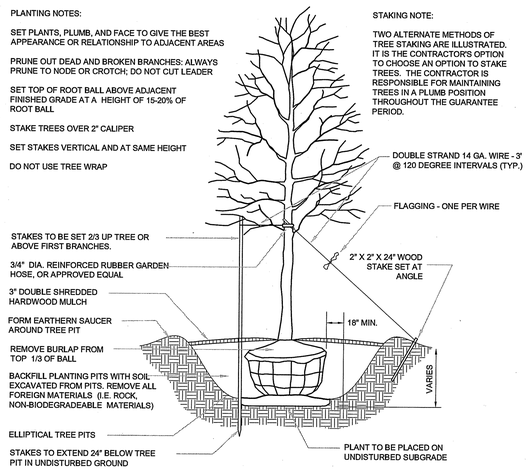
JOB NO. CSEQ1101
SHEET 24 OF 47
SCALE 1"=50'
DRAWN BY KMD
DATE 09/14/12
APPROVED DB
DRAWING NO. CS-2003

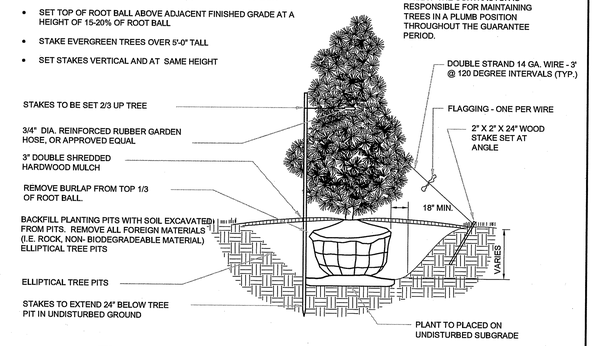
LANDSCAPE PLANTING SCHEDULE

KEY	QNTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENT
DECIDUOUS TREES						
AR	3	Acer rubrum 'October Glory'	October Glory Red Maple	2 1/2"–3" CAL.	B&B	
LS	16	Liquidambar styraciflua	Sweetgum	2 1/2"–3" CAL.	B&B	
MT	1	Metasequoia glyptostroboides	Dawn Redwood	2 1/2"–3" CAL.	B&B	
PAB	9	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	2 1/2"–3" CAL.	B&B	
QC	1	Quercus coccinea	Scarlet Oak	2 1/2"–3" CAL.	B&B	
QR	1	Quercus rubra	Red Oak	2 1/2"–3" CAL.	B&B	
QPA	12	Quercus palustris	Pin Oak	2 1/2"–3" CAL.	B&B	
QPH	7	Quercus phellos	Willow Oak	2 1/2"–3" CAL.	B&B	
ORNAMENTAL/UNDERSTORY TREES						
AL	31	Amelanchier laevis	Alleghany Serviceberry	7' – 8' HGT.	B&B	
AXG	14	Amelanchier x grandiflora	Apple Serviceberry	7' – 8' HGT.	B&B	
BN	19	Betula nigra	River Birch	7' – 8' HGT.	B&B	Clump/multi–stem form
CC	21	Cercis candensis	Eastern Redbud	7' – 8' HGT.	B&B	
CF	4	Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	7' – 8' HGT.	B&B	
MZC	1	Malus sieboldi zumi 'Calocarpa'	Zumi Crabapple	7' – 8' HGT.	B&B	
EVERGREEN TREES						
IN	30	Ilex 'Nellie R. Stevens'	Nellie R. Stevens Holly	6'–7' HGT.	B&B	
JVC	20	Juniperus virgiana	Eastern Red Cedar	6'–7' HGT.	B&B	
PA	12	Picea abies	Norway Spruce	6'–7' HGT.	B&B	
PS	12	Pinus strobus	Eastern White Pine	6'–7' HGT.	B&B	
PT	1	Pinus taeda	Loblolly Pine	6'–7' HGT.	B&B	
PM	14	Pseudotsuga menziesii	Douglas Fir	6'–7' HGT.	B&B	
SHRUBS						
FG	67	Fothergilla gardenii	Dwarf Fothergilla	30"–36" HGT.	Cont.	
IG	35	Ilex glabra	Inkberry Holly	30"–36" HGT.	Cont.	
IV	45	Ilex verticillata	Winterberry Holly	30"–36" HGT.	Cont.	
MP	84	Myrica pennsylvanica	Northern Bayberry	30"–36" HGT.	Cont.	
RHC	19	Rhododendron catawbiense Album'	White Catawba Rhododendron	30"–36" HGT.	Cont.	
PERENNIALS AND GRASSES						
XPA		Pennisetum alopecuroides 'Hamelin'	Dwarf Fountain Grass	#3	Cont.	
XLM		Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1 QT.	Cont.	



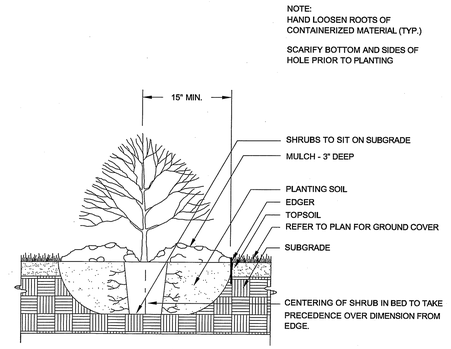
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



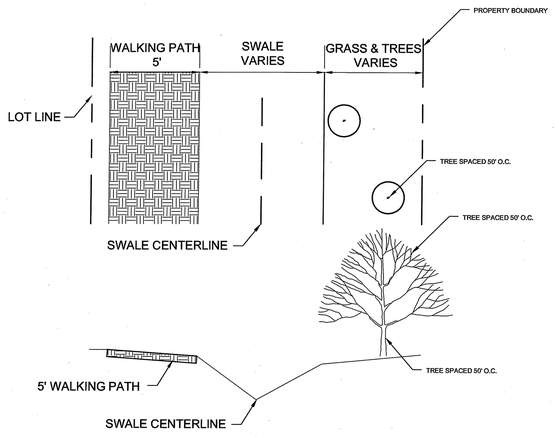
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



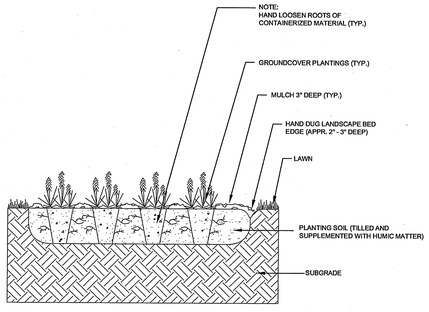
SHRUB PLANTING DETAIL

NOT TO SCALE



TYPICAL PERIMETER DETAIL

NOT TO SCALE



GROUNDCOVER AND PERENNIAL PLANTING DETAIL

NOT TO SCALE

LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL BE PROVIDED AND INSTALLED IN STRICT CONFORMANCE WITH USDA STANDARDS FOR NURSERY STOCK AND THE "AMERICAN NURSERY AND LANDSCAPE ASSOCIATION" STANDARDS LATEST EDITIONS.
2. THE CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN WORK AREA PRIOR TO COMMENCING WITH ANY EXCAVATIONS AND SHALL BE RESPONSIBLE FOR THEIR PROTECTION.
3. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS SHOWN ON THE DRAWINGS, AS SPECIFIED, AND IN QUANTITIES INDICATED ON THE PLANT LIST. IF A DISCREPANCY SHOULD ARISE BETWEEN THE AMOUNT OF PLANTS SHOWN ON THE PLAN VS. THE PLANT SCHEDULE, THE PLAN SHALL GOVERN.
4. ALL PLANTS SHALL BE NURSERY GROWN.
5. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
6. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OR GROWTH. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF THEY SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS OR LARVAE. THEY SHALL HAVE HEALTHY WELL-DEVELOPED ROOT SYSTEMS.
7. SUBSTITUTIONS: WHEN PLANTS OF A SPECIFIED KIND OR SIZE ARE NOT AVAILABLE WITH A REASONABLE DISTANCE, SUBSTITUTIONS MAY BE MADE UPON REQUEST BY THE CONTRACTOR IF APPROVED BY THE LANDSCAPE ARCHITECT OR HIS/HER REPRESENTATIVE.
8. ALL AREAS TO BE SHOWN AS LAWN SHALL BE GRASSED, AS SPECIFIED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
9. TREE LOCATIONS MAY NEED TO BE ADJUSTED BASED ON LOCATIONS OF PROPOSED UTILITIES, FIELD CONDITIONS, OR FINAL GRADING. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR THEIR REPRESENTATIVE IF ADJUSTMENTS ARE NECESSARY.
10. ALL PLANTING BEDS TO RECEIVE 3" SHREDDED HARDWOOD MULCH AS SHOWN ON PLANS.
11. ROOT BALLS OF ALL PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST.
12. PLANTS WITH BROKEN ROOT BALLS OR EXCESSIVE DAMAGE TO THE CROWN SHALL BE REPLACED PRIOR TO PLANTING.
13. ROPES AT TOP OF BALL SHALL BE CUT. REMOVE TOP 1/3 OF BURLAP. NON- BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED.
14. PREPARATION OF PLANTING: CLEAN TOPSOIL OF ROOTS, PLANTS, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH.
15. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
16. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR HIS/HER EQUAL.
17. ALL PLANTS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
18. ALL EXISTING TREES THAT ARE TO BE SAVED AS DETERMINED BY LANDSCAPE ARCHITECT SHALL BE PROTECTED UNTIL CONSTRUCTION HAS BEEN COMPLETED. AREA WITHIN DRIPLINE SHALL NOT BE TRAVELED ACROSS BY CONSTRUCTION TRAFFIC.
19. TREES PLANTED ALONG STREETS SHALL HAVE A SINGLE STRAIGHT TRUNK THAT DOES NOT FORK BELOW 6'.
20. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING.
21. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
22. THE CONTRACTOR SHALL LAYOUT WITH IDENTIFIABLE STAKES INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTING ALONG WITH THE ARRANGEMENTS AND OUTLINE OF PLANTING BEDS AS INDICATED ON DRAWING. THE LAYOUT OF PLANTING WILL THEN BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY EXCAVATION OF PLANT PITS OR PLANT BEDS.
23. AT PLANTING TIME, ALL PLANT MATERIAL SHALL BE THINNED BY REMOVING BROKEN AND/OR DEAD VEGETATIVE MATERIAL.
24. ALL PLANTS SHALL BE INSTALLED AS PER DETAIL AND THE CONTRACT SPECIFICATIONS.
25. ALL PLANTS SHALL BE STAKED AND PLUMB UNLESS OTHERWISE SPECIFIED.
26. ALL PLANTS SHALL BE THOROUGHLY WATERED TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.
27. CONDITIONS DETRIMENTAL TO PLANTS: THE CONTRACTOR SHALL NOTIFY THE PROJECT REPRESENTATIVE IN WRITING OF ALL SOIL OR DRAINAGE CONDITIONS WHICH THE CONTRACTOR CONSIDERS DETRIMENTAL TO THE GROWTH OF PLANTS. HE SHALL STATE THE CONDITIONS AND SUBMIT A PROPOSAL FOR CORRECTING THE CONDITIONS INCLUDING ANY CHANGE IN COST FOR REVIEW AND ACCEPTANCE BY THE PROJECT REPRESENTATIVE.
28. WARRANT TREES AND SHRUBS FOR A PERIOD OF TWO YEARS AFTER WRITTEN DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR CONSTRUCTION MANAGER AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MONITOR THE PROJECT DURING THE WARRANTY PERIOD AND NOTIFY THE OWNER IF PROBLEMS DEVELOP. PLANTS THAT DIE DURING THE WARRANTY PERIOD SHALL BE REMOVED IMMEDIATELY.

Pennoni Associates Inc.
Consulting Engineers
18072 Davidson Drive
Milton, DE 19968 (302) 684-8030

BY	REVISIONS	NO.	DATE
AJG	REVISED PER PAZ COMMENTS	3	12/19/13
AMD	REVISED PER AGENCY COMMENTS	1	11/26/12

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK

Recorder of Deeds
Scott Dailey
Jul 01,2016 03:09P
Sussex County
Doc. Surcharge Paid

SPRING TOWN FARMS
COOL SPRING ROAD
LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE
LANDSCAPE DETAILS
COOL SPRING EQUITIES, L.L.C.
P.O. BOX 212
LEWES, DELAWARE 19968

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

NORTH

JOB NO. CSEQ1101
SHEET 25 OF 47

SCALE 1"=50'
DRAWN BY KMD
DATE 09/14/12
APPROVED DB
DRAWING NO. **CS-2004**

S:\PROJECTS\CSEQ\CSEQ1101-Spring Town Farms\DESIGN\CS\dwg\CS-2003.dwg
5/14/2014 10:05 AM
Alan Gungel

October 13, 2020

Sussex County Planning & Zoning
Georgetown, DE 19947

Re: The Spring Town Farms Homeowners Association, Inc. respectfully request of Sussex County to strike or otherwise remove two conditions of approval from the Spring Town Farms Record Plan.

To Whom It My Concern:

The Spring Town Farms Homeowners Association, Inc. is requesting of the County to strike or otherwise remove two conditions of approval currently on the Record Plan.

The community is finished and last month an all homeowner Board was elected to transition to. At the first transitioning meeting with homeowners, Insight was asked if it could remove two conditions that they no longer want due to issues. They wish to amend/remove these conditions on the Record Plan:

- Condition L, which provides, "As stated by applicant, there shall be a walking path throughout the subdivision along the rear of all lots;"
- Condition O, which provides, "A location for a picnic area, tot lot, and supporting benches."

There are two main reasons for this request:

1. Many calls to the police for trespassing and vandalism by non-residences. They do not want to attract more to the community with these amenities. Overly concerned with providing a walking path that goes behind the houses.
2. It is their position that once constructed, these additional amenities will require significant costs for maintenance and upkeep, and in turn, higher HOA fees.

Also, an additional request of a non-condition to ***not*** install anymore streetlights. The current plan calls for one more light at both the cul-de-sec end of Asher Court and Marley Court. All other streetlights have been installed and they feel these are plenty.

Enclosed you will find the signed petition which reflects 34 signatures or 83% of the total of 41 homes requesting your approval.

Thank you for your consideration.

Sincerely,

Marty Whitehair, Development Manager
Insight Land Company, LLC
16255 Sussex Highway
Bridgeville, DE 19933
302-682-9189 cell

Scanned with CamScanner

THE SPRINGTOWN FARMS HOMEOWNERS ASSOCIATION PETITION TO SUSSEX COUNTY IN SUPPORT OF AMENDMENDING CONDITIONS OF APPROVAL ON RECORD PLAN.

We, the undersigned members of The Spring Town Farms Homeowners Association, Inc. respectfully request of Sussex County Public Works Division to strike or otherwise remove the following two conditions of approval from the Spring Town Farms Record Plan: (i) Condition L, which provides, "As stated by applicant, there shall be a walking path throughout the subdivision along the rear of all lots; and (ii) Condition O, which provides, "A location for a picnic area, tot lot, and supporting benches. It is our position that once constructed, these additional amenities will require significant costs for maintenance and upkeep, and in turn, higher HOA fees. Removal of streetlights not yet installed at the end of both Asher Court and Marley Lane. We do not want any more streetlights to be installed.

We certify that we are homeowners in Spring Town Farms, as set forth opposite to our names below and hereby give our written consent and support to strike the aforementioned conditions of approval from the Springtown Farms Record Plan.

NAME	SIGNATURE	ADDRESS
STEPHEN FASY	Stephen R Fasy	26477 SPRING TOWN BLVD MILTON DE 19968
Stuart Smith	Stuart Smith	26463 Spring Town Blvd Milton DE 1966
STANLEY BALAMUTH	Stanley Balamuth	26491 Spring Town BLVD Milton DE 19968
Bryan Pepper		26551 Springtown Blvd Milton DE 19968
Charles C. Lucchesi	Charles C. Lucchesi	26541 Springtown Blvd. Milton DE.
Justin Small		26570 Springtown Blvd Milton DE 19968
KEVIN LYNAM		26567 Springtown Blvd. Milton, DE 19968
JEFFREY HELTER		18054 Marley Lane
Brandi Beisel	Brandi Beisel	18044 Marley Lane 19968
ERRIC LOTT		18037 MARLEY LN 19968
Wendy Erickson		18026 " " 19968
Nichole Dawson	Nichole Dawson	17210 Tobich Way Milton DE 19968
Frank Demarco	F Demarco	17226 Tobich Way, Milton DE 1996
Phillip Broussard		17236 Tobich Way
MARY ZEIKEL		17248 Tobiah Way
Sheldon Zeikel	Sheldon Zeikel	17248 Tobiah Way

Scanned with CamScanner

NAME	SIGNATURE	ADDRESS
Lori Wilcher	Lori Wilcher	17215 Tobiah Way
Lynn Bates	Lynn Bates	17225 Tobiah Way
HARRIET MARISA	Harriet DeMarisa	17235 Tobiah Way
DENNIS MACPHERSON	Dennis MacPherson	17243 TOBIAH WAY
Rich Stachura	Rich Stachura	26470 Spring Town Blvd.
GREG WALSH	G. Walsh	26537 SPRING TOWN BLVD
Mallory McConnell	Mallory McConnell	26580 Spring Town Blvd.
Janice Christeson	Janice Christeson	18034 Marley Lane
Mike Lewis	Mike Lewis	17218 Tobiah Way
Stephanie Hartse	Stephanie Hartse	16539 Asher Ct.
Michael R Harris	Michael R. Harris	16549 ASHER COURT
Dawn Decan	Dawn Decan	16559 ASHER CT
Lauren Cendmil	Lauren Cendmil	17255 Tobiah Way
Tony Hess	Tony Hess	17256 Tobiah Way
Toni Smith	TONI SMITH	17269 TOBIAH WAY
	JASON THOMAS	16536 Asher Ct.
WILLIAM MARTIN	William Martin	16560 ASHER CT.
WILLIAM McCONVILLE		26445 SPRING TOWN BLVD

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

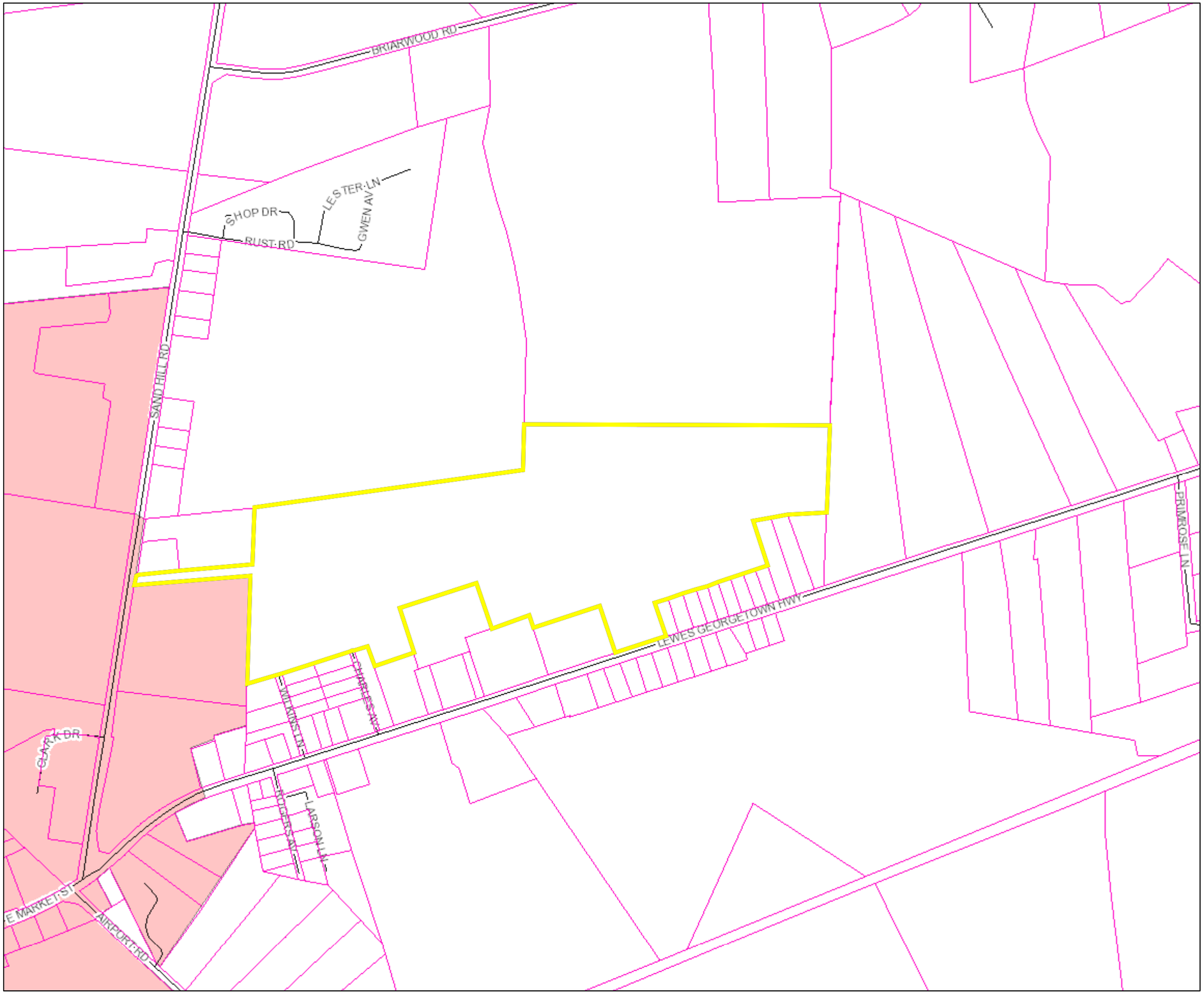
Sussex County
DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JAMIE WHITEHOUSE, MRTPI, AICP
DIRECTOR OF PLANNING & ZONING

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date: October 22nd, 2020

Application:	CU 2228 M.L. Joseph Heirs Farm Account, LLC
Applicant:	County Seat RV Resort – Kenneth P. Adams 25154 Dupont Boulevard Georgetown, DE 19947
Owner:	M.L. Joseph Heirs Farm Account, LLC 25154 Dupont Boulevard Georgetown, DE 19947
Site Location:	The north side of Lewes-Georgetown Highway, approximately 0.66 mile east of the intersection of Sand Hill Road (S.C.R. 319) and Lewes-Georgetown Highway
Current Zoning:	AR-1 Agricultural Residential Zoning District
Proposed Use:	Campground for mobile campers, camp trailers, touring vans and the like
Comprehensive Land Use Plan Reference:	Developing Area
Councilmanic District:	Mr. Burton
School District:	Indian River School District
Fire District:	Georgetown Fire Department
Sewer:	Town of Georgetown
Water:	Town of Georgetown
Site Area:	73.91 acres +/-
Tax Map ID.:	135-15.00-55.01

EQUAL HOUSING OPPORTUNITY

Sussex County



PIN:	135-15.00-55.01
Owner Name	KAUFFMAN VIRGINIA LEE TTEE
Book	5192
Mailing Address	1 S SHORE DR
City	BETHANY BEACH
State	DE
Description	N/RT 18 E/RT 319
Description 2	N/A
Description 3	N/A
Land Code	

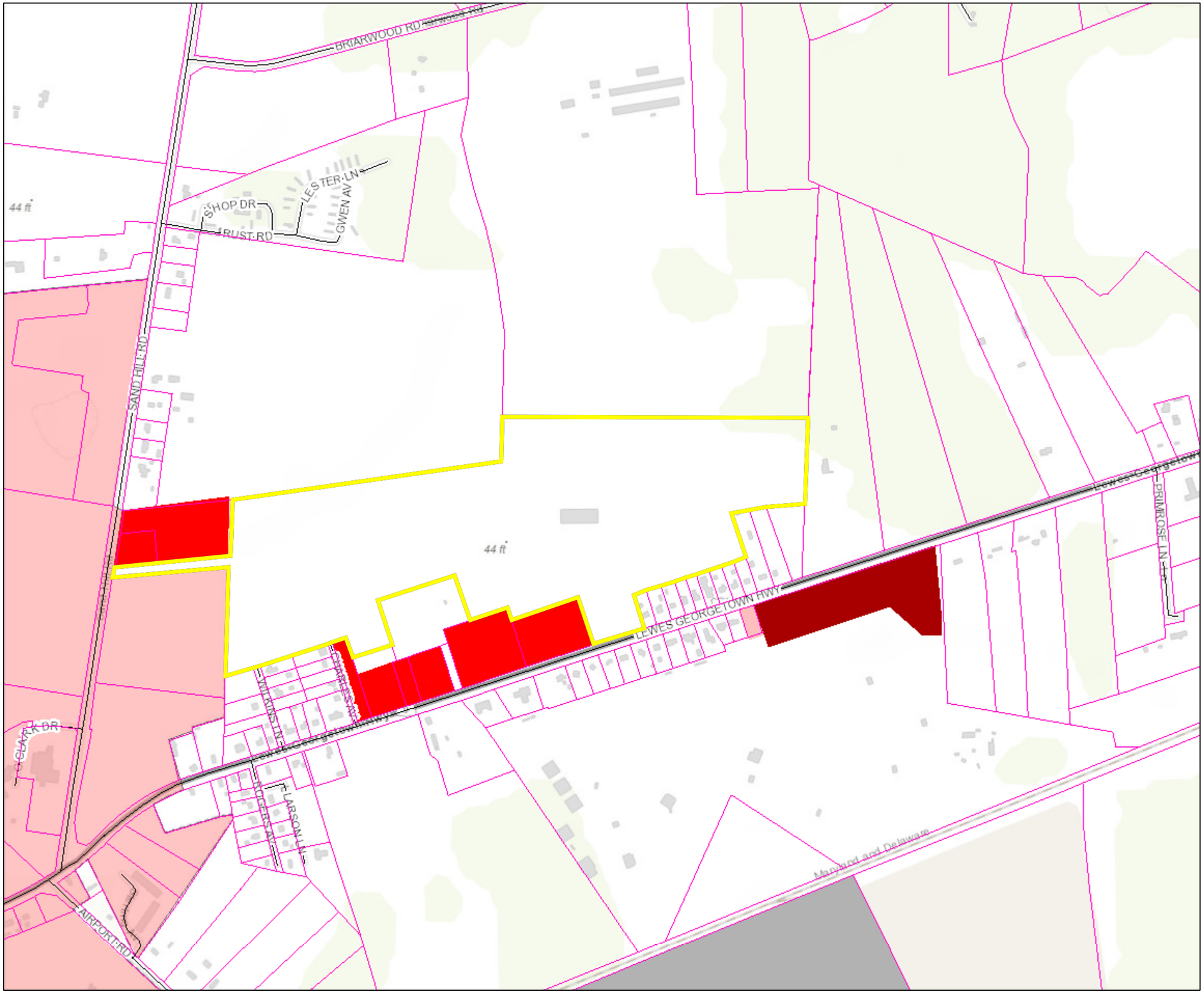
polygonLayer
Override 1
polygonLayer
Override 1
Tax Parcels
Streets
County Boundaries
Municipal Boundaries

1:9,028

0 0.1 0.2 0.4 mi
0 0.175 0.35 0.7 km

September 29, 2020

Sussex County



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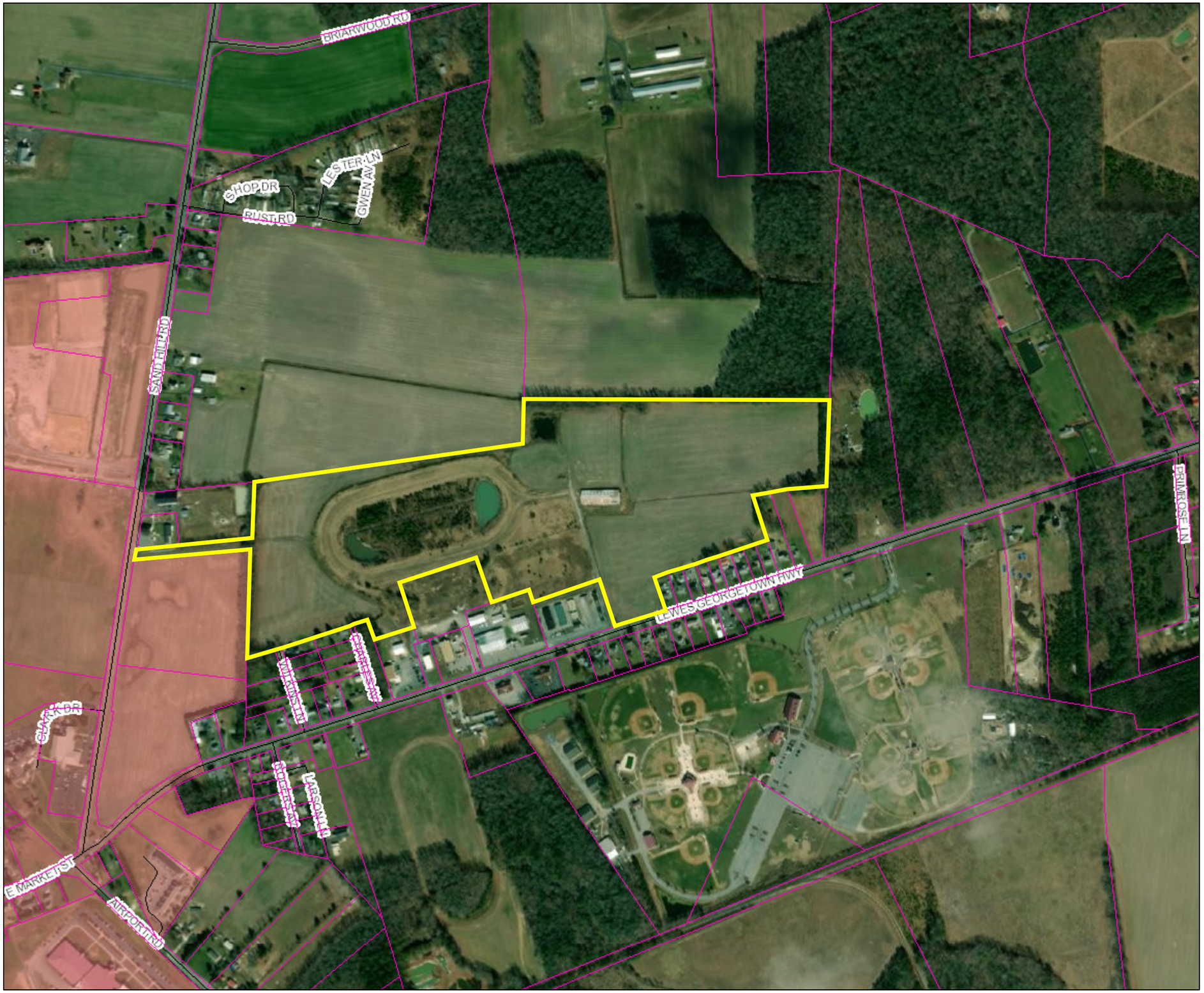

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September 29, 2020

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: October 15th, 2020
RE: Staff Analysis for CU 2228 M.L. Joseph Heirs Farm Account, LLC

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2228 M.L. Joseph Heirs Farm Account, LLC to be reviewed during the October 22nd, 2020 Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for Tax Parcel 135-15.00-55.01 to allow for a Conditional Use of land in an Agricultural Residential (AR-1) Zoning District for a campground for mobile campers, camp trailers, touring vans and the like. The property is lying on the north side of Lewes-Georgetown Hwy. (Rt. 9) approximately 0.66 mile east of the intersection of Sand Hill Rd. (S.C.R. 319). The size of the property is approximately 73.91 acres +/-.

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the subject property has a Developing Area designation. The adjacent properties to the south are a part of the Commercial and Developing Area, the properties to the east and north are also a part of the Developing Area, and the properties to the west area a part of the Commercial Area and neighbor the Town of Georgetown.

The Commercial Area is designated to encourage commercial corridors, shopping centers, and other medium and large commercial vicinities geared towards vehicular traffic. The Coastal Area is designated to encourage growth and development without diminishing ecological and environmental characteristics.

This parcel is zoned Agricultural Residential (AR-1) Zoning District. There are a few adjacent parcels to the south and west that are zoned Commercial (C-1) while the rest of the adjacent parcels are zoned Agricultural Residential (AR-1)

Since 2011, there have been two (2) Conditional Use applications in a one-mile radius. Conditional Use 2119, to allow for automotive sales with minor repairs and contractor office with storage, was approved by County Council on April 17th, 2018 and adopted through Ordinance No. 2571. Conditional Use 2083, to allow for an office, storage building, storage yard, and crushing of concrete for a contracting business, was approved by County Council on August 8th, 2017 and adopted through Ordinance No. 2515.

Based on the analysis of the land use, surrounding zoning and uses, the Conditional Use to allow for a campground for mobile campers, camp trailers, touring vans and the like, subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.

File #: CU 2228
202002820

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

22349 LEWES-GEORGETOWN HIGHWAY,Sussex County Route 319 (aka Sandhill Road) GEORGETOWN, DE 19947

Type of Conditional Use Requested:

SECTION 115-22 CAMPGROUND FOR MOBILE CAMPERS, CAMP TRAILERS, TOURING VANS AND THE LIKE.

Tax Map #: 135-15.00-55.01 **Size of Parcel(s):** 73.91 +/- Acres

Current Zoning: AR-1 **Proposed Zoning:** CU **Size of Building:** _____

Land Use Classification: DEVELOPING AREA

Water Provider: Town of Georgetown **Sewer Provider:** Town of Georgetown

Applicant Information

Applicant Name: County Seat RV Resort | Kenneth P. Adams
Applicant Address: 25154 Dupont Blvd.
City: Georgetown State: DE ZipCode: 19947
Phone #: 302 856 7396 E-mail: kadams@melvinjoseph.com

Owner Information

Owner Name: M. L. Joseph Heirs Farm Account, LLC
Owner Address: 25154 DuPont Blvd.
City: Georgetown State: DE Zip Code: 19947
Phone #: 302 856 7396 E-mail: kadams@melvinjoseph.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: MARK H DAVIDSON | PENNONI
Agent/Attorney/Engineer Address: 18072 Davidson Drive
City: Milton State: DE Zip Code: 19968
Phone #: 302 684 6207 E-mail: mdavidson@pennoni.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.**

✔ **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 by 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

Kevin Adams Date: 2-26-20

Signature of Owner

Kevin Adams Date: 2-26-20

For office use only:

Date Submitted: 3/10/2020 Fee: $500.00 Check #: 10482

Staff accepting application: CEH Application & Case #: 2020 02 820

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

January 16, 2020

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

Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request for the **M.L. Joseph Heirs Farm Account, LLC** conditional use application, which we received on December 17, 2019. This application is for an approximately 73.62-acre parcel (Tax Parcel: 135-15.00-55.01). The subject land is located on the north side of US Route 9 and east side of Sand Hill Road (Sussex Road 319), approximately 3/4 of a mile west of the intersection of US Route 9 and Park Avenue (Sussex Road 321), northeast of the Town of Georgetown. The subject land is currently zoned AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval to develop a 350-site campground consisting of cabins, travel trailers, recreational vehicles and camping equipment.

Per the 2018 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of US Route 9 where the subject land is located, which is from S. Railroad Avenue (Sussex Road 546) to Steiner Road (Sussex Road 320), are 16,478 and 21,207 vehicles per day, respectively.

Based on our review, we estimate that the proposed land use will generate more than 50 vehicle trips per a weekly peak hour or 500 vehicle trips per day, and would be considered to have a Minor impact to the local area roadways. In this instance, the Department considers a Minor impact to be when a proposed land use would generate more than either 50 vehicle trips per a weekly peak hour and / or 500 vehicle trips per day but fewer than 200 vehicle trips per a weekly peak hour and 2,000 vehicle trips per day. Because of this impact, we recommend that the applicant be required to perform a Traffic Impact Study (TIS) for the subject application. However, our Development Coordination Manual provides that where a TIS is required only because the volume warrants are met, and the projected trip generation will be fewer than 200 vehicle trips per a weekly peak hour and fewer than 2,000 vehicle trips per day, DelDOT may permit the developer to pay an Area-Wide Study Fee of $10 per daily trip in lieu of doing a TIS. For this application, if the County were agreeable, we would permit the developer to pay an Area-wide Study Fee.

DelDOT

According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, a 350-site campground would generate 950 vehicle trips per day, 74 vehicle trips during the morning peak hour, and 95 vehicle trips during the afternoon peak hour. As stated above, because this development would generate fewer than 2,000 vehicle trips per day and fewer than 200 vehicle trips during a weekly peak hour, the applicant has the option to pay the Area-Wide Study Fee in lieu of doing a TIS. The Area-Wide Study Fee for the proposed development would be $9,500.00. Payment of the Area-Wide Study Fee does not preclude a developer from having to make or participate in off-site improvements or from having to perform a traffic operational analysis (TOA) if one is found to be necessary during the plan review process.

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

Sincerely,

T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm
Enclosure
cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Jamie Whitehouse, Planning & Zoning Manager, Sussex County Planning & Zoning
M.L. Joseph Heirs Farm Account, LLC, Applicant
J. Marc Coté, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance and Operations
Susanne Laws, Sussex County Subdivision 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

GREY CLOUD TRADERS, L.L.C.
30 THE GREEN
DOVER DE 19901
302-672-5600

RECEIVED
OCT 05 2020
SUSSEX COUNTY
PLANNING & ZONING

September 30, 2020

Robert C. Wheatly
Chairman
Sussex County Planning and Zoning Commission
Post Office 589
Georgetown, DE 19947

RE: Letter of Support – County Seat RV Resort - Hearing Case # 2228

Dear Mr. Wheatly,

As an adjacent property owner to the applicant I would like to support the application of County Seat RV Resort #2228. We think this site is appropriately located. It is in close proximity to two sports complexes and will allow easy access to local attractions. It is our understanding that a shuttle bus will be available for visitors reducing traffic in the area as well having the use of a convenient store on site. The approval will also be beneficial by bringing visitors to attractions in Georgetown. I trust you will approve this request keeping in mind that this site will provide an alternative location for people staying in Sussex County away for the coastal area.

Sincerely,

Constantine F. Malmberg, III

Grey Cloud Traders, L.L.C.

Tax Map 135 15. 00 53.00 .06

RECEIVED

JUL 02 2020

SUSSEX COUNTY
PLANNING & ZONING

06/30/20

Sussex County Council
2 The Circle
Georgetown, DE 19947

RE:
Project: County Seat
RV Resort Park: Georgetown-Lewes

To Whom it may concern,

Softball World LLC DBA Sports at the Beach is in favor of the RV Resort Park on Lewes Georgetown Highway. We feel this would be a benefit to the community and the teams that attend our tournaments.

If you have any questions please contact us at 302-856-7400.

Thank You,

Wallace P. Townsend Jr.
Owner

COUNTY SEAT RV RESORT

22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

CONDITIONAL USE SITE PLAN
GEORGETOWN HUNDRED - SUSSEX COUNTY
FEBRUARY 2020

PREPARED FOR:

OWNER/DEVELOPER

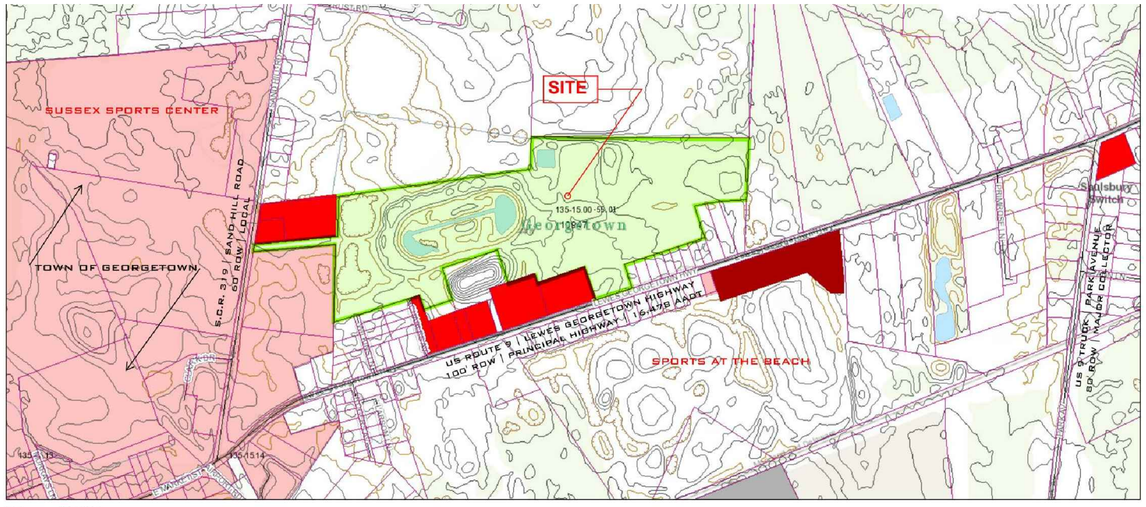
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC

ATTN: KENNETH P. ADAMS

25154 DUPONT BLVD.

GEORGETOWN, DE 19947

(302) 856-7396



February 17, 2020

Tax Parcels
Streets

Zoning
Agricultural Residential - AR-1
Agricultural Residential - AR-2
Medium Residential - MR
General Residential - GR
High Density Residential - HR-1
High Density Residential - HR-2
Vacation, Retire, Resident - VRP
Neighborhood Business - B-1
Neighborhood Business - B-2
General Commercial - C-1
General Commercial - C-2
General Commercial - C-3
General Commercial - C-4
General Commercial - C-5
Commercial Residential - CR-1
Institutional - I-1
Marine - M
Limited Industrial - LI-1
Limited Industrial - LI-2
Heavy Industrial - HI-1
Map Index
Hundred Boundaries
County Boundaries
Zip Codes
Sussex_Co
Depression Index
Depression Intermediate
Normal Index
Normal Intermediate
Lakes, Ponds, Bays
Streams
Municipal Boundaries

0 0.07 0.15 0.3 mi
0 0.13 0.25 0.5 km
SCALE: 1" = 600'

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, Sussex County Government.

LOCATION MAP

PREPARED BY:

PENNONI ASSOCIATES INC.

18072 Davidson Drive
Milton, DE 19968
T 302.684.8030
F 302.684.8054

CALL BEFORE YOU DIG
Call Miss Utility of Delmarva
800-282-8555
Ticket Number(s):

SITE DATA:

1. TAX MAP NUMBER: 135-15.00-55.01 DEED BOOK 4122, PG 183
2. DEVELOPER NAME: M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
3. DEVELOPER ADDRESS: 25154 DUPONT BLVD GEORGETOWN, DE 19947
4. SITE ADDRESS: 22349 LEWES - GEORGETOWN HIGHWAY GEORGETOWN, DELAWARE 19947
5. CURRENT ZONING: AR-1 (AGRICULTURAL-RESIDENTIAL)
6. PROPOSED ZONING: AR-1/CONDITIONAL USE
7. PRESENT USE: AGRICULTURAL, MATERIALS STORAGE. FORMERLY DELMARVA RACEWAY AND 49 STABLE EQUINE TRAINING FACILITY.
8. HUNDRED: GEORGETOWN
9. PROPOSED USE: §115-22 CAMP GROUND FOR MOBILE CAMPERS, TENTS, CAMP TRAILERS TOURING VANS AND THE LIKE.
10. PROPOSED UNITS: 304 CAMPSITES 46 CABINS
11. REQUIRED SETBACKS:
    FRONT - 40 FEET
    SIDE - 15 FEET
    REAR - 20 FEET
12. BUILDING HEIGHT: 42' ALLOWED
13. PARKING (ARTICLE XXII: OFF-STREET PARKING, CODE SECTION 115-162):
    NO SPECIFIC CODE REQUIREMENT, PARKING SHOWN ON SITE PLAN
14. WATER SUPPLY: TOWN OF GEORGETOWN
15. SEWER SUPPLY: TOWN OF GEORGETOWN
16. LATITUDE AND LONGITUDE STATE PLAN COORDINATES:
    LONGITUDE: W075° 21' 22.4109" LATITUDE: N038° 42' 11.2112"
17. TOTAL AREA (GROSS): 73.91± ACRES
    CONDITIONAL USE AREA: 73.91± ACRES
    MINIMUM LOT AREA: 20,000 SF
    MINIMUM LOT WIDTH: 100 FT
    MINIMUM LOT DEPTH: 100 FT
18. NET DEVELOPMENT AREA: 73.91± AC.
19. WETLAND AREA: 0.00± AC. (DNREC NAVMAP)
20. WATERSHED: ROUND POLE BRANCH-BROADKILL RIVER
21. PROPOSED DISCHARGE LOCATION: TO BE DETERMINED DURING DESIGN
22. LIMIT OF DISTURBANCE: 73.91± AC.
23. 2019 FUTURE LAND USE MAP (SUSSEX PLAN) DEVELOPMENT AREA
24. 2015 STATE STRATEGIES & INVESTMENT LEVELS: LEVEL 2/3
25. SITE CALCULATIONS

BUILDING ARE	EX. = 17,859.60SF -	(00.41 AC.)	PR. = 58,806.00 SF -	(1.35 AC.)
OPEN SPACE / PERVIOUS AREA	EX. = 3,192,512.40 SF -	(73.29 AC.)	PR. = 2,681,553.60 SF	(61.56 AC.)
PAVEMENT/STONE AREA	EX. = 9,147.60 SF -	(00.21 AC.)	PR. = 478,820.00 SF	(11.00 AC.)
WOODED AREA	EX. = 00.00 SF -	(00.00 AC.)	PR. = 00.00 SF	(00.00 AC.)
TOTAL	EX. = 3,219,519.60 SF	(73.91 AC.)	PR. = 3,219,519.60 SF	(73.91 AC.)

26. DELDOT
    26.1. ROAD NAME - SCR 18 / DSR 9 | LEWES - GEORGETOWN HIGHWAY
    26.1.1. FUNCTIONAL CLASSIFICATION - PRINCIPAL ARTERIAL
    26.1.2. AADT = 16,478 (2018)
    26.2. SPEED LIMIT = 50 MPH
    26.3. PROXIMITY TO TRANSPORTATION DISTRICTS: NONE KNOWN

NOTES:

1. THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORD AND IS THE RESULT OF AN ACTUAL FIELD SURVEY BY PENNONI ASSOCIATES INC PERFORMED ON OCTOBER 2, 2019.
2. THE TOTAL AREA FOR THE SUBJECT PROPERTY IS 73.91 ACRESs.
3. THIS SURVEY DOES NOT VERIFY THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS-OF-WAY CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS REQUESTED OR PROVIDED.
4. THIS PROPERTY APPEARS ON SUSSEX COUNTY TAX MAP 135-15.00, PARCEL 55.01, AND IS CURRENTLY ZONED AR-1 (AGRICULTURAL RESIDENTIAL).
5. CLASS OF SURVEY: RURAL.
6. DEED REFERENCE: DEED BOOK 5192, PAGE 119. PLAT REFERENCE: PLAT BOOK ---, PAGE ---.
7. PROPERTY BOUNDARY BEARING SYSTEM IS BASED ON DELAWARE STATE PLANE COORDINATE SYSTEM. HORIZONTAL DATUM NAD83.
8. THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED) ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C0325L, LAST REVISED 6/20/2018. ZONE "X" (UNSHADED) IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.
9. THERE ARE NO WETLANDS ON THE PROPERTY ACCORDING TO THE DNREC ENVIRONMENTAL NAVIGATOR WEBSITE.
10. THE PROPERTY IS ZONED AR-1 (AGRICULTRUAL-RESIDENTIAL DISTRICT).
11. BUILDING SETBACKS (CH. 115-25C): FRONT- 40' SIDE - 15' REAR - 20'
12. THE SUBJECT SITE IS LOCATED IN THE WAGAMONDS POND AND THE BROADKILL RIVER AREAS OF THE DELAWARE BAY WATERSHED, PER DELAWARE DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENTAL CONTROL (DNREC) ENVIRONMENTAL NAVIGATOR WEBSITE. STORMWATER DISCHARGE WILL BE HANDLED VIA EXISTING DISCHARGE TO THESE WATERSHEDS.
13. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
    13.1. RIGHTS OR INTEREST OF THE UNITED STATES OF AMERICA OR STATE OF DELAWARE OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER, BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OR ANY FEDERAL, STATE, OR LOCAL AGENCY.
    13.2. BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
    13.3. ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS, INCLUDING, BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
14. NO UNDERGROUND UTILITY MARKING WAS PERFORMED FOR THIS SURVEY.
15. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER.
16. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
17. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
18. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED. IT MUST BE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
19. PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND RECORD ANY DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REMOVED OR REPLACED, ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.
20. DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER, CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED WORK WITHOUT CHARGE TO THE OWNER.
21. ALL SECURITY LIGHTING (IF NECESSARY) SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.
22. ALL FIRE LANES, EXITS, STANDPIPE AND SPRINKLER CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.
23. MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
24. MAINTENANCE OF THE STREETS WITHIN THE SITE WILL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR PROPERTY OWNERS WITHIN THE SITE. THE STATE AND COUNTY ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
25. THE HEIGHT, LOCATION, AND MATERIAL OF ALL FENCES, WALLS, SCREEN PLANTING AND LANDSCAPING WILL BE SHOWN ON THE FINAL SITE PLAN.
26. ANY PROPOSED SIGN DETAILS WILL BE SUBMITTED SEPARATELY.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING RESTRICTION LINE
- EXISTING FENCE LINE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED CENTERLINE ROAD
- OS = PROPOSED OPEN SPACE
- + 25.00 EXISTING SPOT ELEVATION
- AXLE FOUND
- IRON ROD FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- S S S PROPOSED SANITARY SEWER LINE
- W W W PROPOSED WATER LINE
- + + + PROPOSED EASEMENT LINE
- PROPOSED CAMPSITE PULL THROUGH LOTS
- PROPOSED DRIVEWAY ENTRANCE ASPHALT PAVEMENT
- PROPOSED INTERIOR ROAD GRAVEL BASE
- 1 PROPOSED CABIN - TYPICAL (SIZE TO BE DETERMINED)

OWNER- PARCEL 55.01
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947
(302) 856-7396

DEVELOPER
KENNETH P. ADAMS
25154 DUPONT BLVD.
GEORGETOWN, DE 19947
(302) 856-7396

ENGINEER/SITE DESIGNER
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968
(302) 684-8030

SURVEYOR
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968
(302) 684-8030

SCHOOL DISTRICT
INDIAN RIVER

FIRE DISTRICT
GEORGETOWN FIRE DEPARTMENT

WATER UTILITY
TOWN OF GEORGETOWN

SEWER UTILITY
TOWN OF GEORGETOWN

ELECTRIC
DELMARVA POWER

TELECOMMUNICATION
VERIZON

CATV
MEDIACOM

POSTAL DISTRICT
GEORGETOWN

DELDOT AREA WIDE STUDY NOTE:

1. DELAWARE DEPARTMENT OF TRANSPORTATION HAS IDENTIFIED IN A(N) AREA-WIDE STUDY IN A LETTER DATED MARCH 24, 2020. THE FOLLOWING AREA-WIDE RECOMMENDATIONS ARE:
   1.1. THE PROPOSED DEVELOPMENT CONSISTS OF A RECREATIONAL VEHICLE (RV) CAMPGROUND WITH 304 RV CAMP SITES AND 46 CABIN SITES. PER THE 10TH EDITION OF THE INSTITUTE OF TRANSPORTATION ENGINEERS' TRIP GENERATION MANUAL, THE PROPOSED DEVELOPMENT WOULD GENERATE 950 AVERAGE DAILY TRIPS AND 95 VEHICLE TRIPS DURING THE P.M. PEAK HOUR. THE FEE IS CALCULATED AT TEN DOLLARS PER DAILY TRIP. FOR THE PROPOSED DEVELOPMENT, THE FEE WOULD BE $9,500.00.
   1.2. THE DEVELOPER SHOULD ENTER INTO AN AGREEMENT WITH DELDOT TO MAKE AN EQUITABLE CONTRIBUTION TOWARDS DELDOT'S GEORGETOWN EAST GATEWAY IMPROVEMENT PROJECT. THE DETAILS OF THIS AGREEMENT SHOULD BE COORDINATED WITH DELDOT'S DEVELOPMENT COORDINATION SECTION.
   1.3. THE DEVELOPER SHOULD ENTER IN TO AN AGREEMENT WITH DELDOT TO MAKE AN EQUITABLE CONTRIBUTION TOWARDS DELDOT'S PARK AVENUE RELOCATION PROJECT. THE DETAILS OF THIS AGREEMENT SHOULD BE COORDINATED WITH DELDOT'S DEVELOPMENT COORDINATION SECTION.
   1.4. A FULL ACCESS IS CURRENTLY PROPOSED ON U.S. ROUTE 9. SHOULD THE DEVELOPER WISH TO DEVELOP THE SITE WITH THE FULL ACCESS, A TRAFFIC OPERATIONAL ANALYSIS (TOA) WILL NEED TO BE COMPLETED TO ADDRESS, IN PART, THE FEASIBILITY OF THE LEFT-TURN MOVEMENT AT THIS LOCATION. THE DEVELOPER SHOULD CONTACT DELDOT'S DEVELOPMENT COORDINATION SECTION.

Sheet List Table

Sheet Number	Sheet Description	Sheet Title
1	CS0001	COVER SHEET
2	CS0002	KEY SHEET
3	CS1001	CONDITIONAL USE PLAN
4	CS1002	CONDITIONAL USE PLAN
5	BP0201	BOUNDARY PLAN
6	CP1001	PHASING PLAN

ENGINEER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM A PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE DATE

ALAN M. DECKTOR, PE (DE PE #17771) (302) 684-8030
PENNONI ASSOCIATES, INC
18072 DAVIDSON DRIVE MILTON, DE 19968

OWNER'S AND DEVELOPER'S CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM THE OWNER/DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN RECORDED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC DATE
ATTN: KENNETH P. ADAMS
25154 DUPONT BLVD.
GEORGETOWN, DE 19947
(302) 856-7396

Pennoni
PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

COUNTY SEAT RV RESORT
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

COVER SHEET

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	MLJCX19004
DATE	2020-02-26
DRAWING SCALE	AS SHOWN
DRAWN BY	TPM
APPROVED BY	MHD

CS0001

SHEET 1 OF 6

PROJECT STATUS: ---
PLOTSTYLE: Pennoni NCS.stb
PLOTTED: 4/20/2020 12:58 PM BY: Tom McDonnell
U:\Accounts\MLJCX\MLJCX19004 - 22943 Lewes Georgetown Highway\DESIGN_SHEETS\CS0001.dwg

SECTION 115-172 H.

PARK OR CAMPGROUND FOR MOBILE CAMPERS, TENTS, CAMP TRAILERS, TOURING VANS AND THE LIKE, PROVIDED THAT:

(1)ACCESS SHALL BE FROM A PUBLIC HIGHWAY HAVING A WIDTH OF AT LEAST 50 FEET, THAT THE NUMBER AND LOCATION OF ACCESS DRIVES SHALL BE CONTROLLED FOR TRAFFIC SAFETY AND PROTECTION OF SURROUNDING PROPERTIES, THAT NO CAMPING OR TRAILER SPACE SHALL BE DESIGNED FOR DIRECT ACCESS TO A STREET OUTSIDE THE BOUNDARIES OF THE PARK AND THAT THE PRINCIPAL INTERIOR ACCESS DRIVES SHALL BE AT LEAST 30 FEET IN WIDTH AND MAINTAINED AT LEAST 20 FEET IN WIDTH.

(2)THE TOPOGRAPHY OF THE SITE SHALL BE SUCH AS TO FACILITATE RAPID DRAINAGE AND THAT ADEQUATE DRAINING FACILITIES SHALL BE PROVIDED.

(3)EVERY SUCH AREA SHALL BE AT LEAST 400 FEET FROM ANY EXISTING DWELLING ON PROPERTY OF OTHER OWNERSHIP AND SHALL BE AT LEAST 100 FEET FROM ANY PUBLIC ROAD.

(4)EACH CAMPSITE SHALL HAVE AN AREA OF AT LEAST 2,000 SQUARE FEET AND A WIDTH OF NOT LESS THAN 40 FEET. THE PARK WILL BE SURROUNDED BY A LANDSCAPED SPACE 50 FEET WIDE ALONG ALL BOUNDARIES. THE BUFFER STRIP SHALL REMAIN FREE OF ANY BUILDINGS OR STREETS. NO SITE SHALL BE OFFERED FOR SALE OR BE SOLD.

(5)PROPER PROVISIONS SHALL BE MADE FOR PUBLIC WATER SUPPLY, TOILETS AND BATHING FACILITIES AND ELECTRIC CONNECTIONS.

(6)SMALL RETAIL BUSINESSES INTENDED PRIMARILY FOR OCCUPANTS OF THE PARK AREA SHALL BE PERMITTED WITHIN THE PARK AREA. GROCERY STORES, AUTOMATIC LAUNDRIES, BEAUTY SHOPS AND SIMILAR USES ARE APPROPRIATE.

(7)PROPER PROVISION SHALL BE MADE FOR REFUSE STORAGE AND COLLECTION, SUBJECT AT ALL TIMES TO COUNTY REGULATIONS.

(8)EACH CAMPGROUND OWNER MAY PROVIDE ONE ACCESSORY BUILDING ON EACH CAMPSITE TO BE USED FOR STORAGE PURPOSES ONLY AND WHICH SHALL NOT BE USED FOR ANY PURPOSE OF HUMAN HABITATION. EACH STRUCTURE SHALL BE NO MORE THAN 64 FEET IN AREA AND SHALL BE NO HIGHER THAN 10 FEET. FOR EACH CAMPGROUND WHERE THESE STRUCTURES ARE APPROVED, THEY SHALL BE OF UNIFORM DESIGN AND SIZE AND SHALL BE UNIFORMLY PLACED ON EACH CAMPSITE. THE PLACEMENT OF THE AFORESAID STRUCTURES AND THEIR DESIGN CHARACTERISTICS MUST BE APPROVED BY THE COMMISSION PRIOR TO ERECTION IN ANY CAMPGROUND. THIS SUBSECTION SHALL BE APPLICABLE TO ALL CONFORMING AND NONCONFORMING CAMPGROUNDS.
[AMENDED 5-26-1992 BY ORD. NO. 831]

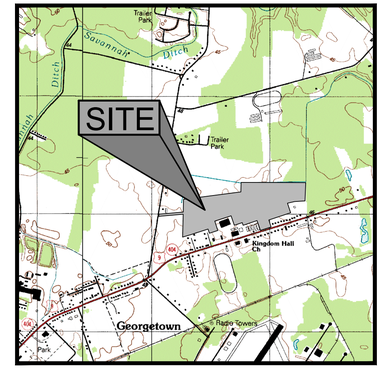
(9)WITH THE EXCEPTIONS OF STRUCTURES MENTIONED IN SUBSECTION H(8) ABOVE, THERE SHALL BE NO OTHER STRUCTURE OR MANUFACTURED HOME LOCATED ON ANY CAMPSITE WITHIN A CAMPGROUND. ALL UNITS TO BE USED FOR THE PURPOSE OF HUMAN HABITATION SHALL BE TENTS, TRAVEL TRAILERS, RECREATIONAL VEHICLES AND EQUIPMENT MANUFACTURED SPECIFICALLY FOR CAMPING PURPOSES. FOR THE PURPOSE OF A RESIDENCE AND/OR OFFICE FOR THE PARK MANAGER, THERE MAY BE ONE STRUCTURE OR MANUFACTURED HOME WITHIN THE CAMPGROUND AREA.
[AMENDED 10-12-2010 BY ORD. NO. 2152; 10-12-2010 BY ORD. NO. 2152]

SITE INFORMATION:

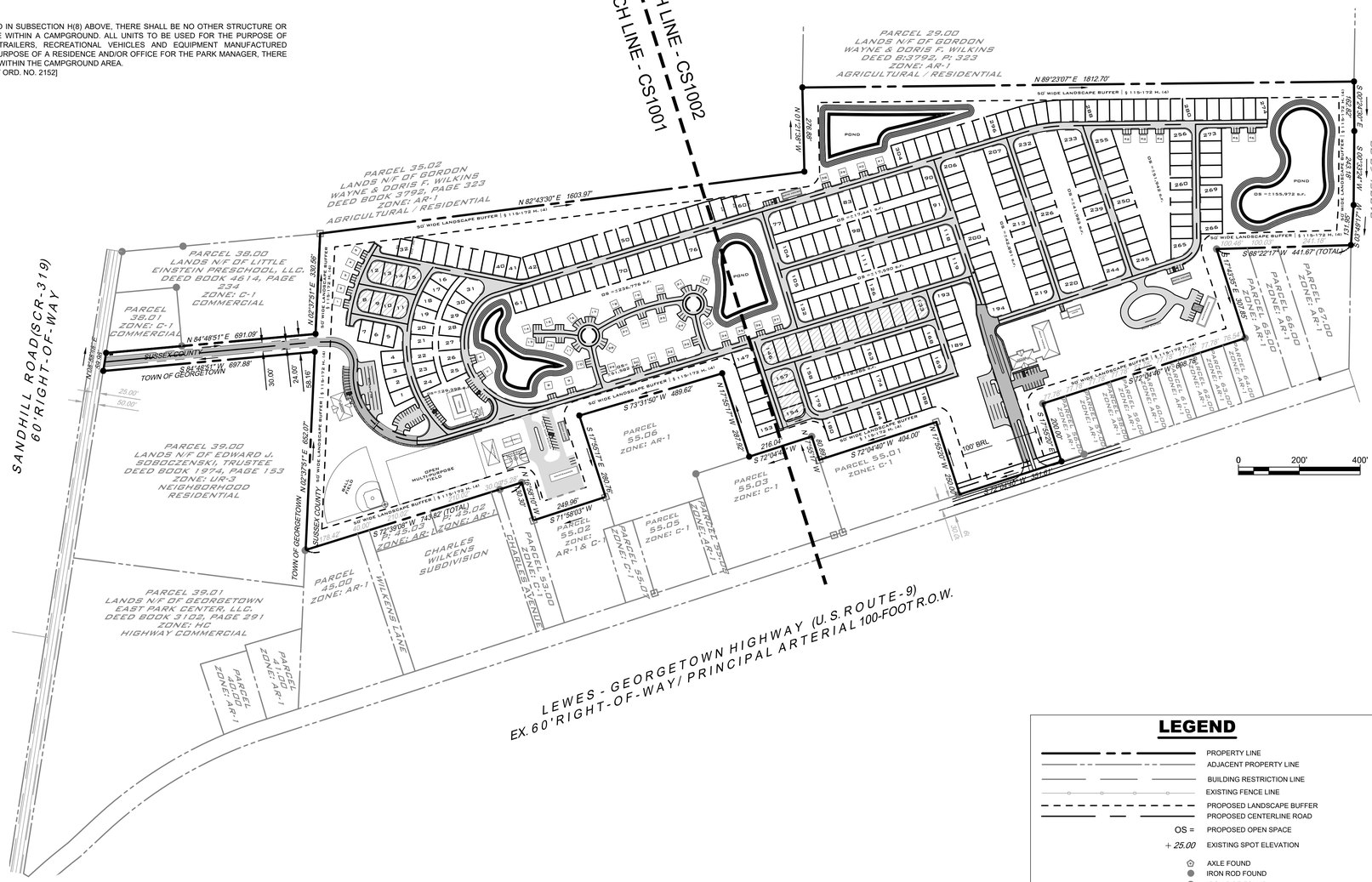
SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.,
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968



VICINITY MAP
SCALE: 1" = 2000'



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING RESTRICTION LINE
- EXISTING FENCE LINE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED CENTERLINE ROAD
- OS = PROPOSED OPEN SPACE
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- PROPOSED DRIVEWAY ENTRANCE ASPHALT PAVEMENT
- PROPOSED INTERIOR ROAD GRAVEL BASE
- 1 PROPOSED CABIN - TYPICAL (SIZE TO BE DETERMINED)

ADJOINING PROPERTY OWNERS

PARCEL NO.	OWNER OF RECORD	DEED REF. BOOK/PAGE
45.00	ELLEN & GERALD DICKERSON	1509 / 71
45.03	MATTHEW L. PARKER	4854 / 317
45.02	ELLERY L. PARKER, JR.	3350 / 155
53.00	H -TWO, LLC.	3203 / 78
55.02	H -TWO, LLC.	3203 / 78
55.06	GREY CLOUD TRADERS, LLC.	3927 / 122
55.03	LIFESTYLE HOLDINGS GROUP, LLC.	4326 / 271
55.00	LIFESTYLE HOLDINGS GROUP, LLC.	4326 / 271
56.00	JAMES E. LAPE	4715 / 78
57.00	ARVELLA C. SIRMAN	453 / 587
58.00	KEITH H. HASTINGS	3809 / 120
59.00	KATHY M. DAVIDSON	3695 / 251
60.00	DELMAR VELASQUEZ - PEREZ	5021 / 268
61.00	JENNIFER A. ZEZENSKI	4638 / 197
62.00	THURMAN R. ANDERSON	521 / 277
63.00	DOROTHY A. BROCK	552 / 607
64.00	ROBERT N. & LORI D. MANNING	1499 / 96
65.00	VIOLA MYRNA STURGIS	1511 / 178
66.00	CLARA MAY JOHNSON	258 / 39
67.00	GEORGIA J. WILKINS	4938 / 98
68.00	KEVIN M. MCDANIEL	3551 / 173
38.01	LITTLE EINSTEIN PRESCHOOL, LLC.	4614 / 240

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

COUNTY SEAT RV RESORT

22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

KEY SHEET

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	MLJCX19004
DATE	2020-02-07
DRAWING SCALE	1"=200'
DRAWN BY	TPM
APPROVED BY	MHD

CS0002

SHEET 2 OF 6

U:\Accounts\ML_JCX\ML_JCX19004 - 22643 Lewes Georgetown Highway\DESIGN_SHEETS\CS0002.dwg PLOTTED: 4/20/2020 12:50 PM, BY: Tom McDonnell PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS: —

KEYED NOTES

S1 PROPOSED SIGN

S2 PROPOSED MULTI-USE BUILDING (OFFICE-CHECK IN,CLUB HOUSE, GROCERY STORE AND LAUNDRY §115-172 H (6).

S3 FUTURE WATER STUB CONNECTION TO TOWN OF GEORGETOWN WATER SYSTEM.

S4 PROPOSED SANITARY SEWER LINE CONNECTION, TOWN OF GEORGETOWN.

S5 MANAGERS HOME §115-172 H (9) (CS1002).

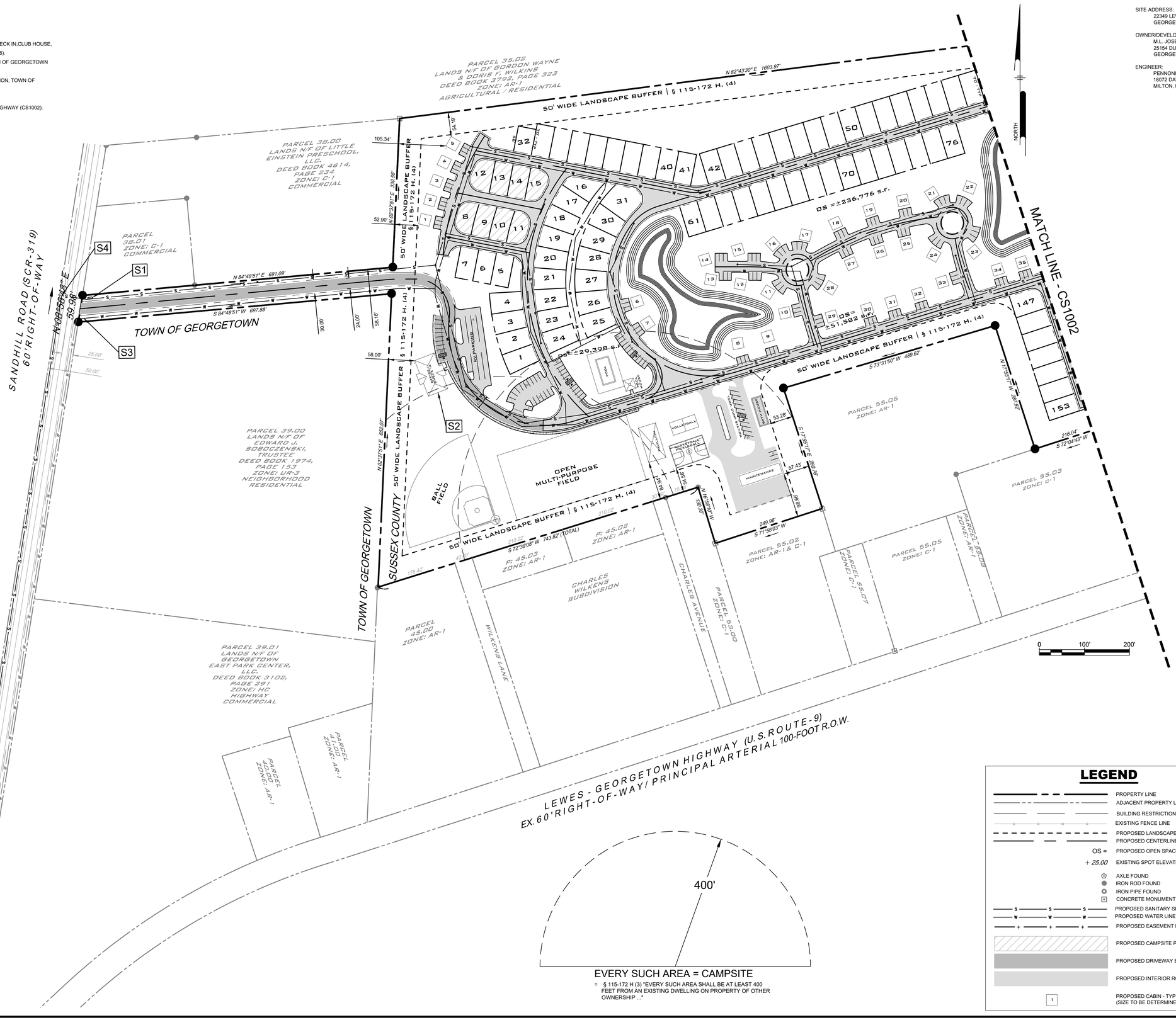
S6 FUTURE ENTRANCE LEWES-GEORGETOWN HIGHWAY (CS1002).

SITE INFORMATION:

SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING RESTRICTION LINE
- EXISTING FENCE LINE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED CENTERLINE ROAD
- OS = PROPOSED OPEN SPACE
- + 25.00 EXISTING SPOT ELEVATION
- AXLE FOUND
- IRON ROD FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED EASEMENT LINE
- PROPOSED CAMPSITE PULL THROUGH LOTS
- PROPOSED DRIVEWAY ENTRANCE ASPHALT PAVEMENT
- PROPOSED INTERIOR ROAD GRAVEL BASE
- 1 PROPOSED CABIN - TYPICAL (SIZE TO BE DETERMINED)

EVERY SUCH AREA = CAMPSITE

= § 115-172 H (3) "EVERY SUCH AREA SHALL BE AT LEAST 400 FEET FROM AN EXISTING DWELLING ON PROPERTY OF OTHER OWNERSHIP ..."

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
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COUNTY SEAT RV RESORT

22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

CONDITIONAL USE PLAN

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

NO.	DATE	REVISIONS	BY

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PROJECT	MLJCX19004
DATE	2020-02-07
DRAWING SCALE	1"=100'
DRAWN BY	TPM
APPROVED BY	MHD

CS1001

SHEET 3 OF 6

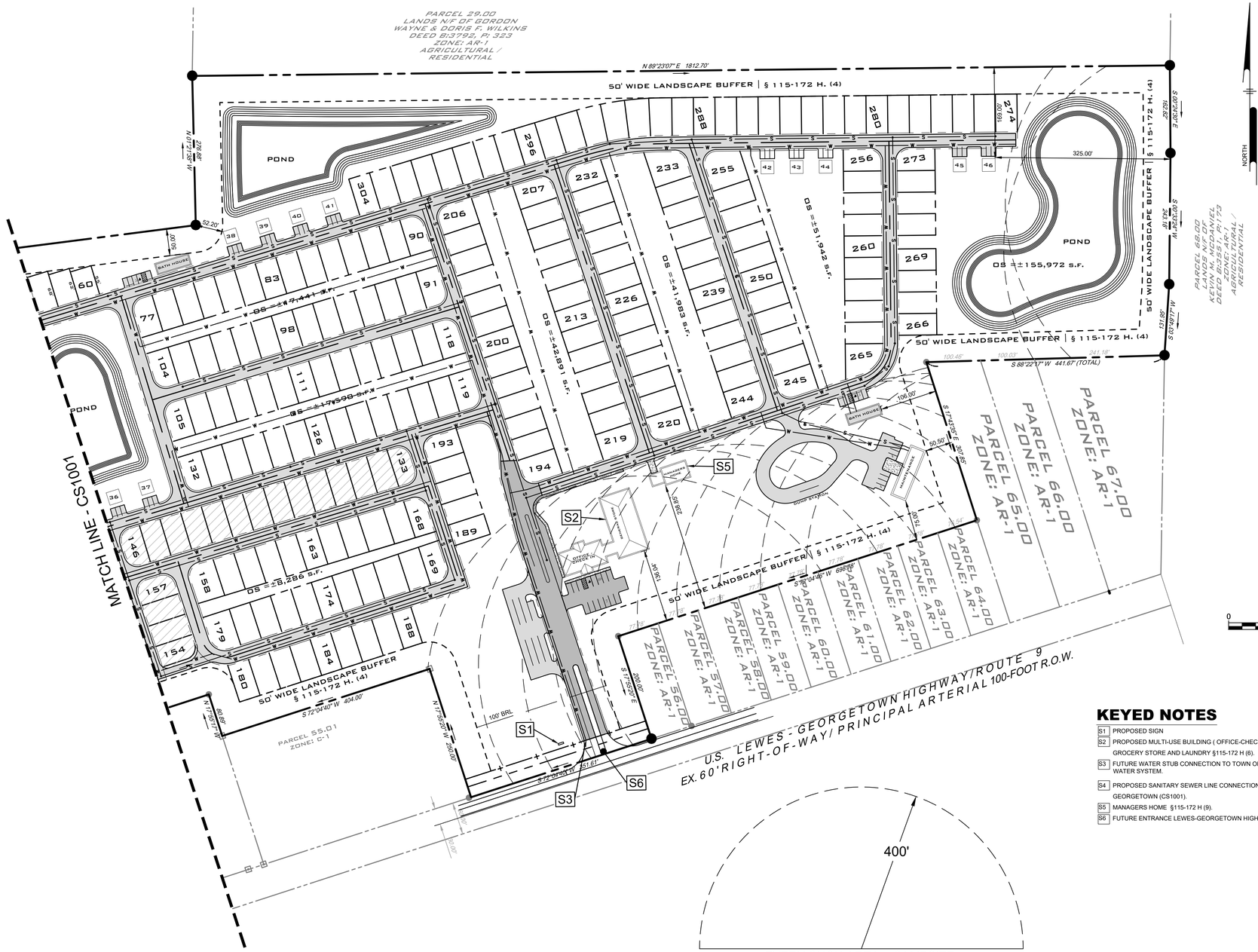
U:\Accounts\ML_JCX\ML_JCX19004 - 22941 Lewes Georgetown Highway\DESIGN_SHEETS\CS1001.dwg PLOTTED 4/20/2020 12:51 PM, BY: Tom McDonnell PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS: —

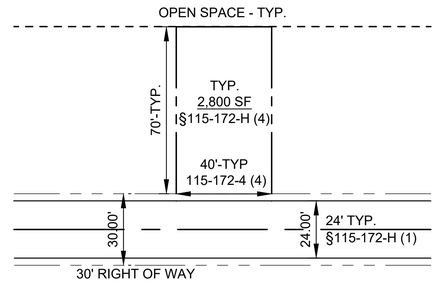
SITE INFORMATION:

SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD..
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968





DETAIL- TYPICAL CAMPSITE
NOT TO SCALE
1
CS1002

KEYED NOTES

S1 PROPOSED SIGN

S2 PROPOSED MULTI-USE BUILDING (OFFICE-CHECK IN,CLUB HOUSE, GROCERY STORE AND LAUNDRY §115-172 H (6).

