

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



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

# Sussex County