S3 FUTURE WATER STUB CONNECTION TO TOWN OF GEORGETOWN WATER SYSTEM.

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S5 MANAGERS HOME §115-172 H (9).

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COUNTY SEAT RV RESORT

22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

CONDITIONAL USE PLAN

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

NO.	DATE	REVISIONS	BY

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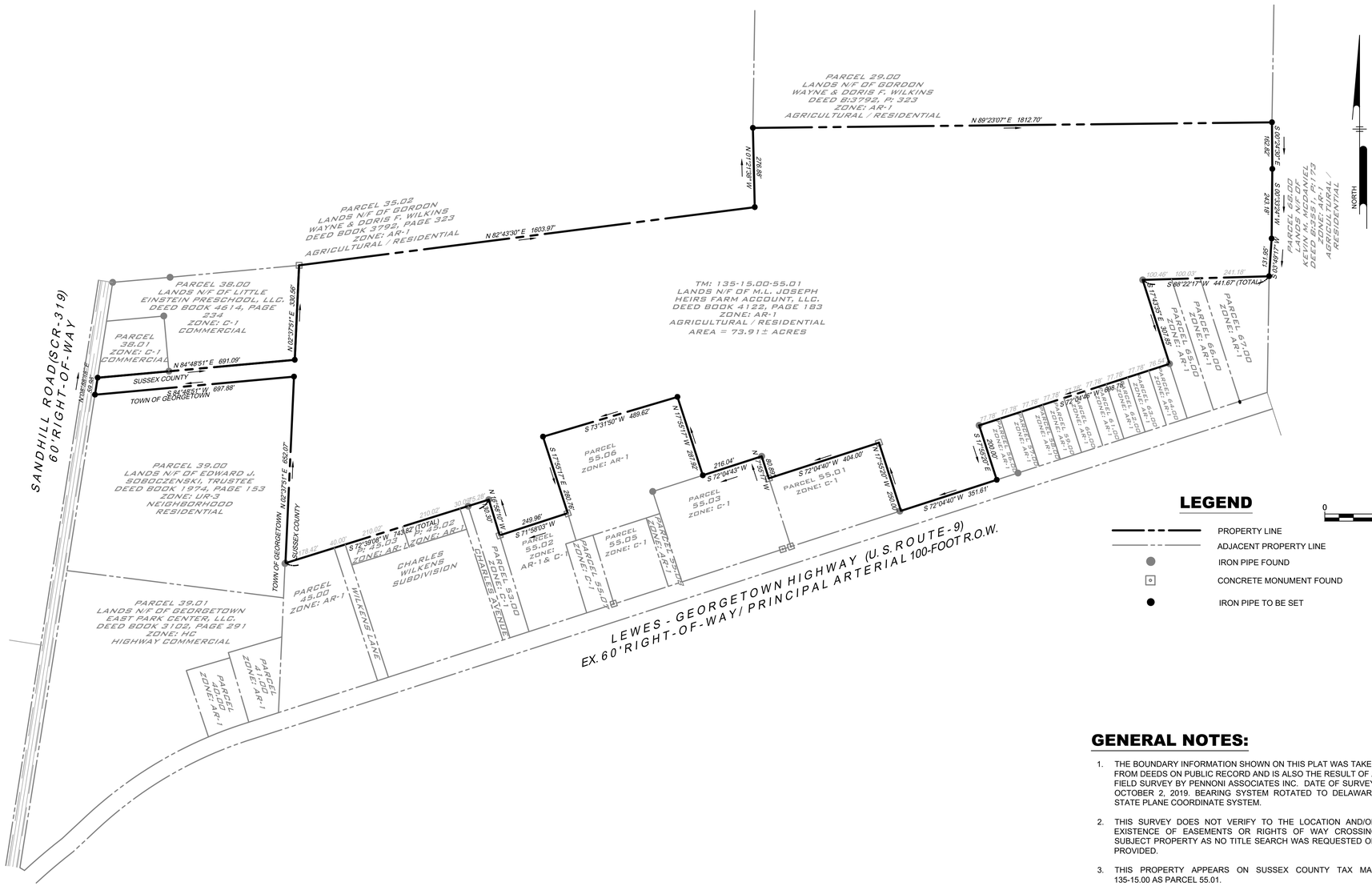
PROJECT	MLJCX19004
DATE	2020-02-07
DRAWING SCALE	1"=100'
DRAWN BY	TPM
APPROVED BY	MHD

CS1002

SHEET 4 OF 6

U:\Accounts\ML JCX\ML JCX19004 - 22945 Lewes Georgetown Highway\DESIGN_SHEETS\CS1002.dwg PLOTTED: 4/20/2020 12:51 PM, BY: Tom McDonnell PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS: —

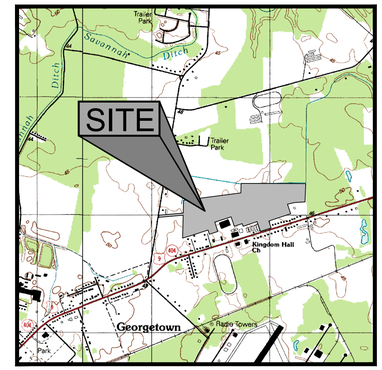


SITE INFORMATION:

SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD..
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- IRON PIPE TO BE SET

GENERAL NOTES:

1. THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM DEEDS ON PUBLIC RECORD AND IS ALSO THE RESULT OF A FIELD SURVEY BY PENNONI ASSOCIATES INC. DATE OF SURVEY: OCTOBER 2, 2019. BEARING SYSTEM ROTATED TO DELAWARE STATE PLANE COORDINATE SYSTEM.
2. THIS SURVEY DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS OF WAY CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS REQUESTED OR PROVIDED.
3. THIS PROPERTY APPEARS ON SUSSEX COUNTY TAX MAP 135-15.00 AS PARCEL 55.01.
4. CLASS OF SURVEY: RURAL
5. BUILDING SETBACKS (CH. 115-25 C):
   FRONT: 40'
   SIDE: 15'
   REAR: 20'

ADJOINING PROPERTY OWNERS

PARCEL NO.	OWNER OF RECORD	DEED REF. BOOK/PAGE
45.00	ELLEN & GERALD DICKERSON	1509 / 71
45.03	MATTHEW L. PARKER	4854 / 317
45.02	ELLERY L. PARKER, JR.	3350 / 155
53.00	H -TWO, LLC.	3203 / 78
55.02	H -TWO, LLC.	3203 / 78
55.06	GREY CLOUD TRADERS, LLC.	3927 / 122
55.03	LIFESTYLE HOLDINGS GROUP, LLC.	4326 / 271
55.00	LIFESTYLE HOLDINGS GROUP, LLC.	4326 / 271
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57.00	ARVELLA C. SIRMAN	453 / 587
58.00	KEITH H. HASTINGS	3809 / 120
59.00	KATHY M. DAVIDSON	3695 / 251
60.00	DELMAR VELASQUEZ - PEREZ	5021 / 268
61.00	JENNIFER A. ZEZENSKI	4638 / 197
62.00	THURMAN R. ANDERSON	521 / 277
63.00	DOROTHY A. BROCK	552 / 607
64.00	ROBERT N. & LORI D. MANNING	1499 / 96
65.00	VIOLA MYRNA STURGIS	1511 / 178
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COUNTY SEAT RV RESORT

22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

BOUNDARY PLAN

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

NO.	DATE	REVISIONS	BY

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PROJECT	MLJCX19004
DATE	2020-02-07
DRAWING SCALE	1"=200'
DRAWN BY	TPM
APPROVED BY	MHD

BP0001

SHEET 5 OF 6

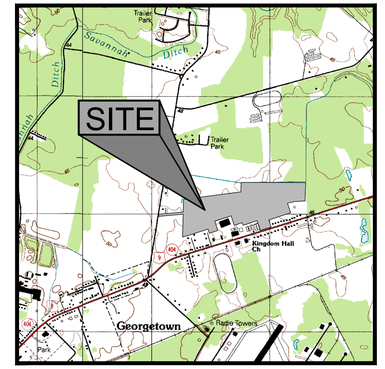
U:\Accounts\ML_JCX\ML_JCX19004 - 22643 Lewes Georgetown Highway\DESIGN_SHEETS\BP0001.dwg PLOTTED: 4/2/2020 12:51 PM, BY: Tom McDonnell PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS: —

SITE INFORMATION:

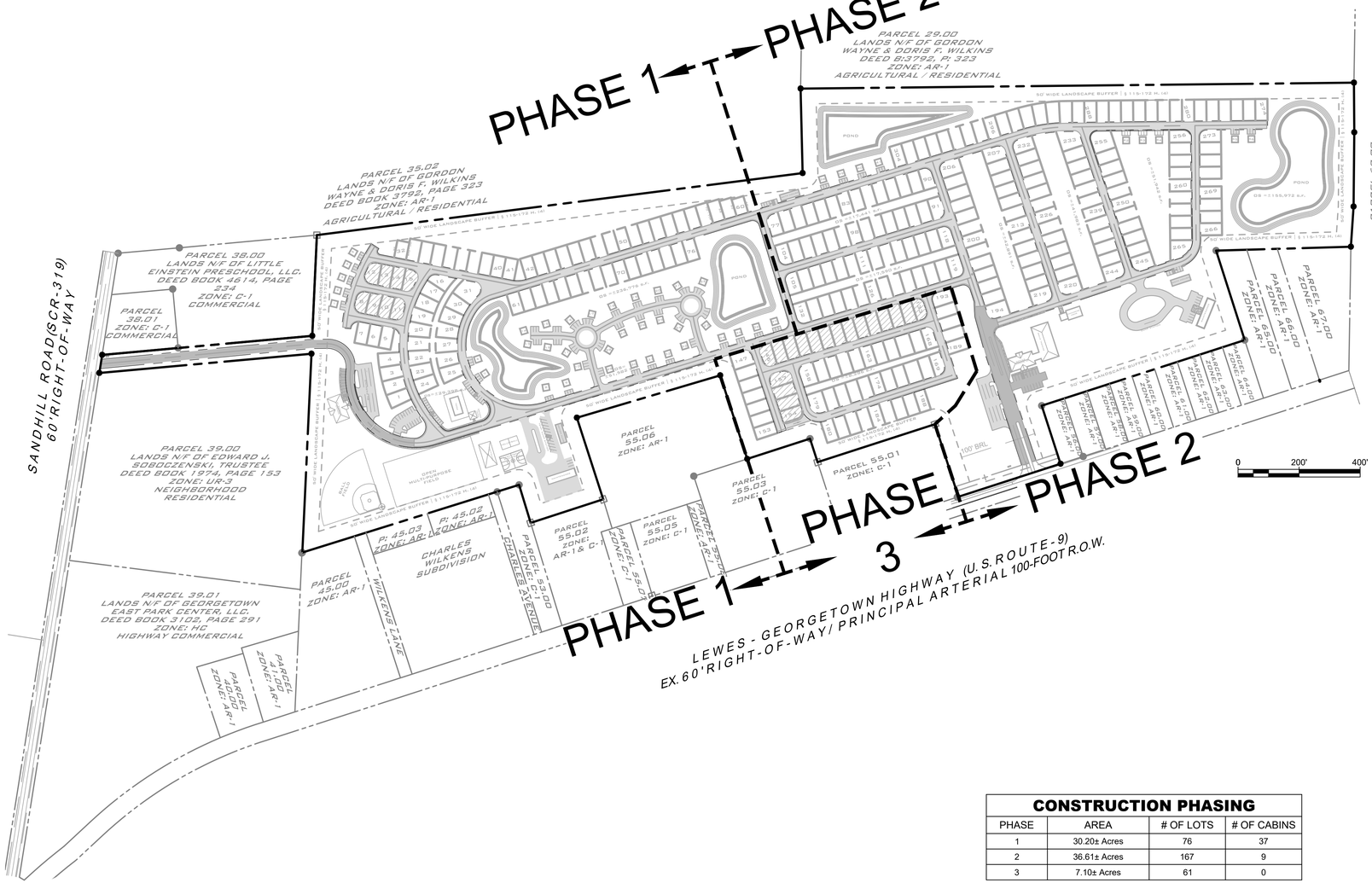
SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD..
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968



VICINITY MAP
SCALE: 1" = 2000'



CONSTRUCTION PHASING

PHASE	AREA	# OF LOTS	# OF CABINS
1	30.20± Acres	76	37
2	36.61± Acres	167	9
3	7.10± Acres	61	0

ADJOINING PROPERTY OWNERS

PARCEL NO.	OWNER OF RECORD	DEED REF. BOOK/PAGE
45.00	ELLEN & GERALD DICKERSON	1509 / 71
45.03	MATTHEW L. PARKER	4854 / 317
45.02	ELLERY L. PARKER, JR.	3350 / 155
53.00	H -TWO, LLC.	3203 / 78
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55.06	GREY CLOUD TRADERS, LLC.	3927 / 122
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COUNTY SEAT RV RESORT

22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

PHASING PLAN

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

NO.	DATE	REVISIONS	BY

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PROJECT	MLJCX19004
DATE	2020-02-07
DRAWING SCALE	1"=200'
DRAWN BY	TPM
APPROVED BY	MHD

CP1001

SHEET 6 OF 6

U:\Accounts\ML_JCX\ML JCX19004 - 22643 Lewes Georgetown Highway\DESIGN_SHEETS\CP1001.dwg PLOTTED: 4/20/2020 12:51 PM, BY: Tom McDonnell PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS: —

SECTION 115-172 H.

PARK OR CAMPGROUND FOR MOBILE CAMPERS, TENTS, CAMP TRAILERS, TOURING VANS AND THE LIKE, PROVIDED THAT:

(1)ACCESS SHALL BE FROM A PUBLIC HIGHWAY HAVING A WIDTH OF AT LEAST 50 FEET, THAT THE NUMBER AND LOCATION OF ACCESS DRIVES SHALL BE CONTROLLED FOR TRAFFIC SAFETY AND PROTECTION OF SURROUNDING PROPERTIES, THAT NO CAMPING OR TRAILER SPACE SHALL BE DESIGNED FOR DIRECT ACCESS TO A STREET OUTSIDE THE BOUNDARIES OF THE PARK AND THAT THE PRINCIPAL INTERIOR ACCESS DRIVES SHALL BE AT LEAST 30 FEET IN WIDTH AND MAINTAINED AT LEAST 20 FEET IN WIDTH.

(2)THE TOPOGRAPHY OF THE SITE SHALL BE SUCH AS TO FACILITATE RAPID DRAINAGE AND THAT ADEQUATE DRAINING FACILITIES SHALL BE PROVIDED.

(3)EVERY SUCH AREA SHALL BE AT LEAST 400 FEET FROM ANY EXISTING DWELLING ON PROPERTY OF OTHER OWNERSHIP AND SHALL BE AT LEAST 100 FEET FROM ANY PUBLIC ROAD.

(4)EACH CAMPSITE SHALL HAVE AN AREA OF AT LEAST 2,000 SQUARE FEET AND A WIDTH OF NOT LESS THAN 40 FEET. THE PARK WILL BE SURROUNDED BY A LANDSCAPED SPACE 50 FEET WIDE ALONG ALL BOUNDARIES. THE BUFFER STRIP SHALL REMAIN FREE OF ANY BUILDINGS OR STREETS. NO SITE SHALL BE OFFERED FOR SALE OR BE SOLD.

(5)PROPER PROVISIONS SHALL BE MADE FOR PUBLIC WATER SUPPLY, TOILETS AND BATHING FACILITIES AND ELECTRIC CONNECTIONS.

(6)SMALL RETAIL BUSINESSES INTENDED PRIMARILY FOR OCCUPANTS OF THE PARK AREA SHALL BE PERMITTED WITHIN THE PARK AREA. GROCERY STORES, AUTOMATIC LAUNDRIES, BEAUTY SHOPS AND SIMILAR USES ARE APPROPRIATE.

(7)PROPER PROVISION SHALL BE MADE FOR REFUSE STORAGE AND COLLECTION, SUBJECT AT ALL TIMES TO COUNTY REGULATIONS.

(8)EACH CAMPGROUND OWNER MAY PROVIDE ONE ACCESSORY BUILDING ON EACH CAMPSITE TO BE USED FOR STORAGE PURPOSES ONLY AND WHICH SHALL NOT BE USED FOR ANY PURPOSE OF HUMAN HABITATION. EACH STRUCTURE SHALL BE NO MORE THAN 64 FEET IN AREA AND SHALL BE NO HIGHER THAN 10 FEET. FOR EACH CAMPGROUND WHERE THESE STRUCTURES ARE APPROVED, THEY SHALL BE OF UNIFORM DESIGN AND SIZE AND SHALL BE UNIFORMLY PLACED ON EACH CAMPSITE. THE PLACEMENT OF THE AFORESAID STRUCTURES AND THEIR DESIGN CHARACTERISTICS MUST BE APPROVED BY THE COMMISSION PRIOR TO ERECTION IN ANY CAMPGROUND. THIS SUBSECTION SHALL BE APPLICABLE TO ALL CONFORMING AND NONCONFORMING CAMPGROUNDS.
[AMENDED 5-26-1992 BY ORD. NO. 831]

(9)WITH THE EXCEPTIONS OF STRUCTURES MENTIONED IN SUBSECTION H(8) ABOVE, THERE SHALL BE NO OTHER STRUCTURE OR MANUFACTURED HOME LOCATED ON ANY CAMPSITE WITHIN A CAMPGROUND. ALL UNITS TO BE USED FOR THE PURPOSE OF HUMAN HABITATION SHALL BE TENTS, TRAVEL TRAILERS, RECREATIONAL VEHICLES AND EQUIPMENT MANUFACTURED SPECIFICALLY FOR CAMPING PURPOSES. FOR THE PURPOSE OF A RESIDENCE AND/OR OFFICE FOR THE PARK MANAGER, THERE MAY BE ONE STRUCTURE OR MANUFACTURED HOME WITHIN THE CAMPGROUND AREA.
[AMENDED 10-12-2010 BY ORD. NO. 2152; 10-12-2010 BY ORD. NO. 2152]

SITE INFORMATION:

SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
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25154 DUPONT BLVD.
GEORGETOWN, DE 19947

ENGINEER:
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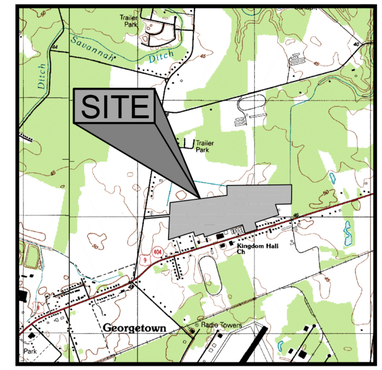
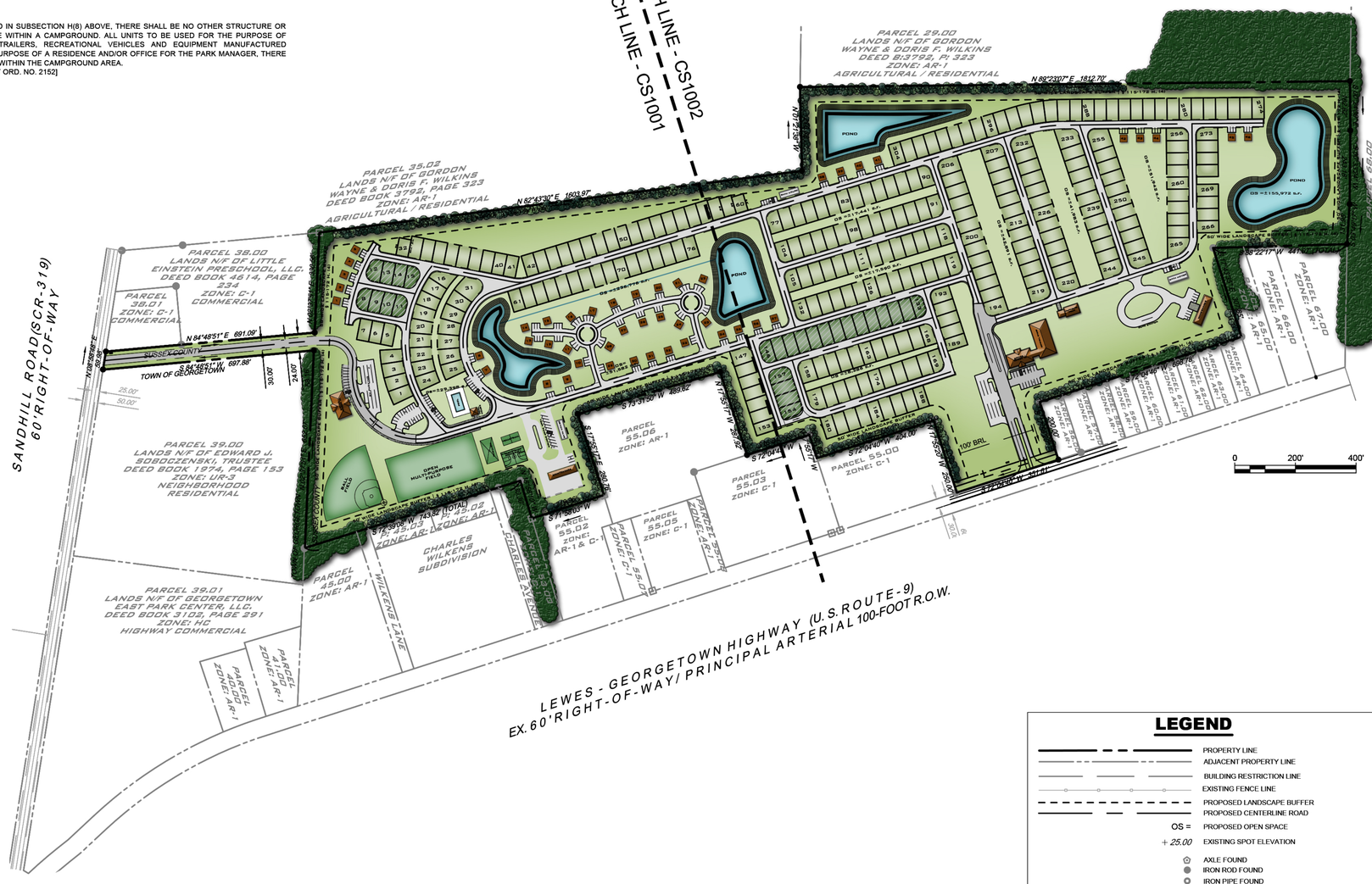


VICINITY MAP
SCALE: 1" = 2000'



LEGEND

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59.00	KATHY M. DAVIDSON	3695 / 251
60.00	DELMAR VELASQUEZ - PEREZ	5021 / 268
61.00	JENNIFER A. ZEZENSKI	4638 / 197
62.00	THURMAN R. ANDERSON	521 / 277
63.00	DOROTHY A. BROCK	552 / 607
64.00	ROBERT N. & LORI D. MANNING	1499 / 96
65.00	VIOLA MYRNA STURGIS	1511 / 178
66.00	CLARA MAY JOHNSON	258 / 39
67.00	GEORGIA J. WILKINS	4938 / 98
68.00	KEVIN M. MCDANIEL	3551 / 173
38.01	LITTLE EINSTEIN PRESCHOOL, LLC.	4614 / 240

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

COUNTY SEAT RV RESORT
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

KEY SHEET

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

BY	REVISIONS	NO.	DATE

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	MLJCX19004
DATE	2020-02-07
DRAWING SCALE	1"=200'
DRAWN BY	TPM
APPROVED BY	MHD

CS0002

SHEET 2 OF 6

PLOTTED: 10/6/2020 4:31 PM, BY: Eric W. Wiehl PLOTSTYLE: Pennoni MCS.stb PROJECT STATUS: —
U:\Accounts\ML JCX\ML JCX19004 - 22841 Lewes Georgetown Highway\DESIGN_SHEETS\CS0002.dwg

18072 Davidson Drive
Milton, DE 19968
T: 302-684-8030
F: 302-684-8054

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COUNTY SEAT RV RESORT

CASE NO. CU 2228

ZONING MAP AMENDMENT/EXCEPTION FROM AR-1 TO AR-1/CU

OWNER:

M. L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

DEVELOPER:

COUNTY SEAT RV RESORT
KENNETH P. ADAMS
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

LEGAL:

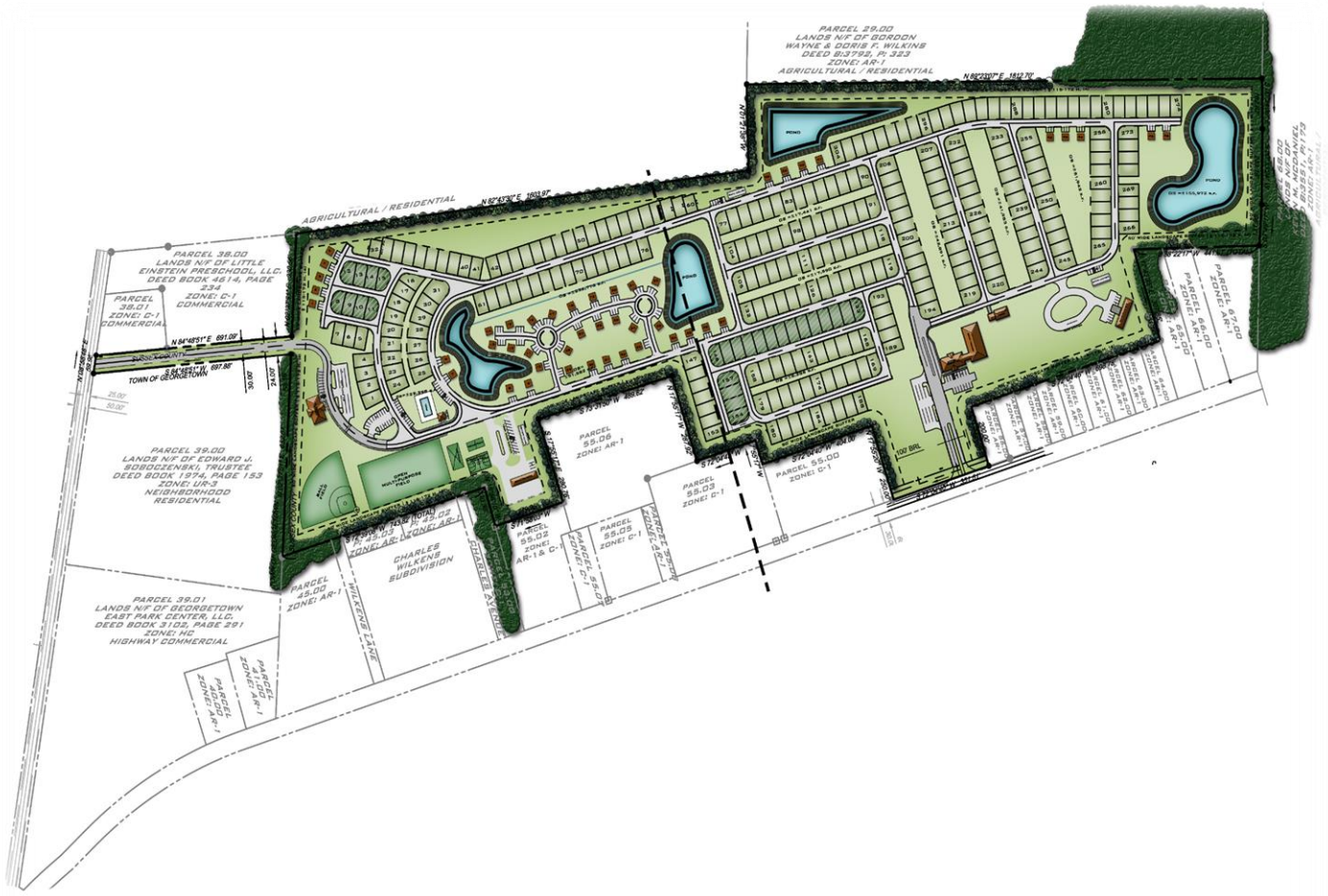
MORRIS JAMES LLP
107 W. MARKET STREET
GEORGETOWN, DE 19947
DAVID C. HUTT, ESQUIRE

LAND CONSULTANT:

PENNONI
18072 DAVIDSON DRIVE
MILTON, DE 19968
MARK H. DAVIDSON, PRINCIPAL LAND PLANNER
SHARON CRUZ, PE.
ERIC WAHL, RLA
JOHN W. HAUPT, PLS

ENVIRONMENTAL:

PENNONI
WILLIAM J. GANGLOFF, PhD. PROF. SOIL SCIENTIST
KENNETH R. REDINGER PROF. WETLAND DELINEATOR



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SECTION 115-172 H.

PARK OR CAMPGROUND FOR MOBILE CAMPERS, TENTS, CAMP TRAILERS, TOURING VANS AND THE LIKE, PROVIDED THAT:

(1) ACCESS SHALL BE FROM A PUBLIC HIGHWAY HAVING A WIDTH OF AT LEAST 50 FEET, THAT THE NUMBER AND LOCATION OF ACCESS DRIVES SHALL BE CONTROLLED FOR TRAFFIC SAFETY AND PROTECTION OF SURROUNDING PROPERTIES, THAT NO CAMPING OR TRAILER SPACE SHALL BE DESIGNED FOR DIRECT ACCESS TO A STREET OUTSIDE THE BOUNDARIES OF THE PARK AND THAT THE PRINCIPAL INTERIOR ACCESS DRIVES SHALL BE AT LEAST 30 FEET IN WIDTH AND MAINTAINED AT LEAST 20 FEET IN WIDTH.

(2) THE TOPOGRAPHY OF THE SITE SHALL BE SUCH AS TO FACILITATE RAPID DRAINAGE AND THAT ADEQUATE DRAINING FACILITIES SHALL BE PROVIDED.

(3) EVERY SUCH AREA SHALL BE AT LEAST 400 FEET FROM ANY EXISTING DWELLING ON PROPERTY OF OTHER OWNERSHIP AND SHALL BE AT LEAST 100 FEET FROM ANY PUBLIC ROAD.

(4) EACH CAMPSITE SHALL HAVE AN AREA OF AT LEAST 2,000 SQUARE FEET AND A WIDTH OF NOT LESS THAN 40 FEET. THE PARK WILL BE SURROUNDED BY A LANDSCAPED SPACE 50 FEET WIDE ALONG ALL BOUNDARIES. THE BUFFER STRIP SHALL REMAIN FREE OF ANY BUILDINGS OR STREETS. NO SITE SHALL BE OFFERED FOR SALE OR BE SOLD.

(5) PROPER PROVISIONS SHALL BE MADE FOR PUBLIC WATER SUPPLY, TOILETS AND BATHING FACILITIES AND ELECTRIC CONNECTIONS.

(6) SMALL RETAIL BUSINESSES INTENDED PRIMARILY FOR OCCUPANTS OF THE PARK AREA SHALL BE PERMITTED WITHIN THE PARK AREA. GROCERY STORES, AUTOMATIC LAUNDRIES, BEAUTY SHOPS AND SIMILAR USES ARE APPROPRIATE.

(7) PROPER PROVISION SHALL BE MADE FOR REFUSE STORAGE AND COLLECTION, SUBJECT AT ALL TIMES TO COUNTY REGULATIONS.

(8) EACH CAMPGROUND OWNER MAY PROVIDE ONE ACCESSORY BUILDING ON EACH CAMPSITE TO BE USED FOR STORAGE PURPOSES ONLY AND WHICH SHALL NOT BE USED FOR ANY PURPOSE OF HUMAN HABITATION. EACH STRUCTURE SHALL BE NO MORE THAN 64 FEET IN AREA AND SHALL BE NO HIGHER THAN 10 FEET. FOR EACH CAMPGROUND WHERE THESE STRUCTURES ARE APPROVED, THEY SHALL BE OF UNIFORM DESIGN AND SIZE AND SHALL BE UNIFORMLY PLACED ON EACH CAMPSITE. THE PLACEMENT OF THE AFORESAID STRUCTURES AND THEIR DESIGN CHARACTERISTICS MUST BE APPROVED BY THE COMMISSION PRIOR TO ERECTION IN ANY CAMPGROUND. THIS SUBSECTION SHALL BE APPLICABLE TO ALL CONFORMING AND NONCONFORMING CAMPGROUNDS.
[AMENDED 5-26-1992 BY ORD. NO. 831]

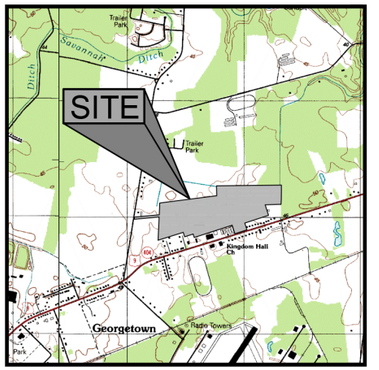
(9) WITH THE EXCEPTIONS OF STRUCTURES MENTIONED IN SUBSECTION H(8) ABOVE, THERE SHALL BE NO OTHER STRUCTURE OR MANUFACTURED HOME LOCATED ON ANY CAMPSITE WITHIN A CAMPGROUND. ALL UNITS TO BE USED FOR THE PURPOSE OF HUMAN HABITATION SHALL BE TENTS, TRAVEL TRAILERS, RECREATIONAL VEHICLES AND EQUIPMENT MANUFACTURED SPECIFICALLY FOR CAMPING PURPOSES. FOR THE PURPOSE OF A RESIDENCE AND/OR OFFICE FOR THE PARK MANAGER, THERE MAY BE ONE STRUCTURE OR MANUFACTURED HOME WITHIN THE CAMPGROUND AREA.
[AMENDED 10-12-2010 BY ORD. NO. 2152; 10-12-2010 BY ORD. NO. 2152]

SITE INFORMATION:

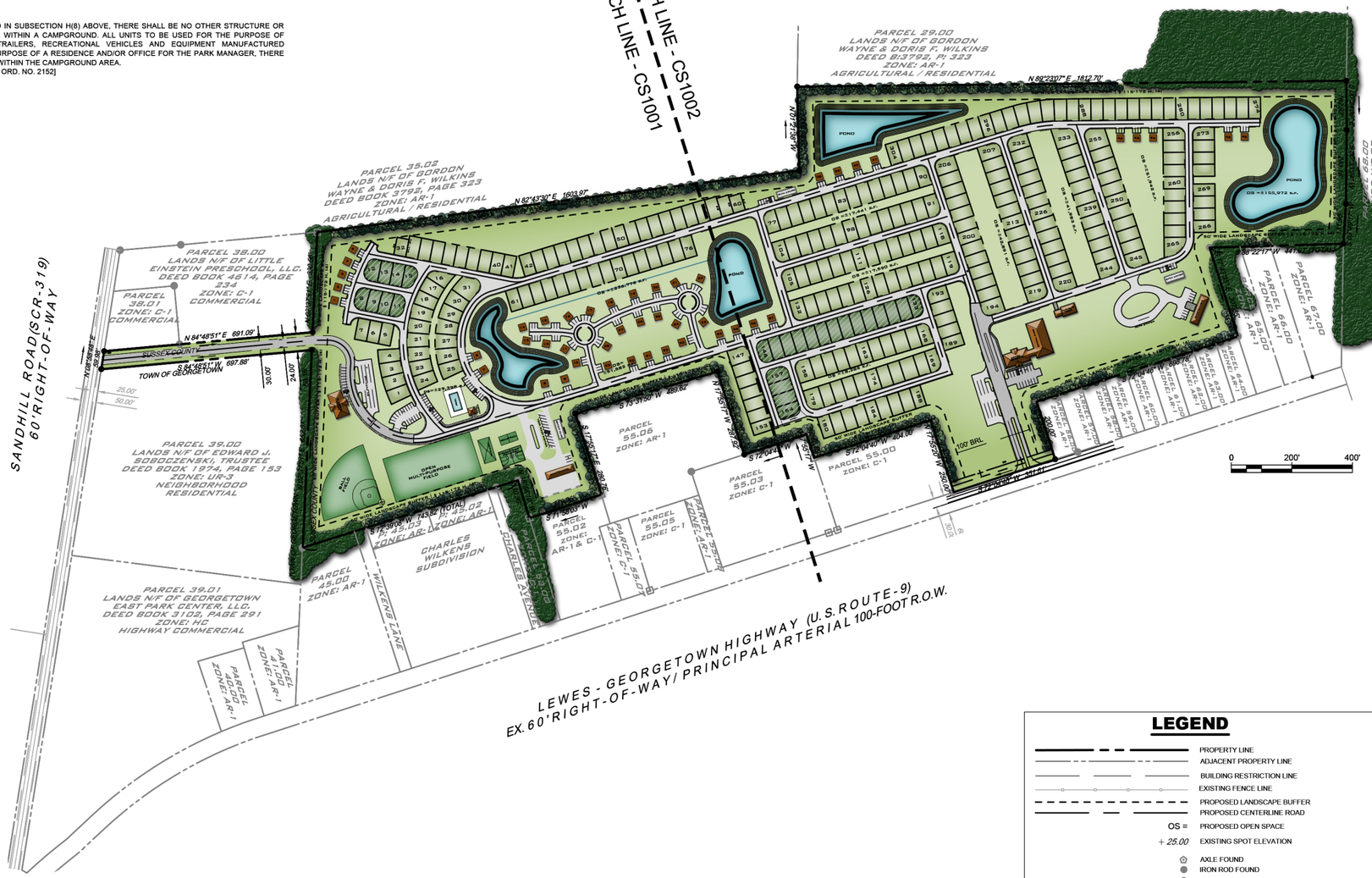
SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968



VICINITY MAP
SCALE: 1" = 2000'



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING RESTRICTION LINE
- EXISTING FENCE LINE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED CENTERLINE ROAD
- OS = PROPOSED OPEN SPACE
- + 25.00 EXISTING SPOT ELEVATION
- AXLE FOUND
- IRON ROD FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED EASEMENT LINE
- PROPOSED CAMPSITE PULL THROUGH LOTS
- PROPOSED DRIVEWAY ENTRANCE ASPHALT PAVEMENT
- PROPOSED INTERIOR ROAD GRAVEL BASE
- 1 PROPOSED CABIN - TYPICAL (SIZE: TO BE DETERMINED)

ADJOINING PROPERTY OWNERS

PARCEL NO.	OWNER OF RECORD	DEED REF. BOOK/PAGE
45.00	ELLEN & GERALD DICKERSON	1509 / 71
45.03	MATTHEW L. PARKER	4854 / 317
45.02	ELLERY L. PARKER, JR.	3350 / 155
53.00	H -TWO, LLC.	3203 / 78
55.02	H -TWO, LLC.	3203 / 78
55.06	GREY CLOUD TRADERS, LLC.	3927 / 122
55.03	LIFESTYLE HOLDINGS GROUP, LLC.	4326 / 271
55.00	LIFESTYLE HOLDINGS GROUP, LLC.	4326 / 271
56.00	JAMES E. LAPE	4715 / 78
57.00	ARVELLA C. SIRMAN	453 / 587
58.00	KEITH H. HASTINGS	3809 / 120
59.00	KATHY M. DAVIDSON	3695 / 251
60.00	DELMAR VELASQUEZ - PEREZ	5021 / 268
61.00	JENNIFER A. ZEZENSKI	4638 / 197
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COUNTY SEAT RV RESORT

22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

KEY SHEET

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GEORGETOWN, DE 19947

NO.	DATE	REVISIONS	BY

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PROJECT	MLJCX19004
DATE	2020-02-07
DRAWING SCALE	1"=200'
DRAWN BY	TPM
APPROVED BY	MHD

CS0002

SHEET 2 OF 6

PLOTTED: 10/9/2020 1:01 PM, BY: Eric W. Wolf PLOTSTYLE: Pennoni HCB.stb PROJECT STATUS: —
U:\Accounts\ML_JOCM_CX19004 - 22343 Lewes Georgetown Highway\DESIGN_SHEETS\CS0002.dwg

Mark H. Davidson / Vice President

Principal Land Planner/Office Director

EDUCATION

University of Delaware; Civil Engineering, (1986-1990)

Land Surveying, Delaware Technical & Community College (1984-1986) and Wastewater Microbiology Diploma (1997)

Land Planning, Institute for Public Administration (2006)

CERTIFICATIONS

DNREC Class A Percolation Tester & Class B Septic Designer, (DE #2418)

Sediment & Stormwater Management, Responsible Personnel, DE (#8760) and MD (#4914)

DNREC Certified Construction Reviewer: DE (#1270)

Delaware Notary

TRAININGS

Hydrology, Delaware TR-20 (1993)

Reducing Flood Hazard in Coastal Development (1996)

Law for Managers/Supervisors (1999)

State and Federal Laws (2000)

Advanced Real Estate Law in Delaware (2002)

Land Conservation and Historic Preservation (2003)

Land Surveying Business Diploma (1998)

Project Manager Training I, Pennoni (2015)

PROFESSIONAL AFFILIATIONS

National Onsite Wastewater Recycling Association

Delaware Onsite Wastewater Recycling Association

American Planning Association

American Institute of Certified Planners

HONORS/AWARDS

Association of Professionals Philanthropy, Brandywine Chapter Fundraising Nominee (2014)

Notable Networker Award, BNI (2013)

EXPERIENCE SUMMARY

Mark H. Davidson serves as Vice President of Pennoni and Office Director for our Southern Delaware, Milton Office. Mark also serves as the Principal Land Planner for Pennoni. He has over 35-years of past experience in Surveying, Engineering, Consulting, Construction and Land Planning. For 12-years he owned a professional engineering, surveying, land planning, environmental and consulting firm that provided professional consulting and design in land planning for residential, industrial, institutional, municipal and commercial applications to a wide range of clients in Delaware and Maryland. Mr. Davidson's project experience includes land development planning, surveying, engineering, environmental design and permitting; construction and project consulting, management and inspection; water resource consulting, management and inspection and municipal consulting, planning and inspection for residential, industrial, institutional, municipal and commercial applications.

Mark is a past director of the Delaware Onsite Wastewater Recycling Association as well as a member of the American Planning Association, American Institute of Certified Planners and has served in the past as a committee member of Delaware Low Impact Development Roundtable Committee, Delaware Pollution Control Strategy Committee, Delaware Sediment & Stormwater Regulatory Advisory Committee, and the Delaware Technical & Community College A/E Curriculum Committee. He was also nominated for the Brandywine Chapter Association of Fundraising Professionals Philanthropy Award and has won the BNI Notable Networker Award.

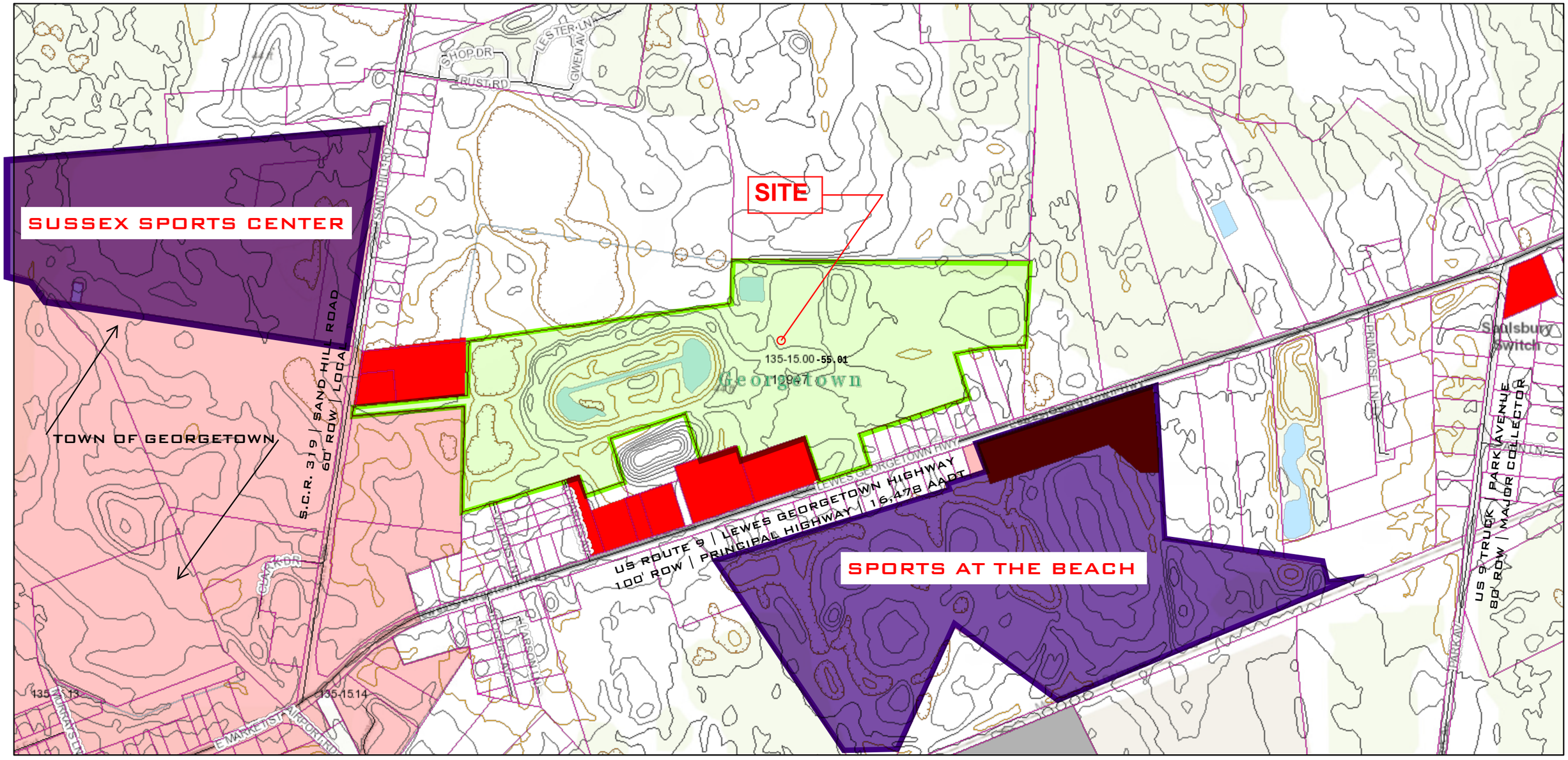
Along with all the experience and education stated and with many years of combined experience in Surveying, Engineering, Consulting and Land Planning, he has been responsible for providing consulting, layout and design in surveying, engineering and land planning for residential, industrial, institutional, municipal and commercial applications to a wide range of clients in Delaware, Maryland, Virginia and West Virginia. He has project managed, studied, planned, surveyed, designed and engineered sustainable, master-planned communities, commercial and urban redevelopment projects, and the public infrastructure that supports them.

Mark has provided nationwide land planning consulting services to a variety of clientele to help coordinate project startups as well as final construction consulting services when it came to commercial, residential, industrial, municipal, educational and community land planning. Provided additional consulting in civil/site engineering, stormwater management, erosion and sediment control, wastewater collection and disposal, transportation, and environmental. Market areas practiced; Delaware, Maryland, West Virginia, Virginia, North Carolina, South Carolina, North Dakota, Puerto Rico, Canada and Panama.

Additional Project experience includes cutting edge design and technology as well as value engineering to help clients through the ever-changing market including but not limited to solar voltaic and wind generation projects.

He is currently appointed by the Secretary of DNREC to serve 3-years on the On Site Septic Advisory Board for the State of Delaware.

Sussex County



February 17, 2020

- Tax Parcels
- Streets

Zoning

- Agricultural Residential - AR-1
- Agricultural Residential - AR-2
- Medium Residential - MR
- General Residential - GR
- High Density Residential - HR-1
- High Density Residential - HR-2
- Vacation, Retire, Resident - VRP
- Neighborhood Business - B-1
- Neighborhood Business - B-2
- General Commercial - C-1
- General Commercial - C-2
- General Commercial - C-3
- General Commercial - C-4
- General Commercial - C-5
- Commercial Residential - CR-1
- Institutional - I-1
- Marine - M
- Limited Industrial - LI-1
- Limited Industrial - LI-2
- Heavy Industrial - HI-1

Map Index

- Hundred Boundaries
- County Boundaries
- Zip Codes
- Sussex_Co
- Depression Index
- Depression Intermediate
- Normal Index
- Normal Intermediate
- Lakes, Ponds, Bays
- Streams
- Municipal Boundaries

0 0.07 0.15 0.3 mi
0 0.13 0.25 0.5 km

SCALE: 1" = 600'

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, Sussex County Government,

LOCATION MAP

File #: _____

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

22349 LEWES-GEORGETOWN HIGHWAY,Sussex County Route 319 (aka Sandhill Road) GEORGETOWN, DE 19947

Type of Conditional Use Requested:

SECTION 115-22 CAMPGROUND FOR MOBILE CAMPERS, CAMP TRAILERS, TOURING VANS AND THE LIKE.

Tax Map #: 135-15.00-55.01 **Size of Parcel(s):** 73.91 +/- Acres

Current Zoning: AR-1 **Proposed Zoning:** CU **Size of Building:** _____

Land Use Classification: DEVELOPING AREA

Water Provider: Town of Georgetown **Sewer Provider:** Town of Georgetown

Applicant Information

Applicant Name: County Seat RV Resort | Kenneth P. Adams
Applicant Address: 25154 Dupont Blvd.
City: Georgetown State: DE ZipCode: 19947
Phone #: 302 856 7396 E-mail: kadams@melvinjoseph.com

Owner Information

Owner Name: M. L. Joseph Heirs Farm Account, LLC
Owner Address: 25154 DuPont Blvd.
City: Georgetown State: DE Zip Code: 19947
Phone #: 302 856 7396 E-mail: kadams@melvinjoseph.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: MARK H DAVIDSON | PENNONI
Agent/Attorney/Engineer Address: 18072 Davidson Drive
City: Milton State: DE Zip Code: 19968
Phone #: 302 684 6207 E-mail: mdavidson@pennoni.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.**

✔ **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 by 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: 2-26-20

Signature of Owner

Date: 2-26-20

For office use only:

Date Submitted: _____ Fee: $500.00 Check #: _____

Staff accepting application: _____ Application & Case #: _____

Location of property: _____

_____

Subdivision: _____

Date of PC Hearing: _____ Recommendation of PC Commission: _____

Date of CC Hearing: _____ Decision of CC: _____

18072 Davidson Drive
Milton, DE 19968
T: 302-684-8030
F: 302-684-8054

www.pennoni.com

`

PARTICULAR DESCRIPTION

LANDS NOW OR FORMERLY OF M. L. JOSEPH HEIRS FARM ACCOUNT, LLC.

TAX MAP: 135-15.00-55.01

All that certain piece, parcel and tract lying in the Georgetown Hundred of Sussex County, Delaware and being more particularly described as follows:

BEGINNING at an iron pipe found, said iron pipe lying on the northerly right-of-way of Delaware Route 9 (a.k.a. Lewes-Georgetown Highway) and also being a corner for this Parcel and Lands now or formerly of Lifestyle Holdings Group, LLC.; thence by and with this Parcel and Lands now or formerly of Lifestyle Holdings Group, LLC., the following (4) courses and distances:

1) **North 17 degrees, 55 minutes, 20 seconds West, 250.00 feet to a concrete monument,**
2) **South 72 degrees, 04 minutes, 40 seconds West, 404.00 feet to a concrete monument,**
3) **North 17 degrees, 55 minutes, 17 seconds West, 80.89 feet to an iron pipe found,**
4) **South 72 degrees, 04 minutes, 43 seconds West, 216.04 feet to a point,**

said point being a corner for this Parcel and Lands now or formerly of Grey Cloud Traders, LLC.; thence by and with this Parcel and Lands now or formerly of Grey Cloud Traders, LLC., the following (3) courses and distances:

1) **North 17 degrees, 55 minutes, 17 seconds West, 287.92 feet to a point,**
2) **South 73 degrees, 31 minutes, 50 seconds West, 489.62 feet to a point,**
3) **South 17 degrees, 55 minutes, 17 seconds East, 280.76 feet to a concrete monument,**

Said concrete monument being a corner for this Parcel and Lands now or formerly of H-Two. LLC.; thence by and with this Parcel and Lands now or formerly of H-Two, LLC., the following (2) courses and distances:

1) **South 71 degrees, 58 minutes, 03 seconds West, 249.96 feet to a concrete monument,**
2) **North 16 degrees, 58 minutes, 10 seconds West, 130.30 feet to an iron pipe found,**

Said iron pipe being a corner for this Parcel and Lands now or formerly of H-Two, LLC.; thence by and with this Parcel and Lands now or formerly of H-Two, LLC., **South 72**

degrees, 39 minutes, 08 seconds West, 743.82 feet to an iron pipe found, said iron pipe being a corner for this Parcel and Lands now or formerly of Edward J. Soboczenski; thence by and with this Parcel and Lands now or formerly of Edward J. Soboczenski the following (2) courses and distances:

1) **North 02 degrees, 37 minutes, 51 seconds East, 652.07 feet to a point,**
2) **South 84 degrees, 48 minutes, 51 seconds West, 697.88 feet to a point,**

Said point being a corner for this Parcel and Lands now or formerly of Edward J. Soboczenski and lying on the easterly right-of-way of Sussex County Route 319 (a.k.a. Sandhill Road); thence by and with this Parcel and the easterly right-of-way of Sussex County Route 319, **North 08 degrees, 58 minutes, 48 seconds East, 59.98 feet** to a point, said point being a corner for this Parcel and Lands now or formerly of Little Einstein Preschool, LLC.; thence by and with this Parcel and Lands now or formerly of Little Einstein Preschool, LLC., the following (2) courses and distances:

1) **North 84 degrees, 48 minutes, 51 seconds East, 691.09 feet to a point,**
2) **North 02 degrees, 37 minutes, 51 seconds East, 330.56 feet to a concrete monument,**

Said concrete monument being a corner for this Parcel and Lands now or formerly of Gordon Wayne and Doris F. Wilkins; thence by and with this Parcel and Lands now or formerly of Gordon Wayne and Doris F. Wilkins the following (3) courses and distances;

1) **North 82 degrees, 43 minutes, 30 seconds East, 1603.97 feet to a point,**
2) **North 01 degrees, 21 minutes, 31 seconds West, 276.88 feet to a point,**
3) **North 89 degrees, 23 minutes, 07 seconds East, 1812.70 feet to a point in the centerline of a ditch,**

Said point being a corner for this Parcel and Lands now or formerly of Kevin M. McDaniel; thence by and with this Parcel and Lands now or formerly of Kevin M. McDaniel following the centerline of ditch the following (3) courses and distances:

1) **South 00 degrees, 24 minutes, 30 seconds East, 162.82 to a point,**
2) **South 00 degrees, 33 minutes, 24 seconds West, 243.18 feet to a point,**
3) **South 03 degrees, 49 minutes, 17 seconds West, 131.95 feet to a point,**

Said point being a corner for this Parcel and Lands now or formerly of Georgia J. Wilkins; thence by and with this Parcel and Lands now or formerly of Georgia J. Wilkins, **South 88 degrees, 22 minutes, 17 seconds West, 441.67 feet** to an iron pipe found, said iron pipe being a corner for this Parcel and Lands now or formerly of Viola Myrna Sturgis; thence by and with this Parcel and Lands now or formerly of Viola Myrna Sturgis, **South 17 degrees, 43 minutes, 35 seconds East, 307.85 feet** to an iron pipe found, said iron pipe being a corner for this Parcel and Lands now or formerly of Robert N. and Lori D. Manning; thence by and with this Parcel and Lands now or formerly of Robert N. and Lori D. Manning, **South 72 degrees, 04 minutes, 46 seconds West, 698.78 feet** to an iron pipe, said iron pipe being a corner for this Parcel and Lands now or formerly of James E. Lape;

thence by and with this Parcel and Lands now or formerly of James E. Lape, **South 17 degrees, 55 minutes, 20 seconds East, 200.00 feet** to a point, said point being a corner for this Parcel and Lands now or formerly of James E. Lape and lying on the northerly right-of-way of Delaware Route 9; thence by and with this Parcel and the northerly right-of-way of Delaware Route 9, **South 72 degrees, 04 minutes, 40 seconds West, 351.61 feet** to an iron pipe, said iron pipe being the **Point of Beginning** for this description.

This Parcel contains 3,219,323 square feet or 73.91 acres of land more or less

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

JENNIFER COHAN
SECRETARY

January 16, 2020

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

Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request for the **M.L. Joseph Heirs Farm Account, LLC** conditional use application, which we received on December 17, 2019. This application is for an approximately 73.62-acre parcel (Tax Parcel: 135-15.00-55.01). The subject land is located on the north side of US Route 9 and east side of Sand Hill Road (Sussex Road 319), approximately 3/4 of a mile west of the intersection of US Route 9 and Park Avenue (Sussex Road 321), northeast of the Town of Georgetown. The subject land is currently zoned AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval to develop a 350-site campground consisting of cabins, travel trailers, recreational vehicles and camping equipment.

Per the 2018 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of US Route 9 where the subject land is located, which is from S. Railroad Avenue (Sussex Road 546) to Steiner Road (Sussex Road 320), are 16,478 and 21,207 vehicles per day, respectively.

Based on our review, we estimate that the proposed land use will generate more than 50 vehicle trips per a weekly peak hour or 500 vehicle trips per day, and would be considered to have a Minor impact to the local area roadways. In this instance, the Department considers a Minor impact to be when a proposed land use would generate more than either 50 vehicle trips per a weekly peak hour and / or 500 vehicle trips per day but fewer than 200 vehicle trips per a weekly peak hour and 2,000 vehicle trips per day. Because of this impact, we recommend that the applicant be required to perform a Traffic Impact Study (TIS) for the subject application. However, our Development Coordination Manual provides that where a TIS is required only because the volume warrants are met, and the projected trip generation will be fewer than 200 vehicle trips per a weekly peak hour and fewer than 2,000 vehicle trips per day, DelDOT may permit the developer to pay an Area-Wide Study Fee of $10 per daily trip in lieu of doing a TIS. For this application, if the County were agreeable, we would permit the developer to pay an Area-wide Study Fee.

DelDOT

According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, a 350-site campground would generate 950 vehicle trips per day, 74 vehicle trips during the morning peak hour, and 95 vehicle trips during the afternoon peak hour. As stated above, because this development would generate fewer than 2,000 vehicle trips per day and fewer than 200 vehicle trips during a weekly peak hour, the applicant has the option to pay the Area-Wide Study Fee in lieu of doing a TIS. The Area-Wide Study Fee for the proposed development would be $9,500.00. Payment of the Area-Wide Study Fee does not preclude a developer from having to make or participate in off-site improvements or from having to perform a traffic operational analysis (TOA) if one is found to be necessary during the plan review process.

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

Sincerely,

T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm
Enclosure
cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Jamie Whitehouse, Planning & Zoning Manager, Sussex County Planning & Zoning
M.L. Joseph Heirs Farm Account, LLC, Applicant
J. Marc Coté, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance and Operations
Susanne Laws, Sussex County Subdivision 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

COUNTY SEAT RV RESORT

22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

CONDITIONAL USE SITE PLAN
GEORGETOWN HUNDRED - SUSSEX COUNTY
FEBRUARY 2020

PREPARED FOR:

OWNER/DEVELOPER

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC

ATTN: KENNETH P. ADAMS

25154 DUPONT BLVD.

GEORGETOWN, DE 19947

(302) 856-7396

SITE DATA:

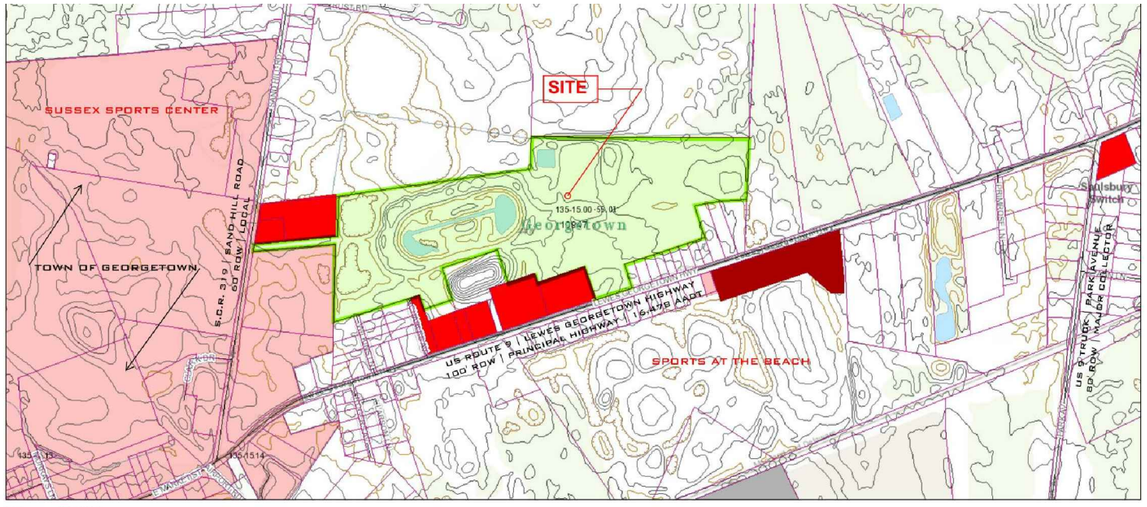
1. TAX MAP NUMBER: 135-15.00-55.01 DEED BOOK 4122, PG 183
2. DEVELOPER NAME: M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
3. DEVELOPER ADDRESS: 25154 DUPONT BLVD GEORGETOWN, DE 19947
4. SITE ADDRESS: 22349 LEWES - GEORGETOWN HIGHWAY GEORGETOWN, DELAWARE 19947
5. CURRENT ZONING: AR-1 (AGRICULTURAL-RESIDENTIAL)
6. PROPOSED ZONING: AR-1/CONDITIONAL USE
7. PRESENT USE: AGRICULTURAL, MATERIALS STORAGE. FORMERLY DELMARVA RACEWAY AND 49 STABLE EQUINE TRAINING FACILITY.
8. HUNDRED: GEORGETOWN
9. PROPOSED USE: §115-22 CAMP GROUND FOR MOBILE CAMPERS, TENTS, CAMP TRAILERS TOURING VANS AND THE LIKE.
10. PROPOSED UNITS: 304 CAMPSITES 46 CABINS
11. REQUIRED SETBACKS: FRONT - 40 FEET SIDE - 15 FEET REAR - 20 FEET
12. BUILDING HEIGHT: 42' ALLOWED
13. PARKING (ARTICLE XXII: OFF-STREET PARKING, CODE SECTION 115-162): NO SPECIFIC CODE REQUIREMENT, PARKING SHOWN ON SITE PLAN
14. WATER SUPPLY: TOWN OF GEORGETOWN
15. SEWER SUPPLY: TOWN OF GEORGETOWN
16. LATITUDE AND LONGITUDE STATE PLAN COORDINATES: LONGITUDE: W075° 21' 22.4109" LATITUDE: N038° 42' 11.2112"
17. TOTAL AREA (GROSS): 73.91± ACRES; CONDITIONAL USE AREA: 73.91± ACRES
    MINIMUM LOT AREA: 20,000 SF
    MINIMUM LOT WIDTH: 100 FT
    MINIMUM LOT DEPTH: 100 FT
18. NET DEVELOPMENT AREA: 73.91± AC.
19. WETLAND AREA: 0.00± AC. (DNREC NAVMAP)
20. WATERSHED: ROUND POLE BRANCH-BROADKILL RIVER
21. PROPOSED DISCHARGE LOCATION: TO BE DETERMINED DURING DESIGN
22. LIMIT OF DISTURBANCE: 73.91± AC.
23. 2019 FUTURE LAND USE MAP (SUSSEX PLAN) DEVELOPMENT AREA
24. 2015 STATE STRATEGIES & INVESTMENT LEVELS: LEVEL 2/3
25. SITE CALCULATIONS

BUILDING ARE	EX. = 17,859.60SF -	(00.41 AC.)	PR. = 58,806.00 SF -	(1.35 AC.)
OPEN SPACE / PERVIOUS AREA	EX. = 3,192,512.40 SF -	(73.29 AC.)	PR. = 2,681,553.60 SF	(61.56 AC.)
PAVEMENT/STONE AREA	EX. = 9,147.60 SF -	(00.21 AC.)	PR. = 478,820.00 SF	(11.00 AC.)
WOODED AREA	EX. = 00.00 SF -	(00.00 AC.)	PR. = 00.00 SF	(00.00 AC.)
TOTAL	EX. = 3,219,519.60 SF	(73.91 AC.)	PR. = 3,219,519.60 SF	(73.91 AC.)

26. DELDOT
    26.1. ROAD NAME - SCR 18 / DSR 9 | LEWES - GEORGETOWN HIGHWAY
    26.1.1. FUNCTIONAL CLASSIFICATION - PRINCIPAL ARTERIAL
    26.1.2. AADT = 16,478 (2018)
    26.2. SPEED LIMIT = 50 MPH
    26.3. PROXIMITY TO TRANSPORTATION DISTRICTS: NONE KNOWN

NOTES:

1. THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORD AND IS THE RESULT OF AN ACTUAL FIELD SURVEY BY PENNONI ASSOCIATES INC PERFORMED ON OCTOBER 2, 2019.
2. THE TOTAL AREA FOR THE SUBJECT PROPERTY IS 73.91 ACRES±.
3. THIS SURVEY DOES NOT VERIFY THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS-OF-WAY CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS REQUESTED OR PROVIDED.
4. THIS PROPERTY APPEARS ON SUSSEX COUNTY TAX MAP 135-15.00, PARCEL 55.01, AND IS CURRENTLY ZONED AR-1 (AGRICULTURAL RESIDENTIAL).
5. CLASS OF SURVEY: RURAL.
6. DEED REFERENCE: DEED BOOK 5192, PAGE 119. PLAT REFERENCE: PLAT BOOK ---, PAGE ---.
7. PROPERTY BOUNDARY BEARING SYSTEM IS BASED ON DELAWARE STATE PLANE COORDINATE SYSTEM. HORIZONTAL DATUM NAD83.
8. THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED) ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C0325L, LAST REVISED 6/20/2018. ZONE "X" (UNSHADED) IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.
9. THERE ARE NO WETLANDS ON THE PROPERTY ACCORDING TO THE DNREC ENVIRONMENTAL NAVIGATOR WEBSITE.
10. THE PROPERTY IS ZONED AR-1 (AGRICULTRUAL-RESIDENTIAL DISTRICT).
11. BUILDING SETBACKS (CH. 115-25C): FRONT- 40' SIDE - 15' REAR - 20'
12. THE SUBJECT SITE IS LOCATED IN THE WAGAMONDS POND AND THE BROADKILL RIVER AREAS OF THE DELAWARE BAY WATERSHED, PER DELAWARE DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENTAL CONTROL (DNREC) ENVIRONMENTAL NAVIGATOR WEBSITE. STORMWATER DISCHARGE WILL BE HANDLED VIA EXISTING DISCHARGE TO THESE WATERSHEDS.
13. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
    13.1. RIGHTS OR INTEREST OF THE UNITED STATES OF AMERICA OR STATE OF DELAWARE OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER, BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OR ANY FEDERAL, STATE, OR LOCAL AGENCY.
    13.2. BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
    13.3. ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS, INCLUDING, BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
14. NO UNDERGROUND UTILITY MARKING WAS PERFORMED FOR THIS SURVEY.
15. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER.
16. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
17. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
18. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED. IT MUST BE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
19. PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND RECORD ANY DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REMOVED OR REPLACED, ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.
20. DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER, CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED WORK WITHOUT CHARGE TO THE OWNER.
21. ALL SECURITY LIGHTING (IF NECESSARY) SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.
22. ALL FIRE LANES, EXITS, STANDPIPE AND SPRINKLER CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.
23. MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
24. MAINTENANCE OF THE STREETS WITHIN THE SITE WILL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR PROPERTY OWNERS WITHIN THE SITE. THE STATE AND COUNTY ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
25. THE HEIGHT, LOCATION, AND MATERIAL OF ALL FENCES, WALLS, SCREEN PLANTING AND LANDSCAPING WILL BE SHOWN ON THE FINAL SITE PLAN.
26. ANY PROPOSED SIGN DETAILS WILL BE SUBMITTED SEPARATELY.



February 17, 2020

Tax Parcels; Streets

Zoning: Agricultural Residential - AR-1; Agricultural Residential - AR-2; Medium Residential - MR; General Residential - GR; High Density Residential - HR-1; High Density Residential - HR-2; Vacation, Retire, Resident - VRP; Neighborhood Business - B-1; Neighborhood Business - B-2; General Commercial - C-1; General Commercial - C-2; General Commercial - C-3; General Commercial - C-4; General Commercial - C-5; Commercial Residential - CR-1; Institutional - I-1; Marine - M; Limited Industrial - LI-1; Limited Industrial - LI-2; Heavy Industrial - HI-1; Map Index; Hundred Boundaries; County Boundaries; Zip Codes; Sussex_Co; Depression Index; Depression Intermediate; Normal Index; Normal Intermediate; Lakes, Ponds, Bays; Streams; Municipal Boundaries

0 0.07 0.15 0.3 mi
0 0.13 0.25 0.5 km
SCALE: 1" = 600'

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, Sussex County Government.

LOCATION MAP

PREPARED BY:

PENNONI ASSOCIATES INC.

18072 Davidson Drive
Milton, DE 19968
T 302.684.8030
F 302.684.8054

CALL BEFORE YOU DIG
Call Miss Utility of Delmarva
800-282-8555
Ticket Number(s):

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING RESTRICTION LINE
- EXISTING FENCE LINE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED CENTERLINE ROAD
- OS = PROPOSED OPEN SPACE
- + 25.00 EXISTING SPOT ELEVATION
- AXLE FOUND
- IRON ROD FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED EASEMENT LINE
- PROPOSED CAMPSITE PULL THROUGH LOTS
- PROPOSED DRIVEWAY ENTRANCE ASPHALT PAVEMENT
- PROPOSED INTERIOR ROAD GRAVEL BASE
- 1 PROPOSED CABIN - TYPICAL (SIZE TO BE DETERMINED)

OWNER- PARCEL 55.01
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947
(302) 856-7396

DEVELOPER
KENNETH P. ADAMS
25154 DUPONT BLVD.
GEORGETOWN, DE 19947
(302) 856-7396

ENGINEER/SITE DESIGNER
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968
(302) 684-8030

SURVEYOR
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968
(302) 684-8030

SCHOOL DISTRICT
INDIAN RIVER

FIRE DISTRICT
GEORGETOWN FIRE DEPARTMENT

WATER UTILITY
TOWN OF GEORGETOWN

SEWER UTILITY
TOWN OF GEORGETOWN

ELECTRIC
DELMARVA POWER

TELECOMMUNICATION
VERIZON

CATV
MEDIACOM

POSTAL DISTRICT
GEORGETOWN

DELDOT AREA WIDE STUDY NOTE:

1. DELAWARE DEPARTMENT OF TRANSPORTATION HAS IDENTIFIED IN A(N) AREA-WIDE STUDY IN A LETTER DATED MARCH 24, 2020. THE FOLLOWING AREA-WIDE RECOMMENDATIONS ARE:
    1.1. THE PROPOSED DEVELOPMENT CONSISTS OF A RECREATIONAL VEHICLE (RV) CAMPGROUND WITH 304 RV CAMP SITES AND 46 CABIN SITES. PER THE 10TH EDITION OF THE INSTITUTE OF TRANSPORTATION ENGINEERS' TRIP GENERATION MANUAL, THE PROPOSED DEVELOPMENT WOULD GENERATE 950 AVERAGE DAILY TRIPS AND 95 VEHICLE TRIPS DURING THE P.M. PEAK HOUR. THE FEE IS CALCULATED AT TEN DOLLARS PER DAILY TRIP. FOR THE PROPOSED DEVELOPMENT, THE FEE WOULD BE $9,500.00.
    1.2. THE DEVELOPER SHOULD ENTER INTO AN AGREEMENT WITH DELDOT TO MAKE AN EQUITABLE CONTRIBUTION TOWARDS DELDOT'S GEORGETOWN EAST GATEWAY IMPROVEMENT PROJECT. THE DETAILS OF THIS AGREEMENT SHOULD BE COORDINATED WITH DELDOT'S DEVELOPMENT COORDINATION SECTION.
    1.3. THE DEVELOPER SHOULD ENTER IN TO AN AGREEMENT WITH DELDOT TO MAKE AN EQUITABLE CONTRIBUTION TOWARDS DELDOT'S PARK AVENUE RELOCATION PROJECT. THE DETAILS OF THIS AGREEMENT SHOULD BE COORDINATED WITH DELDOT'S DEVELOPMENT COORDINATION SECTION.
    1.4. A FULL ACCESS IS CURRENTLY PROPOSED ON U.S. ROUTE 9. SHOULD THE DEVELOPER WISH TO DEVELOP THE SITE WITH THE FULL ACCESS, A TRAFFIC OPERATIONAL ANALYSIS (TOA) WILL NEED TO BE COMPLETED TO ADDRESS, IN PART, THE FEASIBILITY OF THE LEFT-TURN MOVEMENT AT THIS LOCATION. THE DEVELOPER SHOULD CONTACT DELDOT'S DEVELOPMENT COORDINATION SECTION.

Sheet List Table

Sheet Number	Sheet Description	Sheet Title
1	CS0001	COVER SHEET
2	CS0002	KEY SHEET
3	CS1001	CONDITIONAL USE PLAN
4	CS1002	CONDITIONAL USE PLAN
5	BP0201	BOUNDARY PLAN
6	CP1001	PHASING PLAN

ENGINEER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM A PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE DATE

ALAN M. DECKTOR, PE (DE PE #17771) (302) 684-8030
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE MILTON, DE 19968

OWNER'S AND DEVELOPER'S CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM THE OWNER/DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN RECORDED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC DATE
ATTN: KENNETH P. ADAMS
25154 DUPONT BLVD.
GEORGETOWN, DE 19947
(302) 856-7396

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

COUNTY SEAT RV RESORT
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

COVER SHEET

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	MLJCX19004
DATE	2020-02-26
DRAWING SCALE	AS SHOWN
DRAWN BY	TPM
APPROVED BY	MHD

CS0001

SHEET 1 OF 6

U:\Accounts\MLJCX\MLJCX19004 - 22343 Lewes Georgetown Highway\DESIGN_SHEETS\CS0001.dwg
PLOTTED: 4/9/2020 12:34 PM BY: Tom McDonnell
PLOTSTYLE: Pennoni-NOS.ctb
PROJECT STATUS: --

SECTION 115-172 H.

PARK OR CAMPGROUND FOR MOBILE CAMPERS, TENTS, CAMP TRAILERS, TOURING VANS AND THE LIKE, PROVIDED THAT:

(1)ACCESS SHALL BE FROM A PUBLIC HIGHWAY HAVING A WIDTH OF AT LEAST 50 FEET, THAT THE NUMBER AND LOCATION OF ACCESS DRIVES SHALL BE CONTROLLED FOR TRAFFIC SAFETY AND PROTECTION OF SURROUNDING PROPERTIES, THAT NO CAMPING OR TRAILER SPACE SHALL BE DESIGNED FOR DIRECT ACCESS TO A STREET OUTSIDE THE BOUNDARIES OF THE PARK AND THAT THE PRINCIPAL INTERIOR ACCESS DRIVES SHALL BE AT LEAST 30 FEET IN WIDTH AND MAINTAINED AT LEAST 20 FEET IN WIDTH.

(2)THE TOPOGRAPHY OF THE SITE SHALL BE SUCH AS TO FACILITATE RAPID DRAINAGE AND THAT ADEQUATE DRAINING FACILITIES SHALL BE PROVIDED.

(3)EVERY SUCH AREA SHALL BE AT LEAST 400 FEET FROM ANY EXISTING DWELLING ON PROPERTY OF OTHER OWNERSHIP AND SHALL BE AT LEAST 100 FEET FROM ANY PUBLIC ROAD.

(4)EACH CAMPSITE SHALL HAVE AN AREA OF AT LEAST 2,000 SQUARE FEET AND A WIDTH OF NOT LESS THAN 40 FEET. THE PARK WILL BE SURROUNDED BY A LANDSCAPED SPACE 50 FEET WIDE ALONG ALL BOUNDARIES. THE BUFFER STRIP SHALL REMAIN FREE OF ANY BUILDINGS OR STREETS. NO SITE SHALL BE OFFERED FOR SALE OR BE SOLD.

(5)PROPER PROVISIONS SHALL BE MADE FOR PUBLIC WATER SUPPLY, TOILETS AND BATHING FACILITIES AND ELECTRIC CONNECTIONS.

(6)SMALL RETAIL BUSINESSES INTENDED PRIMARILY FOR OCCUPANTS OF THE PARK AREA SHALL BE PERMITTED WITHIN THE PARK AREA. GROCERY STORES, AUTOMATIC LAUNDRIES, BEAUTY SHOPS AND SIMILAR USES ARE APPROPRIATE.

(7)PROPER PROVISION SHALL BE MADE FOR REFUSE STORAGE AND COLLECTION, SUBJECT AT ALL TIMES TO COUNTY REGULATIONS.

(8)EACH CAMPGROUND OWNER MAY PROVIDE ONE ACCESSORY BUILDING ON EACH CAMPSITE TO BE USED FOR STORAGE PURPOSES ONLY AND WHICH SHALL NOT BE USED FOR ANY PURPOSE OF HUMAN HABITATION. EACH STRUCTURE SHALL BE NO MORE THAN 64 FEET IN AREA AND SHALL BE NO HIGHER THAN 10 FEET. FOR EACH CAMPGROUND WHERE THESE STRUCTURES ARE APPROVED, THEY SHALL BE OF UNIFORM DESIGN AND SIZE AND SHALL BE UNIFORMLY PLACED ON EACH CAMPSITE. THE PLACEMENT OF THE AFORESAID STRUCTURES AND THEIR DESIGN CHARACTERISTICS MUST BE APPROVED BY THE COMMISSION PRIOR TO ERECTION IN ANY CAMPGROUND. THIS SUBSECTION SHALL BE APPLICABLE TO ALL CONFORMING AND NONCONFORMING CAMPGROUNDS.
[AMENDED 5-26-1992 BY ORD. NO. 831]

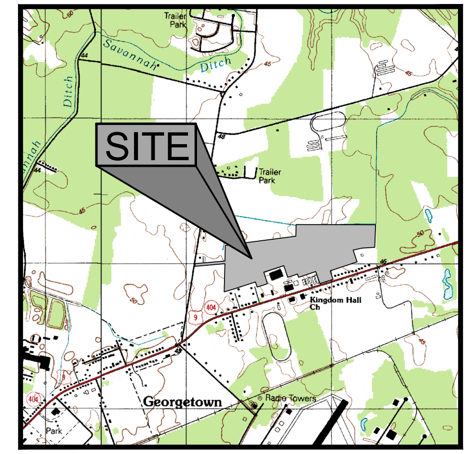
(9)WITH THE EXCEPTIONS OF STRUCTURES MENTIONED IN SUBSECTION H(8) ABOVE, THERE SHALL BE NO OTHER STRUCTURE OR MANUFACTURED HOME LOCATED ON ANY CAMPSITE WITHIN A CAMPGROUND. ALL UNITS TO BE USED FOR THE PURPOSE OF HUMAN HABITATION SHALL BE TENTS, TRAVEL TRAILERS, RECREATIONAL VEHICLES AND EQUIPMENT MANUFACTURED SPECIFICALLY FOR CAMPING PURPOSES. FOR THE PURPOSE OF A RESIDENCE AND/OR OFFICE FOR THE PARK MANAGER, THERE MAY BE ONE STRUCTURE OR MANUFACTURED HOME WITHIN THE CAMPGROUND AREA.
[AMENDED 10-12-2010 BY ORD. NO. 2152; 10-12-2010 BY ORD. NO. 2152]

SITE INFORMATION:

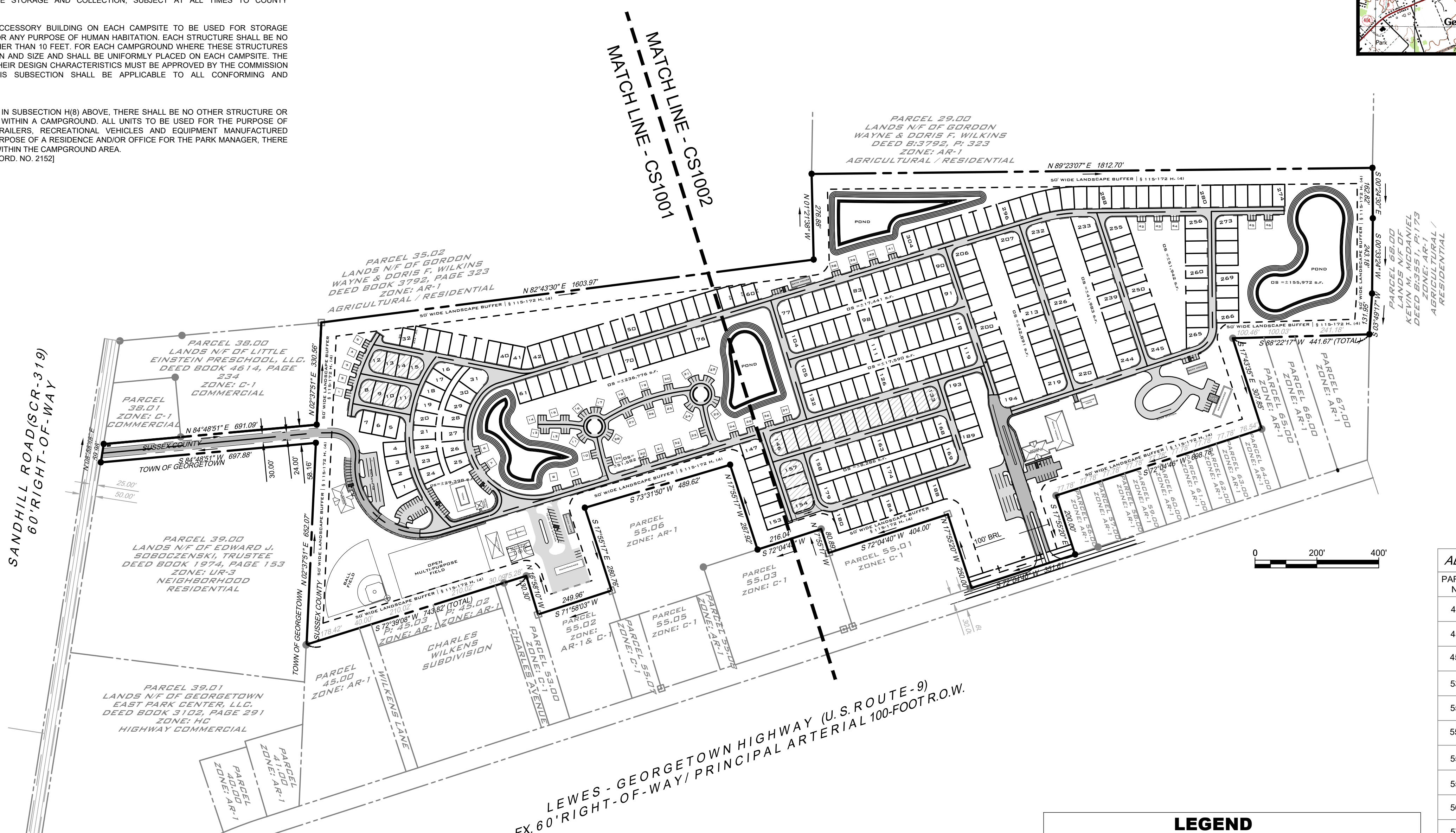
SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968



VICINITY MAP
SCALE: 1" = 2000'



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING RESTRICTION LINE
- EXISTING FENCE LINE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED CENTERLINE ROAD
- OS = PROPOSED OPEN SPACE
- + 25.00 EXISTING SPOT ELEVATION
- AXLE FOUND
- IRON ROD FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED EASEMENT LINE
- PROPOSED CAMPSITE PULL THROUGH LOTS
- PROPOSED DRIVEWAY ENTRANCE ASPHALT PAVEMENT
- PROPOSED INTERIOR ROAD GRAVEL BASE
- PROPOSED CABIN - TYPICAL (SIZE TO BE DETERMINED)

ADJOINING PROPERTY OWNERS

PARCEL NO.	OWNER OF RECORD	DEED REF. BOOK/PAGE
45.00	ELLEN & GERALD DICKERSON	1509 / 71
45.03	MATTHEW L. PARKER	4854 / 317
45.02	ELLERY L. PARKER, JR.	3350 / 155
53.00	H -TWO, LLC.	3203 / 78
55.02	H -TWO, LLC.	3203 / 78
55.06	GREY CLOUD TRADERS, LLC.	3927 / 122
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55.00	LIFESTYLE HOLDINGS GROUP, LLC.	4326 / 271
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57.00	ARVELLA C. SIRMAN	453 / 587
58.00	KEITH H. HASTINGS	3809 / 120
59.00	KATHY M. DAVIDSON	3695 / 251
60.00	DELMAR VELASQUEZ - PEREZ	5021 / 268
61.00	JENNIFER A. ZEZENSKI	4638 / 197
62.00	THURMAN R. ANDERSON	521 / 277
63.00	DOROTHY A. BROCK	552 / 607
64.00	ROBERT N. & LORI D. MANNING	1499 / 96
65.00	VIOLA MYRNA STURGIS	1511 / 178
66.00	CLARA MAY JOHNSON	258 / 39
67.00	GEORGIA J. WILKINS	4938 / 98
68.00	KEVIN M. MCDANIEL	3551 / 173
38.01	LITTLE EINSTEIN PRESCHOOL, LLC.	4614 / 240

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

COUNTY SEAT RV RESORT

22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

KEY SHEET

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

NO.	DATE	REVISIONS	BY

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PROJECT	MLJCX19004
DATE	2020-02-07
DRAWING SCALE	1"=200'
DRAWN BY	TPM
APPROVED BY	MHD

CS0002

KEYED NOTES

S1 PROPOSED SIGN

S2 PROPOSED MULTI-USE BUILDING (OFFICE-CHECK IN,CLUB HOUSE, GROCERY STORE AND LAUNDRY §115-172 H (6).

S3 FUTURE WATER STUB CONNECTION TO TOWN OF GEORGETOWN WATER SYSTEM.

S4 PROPOSED SANITARY SEWER LINE CONNECTION, TOWN OF GEORGETOWN.

S5 MANAGERS HOME §115-172 H (9) (CS1002).

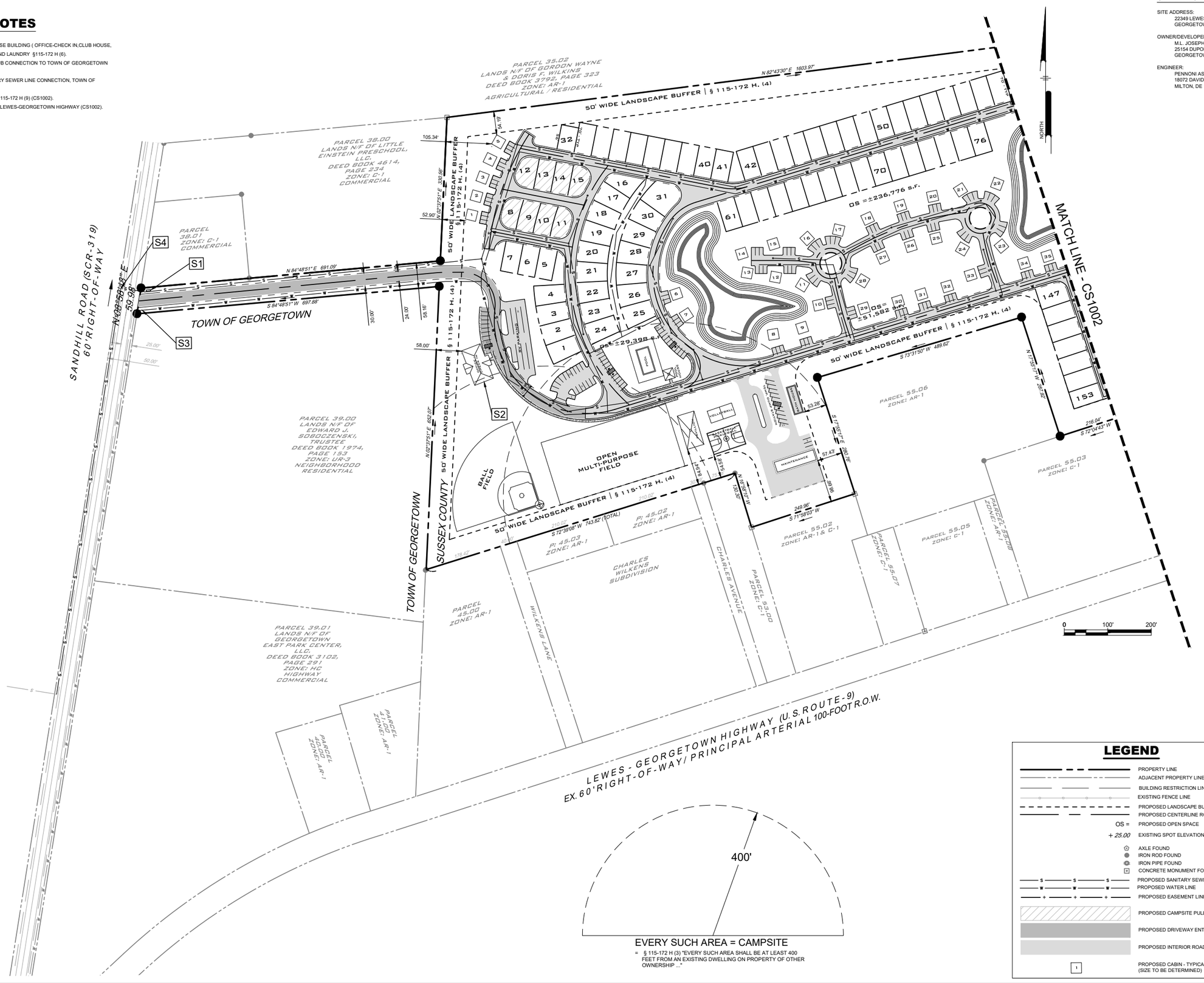
S6 FUTURE ENTRANCE LEWES-GEORGETOWN HIGHWAY (CS1002).

SITE INFORMATION:

SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.,
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968



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- PROPOSED INTERIOR ROAD GRAVEL BASE
- 1 PROPOSED CABIN - TYPICAL (SIZE TO BE DETERMINED)

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T 302.684.8030 F 302.684.8054

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COUNTY SEAT RV RESORT

22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

CONDITIONAL USE PLAN

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

NO.	DATE	REVISIONS	BY

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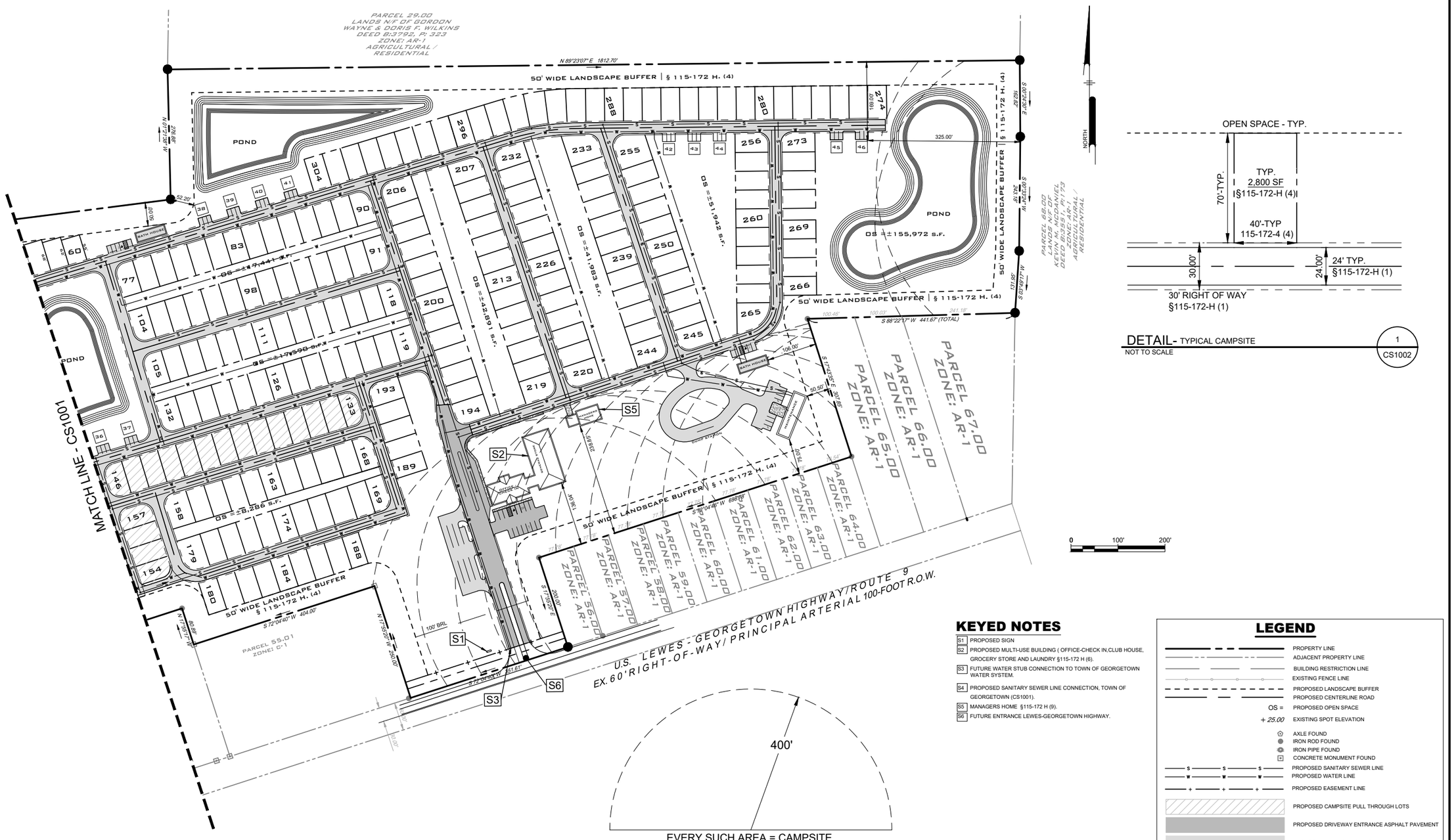
PROJECT	MLJCX19004
DATE	2020-02-07
DRAWING SCALE	1"=100'
DRAWN BY	TPM
APPROVED BY	MHD

CS1001

SHEET 3 OF 6

U:\Accounts\MLJCX\MLJCX19004 - 22343 Lewes Georgetown Highway\DESIGN_SHEETS\CS1001.dwg PLOTTED: 4/20/2020 12:31 PM, BY: Tom McDonnell PLOTSTYLE: Pennoni.ctb PROJECT STATUS: --



DETAIL- TYPICAL CAMPSITE (1 / CS1002)
NOT TO SCALE

SITE INFORMATION:

SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD..
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968

KEYED NOTES

S1	PROPOSED SIGN
S2	PROPOSED MULTI-USE BUILDING (OFFICE-CHECK IN,CLUB HOUSE, GROCERY STORE AND LAUNDRY §115-172 H (6).
S3	FUTURE WATER STUB CONNECTION TO TOWN OF GEORGETOWN WATER SYSTEM.
S4	PROPOSED SANITARY SEWER LINE CONNECTION, TOWN OF GEORGETOWN (CS1001).
S5	MANAGERS HOME §115-172 H (9).
S6	FUTURE ENTRANCE LEWES-GEORGETOWN HIGHWAY.

LEGEND

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COUNTY SEAT RV RESORT
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

CONDITIONAL USE PLAN
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

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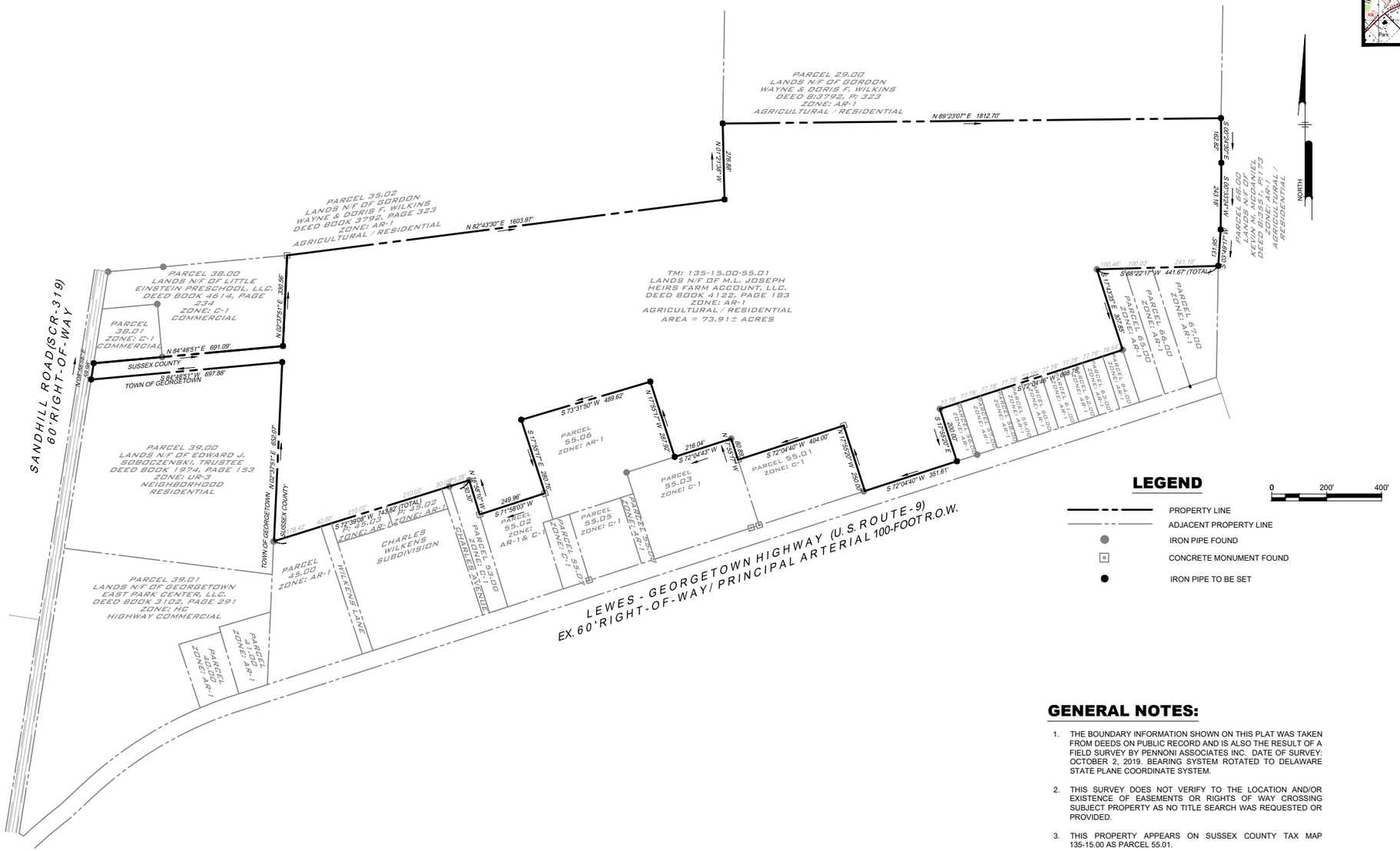
PROJECT	MLJCX19004
DATE	2020-02-07
DRAWING SCALE	1"=100'
DRAWN BY	TPM
APPROVED BY	MHD

CS1002

SHEET 4 OF 6

U:\Jobs\MLJCX\MLJCX19004 - 22343 Lewes Georgetown Highway\DESIGN_SHEETS\CS1002.dwg PLOTTED: 4/20/2020 12:31 PM, BY: Tom McDonnell PLOTSTYLE: Pennoni.ctb PROJECT STATUS: ---



SITE INFORMATION:

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22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

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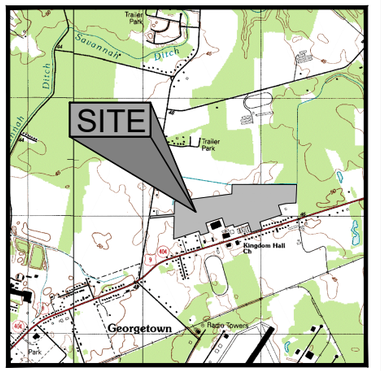
18072 DAVIDSON DRIVE
MILTON, DE 19968



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

0 200' 400'

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- IRON PIPE TO BE SET

GENERAL NOTES:

1. THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM DEEDS ON PUBLIC RECORD AND IS ALSO THE RESULT OF A FIELD SURVEY BY PENNONI ASSOCIATES INC. DATE OF SURVEY: OCTOBER 2, 2019. BEARING SYSTEM ROTATED TO DELAWARE STATE PLANE COORDINATE SYSTEM.
2. THIS SURVEY DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS OF WAY CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS REQUESTED OR PROVIDED.
3. THIS PROPERTY APPEARS ON SUSSEX COUNTY TAX MAP 135-15.00 AS PARCEL 55.01.
4. CLASS OF SURVEY: RURAL
5. BUILDING SETBACKS (CH. 115-25 C):
   FRONT: 40'
   SIDE: 15'
   REAR: 20'

ADJOINING PROPERTY OWNERS

PARCEL NO.	OWNER OF RECORD	DEED REF. BOOK/PAGE
45.00	ELLEN & GERALD DICKERSON	1509 / 71
45.03	MATTHEW L. PARKER	4854 / 317
45.02	ELLERY L. PARKER, JR.	3350 / 155
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COUNTY SEAT RV RESORT

22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

BOUNDARY PLAN

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
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GEORGETOWN, DE 19947

NO.	DATE	REVISIONS	BY

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PROJECT	MLJCX19004
DATE	2020-02-07
DRAWING SCALE	1"=200'
DRAWN BY	TPM
APPROVED BY	MHD

BP0001

SHEET 5 OF 6

U:\Accounts\MLJCX\MLJCX19004 - 22343 Lewes Georgetown Highway\DESIGN_SHEETS\BP0001.dwg PLOTTED: 4/20/2020 12:31 PM, BY: Tom McDonnell PLOTSTYLE: Pennoni.ctb PROJECT STATUS: --

SITE INFORMATION:

SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

ENGINEER:
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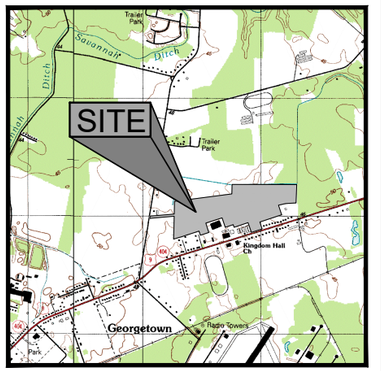
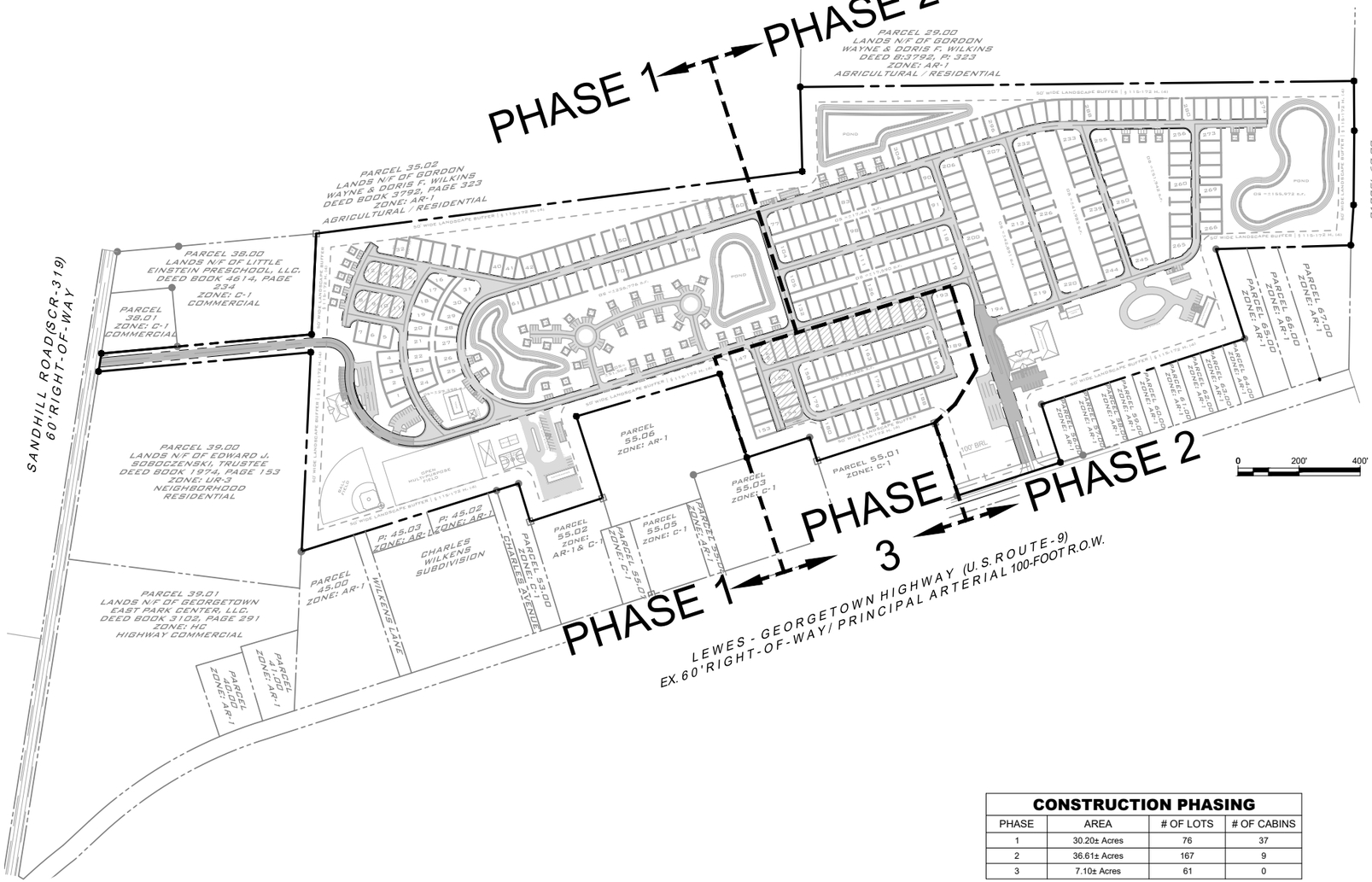
18072 DAVIDSON DRIVE
MILTON, DE 19968



VICINITY MAP
SCALE: 1" = 2000'



CONSTRUCTION PHASING

PHASE	AREA	# OF LOTS	# OF CABINS
1	30.20± Acres	76	37
2	36.61± Acres	167	9
3	7.10± Acres	61	0

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COUNTY SEAT RV RESORT

22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

PHASING PLAN

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

NO.	DATE	REVISIONS	BY

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PROJECT	MLJCX19004
DATE	2020-02-07
DRAWING SCALE	1"=200'
DRAWN BY	TPM
APPROVED BY	MHD

CP1001

SHEET 6 OF 6

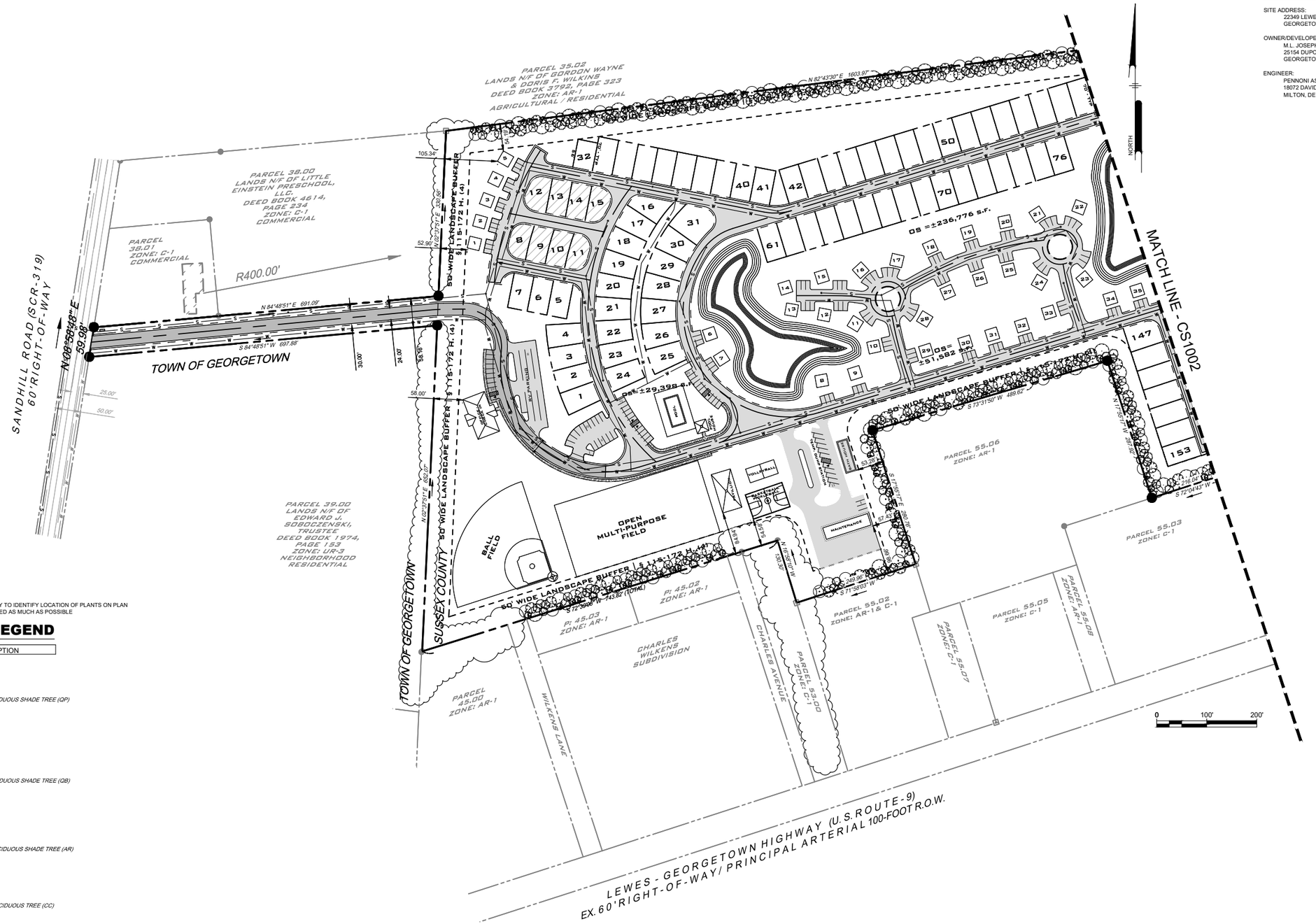
U:\Accounts\MLJCX\MLJCX19004 - 22343 Lewes Georgetown Highway\DESIGN_SHEETS\CP1001.dwg PLOTTED: 4/20/2020 12:31 PM, BY: Tom McDonnell PLOTSTYLE: Pennoni.ADS.ctb PROJECT STATUS: --

SITE INFORMATION:

SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.,
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968



*NOTE - USE PLANT SYMBOLS RESPECTIVELY TO IDENTIFY LOCATION OF PLANTS ON PLAN
- EXISTING VEGETATION TO BE UTILIZED AS MUCH AS POSSIBLE

TREE SYMBOL LEGEND

PROPOSED	DESCRIPTION
	LARGE DECIDUOUS SHADE TREE (QP)
	LARGE DECIDUOUS SHADE TREE (QB)
	MEDIUM DECIDUOUS SHADE TREE (AR)
	MEDIUM DECIDUOUS TREE (CC)
	MEDIUM/LARGE CONIFEROUS TREE (JV)
	MEDIUM/LARGE CONIFEROUS TREE (PS)

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	HT	CONT.	SPACING
TREES						
QB	58	QUERCUS BICOLOR	WHITE OAK	1.5" CAL	B&B	AS SHOWN
QP	57	QUERCUS PHELLOS	WILLOW OAK	1.5" CAL	B&B	AS SHOWN
AR	82	ACER RUBRUM	RED MAPLE	1.5" CAL	B&B	AS SHOWN
CC	56	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL	B&B	AS SHOWN
JV	87	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5' HGT	B&B	AS SHOWN
PS	82	PINUS STROBUS	WHITE PINE	5' HGT	B&B	AS SHOWN

LANDSCAPE CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE REGULATIONS AND LAWS OF THE STATE OF DELAWARE.

ERIC W. WAHL, RLA (DE# S1-0000409) DATE
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE MILTON, DE 19968

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

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COUNTY SEAT RV RESORT
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

LANDSCAPE PLAN 1
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

NO.	DATE	REVISIONS	BY

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PROJECT	MLJCX19004
DATE	2020-10-06
DRAWING SCALE	1"=100'
DRAWN BY	TPM
APPROVED BY	EWW

CS2001

SHEET 1 OF 3

U:\Projects\MLJCX\MLJCX19004 - 22343 Lewes Georgetown Highway\DESIGN_DIRECTS\CS2001.dwg
PLOTTED: 10/12/2020 10:01 AM BY: Eric W. Wahl
PLOTSTYLE: Pennoni NCS.ctb
PROJECT STATUS: —

PLANT SCHEDULE

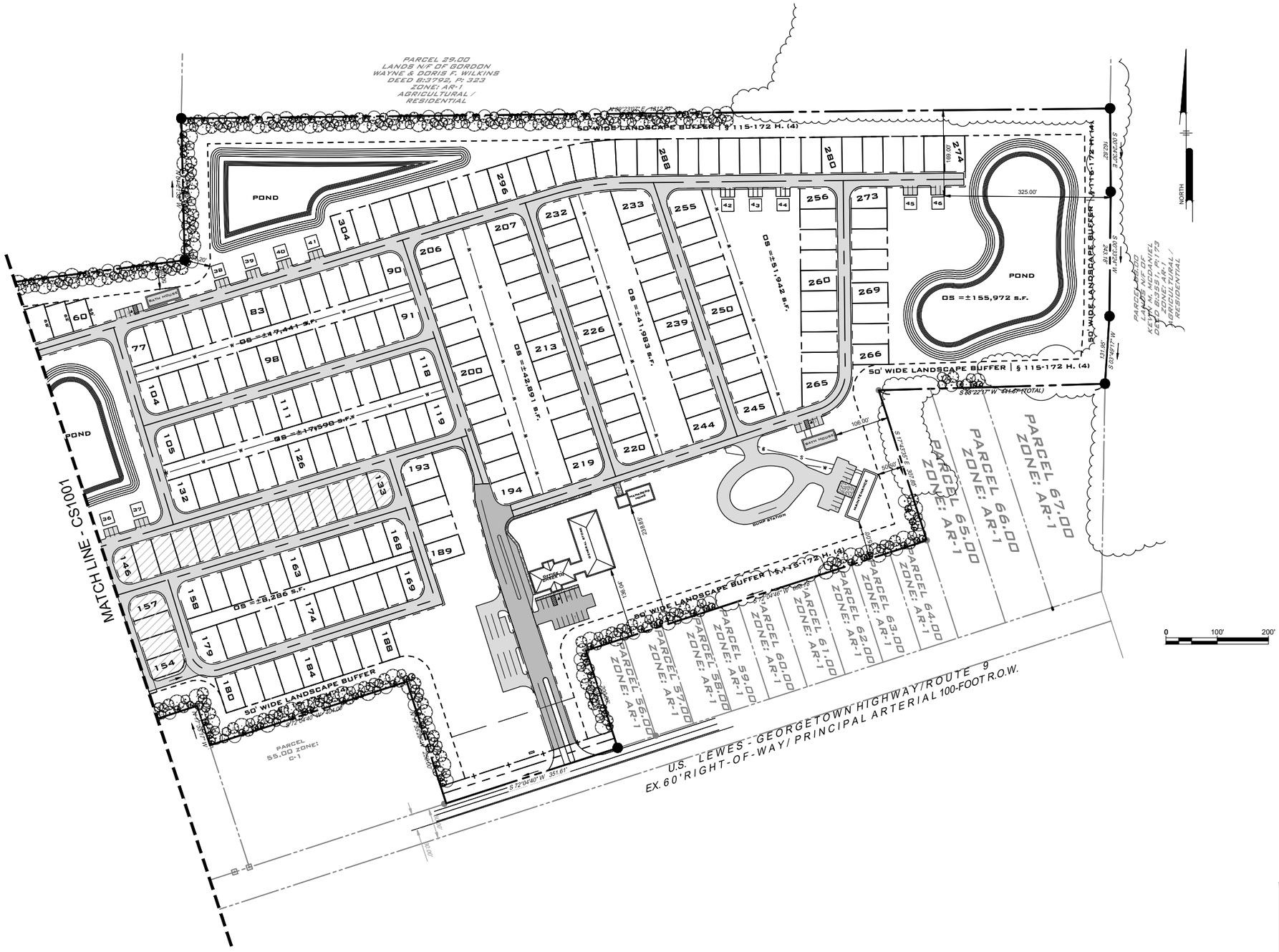
KEY	QTY	BOTANICAL NAME	COMMON NAME	HT	CONT.	SPACING
TREES						
QB	62	QUERCUS BICOLOR	WHITE OAK	1.5" CAL	B&B	AS SHOWN
QP	59	QUERCUS PHELLOS	WILLOW OAK	1.5" CAL	B&B	AS SHOWN
AR	90	ACER RUBRUM	RED MAPLE	1.5" CAL	B&B	AS SHOWN
CC	69	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL	B&B	AS SHOWN
JV	85	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5' HGT	B&B	AS SHOWN
PS	98	PINUS STROBUS	WHITE PINE	5' HGT	B&B	AS SHOWN

SITE INFORMATION:

SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD..
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968



*NOTE - USE PLANT SYMBOLS RESPECTIVELY TO IDENTIFY LOCATION OF PLANTS ON PLAN
- EXISTING VEGETATION TO BE UTILIZED AS MUCH AS POSSIBLE

TREE SYMBOL LEGEND

PROPOSED	DESCRIPTION
	LARGE DECIDUOUS SHADE TREE (QP)
	LARGE DECIDUOUS SHADE TREE (QB)
	MEDIUM DECIDUOUS SHADE TREE (AR)
	MEDIUM DECIDUOUS TREE (CC)
	MEDIUM/LARGE CONIFEROUS TREE (JV)
	MEDIUM/LARGE CONIFEROUS TREE (PS)

LANDSCAPE CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE REGULATIONS AND LAWS OF THE STATE OF DELAWARE.

ERIC W. WAHL, RLA (DE# S1-0000409) DATE
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE MILTON, DE 19968

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

COUNTY SEAT RV RESORT
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

LANDSCAPE PLAN 2

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	MLJCX19004
DATE	2020-10-06
DRAWING SCALE	1"=100'
DRAWN BY	TPM
APPROVED BY	MHD

CS2002

SHEET 2 OF 3

U:\Vaboot\MLJCX\MLJCX19004 - 22343 Lewes Georgetown Highway\DESIGN_DIRECTS\CS2002.dwg PLOTTED: 10/12/2020 10:12 AM BY: Eric W. Wahl PLOTSTYLE: Pennoni-NCS.ctb PROJECT STATUS: —

1. ALL PLANTS TO BE TRUE TO SPECIES, IN A RIGOROUS STATE OF GROWTH, MEET WITH THE LATEST STANDARDS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, AND BE FREE OF INSECTS, PESTS AND DISEASES. NO MATERIAL SUBSTITUTIONS ARE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT

2. CONTRACTOR SHALL OBTAIN A DIGITAL FILE FROM LANDSCAPE ARCHITECT AS NEEDED TO PROPERLY STAKE OUT PROPOSED TREE LOCATIONS

3. REFER TO PROJECT SPECIFICATIONS FOR ALL REQUIREMENTS AND SUBMITTALS NOT COVERED IN THESE NOTES, DETAILS, AND DRAWINGS.

4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLANS, NOTES, AND SPECIFICATIONS.

5. MULCH:
   5.1. NATIVE SHREDDED HARDWOOD MIXED WITH NATIVE LEAF LITTER. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.
   5.2. APPLY 1-2" DEPTH OF FINELY SHREDDED MULCH OVER GROUNDCOVER AND PERENNIAL BEDS.
   5.3. APPLY 2-3" DEPTH MULCH OVER SHRUB BEDS AND INSIDE SHRUB SAUCER RINGS.
   5.4. APPLY 4-5" DEPTH MULCH INSIDE TREE SAUCER RINGS.

6. FINE GRADING:
   FINE GRADE ALL GROUNDCOVER AND SHRUB BED PRIOR TO PLANTING. HAND GRADE ALL PROPOSED LAWN AREAS PRIOR TO HYDRO SEEDING OR LAYING SOD. REMOVE ALL ROCKS, CLUMPS, AND FOREIGN DEBRIS GREATER THAN 2" DIAMETER.

7. TOPSOIL:
   CONTRACTOR SHALL OBTAIN SOILS TESTS FROM THE DELAWARE DEPARTMENT OF AGRICULTURE EXTENSION OFFICE (OR EQUAL) AND FURNISH A COPY OF SAID REPORT TO LANDSCAPE ARCHITECT. PRE COUNTY REQUIREMENTS, 6" MINIMUM TOPSOIL SHALL BE PROVIDED THROUGHOUT THE SITE. PROVIDE 12" DEPTH TOP SOIL FOR ALL GROUNDCOVER PERENNIAL AND SEASONAL PLANTING BEDS. PROVIDE 18" DEPTH TOP SOIL FOR ALL TREE AND SHRUB BEDS.

8. PLANT PITS AND BACKFILL:
   8.1. ALL TREE PITS TO BE A MINIMUM OF 2.5 TIMES THE WIDTH OF THE ROOT BALL AND SHRUB PITS TO BE A MINIMUM OF 2 TIMES THE WIDTH OF THE CONTAINER OR ROOT BALL
   8.2. CONTRACTOR SHALL PERFORM A 24 HOUR PERK TEST ON TREE PITS. WATER SHOULD DRAIN FREELY FROM THE HOLE WITHIN A 24 HOUR PERIOD.
   8.3. SET TREE AND PIT DEPTH SUCH THAT THE TRUNK COLLAR OR WET LINE MATCHES THAT OF THE PROPOSED FINISH GRADE. IN POOR DRAINING SOILS CONDITIONS, SET TOPS OF ROOT BALLS APPROXIMATELY 2" ABOVE PROPOSED FINISH GRADE.
   8.4. FOR BALLED AND BURLAPPED TREES, REMOVE THE TOP 1/3 OF THE ROOT BALL CAGE PRIOR TO BACKFILL. REMOVE ALL TWINE AND TIES FROM THE TRUNK OF THE TREE.
   8.5. STANDARD PIT BACKFILL SHALL CONSIST OF 1/3 NATIVE SOIL, 1/3 COMPOST, AND 1/3 SPHAGNUM PEAT MOSS MIXED LIBERALLY TOGETHER. FOR POORLY DRAINING NATIVE SOIL CONDITIONS, PIT BACKFILL SHALL CONSIST OF 1/3 NATIVE SOIL, 1/3 COMPOST, AND 1/3 SAND MIXED LIBERALLY. ADJUST STANDARD FILL MATERIAL MIX WHERE STRUCTURAL SOILS ARE REQUIRED.
   8.6. AROUND EACH TREE SHAPE A 5-6" TALL SOIL SAUCER RING WITH THE INSIDE RING DIAMETER 12" WIDER THAN THE ROOT BALL. AROUND EACH SHRUB, SHAPE A 3-4" TALL SOIL SAUCER RING WITH AN INSIDE DIAMETER OF 6" WIDER THAN THE ROOT BALL.
   8.7. SETTLE TREE AND SHRUB PIT BACKFILL BY WATERING THE INTERIOR OF SAUCER RING TWICE BEFORE MULCHING.

9. TREE STAKING AND GUYING
   ALL TREES GREATER THAN 1.75" IN CALIPER OR 6' IN HEIGHT SHALL BE STAKED OR GUYED AS SHOWN IN DETAILS. LASSO TIES SHALL BE OF 1-1/4" WIDE NYLON STRAPS OR OF FLEXIBLE PLASTIC THAT WILL NOT CHAFE, SCAR OR DAMAGE TREE LIMBS. STAKE AND GUY CHORDS SHALL BE FLAGGED OR COVERED WITH APPROPRIATE MATERIALS SO THAT THEY ARE READILY VISIBLE. PROVIDE THREE (3) STAKES OR GUYS MINIMUM PER TREE, SPACED EQUALLY ABOUT THE TRUNK BASE. TWO (2) STAKES MINIMUM MAY BE USED IN NARROW, WIND-SHELTERED AREAS WHERE STANDARD STAKING OR GUYING WILL CANNOT FIT. CONTRACTOR SHALL REMOVE ALL STAKING AND GUYING MATERIALS AFTER ONE COMPLETE GROWING SEASON. ALTERNATIVE STAKING METHODS PROPOSED MUST BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL.

10. FERTILIZERS:
    FERTILIZERS FOR LAWNS, BEDS, AND TREE & SHRUB PITS SHALL BE DETERMINED THOUGH THIRD PARTY SOILS TESTING FURNISHED BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT SOILS TEST RESULTS AND PROPOSED FERTILIZER PRODUCT(S) SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL.

11. LANDSCAPE DRAINAGE:
    THE LANDSCAPE PLAN HAS BEEN PREPARED WITH EXISTING AND PROPOSED GRADIENT DATA PER THE CIVIL ENGINEER. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN EXISTING CONDITIONS OR PROPOSED GRADING THAT WOULD COMPROMISE THE PROPER INSTALLATION AND POSITIVE DRAINAGE OF PROPOSED LANDSCAPE PLANTINGS AND/OR SITE ELEMENTS.

12. SEEDED AREAS:
    THE LIMIT OF SEEDING SHALL EXTEND TO ALL NON SODDED AREAS DISTURBED BY CONSTRUCTION. CONTRACTOR SHALL SUBMIT APPROPRIATE NATIVE GRASS SEED MIX(ES) SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL. AREA SEEDING SHALL BE AT A RATE OF APPROXIMATELY 1 LBS PER 2000 SF OR PER SEED MIX RECOMMENDATIONS TO ACHIEVE THE DESIRABLE PLS APPLICATION RATE. ALL SEED AREA SHALL APPLIED WITH HYDROMULCH OR WITH OTHER TACKIFYING METHODS TO ENSURE SOIL STABILITY THROUGH TO GERMINATION AND ESTABLISHMENT OF THE SEEDED AREA.

13. MAINTENANCE PERIOD AND GUARANTEE:
    CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS THROUGH ONE COMPLETE GROWING SEASON AFTER INITIAL PLANTING. NURSERY PLANT SELECTION MAY BE COORDINATED WITH LANDSCAPE ARCHITECT, BUT SHALL NOT EXEMPT CONTRACTOR FROM MAINTENANCE PERIOD RESPONSIBILITIES AND GUARANTEES. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 2 WEEKS IN ADVANCE TO SCHEDULE AN APPOINTMENT FOR FIELD SELECTION OF PLANT MATERIALS.

14. QUALIFICATIONS, INSPECTIONS, AND APPROVALS:
    A STATEMENT OF QUALIFICATION SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT AND OWNER AT BID SUBMISSION. BONDING: AT OWNER'S DISCRETION, BONDING MAY BE REQUIRED BY THE CONTRACTOR, OR PROOF OF BONDABLE STATUS. REFER TO SPECIFICATIONS FOR LANDSCAPE INSPECTIONS SCHEDULE AND MATERIALS TESTING NOT COVERED IN THESE NOTES. RESULTS FROM ALL REQUIRED MATERIALS TESTING TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL. A NOTICE OF FINAL ACCEPTANCE SHALL BE ISSUED TO CONTRACTOR BY THE LANDSCAPE ARCHITECT UPON LANDSCAPE ARCHITECT AND OWNER APPROVAL OF ALL REQUIRED TESTING, MOCK-UPS AND SAMPLES, AND THE SATISFACTORY COMPLETION OF ALL LANDSCAPE CONSTRUCTION PUNCH-LIST ITEMS AND SUBMISSION OF WRITTEN GUARANTEES. A NOTICE OF CONDITIONAL ACCEPTANCE MAY BE ISSUED IN LIEU OF A FINAL ACCEPTANCE NOTICE BY LANDSCAPE ARCHITECT AT THE OWNER'S DISCRETION AND UNDER THE OWNER'S TERMS.

15. PER SUSSEX COUNTY ZONING ORDINANCE NO. 1984 SECTION 99-5 - FORESTED AND/OR LANDSCAPE BUFFER STRIP
    A. A MINIMUM TOTAL OF 15 TREES PER EVERY 100' OF STRIP
       70% DECIDUOUS SPECIES
       30% EVERGREEN SPECIES

16. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".

17. CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF PHASE I SITE WORK HAS BEEN GIVEN. AT THE END OF ONE YEAR ALL PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS ORIGINALLY SPECIFIED.

18. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.

19. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.

20. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)

21. EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.

22. ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 12'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.

23. THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF BARK MULCH PER SPECIFICATIONS.

24. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.

25. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.

26. THE CONTRACTOR IS EXPECTED TO MAINTAIN PLANTINGS, INCLUDING WATERING ALL PLANTS ANY TIME FROM APRIL TO DECEMBER WHEN NATURAL RAINFALL IS LESS THAN ONE INCH PER WEEK.

27. THE DEVELOPER OR HOME OWNERS ASSOCIATION SHALL BEAR THE RESPONSIBILITY OF REPLACING ANY LANDSCAPING WITHIN SUSSEX COUNTY SEWER EASEMENTS THAT IS DESTROYED OR DAMAGED DUE TO SEWER SYSTEM MAINTENANCE, REPLACEMENT, OR EXTENSION.

28. IF APPLICABLE, THE ACTUAL STREET TREE LOCATION SHALL BE COORDINATED DURING LOT CONSTRUCTION. STREET TREES SHALL BE LOCATED WITHIN A 20 FEET OF THE LOCATION SHOWN ON THE PLANS. A 10-FOOT HORIZONTAL CLEARANCE SHALL BE MAINTAINED FROM ALL WATER AND SEWER LATERALS.

29. ALL DECIDUOUS TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM CALIPER OF 1.5 INCHES AND A MINIMUM HEIGHT OF SIX FEET ABOVE GROUND WHEN PLANTED IN ORDER TO INSURE THAT THE TREES WILL BE CAPABLE OF OBTAINING A MINIMUM HEIGHT OF 10 FEET ABOVE GROUND WITHIN FIVE YEARS OF BEING PLANTED.

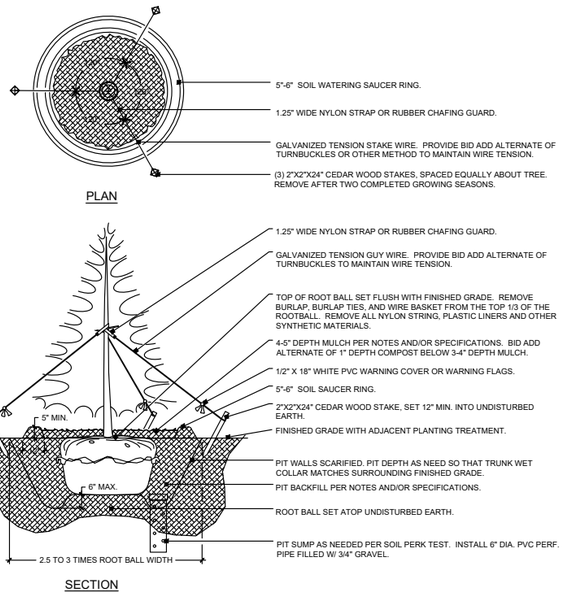
30. ALL EVERGREEN TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM HEIGHT OF FIVE FEET ABOVE GROUND WHEN PLANTED IN ORDER TO INSURE THAT THEY ARE REASONABLY CAPABLE OF ATTAINING A MINIMUM HEIGHT OF 10 FEET ABOVE GROUND WITHIN FIVE YEARS OF BEING PLANTED.

31. THE BUFFER AREA SHALL HAVE A FINAL GRADE THAT CONTAINS A MINIMUM OF FOUR INCHES OF TOPSOIL AND A SUITABLE GRASS MIX PLANTED AS SACRIFICIAL COVER BETWEEN THE BUFFER TREES FOR SOIL STABILIZATION UNTIL THE NEWLY PLANTED TREES BECOME LARGER. THE PLAN MAY SUBSTITUTE WOOD CHIPS FOR PLANTED GRASS BETWEEN THE BUFFER TREES IN RESPECT TO BOTH NEWLY PLANTED AND EXISTING TREES, AS DETERMINED BY THE LANDSCAPE ARCHITECT.

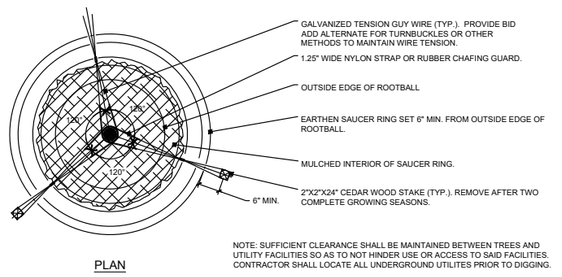
32. THE FORESTED AND/OR LANDSCAPE BUFFER SHALL BE INSTALLED WITHIN 18 MONTHS FROM THE DATE SITE WORK IS AUTHORIZED TO COMMENCE, AS DOCUMENTED BY A NOTICE TO PROCEED LETTER FROM THE COMMISSION.

33. THE LAND DEVELOPER SHALL BE HELD RESPONSIBLE FOR THE HEALTH AND SURVIVAL OF THE TREES, INCLUDING REGULAR NECESSARY WATERING FOR A MINIMUM OF TWO YEARS OR UNTIL SUCH LATER DATE AS THE MAINTENANCE RESPONSIBILITIES ARE TRANSFERRED TO A HOMEOWNERS' ASSOCIATION; PROVIDED, HOWEVER, THAT THE DEVELOPER SHALL REPLACE ANY TREES THAT DIE DURING THE MINIMUM TWO-YEAR DEVELOPER MAINTENANCE PRIOR TO TRANSFERRING MAINTENANCE RESPONSIBILITIES TO A HOMEOWNERS' ASSOCIATION.

34. THE PERPETUAL MAINTENANCE OF THE BUFFER PLANTINGS BY A HOMEOWNERS' ASSOCIATION SHALL BE ASSURED THROUGH THE RESTRICTIVE COVENANTS AND/OR HOMEOWNERS' ASSOCIATION DOCUMENTS WHICH ARE OBLIGATORY UPON THE PURCHASERS THROUGH ASSESSMENTS BY THE HOMEOWNERS' ASSOCIATION.

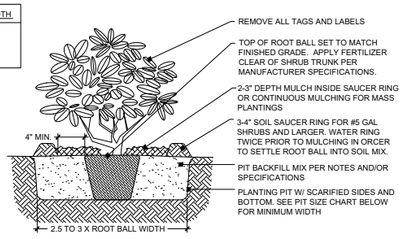


B EVERGREEN TREE PLANTING AND STAKING
N.T.S.



A CANOPY TREE PLANTING AND GUYING
N.T.S.

SHRUB SIZE	MIN. PIT WIDTH
#1 GALLON	18"
#3 GALLON	30"
#5 GALLON	42"



C SHRUB PLANTING
N.T.S.

LANDSCAPE CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE REGULATIONS AND LAWS OF THE STATE OF DELAWARE.

ERIC W. WAHL, RLA (DE# S1-0000409) DATE
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE MILTON, DE 19968

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

COUNTY SEAT RV RESORT
22340 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947
TM: 134-7.00-143.00

LANDSCAPE NOTES & DETAILS

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

NO.	DATE	REVISIONS	BY

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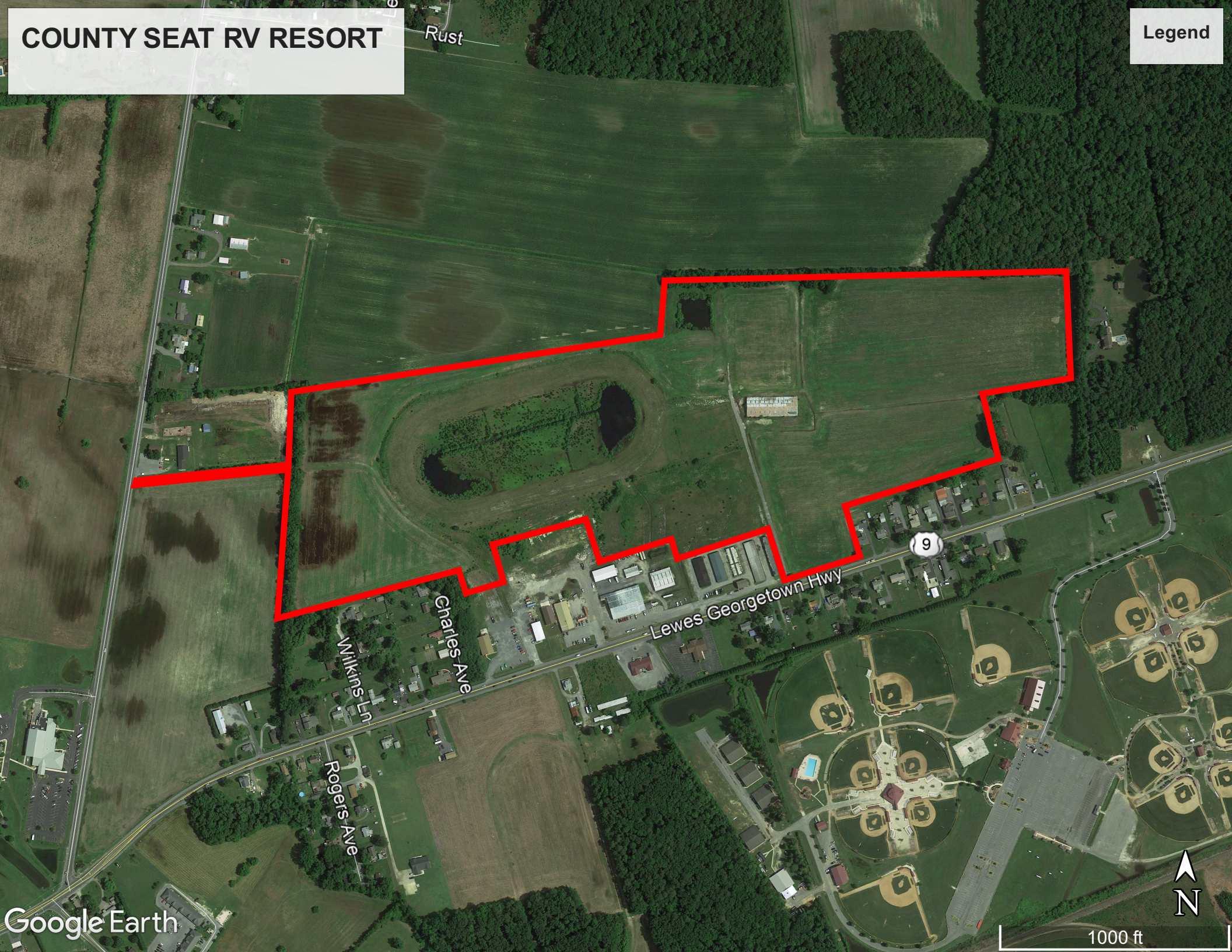
PROJECT	MLJCX19004
DATE	2020-10-06
DRAWING SCALE	AS SHOWN
DRAWN BY	TPM
APPROVED BY	MHD

CS2003

SHEET 3 OF 3

U:\Accounts\MLJCX\MLJCX19004 - 22343 Lewes Georgetown Highway\DESIGN_SHEETS\CS2003.dwg PLOTTED: 10/12/2020 10:33 AM BY: Eric W. Wahl PLOTSTYLE: Pennoni-NCS.ctb PROJECT STATUS: —

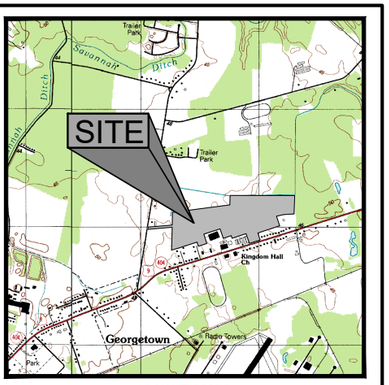

COUNTY SEAT RV RESORT
Legend
Rust
9
Lewes-Georgetown Hwy
Charles Ave
Wilkins Ln
Rogers Ave
N
1000 ft
Google Earth

SITE INFORMATION:

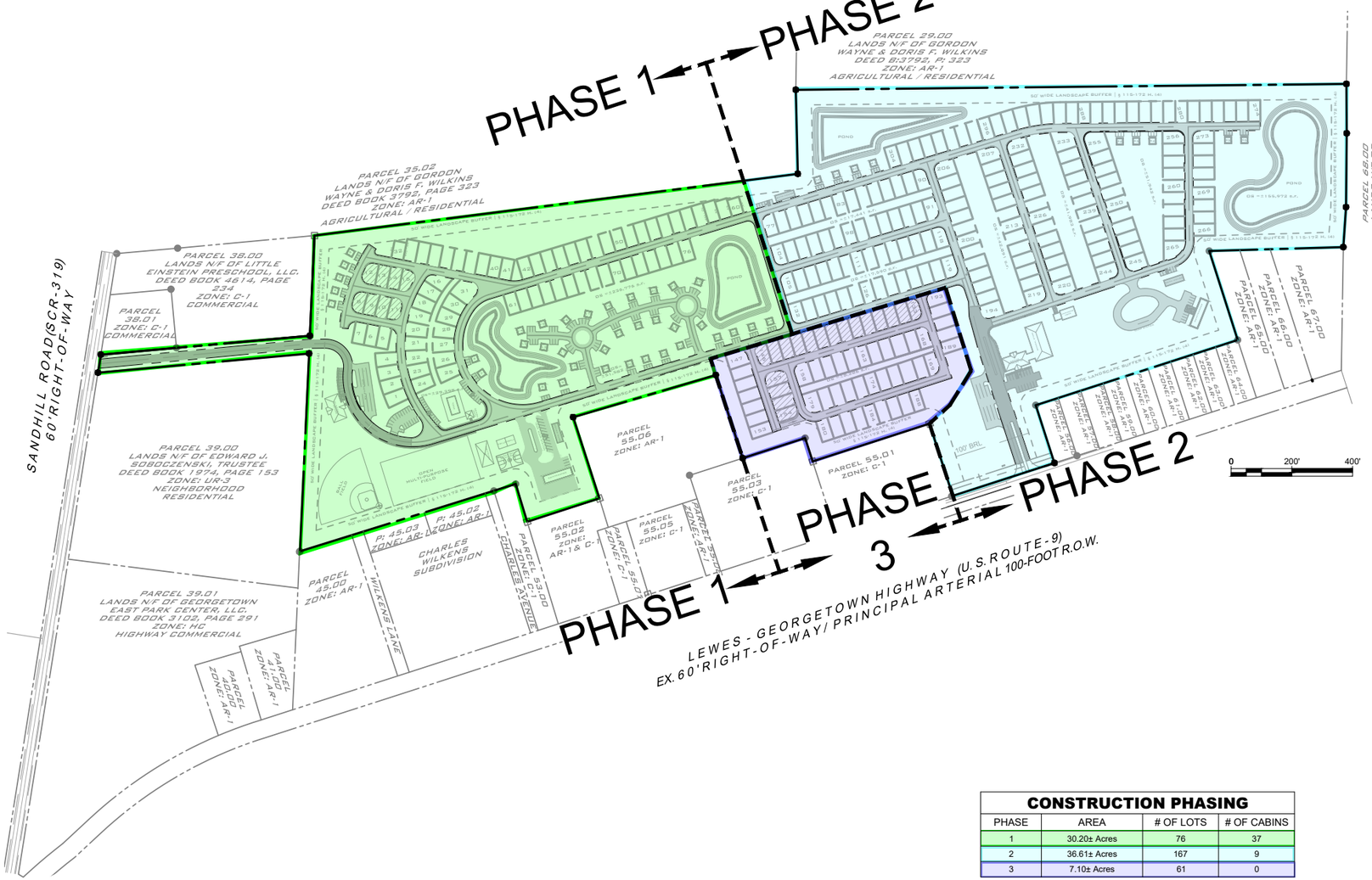
SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968



VICINITY MAP
SCALE: 1" = 2000'



CONSTRUCTION PHASING

PHASE	AREA	# OF LOTS	# OF CABINS
1	30.20± Acres	76	37
2	36.61± Acres	167	9
3	7.10± Acres	61	0

ADJOINING PROPERTY OWNERS

PARCEL NO.	OWNER OF RECORD	DEED REF. BOOK/PAGE
45.00	ELLEN & GERALD DICKERSON	1509 / 71
45.03	MATTHEW L. PARKER	4854 / 317
45.02	ELLERY L. PARKER, JR.	3350 / 155
53.00	H -TWO, LLC.	3203 / 78
55.02	H -TWO, LLC.	3203 / 78
55.06	GREY CLOUD TRADERS, LLC.	3927 / 122
55.03	LIFESTYLE HOLDINGS GROUP, LLC.	4326 / 271
55.00	LIFESTYLE HOLDINGS GROUP, LLC.	4326 / 271
56.00	JAMES E. LAPE	4715 / 78
57.00	ARVELLA C. SIRMAN	453 / 587
58.00	KEITH H. HASTINGS	3809 / 120
59.00	KATHY M. DAVIDSON	3695 / 251
60.00	DELMAR VELASQUEZ - PEREZ	5021 / 268
61.00	JENNIFER A. ZEZENSKI	4638 / 197
62.00	THURMAN R. ANDERSON	521 / 277
63.00	DOROTHY A. BROCK	552 / 607
64.00	ROBERT N. & LORI D. MANNING	1499 / 96
65.00	VIOLA MYRNA STURGIS	1511 / 178
66.00	CLARA MAY JOHNSON	258 / 39
67.00	GEORGIA J. WILKINS	4938 / 98
68.00	KEVIN M. MCDANIEL	3551 / 173
38.01	LITTLE EINSTEIN PRESCHOOL, LLC.	4614 / 240

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

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COUNTY SEAT RV RESORT

22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

PHASING PLAN

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
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NO.	DATE	REVISIONS	BY

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PROJECT	MLJCX19004
DATE	2020-02-07
DRAWING SCALE	1"=200'
DRAWN BY	TPM
APPROVED BY	MHD

CP1001

SHEET 6 OF 6

I:\Accounts\MLJCX\MLJCX19004 - 22343 Lewes Georgetown Highway\DESIGN_SHEETS\CP1001.dwg PLOTTED: 4/20/2020 12:31 PM, BY: Tom McDonnell PLOTSTYLE: Pennoni.ADS.ctb PROJECT STATUS: --

KEYED NOTES

S1 PROPOSED SIGN

S2 PROPOSED MULTI-USE BUILDING (OFFICE-CHECK IN,CLUB HOUSE, GROCERY STORE AND LAUNDRY §115-172 H (6).

S3 FUTURE WATER STUB CONNECTION TO TOWN OF GEORGETOWN WATER SYSTEM.

S4 PROPOSED SANITARY SEWER LINE CONNECTION, TOWN OF GEORGETOWN.

S5 MANAGERS HOME §115-172 H (9) (CS1002).

S6 FUTURE ENTRANCE LEWES-GEORGETOWN HIGHWAY (CS1002).

SITE INFORMATION:

SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
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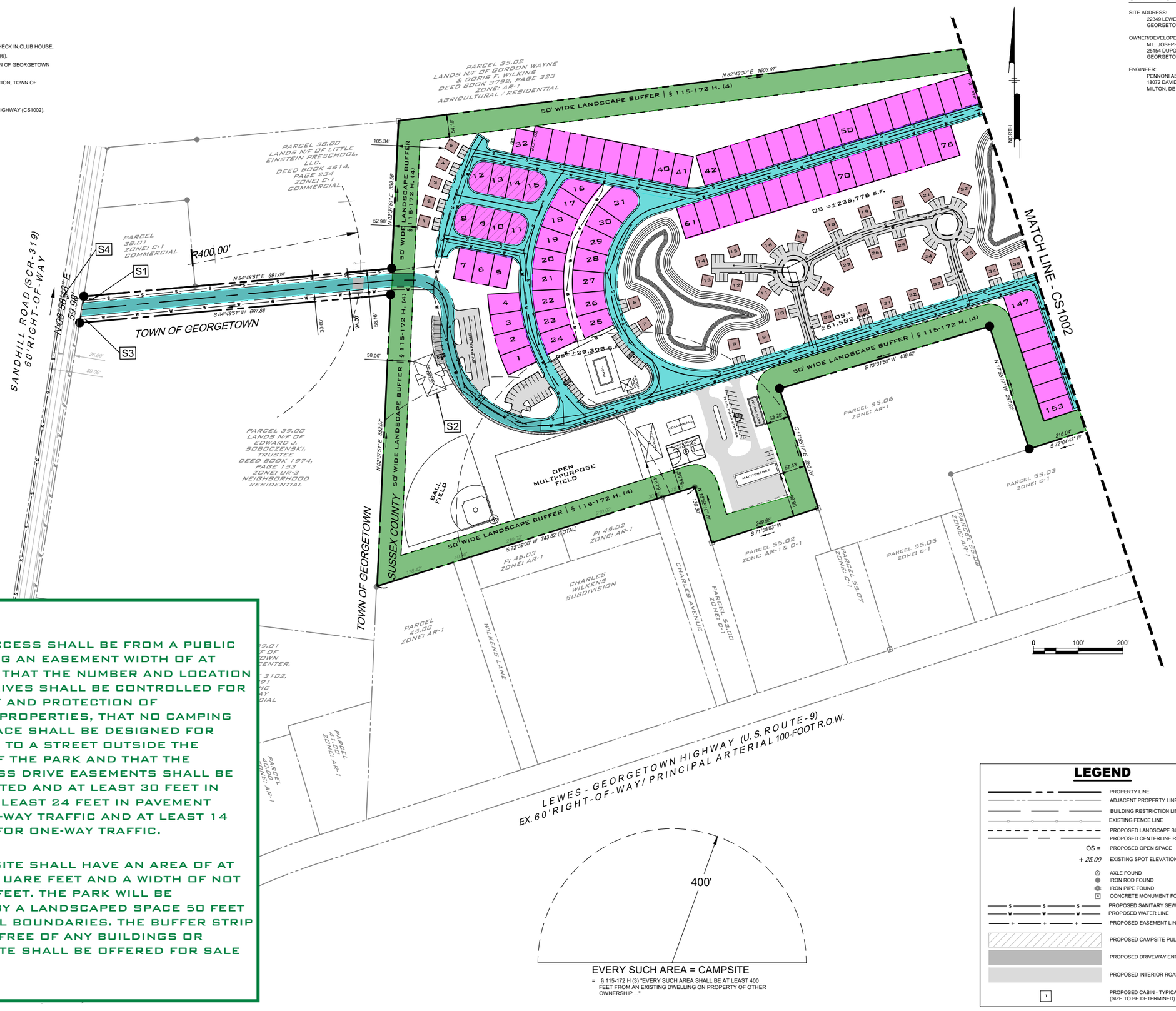
18072 DAVIDSON DRIVE
MILTON, DE 19968



115-172 H.

(1) EXTERIOR ACCESS SHALL BE FROM A PUBLIC HIGHWAY HAVING AN EASEMENT WIDTH OF AT LEAST 50 FEET, THAT THE NUMBER AND LOCATION OFF ACCESS DRIVES SHALL BE CONTROLLED FOR TRAFFIC SAFETY AND PROTECTION OF SURROUNDING PROPERTIES, THAT NO CAMPING OR TRAILER SPACE SHALL BE DESIGNED FOR DIRECT ACCESS TO A STREET OUTSIDE THE BOUNDARIES OF THE PARK AND THAT THE INTERIOR ACCESS DRIVE EASEMENTS SHALL BE PROPERLY LIGHTED AND AT LEAST 30 FEET IN WIDTH, WITH AT LEAST 24 FEET IN PAVEMENT WIDTH FOR TWO-WAY TRAFFIC AND AT LEAST 14 FEET IN WIDTH FOR ONE-WAY TRAFFIC.

(4) EACH CAMPSITE SHALL HAVE AN AREA OF AT LEAST 2,000 SQUARE FEET AND A WIDTH OF NOT LESS THAN 40 FEET. THE PARK WILL BE SURROUNDED BY A LANDSCAPED SPACE 50 FEET WIDE ALONG ALL BOUNDARIES. THE BUFFER STRIP SHALL REMAIN FREE OF ANY BUILDINGS OR STREETS. NO SITE SHALL BE OFFERED FOR SALE OR BE SOLD.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING RESTRICTION LINE
- EXISTING FENCE LINE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED CENTERLINE ROAD
- OS = PROPOSED OPEN SPACE
- + 25.00 EXISTING SPOT ELEVATION
- AXLE FOUND
- IRON ROD FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED EASEMENT LINE
- PROPOSED CAMPSITE PULL THROUGH LOTS
- PROPOSED DRIVEWAY ENTRANCE ASPHALT PAVEMENT
- PROPOSED INTERIOR ROAD GRAVEL BASE
- 1 PROPOSED CABIN - TYPICAL (SIZE TO BE DETERMINED)

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

COUNTY SEAT RV RESORT

22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

CONDITIONAL USE PLAN

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

NO.	DATE	REVISIONS	BY

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PROJECT	MLJCX19004
DATE	2020-02-07
DRAWING SCALE	1"=100'
DRAWN BY	TPM
APPROVED BY	MHD

CS1001

SHEET 3 OF 6

U:\Documents\MLJCX\MLJCX19004 - 22943 Lewes Georgetown Highway\DESIGN_SHEETS\CS1001.dwg PLOTTED: 4/20/2020 12:31 PM, BY: Tom McDonnell PLOTSTYLE: Pennoni.ctb PROJECT STATUS: --

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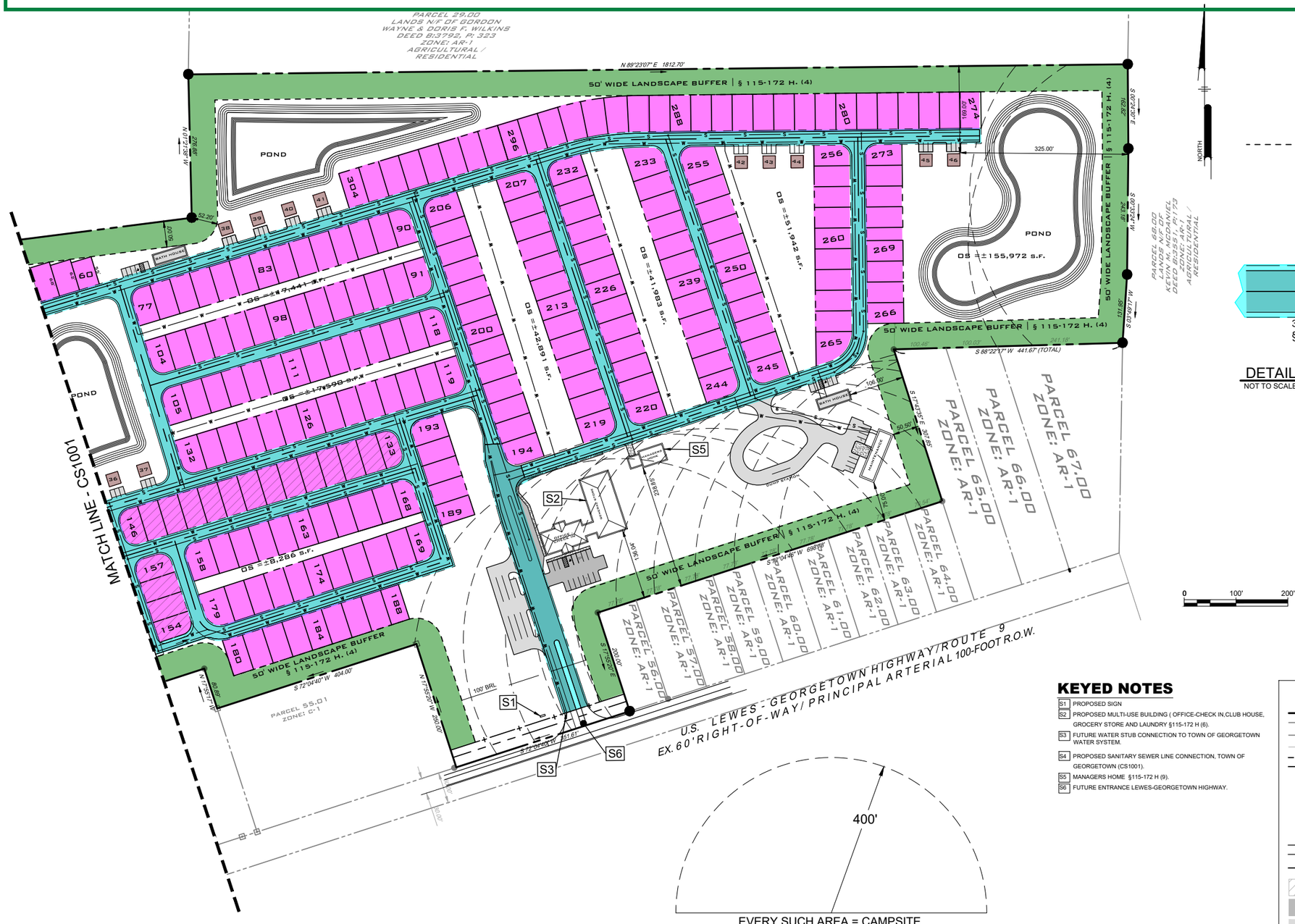
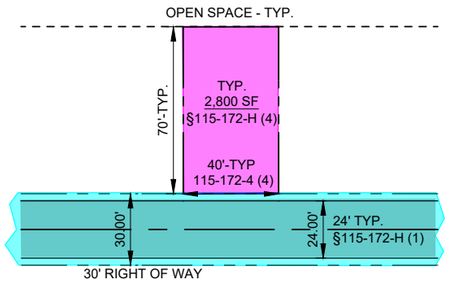
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD..
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968





DETAIL- TYPICAL CAMPSITE (1 / CS1002)
NOT TO SCALE

KEYED NOTES

S1	PROPOSED SIGN
S2	PROPOSED MULTI-USE BUILDING (OFFICE-CHECK IN,CLUB HOUSE, GROCERY STORE AND LAUNDRY §115-172 H (6).
S3	FUTURE WATER STUB CONNECTION TO TOWN OF GEORGETOWN WATER SYSTEM.
S4	PROPOSED SANITARY SEWER LINE CONNECTION, TOWN OF GEORGETOWN (CS1001).
S5	MANAGERS HOME §115-172 H (9).
S6	FUTURE ENTRANCE LEWES-GEORGETOWN HIGHWAY.

LEGEND

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- PROPOSED CENTERLINE ROAD
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- 1 PROPOSED CABIN - TYPICAL (SIZE TO BE DETERMINED)

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

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COUNTY SEAT RV RESORT
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

CONDITIONAL USE PLAN

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

NO.	DATE	REVISIONS	BY

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DRAWING SCALE	1"=100'
DRAWN BY	TPM
APPROVED BY	MHD

CS1002

SHEET 4 OF 6

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S3 FUTURE WATER STUB CONNECTION TO TOWN OF GEORGETOWN WATER SYSTEM.

S4 PROPOSED SANITARY SEWER LINE CONNECTION, TOWN OF GEORGETOWN.

S5 MANAGERS HOME §115-172 H (9) (CS1002).

S6 FUTURE ENTRANCE LEWES-GEORGETOWN HIGHWAY (CS1002).

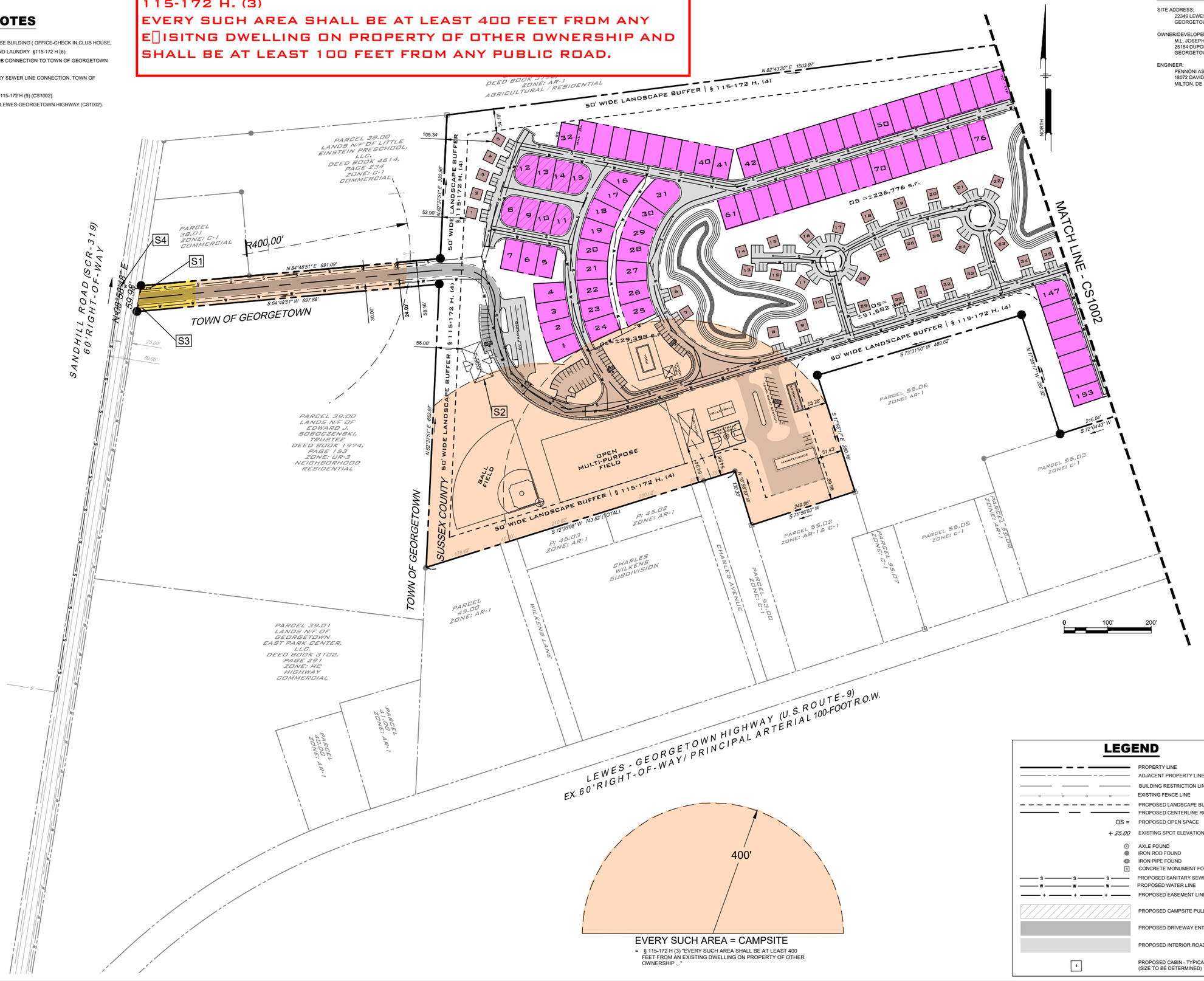
115-172 H. (3)
EVERY SUCH AREA SHALL BE AT LEAST 400 FEET FROM ANY E□ISITNG DWELLING ON PROPERTY OF OTHER OWNERSHIP AND SHALL BE AT LEAST 100 FEET FROM ANY PUBLIC ROAD.

SITE INFORMATION:

SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.,
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968



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EVERY SUCH AREA = CAMPSITE

= § 115-172 H (3) "EVERY SUCH AREA SHALL BE AT LEAST 400 FEET FROM AN EXISTING DWELLING ON PROPERTY OF OTHER OWNERSHIP ..."

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COUNTY SEAT RV RESORT

22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

CONDITIONAL USE PLAN

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
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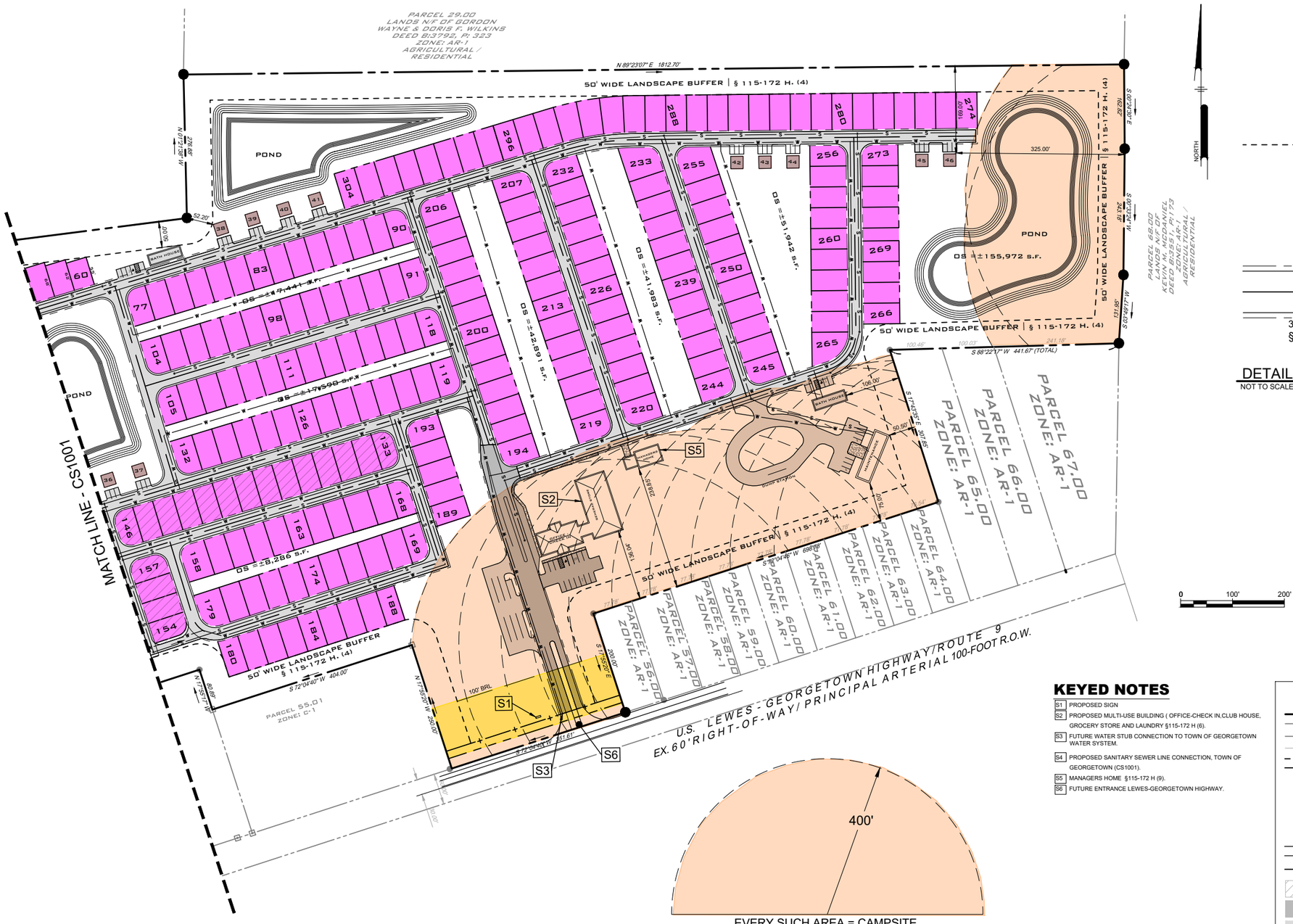

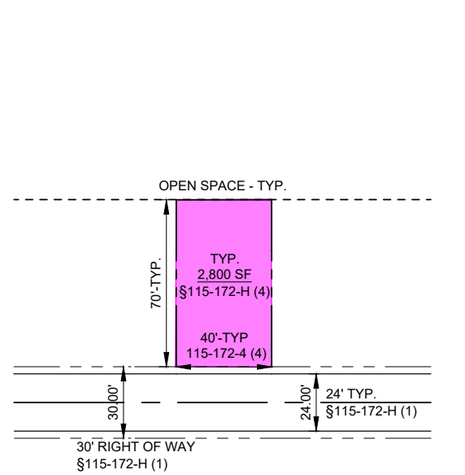

DETAIL- TYPICAL CAMPSITE
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1 CS1002

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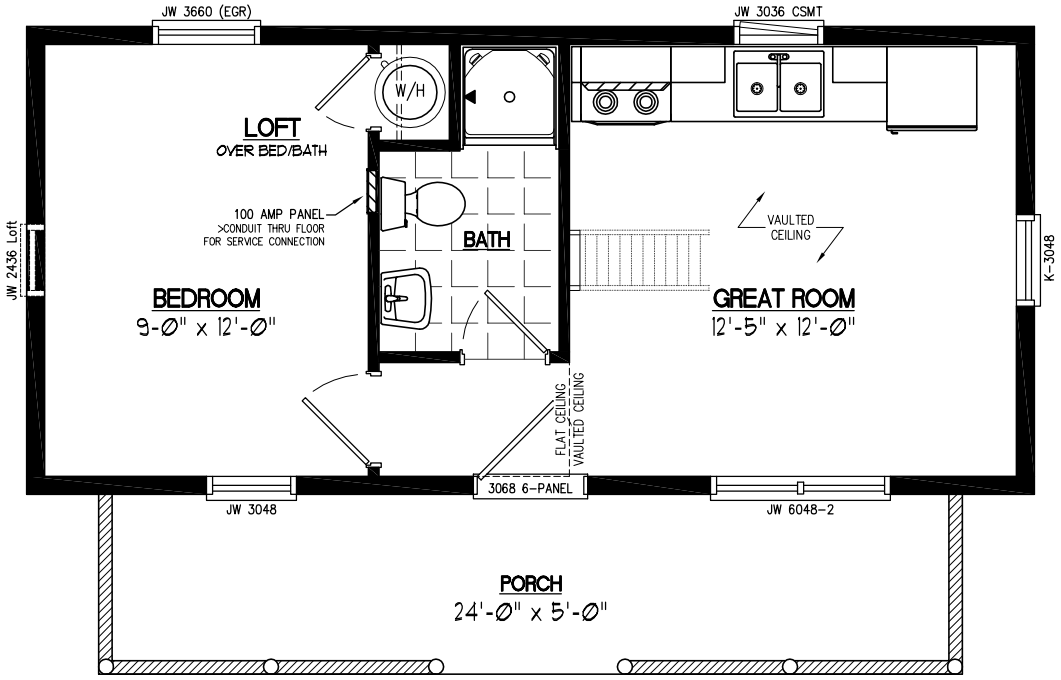
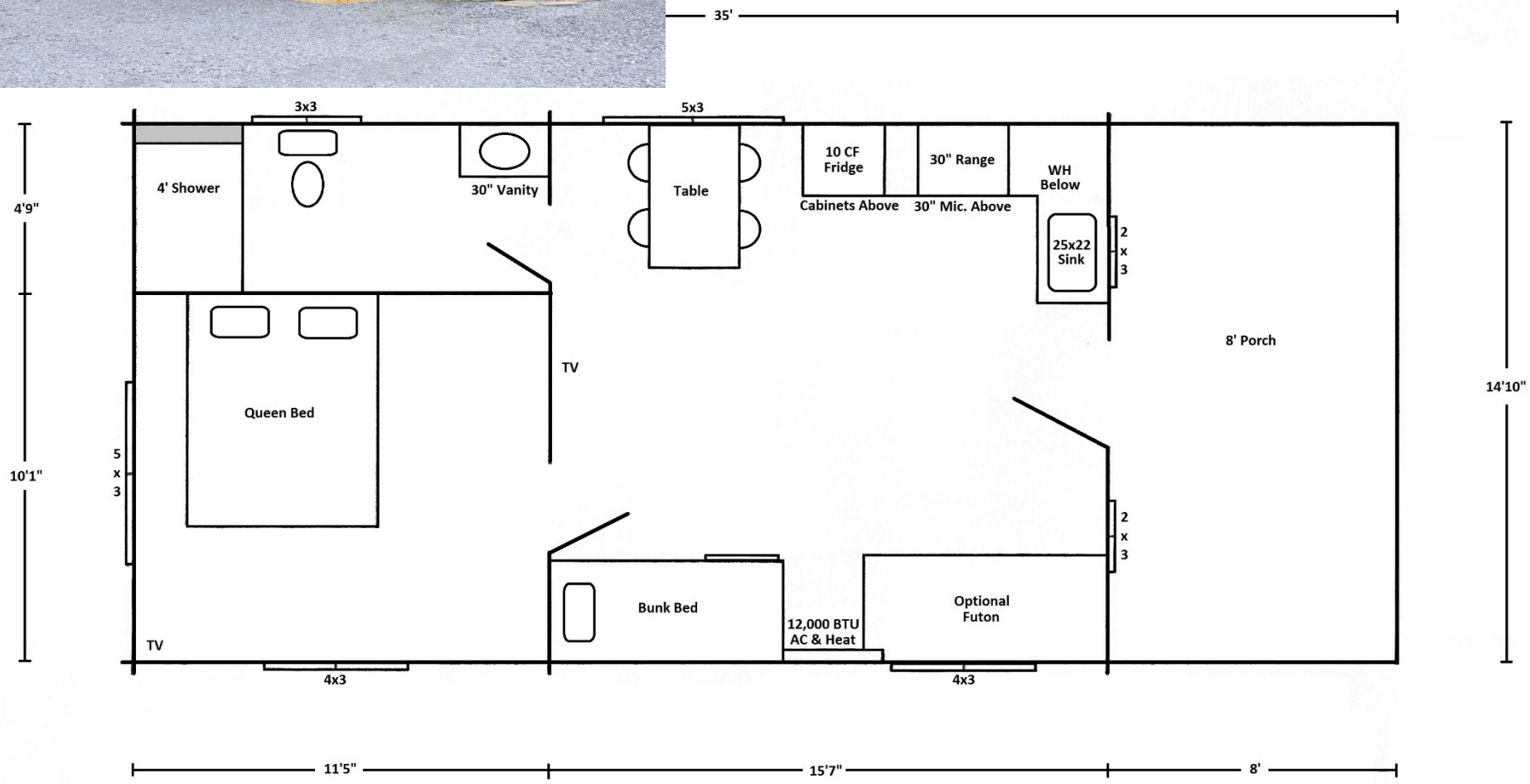


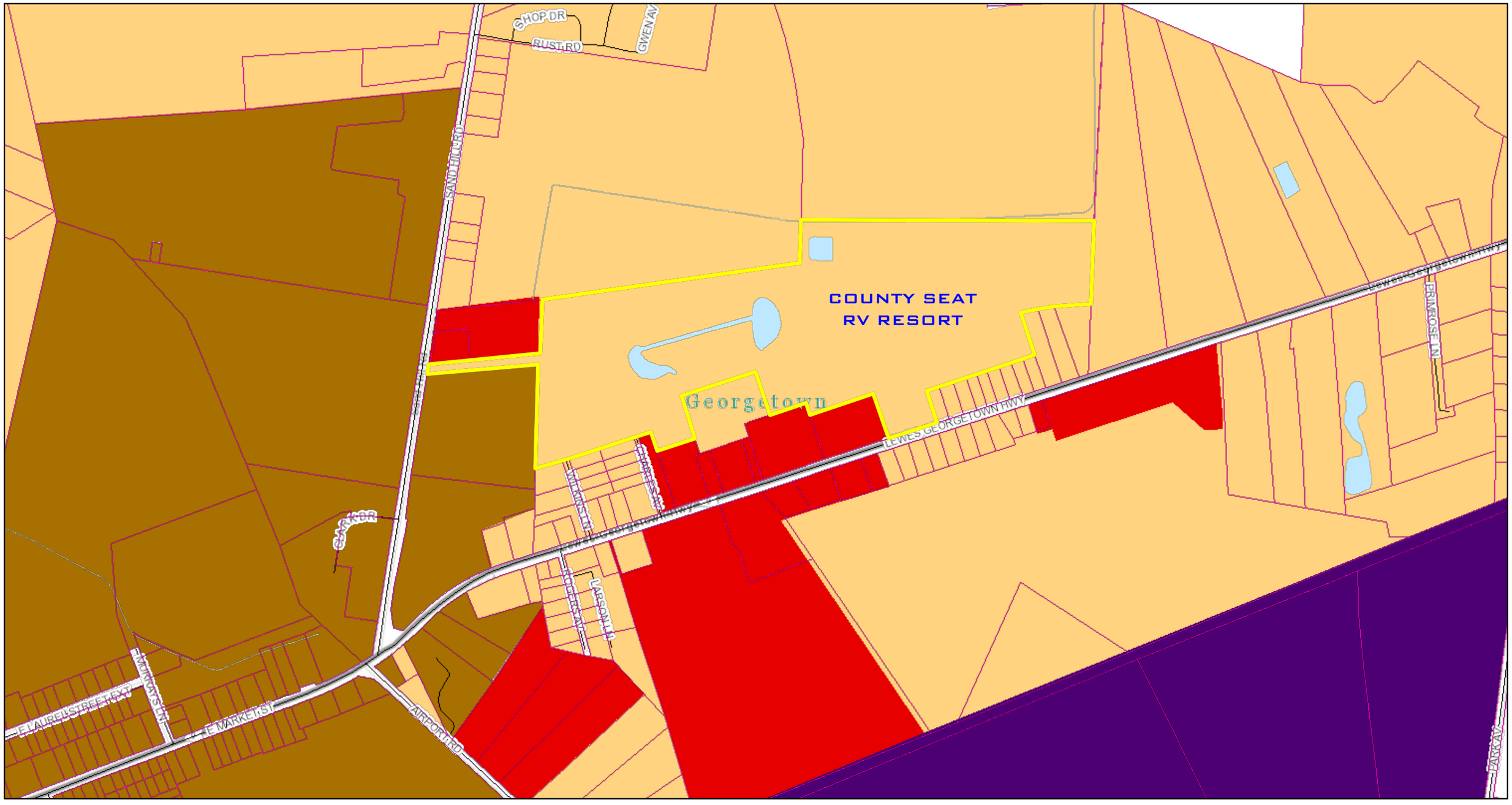
13x28 CAPE COD Plan #13CA702

Log Cabin

Cabin with 8’ Porch (400 SF)



Sussex County



June 29, 2020

1:9,028

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

- Override 1
- Override 1
- Tax Parcels
- Streets
- Hundred Boundaries
- Lakes, Ponds, Bays
- Streams
- 2019 Future Land Use
- Low Density
- Coastal Area
- Commercial
- Developing Area
- Existing Development Area
- Industrial
- Municipalities
- Town Center
- Easements

THE SUSSEX PLAN

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, FirstMap

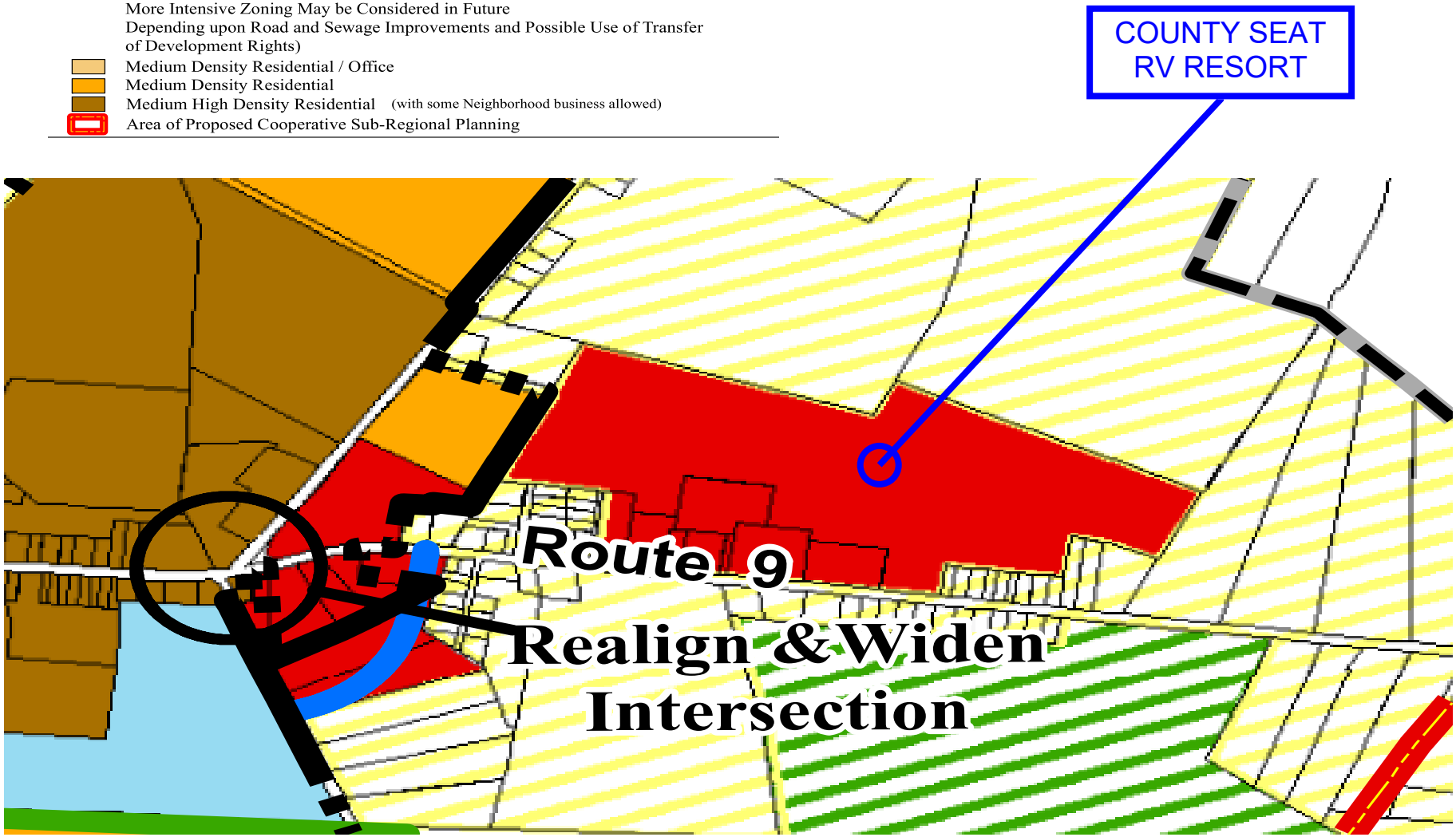
As Adopted by Town Council on January 13, 2010;
Revision Adopted November 13, 2013.
Revision Adopted November 14, 2018.
Revision Adopted February 27, 2019.

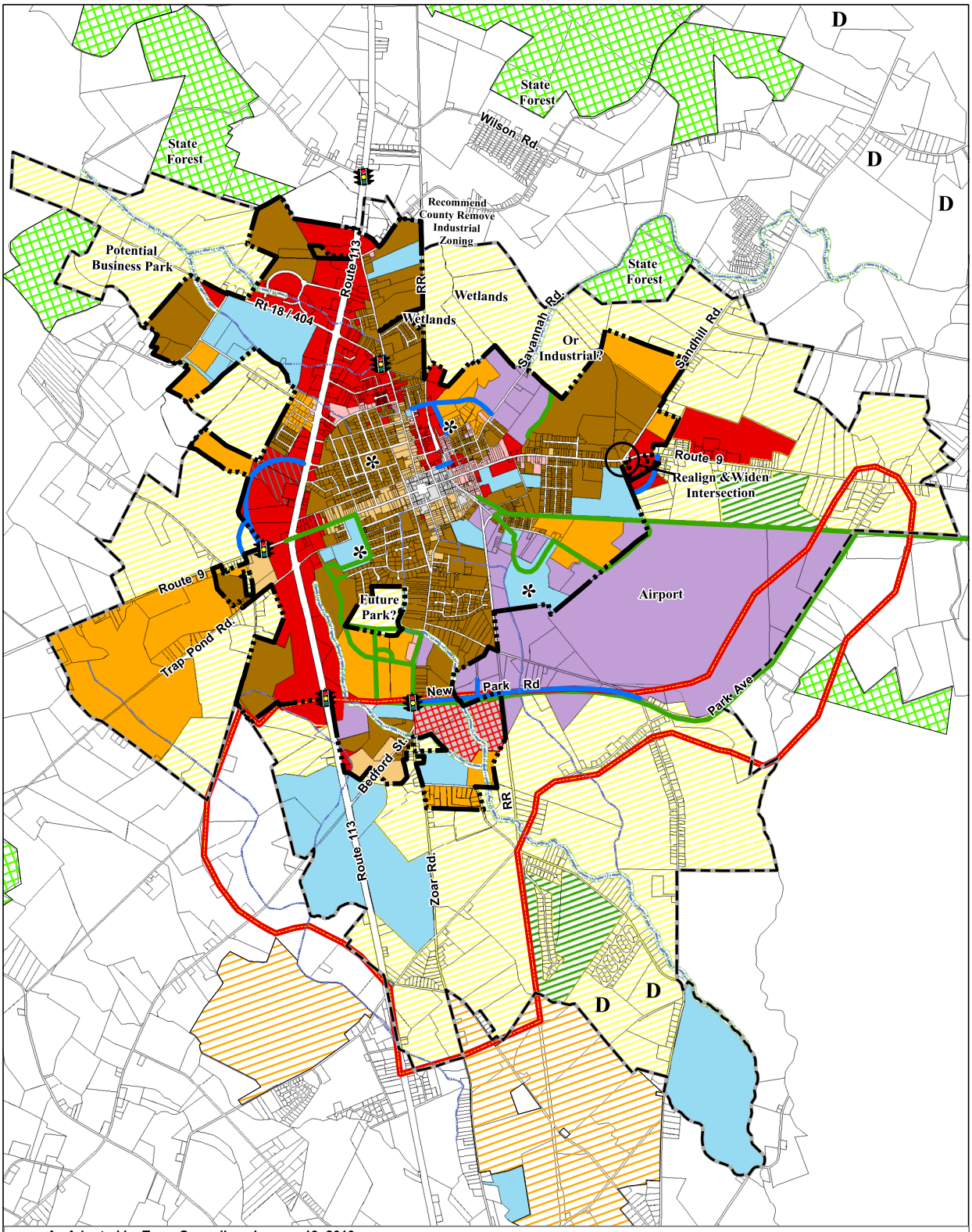
Town of Georgetown Comprehensive Plan

- Education and Community Facilities
- Existing Golf Courses & Private Recreation Site
- Commercial
- Commercial / Medium - High Density Residential
- Limited Commercial/Airport Approach
- Downtown Revitalization-Historic Preservation Emphasis
- Light Industrial & Airport
- Neighborhood Business
- Future Low Density Residential (Promote Cluster Option; More Intensive Zoning May be Considered in Future Depending upon Road and Sewage Improvements and Possible Use of Transfer of Development Rights)
- Medium Density Residential / Office
- Medium Density Residential
- Medium High Density Residential (with some Neighborhood business allowed)
- Area of Proposed Cooperative Sub-Regional Planning

Town of Georgetown Comprehensive Plan

The Town's Comprehensive Plan was adopted in January 2010. The intent of the comprehensive plan is to guide the officials of Georgetown in making decisions concerning the present and future of the Town. This document serves as a resource to guide future development proposals in applying the quality of life the Town has established.





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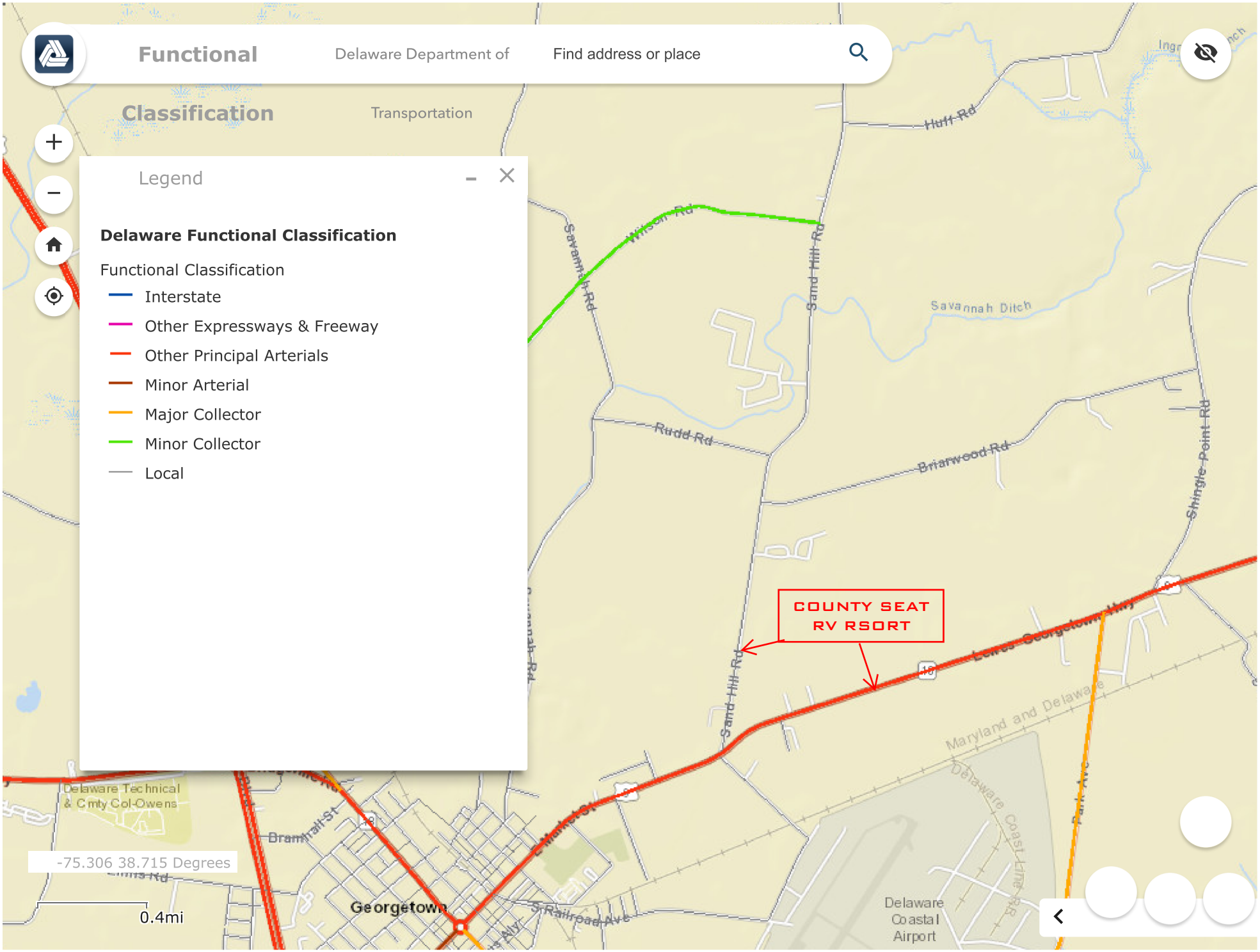
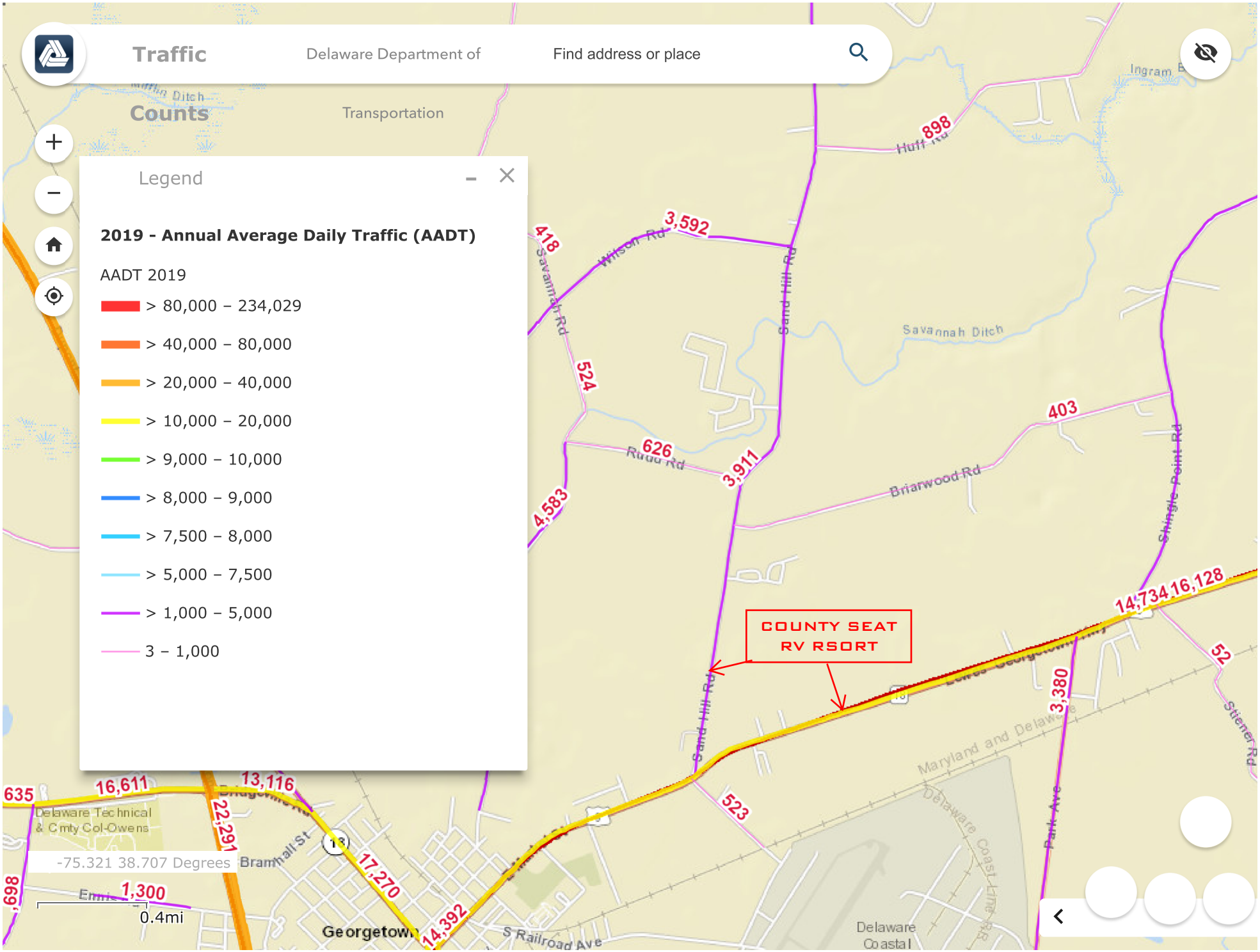
- D — Major Proposed Developments in Annexation Area
- Future Traffic Signals
- State-Designated Agricultural District (Temporary limits on number of new homes eligible for Permanent Preservation)
- Permanently Preserved Lands (Includes State Forests and Land Preserved by Easements)
- Potential New 2 Lane Roads
- Proposed Trails
- 2007 Town Boundaries
- Future Potential Annexation Boundary
- Ditches (approximate locations)
- Conservation Buffer Along Waterways

✻ Permanently Preserved Lands under Delaware Land-Water Conservation Trust Fund.

0 850 1,700 Feet


Functional
Classification
Delaware Department of
Transportation
Find address or place
Legend
Delaware Functional Classification
Functional Classification
Interstate
Other Expressways & Freeway
Other Principal Arterials
Minor Arterial
Major Collector
Minor Collector
Local
COUNTY SEAT
RV RSORT
Hutt Rd
Savannah Rd
Wilson Rd
Sand Hill Rd
Savannah Ditch
Rudd Rd
Briarwood Rd
Shingle Point Rd
Lewes-Georgetown Hwy
Maryland and Delaware
Delaware Coastal Airport
Delaware Technical & Cmty Col-Owens
Bramhall St
Market St
S Railroad Ave
Georgetown
-75.306 38.715 Degrees
0.4mi


Traffic
Delaware Department of
Find address or place
Counts
Transportation
Legend
2019 - Annual Average Daily Traffic (AADT)
AADT 2019
> 80,000 – 234,029
> 40,000 – 80,000
> 20,000 – 40,000
> 10,000 – 20,000
> 9,000 – 10,000
> 8,000 – 9,000
> 7,500 – 8,000
> 5,000 – 7,500
> 1,000 – 5,000
3 – 1,000
COUNTY SEAT
RV RSORT
-75.321 38.707 Degrees
0.4mi
Savannah Ditch
Briarwood Rd
Sand Hill Rd
Wilson Rd
Savannah Rd
Huff Rd
Ingram
Shingle Point Rd
Maryland and Delaware
Delaware Coast Line RR
Park Ave
Stiener Rd
S Railroad Ave
Georgetown
Delaware Technical & Cmty Col-Owens
Delaware Coastal
898
3,592
418
524
626
3,911
4,583
403
14,734
16,128
52
3,380
523
635
16,611
13,116
22,291
17,270
14,392
1,300
698

2019.01.16

PROJECT OVERVIEW

LEGEND | ASPHALT PAVEMENT | SHARED USE PATH | SIDEWALK

Source: Delaware Environmental Monitoring & Analysis Center (DEMAC)

Delaware Department of Transportation

GEORGETOWN EAST GATEWAY IMPROVEMENTS

18072 Davidson Drive
Milton, DE 19968
T: 302-684-8030
F: 302-684-8054

www.pennoni.com

Development and Environmental Assessment
and
Public Facility Evaluation Report

For

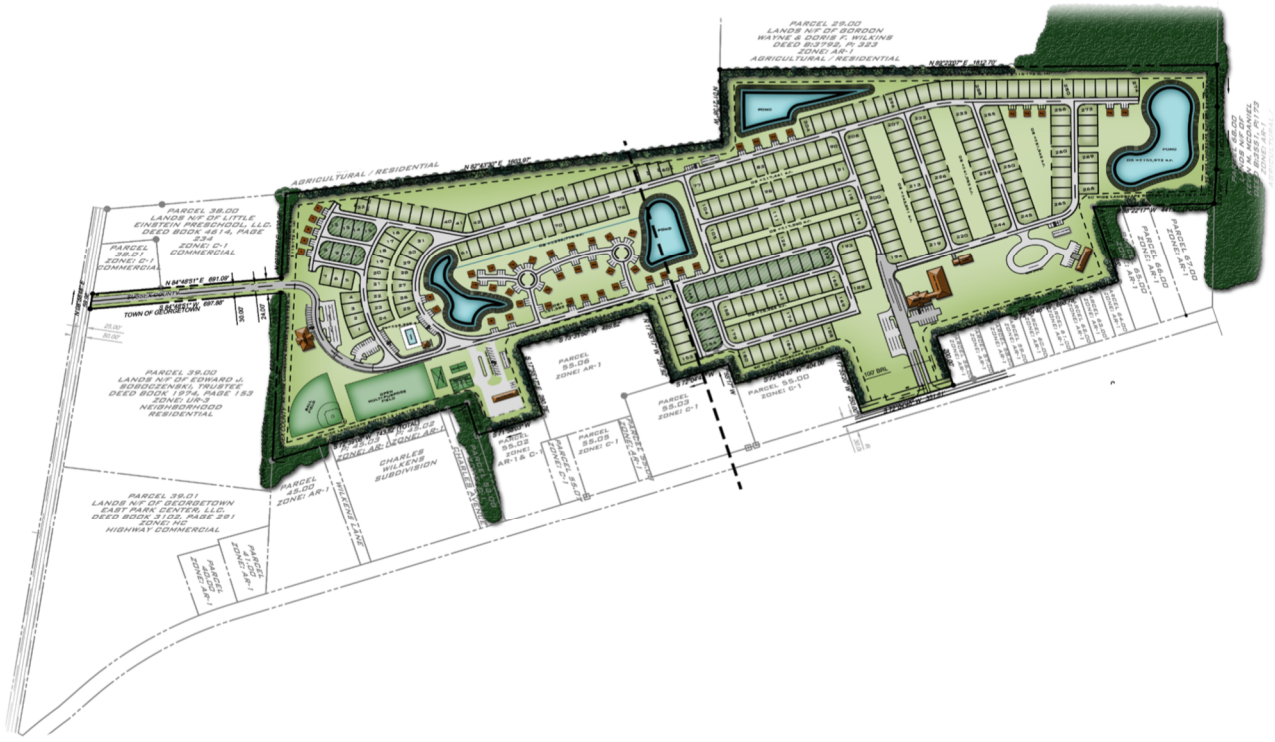
County Seat RV Resort

U.S Route 9 | Lewes Georgetown Highway

And

Sandhill Road

Georgetown Hundred | Sussex County | Delaware



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I. INTRODUCTION

This report is intended to describe the proposed development of an RV Resort on 73.9 acres of land more or less in the Georgetown Hundred located on the north side of US Route 9 (Lewes Georgetown Highway) and on the east side of Sussex County Road 319 (Sand Hill Road) in concert with the environment and sustainable development. This application for is for a conditional use (CU 2228). The property is zoned AR-1 Agricultural Residential District and is located within a Developing Area, one of Sussex County's Growth Areas, as shown on the 2045 Future Land Use Map in the 2019 Sussex County Comprehensive Plan.

The subject property was once the Delmarva Raceway with a 49 stable equine training facility.

The property is bordered on the north by agricultural lands currently zoned AR-1 that are within the Developing Area according to the 2045 Future Land Use Map - 2019 Sussex County Comprehensive Plan which is considered a newer, emerging growth area; on the south by existing C-1 General Commercial zoned lands as well as a variety of Commercial and Industrial uses along with AR-1 Single-family detached dwellings all within the Developing Area; on the east by AR-1 lands with a single-family detached dwelling which is also located within a Developing Area; and on the west by vacant lands within the Town of Georgetown Municipal Limits and C-1 zoned Lands and Commercial Uses.

The property also has frontage along and direct access to two (2) Public Highways: along the south is US Route 9 also known as the Lewes Georgetown Highway which is designated by DelDOT as a Principal Arterial Highway with a future right-of-way width of 100-feet; and along the west by SCR 319 also known as Sand Hill Road which is designated by DelDOT as a Local Road with a right-of-way width of 60-feet.

The purpose of a Conditional Use is to provide for certain uses which cannot be well adjusted to their environment in particular locations with full protection offered to surrounding properties by rigid application of the district regulations. These uses are generally of a public or semipublic character and are essential and desirable for the general convenience and welfare but, because of the nature of the use, the importance of the relationship to the Comprehensive Plan and possible impact not only on neighboring properties but on a large section of the county, require the exercise of planning judgment on location and site plan.

This report will address certain potential development and environmental matters this proposed conditional use will pose and it also attempts to establish a balance between the developer's need for straight-forward information upon which to base long-term financial decisions and community's need for protection of the neighborhood and the environment.

Proposed Project Name: <u>COUNTY SEAT RV RESORT</u>

Owner's Name: Citation 49 Farms, LLC, a Delaware limited liability company, Virginia Kauffman, Joe Ann Adams, Kenneth P. Adams, Tracy L. Adams, and Melvin L. Joseph, Jr. | 25154 Dupont BLVD., Georgetown, DE 19947

Developers Name: M.L. Joseph Heirs Farm Account, LLC, c/o Kenneth P. Adams | 25154 Dupont BLVD., Georgetown, DE 19947

Report prepared by: Mark H. Davidson, Principal Land Planner | Pennoni Associates Inc.; 18072 Davidson Drive, Milton, DE 19968

Report written: September 2020

II. SUMMARY

Pennoni Associates Inc. (Pennoni) has completed a Development and Environmental Assessment Report for M.L. Joseph Heirs Farm Account, LLC/Kenneth P. Adams, located on Lewes Georgetown Highway and Sand Hill Road in Georgetown Hundred, Sussex County pursuant to the guidelines set forth by Sussex County and the State of Delaware.

This report summarizes the findings of this Development and Environmental Site Assessment and Pennoni's conclusion and recommendations in regard to the environmental condition and development sustainability of the existing site.

Pennoni prepared this report by reviewing selected historical, geographical/geologic, environmental regulatory information pertaining to this Site and Adjacent lands, site visits, interviews and based on continued research and knowledge of this project.

Tax Map Number	135-15.00-55.01	
Total Area for Development	73.91± Acres	
Proposed Use	Campgrounds for mobile campers, tents, camp trailers, touring vans and the like	§115-22 and §115-172 H.
Number of Sites	304 Campsites; 46 Cabins	
Flood Zone	Zone X	
2019 future Land Use Map	Developing Area	
Wetland Area	0.00 Acres	
Lands to be Dedicated to DelDOT	Right-Of-Way = 20 Feet across US RT 9 0 Feet across SCR 319 (previously dedicated)	Permanent Easement = 15 Feet across both Road Frontages
2015 State Strategies	Levels 2/3	
Utilities	Water Service by Georgetown	
	Sewer Service by Georgetown	

A Wetland Evaluation by Pennoni and Kenneth W. Redinger Environmental continues to be conducted in those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions to determine if there is positive evidence of hydrophytic vegetation, hydric soils, and wetland hydrology that is needed for an area to be classified as wetlands. The areas reviewed to date do not indicate the presence of soils, vegetation and/or hydrology for regulated wetlands to exist on this property. We are currently onsite continuing to study the property. The existing farm ponds on the property are being investigated at this time as well. If any wetlands are discovered, they will be identified on future plans for the project and appropriate measures will be taken to alleviate disturbance.

Mapping reviewed as part of this assessment indicates no limitations related to floodplains. (see FEMA Floodplain Map)

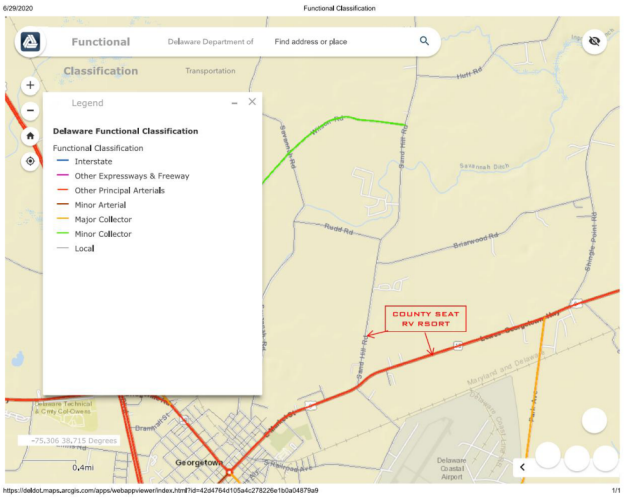
It is the stated goal of the project to provide, in general, all Erosion & Sediment Control (ESC) and Stormwater Management (SWM) Best Management Practices (BMPs) which will comply with DNREC standards and specifications in accordance with current guidance documents and policies. Green Technologies and Pollution Control Strategies will be implemented to reduce nitrogen and phosphorus loads to their mandated levels.

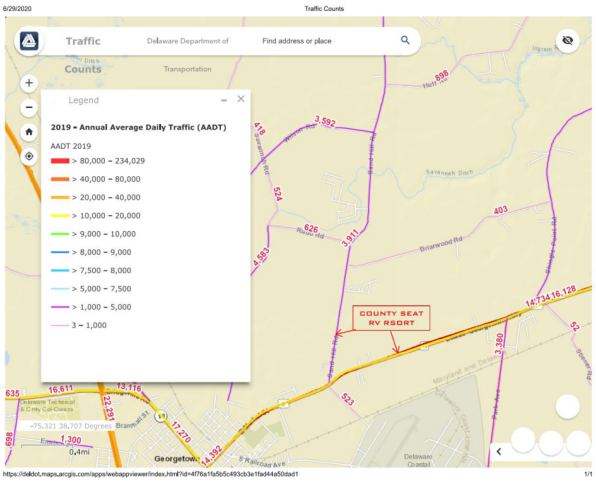
Tax Ditch inquiries indicate no tax ditches exist on this property.

III. GENERAL CHARACTERICTICS OF SITE

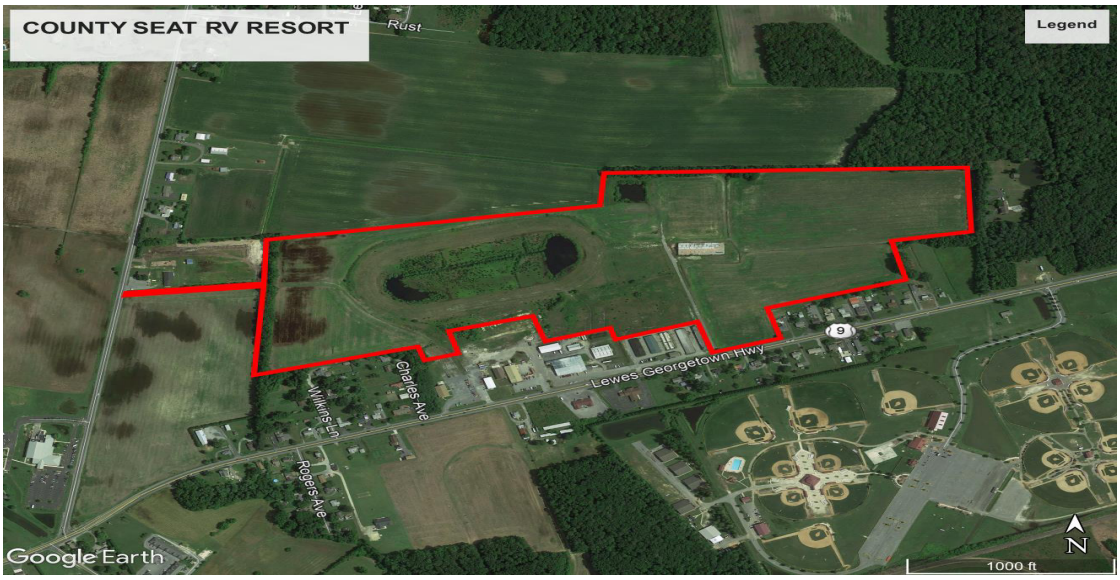
A. SITE DESCRIPTION

This Property is located on the east side of Sand Hill Road (SCR 319), a DelDOT Local Road with an existing right-of-way of 60-feet and currently has an Average Daily Trip count of 3,911 vehicles per day, which is located approximately 1000 feet North of Lewes Georgetown Highway (US Route 9), a DelDOT Principal Arterial Highway with an existing right-of-way of 60-feet and currently has an Average Daily Trip count of 16,655 vehicles per day. The property also has frontage along the Lewes Georgetown Highway (US Route 9) which is approximately 3,400 feet east of Sand Hill Road.

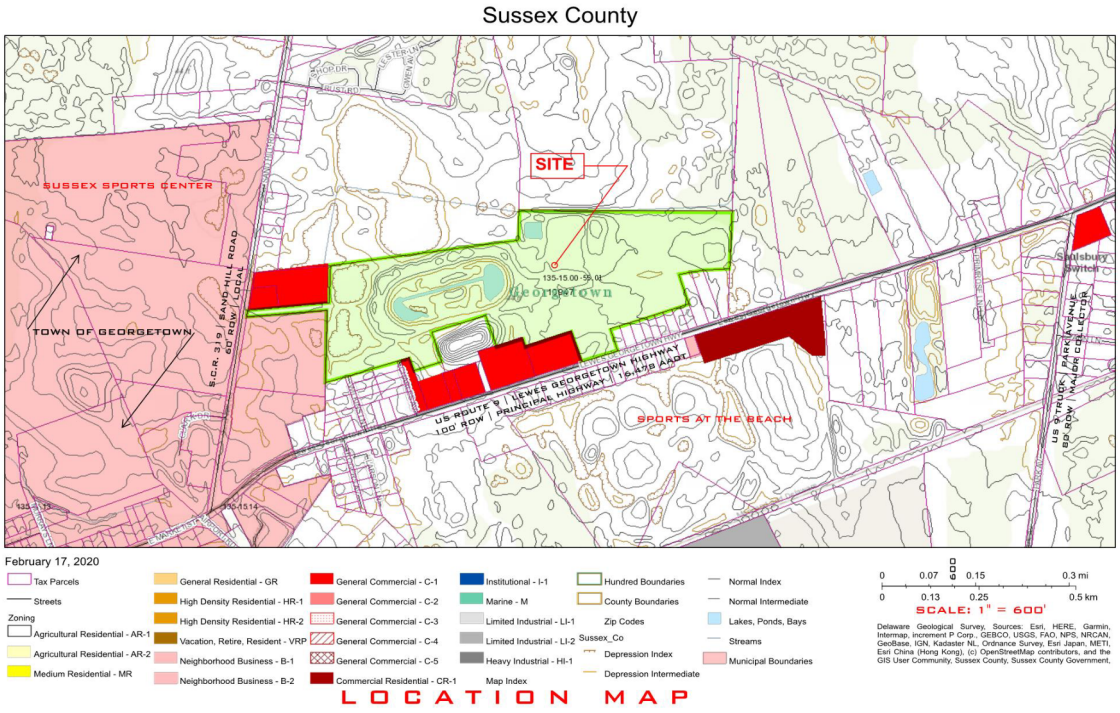




The project site was observed to be primarily flat farmland currently being farmed. The property also has an existing 49-stall stable with 3 existing farm ponds located within its boundaries. The property appeared mostly moderate-to-well drained with existing ditches within the property and there did not appear to be any existing forested area within the 73.91 acres.

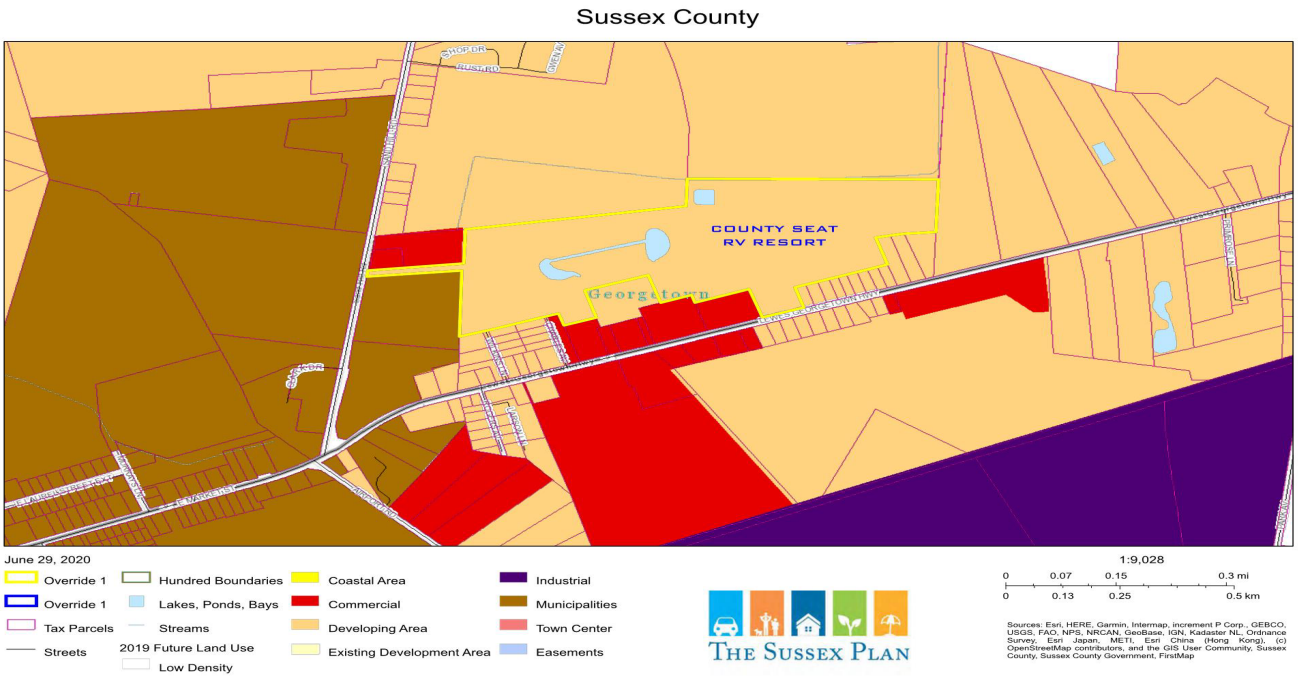


The property is located in a mixed agricultural, commercial and industrial area. The property is across the road from the Sand Hill Sussex County Sports Complex and Sports at the Beach. The property is also located adjacent to the Town of Georgetown; however, the properties will not be annexed into the Town at this time. The property is currently zoned AR-1 Agricultural Residential.

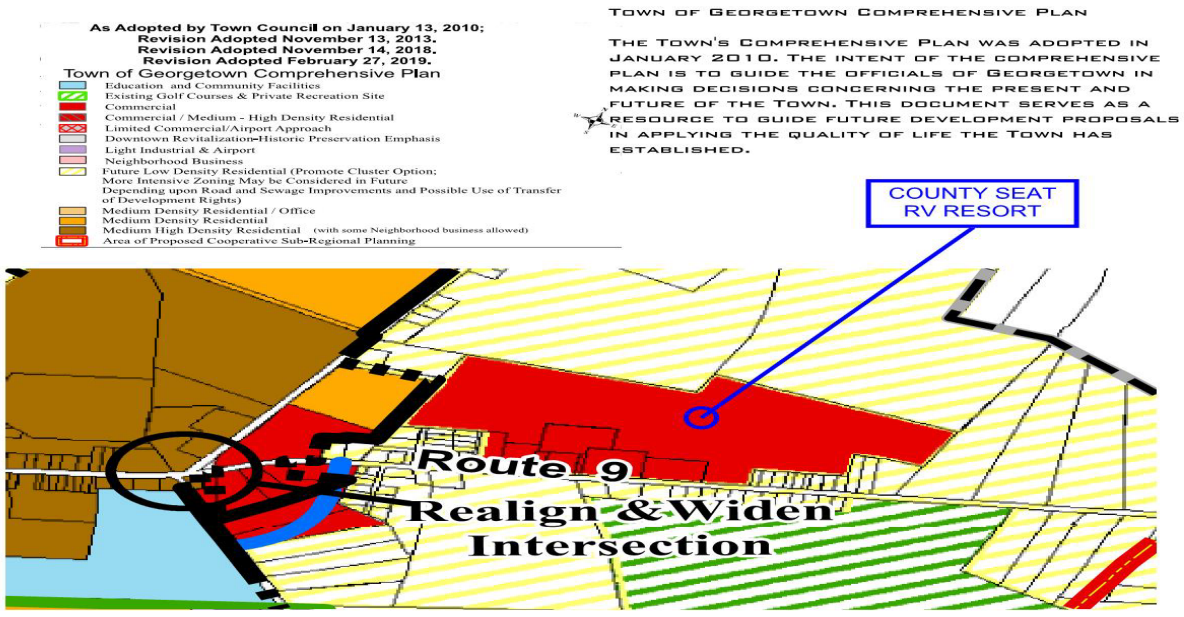


The property is located within the Developing Area, a Growth Area as designated in the 2019 Comprehensive Plan (The Sussex Plan). The Sussex Plan is the County's official policy guide for future development-related decisions. The Plan is long-range in nature and provides a framework for County residents and decision-makers to "conceptualize" how the County should look and function. While the Comprehensive plan acts as a policy guide for future development and decision-making, the

County Code regulates the use of land. The proposed conditional use of the 73.91-acre property is identified to be in a Developing Area. The Developing Areas are newer, emerging growth areas that demonstrate the characteristics of developmental pressures. Most of the proposed Developing Areas are adjacent to municipalities, within or adjacent to potential future annexation areas of a municipality, or adjacent to Town Centers.



The property is also located within a Commercial Area according to the Town of Georgetown 2019 Future Land Use Map.



The Developer approached the Town of Georgetown about potentially annexing the property into the Town for the specific RV Resort project. At this time the Town determined that it was better for the property to go through the County where the zoning code and comprehensive plan can accept an application such as this project. The Town did agree to provide the property with municipal water and wastewater services that are currently in the vicinity of the property. At a later time, the Town may consider an application for the property/project to be annexed into the Town.

The 2019 Sussex Plan - Future Land Use Plan has established Growth Areas where the County has indicated future growth is expected. The Sussex Plan seeks to encourage the County's most concentrated forms of new development to Growth Areas, including most higher density residential development and most commercial development.

The County used the following guidelines to help determine where Growth Areas should be located:

- Proximity to an incorporated municipality or a municipal annexation area.
- Presence of existing public sewer and public water service nearby.
- Plans by the County to provide public sewage service within five years.
- Location on or near a major road or intersection.
- Character and intensity of surrounding development, including proposed development.
- Location relative to major preserved lands.
- Location of water bodies.

The Sussex Plan suggests that each application should be reviewed on its own merit to ensure that it does not have a negative impact to the surrounding area or the county in general. Some of the stated goals within the Plan for this type of zoning:

a. *Promote growth and development in areas where capital facilities and infrastructure are already available and adequate to support the growth* – [Town of Georgetown has agreed to extend their water and sewer services to the property; DelDOT currently has a project (Summer 2020) that will improve the existing intersection geometry of US 9 and S319 (Sand Hill Road/Airport Road) that will realign Sand Hill Road and Airport Road to intersect US 9 at one location at an improved angle; add turn lanes, pedestrian and bicycle facilities, and drainage improvements.]

b. *Promote development in designated commercial and industrial areas in a scale/intensity/distance appropriate to adjacent residential neighborhoods* – [The project being proposed is located in an a commercial/industrial area that will maintain and enhance the community character with a well-designed and efficient facility that provides for essential open space and recreational facilities that will promote a sense of community. The County Code protects adjacent residential dwellings with a 400-foot setback from all campsites within the project as well a 100-foot setback from public roads. Additional protection in the form of a 50-foot landscape buffer is provided that will further the heath, safety and welfare of adjacent residential neighborhoods.]

c. *Engage in planning that considers the efficient location of public services and infrastructure while establishing future public sewer service areas that will help preserve open space by promoting orderly growth rather than unplanned sprawl* – [this property is located adjacent to the Town of Georgetown and therefore water and sanitary sewer extensions, paid for by the developer, can be extended at no cost to the tax payers of Georgetown. Georgetown will

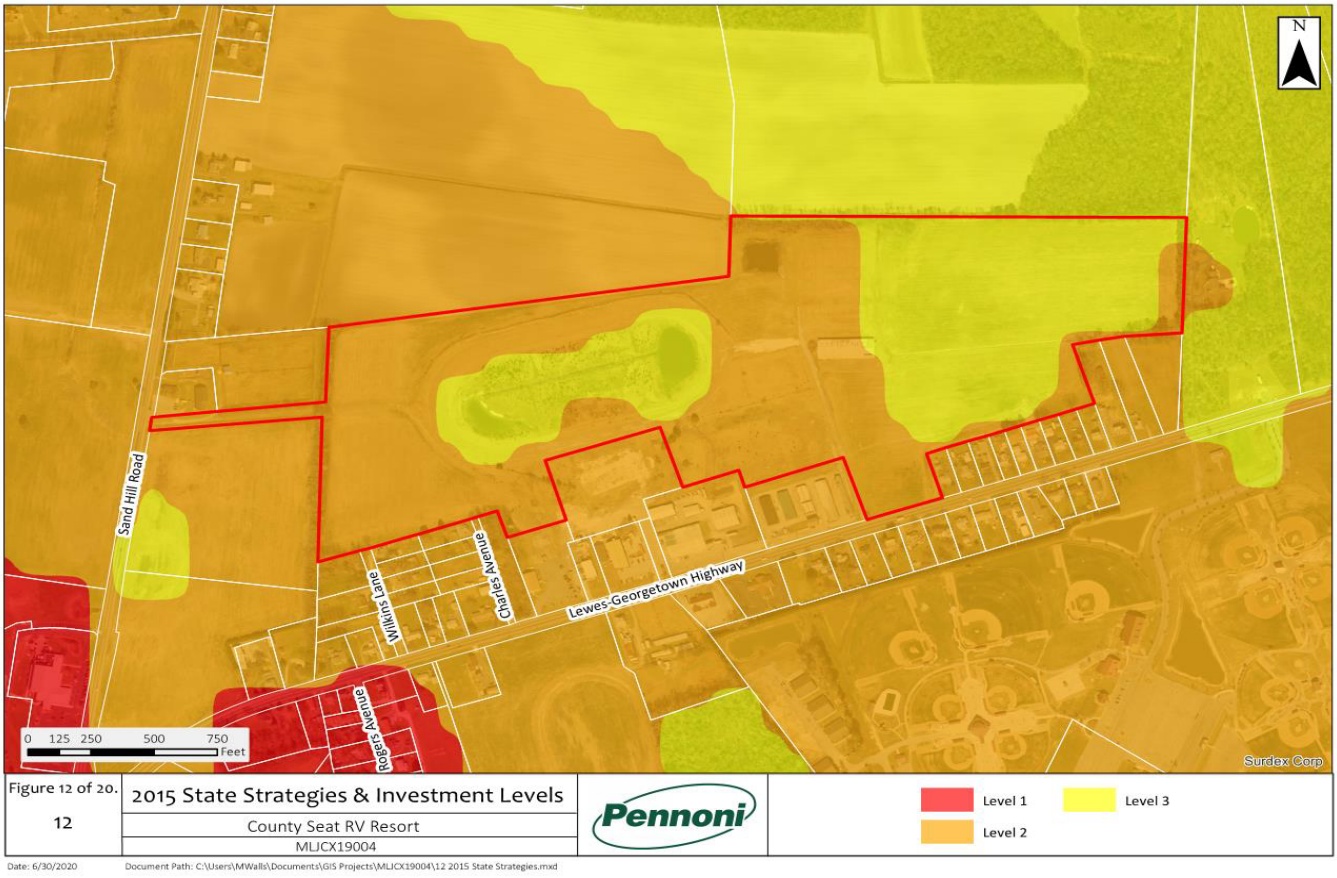
recognize revenue from the development in the form of water and sanitary impact fees and use fees along with developer funded extensions of said services. Future DelDOT improvements to Sand Hill Road and US Route 9 Intersection and improvements made by the developer with the approval of this project will ensure that safe pedestrian access to and from the project onto adjacent public roads and to the adjacent community will be realized. All of this will prohibit any unplanned sprawl that the Comprehensive Plan is discouraging]

d. *Coordinate with DelDOT on road improvements and other transportation projects* – [Although a TIS was not required as a part of this application, Section 2.2.2.2 of the Development Coordination Manual provides that for developments generating less than 2000 vehicle trip ends per day and less than 200 vehicle trip ends per hour in any hour of the day, DelDOT may accept an Area Wide Study (AWS) Fee in lieu of the TIS if the local government does not require a TIS. AWS Fees are used to fund traffic studies, not to build improvements. The site is estimated to generate 950 vehicle trip ends per day (AWS Fee = $9,500.00) and the weekday morning and evening peak hour trip ends at 74 and 95, respectively. However, DelDOT does anticipate requiring a Traffic Operational Analysis (TOA) in support of the entrance design on both US Route 9 and Sand Hill Road. On Sand Hill Road, the needed entrance improvements will need to fit with existing access for the adjacent commercial daycare center and the approved access for the Sussex County Sports Complex and the planned access for the CHEER Life Care Village. On Route 9, the needed entrance improvements will need to fit with the various existing access points in the area including most significantly the existing access to Sports at the Beach.].

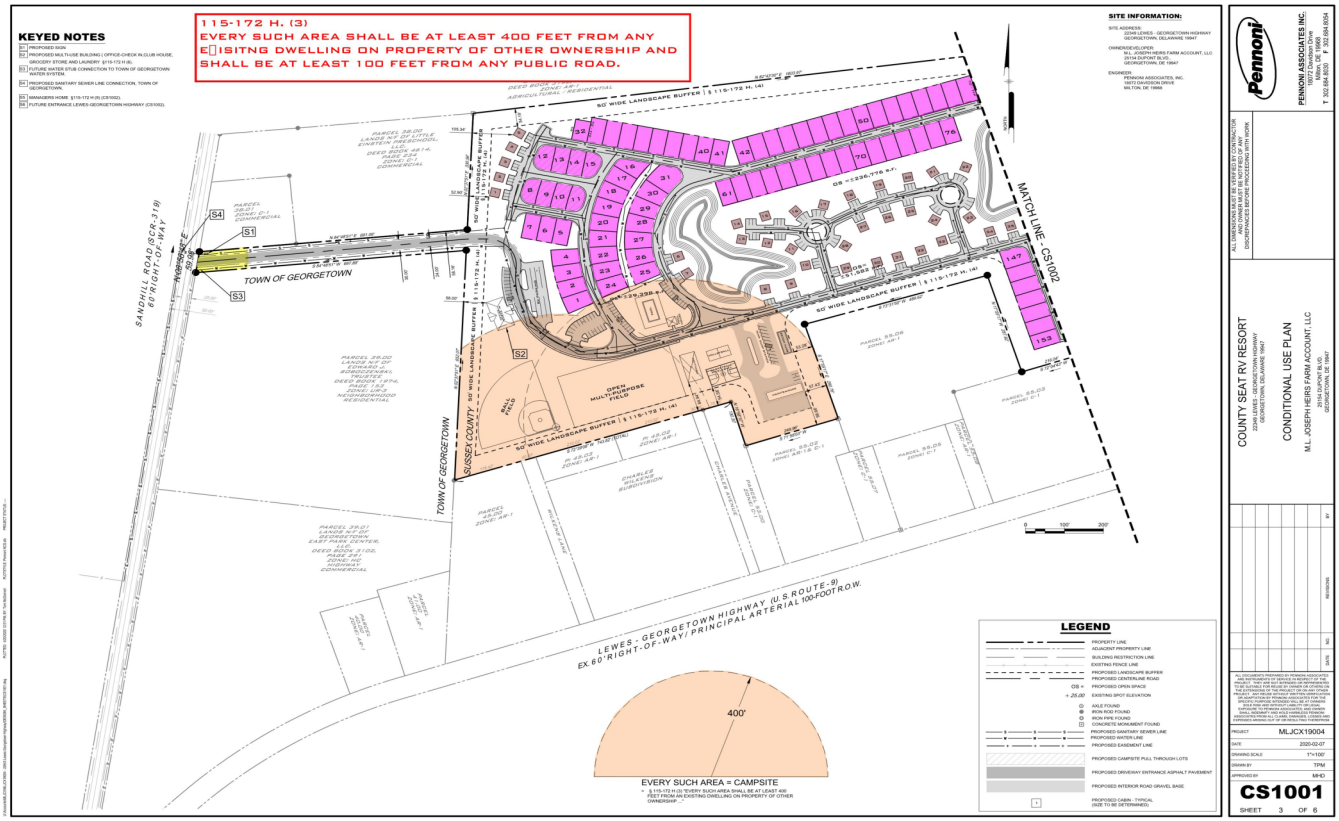
Consistent with the Comprehensive Plan's Future Land Use Chapter the County has considered the development along US 9 as a business corridor. Furthermore, the Sussex Plan promotes the US 9 vision to be tied to efforts to make the corridor multi-modal. The Applicant anticipates significant bicycle and pedestrian traffic between the campground and both the Sussex County Sports Complex and Sports at the Beach and will work with DelDOT to accommodate safe pedestrian movements to and from the RV Resort.

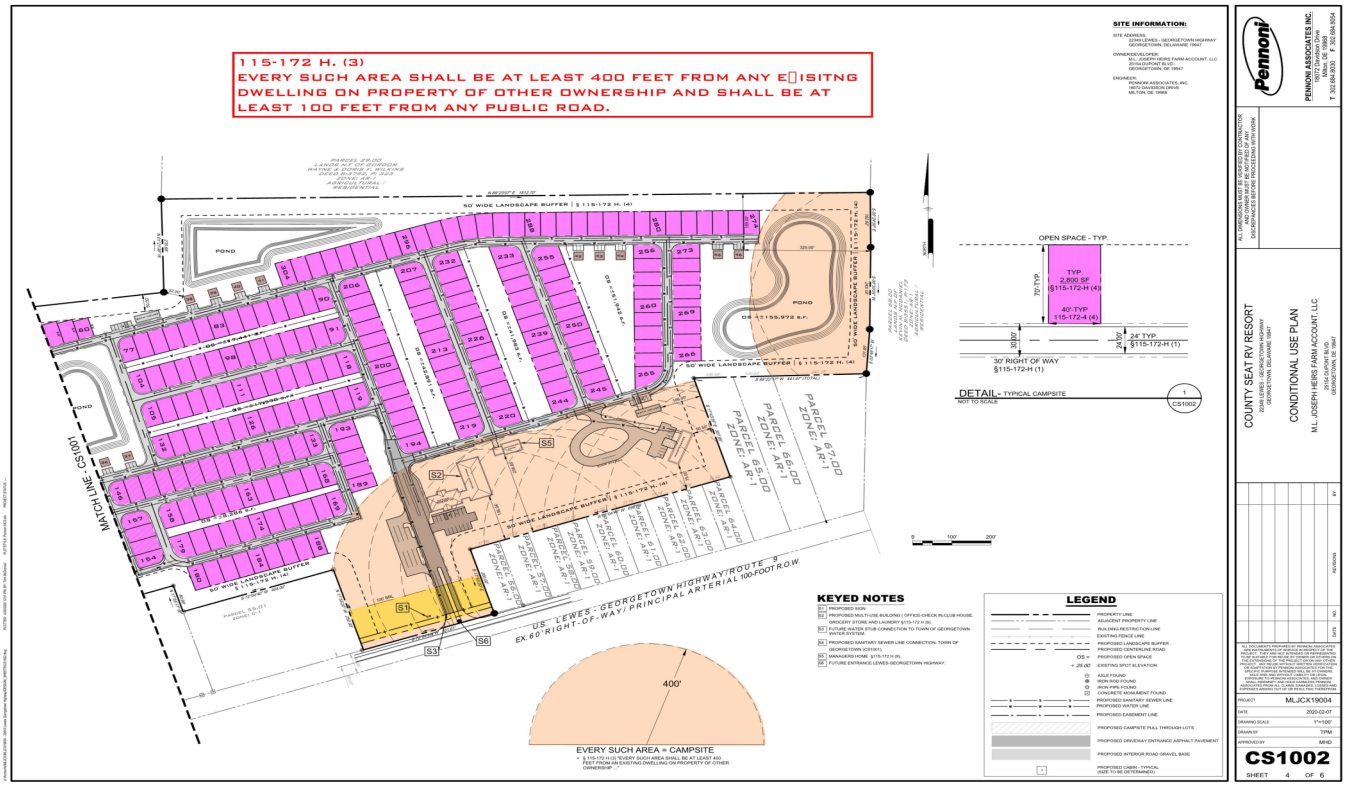
The 2015 Strategies for State Policies and Spending Map identifies this project as being located in Investment Levels 2 and 3. Investment Level 2 reflects areas where growth is anticipated by local, county, and State plans in the near-term future. Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer-term future, or areas that may have environmental or other constraints to development. State investments may support future growth in these areas. The site has been carefully reviewed for any environmental concerns related to the property and nothing of concern has been found. This property is intermingled within a fast-growing area within the county and is adjacent to larger Level 2 areas. Our understanding from this is that the priorities in the Level 3 Areas are for DelDOT to focus on regional movements between towns and other population centers which this area certainly qualifies. Developers and property owners will make local roadway improvements as development occurs. All infrastructure needs will be funded by the property owners of the development. Additional public infrastructure that will benefit the community, such as, road improvements, utility extensions and access improvements will all be paid for by the property owners of the development. We have come to understand that investment areas within municipalities and towns as well as within their future annexation areas are areas that can support and encourage a wide range of uses and densities, promote a variety of transportation options, foster efficient use of existing public investments, and enhance community identity. We know that it's the

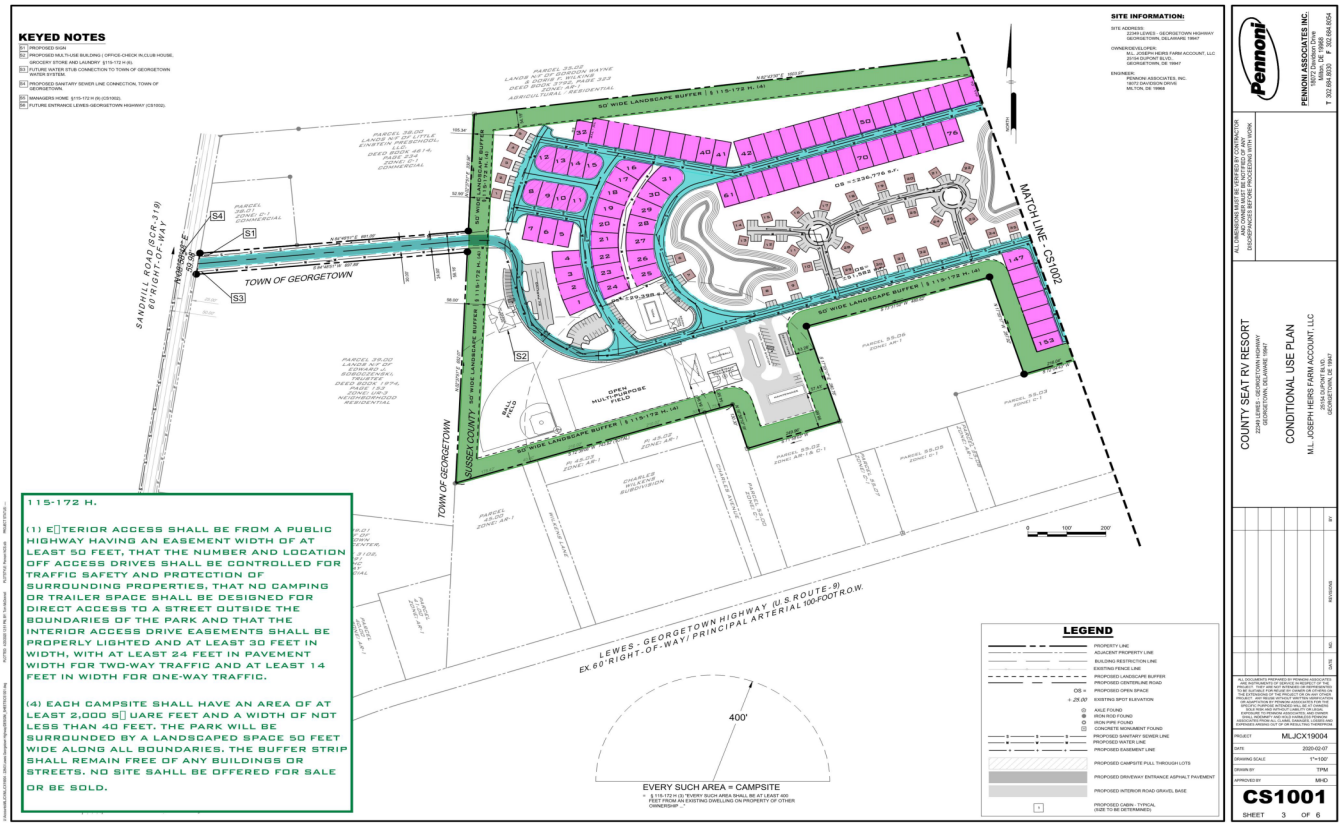
State's intent to use its spending and management tools to maintain and enhance community character, to promote well-designed and efficient new growth, and to facilitate redevelopment.

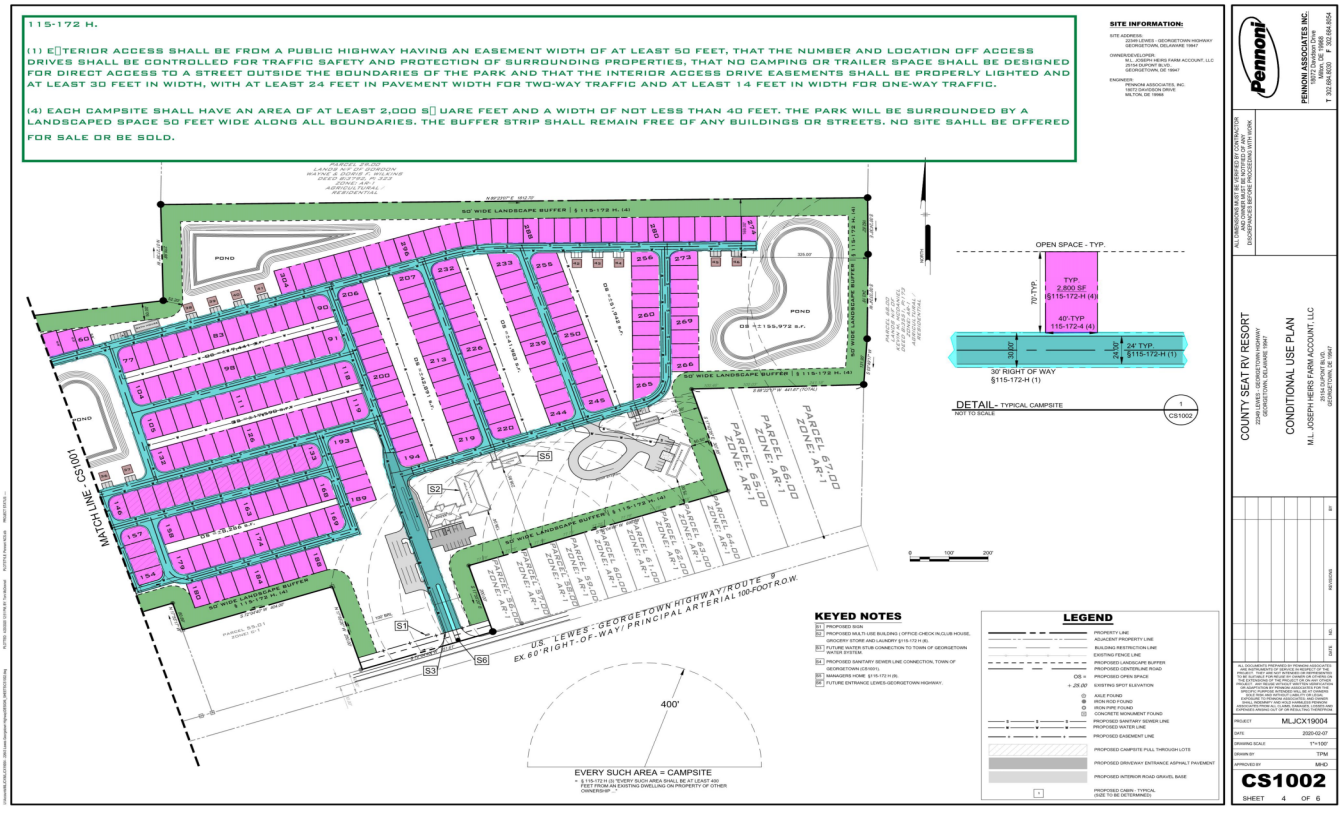


In addition to the Comprehensive Plan, the County's Zoning Code provides a framework for balanced land use and critical investment in Sussex County. Zoning is the classification of zones within which permitted uses are established and regulations govern development standards. Conditional Uses provide for certain uses which cannot be well adjusted to their environment in particular locations with full protection offered to surrounding properties by rigid application of the district regulations. These uses are generally of a public or semipublic character and are essential and desirable for the general convenience and welfare but, because of the nature of the use, the importance of the relationship to the Comprehensive Plan and possible impact not only on neighboring properties but on a large section of the county, require the exercise of planning judgment on location and site plan. In addition to the general consideration given to a conditional use application, the Zoning Code contains special requirements outlined in §115-172 H. for the approval and development of the RV Resort. The Nine (9) conditions under this section are represented within the planning of the project and are shown on the site plans submitted as a part of the application. The following exhibits outline how the conditions are being met:


115-172 H. (3)
EVERY SUCH AREA SHALL BE AT LEAST 400 FEET FROM ANY EXISITNG DWELLING ON PROPERTY OF OTHER OWNERSHIP AND SHALL BE AT LEAST 100 FEET FROM ANY PUBLIC ROAD.
KEYED NOTES
SITE INFORMATION:
MATCH LINE - CS1002
TOWN OF GEORGETOWN
SUSSEX COUNTY
SANDHILL ROAD (SCR-319) 60' RIGHT-OF-WAY
LEWES - GEORGETOWN HIGHWAY (U.S. ROUTE - 9) EX. 60' RIGHT-OF-WAY/ PRINCIPAL ARTERIAL 100-FOOT R.O.W.
EVERY SUCH AREA = CAMPSITE
LEGEND
PENNONI ASSOCIATES INC.
COUNTY SEAT RV RESORT
CONDITIONAL USE PLAN
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
MLJCX19004
CS1001
SHEET 3 OF 6


115-172 H. (3)
EVERY SUCH AREA SHALL BE AT LEAST 400 FEET FROM ANY EXISITNG DWELLING ON PROPERTY OF OTHER OWNERSHIP AND SHALL BE AT LEAST 100 FEET FROM ANY PUBLIC ROAD.
SITE INFORMATION:
MATCH LINE - CS1001
POND
OPEN SPACE - TYP.
DETAIL - TYPICAL CAMPSITE
KEYED NOTES
LEGEND
EVERY SUCH AREA = CAMPSITE
PENNONI ASSOCIATES INC.
COUNTY SEAT RV RESORT
CONDITIONAL USE PLAN
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
MLJCX19004
CS1002
SHEET 4 OF 6


KEYED NOTES
SITE INFORMATION:
115-172 H.
(1) EXTERIOR ACCESS SHALL BE FROM A PUBLIC HIGHWAY HAVING AN EASEMENT WIDTH OF AT LEAST 50 FEET, THAT THE NUMBER AND LOCATION OFF ACCESS DRIVES SHALL BE CONTROLLED FOR TRAFFIC SAFETY AND PROTECTION OF SURROUNDING PROPERTIES, THAT NO CAMPING OR TRAILER SPACE SHALL BE DESIGNED FOR DIRECT ACCESS TO A STREET OUTSIDE THE BOUNDARIES OF THE PARK AND THAT THE INTERIOR ACCESS DRIVE EASEMENTS SHALL BE PROPERLY LIGHTED AND AT LEAST 30 FEET IN WIDTH, WITH AT LEAST 24 FEET IN PAVEMENT WIDTH FOR TWO-WAY TRAFFIC AND AT LEAST 14 FEET IN WIDTH FOR ONE-WAY TRAFFIC.
(4) EACH CAMPSITE SHALL HAVE AN AREA OF AT LEAST 2,000 SQUARE FEET AND A WIDTH OF NOT LESS THAN 40 FEET. THE PARK WILL BE SURROUNDED BY A LANDSCAPED SPACE 50 FEET WIDE ALONG ALL BOUNDARIES. THE BUFFER STRIP SHALL REMAIN FREE OF ANY BUILDINGS OR STREETS. NO SITE SAHLL BE OFFERED FOR SALE OR BE SOLD.
LEGEND
EVERY SUCH AREA = CAMPSITE
LEWES - GEORGETOWN HIGHWAY (U.S.ROUTE-9)
EX.60'RIGHT-OF-WAY/ PRINCIPAL ARTERIAL 100-FOOT R.O.W.
SANDHILL ROAD (S.R.318)
60' RIGHT-OF-WAY
TOWN OF GEORGETOWN
SUSSEX COUNTY
MATCH LINE CS1002
OPEN MULTI-PURPOSE FIELD
PENNONI ASSOCIATES INC.
COUNTY SEAT RV RESORT
CONDITIONAL USE PLAN
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
CS1001
SHEET 3 OF 6


115-172 H.
(1) EXTERIOR ACCESS SHALL BE FROM A PUBLIC HIGHWAY HAVING AN EASEMENT WIDTH OF AT LEAST 50 FEET, THAT THE NUMBER AND LOCATION OFF ACCESS DRIVES SHALL BE CONTROLLED FOR TRAFFIC SAFETY AND PROTECTION OF SURROUNDING PROPERTIES, THAT NO CAMPING OR TRAILER SPACE SHALL BE DESIGNED FOR DIRECT ACCESS TO A STREET OUTSIDE THE BOUNDARIES OF THE PARK AND THAT THE INTERIOR ACCESS DRIVE EASEMENTS SHALL BE PROPERLY LIGHTED AND AT LEAST 30 FEET IN WIDTH, WITH AT LEAST 24 FEET IN PAVEMENT WIDTH FOR TWO-WAY TRAFFIC AND AT LEAST 14 FEET IN WIDTH FOR ONE-WAY TRAFFIC.
(4) EACH CAMPSITE SHALL HAVE AN AREA OF AT LEAST 2,000 SQUARE FEET AND A WIDTH OF NOT LESS THAN 40 FEET. THE PARK WILL BE SURROUNDED BY A LANDSCAPED SPACE 50 FEET WIDE ALONG ALL BOUNDARIES. THE BUFFER STRIP SHALL REMAIN FREE OF ANY BUILDINGS OR STREETS. NO SITE SAHLL BE OFFERED FOR SALE OR BE SOLD.
SITE INFORMATION:
OPEN SPACE - TYP.
DETAIL- TYPICAL CAMPSITE
KEYED NOTES
LEGEND
EVERY SUCH AREA = CAMPSITE
U.S. LEWES - GEORGETOWN HIGHWAY/ROUTE 9
EX.60'RIGHT-OF-WAY/PRINCIPAL ARTERIAL 100-FOOT R.O.W.
MATCH LINE - CS1001
PENNONI ASSOCIATES INC.
COUNTY SEAT RV RESORT
CONDITIONAL USE PLAN
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
CS1002
SHEET 4 OF 6

B. SOILS

Pennoni reviewed the USDA-NRCS Web Soil Survey published by the United States Department of Agriculture Natural Resource Conservation Service and surveyed in 2012 to evaluate general soil conditions at the Property. Accent Environmental, LLC has been retained to perform soil borings within the parcel that will identify the characteristics of the soils and their ability for use with the development of the property. Soils typically mapped at the property include the following:

1) KfA – Keyport fine sandy loam, 0-2% Slopes, Group B; Moderately well drained soils

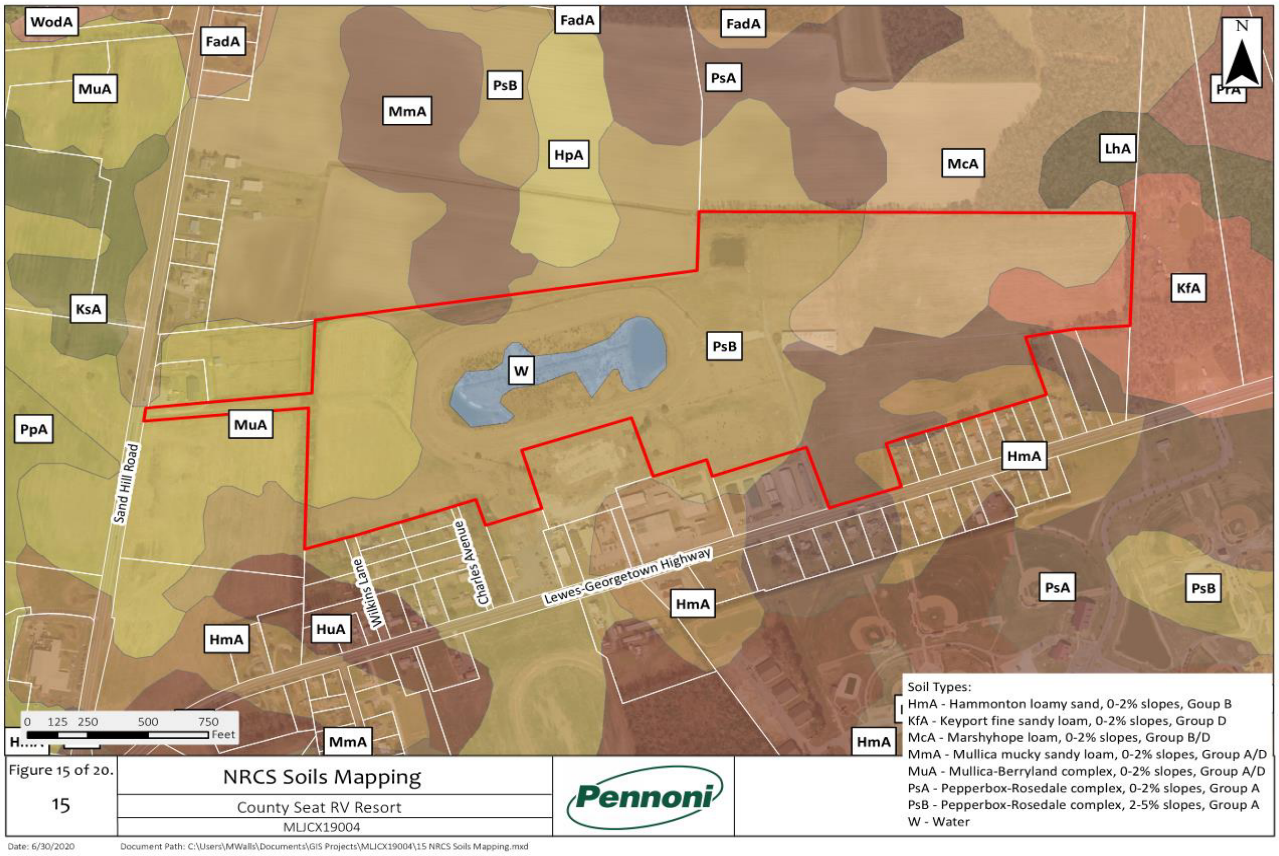
2) McA – Marshyhope loam, 0-2% slopes, Group B/D;

3) MmA – Mullica mucky sandy loam, 0-2% slopes, Group A/D;

4) MuA – Mullica-Berryland complex, 0-2% slopes, Group A/D;

5) PsA – Pepperbox-Rosedale complex, 0-2% slopes Group A; Moderately well drained soils

6) PsB – Pepperbox-Rosedale complex, 2-5% slopes, Group A; Moderately well drained soils

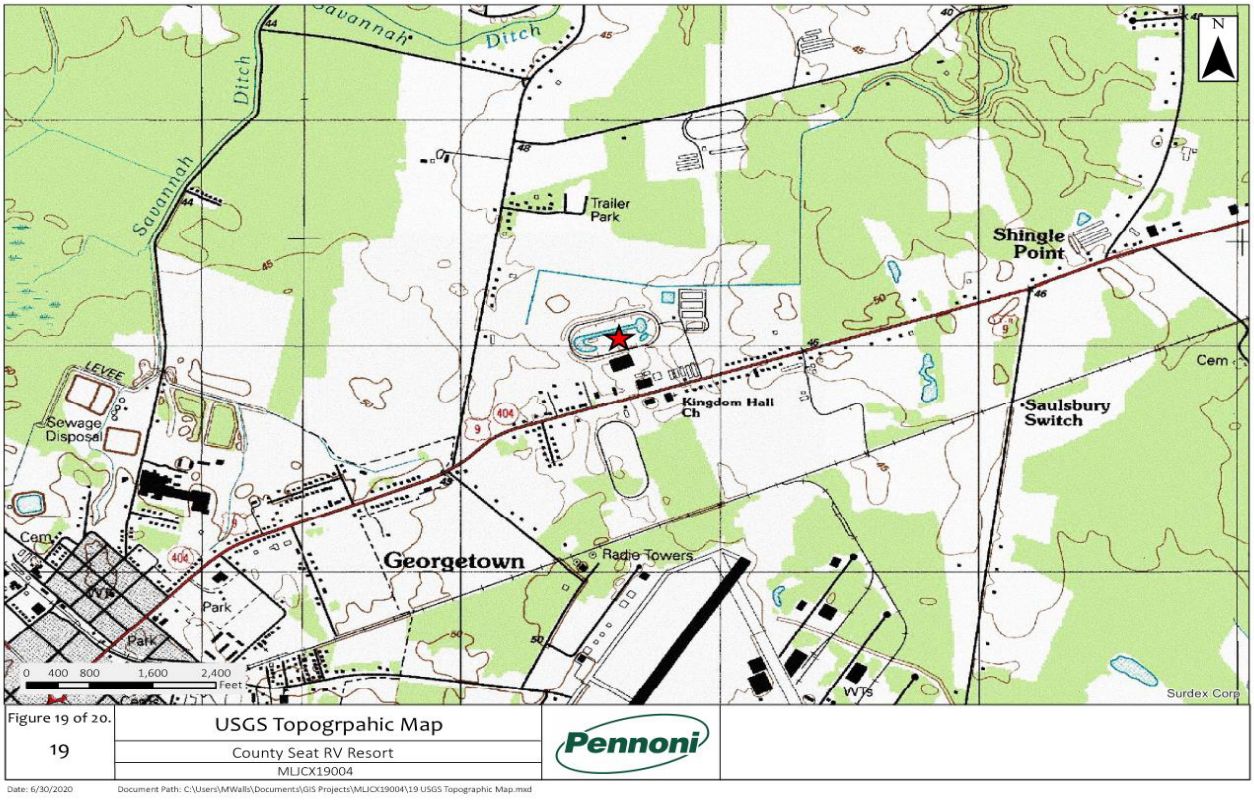


Web Soil Survey (WSS) provides soil data and information produced by the National Cooperative Soil Survey. It is operated by the USDA Natural Resources Conservation Service (NRCS). Soil surveys can be used for general farm, local, and wider area planning. Onsite investigation is needed in most cases, such as soil quality assessments and certain conservation and engineering applications.

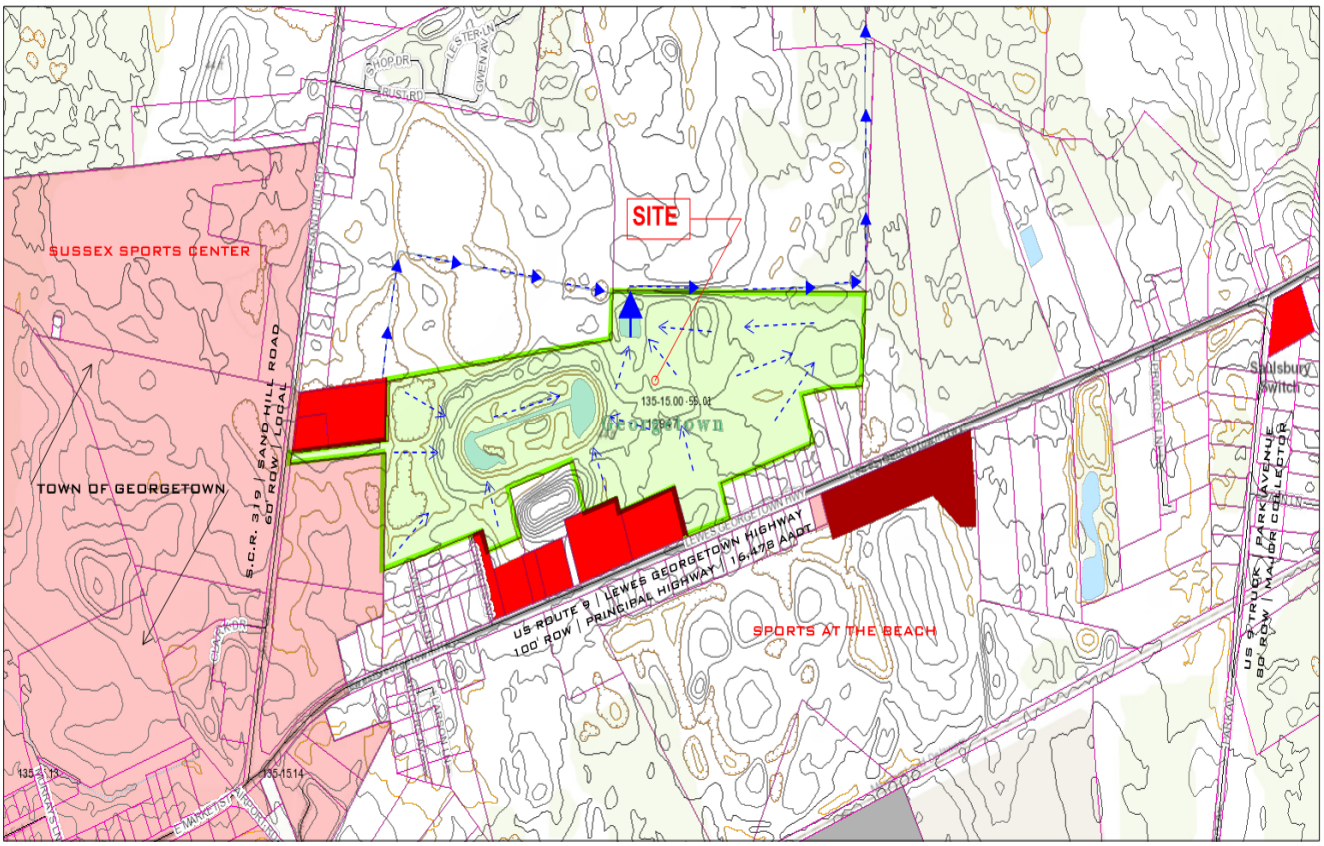
It should be noted that this information was interpreted from NRCS Soils Mapping and actual field soils feasibility work is being conducted to verify the extent of the soils for the project. During the final design of the construction plans for the project, a detailed soils report will be provided for use and reference to the Sussex Conservation District, DNREC, the Owner and the Contractor.

C. SURFACE TOPOGRAPHY AND SITE DRAINAGE.

The subject property is located Delaware 7.5-minute USGS topographic quadrangle at an approximate elevation of 45 feet above mean sea level.



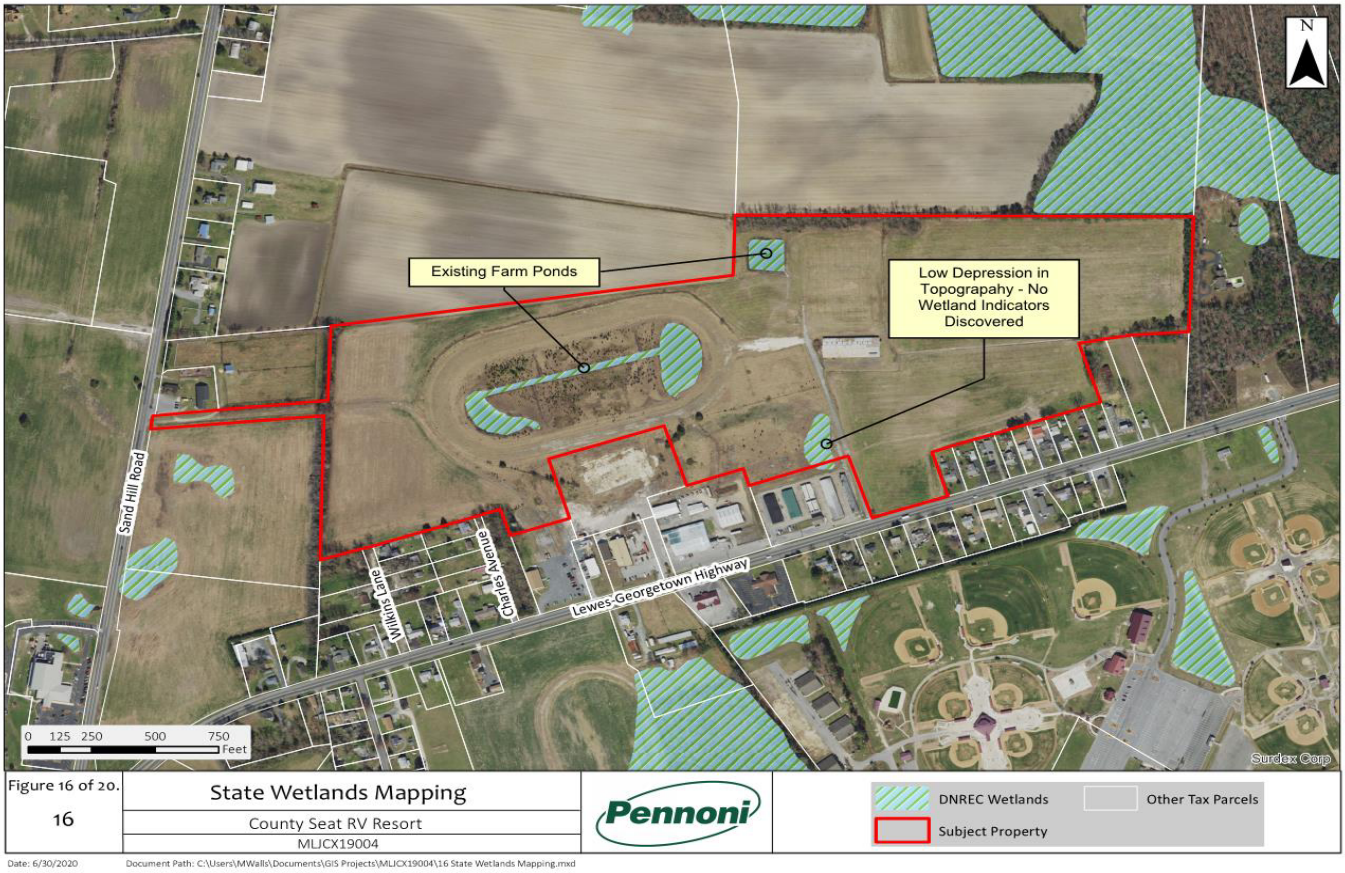
Topography Surveys for the property continue. The exhibit below outlines a general idea of how the site drains surface runoff for the property. The site is relatively flat with minor slopes within the entire parcel with some existing depressions throughout. Future drainage for the property will most likely follow the existing drainage flow as shown on the exhibit below:



When grading or adjusting site topography, there will be a number of best management practices to ensure healthy landscapes. The project will strive to balance the soil cut and fill in order to limit hauling away or bringing in soil thereby saving money and reducing the environmental impact. The existing field ditches will be used as part of the drainage system for the project to collect and intercept water and carry it to the existing outlet at the rear of the property thus providing positive outfall to help mitigate flooding of the project as well as adjacent properties.

D. WETLANDS

For the purposes of Section 404 of the CWA, wetlands are defined as those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Positive evidence of hydrophytic vegetation, hydric soils, and wetland hydrology is needed for an area to be classified as wetlands. The boundary between wetlands and non-wetlands is defined as the location where positive indicators of one of the three parameters are no longer present. We are currently onsite reviewing the property for the presence of wetlands and thus far no wetlands have been identified within the project area based on observations made during the on-site investigation. The existing farm ponds on the property are being investigated at this time as well. Any wetlands that are discovered will be identified on future plans for the project.

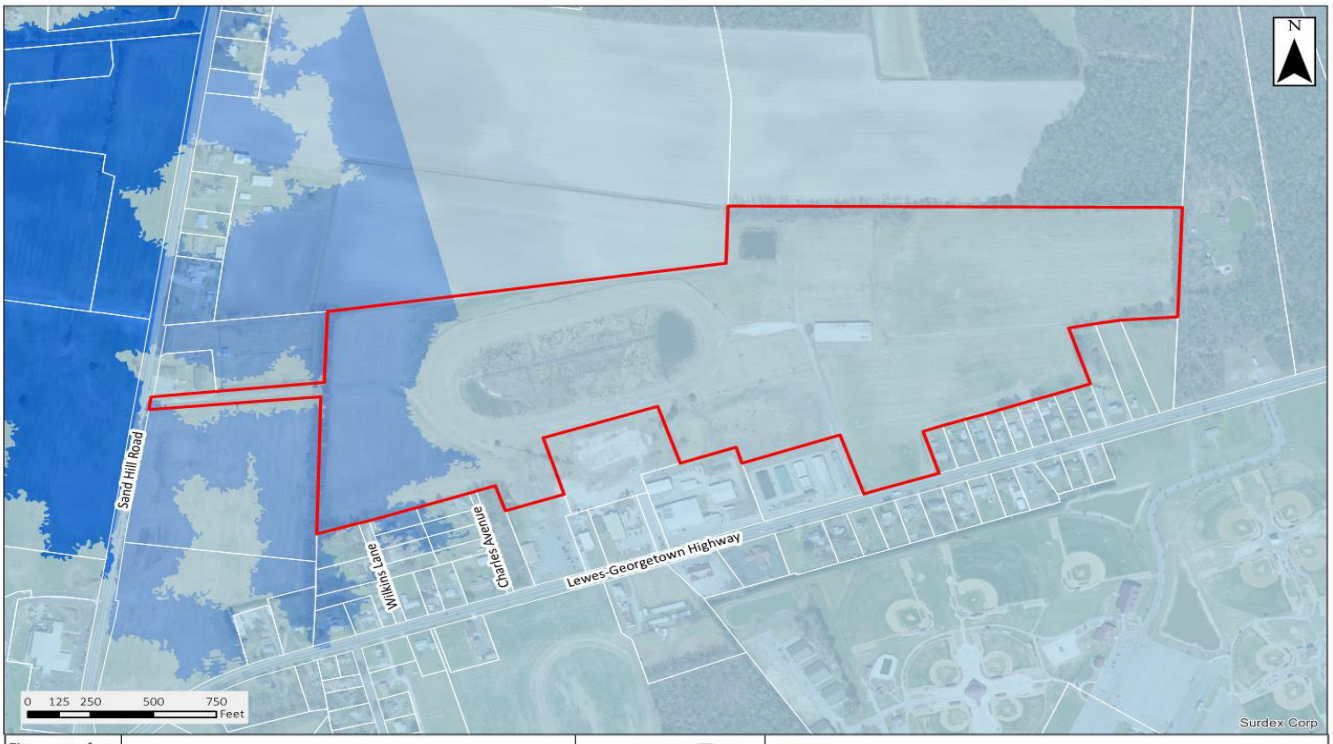


E. FLOOD ZONES

Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood.

Based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) dated June 20, 2018, Map Number 10005C0325L, the subject property is located in a Zone "X" unshaded, and a Zone X shaded. Zone X shaded are areas of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Zone X unshaded, are areas of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level and which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

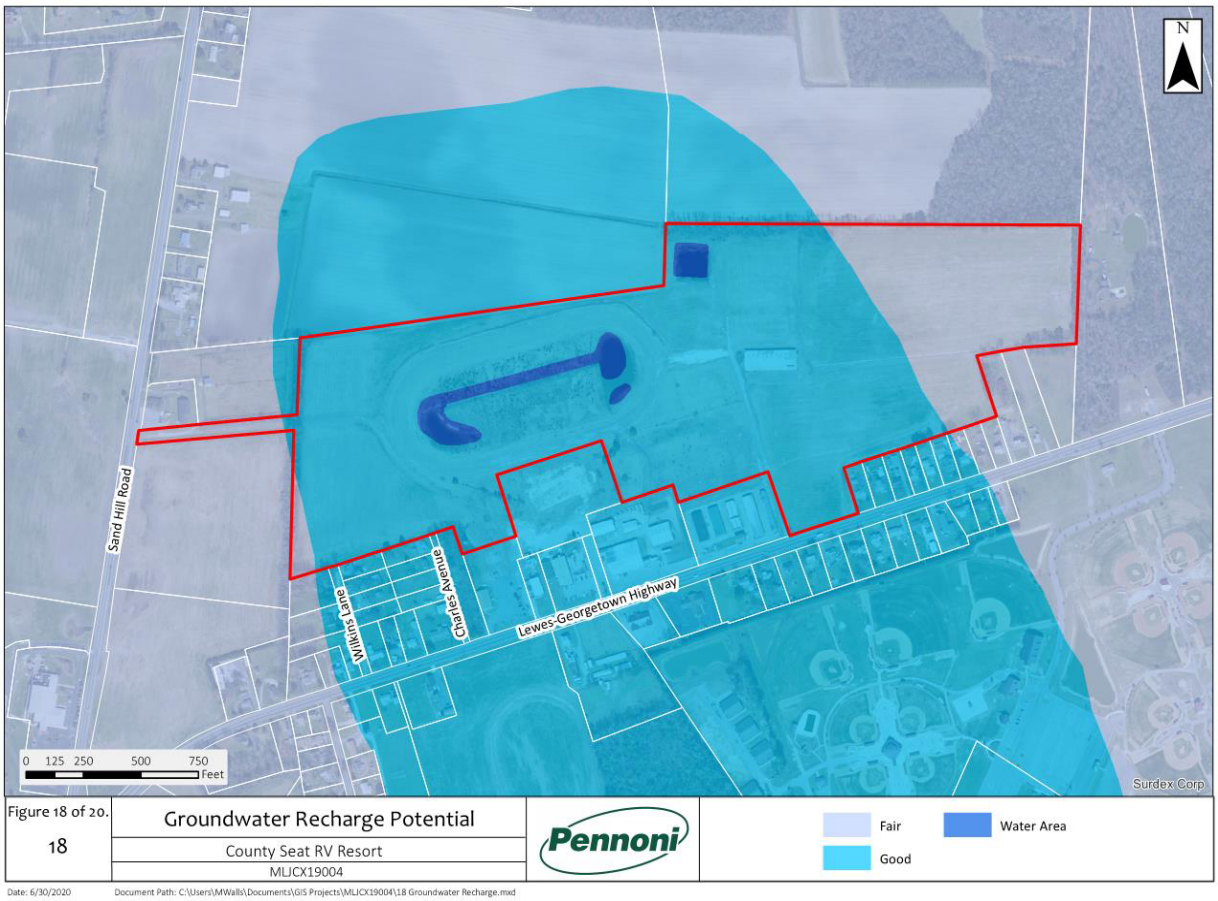


F. FORESTS

There are no forested areas within the subject property. The developer will provide for additional native tree, shrub and/or native herbaceous vegetation plantings in remaining areas of open space and landscape buffer areas as part of the overall esthetics of the project.

G. GROUNDWATER RECHARGE POTENTIAL

The entire Site is located within areas designated as good and fair groundwater recharge areas, based on Pennoni's review of available maps. These areas are not subject to Chapter 89, Source Water Protection code for Sussex County. Groundwater recharge potential will occur during the design of the RV Resort. Given the type of project being proposed, it is anticipated that over 80% of the property will remain pervious and thus allow for a greater potential to recharge the groundwater through infiltration, bio-filtration, etc.



IV. HISTORICAL INFORMATION

A. THE PROPERTY

In the past the property was used for Horse Racing and Training as well as boarding. There are currently still stables located within the property and there once was grand-stands, parking areas and other equine facilities that were part of the use for the property. Since the closing of Delmarva Raceway, the site has been used for farming and the storage of certain equipment and materials by the applicant. The property has 3 large farm ponds located within its boundaries as well as many drainage ditches that connect to a drainage ditch that is located along the northerly property line.

Pennoni reviewed available historical information for indications of past usage that may have had an environmental impact on the Site This historical review included aerial photographs of the Site and surrounding vicinity for the following years: 1937, 1954, 1961, 1968, 1992, 1997, 2002, 2007, 2012, 2017 and 2019. Information depicted on aerial photographs indicates active farming of the Property around 1937 and from the 1950's on the property became what was known as the Delmarva Raceway.

According to the Division of Historical and Cultural Affairs, no known archaeological sites or known National Register-listed or eligible properties are on the parcel.

B. SURROUNDING NEIGHBORHOOD

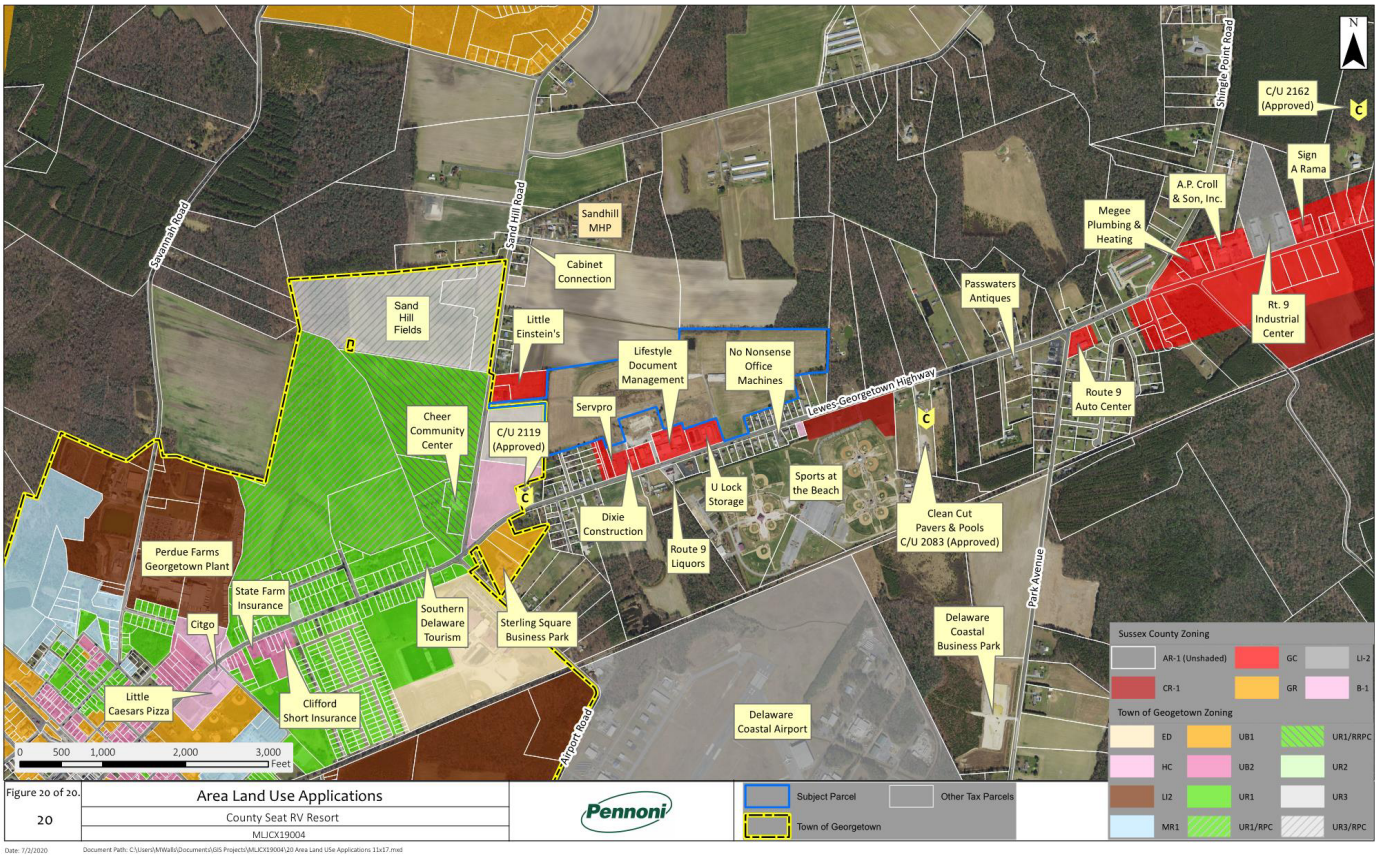
The property is located in a mixed agricultural, commercial and industrial area with some limited single-family detached residential. The property is bordered on the north by agricultural lands currently zoned AR-1 that are within the Developing Area according to the 2045 Future Land Use Map in the 2019 Sussex County Comprehensive Plan, which is considered a newer, emerging growth area; on the south by existing C-1 General Commercial zoned lands as well as a variety of Commercial and Industrial uses along with AR-1 Single-family detached dwellings all within the Developing Area; on the east by AR-1 lands with a single-family detached dwelling which is also located within a Developing Area; and on the west by vacant lands within the Town of Georgetown Municipal Limits and C-1 zoned lands and Commercial Uses. The properties also have frontage along two (2) Public Highways; along the south is US Route 9 also known as the Lewes Georgetown Highway, designated by DelDOT as a Principal Arterial Highway with a future right-of-way width of 100-feet; and along the west by SCR 319 also known as Sand Hill Road, designated by DelDOT as a Local Road with a right-of-way width of 60-feet.

The proposed conditional use for the RV Resort falls under the heading of *Park or campground for mobile campers, tents, camp trailers, touring vans and the like* under §115-172 H. of the Sussex County Zoning Code. The site plan created for the RV Resort has been adjusted to its environment in this particular location with full protection offered to surrounding properties and comply with the special requirements of § 115-72.H of the Sussex County Zoning Code by:

a. Every RV site and cabin is at least 400 feet from any existing dwelling on property of other ownership;
b. Every RV site and cabin is at least 100 feet from US Route 9, Lewes Georgetown Highway and Sand Hill Road;
c. The RV Resort is surrounded by a landscaped space a minimum of 50 feet wide along all boundaries of the property;

d. Access to the to the RV resort will be from two (2) public highways having right-of-way widths of 60-feet and 100-feet and the location of both access drives to the property will be controlled for traffic safety and protection of surrounding properties. Access will be located where the highway alignment and profile are favorable and allowable movements shall be determined at DelDOT's discretion. Considerations for the placement of entrances will include evaluation of sight distance, location of adjacent entrances, length of auxiliary lanes, distance from intersecting streets, adjacent street queue lengths and the adjacent street speed limit;
e. No RV site has been designed for direct access to a street outside the boundaries of the resort and the interior access drive right-of-ways will be properly lighted and be at least 30 feet in width, with at least 24 feet in pavement width for two-way traffic and at least 14 feet in pavement width for one-way traffic.

The project designed under theses special requirements will not diminish or impair property values within the neighborhood; will not create a public nuisance; will not substantially increase the hazard from fire or other dangers to neighboring properties, unduly increase traffic congestion on the public highways, result in an increase in public expenditures, otherwise impair the public health, safety, comfort, morals or general welfare of the public.



V. ANALYSIS OF REQUIRED INFORMATION

A. STORMWATER MANAGEMENT

Stormwater structures are very effective techniques for providing channel protection and pollutant removal prior to entering the existing streams. The importance of stormwater structures can be attributed to their proven ability to attenuate runoffs from design storm events. Stormwater structures, existing wooded vegetation and wetlands are common practices for treating stormwater runoffs.

It is the stated goal of the project to provide in general, all Erosion & Sediment Control (ESC) and Stormwater Management (SWM) Best Management Practices (BMPs) which will comply with DNREC standards and specifications in accordance with current guidance documents and policies. Green Technologies and Pollution Control Strategies will be implemented to reduce nitrogen and phosphorus loads to their mandated levels.

Stormwater design for this site will primarily be contained onsite within wet ponds and will channel its outfall through the sites existing outfall. The entire Site is located in areas designated as fair and good groundwater recharge areas, based on Pennoni's review of available maps (see Ground Water Recharge section above). The site primarily has a Hydrologic Soil Group (HSG) B rating. Group B soils have a moderate infiltration rate when thoroughly wet and have a moderate rate of water transmission.

According to the EPA, wet detention ponds are storm water control structures providing both retention and treatment of contaminated storm water runoff. Runoff from each rain event is detained and treated in the pond until it is displaced by runoff from the next storm. By capturing and retaining runoff during storm events, wet detention ponds control both storm water quantity and quality. The pond's natural physical, biological, and chemical processes then work to remove pollutants. Sedimentation processes remove particulates, organic matter, and metals, while dissolved metals and nutrients are removed through biological uptake. In general, a higher level of nutrient removal and better storm water quantity control can be achieved in wet detention ponds than can be achieved with other Best Management Practices (BMPs), such as infiltration systems.

During the design of the stormwater practices the designers and the developer will continue to work with the Sussex Conservation District to achieve the best management practice for the development.

B. WATER SUPPLY

On December 4, 2019, the applicant requested water service extension to their property from the Town of Georgetown while being outside the limits of the Town boundary. That request was taken to the Town of Georgetown Mayor and Council on December 11, 2019 and the following email was sent granting approval of the request:

From: Eugene Dvornick <GDvornick@georgetowndel.com>
Sent: Thursday, December 12, 2019 9:38 AM
To: Mark H. Davidson; Jamie Craddock
Cc: 'Kenneth P. Adams'; rjstickels@verizon.net; Laura Givens; Olga Holm; Kristen Dabrowski; Jocelyn Godwin; Jamie Craddock; Jeff Ward; Jason Loar
Subject: RE: TM 135-15.00-55.01 | 73.91+/- Acres | Lewes Georgetown Highway and Sandhill Road | ML Joseph Heirs Farm Account LLC (formerly Georgetown Horse Track)

Mark,

At last evening's Town Council Meeting (December 11, 2019) your request was Item 7 on the Agenda.

The request was reviewed and approved.

Please note it is the requesting property owners responsibility to connect to existing Town infrastructure. Additionally, the infrastructure connections are to be reviewed and approved by the Town Engineer.

Thank you,

Gene

DNREC Water Supply Permits will be executed if dewatering is necessary to install the infrastructure within the project area. Irrigation Wells will also be permitted and installed for the landscaping of the project.

As part of our preparation of site utility plans, approvals by the Fire Marshal Office and the Office of Drinking Water (Public Health), an approval by the Town of Georgetown will be secured for this project.

C. WASTEWATER TREATMENT

On December 4, 2019, the applicant requested sanitary sewer service extension to their property from the Town of Georgetown while being outside the limits of the Town boundary. That request was taken to the Town of Georgetown Mayor and Council on December 11, 2019 and the following email was sent granting approval of the request:

From: Eugene Dvornick <GDvornick@georgetowndel.com>
Sent: Thursday, December 12, 2019 9:38 AM
To: Mark H. Davidson; Jamie Craddock
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Thank you,

Gene

As part of our preparation of site utility plans, approvals by the DNREC and an approval by the Town of Georgetown will be secured for this project.

D. TRAFFIC

Sand Hill Road (SCR 319) is designated as a DelDOT Local Road with an existing right-of-way width of 60-feet and currently has an Average Daily Trip count of 3,911 vehicles per day. The entrance to the property on Sand Hill Road is located approximately 1000 feet North of Lewes Georgetown Highway (US Route 9) which is designated as a DelDOT Principal Arterial Highway with an existing right-of-way width of 60-feet (Future ROW = 100-feet) and currently has an Average Daily Trip count of 16,655 vehicles per day. The property also has frontage along the Lewes Georgetown Highway (US Route 9) which is approximately 3,400 feet east of Sand Hill Road.

US Route 9 (Lewes Georgetown Highway) is a Principal Arterial and a key east/west corridor that carries significant regional through traffic to and from the beaches. As a part of this project, intersection capacity improvements will be made that will increase safety capacity along this principal roadway.

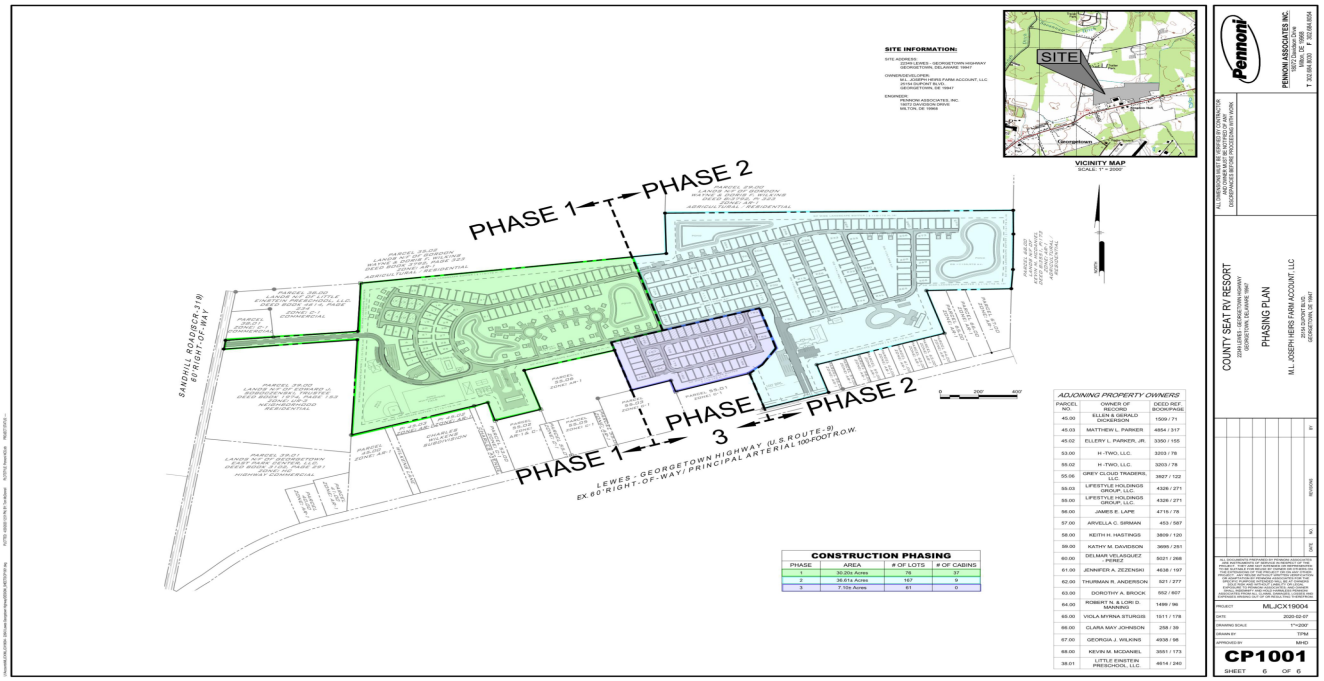
Although a TIS was not required as a part of this application, Section 2.2.2.2 of the Development Coordination Manual provides that for developments generating less than 2000 vehicle trip ends per day and less than 200 vehicle trip ends per hour in any hour of the day, DelDOT may accept an Area Wide Study (AWS) Fee in lieu of the TIS if the local government does not require a TIS. AWS Fees are used to fund traffic studies, not to build improvements. The site is estimated to generate 950 vehicle trip ends per day (AWS Fee = $9,500.00) and the weekday morning and evening peak hour trip ends at 74 and 95, respectively. However, DelDOT does anticipate requiring a Traffic Operational Analysis (TOA) in support of the entrance design on both US Route 9 and Sand Hill Road. On Sand Hill Road, the entrance improvements will need to fit with existing access for the adjacent commercial daycare center and the approved access for the Sussex County Sports Complex and the planned access for the CHEER Life Care Village. On Route 9, the entrance improvements will need to fit with the various existing access points in the area including most significantly the existing access to Sports at the Beach.

DelDOT will require dedication of right-of-way along the site's frontage on both US Route 9 and Sand Hill Road. By this regulation, this dedication is to provide a minimum of 50 feet of right-of-way from the physical centerline of Route 9 and 30 feet of right-of- way from the physical centerline of Sand Hill Road.

In accordance with Section 3.2.5.1.2 of the Development Coordination Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage on both roads. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site.

Shared use paths along the property frontages will be required as a part of this project. The limits of the paths will be shown in the plan design and further coordination with DelDOT.

On April 1, 2020, a Project Coordination meeting with DelDOT took place and we presented a phasing plan that proposes to build the Sand Hill Road access first and work east. While DelDOT does not object to this approach, a separate, time-based, phasing plan will need to be developed based on the capacity of the Sand Hill Road access to accommodate the site traffic and an assumed build-out rate acceptable to DelDOT.



E. SPECIES AND HABITAT

No critical habitat was identified within the project area.

F. WETLANDS

A Wetland Evaluation by Pennoni and Kenneth W. Redinger Environmental continues to be conducted in those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions to determine if there is positive evidence of hydrophytic vegetation, hydric soils, and wetland hydrology that is needed for an area to be classified as wetlands. The areas reviewed to date do not indicate the presence of soils, vegetation and/or hydrology for regulated wetlands to exist on this property. We are currently onsite continuing to study the property. The existing farm ponds on the property are being investigated at this time as well. If any wetlands are discovered, they will be identified on future plans for the project and appropriate measures will be taken to alleviate disturbance.

G. FORESTS

The northeast comer of the property adjacent to the forested area of parcel 135-15.00-29.00 is mapped as part of the Delaware Ecological Network (DEN). The DEN links large blocks (core areas) of ecologically significant natural areas and natural corridors to allow the movement of wildlife and plant life between them, which create an interconnecting network of natural lands across the landscape. Large natural areas are usually more effective than small areas for protecting aquifers and watersheds, sustaining viable populations of forest species, and providing core habitat and escape-cover for a multitude of vertebrate species.

This portion of the property has been preserved as open space to maintain the functional role that the DEN plays to benefit wildlife in Delaware and satisfies the comments made through the PLUS process.

H. INFRASTRUCTURE

All infrastructure needs and upgrades will be funded by the applicant. Additional public infrastructure that will benefit the community, such as, road improvements and access improvements and safe pedestrian movement will be paid for by the applicant.

Transportation Improvements	-	Delaware Department of Transportation
Drainage Improvements	-	Sussex Conservation District & DNREC
Wastewater Improvements	-	Town of Georgetown & DNREC
Domestic Water & Fire Protection	-	Town of Georgetown, Fire Marshal & ODW Public Health
Electrical Improvements	-	Delmarva Power
Phone	-	Verizon
Cable	-	Comcast
Fiber Optic	-	Verizon
Gas (if necessary)	-	Eastern Shore Natural Gas Company, a subsidiary of Chesapeake Utilities

All of these utilities ensure quality growth of development by the planning and developing of infrastructure and services in the County to complement State and local planning efforts with adequate water, sewer, electricity, natural gas, and fiber optic infrastructure to the property.

I. HISTORIC AND CULTURAL RESOURCES

A search of this property on the Division of Historical and Cultural Affairs Office data base showed that no historical resources are known to exist within this parcel.

J. TMDLs

The project is in the greater Delaware River and Bay drainage area, specifically within the Broadkill River watershed. In response to concerns about the need for reducing nonpoint source nutrient (nitrogen and phosphorus) and bacterial pollutants to levels enough to meet the prescribed TMDL reduction requirements in the Broadkill watershed, a comprehensive process known as a pollution control strategy (PCS) has been developed to enable such reductions. Specifically, a PCS is a combination of best management practices and control technologies that reduce nutrient and bacterial

pollutant runoff loading in waters of a given watershed to level(s) consistent with the TMDL(s) reduction levels specified for that watershed. The Stormwater BMP's that will meet the States current requirements will reduce the nutrient and bacterial pollutant runoff loadings as part of the design for this project.

The site will connect into a public wastewater utility and therefore further lessen the burden of pollutants entering the groundwater.

K. FLOODPLAINS

Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood.

Based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) dated June 20, 2018, Map Number 10005C0325L, the subject property is located in a Zone "X" unshaded, and a Zone X shaded. Zone X shaded are areas of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Zone X unshaded, are areas of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level and which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

L. OTHER RELATED TOPICS

LETTER OF SUPPORT

TOWN OF GEORGETOWN

MAYOR
AND
COUNCIL

TOWN HALL
39 THE CIRCLE
GEORGETOWN, DE
19947

June 30, 2020

Mr. Ken Adams
25136 Dupont Boulevard
Georgetown, DE 19947

RE: Letter of Support – County Seat RV Resort Park

Dear Ken,

The Town of Georgetown is pleased to offer this letter of support for the County Seat RV Resort Park being planned just outside the town limits. We view this as an excellent opportunity to provide a service, not currently available, to visitor and travelers utilizing Sports at the Beach and the under construction Sand Hill Fields.

This project will afford a venue in close proximity to the sport venues and allow families easier access to nearby attractions. The Town is excited as this will bring additional consumers for our downtown and highway restaurants, increase the opportunity for visitors to stay close to Georgetown, and help promote the area as a destination.

We remain fully committed to assisting your project and look forward to seeing the RV Resort Park become a reality for Sussex County.

Please feel free to reach out to Gene Dvornick, with any questions or additional information you may need.

Sincerely,

TOWN OF GEORGETOWN

William E. West
Mayor

Eugene S. Dvornick, Jr.
Town Manager

cc: Town Council
Planning Department

06/30/20

Sussex County Council
2 The Circle
Georgetown, DE 19947

RE:
Project: County Seat
RV Resort Park: Georgetown-Lewes

To Whom it may concern,

Softball World LLC DBA Sports at the Beach is in favor of the RV Resort Park on Lewes Georgetown Highway. We feel this would be a benefit to the community and the teams that attend our tournaments.

If you have any questions please contact us at 302-856-7400.

Thank You,

Wallace P. Townsend Jr.
Owner

22518 Lewes Georgetown Hwy · Georgetown, DE 19947 · 800-969-9008 · 302-856-7400
www.sportsatthebeach.com

SERVPRO of Sussex County

22213 Lewes-Georgetown Hwy., P.O. Box 70, Georgetown, DE 19947
(302) 856-9768 FAX (302) 856-9758 office@servpro5930.com ID #51-0349724

October 2, 2020

Ken Adams
ML Joseph Company
25136 DuPont Boulevard
Georgetown, Delaware 19947

Dear Mr. Adams: Ken

Regarding the proposed RV Park to be built behind and along our property line we are fine with your plan. I say this with one request.

The fifty foot barrier between the proposed maintenance building and our property line is much appreciated and I trust will be honored in the final building.

Thank you for offering this proposal as the guests who use the RV Park will further stimulate economic development in and around Georgetown.

Sincerely,

Raymond T. Hopkins III
H-Two LLC

GREY CLOUD TRADERS, L.L.C.
30 THE GREEN
DOVER DE 19901
302-672-5600

September 30, 2020

Robert C. Wheatly
Chairman
Sussex County Planning and Zoning Commission
Post Office 589
Georgetown, DE 19947

RE: Letter of Support – County Seat RV Resort - Hearing Case # 2228

Dear Mr. Wheatly,

As an adjacent property owner to the applicant I would like to support the application of County Seat RV Resort #2228. We think this site is appropriately located. It is in close proximity to two sports complexes and will allow easy access to local attractions. It is our understanding that a shuttle bus will be available for visitors reducing traffic in the area as well having the use of a convenient store on site. The approval will also be beneficial by bringing visitors to attractions in Georgetown. I trust you will approve this request keeping in mind that this site will provide an alternative location for people staying in Sussex County away for the coastal area.

Sincerely,

Constantine F. Malmberg, III

Grey Cloud Traders, L.L.C.

Tax Map 135 15. 00 53.00 .06

Horsey Family, LLC
David G. Horsey & Sons, Inc.
28107 Beaver Dam Branch Road
Laurel, DE 19956

October 9, 2020

Sussex County Planning & Zoning Commission
PO Box 417
Georgetown, DE 19947
ATTN: Bob Wheatley

RE: County Seat RV Resort- Hearing 2228

Bob,

On behalf of the Horsey Family and my position as vice-chairman of Sussex County Sports Complex Inc. I am writing this letter in full support of the County Seat RV Resort.

This application will be an asset to Sussex County and compliment both Sports at the Beach and Sandhill Fields. If designed properly with some sort of interconnectivity to these projects, it may solve two problems- lack of hotel rooms during busy summer weekends and eliminate some of the Rt 9 congestion during those same summer weekends.

In my opinion, this application is a good fit for this property and is not out of character to the area as to where the previously proposed chicken manure recycling plant was.

For the reasons stated above, we hope the commission gives a positive vote for this application. Looking forward to this RV Park to fill the needs of our sports complexes.

Thank You,

Robert E. Horsey

VI. REFERENCES

1. Pennoni Boundary Survey
2. Pennoni GIS Mapping
3. U.S. Department of Interior, Geological Survey, Topographic Map, Sussex County, Delaware
4. Federal Emergency Management Agency (FEMA), 2018. Flood Insurance Rate Map (FIRM), Sussex County, Delaware
5. U.S. Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, Sussex County
6. U.S. Department of Interior, Fish and Wildlife Service. National Wetlands Inventory, Sussex County, Delaware
7. U.S. Department of the Interior, Fish and Wildlife Service, Threatened and Endangered Species List
8. Groundwater Recharge Potential, Sussex County, Delaware. Delaware Geological Survey
9. Wetland & Federal Listed Species Evaluation, Field Summary Kenneth W. Redinger Environmental Services and Pennoni
10. Delaware Environmental Navigator
11. 2019 Sussex County Comprehensive Plan – The Sussex Plan
12. 2019 Georgetown Future Land Use Map
13. Sussex County Zoning Code
14. Office of State Planning & Coordination – PLUS Process
15. Department of Transportation Service Level Evaluation Request Review

STATE **OF DELAWARE**
EXECUTIVE DEPARTMENT
OFFICE OF STATE PLANNING COORDINATION

May 20, 2020 October 12, 2020

Constance C. Holland, AICP
Director, Office of State Planning Coordination

Mark H. Davidson
Pennoni
18072 Davidson Drive
Milton, DE 19968

RE: PLUS review 2020-04-04; County Seat RV Resort

Dear Mark: Dear Ms. Holland:

Thank you for meeting with State agency planners on April 22, 2020 to discuss the proposed plans for the County Seat RV Resort project. According to the information received you are seeking review of a site plan for a proposed campground.

We are in receipt of your comments dated May 20, 2020 as it pertained to our presentation of the above referenced project on April 22, 2020 via Video Conference. We thank you for the opportunity to present our clients' project on a certain piece of property located along US Route 9, Lewes Georgetown Highway and SCR 319, Sandhill Road, Georgetown Hundred, Sussex County, Delaware. The project presented was for 350 campsites and cabins and is a conditional use on an AR-1 zoned property. The proposed campground for mobile campers, tents, camp trailers, touring vans and the like, lies within the Development Area as described within the 2045 Future Land Use Map of the 2019 Sussex County Comprehensive and as shown on the Future Land Use Plan of the adopted Sussex County Comprehensive Plan.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. **The developers will also need to comply with any Federal, State, and local regulations regarding this property. We also note that as Sussex County is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by County.**

No changes to the plans have been completed since the meeting and the development will comply to all County, State and Federal Regulations.

122 Martin Luther King Jr. Blvd. South — Haslet Armory - Third Floor Dover, DE 19901
Phone (302)739-3090 Fax (302) 739-5661 www.stateplanning.delaware.gov

Strategies for State Policies and Spending

This project is located in Investment Levels 2 and 3 according to the Strategies for State Policies and Spending. Investment Level 2 reflects areas where growth is anticipated by local, county, and State plans in the near term future. Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer-term future, or areas that may have environmental or other constraints to development. State investments may support future growth in these areas, but may have priorities for the near future

We concur with the State's assessment of the property's location within Investment Levels 2 and 3. The site has been carefully reviewed for any environmental concerns related to the property and we have found nothing of concern and therefore we would reiterate that Investment Level 2 reflects areas where growth is anticipated by local, county, and State plans in the near term future and that Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer term future but that the longer term future has never been defined. It continues to stay the same in the Comprehensive Plan with no updates to the State Strategies Map. Furthermore, this property is intermingled within a fast-growing area within the county and is adjacent to larger Level 2 areas. Our understanding from this is that the priorities in the Level 3 Areas are for DelDOT to focus on regional movements between towns and other population centers with which this area certainly qualifies. Developers and property owners will make local roadway improvements as development occurs. All infrastructure needs will be funded by the property owners of the development. Additional public infrastructure that will benefit the community, such as, road improvements, utility extensions and access improvements will all be paid for by the property owners of the development. Consistent with the 2019 Comprehensive Plan's Future Land Use Chapter the County has considered the development along US 9 as a business corridor with a mix of residential and commercial uses that provide local residents with access to services, they need. We have come to understand that investment areas within municipalities and towns as well as within their future annexation areas are areas that can support and encourages a wide range of uses and densities, promote a variety of transportation options, foster efficient use of existing public investments, and enhance community identity. We know that it's the State's intent to use its spending and management tools to maintain and enhance community character, to promote well-designed and efficient new growth, and to facilitate redevelopment.

This parcel is also adjacent to the Town of Georgetown and the town has agreed to provide water and sewer to the parcel. The County and the applicant should coordinate with the town regarding development of this property.

Mr. Adams approached the Town of Georgetown to annex the property into Town for the specific RV Resort project. At this time the Town determined that it was better for the property to go through the County where the zoning code and comprehensive plan can accept an application such as this project but the Town would provide the property with their water and wastewater services that are currently in the vicinity of the property. At a later time, the Town could consider an

application for the property/project to be annexed into the Town.

Code Requirements/Agency Permitting Requirements

Department of Transportation — Contact Bill Brockenbrough 760-2109

- This project is located within the regulated airspace zones of Delaware Coastal Airport (GED), which is a public-use facility. Federal Aviation Regulation (FAR) Part 77 imposes height restrictions on any structures within these zones. DelDOT requires that the applicant for this project submits a "Proposed Construction/Alteration in Airport Zones Notification Form" in accordance with Delaware Code (2 Del. C. § 602).

  This notification form can be submitted during the plan approval process with the local land use jurisdiction, but DelDOT's Office of Aeronautics is willing to test hypothetical height numbers to prevent any future project complications. Please contact Sam Sherman with the Office of Aeronautics at (302) 760-2145 or Samuel.Sherman@delaware.gov with any questions or concerns. A copy of the notification form can be found at this address: https://www.deldot.gov/Programs/aviation_svcs/pdfs/aviation_obstruction_review_form.pdf?012913.

Will comply.

» The site access on US Route 9 and Sand Hill Road (Sussex Road 319) must be designed in accordance with DelDOT's Development Coordination Manual, which is available at http://www.deldot.gov/Business/subdivisions/index.slitml?dc=changes.

- Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at https://www.deldot.gov/Business/subdivisions/pdfs/Meeting Request Form.pdf?08022017.

On April 1, 2020, Pennoni and the Applicant had a meeting with DelDOT to discuss the proposed project and the access to the project from both Sandhill road during Phase 1 and then from Lewes Georgetown Highway when Phase 2 and 3 come online.

- Section 1.7 of the Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.

Understood.

- Per Section 2.2.2.1 of the Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends per hour in any hour of the day. From the PLUS application, the total daily trips are estimated at 911 vehicle trip ends per day. Using the 10th edition of the Institute of Transportation Engineers' Trip Generation Manual and Land Use Code 416 (RV campground), DelDOT estimates this number at 950 and the weekday morning and evening peak hour trip ends at 74 and 95, respectively. While DelDOT will use these numbers to determine the need for a TIS, DelDOT plans to revisit the matter of trip generation in its review of the site access, discussed below. They do not seem indicative of the applicant's anticipated use of the site.

Currently under discussion.

Section 2.2.2.2 of the Development Coordination Manual provides that for developments generating less than 2000 vehicle trip ends per day and less than 200 vehicle trip ends per hour in any hour of the day, DelDOT may accept an Area Wide Study (AWS) Fee in lieu of the TIS if the local government does not require a TIS. AWS Fees are used to fund traffic studies, not to build improvements.

Payment of the AWS Fee does not exempt the developer from having to perform a Traffic Operational Analysis (TOA) and DelDOT does anticipate requiring a TOA in support of the entrance design on both US Route 9 and Sand Hill Road. On Sand Hill Road, the needed entrance improvements will need to fit with existing access for the Little Einsteins daycare center and the approved access for the Sussex County Sports Complex and the planned access for the CHEER Life Care Village. On Route 9, the needed entrance improvements will need to fit with the various existing access points in the area including most significantly the existing access to Sports at the Beach.

Will Comply

DelDOT anticipates significant bicycle and pedestrian traffic between the campground and both the Sussex County Sports Complex and Sports at the Beach and this traffic must be accommodated along with the vehicular traffic.

Understood.

From an April 1, 2020, Project Coordination meeting with the applicant, DelDOT understands that the applicant proposes to build their Sand Hill Road access first and work east, consistent with the phasing plan included in the PLUS application. While DelDOT does not object to this approach, a separate, time-based, phasing plan will need to be developed based on the capacity of the Sand Hill Road access to accommodate the site traffic and an assumed build-out rate acceptable to DelDOT. DelDOT cannot accept a plan that ties the completion of the site access construction (both roads) to phased construction within the proposed park.

Understood.

The specific comments provided below regarding entrance design represent minimum requirements which may be superseded by DelDOT's findings in their review of the TOA.

- As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Manual, DelDOT will require dedication of right-of-way along the site's frontage on both US Route 9 and Sand Hill Road. By this regulation, this dedication is to provide a minimum of 50 feet of right-of-way from the physical centerline of Route 9 and 30 feet of right-of-way from the physical centerline of Sand Hill Road. The following right-of-way dedication note is required**, "An X-foot wide right-of-way is hereby dedicated to the State of Delaware, as per this plat."**

- In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage on both roads. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, "**A 15-foot wide permanent easement is hereby established for the State of Delaware, as per this plat."**

- Referring to Section 3.4.2.1 of the Manual, the following items, among other things, are required on the Record Plan:

    - A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.

    - Depiction of all existing entrances within 600 feet of the entrances on Route 9 and Sand Hill Road.

    - Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.

» Section 3.5.4.2 of the Manual addresses requirements for Shared Use Paths (SUP) and sidewalks. For projects in Level 1 and 2 Investment Areas, installation of paths or sidewalks along the frontage on State-maintained roads is mandatory. DelDOT anticipates requiring the developer to build SUP along their frontage on both roads and the extend those paths to connect to the Sussex County Sports Complex and Sports at the Beach.

The expectation to extend the Shared Use Path beyond the frontage of the applicant's property is not certain both in the requirement and if the physical location of such path can be achieved to the projects mentioned above. The applicant cannot control acquisition of property to place the path and therefore this requirement should only be mandated if DelDOT can acquire ownership of said lands given the States desires for the connection. The applicants have indicated that they will utilize a shuttle to ferry individuals over to both Sport Parks which will alleviate individual pedestrian travel along the roadways and minimize additional daily traffic trips from this resort. This will be one of the many amenities that the Resort will offer.

- Referring to Section 3.5.5 of the Manual, existing and proposed transit stops and associated facilities as required by the Delaware Transit Corporation (DTC) or DelDOT shall be shown on the Record Plan. DART Route 206 (Georgetown/Lewes/Rehoboth) travels US Route 9 past this site and DelDOT anticipates that bus stops may be needed to serve it.

- In accordance with Section 3.8 of the Manual, storm water facilities, excluding filter

strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along US Route 9 and Sand Hill Road.

- In accordance with Section 5.2.9 of the Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at http://www.deldot.gov/Business/subdivisions/index.shtm1.

- In accordance with Section 5.14 of the Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be relocated.

Understood.

Department of Natural Resouces and Environmental Control- Contact Michael Tholstrup 735-3352

Wellhead Protection Area

- Based on DNREC mapping, this project intersects a wellhead protection area (WHPA) at the entrance/intersection with Sandhill Road. A WHPA is the surface and subsurface area surrounding a water well, or wellfield supplying a public water system through which contaminants are likely to reach such well, or wellfield. As such, they are protected under local (County/Municipal) ordinances and have set limits to the amount of impervious cover and land use practices that can occur within these areas.

- The applicant should ensure that their project complies with all County and municipal codes that affect public drinking water supply WHPA's. For more information regarding wellhead protection areas please contact the DNREC Source Water Assessment and Protection Program at (302) 739-9945.

It should be noted that a small portion (~100') of the entrance and access off of Sandhill Road to the properties is located in the Wellhead Protection Area for Town of Georgetown. The applicant understands they will have to follow the requirements for impervious cover related to wellhead protection areas but notes the following zoning code requirement from §115-172 H. (3) all campsites shall be at least 100-feet from all public roads and therefore thus eliminating the possibility that any of the project uses within the area delineated as wellhead protection with the exception of the entrance and access drive to the project.

Stormwater Management

- A detailed sediment and stormwater plan will be required prior to any land disturbing activity taking place on the site. Contact the Sussex Conservation District to schedule a pre-application meeting to discuss the sediment and erosion control and stormwater management components of the plan as soon as practicable. The site topography, soils mapping, pre and post development runoff, and proposed method(s) and location(s) of stormwater management should be brought to the meeting for discussion.

» A project application meeting with the Sussex Conservation District should be scheduled early in the process to determine stormwater design. Contact Jessica Watson at the Sussex Conservation District at (302) 856-7219 for details regarding submittal

requirements and fees.

During the design of the stormwater practices the designers and the applicant will work with the Sussex Conservation District to achieve the best management practice for the development and will follow all known protocols, policies and regulations.

State Historic Preservation Office — Contact Carlton Hall 736-7400

- There are no known archaeological sites or known National Register-listed or eligible properties on the parcel. The soils are a mix of well drained and poorly drained. Therefore, there is medium potential for pre-contact archaeological remains to be present. The Delaware SHPO is recommending an archaeological survey.

- If any project or development proceeds, the developer should be aware of the Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch. 54).

- If there is federal involvement, in the form of licenses, permits, or funds, the federal agency, often through its client, is responsible for complying with Section 106 of the National Historic Preservation Act (36 CFR 800) and must consider their project's effects on any known or potential cultural or historic resources. For further information on the Section 106 process please review the Advisory Council on Historic Preservation's website at: www.achp.gov

- If there are any questions, inquiries, or concerns, feel free to contact the Delaware State Historic Preservation Office for assistance at 302-736-7400.

Understood.

Recommendations/Additional Information

This section includes a list of site specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. **These suggestions do not represent State code requirements**. They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped **(but in no way required)** that the applicant will open a dialogue with the relevant agencies to discuss how the suggestions can benefit the project.

Department of Transportation — Contact Bill Brockenbrough 760-2109

- The applicant should expect a requirement that any substation and/or wastewater facilities will be required to have access from an internal driveway with no direct access to US Route 9 or Sand Hill Road.

- The applicant should expect a requirement that all PLUS and Technical Advisory Committee (TAC) comments be addressed prior to submitting plans forreview.

- Please be advised that the Standard General Notes have been updated and posted to the DelDOT website. Please begin using the new versions and look for the revision dates of March 21, 2019 and March 25, 2019. The notes can be found at https://www.deldot.gov/Susincss/subciivisions/.

Understood.

Department of Natural Resources and Environmental Control — Contact Michael Tholstrup 735-3352

Delaware Ecological Network (DEN)

- The northeast comer of the property adjacent to the forested area of parcel 135-15.00-29.00 is mapped as part of the Delaware Ecological Network (DEN). The DEN links large blocks (core areas) of ecologically significant natural areas and natural corridors, and allow the movement of wildlife and plant life between them, which create an *interconnecting network of natural lands* across the landscape. Large natural areas are usually more effective than small areas for protecting aquifers and watersheds, sustaining viable populations of forest species, and providing core habitat and escape-cover for a multitude of vertebrate species.

- This portion of the property should be preserved as open space to maintain the functional role that the DEN plays to benefit wildlife in Delaware.

Water Quality and TMDLs

- The project is in the greater Delaware River and Bay drainage area, specifically within the Broadkill River watershed. In this watershed, the State of Delaware has developed specific Total Maximum Daily Load (TMDL) pollutant reduction targets for nitrogen, phosphorus, and bacteria. A TMDL is the maximum level of pollution allowed for a given pollutant below which a "water quality limited waterbody" can assimilate and still meet State water quality standards (e.g., dissolved oxygen, nutrients, and bacteria; State of Delaware Surface Water Quality Standards, as amended July 11, 2004) to the extent necessary to support use goals such as, swimming, fishing, drinking water and shell fish harvesting. The TMDL for the Broadkill River watershed calls for a 40 percent reduction in nitrogen and phosphorus from baseline conditions. The TMDL also calls for a 75 percent reduction in bacteria from baseline conditions. The specific TMDL nutrient and bacterial load reductions for the Broadkill river watershed can be viewed here: httn://www.dnrec.delaware.gov/swc/wa/Pages/WatershedAssessmentTMDLs.aspx

» In response to concerns about the need for reducing nonpoint source nutrient (nitrogen and phosphorus) and bacterial pollutants to levels enough to meet the prescribed TMDL reduction requirements in the Broadkill watershed, a multifaceted and comprehensive process known as a pollution control strategy (PCS) has been developed to enable such reductions. Specifically, a PCS is a combination of best management practices and control technologies that reduce nutrient and bacterial pollutant runoff loading in waters of a given watershed to level(s) consistent with the TMDL(s) reduction levels specified for that watershed.

- The applicant should implement the best management practices, based on this guidance, to help meet Delaware's water quality goals. Additional information about Broadkill River PCS is available here: http://www.dnrec.de1aware.Nov/swc/wa/Paqes/WatershedManasementPlans.aspx.

According to the EPA…wet detention ponds are storm water control structures providing both retention and treatment of contaminated storm water runoff. Runoff from each rain event is detained and treated in the pond until it is displaced by runoff from the next storm. By capturing and retaining runoff during storm events, wet detention ponds control both storm water quantity and quality. The pond's natural physical, biological, and chemical processes then work to remove pollutants. Sedimentation processes remove particulates, organic matter, and metals, while

dissolved metals and nutrients are removed through biological uptake. In general, a higher level of nutrient removal and better storm water quantity control can be achieved in wet detention ponds than can be achieved with other Best Management Practices (BMPs), such as infiltration systems.

» Employ green-technology storm water management and a rain gardens (in lieu of open-water management structures) to mitigate or reduce nutrient and bacterial pollutant runoff. If open-water stormwater management is selected for use, they should be employed minimally, for the management of stormwater. Storm water management ponds should not be sited in the areas of hydric soils or wetlands, referred to as farm ponds by the applicant.

It is the stated goal of the project to provide in general, all Erosion & Sediment Control (ESC) and Stormwater Management (SWM) Best Management Practices (BMPs) which will comply with DNREC standards and specifications in accordance with current guidance documents and policies. Green Technologies and Pollution Control Strategies will be implemented to reduce nitrogen and phosphorus loads to their mandated levels.

- Maintain a 100-foot vegetated buffer from all wetlands and waterbodies.

Given the uncertainty of the regulatory source of the recommendation provided, Pennoni notes the opinion of the reviewer and will provide for a buffer that will prevent the further degradation of soil and water quality by reducing soil erosion and nutrient loading to surface and groundwater through our design. A well-designed buffer strip does not have to be 100-feet whereby under DNREC's Stormwater Management Regulations, a 10-foot BMP Filter Strip provides for a method of water quality that effectively minimize the movement of soil sediment, nutrients, pesticides and pathogens through the soil profile, thereby improving water quality and the protection of wetlands and waterbodies.

- Make use of pervious paving materials to help reduce the amount of water and pollutant runoff draining to adjoining streams and wetlands. Pervious pavers/pavement are especially recommended for areas designated for parking.

Noted.

Hydric Soils and Drainage

- DNREC reviewers have identified the primary hydric soils of concern on the subject parcel as Mullica (MuA & MmA), Klej (KfA), and Marshyhope (McA). Mullica is a very poorly drained wetland associated (hydric) soil mapping unit that has severe limitations for development. Klej and Marshyhope (potentially hydric) are somewhatpoorly drained soil mapping units that may or may not have severe limitations for development (Figures 1 &2).

- DNREC reviewers strongly discourage building on hydric soils because they are functionally important source of water storage (functions as a "natural sponge"). The destruction of hydric soils increases the amount pollutant runoff(i.e., hydric soils sequester and detoxify pollutants) which contributes to lower observed water quality in regional waterbodies and wetlands.

- There are drainage concerns in the area of this project where a number of drainage complaints have been reported to DNREC.

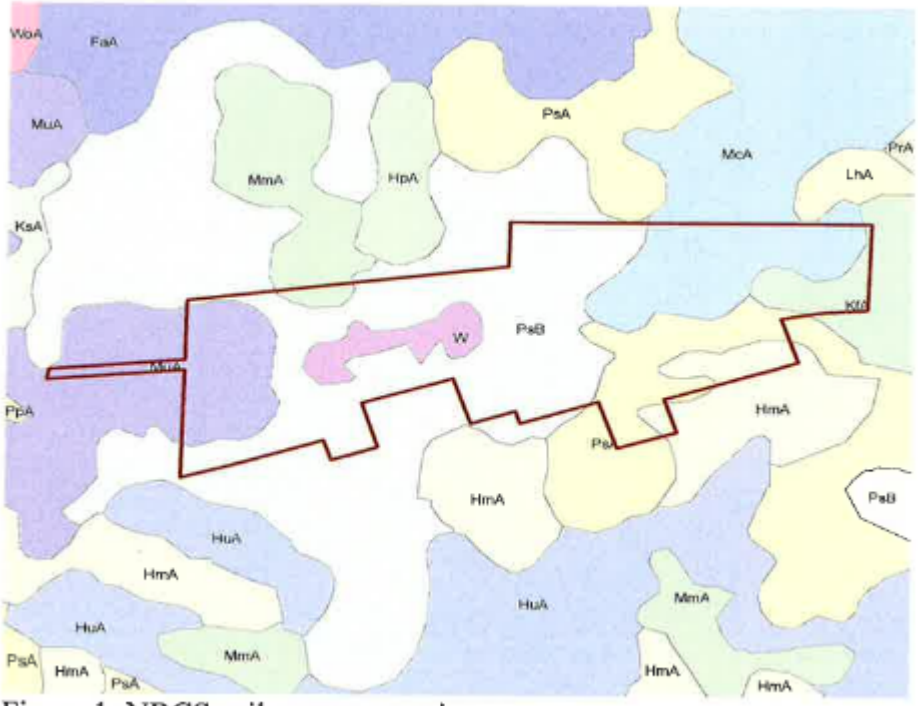


Figure 1: NRCS soil survey mapping

In the past the property was used for Horse Racing and Training as well as boarding. There are currently still stables located within the property and there once was grand-stands, parking areas and other equine facilities that were part of the use for the property. Since the closing of Delmarva Raceway, the site has been used for farming and the storage of certain equipment and materials by the applicant. The properties have 3 large farm ponds located within the property as well as many drainage ditches that connect to a drainage ditch that is located along the northerly property line.

Wetlands

- Siting stormwater management ponds — as currently proposed - in hydric soils or wetlands is not considered an environmentally-acceptable practice and will likely increase the potential for property damage during flooding events, while increasing nutrient and bacterial pollutant discharge to ground and surface waters (Figures 1 & 2).

Figure 2: SWMP mapped wetlands

- Have a United States Army Corps of Engineers (USACE) wetlands delineation conducted before commencing any construction activities. A field-based wetlands delineation by a licensed soil scientist and approved by USACE is recommended to more precisely assess the presence of hydric soils and wetlands in this parcel. A list of licensed Class D soil scientists can be obtained at the following web link: https://dnrec.aloha.delaware.eov/waterJ8reundwater/1icenses/

  For the purposes of Section 404 of the CWA, wetlands are defined as those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Positive evidence of hydrophytic vegetation, hydric soils, and wetland hydrology is needed for an area to be classified as wetlands. The boundary between wetlands and non-wetlands is defined as the location where positive indicators of one of the three parameters are no longer present. We are currently onsite reviewing the property for the presence of wetlands and thus far no wetlands have been identified within the project area based on observations made during the on-site investigation. The existing farm ponds on the property are being investigated at this time as well. Discovered wetlands will be identified on future plans for the project.

- The project's TMDL nutrient and bacteria loading rates should be determined at the preliminary project design phase of development. Both the Nutrient Load Assessment

protocol and the Chesapeake Bay program model are tools that have been developed to assess changes in nutrient loading (e.g., nitrogen and phosphorus), thus providing governmental entities with quantitative information about the project's impacts on baseline water quality and help them design and implement the most environmentally-effective practices. The Chesapeake Bay program model can be found here: https://cast.chesapeakebay.net/Documentation/ModelDocumentation

Open Space

- Provide additional native tree, shrub and/or native herbaceous vegetation plantings in remaining areas of open space, wherever possible.

Noted.

Low Impact & Sustainable Development Recommendations

- The applicant should consider the use of recycled materials, such as reclaimed asphalt pavement, to reduce landfill waste, heat island effects on paved surfaces, and pavement costs.

+ Use efficient Energy Star rated products and materials in construction and redevelopment to lessen the power source emissions of the project and costs. Every percentage of energy efficiency translates into a percent reduction in pollution. Renewable energy infrastructure such as solar or geothermal will further reduce pollution created from offsite generation. Energy efficiency upgrades for your project may be eligible for funding through the Division of Climate, Coastal, & Energy (www.de.gov/greenenergy, www.de.gov/eeif).

- Install electric vehicle charging infrastructure, and/or design electric vehicle ready 'cabins,' to assist Delaware in achieving its clean transportation goals. The Division of Climate, Coastal, & Energy offers incentives for clean transportation (electric vehicle charging). These programs address climate change goals of reducing greenhouse gas emissions and improving overall air quality (www.de.gov/cleantransportation).

- Planting native trees will help clean the air of localized pollutants, replenish oxygen, and cut down on residential energy/cooling needs.

- Use of structural paint coatings that are low in Volatile Organic Compounds will help protect air quality.

Noted.

Delaware Transit Corporation (DTC) — Contact: Jared Kauffman 576-6062

- If DART service is desired, it is recommended to construct a pedestrian pathway that connects to the stops at US 9 and Sand Hill Road

Noted. We will work with DTC to accommodate the DART service with this development and will be part of the entrance plan design.

Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result **of the pre-application process, noting whether comments were incorporated into the project design or not and the reason therefore.**

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,

Constance C. Holland, AICP
Director, Office of State Planning Coordination

CC: Sussex County

Respectfully Submitted,

PENNONI

Mark H. Davidson, VP
Principal Land Planner

STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF STATE PLANNING COORDINATION

May 20, 2020

Mark H. Davidson
Pennoni
18072 Davidson Drive
Milton, DE 19968

RE: PLUS review 2020-04-04; County Seat RV Resort

Dear Mark:

Thank you for meeting with State agency planners on April 22, 2020 to discuss the proposed plans for the County Seat RV Resort project. According to the information received you are seeking review of a site plan for a proposed campground.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. **The developers will also need to comply with any Federal, State, and local regulations regarding this property. We also note that as Sussex County is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by County.**

Strategies for State Policies and Spending

This project is located in Investment Levels 2 and 3 according to the Strategies for State Policies and Spending. Investment Level 2 reflects areas where growth is anticipated by local, county, and State plans in the near term future. Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer-term future, or areas that may have environmental or other constraints to development. State investments may support future growth in these areas, but may have priorities for the near future

This parcel is also adjacent to the Town of Georgetown and the town has agreed to provide water and sewer to the parcel. The County and the applicant should coordinate with the town regarding development of this property.

Code Requirements/Agency Permitting Requirements

Department of Transportation – Contact Bill Brockenbrough 760-2109

- This project is located within the regulated airspace zones of Delaware Coastal Airport (GED), which is a public-use facility. Federal Aviation Regulation (FAR) Part 77 imposes height restrictions on any structures within these zones. DelDOT requires that the applicant for this project submits a "Proposed Construction/Alteration in Airport Zones Notification Form" in accordance with Delaware Code (2 Del. C. § 602).

  This notification form can be submitted during the plan approval process with the local land use jurisdiction, but DelDOT's Office of Aeronautics is willing to test hypothetical height numbers to prevent any future project complications. Please contact Sam Sherman with the Office of Aeronautics at (302) 760-2145 or Samuel.Sherman@delaware.gov with any questions or concerns. A copy of the notification form can be found at this address: https://www.deldot.gov/Programs/aviation_svcs/pdfs/aviation_obstruction_review_form.pdf?012913.

- The site access on US Route 9 and Sand Hill Road (Sussex Road 319) must be designed in accordance with DelDOT's Development Coordination Manual, which is available at http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes.

- Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017.

- Section 1.7 of the Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.

- Per Section 2.2.2.1 of the Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends per hour in any hour of the day. From the PLUS application, the total daily trips are estimated at 911 vehicle trip ends per day. Using the 10th edition of the Institute of Transportation Engineers' Trip Generation Manual and Land Use Code 416 (RV campground), DelDOT estimates this number at 950 and the weekday morning and evening peak hour trip ends at 74 and 95, respectively. While DelDOT will use these numbers to determine the need for a TIS, DelDOT plans to revisit the matter of trip generation in its review of the site access, discussed below. They do not seem indicative of the applicant's anticipated use of the site.

Section 2.2.2.2 of the Development Coordination Manual provides that for developments generating less than 2000 vehicle trip ends per day and less than 200 vehicle trip ends per hour in any hour of the day, DelDOT may accept an Area Wide Study (AWS) Fee in lieu of the TIS if the local government does not require a TIS. AWS Fees are used to fund traffic studies, not to build improvements.

Payment of the AWS Fee does not exempt the developer from having to perform a Traffic Operational Analysis (TOA) and DelDOT does anticipate requiring a TOA in support of the entrance design on both US Route 9 and Sand Hill Road. On Sand Hill Road, the needed entrance improvements will need to fit with existing access for the Little Einsteins daycare center and the approved access for the Sussex County Sports Complex and the planned access for the CHEER Life Care Village. On Route 9, the needed entrance improvements will need to fit with the various existing access points in the area including most significantly the existing access to Sports at the Beach.

DelDOT anticipates significant bicycle and pedestrian traffic between the campground and both the Sussex County Sports Complex and Sports at the Beach and this traffic must be accommodated along with the vehicular traffic.

From an April 1, 2020, Project Coordination meeting with the applicant, DelDOT understands that the applicant proposes to build their Sand Hill Road access first and work east, consistent with the phasing plan included in the PLUS application. While DelDOT does not object to this approach, a separate, time-based, phasing plan will need to be developed based on the capacity of the Sand Hill Road access to accommodate the site traffic and an assumed build-out rate acceptable to DelDOT. DelDOT cannot accept a plan that ties the completion of the site access construction (both roads) to phased construction within the proposed park.

The specific comments provided below regarding entrance design represent minimum requirements which may be superseded by DelDOT's findings in their review of the TOA.

- As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Manual, DelDOT will require dedication of right-of-way along the site's frontage on both US Route 9 and Sand Hill Road. By this regulation, this dedication is to provide a minimum of 50 feet of right-of-way from the physical centerline of Route 9 and 30 feet of right-of-way from the physical centerline of Sand Hill Road. The following right-of-way dedication note is required, "**An X-foot wide right-of-way is hereby dedicated to the State of Delaware, as per this plat.**"

- In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage on both roads. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The

following note is required, "**A 15-foot wide permanent easement is hereby established for the State of Delaware, as per this plat.**"

- Referring to Section 3.4.2.1 of the Manual, the following items, among other things, are required on the Record Plan:
    - A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.
    - Depiction of all existing entrances within 600 feet of the entrances on Route 9 and Sand Hill Road.
    - Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.
- Section 3.5.4.2 of the Manual addresses requirements for Shared Use Paths (SUP) and sidewalks. For projects in Level 1 and 2 Investment Areas, installation of paths or sidewalks along the frontage on State-maintained roads is mandatory. DelDOT anticipates requiring the developer to build SUP along their frontage on both roads and the extend those paths to connect to the Sussex County Sports Complex and Sports at the Beach.
- Referring to Section 3.5.5 of the Manual, existing and proposed transit stops and associated facilities as required by the Delaware Transit Corporation (DTC) or DelDOT shall be shown on the Record Plan. DART Route 206 (Georgetown/Lewes/Rehoboth) travels US Route 9 past this site and DelDOT anticipates that bus stops may be needed to serve it.
- In accordance with Section 3.8 of the Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along US Route 9 and Sand Hill Road.
- In accordance with Section 5.2.9 of the Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at http://www.deldot.gov/Business/subdivisions/index.shtml.
- In accordance with Section 5.14 of the Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be relocated.

Department of Natural Resources and Environmental Control – Contact Michael Tholstrup 735-3352

Wellhead Protection Area

- Based on DNREC mapping, this project intersects a wellhead protection area (WHPA) at the entrance/intersection with Sandhill Road. A WHPA is the surface and subsurface area surrounding a water well, or wellfield supplying a public water system through which contaminants are likely to reach such well, or wellfield. As such, they are protected under local (County/Municipal) ordinances and have set limits to the amount of impervious cover and land use practices that can occur within these areas.

- The applicant should ensure that their project complies with all County and municipal codes that affect public drinking water supply WHPA's. For more information regarding wellhead protection areas please contact the DNREC Source Water Assessment and Protection Program at (302) 739-9945.

Stormwater Management

- A detailed sediment and stormwater plan will be required prior to any land disturbing activity taking place on the site. Contact the Sussex Conservation District to schedule a pre-application meeting to discuss the sediment and erosion control and stormwater management components of the plan as soon as practicable. The site topography, soils mapping, pre and post development runoff, and proposed method(s) and location(s) of stormwater management should be brought to the meeting for discussion.

- A project application meeting with the Sussex Conservation District should be scheduled early in the process to determine stormwater design. Contact Jessica Watson at the Sussex Conservation District at (302) 856-7219 for details regarding submittal requirements and fees.

State Historic Preservation Office – Contact Carlton Hall 736-7400

- There are no known archaeological sites or known National Register-listed or eligible properties on the parcel. The soils are a mix of well drained and poorly drained. Therefore, there is medium potential for pre-contact archaeological remains to be present. The Delaware SHPO is recommending an archaeological survey.

- If any project or development proceeds, the developer should be aware of the Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch. 54).

- If there is federal involvement, in the form of licenses, permits, or funds, the federal agency, often through its client, is responsible for complying with Section 106 of the National Historic Preservation Act (36 CFR 800) and must consider their project's effects on any known or potential cultural or historic resources. For further information on the Section 106 process please review the Advisory Council on Historic Preservation's website at: www.achp.gov

- If there are any questions, inquiries, or concerns, feel free to contact the Delaware State Historic Preservation Office for assistance at 302-736-7400.

Recommendations/Additional Information

This section includes a list of site specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. **These suggestions do not represent State code requirements.** They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped **(but in no way required)** that the applicant will open a dialogue with the relevant agencies to discuss how the suggestions can benefit the project.

Department of Transportation – Contact Bill Brockenbrough 760-2109

- The applicant should expect a requirement that any substation and/or wastewater facilities will be required to have access from an internal driveway with no direct access to US Route 9 or Sand Hill Road.

- The applicant should expect a requirement that all PLUS and Technical Advisory Committee (TAC) comments be addressed prior to submitting plans for review.

- Please be advised that the Standard General Notes have been updated and posted to the DelDOT website. Please begin using the new versions and look for the revision dates of March 21, 2019 and March 25, 2019. The notes can be found at https://www.deldot.gov/Business/subdivisions/.

Department of Natural Resources and Environmental Control – Contact Michael Tholstrup 735-3352

Delaware Ecological Network (DEN)

- The northeast corner of the property adjacent to the forested area of parcel 135-15.00-29.00 is mapped as part of the Delaware Ecological Network (DEN). The DEN links large blocks (core areas) of ecologically significant natural areas and natural corridors, and allow the movement of wildlife and plant life between them, which create an *interconnecting network of natural lands* across the landscape. Large natural areas are usually more effective than small areas for protecting aquifers and watersheds, sustaining viable populations of forest species, and providing core habitat and escape-cover for a multitude of vertebrate species.

- This portion of the property should be preserved as open space to maintain the functional role that the DEN plays to benefit wildlife in Delaware.

Water Quality and TMDLs

- The project is in the greater Delaware River and Bay drainage area, specifically within the Broadkill River watershed. In this watershed, the State of Delaware has developed

specific Total Maximum Daily Load (TMDL) pollutant reduction targets for nitrogen, phosphorus, and bacteria. A TMDL is the maximum level of pollution allowed for a given pollutant below which a "water quality limited waterbody" can assimilate and still meet State water quality standards (e.g., dissolved oxygen, nutrients, and bacteria; State of Delaware Surface Water Quality Standards, as amended July 11, 2004) to the extent necessary to support use goals such as, swimming, fishing, drinking water and shell fish harvesting. The TMDL for the Broadkill River watershed calls for a 40 percent reduction in nitrogen and phosphorus from baseline conditions. The TMDL also calls for a 75 percent reduction in bacteria from baseline conditions. The specific TMDL nutrient and bacterial load reductions for the Broadkill river watershed can be viewed here: http://www.dnrec.delaware.gov/swc/wa/Pages/WatershedAssessmentTMDLs.aspx

- In response to concerns about the need for reducing nonpoint source nutrient (nitrogen and phosphorus) and bacterial pollutants to levels enough to meet the prescribed TMDL reduction requirements in the Broadkill watershed, a multifaceted and comprehensive process known as a pollution control strategy (PCS) has been developed to enable such reductions. Specifically, a PCS is a combination of best management practices and control technologies that reduce nutrient and bacterial pollutant runoff loading in waters of a given watershed to level(s) consistent with the TMDL(s) reduction levels specified for that watershed.

- The applicant should implement the best management practices, based on this guidance, to help meet Delaware's water quality goals. Additional information about Broadkill River PCS is available here: http://www.dnrec.delaware.gov/swc/wa/Pages/WatershedManagementPlans.aspx.

    - Employ green-technology storm water management and a rain gardens (in lieu of open-water management structures) to mitigate or reduce nutrient and bacterial pollutant runoff. If open-water stormwater management is selected for use, they should be employed minimally, for the management of stormwater. Storm water management ponds should not be sited in the areas of hydric soils or wetlands, referred to as farm ponds by the applicant.

    - Maintain a 100-foot vegetated buffer from all wetlands and waterbodies.

    - Make use of pervious paving materials to help reduce the amount of water and pollutant runoff draining to adjoining streams and wetlands. Pervious pavers/pavement are especially recommended for areas designated for parking.

Hydric Soils and Drainage

- DNREC reviewers have identified the primary hydric soils of concern on the subject parcel as Mullica (MuA & MmA), Klej (KfA), and Marshyhope (McA). Mullica is a very poorly drained wetland associated (hydric) soil mapping unit that has severe limitations for development. Klej and Marshyhope (potentially hydric) are somewhat

poorly drained soil mapping units that may or may not have severe limitations for development (Figures 1 & 2).

- DNREC reviewers strongly discourage building on hydric soils because they are functionally important source of water storage (functions as a "natural sponge"). The destruction of hydric soils increases the amount pollutant runoff (i.e., hydric soils sequester and detoxify pollutants) which contributes to lower observed water quality in regional waterbodies and wetlands.

- There are drainage concerns in the area of this project where a number of drainage complaints have been reported to DNREC.

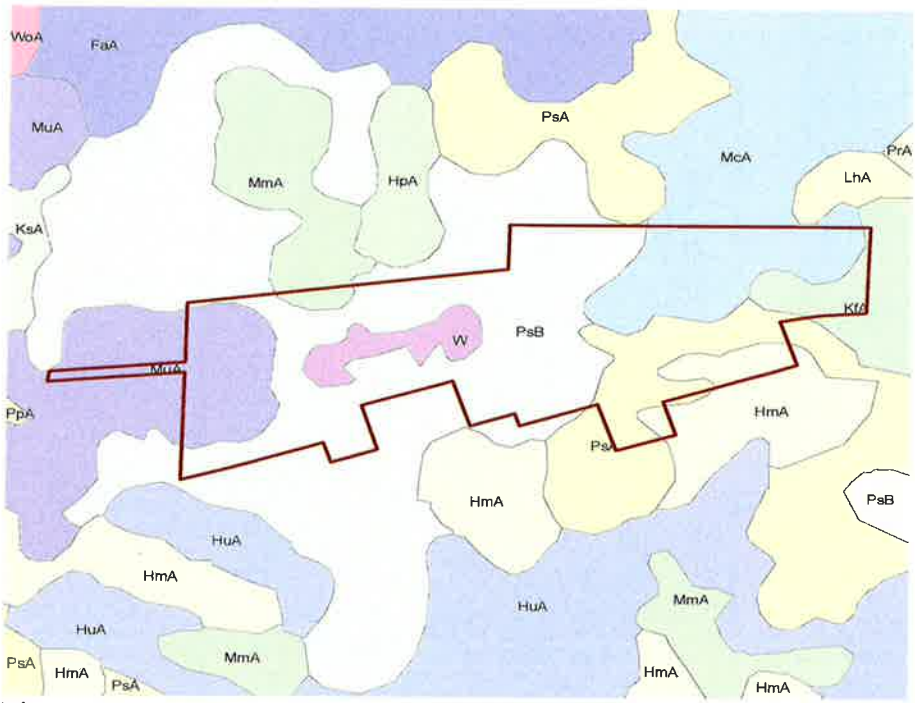


Figure 1: NRCS soil survey mapping

Wetlands

- Siting stormwater management ponds – as currently proposed - in hydric soils or wetlands is not considered an environmentally-acceptable practice and will likely increase the potential for property damage during flooding events, while increasing nutrient and bacterial pollutant discharge to ground and surface waters (Figures 1 & 2).

Figure 2: SWMP mapped wetlands

- Have a United States Army Corps of Engineers (USACE) wetlands delineation conducted before commencing any construction activities. A field-based wetlands delineation by a licensed soil scientist and approved by USACE is recommended to more precisely assess the presence of hydric soils and wetlands in this parcel. A list of licensed Class D soil scientists can be obtained at the following web link: https://dnrec.alpha.delaware.gov/water/groundwater/licenses/

- The project's TMDL nutrient and bacteria loading rates should be determined at the preliminary project design phase of development. Both the Nutrient Load Assessment protocol and the Chesapeake Bay program model are tools that have been developed to assess changes in nutrient loading (e.g., nitrogen and phosphorus), thus providing governmental entities with quantitative information about the project's impacts on baseline water quality and help them design and implement the most environmentally-effective practices. The Chesapeake Bay program model can be found here: http://cast.chesapeakebay.net/Documentation/ModelDocumentation

Open Space

- Provide additional native tree, shrub and/or native herbaceous vegetation plantings in remaining areas of open space, wherever possible.

Low Impact & Sustainable Development Recommendations

- The applicant should consider the use of recycled materials, such as reclaimed asphalt pavement, to reduce landfill waste, heat island effects on paved surfaces, and pavement costs.

- Use efficient Energy Star rated products and materials in construction and redevelopment to lessen the power source emissions of the project and costs. Every percentage of energy efficiency translates into a percent reduction in pollution. Renewable energy infrastructure such as solar or geothermal will further reduce pollution created from offsite generation. Energy efficiency upgrades for your project may be eligible for funding through the Division of Climate, Coastal, & Energy (www.de.gov/greenenergy, www.de.gov/eeif).

- Install electric vehicle charging infrastructure, and/or design electric vehicle ready 'cabins,' to assist Delaware in achieving its clean transportation goals. The Division of Climate, Coastal, & Energy offers incentives for clean transportation (electric vehicle charging). These programs address climate change goals of reducing greenhouse gas emissions and improving overall air quality (www.de.gov/cleantransportation).

- Planting native trees will help clean the air of localized pollutants, replenish oxygen, and cut down on residential energy/cooling needs.

- Use of structural paint coatings that are low in Volatile Organic Compounds will help protect air quality.

Delaware Transit Corporation (DTC) – Contact: Jared Kauffman 576-6062

- If DART service is desired, it is recommended to construct a pedestrian pathway that connects to the stops at US 9 and Sand Hill Road

Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason therefore.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,

Constance C. Holland

Constance C. Holland, AICP
Director, Office of State Planning Coordination

CC: Sussex County

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 Martin Luther King Jr. Blvd., South • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

Purpose of PLUS - -The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.

Please complete this PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090.

PLUS Number (to be completed by OSPC): _____

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): _____

1. Project Title/Name: COUNTY SEAT RV RESORT
2. Location (please be specific): 22349 LEWES-GEORGETOWN HIGHWAY, GEORGETOWN, DE 19947
3. Parcel Identification #: 135-15.00-55.01
4. County or Local Jurisdiction Name: where project is located: SUSSEX
5. If contiguous to a municipality, are you seeking annexation: NO
6. Owner's Name: ML JOSEPH HEIRS FARM ACCOUNT, LLC

   Address: 25154 DUPONT BLVD

   City: GEORGETOWN State: DELAWARE Zip: 19947

   Phone: 302-856-7396 Fax: 302-856-1725 Email: KADAMS@MELVINJOSEPH.COM

7. Equitable Owner/Developer **(This Person is required to attend the PLUS meeting)**: KENNETH P. ADAMS

   Address: 25154 DUPONT BLVD.

   City: GEORGETOWN State: DELAWARE Zip: 19947

   Phone: 302-856-7396 Fax: 302-856-1725 Email: KADAMS@MELVINJOSEPH.COM

8. Project Designer/Engineer: PENNONI | MARK H. DAVIDSON

   Address: 18072 DAVIDSON DRIVE

   City: MILTON State: DELAWARE Zip: 19968

   Phone: 302-684-8030 Fax: 302-684-8054 Email: MDAVIDSON@PENNONI.COM

9. **Please Designate a Contact Person, including phone number, for this Project:** MARK H DAVIDSON - 302-684-6207

Information Regarding Site:

10. Type of Review: ☐ Rezoning, if not in compliance with certified comprehensive plan ■ Site Plan Review ☐ Subdivision

11. Brief Explanation of Project being reviewed: SECTION 115-22 CAMPGROUND FOR MOBILE CAMPERS, CAMP TRAILERS, TOURING VANS AND THE LIKE.

If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications.

12. Area of Project (Acres +/-): 73.91+/- ACRES | Number of Residential Units: 304 CAMPSITES; 46 CABINS | ~~Commercial~~ Building square footage: 60,000+/- SQ FT

13. Present Zoning: AR-1

14. Proposed Zoning: AR-1/CONDITIONAL USE

15. Present Use: AG - FORMERLY DELMARVA RACEWAY AND 49 STABLES EQUINE TRAINING FACILITY

16. Proposed Use: SECTION 115-22 CAMPGROUND FOR MOBILE CAMPERS, CAMP TRAILERS, TOURING VANS AND THE LIKE.

17. Water: ☐ Central (Community system) ☐ Individual On-Site ■ Public (Utility)
Service Provider Name: TOWN OF GEORGETOWN

Will a new public well be located on the site? ☐ Yes ■ No

18. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ■ Public (Utility)
Service Provider Name: TOWN OF GEORGETOWN

Will a new community wastewater system be located on this site? ☐ Yes ■ No

19. If residential, describe style and market segment you plan to target (Example- Age restricted):
SPORTS AT THE BEACH; SUSSEX SPORTS CENTER; THE TURF; GROWING OUTDOOR RECREATIONAL ENTHUSIAST

20. Environmental impacts:

How many forested acres are presently on-site? 0+/- ACRES - PERIMETER HEDGROWS

How many forested acres will be removed? 0+/- ACRES

To your knowledge, are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☐ Yes ■ No EXISITNG FARM PONDS TO BE EVALUATED

Are the wetlands: ☐ Tidal Acres:
☐ Non-tidal Acres:

If "Yes", have the wetlands been delineated? ☐ Yes ☐ No

Has the Army Corps of Engineers signed off on the delineation? ☐ Yes ☐ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ■ No If "Yes", describe the impacts: FARM PONDS TO BE INCORPORATED INTO STWM PONDS

How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies?

21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? ☐ Yes ■ No

22. List the proposed method(s) of stormwater management for the site: WET AND DRY POND BMPS

23. Is open space proposed? ■ Yes ☐ No If "Yes," how much? Acres: 50+/- ACRES OF OPEN/PERVIOUS AREA

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?

24. Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ■ No

25. Please estimate How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume peak season: 950 VEHICLE TRIPS PER DAY, 74 VEHICLE TRIPS DURING THE MORNING PEAK HOURS AND 95 TRIPS DURING THE AFTERNOON PEAK HOUR.

What percentage of those trips will be trucks, excluding vans and pick-up trucks?

26. Will the project connect to state maintained roads? ■ Yes ☐ No

27. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections.

28. Are there existing sidewalks? ☐ Yes ■ No; bike paths ☐ Yes ☐ No
Are there proposed sidewalks? ■ Yes ☐ No; bike paths ☐ Yes ☐

Is there an opportunity to connect to a larger bike, pedestrian, or transit network? ■ Yes ☐ No

29. To your knowledge, is this site in the vicinity of any known historic/cultural resources or sites? ☐ Yes ■ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ■ No

Would you be open to a site evaluation by the State Historic Preservation Office? ☐ Yes ■ No

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? ☐ Yes ■ No
Person to contact to arrange visit: _____ phone number: _____

31. Are any federal permits, licensing, or funding anticipated? ☐ Yes ■ No

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner — Date: 2.26.20

Signature of Person completing form (If different than property owner) — Date: 3/9/2020

Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning **electronically** at plus@state.de.us **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. If electronic copy of the plan is not available, contact The Office of State Planning Coordination at (302) 739-3090 for further instructions. A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.

Mark H. Davidson

From: Eugene Dvornick <GDvornick@georgetowndel.com>
Sent: Thursday, December 12, 2019 9:38 AM
To: Mark H. Davidson; Jamie Craddock
Cc: 'Kenneth P. Adams'; rjstickels@verizon.net; Laura Givens; Olga Holm; Kristen Dabrowski; Jocelyn Godwin; Jamie Craddock; Jeff Ward; Jason Loar
Subject: RE: TM 135-15.00-55.01 | 73.91+/- Acres | Lewes Georgetown Highway and Sandhill Road | ML Joseph Heirs Farm Account LLC (formerly Georgetown Horse Track)

Mark,

At last evening's Town Council Meeting (December 11, 2019) your request was Item 7 on the Agenda.

The request was reviewed and approved.

Please note it is the requesting property owners responsibility to connect to existing Town infrastructure. Additionally, the infrastructure connections are to be reviewed and approved by the Town Engineer.

Thank you,

Gene

From: Mark H. Davidson [mailto:MDavidson@Pennoni.com]
Sent: Wednesday, December 4, 2019 8:52 AM
To: Eugene Dvornick <GDvornick@georgetowndel.com>; Jamie Craddock <jcraddock@georgetowndel.com>
Cc: 'Kenneth P. Adams' <kadams@melvinjoseph.com>; rjstickels@verizon.net
Subject: TM 135-15.00-55.01 | 73.91+/- Acres | Lewes Georgetown Highway and Sandhill Road | ML Joseph Heirs Farm Account LLC (formerly Georgetown Horse Track)

Gene – thank you for meeting with us yesterday to discuss the above referenced property. On behalf of Kenneth P Adams of ML Joseph Heirs Farm Account, LLC, Pennoni is requesting water and sanitary sewer to be extended to the above referenced property while being outside of the town limits of the Town of Georgetown. The owners will be proposing a RV Park for mobile campers, cabins and the like for the property. The property is currently zoned AR-1 in the unincorporated area of Sussex County and the owners will file for a Conditional Use that will follow Sussex County code for the proposed use.

All units to be used for the purpose of human habitation shall be cabins, travel trailers, recreational vehicles and equipment manufactured specifically for camping purposes. Small retail businesses intended primarily for occupants of the park area will be planned within the park area. For the purpose of a residence and/or office for the park manager, there will be one structure within the campground area. Bathrooms, bathing facilities, indoor and outdoor recreation and maintenance buildings will be located with the park. With the exceptions of structures mentioned above, there shall be no manufactured home located on any campsite within the RV Park. The RV Park will have restricted days of operations as will be conditioned by Sussex County Council and therefore will not be a year round RV Park.

It has been brought to our attention that this property is designated as a Commercial Area on the Future Land Use Map within the Georgetown Comprehensive Plan and therefore an RV Park does not fit within a commercial zoning category within the Town's code. Sussex County has created special requirements that will be conditions to approval and development of a RV Park and has approved these uses in the past. The Town of Georgetown will recognize revenue

from the development in the form of water and sanitary impact fees and use fees along with developer funded extensions of said services.

Attached to this request is a concept of the proposed use that is illustrative of what will be proposed for the property. This layout will be revised prior to submission of an application to Sussex County.

The request is for water and sanitary sewer services from the Town of Georgetown as no other Town services will be burden by the property. We respectfully request on behalf of the property owners, ML Joseph Heirs Farm Account, LLC that the Town look favorably on the request.

If you have any questions or require additional information please do not hesitate to contact me anytime.

Thank you

Mark

Mark H. Davidson
Vice President, Office Director

Pennoni
18072 Davidson Drive | Milton, DE 19968
Direct: +1 (302) 684-6207 | **Mobile:** +1 (302) 236-6400
www.pennoni.com | MDavidson@Pennoni.com

PARTNERS FOR WHAT'S POSSIBLE

PFX - Bringing projects and designs to life

TOWN OF GEORGETOWN

MAYOR
AND
COUNCIL

TOWN HALL
39 THE CIRCLE
GEORGETOWN, DE
19947

June 30, 2020

Mr. Ken Adams
25136 Dupont Boulevard
Georgetown, DE 19947

RE: Letter of Support – County Seat RV Resort Park

Dear Ken,

The Town of Georgetown is pleased to offer this letter of support for the County Seat RV Resort Park being planned just outside the town limits. We view this as an excellent opportunity to provide a service, not currently available, to visitor and travelers utilizing Sports at the Beach and the under construction Sand Hill Fields.

This project will afford a venue in close proximity to the sport venues and allow families easier access to nearby attractions. The Town is excited as this will bring additional consumers for our downtown and highway restaurants, increase the opportunity for visitors to stay close to Georgetown, and help promote the area as a destination.

We remain fully committed to assisting your project and look forward to seeing the RV Resort Park become a reality for Sussex County.

Please feel free to reach out to Gene Dvornick, with any questions or additional information you may need.

Sincerely,

TOWN OF GEORGETOWN

William E. West
Mayor

Eugene S. Dvornick, Jr.
Town Manager

cc: Town Council
Planning Department

06/30/20

Sussex County Council
2 The Circle
Georgetown, DE 19947

RE:
Project: County Seat
RV Resort Park: Georgetown-Lewes

To Whom it may concern,

Softball World LLC DBA Sports at the Beach is in favor of the RV Resort Park on Lewes Georgetown Highway. We feel this would be a benefit to the community and the teams that attend our tournaments.

If you have any questions please contact us at 302-856-7400.

Thank You,

Wallace P. Townsend Jr.
Owner

SERVPRO of Sussex County

22213 Lewes-Georgetown Hwy., P.O. Box 70, Georgetown, DE 19947
(302) 856-9768 FAX (302) 856-9758 office@servpro5930.com ID #51-0349724

October 2, 2020

Ken Adams
ML Joseph Company
25136 DuPont Boulevard
Georgetown, Delaware 19947

Dear Mr. Adams: Ken

Regarding the proposed RV Park to be built behind and along our property line we are fine with your plan. I say this with one request.

The fifty foot barrier between the proposed maintenance building and our property line is much appreciated and I trust will be honored in the final building.

Thank you for offering this proposal as the guests who use the RV Park will further stimulate economic development in and around Georgetown.

Sincerely,

Raymond T. Hopkins III

Raymond T. Hopkins III
H-Two LLC

GREY CLOUD TRADERS, L.L.C.
30 THE GREEN
DOVER DE 19901
302-672-5600

September 30, 2020

Robert C. Wheatly
Chairman
Sussex County Planning and Zoning Commission
Post Office 589
Georgetown, DE 19947

RE: Letter of Support – County Seat RV Resort - Hearing Case # 2228

Dear Mr. Wheatly,

As an adjacent property owner to the applicant I would like to support the application of County Seat RV Resort #2228. We think this site is appropriately located. It is in close proximity to two sports complexes and will allow easy access to local attractions. It is our understanding that a shuttle bus will be available for visitors reducing traffic in the area as well having the use of a convenient store on site. The approval will also be beneficial by bringing visitors to attractions in Georgetown. I trust you will approve this request keeping in mind that this site will provide an alternative location for people staying in Sussex County away for the coastal area.

Sincerely,

Constantine F. Malmberg, III

Grey Cloud Traders, L.L.C.

Tax Map 135 15. 00 53.00 .06

Horsey Family, LLC
David G. Horsey & Sons, Inc.

28107 Beaver Dam Branch Road
Laurel, DE 19956

October 9, 2020

Sussex County Planning & Zoning Commission
PO Box 417
Georgetown, DE 19947
ATTN: Bob Wheatley

RE: County Seat RV Resort- Hearing 2228

Bob,

On behalf of the Horsey Family and my position as vice-chairman of Sussex County Sports Complex Inc. I am writing this letter in full support of the County Seat RV Resort.

This application will be an asset to Sussex County and compliment both Sports at the Beach and Sandhill Fields. If designed properly with some sort of interconnectivity to these projects, it may solve two problems- lack of hotel rooms during busy summer weekends and eliminate some of the Rt 9 congestion during those same summer weekends.

In my opinion, this application is a good fit for this property and is not out of character to the area as to where the previously proposed chicken manure recycling plant was.

For the reasons stated above, we hope the commission gives a positive vote for this application. Looking forward to this RV Park to fill the needs of our sports complexes.

Thank You,

Robert E. Horsey

Figure 1 of 20. 1	2019 Aerial Image County Seat RV Resort MLJCX19004	Pennoni	Subject Property Other Tax Parcels

Date: 6/30/2020 Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\01 2019 Aerial Image.mxd

Figure 2 of 20.

2

2017 Orthophoto

County Seat RV Resort

MLJCX19004

Pennoni

Subject Property

Other Tax Parcels

Date: 6/30/2020

Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\02 2017 Orthophoto.mxd

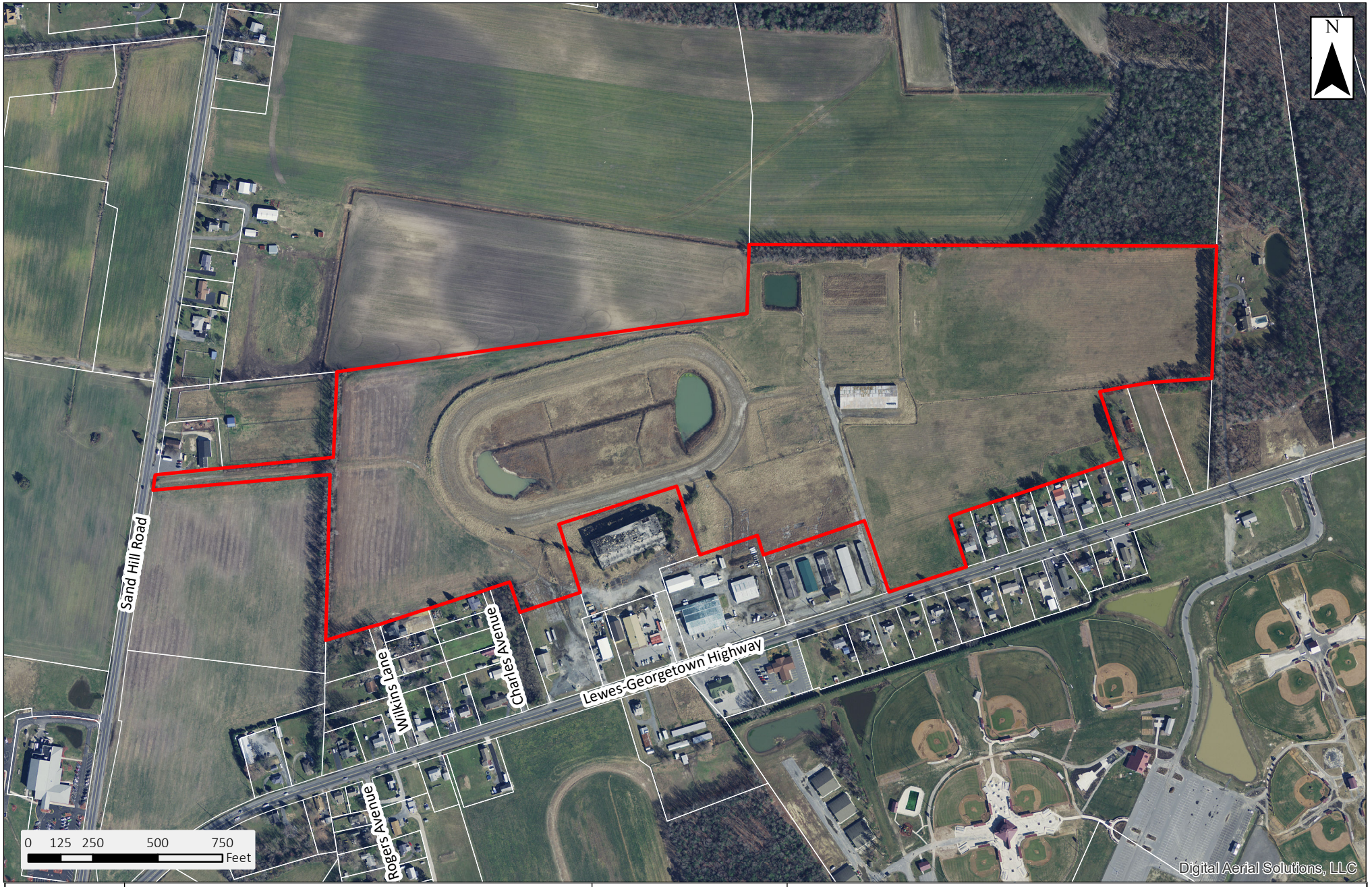


Figure 3 of 20. 3	2012 Orthophoto County Seat RV Resort MLJCX19004	Pennoni	Subject Property Other Tax Parcels

Date: 6/30/2020 Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\03 2012 Orthophoto.mxd

Figure 4 of 20.

4

2007 Orthophoto

County Seat RV Resort

MLJCX19004

Pennoni

Subject Property

Other Tax Parcels

Date: 6/30/2020

Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\04 2007 Orthophoto.mxd

Figure 5 of 20. 5	2002 Orthophoto County Seat RV Resort MLJCX19004	Pennoni	Subject Property Other Tax Parcels

Date: 6/30/2020 Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\05 2002 Orthophoto.mxd

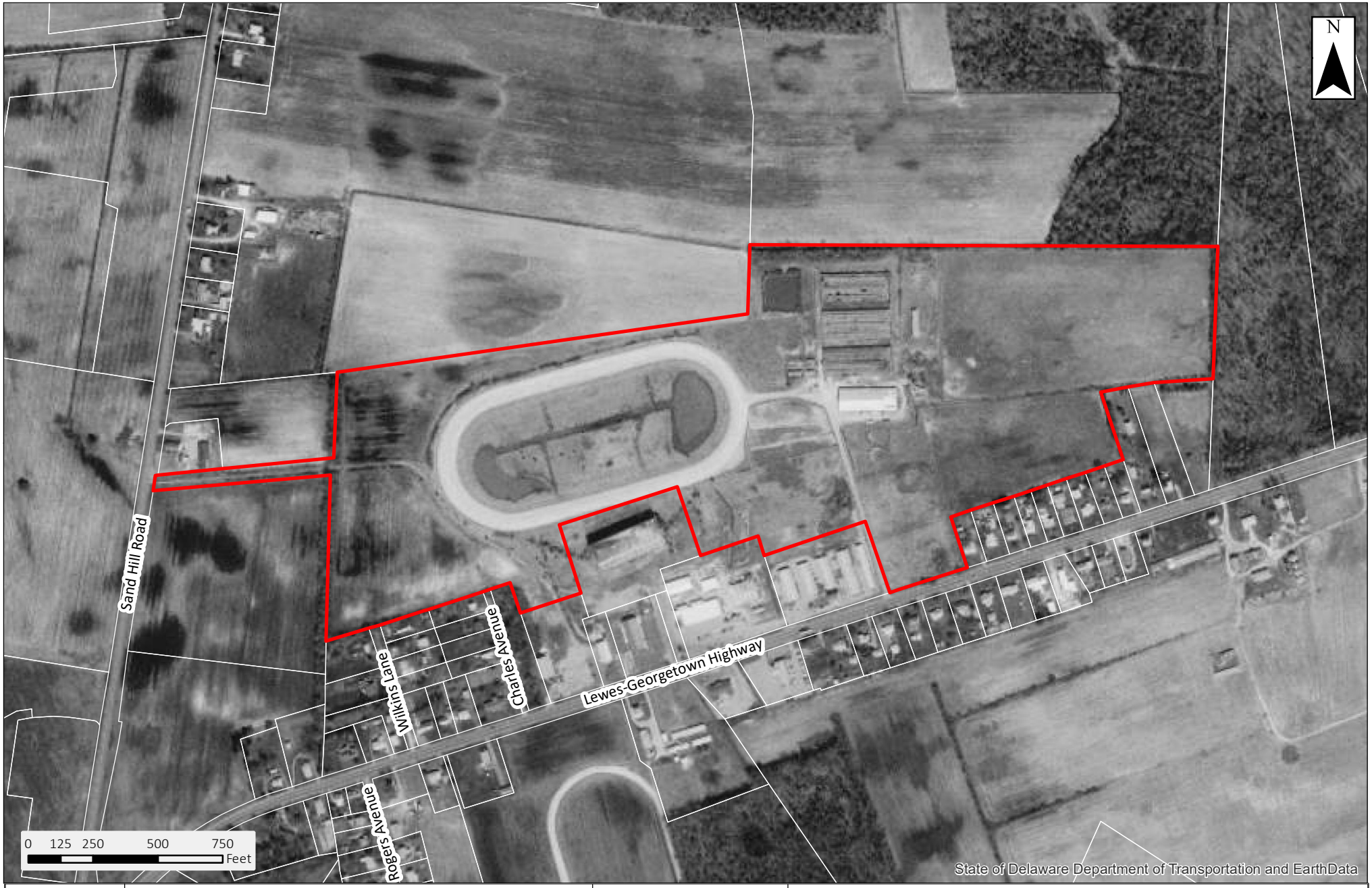


Figure 6 of 20.

6

1997 Orthophoto

County Seat RV Resort

MLJCX19004

Pennoni

Subject Property

Other Tax Parcels

Date: 6/30/2020

Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\06 1997 Orthophoto.mxd

Figure 7 of 20.

7

1992 Orthophoto

County Seat RV Resort

MLJCX19004

Pennoni

Subject Property

Other Tax Parcels

Date: 6/30/2020

Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\07 1992 Orthophoto.mxd

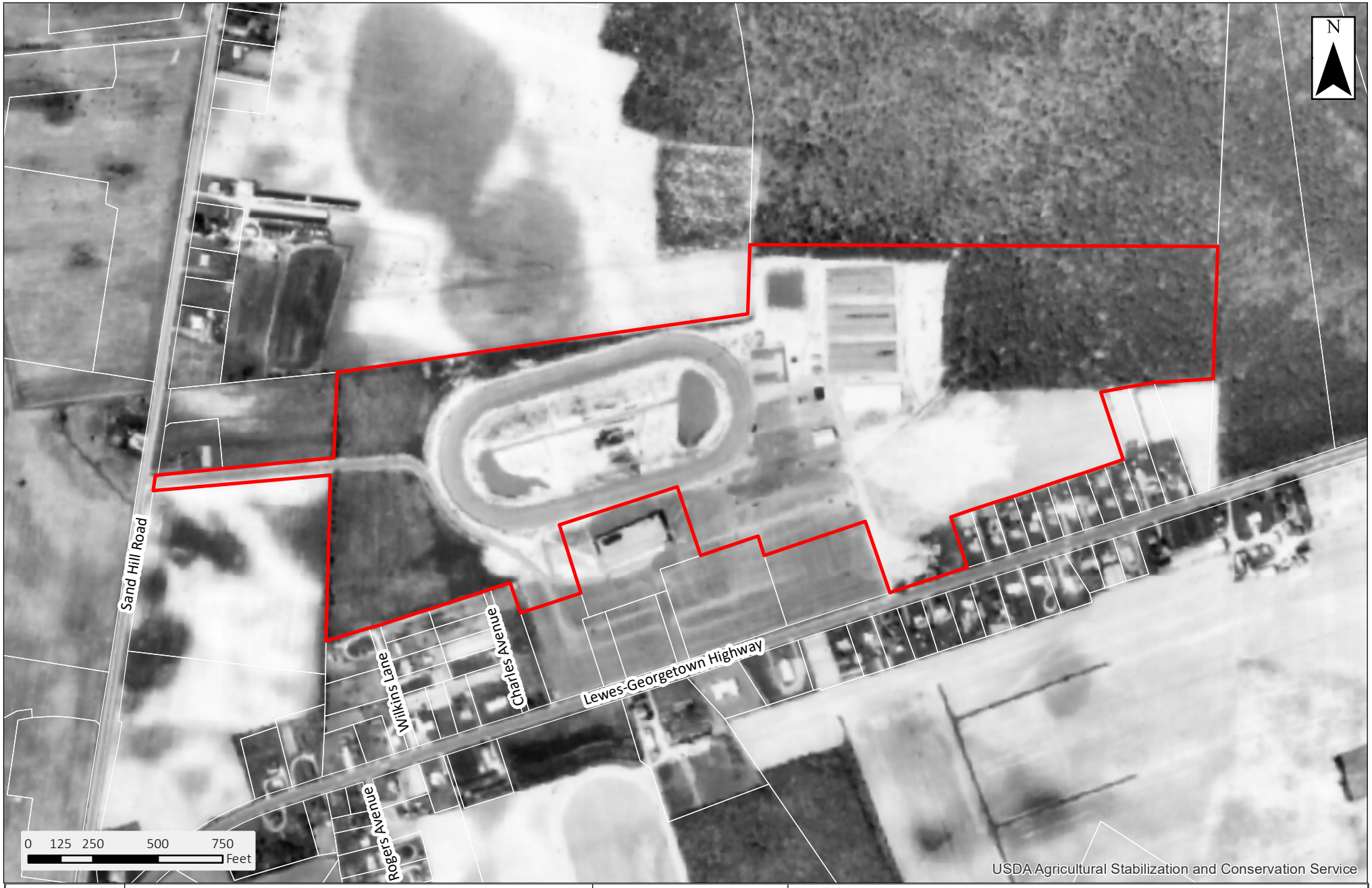


Figure 8 of 20.

8

1968 Orthophoto

County Seat RV Resort

MLJCX19004

Pennoni

Subject Property

Other Tax Parcels

Date: 6/30/2020

Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\08 1968 Orthophoto.mxd

Figure 9 of 20.

9

1961 Orthophoto

County Seat RV Resort

MLJCX19004

Pennoni

Subject Property

Other Tax Parcels

Date: 6/30/2020

Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\09 1961 Orthophoto.mxd

Figure 10 of 20.

10

1954 Orthophoto

County Seat RV Resort

MLJCX19004

Pennoni

Subject Property

Other Tax Parcels

Date: 6/30/2020

Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\10 1954 Orthophoto.mxd

Figure 11 of 20.

11

1937 Orthophoto

County Seat RV Resort

MLJCX19004

Pennoni

Subject Property

Other Tax Parcels

Date: 6/30/2020

Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\11 1937 Orthophoto.mxd

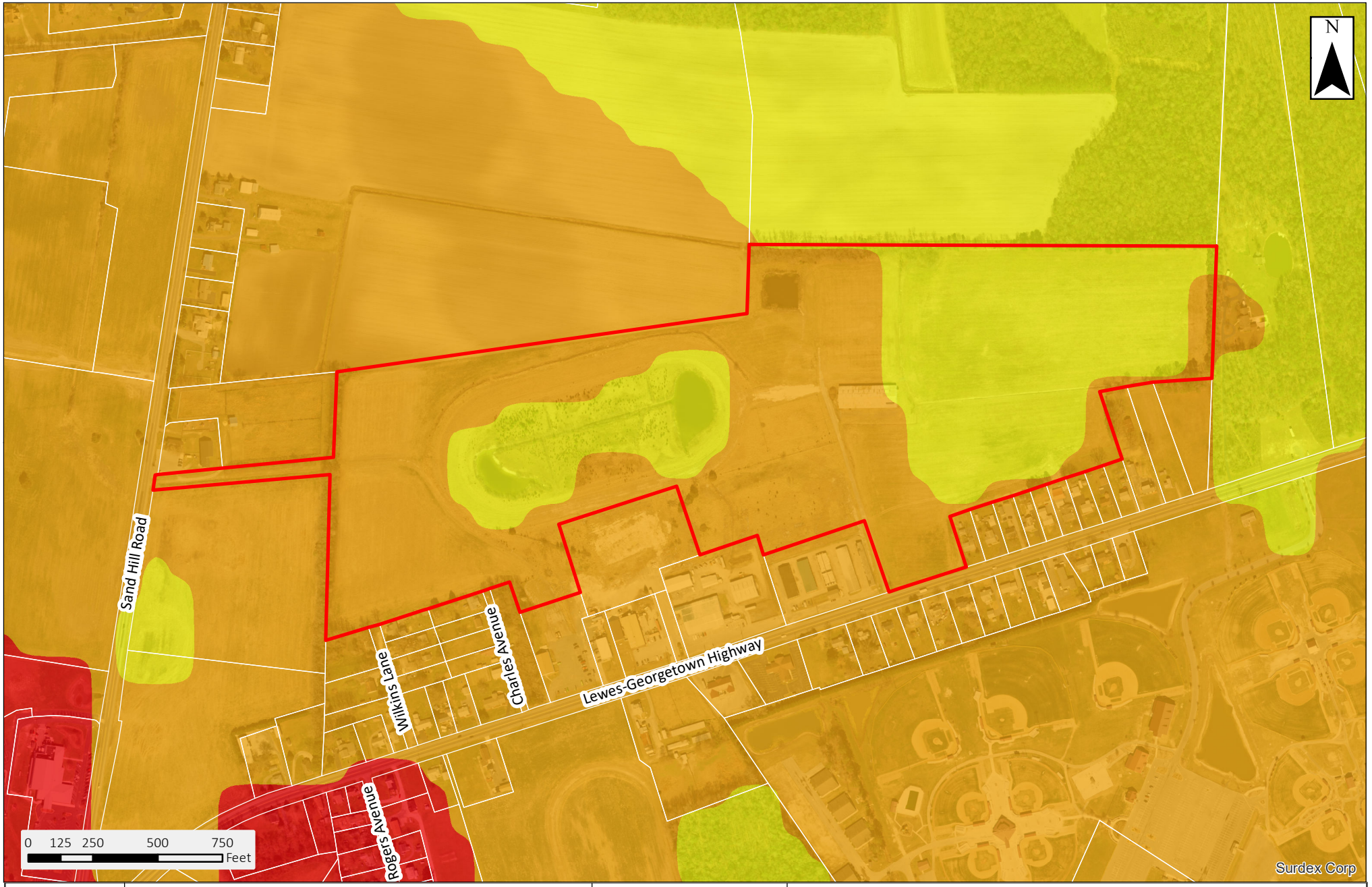


Figure 12 of 20.

12

2015 State Strategies & Investment Levels

County Seat RV Resort

MLJCX19004

Pennoni

Level 1

Level 2

Level 3

Date: 6/30/2020

Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\12 2015 State Strategies.mxd

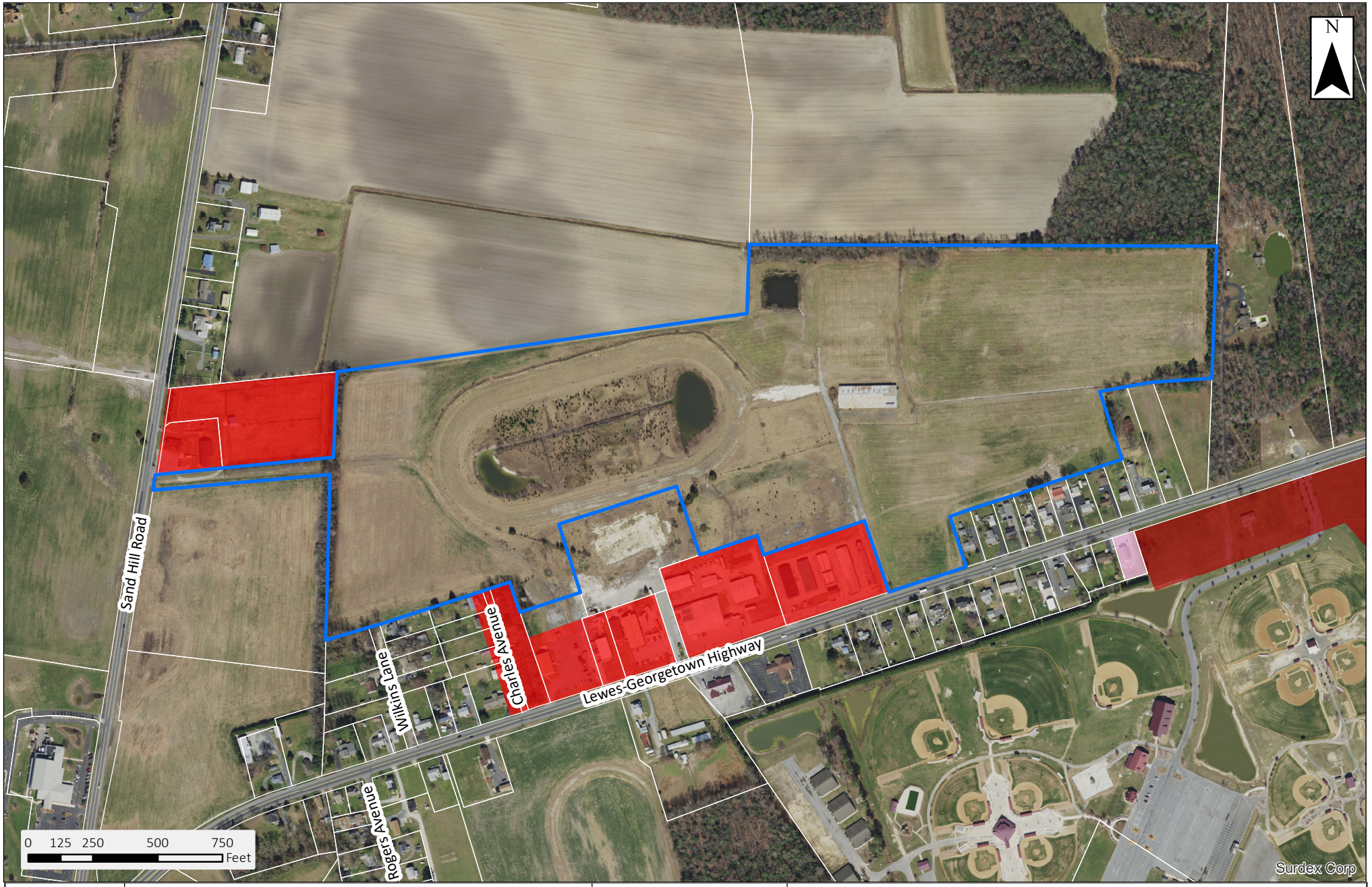


Figure 13 of 20.

13

County Zoning

County Seat RV Resort

MLJCX19004

Pennoni

Date: 6/30/2020

Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\13 County Zoning.mxd

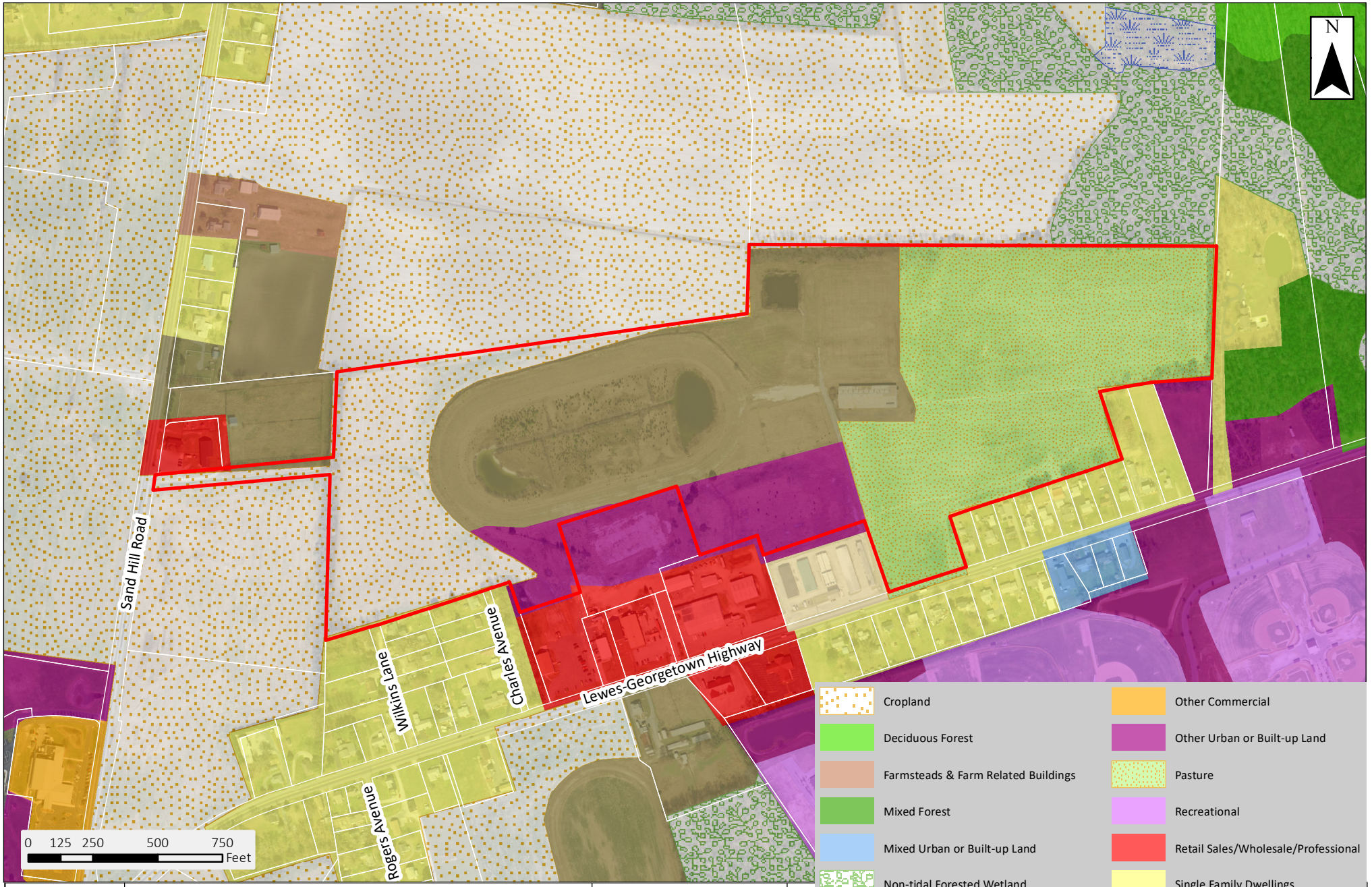


Figure 14 of 20.

14

2012 Land Use Land Cover

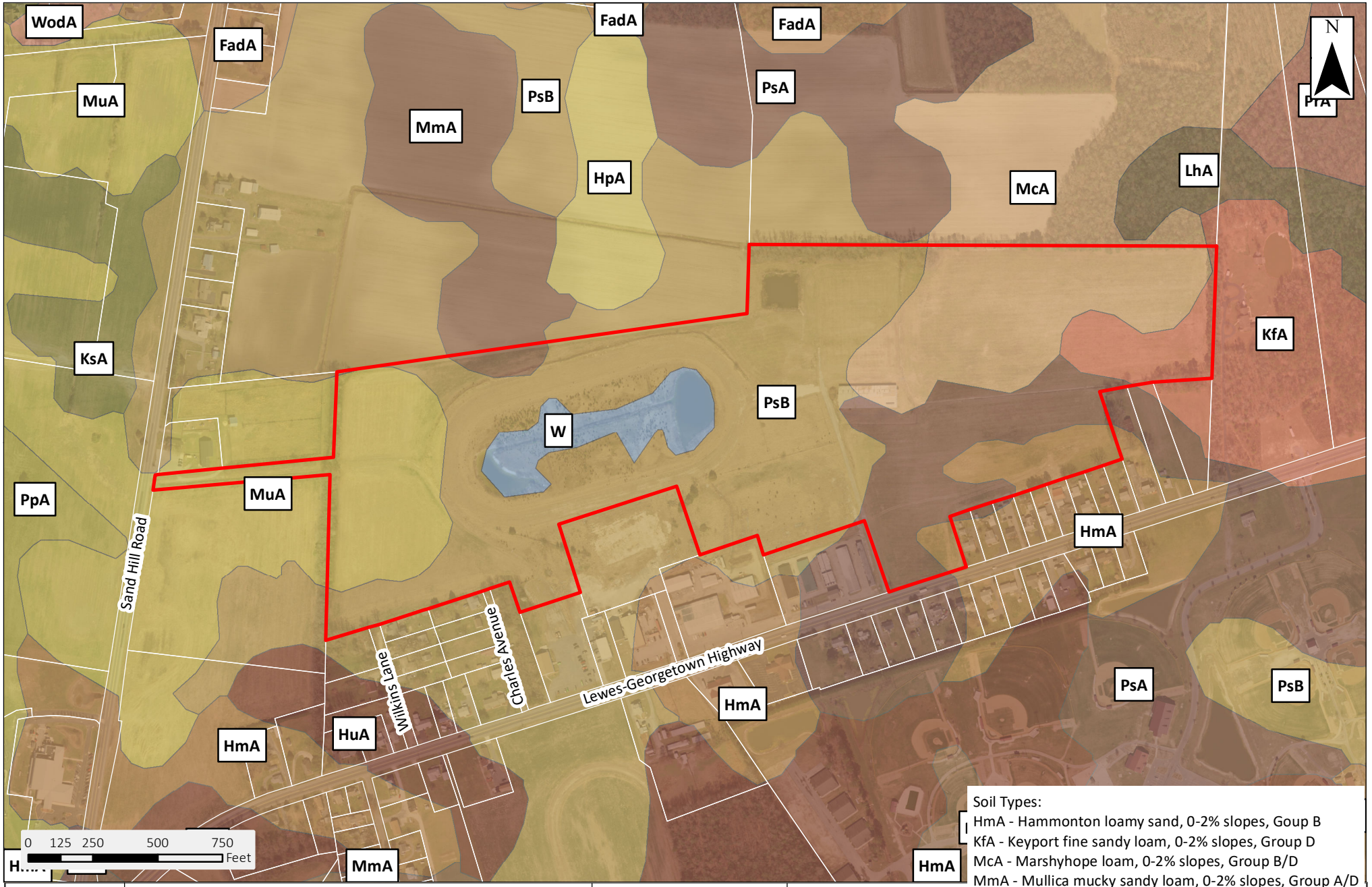
County Seat RV Resort

MLJCX19004

Pennoni

Date: 6/30/2020

Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\14 2012 Land Use Land Cover.mxd



Soil Types:
HmA - Hammonton loamy sand, 0-2% slopes, Goup B
KfA - Keyport fine sandy loam, 0-2% slopes, Group D
McA - Marshyhope loam, 0-2% slopes, Group B/D
MmA - Mullica mucky sandy loam, 0-2% slopes, Group A/D
MuA - Mullica-Berryland complex, 0-2% slopes, Group A/D
PsA - Pepperbox-Rosedale complex, 0-2% slopes, Group A
PsB - Pepperbox-Rosedale complex, 2-5% slopes, Group A
W - Water

Figure 15 of 20.

15

NRCS Soils Mapping

County Seat RV Resort

MLJCX19004

Pennoni

Date: 6/30/2020

Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\15 NRCS Soils Mapping.mxd

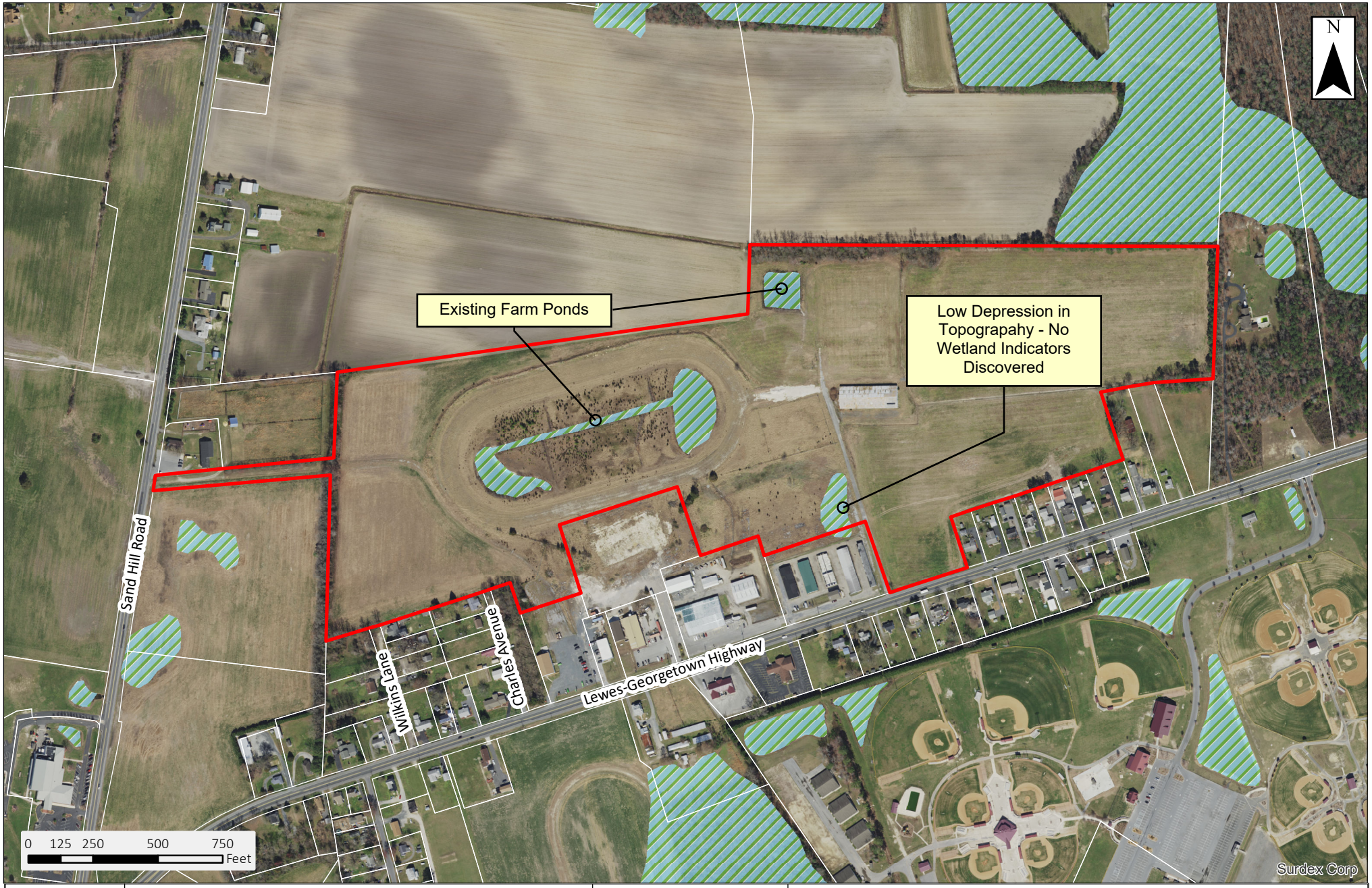


Figure 16 of 20.

16

State Wetlands Mapping

County Seat RV Resort

MLJCX19004

Pennoni

DNREC Wetlands

Other Tax Parcels

Subject Property

Date: 6/30/2020

Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\16 State Wetlands Mapping.mxd

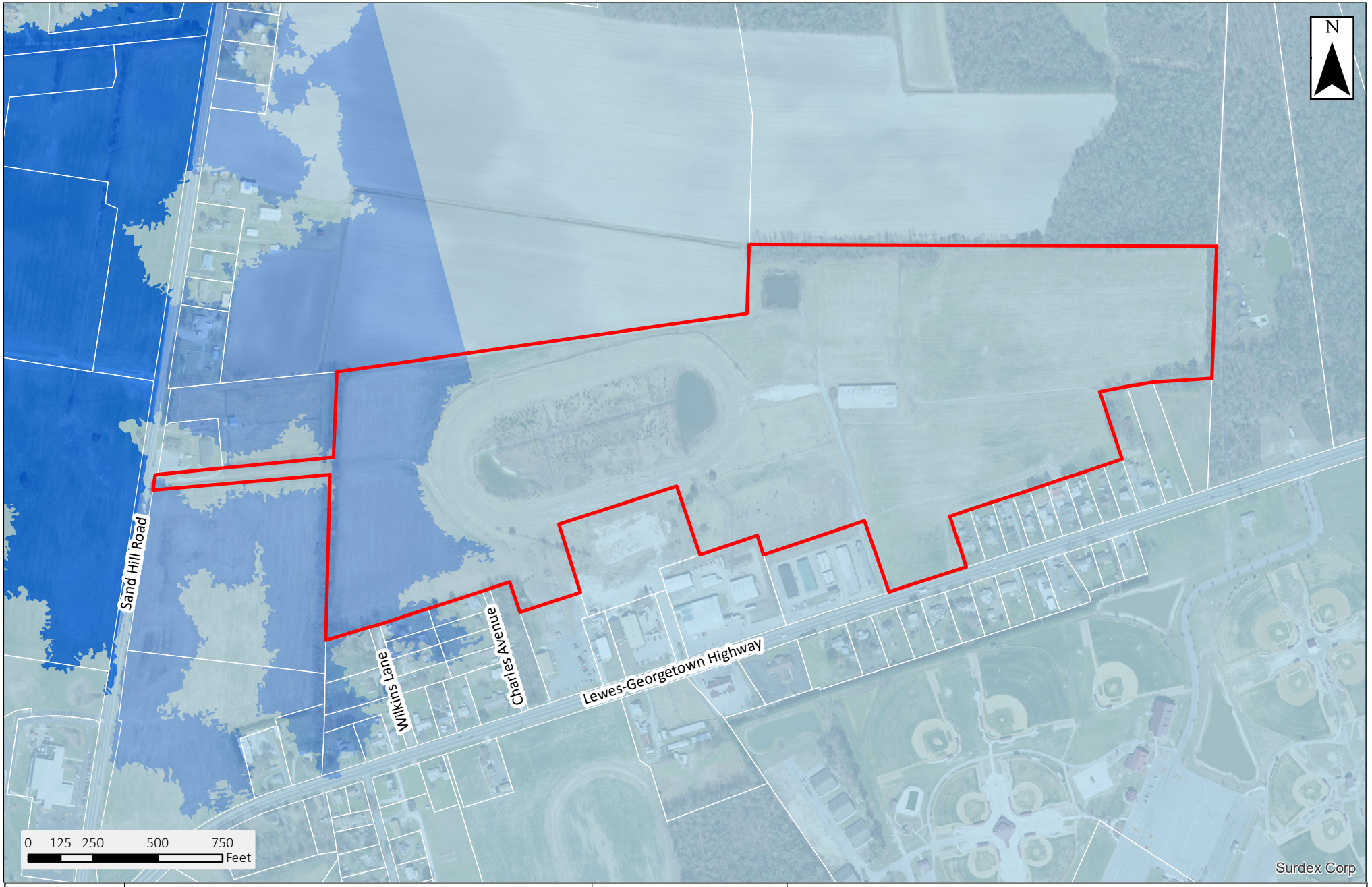


Figure 17 of 20.

17

FEMA Floodplain Mapping

County Seat RV Resort

MLJCX19004

Pennoni

Zone A

Zone X

Zone X, Shaded

Flood Map #10005C0325L (6/20/18)

Date: 6/30/2020

Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\17 FEMA Floodplain Mapping.mxd

Figure 18 of 20.

18

Groundwater Recharge Potential

County Seat RV Resort

MLJCX19004

Pennoni

Fair

Good

Water Area

Date: 6/30/2020

Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\18 Groundwater Recharge.mxd

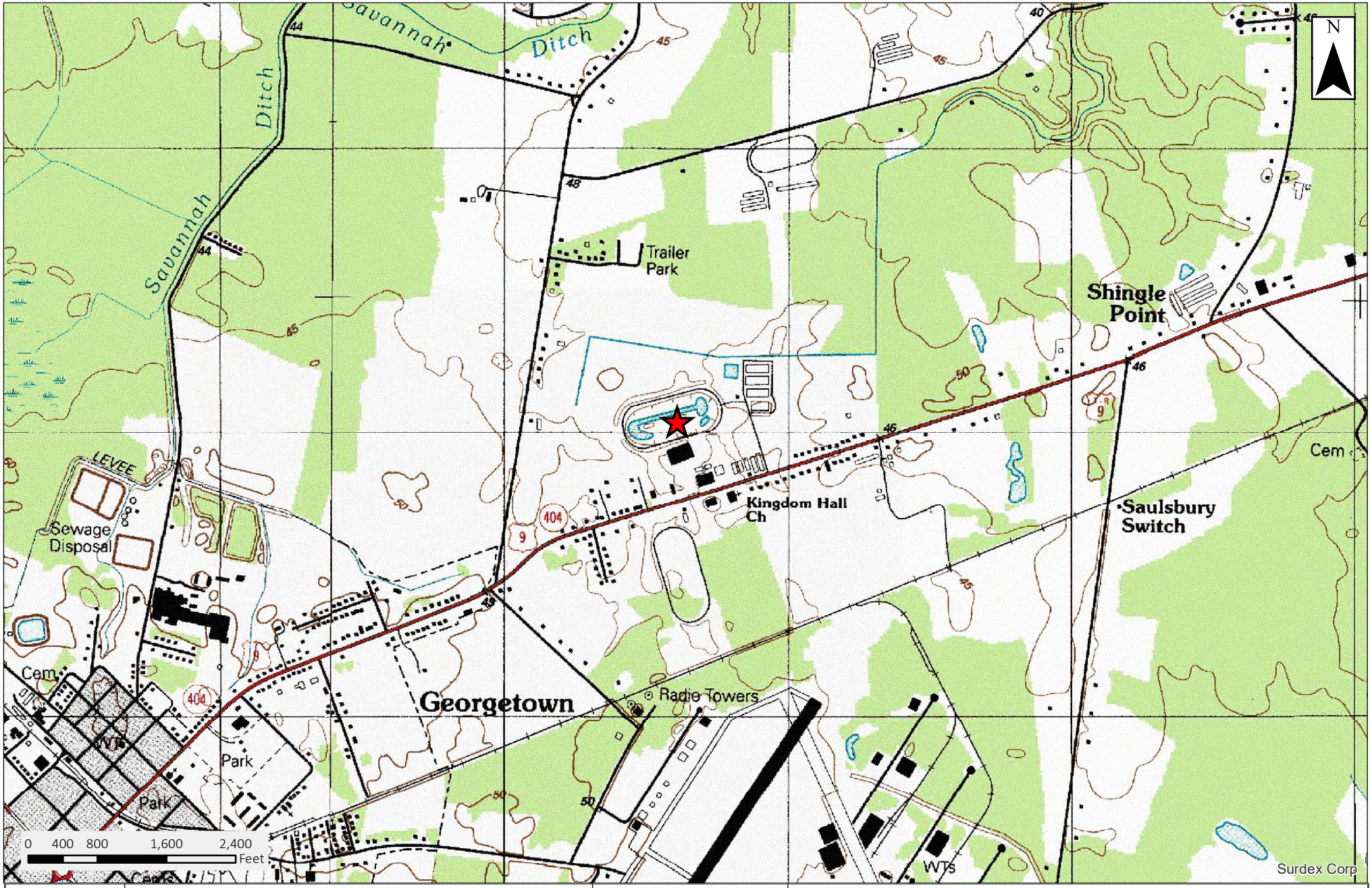


Figure 19 of 20.	USGS Topographic Map
19	County Seat RV Resort
	MLJCX19004

Pennoni

Date: 8/11/2020 Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\19 USGS Topographic Map.mxd

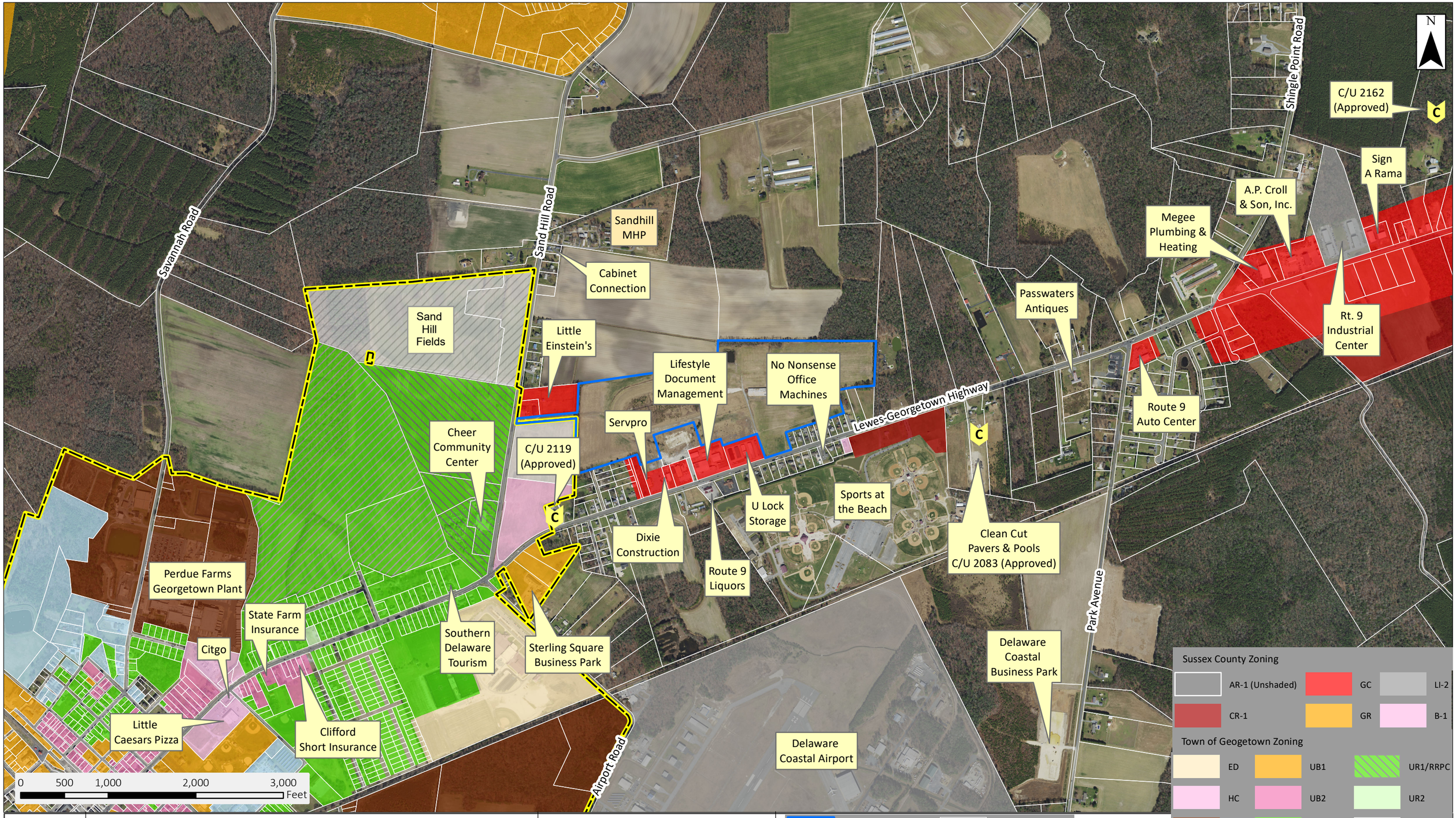


Figure 20 of 20.	Area Land Use Applications
20	County Seat RV Resort
	MLJCX19004

Pennoni

Date: 7/2/2020

Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\20 Area Land USe Applications 11x17.mxd

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

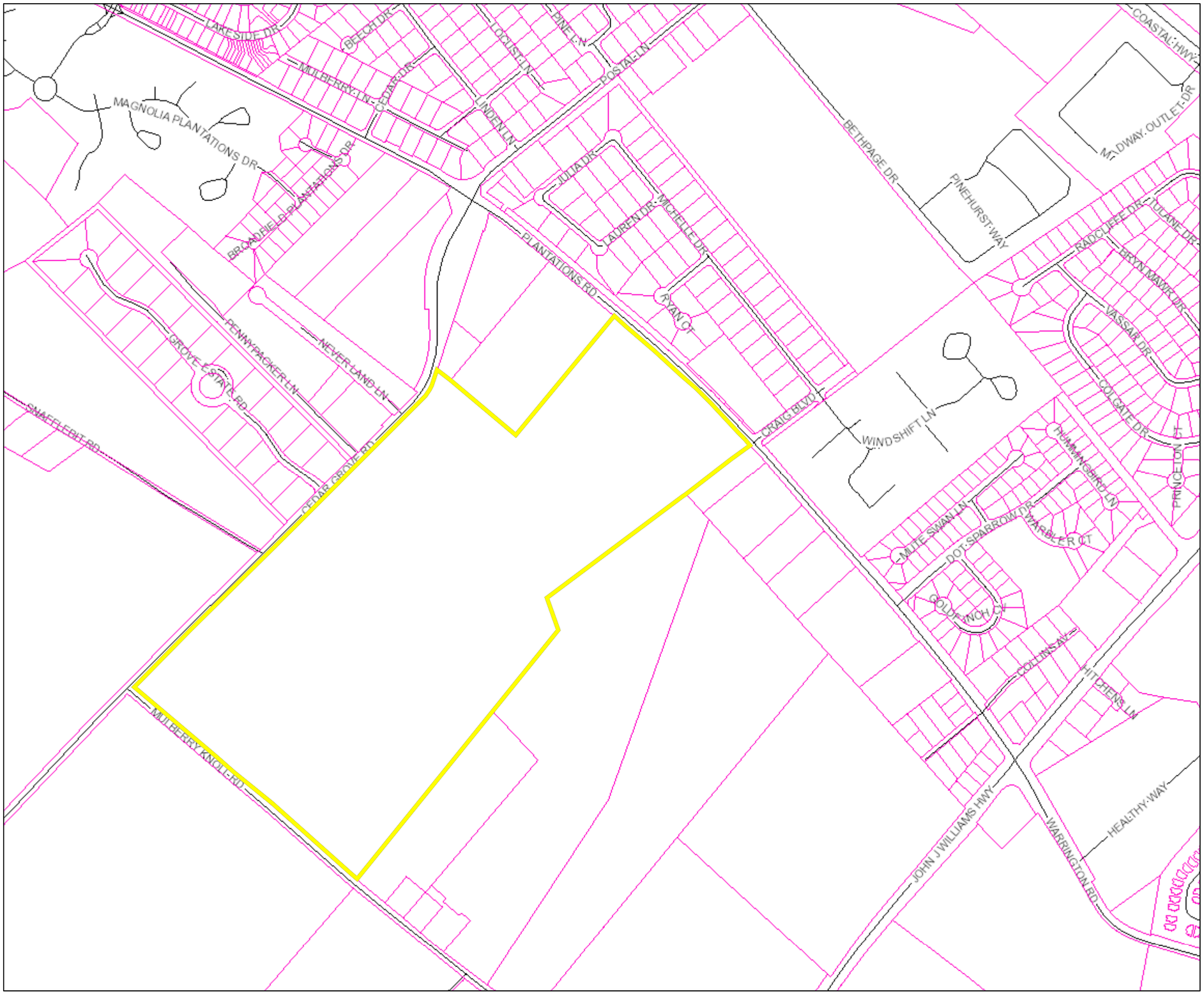
Sussex County
DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JAMIE WHITEHOUSE, AICP, MRTPI
DIRECTOR OF PLANNING & ZONING

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date: October 22, 2020.

Application:	(CZ 1928) Plantation Partners, LLC
Applicant:	Plantation Partners, LLC 246 Rehoboth Avenue Rehoboth Beach, DE 19947
Owner:	J.G. Townsend Jr., & Co. P.O. Box 430 Georgetown, DE 19947
Site Location:	1500’ southeast of the corner of Plantations Road (Rt. 1D) and Cedar Grove Road (S.C.R. 283)
Current Zoning:	Agricultural Residential (AR-1)
Proposed Zoning:	Medium Commercial (C-2) for 11.570 acres+/- of the total 113.999+/-
Comprehensive Land Use Plan Reference:	Coastal Area
Councilmanic District:	Mr. Burton
School District:	Cape Henlopen School District
Fire District:	Lewes Fire District
Sewer:	Sussex County Central Sewer System (SCED)
Water:	Private, On-Site
Site Area:	11.570 acres +/- of the total 113.999+/-
Tax Map ID.:	334-12.00-52.00 (p/o)

EQUAL HOUSING OPPORTUNITY

Sussex County



PIN:	334-12.00-52.00
Owner Name	TOWNSEND J G JR CO
Book	0
Mailing Address	PO BOX 430
City	GEORGETOWN
State	DE
Description	SW/ PLANTATION RD
Description 2	SE/ CEDAR GROVE RD
Description 3	113.82 FX
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

Streets

County Boundaries

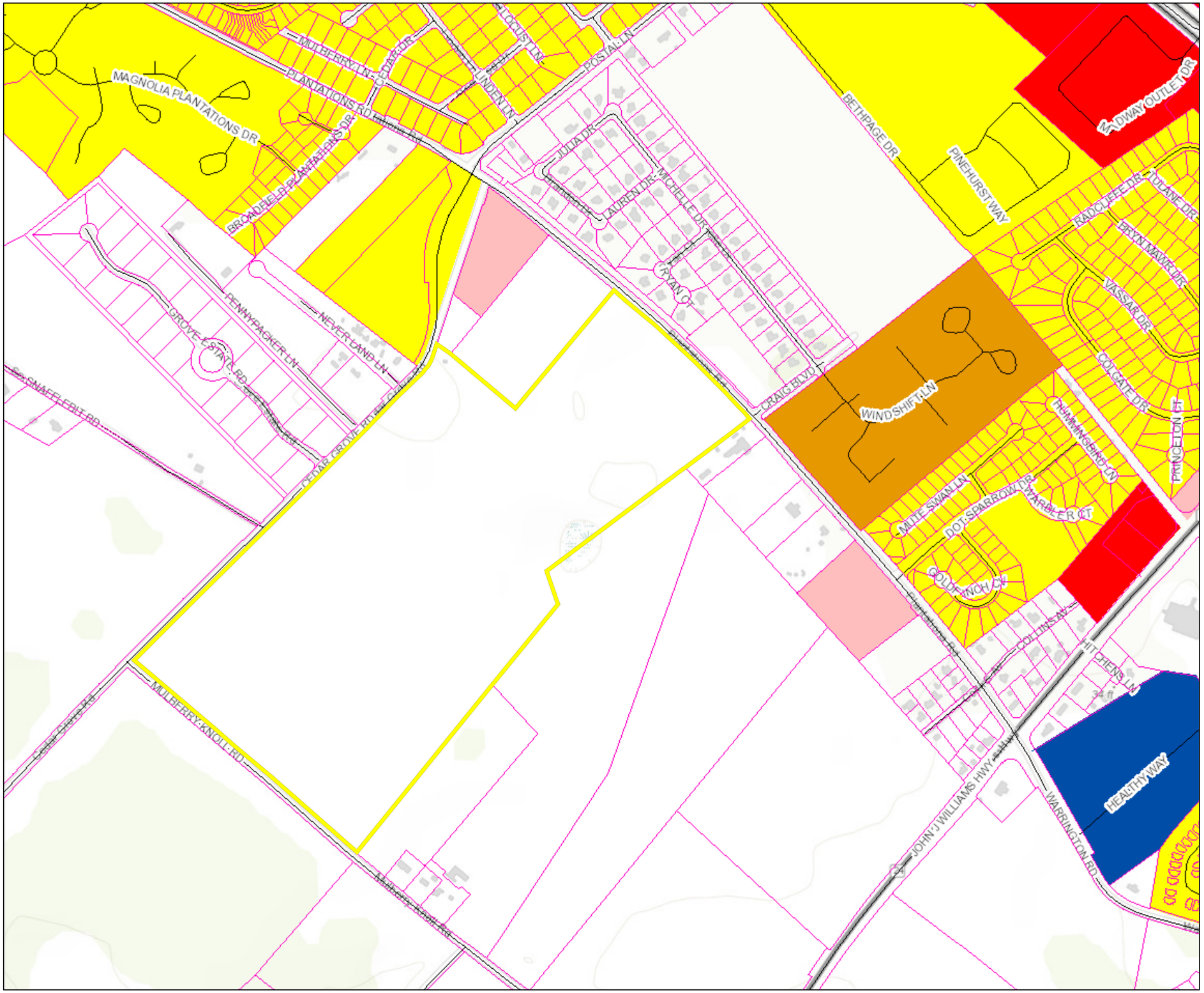
1:9,028

0 0.1 0.2 0.4 mi

0 0.175 0.35 0.7 km

October 1, 2020

Sussex County



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polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

Streets

County Boundaries

1:9,028

0 0.1 0.2 0.4 mi

0 0.175 0.35 0.7 km

October 1, 2020

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: October 15th, 2020
RE: Staff Analysis for CZ 1928 Plantation Partners, LLC

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CZ 1928 Plantation Partners, LLC to be reviewed during the October 22nd, 2020 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 Change of Zone for Tax Parcel 334-12.00-52.00 (portion of) to allow for a change of zone from an Agricultural Residential (AR-1) Zoning District to a Medium Commercial (C-2) District. The property is lying on the southwest side of Plantations Rd. (S.C.R. 275) and the southeast side of Cedar Grove Rd. (S.C.R. 283) approximately 0.63 mile northwest of John J. Williams Hwy. (Rt. 24). The size of the property is approximately 11.570 acres +/-.

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the subject property has the land use designation of "Coastal Area." Each property to the north, south, east, and west also has the "Coastal Area" designation. The Coastal Area is designated to encourage growth and development provided that environmental concerns are addressed. The Coastal Area may include various types of housing, small-scale retail and office, light commercial, and institutional land uses. Sussex County's base density of two (2) units per acre is standard. Medium and higher densities (4-12 units per acre) may be appropriate in select locations.

The 2018 Sussex County Comprehensive Plan outlines Zoning Districts by their applicability to each Future Land Use category. Under Table 4.5-2 "Zoning Districts Applicable to Future Land Use Categories", the Medium Commercial (C-2) Zoning District is listed as an applicable zoning district in the "Coastal Area."

Additionally, the subject property is currently within an Agricultural Residential (AR-1) Zoning District. Each parcel to the north, south, east, and west is also within the Agricultural Residential Zoning District. In the near vicinity there are multiple other zoning districts such as Medium Density Residential (MR) District, Neighborhood Business (B-1) District, High Density Residential (HR-1) District and General Commercial (C-1) District.

Since 2011, there have been three Change of Zone applications within a one-mile radius of the subject property. Change of Zone No. 1845, which proposed a change from Agricultural Residential (AR-1) District to Neighborhood Business (B-1) District, was approved by County Council on March 13th, 2018. It was adopted through Ordinance No. 2556. Change of Zone No.

1835, which also proposed a change from Agricultural Residential (AR-1) District to Neighborhood Business (B-1) District, was approved by the Sussex County Council on January 9th, 2018. It was adopted through Ordinance No. 2546. Change of Zone 1907, which proposed a change from Agricultural Residential (AR-1) District to Medium Density Residential (MR) District, was denied by County Council on July 28th, 2020.

Based on the analysis of the surrounding zoning and uses, a Change of Zone to a Medium Commercial (C-2) Zoning District could be considered as being consistent with the land use, area zoning and surrounding uses.

File #: CZ 1928
2020009998

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

Intersection of Plantation and Cedar Grove Roads, 1,500' south of Southern Corner

Type of Conditional Use Requested:

Rezone approximately 11.57 acres of land from AR-1 to C-2

Tax Map #: 334-12.00-52.00 p/o **Size of Parcel(s):** 11.570+/- of 113.999+/-

Current Zoning: AR-1 **Proposed Zoning:** C-2 **Size of Building:** ____

Land Use Classification: Agriculture

Water Provider: Tidewater **Sewer Provider:** Sussex County

Applicant Information

Applicant Name: Plantation Partners, LLC
Applicant Address: 246 Rehoboth Ave
City: Rehoboth Beach State: DE ZipCode: 19947
Phone #: (302) 226-6645 E-mail: dmotley@jacklingo.com

Owner Information

Owner Name: J.G. Townsend, Jr., & Co.
Owner Address: P.O. Box 430
City: Gerogetown State: DE Zip Code: 19947
Phone #: (302) 856-2525 E-mail: ptownsend.townsend@comcast.net

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Davis, Bowen & Friedel, Inc. - Ring W. Lardner, P.E.
Agent/Attorney/Engineer Address: 1 Park Ave.
City: Milford State: DE Zip Code: 19963
Phone #: (302) 424-1441 E-mail: rwl@dbfinc.com

EQUAL HOUSING OPPORTUNITY

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 by 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: 8/21/2020

Signature of Owner

_____ President, [illegible] & Co Date: 8/21/2020

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 11, 2020

Mr. Jamie Whitehouse, Acting Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Whitehouse:

This letter is to revise and replace my letter of February 20, 2020 regarding the **Jack Lingo Asset Management, LLC** rezoning application, which we received on August 7, 2020. We are revising our response to modify the propose zoning per the applicant's request. In our previous letter, the applicant had requested to rezone the subject land from AR-1 (Agricultural Residential) to B-2 (Neighborhood Business). The applicant has now requested that we modify the proposed zoning to C-2 (Medium Commercial). The letter is being revised to modify the proposed zoning to C-2. A copy of our letter of February 20, 2020 is attached.

This revised application is for a portion of an approximately 113.82-acre parcel (Tax Parcel: 334-12.00-52.00). The subject land is located on the south side of Cedar Grove Road (Sussex Road 283), east of Mulberry Knoll Road (Sussex Road 284), and west of Plantation Road (Sussex Road 275). The subject land is currently zoned AR-1 and the applicant is seeking to rezone the land to C-2 to develop a commercial / office use.

Per the 2019 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Cedar Grove Road where the subject land is located are 3,713 and 4,779 vehicles per day, respectively. As mentioned above, the subject land also has frontage along Plantation Road and Mulberry Knoll Road. The annual average and summer average daily traffic volumes along the segment of Mulberry Knoll Road where subject land is located, which is from Delaware Route 24 to Cedar Grove Road, are 874 and 1,135 vehicles per day, respectively. The annual average and summer average daily traffic volumes along the segment of Plantation Road where the subject land is located, which is from Cedar Grove Road / Postal Lane (Sussex Road 283) to Old Landing Road (Sussex Road 274), are 11,519 and 14,825 vehicles per day, respectively.

Our volume-based criteria for requiring a traffic impact study (TIS), addressed in Section 2.2.2.1 of the Development Coordination Manual, are that a development generates more than 500 trips per day or 50 trips during a weekly peak hour. While it seems that the above criteria could be met, we presently cannot predict the site's trip generation with enough accuracy to make a TIS useful. Thus, we recommend that this rezoning application be considered without a TIS and that the need for a TIS be evaluated when a subdivision or land development plan is proposed.

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

Sincerely,

T. William Brockenbrough, Jr.

T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm
Enclosure
cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Jack Lingo Asset Management, LLC, 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

DAVIS BOWEN & FRIEDEL, INC.

ARCHITECTS • ENGINEERS • PLANNERS • SURVEYORS

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

February 28, 2020
Revised: August 21, 2020

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

Attn: Mr. Jamie Whitehouse, Acting Planning Director

Re: Plantation Commercial 2
PLUS 2020-01-06
Tax Parcel No.: 334-12.00-52.00 p/o
DBF #2261M002

Dear Mr. Whitehouse:

On February 28, 2020, we submitted a rezoning application to Sussex County to rezone the land as B-2. Since that submission, the Developer has revised their request to rezone the portion of land to C-2. In consultation with Office of State Planning, the change in zoning request does not require a new PLUS review and thus our original response remains the same. Below is the original response to the PLUS comments.

We have read and reviewed the comments provided during the PLUS Review of the Project on January 22, 2020, and received from the Office of State Planning dated February 19, 2020. We offer the following item-by-item response narrative for your review:

Strategies for State Policies and Spending

This project is located in Investment Level 2 according to the Strategies for State Policies and Spending. Investment Level 2 reflects areas where growth is anticipated by local, county, and State plans in the near term future. State investments will support growth in these areas. Our office has no objections to the proposed rezoning and development of this project in accordance with the County codes and ordinances. **We acknowledge the project is located in Investment Level 2 where growth is anticipated.**

Code Requirements/Agency Permitting Requirements

Department of Transportation – Contact Bill Brockenbrough 760-2109

DelDOT has no regulations or code requirements pertaining to rezonings. DelDOT offers the following comments in anticipation of a site plan that could follow if the rezoning were approved.

- *The subject lands are located with the contemplated Henlopen Transportation Improvement District. In anticipation of the District being established, DelDOT has developed concept plans and funding estimates for a set of transportation improvements needed to support a land use forecast provided by Sussex County. Among those improvements is a local road that would connect from Plantation Road (Sussex Road 275) opposite Craig Boulevard to Mulberry Knoll Road (Sussex Road 284).*

  The "future right-of-way" shown on the plan accompanying the PLUS application is located in a manner consistent with the concept plan for road just mentioned. As initial comments, the "future right-of-way" should be dedicated to public use and when a full-width dedicated right-of-way is available, DelDOT may require the applicant to build part of the road and use it for access. Having said that, DelDOT finds several challenges inherent in building the road exactly as shown on the concept plan. DelDOT will need to refine the concept for that improvement further and may require a wider or differently shaped dedication.

- *The site access on Plantation Road must be designed in accordance with DelDOT's Development Coordination Manual, which is available at http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes.*

- *Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017.*

- *Section 1.7 of the Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.*

- *Per Section 2.2.2.1 of the Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends per hour in any hour of the day.*

  Section 2.2.2.2 of the Manual provides that for developments generating less than 2,000 vehicle trip ends per day and less than 200 vehicle trip ends per hour in any hour of the day, DelDOT may accept an Area Wide Study (AWS) Fee in lieu of the TIS if the local government does not require a TIS.

  Section 2.4 of the Manual addresses Transportation Improvement Districts

(TIDs), such as the contemplated Henlopen TID. In a TID, developments consistent with the planning for the TID are required to pay a fee in lieu of doing a TIS or making road improvements. The cost of any road improvements that they are required to make beyond their entrance is deducted from that fee.

DelDOT will determine whether a TIS is required when the developer submits a site plan of sufficient detail to estimate trip generation.

- *As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Manual, DelDOT will require dedication of right-of-way along the site's frontage on Plantation Road. By this regulation, this dedication is to provide a minimum of 40 feet of right-of-way from the physical centerline. The following right-of-way dedication note is required, "**An X-foot wide right-of-way is hereby dedicated to the State of Delaware, as per this plat.**" The plan accompanying the PLUS application appears sufficient in this regard.*

- *In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage on Plantation Road. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, "**A 15-foot wide permanent easement is hereby established for the State of Delaware, as per this plat.**" The plan accompanying the PLUS application appears sufficient in this regard.*

- *Referring to Section 3.4.2.1 of the Manual, the following items, among other things, are required on the Record Plan:*

    - *A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.*

    - *Depiction of all existing entrances within 450 feet of the entrance on Plantation Road.*

    - *Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.*

- *Section 3.5.4.2 of the Manual addresses requirements for Shared Use Path and sidewalks. For projects in Level 1 and 2 Investment Areas, installation of paths or sidewalks along the frontage on State-maintained roads is mandatory. DelDOT anticipates requiring the developer to build a Shared Use Path along their frontage. The plan accompanying the PLUS application appears to be sufficient in this regard.*

- *In accordance with Section 3.8 of the Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along Plantation Road.*

- *In accordance with Section 5.2.9 of the Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at http://www.deldot.gov/Business/subdivisions/index.shtml.*

- *In accordance with Section 5.14 of the Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be relocated.*

We have read all of the above comments from DelDOT and are familiar with their regulations and requirements. The Developer at time of the applications with comply with the above requirements.

State Historic Preservation Office – Contact Carlton Hall 736-7400

- *There is a known cemetery on the northwestern (S11548) part of the project area and a cemetery (S13126) on the eastern part of the project area known as Bailey Cemetery. It appears that the present proposal just misses the Bailey Cemetery.*

- *The Delaware SHPO is recommending an archaeological survey of the northwestern part of the parcel for a site related to the John Marsh property seen on the Beers Atlas Map of 1868.*

- *If any project or development proceeds, the developer should be aware of the Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch. 54).*

- *If there are any questions, inquiries, or concerns, feel free to contact the Delaware State Historic Preservation Office for assistance at 302-736-7400.*

We have read SHPO's comments and are familiar with the Unmarked Human Burials and Human Skeletal Remains Law. The Developer thanks SHPO for the information regarding the cemeteries and will review should development occur on residual lands.

Department of Agriculture – Contact: Milton Melendez 698-4534

- *The proposed project is adjacent to a property permanently protected through the State's Agricultural Lands Preservation Program (John W. And Helen D. Morris Expansion of the Hopkins Covered Bridge Farm District S-98-02-042D). Therefore, the activities conducted on this preserved property are protected by the agricultural use protections outlined in Title 3, Del. C., Chapter 9. These protections effect adjoining developing properties. The 300-foot notification requirement affects all new deeds in a subdivision located in whole or part within*

300 feet of an Agricultural District. Please take note of these restrictions as follows:

§ 910. Agricultural use protections.

(a) Normal agricultural uses and activities conducted in a lawful manner are preferred and priority uses and activities in Agricultural Preservation Districts. In order to establish and maintain a preference and priority for such normal agricultural uses and activities and avert and negate complaints arising from normal noise, dust, manure and other odors, the use of agricultural chemicals and nighttime farm operations, land use adjacent to Agricultural Preservation Districts shall be subject to the following restrictions:

(1) For any new subdivision development located in whole or in part within 300 feet of the boundary of an Agricultural Preservation District, the owner of the development shall provide in the deed restrictions and any leases or agreements of sale for any residential lot or dwelling unit the following notice:

This property is located in the vicinity of an established Agricultural Preservation District in which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future involve noise, dust, manure and other odors, the use of agricultural chemicals and nighttime farm operations. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural usesand activities."

(2) For any new subdivision development located in whole or in part within 50 feet of the boundary of an Agricultural Preservation District, no improvement requiring an occupancy approval shall be constructed within 50 feet of the boundary of the Agricultural Preservation District.

(b) Normal agricultural uses and activities conducted in accordance with good husbandry and best management practices in Agricultural Preservation Districts shall be deemed protected actions and not subject to any claim or complaint of nuisance, including any such claims under any existing or future county or municipal code or ordinance. In the event a formal complaint alleging nuisance related to normal agricultural uses and activities is filed against an owner of lands located in an Agricultural Preservation District, such owner, upon prevailing in any such action, shall be entitled to recover reasonably incurred costs and expenses related to the defense of any such action, including reasonable attorney's fees (68 Del. Laws, c. 118, § 2.).

- *In addition, if any wells are to be installed, Section 4.01(A)(2) of the Delaware Regulations Governing the Construction and Use of Wells will apply. This regulation states:*

> *(2) For any parcel, lot, or subdivision created or recorded within fifty (50) feet of, or within the boundaries of, an Agricultural Lands Preservation District (as defined in Title 3, Del. C., Chapter 9); all wells constructed on such parcels shall be located a minimum of fifty (50) feet from any boundary of the Agricultural Lands Preservation District. This requirement does not apply to parcels recorded prior to the implementation date of these Regulations. However, it is recommended that all wells be placed the maximum distance possible from lands which are or have been used for the production of crops which have been subjected to the application of land applied federally regulated chemicals.*

We have read the Department's comments and will include the appropriate notes on site plans when developed. Wells are not expected to be used on the project but will comply should they be installed.

Recommendations/Additional Information

This section includes a list of site specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. ***These suggestions do not represent State code requirements.*** *They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped* ***(but in no way required)*** *that the applicant will open a dialogue with the relevant agencies to discuss how the suggestions can benefit the project.*

Department of Transportation – Contact Bill Brockenbrough 760-2109

- *The applicant should expect a requirement that any substation and/or wastewater facilities will be required to have access from an internal driveway with no direct access to Plantation Road.*

- *The applicant should expect a requirement that all PLUS and Technical Advisory Committee (TAC) comments be addressed prior to submitting plans for review.*

- *Please be advised that the Standard General Notes have been updated and posted to the DelDOT website. Please begin using the new versions and look for the revision dates of March 21, 2019 and March 25, 2019. The notes can be found at https://www.deldot.gov/Business/subdivisions/*

We have read the above comments and will comply at time of site plan preparation and submission.

Department of Natural Resources and Environmental Control – Michael Tholstrup 735-3352

Total Maximum Daily Load (TMDL) and excess nutrients

- *Total Maximum Daily Loads (TMDLs) exist for most of the State's water bodies. A TMDL is the maximum amount of a pollutant allowed to enter a waterbody so that the waterbody will meet and continue to meet water quality standards. To support the State's water quality efforts, DNREC reviewers encourage applicants to reduce the amount of pollutants that enter local waterways by limiting the disturbance of natural habitat and increasing the use of green infrastructure. The TMDL for the low reduction zone of the Inland Bays watershed calls for 40 percent reduction in nitrogen and phosphorus from baseline conditions. The TMDL also calls for a 40 percent reduction (17 percent for marine waters) in bacteria from baseline conditions.*

Stormwater has not been evaluated but similar to the adjacent project we anticipate infiltration to be used which exceeds the TMDL removal requirements.

Department of Agriculture – Contact: Milton Melendez 698-4534

- *The Department of Agriculture strongly encourages the developer to work with the Department's Forestry Section during the design and implementation of the project to plant an effective forested buffer between the proposed residential development and neighboring farm operations. It is important that suitable tree species be selected and planted to create an effective mitigation barrier between this new development and the existing agricultural operation enrolled in the Agricultural Lands Preservation Program. This farm generates dust, noise and odors that new residents may not be familiar with.*

The project will use native species and plant the Right Tree for the Right Place.

Delaware Emergency Management Agency (DEMA) – Contact Erin Norris 659-2204

- *This area is located within an evacuation area and therefore hurricane preparedness and coordination with emergency officials should be considered. More specific information on evacuation areas can be found on Sussex County's Hurricane Information webpage: https://sussexcountyde.gov/hurricane-information.*

We thank DEMA for the information.

Sussex County – Contact Lauren DeVore 855-7878

- *The proposed use is commercial. Please note that the Site Data Column indicates that the proposed zoning for the project is B-1 instead of B-2. Please amend this for clarity.*

- *Upon submittal of a proposed site plan for this parcel, the applicant is encouraged to participate in a pre-application meeting with Planning & Zoning*

staff concerning the project.

- *Following submission to the County, staff would undertake review of the Preliminary Site Plan, where more detailed comments would be provided to the*

We have read the County's comments and will revise the zoning designation at time of filing. Furthermore, a pre-application meeting will be held prior to submitting a site plan.

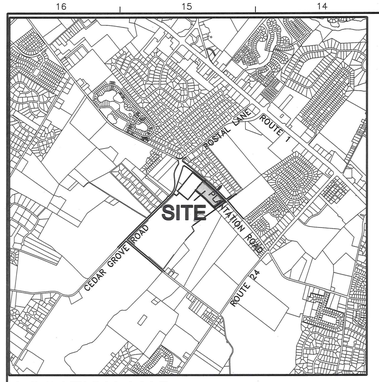
On behalf of the Developer we thank the State for providing us with these comments. Please contact me at (302) 424-1441 if you have any questions or need additional information.

Sincerely,
DAVIS, BOWEN & FRIEDEL, INC.

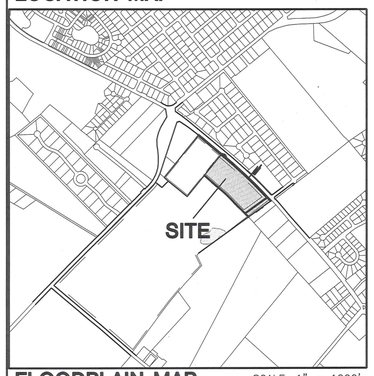
Ring W. Lardner, P.E.
Principal

P:\JG Townsend\Plantation Road - Parcel 48\Documents\P&Z\2020-08-21 Rezoning Application to P&Z\PLUS Response.docx

CC: Constance C. Holland, AICP
Nick Hammonds, Plantation Partners, LLC

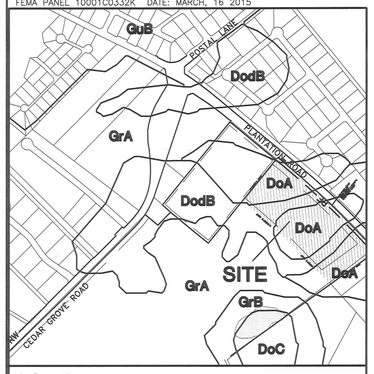


LOCATION MAP SCALE: 1" = 1/2 MILE



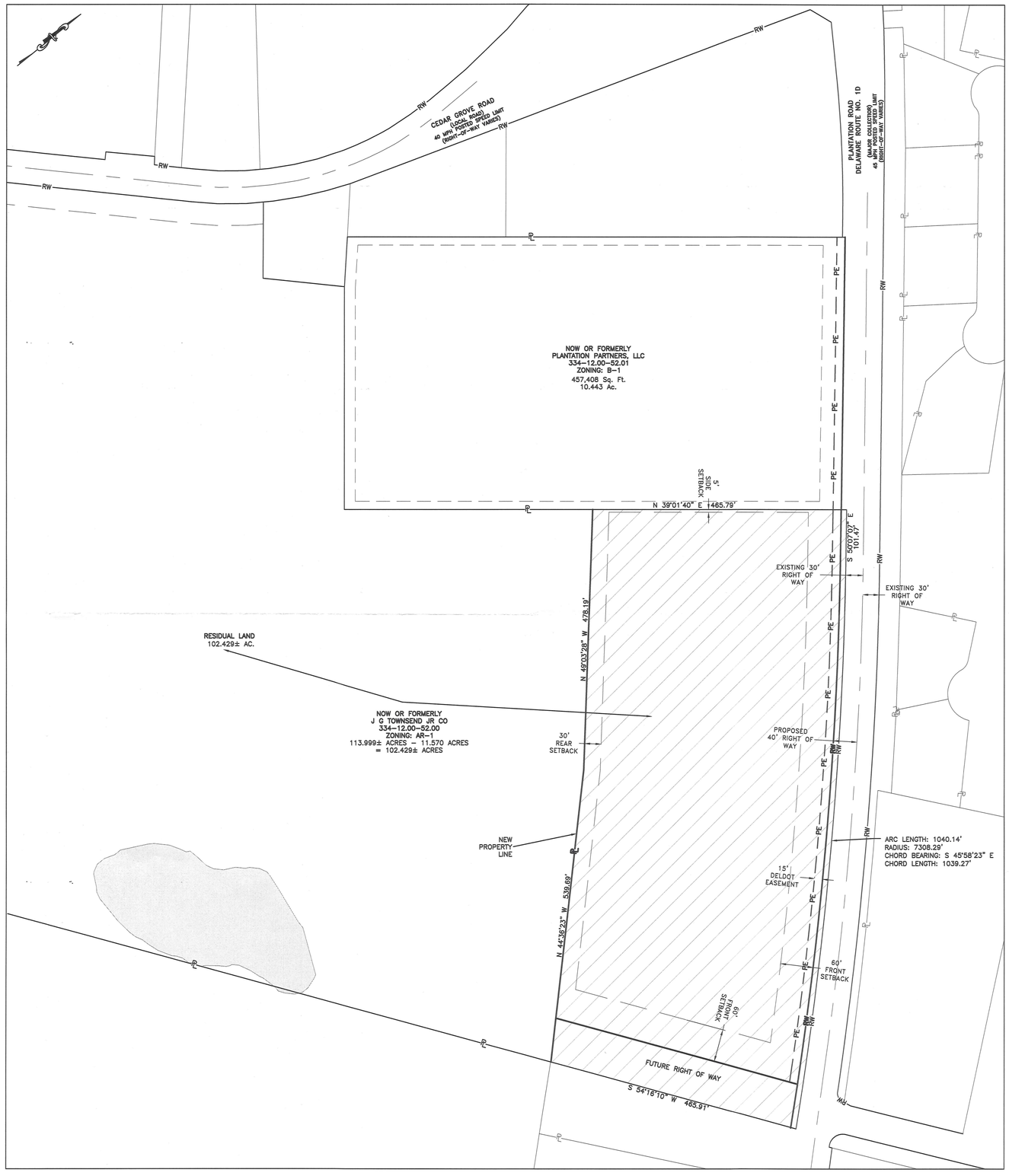
FLOODPLAIN MAP SCALE: 1" = 1200'

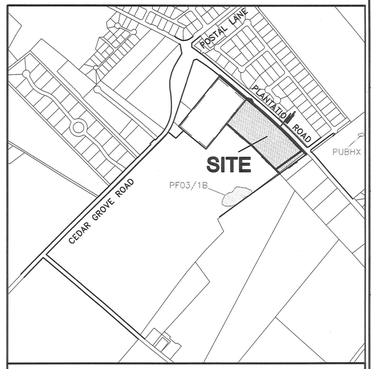
FEMA PANEL 10001C0332K DATE: MARCH, 16 2015



SOILS MAP SCALE: 1" = 600'

DoA: DOWNER SANDY LOAM, 0 TO 2 PERCENT SLOPES (B)
DodB: DOWNER SANDY LOAM, 2 TO 5 PERCENT SLOPES (B)
GrA: GREENWICH LOAM, 2 TO 5 PERCENT SLOPES (B)





NWI WETLANDS MAP SCALE: 1" = 1000'

DATA COLUMN

TAX MAP NUMBER: 3-34-12.00-52.00 (PART OF)

EXISTING ZONING:
AGRICULTURAL RESIDENTIAL DISTRICT (AR-1)
PROPOSED ZONING:
MEDIUM COMMERCIAL DISTRICT (C-2)

LOCAL LAND USE AGENCY: SUSSEX COUNTY
EXISTING USE: FARMLAND
PROPOSED USE: COMMERCIAL

C-2 MINIMUM REQUIREMENTS:

FRONT YARD SETBACK:	60 FEET
SIDE YARD SETBACK:	5 FEET
SIDE YARD SETBACK:	20 FEET (ADJACENT TO RESIDENTIAL)
REAR YARD SETBACK:	5 FEET
REAR YARD SETBACK:	30 FEET (ADJACENT TO RESIDENTIAL)
MAXIMUM BUILDING HEIGHT:	42 FEET
MINIMUM LOT AREA:	15,000 SF
MINIMUM LOT WIDTH:	75 FEET
MINIMUM LOT DEPTH:	100 FEET
TOTAL SITE AREA:	113.999±
AREA OF LOT 2:	11.570 ACRES
NUMBER OF LOTS CREATED:	1
LOT 2 PLANTATION ROAD FRONTAGE:	1,062.52'

UTILITIES:
SEWER PROVIDER: SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT
WATER PROVIDER: TIDEWATER UTILITIES

OWNER:
JG TOWNSEND JR & CO
POC: PAUL TOWNSEND
PO BOX 430
GEORGETOWN, DE 19947
302-856-2525

PREPARED BY:
DAVIS, BOWEN, AND FRIEDEL, INC.
RING W. LARDNER, P.E.
1 PARK AVENUE
MILFORD, DE 19963
302-424-1441

LEGEND

- PL — PROPERTY BOUNDARY LINE
- PL — PROPOSED PROPERTY LINE
- RW — PROPERTY RIGHT-OF-WAY LINE
- PL — EXISTING ADJOINING PROPERTY LINE
- RW — EXISTING RIGHT-OF-WAY LINE
- PROPOSED BUILDING SETBACK LINE
- RIGHT-OF-WAY CENTERLINE

0 100 200 300

RING W. LARDNER No. 15847 PROFESSIONAL ENGINEER DELAWARE 8/31/2020

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
ANNAPOLIS, MARYLAND (410) 990-9482

REZONING PLAN

LANDS OF JG TOWNSEND JR & CO
PLANTATION ROAD
SUSSEX COUNTY, DELAWARE

Date: AUGUST, 2020
Scale: 1" = 100'
Dwn.By: BJM / RWL
Proj.No.: 2261M002
Dwg.No.: Z-01

P:\JG Townsend\Plantation Road - Parcel 48\Design\Rezoning\2261M002 - Rezoning Plan.dwg Aug 05, 2020 - 4:29pm MASB

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ARCHITECTS • ENGINEERS • SURVEYORS

Plantation Partners

Sussex County, Delaware

Re-Zoning Application C/Z #1928

Plantation Partners, LLC

October 9, 2020

Exhibits

1. Project Information

2. Maps
    a. Surrounding Communities
    b. Firmette from FEMA
    c. Beers Atlas Map
    d. Environmental Map
    e. Sourcewater Protection Map
    f. NRCS Soil Survey Map
    g. 2020 State Strategies Map
    h. Future Land Use Map
    i. Sussex County Zoning Map
    j. 1992 Aerial Map
    k. 2017 Aerial Map

3. PLUS Response revised 8/21/2020

4. Environmental Assessment and Public Facility Report

5. Tidewater Utilities Willing & Able Letter

6. DelDOT Support Facilities Report

7. Deed

8. Legal Description

9. Rezoning Application

10. Rezoning Plan

11. Proposed Finding of Fact

Exhibit 1

A. Land Use & Zoning

1. The project name is Plantation Partners.

2. The property is located on the southwest side of Plantation Road (SCR 275), approximately 600’ south of the intersection with Cedar Grove Road (SCR 283) & Postal Lane

3. The Owner of the property is J.G. Townsend, Jr. & Co.

4. The property is currently zoned AR-1 (Agricultural / Residential).

5. The property is located less than a quarter mile from two parcels of land zoned Neighborhood Business (B-1), one to the north at the intersection of Postal Lane and Plantation Road, and the other to the south across from Summer Crest.

6. The property is in a Level 2 Investment Area on the 2020 State Strategies Map.

7. The property is located within the Coastal Zone formerly known as the Environmentally Sensitive Developing District Overlay Zone (ESDDOZ).

B. Land Utilization

1. The total land area to be rezoned is 11.570 acres of land.

2. The applicant wishes to rezone the property to enable creation of commercial uses such as office, retail or flex space.

C. Environmental

1. The property does not contain federal wetlands, as indicated on the National Wetland Inventory Map.

2. The project is not located in a floodplain.

3. There are no known archaeological sites or National Historic Register-listed properties on the site.

D. Traffic

1. A Support Facilities Report was completed for this project.

2. A Traffic Impact Study is not required for the rezoning, according to DelDOT.

Exhibit 2

Sources:
Tax Parcels per Sussex County

N
W E
S

October 2020

Surrounding Communities & Uses Map

Plantation Partners

Sussex County, Delaware

0 1,200 2,400 Feet

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

Sussex County
Unincorporated Areas
100029

HU2113

MAP SCALE 1" = 500'

250 0 500 1000 FEET

150 0 150 300 METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0332K

FIRM

FLOOD INSURANCE RATE MAP

SUSSEX COUNTY, DELAWARE
AND INCORPORATED AREAS

PANEL 332 OF 660

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SUSSEX COUNTY	100029	0332	K

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
10005C0332K

MAP REVISED
MARCH 16, 2015

Federal Emergency Management Agency

Lewes Business Directory.

Hotel.

D. D. Murray...Proprietor of Atlantic Hotel.

Merchants.

Wm. P. Orr...Dealer in General Merchandise.
Thos. E. Ricords..." " "
Dodd, Lingo & Burton... " "
Hitchens & Marshall...Dealers in Grain, Lumber, Lime, Fertilizers and Coal.

Physicians.

David Hall...Physician and Surgeon.
Jos. Lyons... " "

Residents.

L. L. Lyons...
Jno. P. Marshall...
H. Wolfe...

Farmers.

Harbison Hickman...
N. W. Hickman...
Jno. F. Woods...

Miscellaneous.

Wm. E. Spencer...Real Estate Agent.
Jos. Lafetra...Custom House Officer.
J. S. Burton...Surveyor and Conveyancer.
Wm. M. Hickman...U. S. Assistant Assessor.
Jno. Marshall, Jr...Captain of Schooner "Garnet."
E. D. West...House Carpenter.
Jos. T. Burres...Keeper of Cape Henlopen Lighthouse.

LEWES AND REHOBOTH

Sussex Co.

Scale 1 inch to the Mile.

DELAWARE BAY

ATLANTIC OCEAN

INDIAN RIVER

REHOBOTH BAY

CAPE LEWES

CAPE HENLOPEN

Ice Breaker

Light House Breakwater

Steamboat Pier

Light House

Lewes Creek

Old Cr.

Prettymans Landing

Cool Spring

Black Oak Gut

Love Creek

Canary Creek

Wolfes Cr.

Pretty Marsh Ditch

DIST. No 110

LEWES (P.O)

Block House Pond

DIST. No 16

DIST. No 15

DIST. No 12

DIST. No 18

DIST. No 89

DIST. No 17

DIST. No 111

DIST. No 14

DIST. No 110

PRETTYMAN VILLE

REHOBOTH

NECK

SITE

R.R.

BR. WATER JUNCT. & R.R.

Bundicks

Br.

A. Baker

Rev. D. McIlvain

R.E. Lyons

W.P. Orr

E. Burton

Mrs Thompson

Jos. Dodd

Jas. Hudson

C. Holland

Miss Smith

Salt Fact.

C. Marsh

A. Marsh

J. Hepburn

E. Burton

L.D. Martin

W.P. Thompson

J.A. Dodd

Swanna Pond

REHOBOTH CITY

J.A. Dodd

Wm. A. Dodd

Mrs. Stokely

H.F. Rodney

L.P. Burton

Wm. Rodney

Z. Milby's Est.

G. Goldboro

R.M. Futcher

J.M. Futcher

J.F. Futcher

T.F. Marsh

P.A. Marsh

L. Marsh

Jas. Marsh

Tho. C. Marsh Est.

R.E. Robinson

Mrs S.M. Thompson

R. Thompson

Newcastle Free Graveyard

Lodge

BLOCK HOUSE POND ENLARGED PLAN OF LEWES

Scale 23 Rods to the Inch.

LEWES

FRONT ST.

SECOND ST.

THIRD ST.

FOURTH ST.

SHIP ST.

CARPENTER ST.

MULBERRY ST.

MARKET ST.

SOUTH ST.

KING ST.

DIST. No 110

DIST. No 74

Burns & Bate

Granary

Store

Tin Sh.

H. Wolfe

Pilot Town

Canary Creek

Mrs. Rhoads Farm 55 Acres

H. Hickmans Farm of 40 Acres

Capt. L.L. Lyons Farm 50 Acres

BLOCKHOUSE POND

Jno. McFee

R.D. Wolfe & W.P. Houston

H. Hickman

N.W. Hickman

Jno. Lodge

Mrs H. Wells

BREAKWATER & R.R.

Scale 100 Rods to the Inch.

Sources:
Tax Parcels per Sussex County

N
W E
S

October 2020

Environmental Map

Plantation Partners

Sussex County, Delaware

0 500 1,000 Feet

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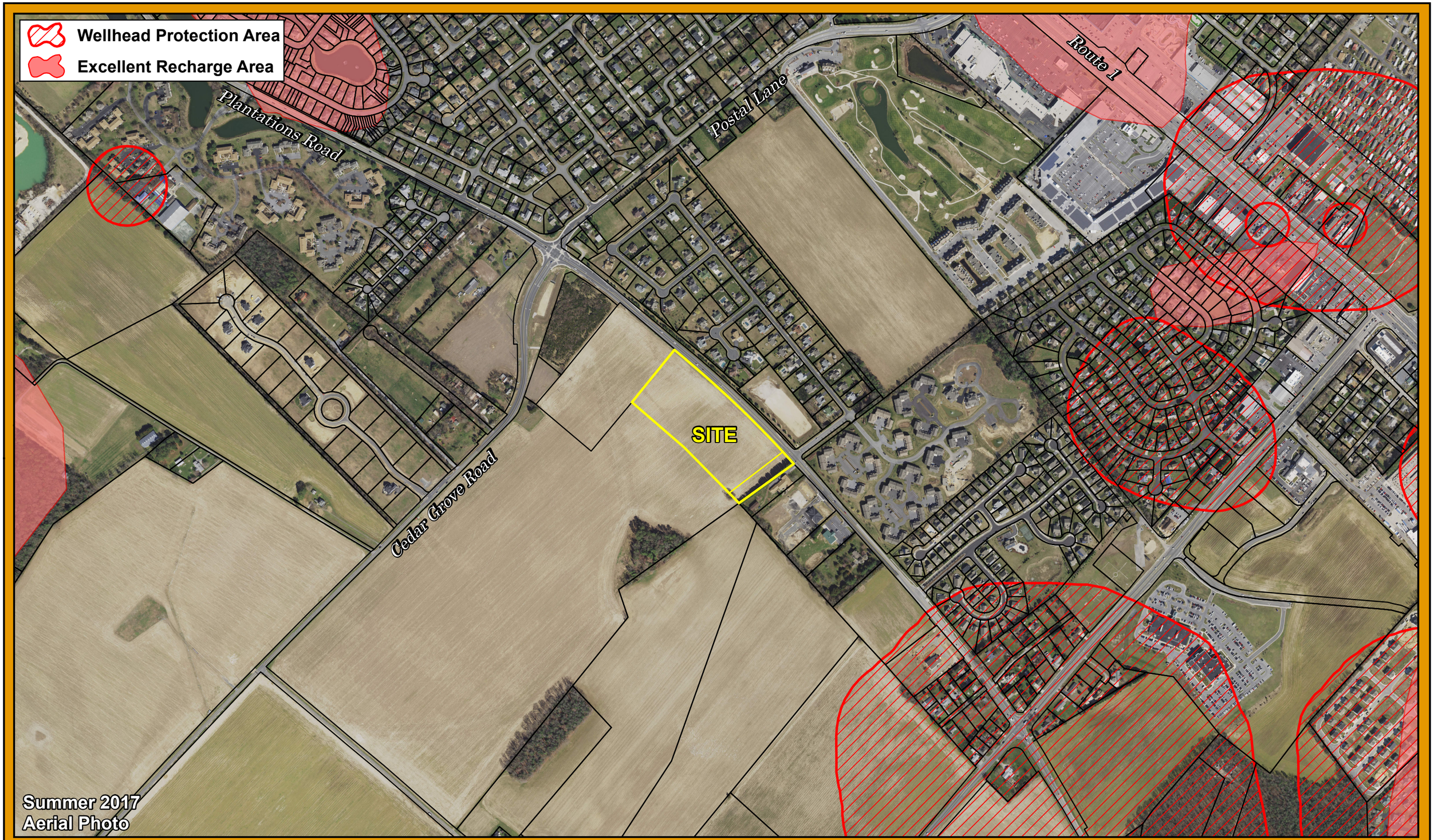

Sources:
Tax Parcels per Sussex County

N
W E
S

October 2020

Source Water Protection Areas

Plantation Partners

Sussex County, Delaware

0 600 1,200 Feet

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Sources:
Tax Parcels per Sussex County

N
W E
S

October 2020

NCRS Soil Survey

Plantation Partners

Sussex County, Delaware

0 400 800 Feet

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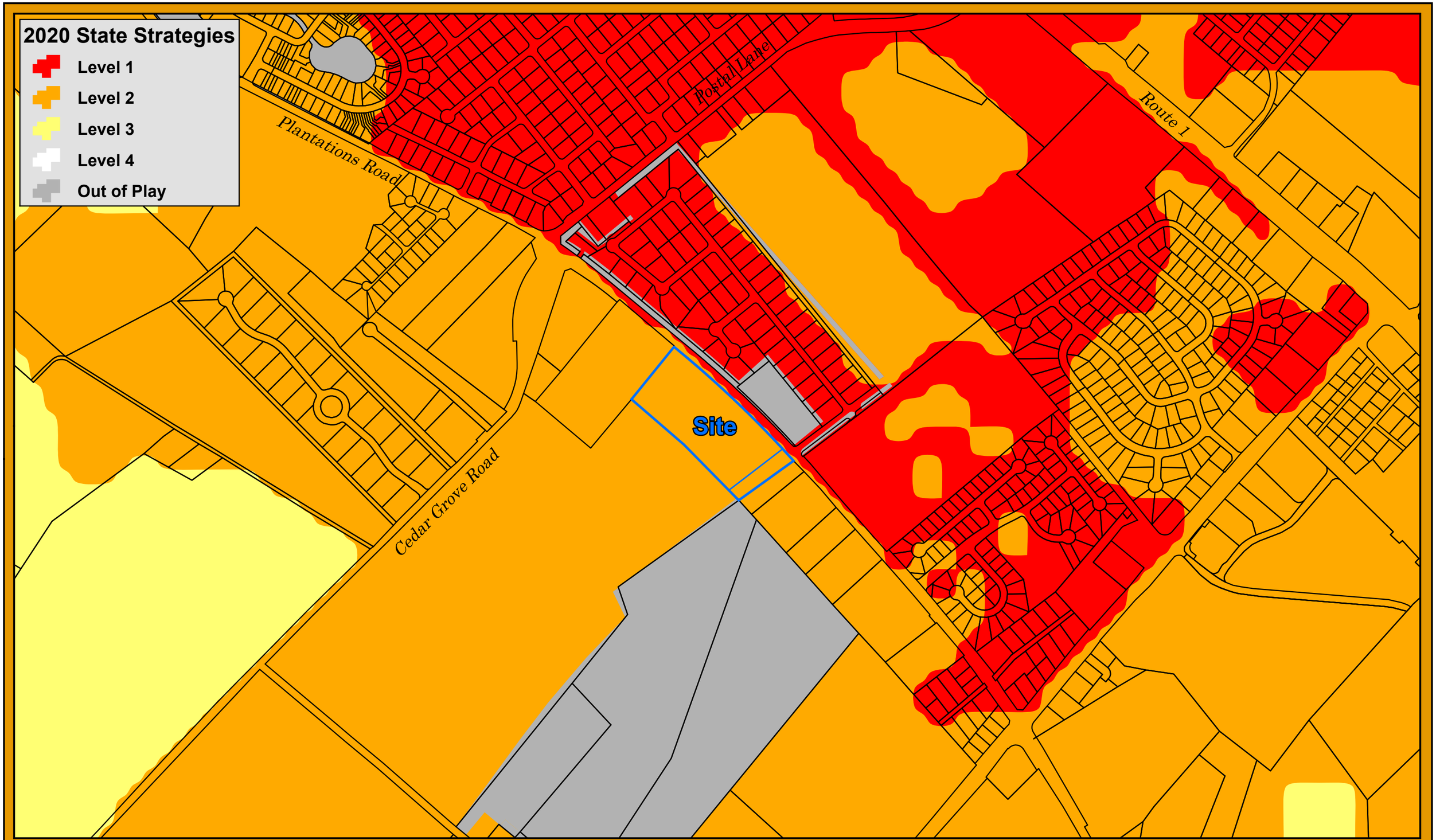

Sources:
Tax Parcels per Sussex County

N
W E
S

October 2020

2020 State Strategies

Plantation Partners

Sussex County, Delaware

0 600 1,200 Feet

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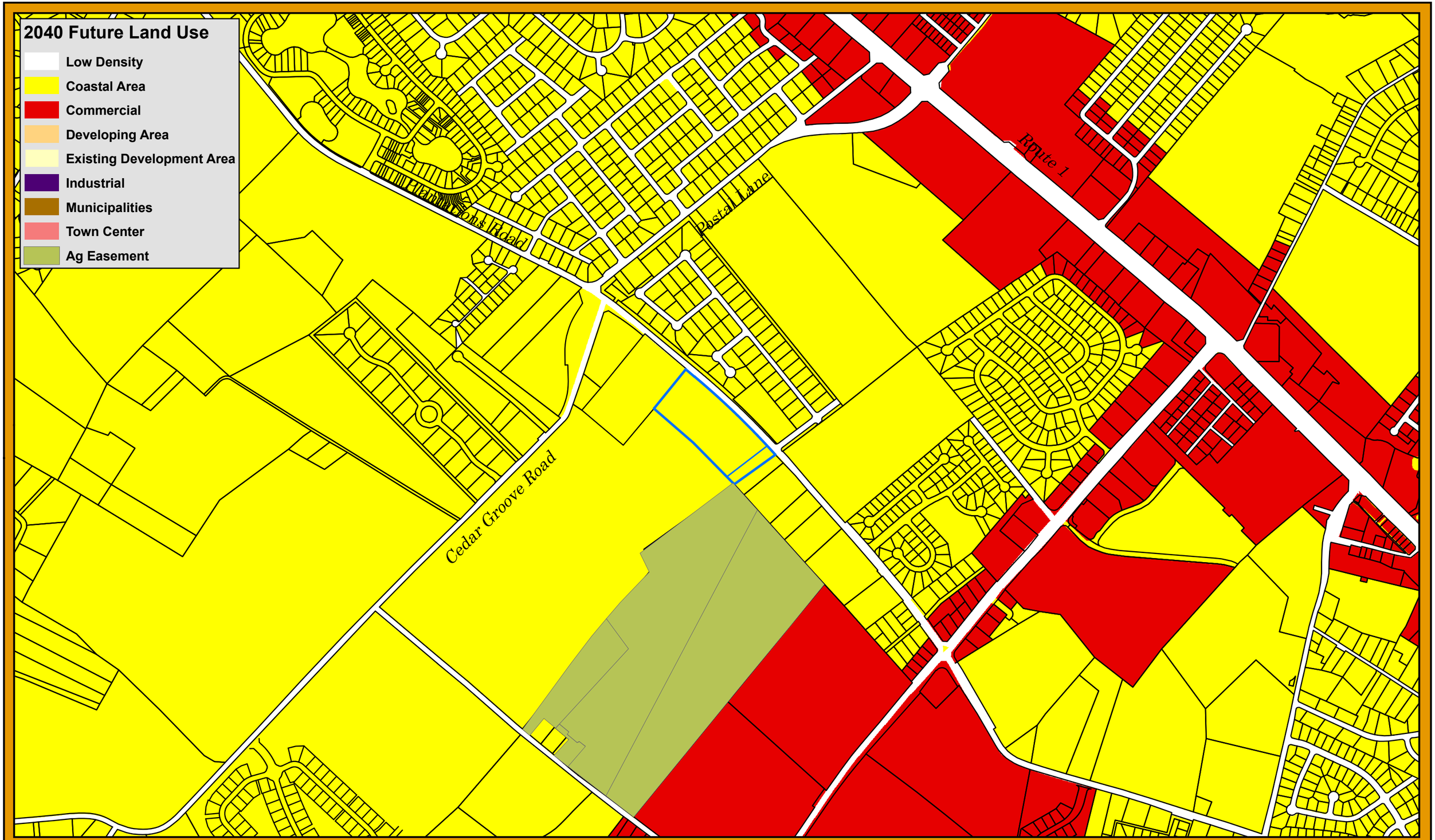
ARCHITECTS • ENGINEERS • SURVEYORS



Entire Site is within the Environmental Sensitive Developing Area

N W E S

October 2020

Sussex County 2045 Future Land Use

Plantation Partners

Sussex County, Delaware

0 800 1,600 Feet

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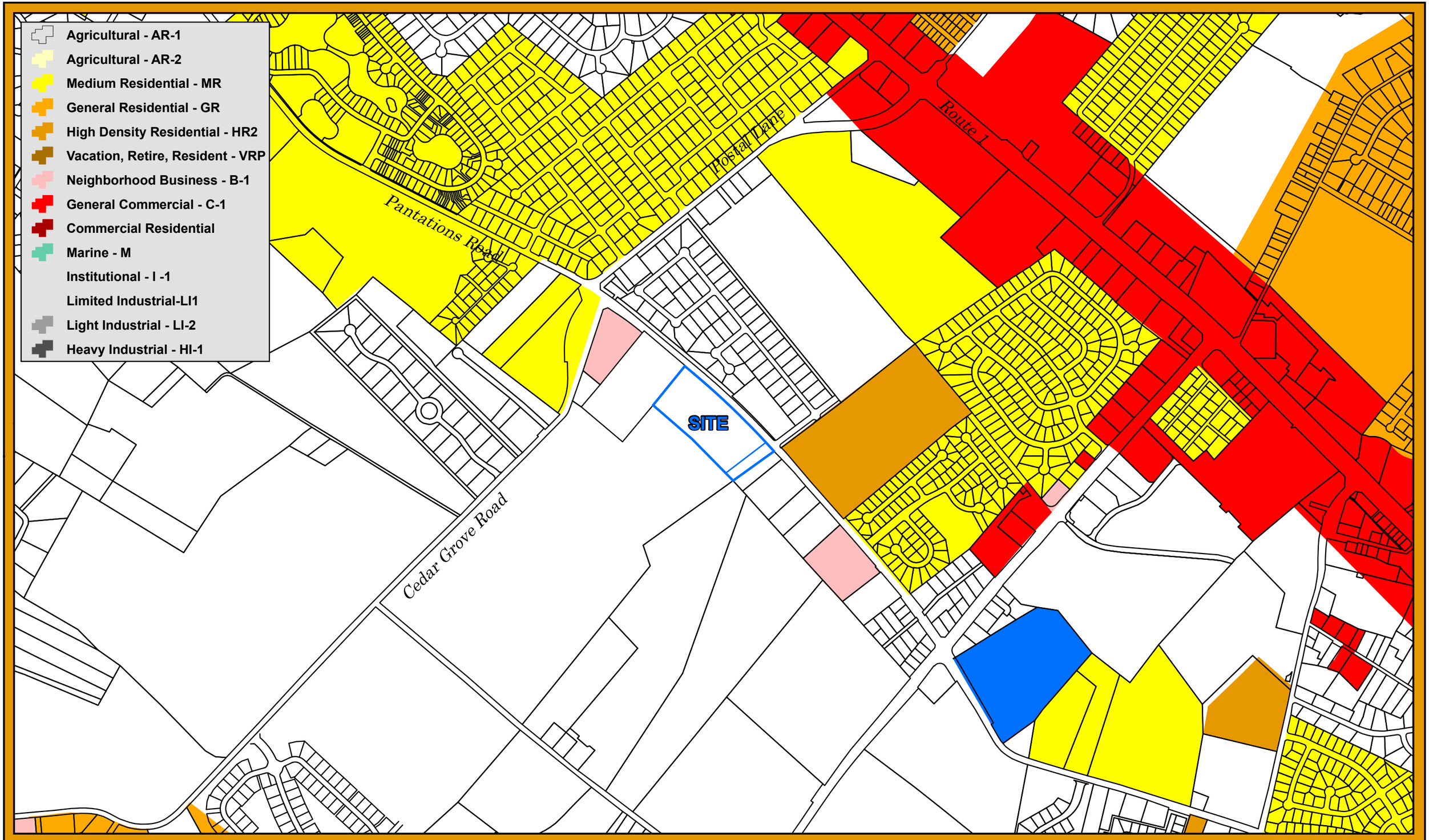

Sources:
Tax Parcels per Sussex County

N
W E
S

October 2020

Sussex County Zoning Map

Plantation Partners

Sussex County, Delaware

0 800 1,600
Feet

DAVIS BOWEN & FRIEDEL, INC.
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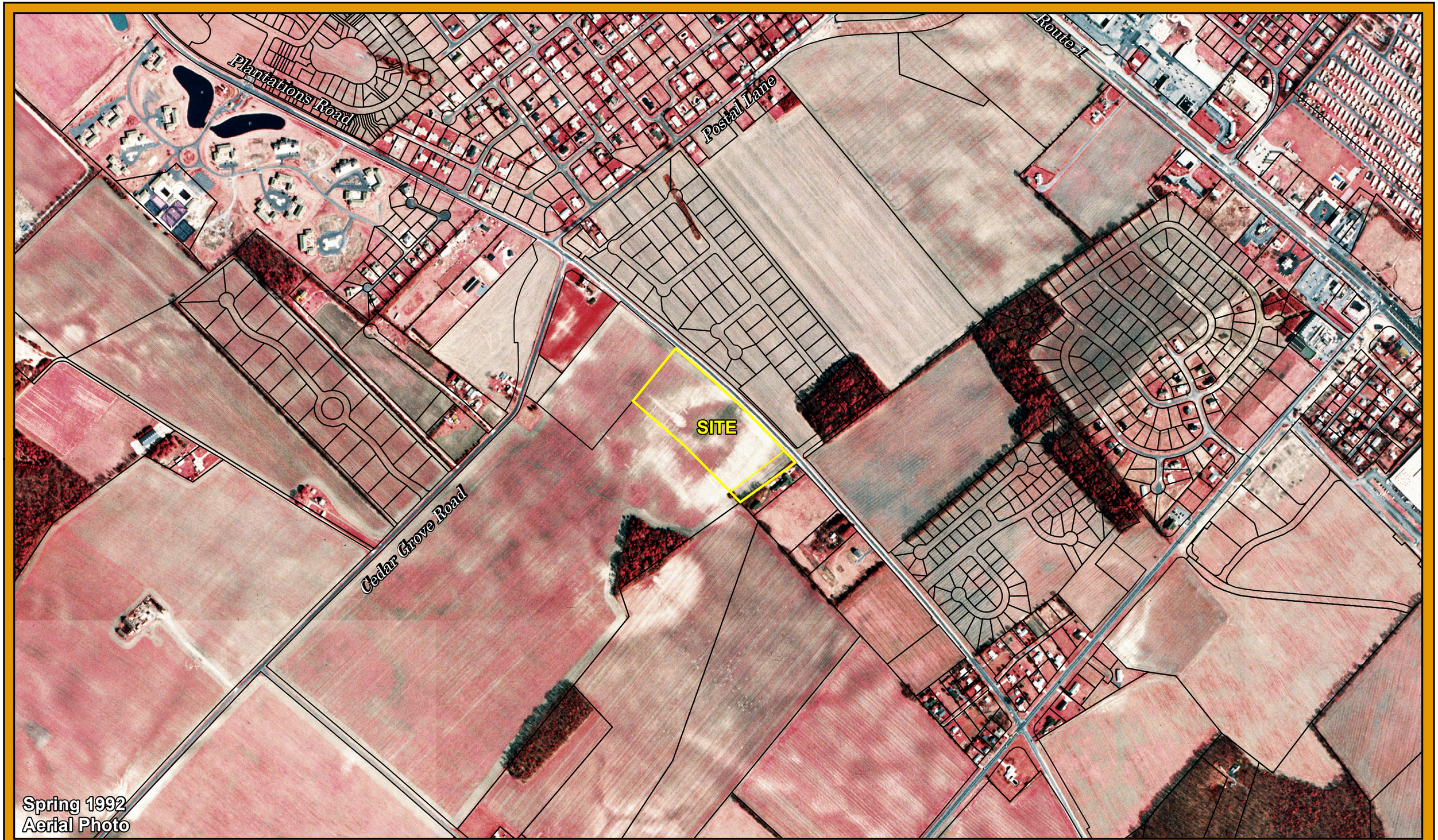

Sources:
Tax Parcels per Sussex County

N
W E
S

October 2020

1992 Aerial Photo

Plantation Partners

Sussex County, Delaware

0 600 1,200 Feet

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

Sources:
Tax Parcels per Sussex County

N
W E
S

October 2020

2017 Aerial Photo

Plantation Partners

Sussex County, Delaware

0 600 1,200 Feet

DAVIS BOWEN & FRIEDEL, INC.
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Exhibit 3

DAVIS
BOWEN &
FRIEDEL, INC.

ARCHITECTS • ENGINEERS • PLANNERS • SURVEYORS

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

February 28, 2020
Revised: August 21, 2020

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

Attn: Mr. Jamie Whitehouse, Acting Planning Director

Re: Plantation Commercial 2
PLUS 2020-01-06
Tax Parcel No.: 334-12.00-52.00 p/o
DBF #2261M002

Dear Mr. Whitehouse:

On February 28, 2020, we submitted a rezoning application to Sussex County to rezone the land as B-2. Since that submission, the Developer has revised their request to rezone the portion of land to C-2. In consultation with Office of State Planning, the change in zoning request does not require a new PLUS review and thus our original response remains the same. Below is the original response to the PLUS comments.

We have read and reviewed the comments provided during the PLUS Review of the Project on January 22, 2020, and received from the Office of State Planning dated February 19, 2020. We offer the following item-by-item response narrative for your review:

Strategies for State Policies and Spending

This project is located in Investment Level 2 according to the Strategies for State Policies and Spending. Investment Level 2 reflects areas where growth is anticipated by local, county, and State plans in the near term future. State investments will support growth in these areas. Our office has no objections to the proposed rezoning and development of this project in accordance with the County codes and ordinances. **We acknowledge the project is located in Investment Level 2 where growth is anticipated.**

Code Requirements/Agency Permitting Requirements

Department of Transportation – Contact Bill Brockenbrough 760-2109

DelDOT has no regulations or code requirements pertaining to rezonings. DelDOT offers the following comments in anticipation of a site plan that could follow if the rezoning were approved.

- *The subject lands are located with the contemplated Henlopen Transportation Improvement District. In anticipation of the District being established, DelDOT has developed concept plans and funding estimates for a set of transportation improvements needed to support a land use forecast provided by Sussex County. Among those improvements is a local road that would connect from Plantation Road (Sussex Road 275) opposite Craig Boulevard to Mulberry Knoll Road (Sussex Road 284).*

  The "future right-of-way" shown on the plan accompanying the PLUS application is located in a manner consistent with the concept plan for road just mentioned. As initial comments, the "future right-of-way" should be dedicated to public use and when a full-width dedicated right-of-way is available, DelDOT may require the applicant to build part of the road and use it for access. Having said that, DelDOT finds several challenges inherent in building the road exactly as shown on the concept plan. DelDOT will need to refine the concept for that improvement further and may require a wider or differently shaped dedication.

- *The site access on Plantation Road must be designed in accordance with DelDOT's Development Coordination Manual, which is available at http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes.*

- *Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017.*

- *Section 1.7 of the Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.*

- *Per Section 2.2.2.1 of the Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends per hour in any hour of the day.*

  Section 2.2.2.2 of the Manual provides that for developments generating less than 2,000 vehicle trip ends per day and less than 200 vehicle trip ends per hour in any hour of the day, DelDOT may accept an Area Wide Study (AWS) Fee in lieu of the TIS if the local government does not require a TIS.

  Section 2.4 of the Manual addresses Transportation Improvement Districts

(TIDs), such as the contemplated Henlopen TID. In a TID, developments consistent with the planning for the TID are required to pay a fee in lieu of doing a TIS or making road improvements. The cost of any road improvements that they are required to make beyond their entrance is deducted from that fee.

DelDOT will determine whether a TIS is required when the developer submits a site plan of sufficient detail to estimate trip generation.

- *As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Manual, DelDOT will require dedication of right-of-way along the site's frontage on Plantation Road. By this regulation, this dedication is to provide a minimum of 40 feet of right-of-way from the physical centerline. The following right-of-way dedication note is required, "**An X-foot wide right-of-way is hereby dedicated to the State of Delaware, as per this plat.**" The plan accompanying the PLUS application appears sufficient in this regard.*

- *In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage on Plantation Road. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, "**A 15-foot wide permanent easement is hereby established for the State of Delaware, as per this plat.**" The plan accompanying the PLUS application appears sufficient in this regard.*

- *Referring to Section 3.4.2.1 of the Manual, the following items, among other things, are required on the Record Plan:*

    - *A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.*

    - *Depiction of all existing entrances within 450 feet of the entrance on Plantation Road.*

    - *Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.*

- *Section 3.5.4.2 of the Manual addresses requirements for Shared Use Path and sidewalks. For projects in Level 1 and 2 Investment Areas, installation of paths or sidewalks along the frontage on State-maintained roads is mandatory. DelDOT anticipates requiring the developer to build a Shared Use Path along their frontage. The plan accompanying the PLUS application appears to be sufficient in this regard.*

- *In accordance with Section 3.8 of the Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along Plantation Road.*

- *In accordance with Section 5.2.9 of the Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at http://www.deldot.gov/Business/subdivisions/index.shtml.*

- *In accordance with Section 5.14 of the Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be relocated.*

We have read all of the above comments from DelDOT and are familiar with their regulations and requirements. The Developer at time of the applications with comply with the above requirements.

State Historic Preservation Office – Contact Carlton Hall 736-7400

- *There is a known cemetery on the northwestern (S11548) part of the project area and a cemetery (S13126) on the eastern part of the project area known as Bailey Cemetery. It appears that the present proposal just misses the Bailey Cemetery.*

- *The Delaware SHPO is recommending an archaeological survey of the northwestern part of the parcel for a site related to the John Marsh property seen on the Beers Atlas Map of 1868.*

- *If any project or development proceeds, the developer should be aware of the Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch. 54).*

- *If there are any questions, inquiries, or concerns, feel free to contact the Delaware State Historic Preservation Office for assistance at 302-736-7400.*

We have read SHPO's comments and are familiar with the Unmarked Human Burials and Human Skeletal Remains Law. The Developer thanks SHPO for the information regarding the cemeteries and will review should development occur on residual lands.

Department of Agriculture – Contact: Milton Melendez 698-4534

- *The proposed project is adjacent to a property permanently protected through the State's Agricultural Lands Preservation Program (John W. And Helen D. Morris Expansion of the Hopkins Covered Bridge Farm District S-98-02-042D). Therefore, the activities conducted on this preserved property are protected by the agricultural use protections outlined in Title 3, Del. C., Chapter 9. These protections effect adjoining developing properties. The 300-foot notification requirement affects all new deeds in a subdivision located in whole or part within*

300 feet of an Agricultural District. Please take note of these restrictions as follows:

§ 910. Agricultural use protections.

(a) Normal agricultural uses and activities conducted in a lawful manner are preferred and priority uses and activities in Agricultural Preservation Districts. In order to establish and maintain a preference and priority for such normal agricultural uses and activities and avert and negate complaints arising from normal noise, dust, manure and other odors, the use of agricultural chemicals and nighttime farm operations, land use adjacent to Agricultural Preservation Districts shall be subject to the following restrictions:

(1) For any new subdivision development located in whole or in part within 300 feet of the boundary of an Agricultural Preservation District, the owner of the development shall provide in the deed restrictions and any leases or agreements of sale for any residential lot or dwelling unit the following notice:

This property is located in the vicinity of an established Agricultural Preservation District in which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future involve noise, dust, manure and other odors, the use of agricultural chemicals and nighttime farm operations. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural usesand activities."

(2) For any new subdivision development located in whole or in part within 50 feet of the boundary of an Agricultural Preservation District, no improvement requiring an occupancy approval shall be constructed within 50 feet of the boundary of the Agricultural Preservation District.

(b) Normal agricultural uses and activities conducted in accordance with good husbandry and best management practices in Agricultural Preservation Districts shall be deemed protected actions and not subject to any claim or complaint of nuisance, including any such claims under any existing or future county or municipal code or ordinance. In the event a formal complaint alleging nuisance related to normal agricultural uses and activities is filed against an owner of lands located in an Agricultural Preservation District, such owner, upon prevailing in any such action, shall be entitled to recover reasonably incurred costs and expenses related to the defense of any such action, including reasonable attorney's fees (68 Del. Laws, c. 118, § 2.).

- *In addition, if any wells are to be installed, Section 4.01(A)(2) of the Delaware Regulations Governing the Construction and Use of Wells will apply. This regulation states:*

> *(2) For any parcel, lot, or subdivision created or recorded within fifty (50) feet of, or within the boundaries of, an Agricultural Lands Preservation District (as defined in Title 3, Del. C., Chapter 9); all wells constructed on such parcels shall be located a minimum of fifty (50) feet from any boundary of the Agricultural Lands Preservation District. This requirement does not apply to parcels recorded prior to the implementation date of these Regulations. However, it is recommended that all wells be placed the maximum distance possible from lands which are or have been used for the production of crops which have been subjected to the application of land applied federally regulated chemicals.*

We have read the Department's comments and will include the appropriate notes on site plans when developed. Wells are not expected to be used on the project but will comply should they be installed.

Recommendations/Additional Information

This section includes a list of site specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. ***These suggestions do not represent State code requirements.*** *They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped* ***(but in no way required)*** *that the applicant will open a dialogue with the relevant agencies to discuss how the suggestions can benefit the project.*

Department of Transportation – Contact Bill Brockenbrough 760-2109

- *The applicant should expect a requirement that any substation and/or wastewater facilities will be required to have access from an internal driveway with no direct access to Plantation Road.*

- *The applicant should expect a requirement that all PLUS and Technical Advisory Committee (TAC) comments be addressed prior to submitting plans for review.*

- *Please be advised that the Standard General Notes have been updated and posted to the DelDOT website. Please begin using the new versions and look for the revision dates of March 21, 2019 and March 25, 2019. The notes can be found at https://www.deldot.gov/Business/subdivisions/*

We have read the above comments and will comply at time of site plan preparation and submission.

Department of Natural Resources and Environmental Control – Michael Tholstrup 735-3352

Total Maximum Daily Load (TMDL) and excess nutrients

- *Total Maximum Daily Loads (TMDLs) exist for most of the State's water bodies. A TMDL is the maximum amount of a pollutant allowed to enter a waterbody so that the waterbody will meet and continue to meet water quality standards. To support the State's water quality efforts, DNREC reviewers encourage applicants to reduce the amount of pollutants that enter local waterways by limiting the disturbance of natural habitat and increasing the use of green infrastructure. The TMDL for the low reduction zone of the Inland Bays watershed calls for 40 percent reduction in nitrogen and phosphorus from baseline conditions. The TMDL also calls for a 40 percent reduction (17 percent for marine waters) in bacteria from baseline conditions.*

Stormwater has not been evaluated but similar to the adjacent project we anticipate infiltration to be used which exceeds the TMDL removal requirements.

Department of Agriculture – Contact: Milton Melendez 698-4534

- *The Department of Agriculture strongly encourages the developer to work with the Department's Forestry Section during the design and implementation of the project to plant an effective forested buffer between the proposed residential development and neighboring farm operations. It is important that suitable tree species be selected and planted to create an effective mitigation barrier between this new development and the existing agricultural operation enrolled in the Agricultural Lands Preservation Program. This farm generates dust, noise and odors that new residents may not be familiar with.*

The project will use native species and plant the Right Tree for the Right Place.

Delaware Emergency Management Agency (DEMA) – Contact Erin Norris 659-2204

- *This area is located within an evacuation area and therefore hurricane preparedness and coordination with emergency officials should be considered. More specific information on evacuation areas can be found on Sussex County's Hurricane Information webpage: https://sussexcountyde.gov/hurricane-information.*

We thank DEMA for the information.

Sussex County – Contact Lauren DeVore 855-7878

- *The proposed use is commercial. Please note that the Site Data Column indicates that the proposed zoning for the project is B-1 instead of B-2. Please amend this for clarity.*

- *Upon submittal of a proposed site plan for this parcel, the applicant is encouraged to participate in a pre-application meeting with Planning & Zoning*

staff concerning the project.

- *Following submission to the County, staff would undertake review of the Preliminary Site Plan, where more detailed comments would be provided to the*

We have read the County's comments and will revise the zoning designation at time of filing. Furthermore, a pre-application meeting will be held prior to submitting a site plan.

On behalf of the Developer we thank the State for providing us with these comments. Please contact me at (302) 424-1441 if you have any questions or need additional information.

Sincerely,
DAVIS, BOWEN & FRIEDEL, INC.

Ring W. Lardner, P.E.
Principal

P:\JG Townsend\Plantation Road - Parcel 48\Documents\P&Z\2020-08-21 Rezoning Application to P&Z\PLUS Response.docx

CC: Constance C. Holland, AICP
Nick Hammonds, Plantation Partners, LLC

Exhibit 4

DAVIS BOWEN & FRIEDEL, INC.

ARCHITECTS ENGINEERS SURVEYORS

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

October 9, 2020

Sussex County Administrative Building
Planning and Zoning Department
2 The Circle
Georgetown, Delaware 19947

Attn: Mr. Jamie Whitehouse, AICP, MRTPI
Planning and Zoning Director

Re: Plantation Road Property
CZ #1920 – C-2 Rezoning
Environmental Assessment and Public Facility Evaluation Report
Tax Parcel No: 3-34-12.00-52.00 p/o
DBF# 2640A002

Dear Mr. Whitehouse,

On behalf of our client, Plantation Partners, LLC, we are submitting an Environmental Assessment and Public Facility Evaluation Report in accordance with §115-194.3 Coastal Zone, Subparagraph B (2). We offer the following information that comprises our report:

(a) *Proposed Drainage design and the effect on stormwater quality and quantity leaving the site, including methods for reducing the amount of phosphorous and nitrogen in the stormwater runoff and the control of any other pollutants such as petroleum hydrocarbons or metals.* The proposed improvements will meet or exceed the state regulations for quality and quantity control. The proposed site using Green Technology and other Best Management Practices and Best Available Technologies will reduce the nitrogen and phosphorus loading by 40%. Minimizing impervious area and planting trees will further reduce nitrogen and phosphorous loadings. The project will not develop or produce other pollutants such as petroleum hydrocarbons or metals.

(b) *Proposed method of providing potable and, where appropriate, irrigation water and the effect on public or private water systems and groundwater, including an estimate of average and peak demands.* The proposed project is in Tidewater Utility, Inc.'s franchise area and they hold the Certificate of Public Necessity (CPCN). Tidewater has provided a letter confirming its willingness and ability to provide public water for this project. Impacts to the groundwater and other systems have been evaluated as part of Tidewater's CPCN. At full build-out, the average water use will be 18,750 gallons per day based on 75,000 SF of office space, 1.0 EDU per 1,000 SF, and 1 EDU = 250 GPD. The peak use would then be 56,250

gallons per day based on a peaking factor of 3.

(c) *Proposed means of wastewater treatment and disposal with an analysis of the effect on the quality of groundwater and surface waters, including alternative locations for on-site septic systems.* The site is in the Sussex County Unified Sanitary Sewer District. Sussex County has a gravity sewer main along the frontage of the property that can be used for wastewater disposal.

(d) *Analysis of the increase in traffic and the effect on the surrounding roadway system.* As per DelDOT's Service Level Evaluation Request response received by the county on August 11, 2020, the need for a Traffic Impact Study (TIS) should be evaluated when a site plan is submitted. Similarly, the required road improvements will be determined by DelDOT during the Entrance plan review stage.

(e) *The presence of any endangered or threatened species listed on federal or state registers and proposed habitat protection areas.* There are no records of federally listed endangered or threatened species or their critical habitats listed on this site.

(f) *The preservation and protection from loss of any tidal or nontidal wetlands on the site.* There are no wetlands on this site.

(g) *Provisions for open space as defined in §115-4.* The proposed project will incorporate open space as required by code.

(h) *A description of provisions for public and private infrastructure.* The Developer will improve Plantation Road in accordance with the DelDOT's rules and regulations. The Developer will also construct the water mains internally in the project that will be owned and maintained by Tidewater Utilities, Inc. Besides the water system, all other internal utilities and roadways will be constructed by the Developer and privately maintained.

(i) *Economic, recreational, or other benefits.* The proposed project will create a considerable amount of jobs during construction and after completion.

(j) *The presence of any historic or cultural resources that are listed on the National Register of Historic Places.* The site does not contain any historic or cultural resources that are listed on the National Register of Historic Places.

(k) *An affirmation that the proposed application and proposed mitigation measures are in conformance with the current Sussex County Comprehensive Plan.* The proposed application and mitigation measures comply with the current Sussex County Comprehensive Plan.

(l) *Actions to be taken by the applicant to mitigate the detrimental impacts identified relevant to Subsection B(2)(a) through (k) above and the manner by which they are consistent with the Comprehensive Plan.* All mitigation measures, where required,

have been discussed in their respective section. All mitigation measures as well as the application are consistent with the Comprehensive Plan.

If you have any questions or need additional information, please call me at (302) 424-1441.

Sincerely,
Davis, Bowen & Friedel, Inc.

Ring W. Lardner, P.E.
Principal

RL/cm

P:\JG Townsend\Plantation Road - Parcel 48\Documents\P&Z\Booklets\PL-RD2_115-194.3_Coastal Zone Report.docx

Exhibit 5

TIDEWATER UTILITIES, INC.
A Middlesex Water Company Affiliate

October 12, 2020

Mr. Cliff D. Mumford, P.E.
Davis, Bowen, and Friedel, Inc.
1 Park Avenue
Milford, DE 19963

RE: Willing & Able Letter – Tax Parcel #334-12.00-52.00 Lands of J.G. Townsend, Jr. & Co.

Dear Mr. Mumford:

Tidewater Utilities, Inc. (Tidewater) is willing and able to serve public water, *including fire protection*, to the following parcel(s) identified as Tax Map & Parcel 334-12.00-52.00. Water service is contingent on the terms and conditions of a Water Service Agreement by and between Tidewater and the Project Owner. This parcel is located within Tidewater's existing water Certificate of Public Convenience and Necessity franchise area.

Please send a site plan and construction schedule to Tidewater. Please feel free to contact me at 302-747-1325 if you have any questions or concerns regarding this matter. Tidewater looks forward to meeting the water needs of this project.

Sincerely,

Kirsten E. Higgins

Kirsten Higgins
Vice President, Development & Contract Administration

cc: Brian Carbaugh, P.E., Tidewater Utilities, Inc.

Exhibit 6

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

JENNIFER COHAN
SECRETARY

August 11, 2020

Mr. Jamie Whitehouse, Acting Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Whitehouse:

This letter is to revise and replace my letter of February 20, 2020 regarding the **Jack Lingo Asset Management, LLC** rezoning application, which we received on August 7, 2020. We are revising our response to modify the propose zoning per the applicant's request. In our previous letter, the applicant had requested to rezone the subject land from AR-1 (Agricultural Residential) to B-2 (Neighborhood Business). The applicant has now requested that we modify the proposed zoning to C-2 (Medium Commercial). The letter is being revised to modify the proposed zoning to C-2. A copy of our letter of February 20, 2020 is attached.

This revised application is for a portion of an approximately 113.82-acre parcel (Tax Parcel: 334-12.00-52.00). The subject land is located on the south side of Cedar Grove Road (Sussex Road 283), east of Mulberry Knoll Road (Sussex Road 284), and west of Plantation Road (Sussex Road 275). The subject land is currently zoned AR-1 and the applicant is seeking to rezone the land to C-2 to develop a commercial / office use.

Per the 2019 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Cedar Grove Road where the subject land is located are 3,713 and 4,779 vehicles per day, respectively. As mentioned above, the subject land also has frontage along Plantation Road and Mulberry Knoll Road. The annual average and summer average daily traffic volumes along the segment of Mulberry Knoll Road where subject land is located, which is from Delaware Route 24 to Cedar Grove Road, are 874 and 1,135 vehicles per day, respectively. The annual average and summer average daily traffic volumes along the segment of Plantation Road where the subject land is located, which is from Cedar Grove Road / Postal Lane (Sussex Road 283) to Old Landing Road (Sussex Road 274), are 11,519 and 14,825 vehicles per day, respectively.

DelDOT

Our volume-based criteria for requiring a traffic impact study (TIS), addressed in Section 2.2.2.1 of the Development Coordination Manual, are that a development generates more than 500 trips per day or 50 trips during a weekly peak hour. While it seems that the above criteria could be met, we presently cannot predict the site's trip generation with enough accuracy to make a TIS useful. Thus, we recommend that this rezoning application be considered without a TIS and that the need for a TIS be evaluated when a subdivision or land development plan is proposed.

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

Sincerely,

T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm
Enclosure
cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Jack Lingo Asset Management, LLC, 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

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

JENNIFER COHAN
SECRETARY

February 20, 2020

Mr. Jamie Whitehouse, Acting Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Jamie:

The Department has completed its review of a Service Level Evaluation Request for the **Jack Lingo Asset Management, LLC** rezoning application, which we received on January 23, 2020. This application is for a portion of an approximately 113.82-acre parcel (Tax Parcel: 334-12.00-52.00). The subject land is located on the south side of Cedar Grove Road (Sussex Road 283), west of Plantation Road (Sussex Road 275), and east of Mulberry Knoll Road (Sussex Road 284). The subject land is currently zoned AR-1 (Agricultural Residential) and the applicant is seeking to rezone the land to B-2 (Neighborhood Business) to develop a commercial / office use.

Per the 2018 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Cedar Grove Road where the subject land is located are 3,583 and 4,611 vehicles per day, respectively. As mentioned above, the subject land also has frontage along Plantation Road and Mulberry Knoll Road. The annual average and summer average daily traffic volumes along the segment of Mulberry Knoll Road where subject land is located, which is from Delaware Route 24 to Cedar Grove Road, are 844 and 1,086 vehicles per day, respectively. The annual average and summer average daily traffic volumes along the segment of Plantation Road where the subject land is located, which is from Cedar Grove Road / Postal Lane (Sussex Road 283) to Old Landing Road (Sussex Road 274), are 10,993 and 14,148 vehicles per day, respectively.

Our volume-based criteria for requiring a traffic impact study (TIS), addressed in Section 2.2.2.1 of the Development Coordination Manual, are that a development generates more than 500 trips per day or 50 trips during a weekly peak hour. While it seems that the above criteria could be met, we presently cannot predict the site's trip generation with enough accuracy to make a TIS useful. Thus, we recommend that this rezoning application be considered without a TIS and that the need for a TIS be evaluated when a subdivision or land development plan is proposed.

DelDOT

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

Sincerely,

T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm
cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Jack Lingo Asset Management, LLC, Applicant
J. Marc Coté, 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

Exhibit 7

Together with the buildings and improvements thereon, in fee simple, as tenants in common. In Witness Whereof, The said party of the first part has hereunto set his hand and seal, the day and year aforesaid.

Sealed and Delivered in the presence of J. Clifton Hastings Brice E. McCabe

Caleb L. McCabe Sr. (Seal.)

U.S.I.R. C.L.M. 10/5/45 $2.20

State of Delaware } Sl.
Sussex County } Be it Remembered, That on this Fifth day of October in the year of our Lord one thousand nine hundred and Forty five personally came before me Clifton J. Hastings, Notary Public, in and for Sussex County, State of Delaware, Caleb L. McCabe, Sr. Party to this Indenture, known to me personally to be such, and has acknowledged this Indenture to be his Deed.

J. Clifton Hastings Notary Public Selbyville, Del.

Given under my Hand and Seal of Office, the day and year aforesaid.

Received for Record Oct. 11th A.D. 1945

J. Clifton Hastings Notary Public

Charles W. Hurley, Recorder

Purchasers Report Made This 11th Day of Oct. 1945 Board of Assessment of Sussex County Per John C. Lank, Clerk.

Mailed To: Emory S. McCabe, Sr. Selbyville, Del. 10/29/45

Deed: Eugene H. Blizzard etux To J. G. Townsend, Jr. & Co.

This Deed, Made the 10th day of October, in the year of our Lord one thousand nine hundred and forty five; Between, Eugene H. Blizzard and Angiline E. Blizzard, his wife, of Rehoboth Beach, County of Sussex and State of Delaware, parties of the first part, and J. G. Townsend, Jr. & Co., a Corporation of the State of Delaware, party of the second part, Witnesseth, That the said parties of the first part, for and in consideration of the sum of One Dollar ($1.00), and other good and valuable considerations, lawful money of the United States of America, the receipt whereof is hereby acknowledged; hereby grant and convey unto the said party of the second part, its successors and assigns. All that certain tract, piece or parcel of land, situate, lying and being in Lewes and Rehoboth Hundred, Sussex County, Delaware, more particularly described as follows, to wit: Beginning at a point in the Southerly side of the public road leading from Five Points to Midway and corner for lands of Daniel Drain; thence in a Southeasterly direction along said road until you come to the corner of lands owned by Joseph J. Collins; thence running Southwesterly binding said Collin's land and lands of Margaret

Delivered To: Caleb M. Wright Georgetown, Del. 10/..

H. Carpenter until you come to lands of G. William Donovan; thence running Northwesterly binding said Donovan's land until you come to the Corner of Ebenzer Church Yard, binding same and lands of Daniel Drain; thence along and with the said Drain land Northeasterly home to the place of beginning, containing thirty eight (38) acres of land more or less; and being a part of the lands conveyed to these grantors by deed of Edith I. Jones, dated the 20th day of September, 1944, and now of record in the Office of the Recorder of Deeds at Georgetown, Delaware, in Deed Record E.L.O Vol. 349, page 332. In Witness Whereof, the said parties of the first part have hereunto set their hands and seals, the day and year aforesaid.

Signed, Sealed & Delivered in the presence of
Hazel Downs
C. E. Morris

Eugene H. Blizzard (Seal)
Angieline E. Blizzard (Seal)

U.S.I.R.-E.H.B. 10/10/45 $3.30

State of Delaware } SS.
County of Sussex } Be it Remembered, That on this 10th day of October, in the year of our Lord one thousand nine hundred and forty five, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Eugene H. Blizzard and Angiline E. Blizzard, his wife, parties to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their Deed. And the said Angiline Blizzard being at the same time privately examined by me, apart from her husband, acknowledged that she executed the said Indenture willingly without compulsion or threats or fear of her husband's displeasure.

Clifton E. Morris
Notary Public
Lewes, Delaware

Given under my Hand and Seal of Office, the day and year aforesaid.

Clifton E. Morris
Notary Public

Received for Record
Oct. 11th A.D. 1945
Charles W. Hurley, Recorder.

Purchasers Report Made This 11th Day of Oct. 1945
Board of Assessment of Sussex County, Per John C. Luck, Clerk.

Delivered To: Caleb M. Wright Georgetown, Del. 10/29/45

Emory S. McCabe, Sr. Selbyville, Del. 10/29/45

Agreement: Elizabeth Stevenson Collins To Henry E. Koster.

This Agreement Made and entered into this Tenth day of October A.D. 1945, Between Elizabeth Stevenson Collins (Widow), of the Town of Laurel, Broad Creek Hundred, Sussex County and State of Delaware, party of the first part And Henry E. Koster, of Laurel, Broad Creek Hundred, Sussex County, Delaware, party of the second part. Witnesseth: The said party of the first part for and in consideration of the sum of

INO. 44-E DEED-TYPEWRITER
Printed and Sold by Hugh A. George Co., Stationers, 301 Shipley St., Wilmington, Del.

This Deed, Made this 26th day of June in the year of

our LORD one thousand nine hundred and fifty-eight,

BETWEEN, Elizabeth H. Donovan, widow, of the City of Philadelphia, State of Pennsylvania, party of the first part,

— AND —

J. G. Townsend, Jr. & Co., 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 One Dollar ($1.00) and other valuable consideration,

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,

ALL

those certain tracts, pieces or parcels of upland and marsh, situate, lying and being in Lewes and Rehoboth and Indian River Hundreds, County of Sussex and State of Delaware, bounded and described as follows, to-wit:

TRACT NO. 1. Lying on the Public Road leading from Angola to Lewes, adjoining lands of William Blizzard, Raymond Carpenter, Estate of Sallie J. Tunnell and others, containing fifty-six (56) acres, more or less, and known as the "Levin A. Donovan Home Farm". Reference is also directed to Deed Record No. 139, page 417 and No. 139, page 421.

Being a part of the same land that was conveyed to Greensbury W. Donovan and Elizabeth H. Donovan, his wife, by deed of Theodore Cullen Donovan and Sadie T. Donovan, his wife, dated August 23, 1932 and now of record in the Office of the Recorder of Deeds at Georgetown in Deed Book No. 289, page 170, this deed being for an undivided one-half interest. The said Greensbury W. Donovan departed this life Testate on or about December 22, 1938, and an exemplified copy of his Last Will and Testament is filed of record in the Office of the Register of Wills in and for Sussex County at Georgetown in Will Book No. 41, page 59. At the death of the said Greensbury W. Donovan and in accordance with his Will the land herein-before described passed in its entirety to Elizabeth H. Donovan.

In Witness Whereof, *the said party of the first part has hereunto set* her *hand and seal the day and year aforesaid.*

Sealed and Delivered in the Presence of

J. T. Delaney

Elizabeth H. Donovan (SEAL)

(SEAL)

State of ~~[illegible]~~ Pennsylvania } ss.
Phila County.

Be it Remembered, *That on this* 28th *day of* June *in the year of our LORD one thousand nine hundred and* fifty-eight, *personally came before me,* Elizabeth H. Donovan, widow,

party to this Indenture, known to me personally to be such, and she *acknowledged this Indenture to be* her *Deed.*

PURCHASERS REPORT MADE
This 3rd Day of July 1958
Board of Assessment of Sussex County
By H. Ernest Conwell clerk

GIVEN under my Hand and Seal of office, the day and year aforesaid

Joseph T. Delaney
Notary Public

Notary Public, Philadelphia, Philadelphia Co.
My Commission Expires February 6, 1960

JOSEPH T. DELANEY NOTARY PUBLIC

RECEIVED FOR RECORD
July 3 A. D. 1958
CHARLES S. CALHOUN Recorder

Exhibit 8

LEGAL DESCRIPTION

PLANTATION PARTNERS

J. G. TOWNSEND, JR. & CO.

PORTION OF TAX PARCEL #3-34-12.00-52.00

August 12, 2020

ALL that piece or parcel of land, hereinafter described, situate, lying and being on the southwesterly side of Plantations Road (Route 1D) and being located in Lewes and Rehoboth Hundred, Sussex County, Delaware; said piece or parcel of land being more particularly described as follows:

BEGINNING at a point on the southwesterly right-of-way line of Plantations Road (Route 1D); said beginning point being formed by the intersection of the northwesterly line of the lands of, now or formerly, Michael W. Burkhart and Kathryn T. Burkhart, as recorded in the Office of the Recorder of Deeds in and for Sussex County and the State of Delaware in Deed Book 2840, Page 311 with the said southwesterly right-of-way line of Plantations Road; said beginning point being coordinated on the Delaware State Grid as North 265,522.856, East 732,787.417, thence,

1) leaving said Plantations Road and running by and with said Burkhart lands, South 54 degrees 16 minutes 10 seconds West 465.91 feet to a point, thence;

2) leaving said Burkhart lands and running through the lands of J. G. Townsend, Jr. & Co. lands, the following two courses and distances, North 44 degrees 36 minutes 23 seconds West 539.69 feet to a point, thence running,

3) North 49 degrees 03 minutes 28 seconds West 478.19 feet to a point on the southeasterly line of the lands of, now or formerly, Plantation Partners, LLC, as recorded in said Office of the Recorder of Deeds in Deed Book 4988, Page 27, thence,

4) running by and with said Plantation Partners lands, North 39 degrees 01 minutes 40 seconds East 465.79 feet to a point on said southwesterly line Plantations Road, thence,

5) leaving said Plantation Partners lands and running by and with said Plantations Road, the following two courses and distances, South 50 degrees 07 minutes 07 seconds East 101.47 feet to a point, thence running,

6) by and with the arc of a curve deflecting to the right having an arc length of 1,040.14 feet, a radius of 7,308.29 feet and a chord bearing and distance of South 45 degrees 58 minutes 23 seconds East 1,039.27 feet to the point and place of beginning; **CONTAINING** 11.570 acres of land, more or less.

\\Sbydfs\sal\survey\2261\2261J-Plantation 2\Legal\Plant 2-Zoning-Legal.doc

Exhibit 9

File #: _____

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

Intersection of Plantation and Cedar Grove Roads, 1,500' south of Southern Corner

Type of Conditional Use Requested:

Rezone approximately 11.57 acres of land from AR-1 to C-2

Tax Map #: 334-12.00-52.00 p/o **Size of Parcel(s):** 11.570+/- of 113.999+/-

Current Zoning: AR-1 **Proposed Zoning:** C-2 **Size of Building:** _____

Land Use Classification: Agriculture

Water Provider: Tidewater **Sewer Provider:** Sussex County

Applicant Information

Applicant Name: Plantation Partners, LLC
Applicant Address: 246 Rehoboth Ave
City: Rehoboth Beach State: DE ZipCode: 19947
Phone #: (302) 226-6645 E-mail: dmotley@jacklingo.com

Owner Information

Owner Name: J.G. Townsend, Jr., & Co.
Owner Address: P.O. Box 430
City: Gerogetown State: DE Zip Code: 19947
Phone #: (302) 856-2525 E-mail: ptownsend.townsend@comcast.net

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Davis, Bowen & Friedel, Inc. - Ring W. Lardner, P.E.
Agent/Attorney/Engineer Address: 1 Park Ave.
City: Milford State: DE Zip Code: 19963
Phone #: (302) 424-1441 E-mail: rwl@dbfinc.com

Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

✓ **Completed Application**

✓ **Provide eight (8) copies of the Site Plan or Survey of the property**

- Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- Provide a PDF of Plans (may be e-mailed to a staff member)
- Deed or Legal description

✓ **Provide Fee $500.00**

___ **Optional - Additional information for the Commission/Council to consider** (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

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

✓ **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 by 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: 8/21/2020

Signature of Owner

_____ Date: 8/21/2020

For office use only:

Date Submitted: _____ Fee: $500.00 Check #: _____

Staff accepting application: _____ Application & Case #: _____

Location of property: _____

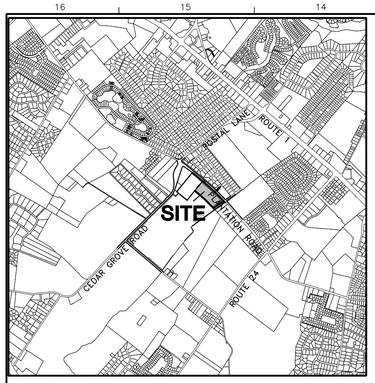
_____

Subdivision: _____

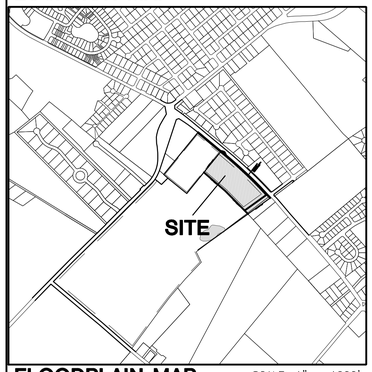
Date of PC Hearing: _____ Recommendation of PC Commission: _____

Date of CC Hearing: _____ Decision of CC: _____

Exhibit 10

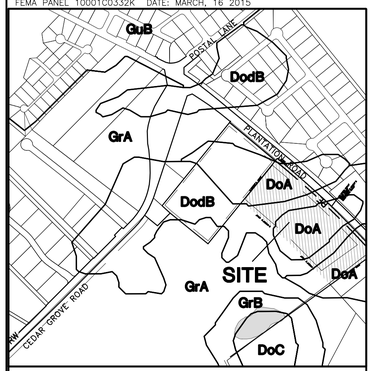


LOCATION MAP SCALE: 1" = 1/2 MILE



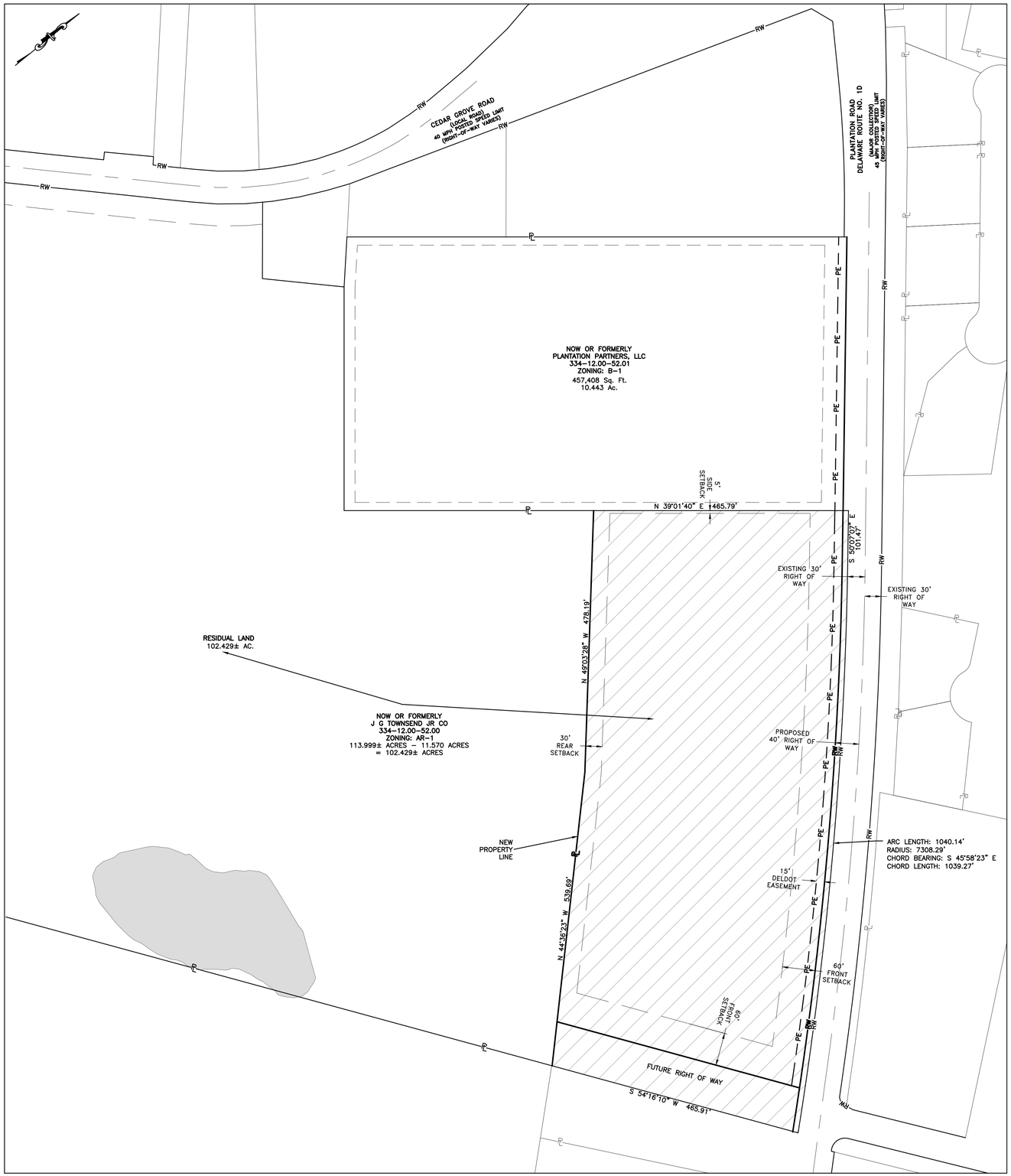
FLOODPLAIN MAP SCALE: 1" = 1200'

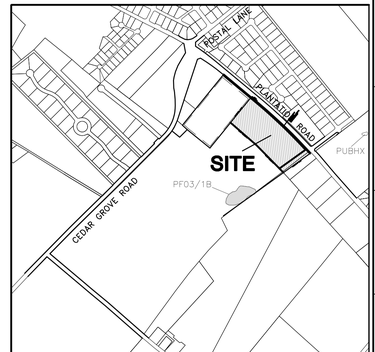
FEMA PANEL 10001C0332K DATE: MARCH, 16 2015



SOILS MAP SCALE: 1" = 600'

DoA: DOWNER SANDY LOAM, 0 TO 2 PERCENT SLOPES (B)
DodB: DOWNER SANDY LOAM, 2 TO 5 PERCENT SLOPES (B)
GrA: GREENWICH LOAM, 2 TO 5 PERCENT SLOPES (B)





NWI WETLANDS MAP SCALE: 1" = 1000'

DATA COLUMN

TAX MAP NUMBER: 3-34-12.00-52.00 (PART OF)

EXISTING ZONING:
AGRICULTURAL RESIDENTIAL DISTRICT (AR-1)
PROPOSED ZONING:
MEDIUM COMMERCIAL DISTRICT (C-2)

LOCAL LAND USE AGENCY: SUSSEX COUNTY
EXISTING USE: FARMLAND
PROPOSED USE: COMMERCIAL

C-2 MINIMUM REQUIREMENTS:

FRONT YARD SETBACK:	60 FEET
SIDE YARD SETBACK:	5 FEET
SIDE YARD SETBACK:	20 FEET (ADJACENT TO RESIDENTIAL)
REAR YARD SETBACK:	5 FEET
REAR YARD SETBACK:	30 FEET (ADJACENT TO RESIDENTIAL)
MAXIMUM BUILDING HEIGHT:	42 FEET
MINIMUM LOT AREA:	15,000 SF
MINIMUM LOT WIDTH:	75 FEET
MINIMUM LOT DEPTH:	100 FEET
TOTAL SITE AREA:	113.999±
AREA OF LOT 2:	11.570 ACRES
NUMBER OF LOTS CREATED:	1
LOT 2 PLANTATION ROAD FRONTAGE:	1,062.52'

UTILITIES:
SEWER PROVIDER: SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT
WATER PROVIDER: TIDEWATER UTILITIES

OWNER:
JG TOWNSEND JR & CO
POC: PAUL TOWNSEND
PO BOX 430
GEORGETOWN, DE 19947
302-856-2525

PREPARED BY:
DAVIS, BOWEN, AND FRIEDEL, INC.
RING W. LARDNER, P.E.
1 PARK AVENUE
MILFORD, DE 19963
302-424-1441

LEGEND

- PL — PROPERTY BOUNDARY LINE
- PL — PROPOSED PROPERTY LINE
- RW — PROPERTY RIGHT-OF-WAY LINE
- PL — EXISTING ADJOINING PROPERTY LINE
- RW — EXISTING RIGHT-OF-WAY LINE
- PROPOSED BUILDING SETBACK LINE
- RIGHT-OF-WAY CENTERLINE

0 100 200 300

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

REZONING PLAN

LANDS OF JG TOWNSEND JR & CO
PLANTATION ROAD
SUSSEX COUNTY, DELAWARE

Date: AUGUST, 2020
Scale: 1" = 100'
Dwn.By: BJM / RWL
Proj.No.: 2261M002
Dwg.No.: Z-01

P:\JG Townsend\Plantation Road - Parcel 48\Design\Rezoning\2261M002 - Rezoning Plan.dwg Aug 05, 2020 - 4:29pm MASB

THIS DRAWING, THE DESIGN AND CONSTRUCTION FEATURES DISCLOSED ARE PROPRIETARY TO DAVIS, BOWEN & FRIEDEL, INC., AND SHALL NOT BE ALTERED OR REUSED WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2019

Exhibit 11

PROPOSED FINDINGS OF FACTS
C/Z No. 1928

1. This is an application to amend the comprehensive zoning map from AR-1 (Agricultural Residential District) to C-2 (Medium Commercial District) for 11.570± acres located in Lewes and Rehoboth Hundred, Sussex County, being situated along the southwest side of Plantation Road (SCR 275), approximately 600 feet south of its intersection with Cedar Grove Road (SCR 283) and Postal Lane (SCR 283), also being known and designated as part of Sussex County Tax District 334, Map 12.00, Parcel 52.00.

2. The applicant is Plantation Partners, LLC, a Delaware limited liability company.

3. The owner of the property is J.G. Townsend, Jr. & Co., a Delaware corporation.

4. The property is unimproved and is currently used for agricultural purposes (farming).

5. The intended use of the site will be to enable the creation of commercial uses such as office, retail or flex space.

6. In the 2019 Sussex County Comprehensive Plan update, the property is identified for purposes of future land use as being in the Coastal Area. The property is surrounded by areas designated on the Future Land Use Map as being within the Coastal Area. The Coastal Area is a Growth Area and Table 4.5-2 titled "Zoning Districts Applicable to Future Land Use Categories" identifies C-2 (Medium Commercial District) as an applicable zoning district for the Coastal Area.

7. The guidelines for future growth in the Coastal Area states within the permitted uses for this Area that "[r]etail and office uses are appropriate but larger shopping centers and office parks should be confined to selected locations with access along arterial roads." The guidelines further encourage the use of central water and sewer facilities.

8. This property has good road access being located along Plantation Road (SCR 275) a Major Collector and is a short distance from a recently upgraded and signalized intersection to the north at Plantation Road, Postal Lane and Cedar Grove Road. In addition, DelDOT is currently expanding John J. Williams Highway (Route 24), another Major Collector and the nearest intersection to the south. This means that access to this section of Plantation Road will occur between upgraded, signalized intersections.

9. The 2020 Delaware Strategies for State Policies and Spending identify the property as Investment Level 2, which are areas that "have been shown to be the most active portion of Delaware's developed landscape" where "state investments and policies should support and encourage a wide range of uses" and "is the priority for job creation and retention."

10. The purpose of the C-2 Medium Commercial District is to support "uses that include retail sales and performance of consumer services. It permits a variety of retail, professional and service businesses. The district shall be primarily located near arterial and

collector streets. It accommodates community commercial uses that do not have outside storage or sales." The intended use of the property are consistent with these permitted uses. It is anticipated with the assisted living facility approved for the adjacent property and the Beebe Specialty Surgical Hospital Campus approximately a half mile away that some or all of the use will be for medical and medical support purposes.

11. The Site is not within a floodplain based upon FEMA Map Number 10005C0332K, dated March 16, 2015, the entire property is located in an area designated as Zone "X" (unshaded), which is an area determined to be outside the 500-year floodplain.

12. There are no wetlands located on the property.

13. In the immediate area between Cedar Grove Road/Postal Lane and Route 24, there exist other commercial uses, existing and approved which are similar to the proposed use(s) for this property, including, but not limited to an assisted living facility approved for up to 160,000 square feet (Board of Adjustment Case No. 12066), Plantation Road Park (an office/business park), Metropolitan Community Church of Rehoboth Beach, and the Sussex County EMS Station. Consistent with the trend of use and development of this area along Plantation Road, on January 9, 2018, Sussex County Council adopted Ordinance No. 2546 changing the zoning classification for 4.5+/- acres known as Sussex County Tax Parcel 334-12.00-51.00 from AR-1 (Agricultural Residential District) to B-1 (Neighborhood District)(CZ 1835), and on March 13, 2018, Sussex County Council adopted Ordinance No. 2556 changing the zoning classification for 6.0+/- acres known as Sussex County Tax Parcel 334-12.00-57.01 from AR-1 (Agricultural Residential District) to B-1 (Neighborhood District)(CZ No. 1845).

14. DelDOT responded to the Service Level Evaluation Request and stated that while the criteria for a Traffic Impact Study (TIS) could be met, not enough information is known to be able to predict the property's trip generation and recommended that rezoning be considered without a TIS as the need for a TIS will be reevaluated when a subdivision plan or land development plan is proposed.

15. DelDOT plans to make improvements to Plantation Road, notably widening it to "reduce congestion, improve safety, and accommodate anticipated growth in local and seasonal traffic." Planning is underway for Phase 1 of this project (Project No. T202011201), which is the area from Rt. 9 to Robinsonville Road. Further, this area is within the area for the contemplated Henlopen Transportation Improvement District.

16. Water for domestic use and fire protection is available from Tidewater Utilities.

17. Sanitary sewer is available from Sussex County.

18. As a part of site plan approval for any future use, stormwater management design and permitting will be required; thus assuring neighboring lands will be protected from any land disturbance activity on site.

DAVIS BOWEN & FRIEDEL, INC.

ARCHITECTS • ENGINEERS • SURVEYORS

601 E. Main Street
Suite 100
Salisbury, MD 21804
(410) 543-9091

1 Park Ave
Milford, DE 19963
(302) 424-1441

106 Washington Street
Easton, MD 21601
(410) 770-4744

Andrews, Miller & Associates
A Division of Davis, Bowen & Friedel, Inc.

www.dbfinc.com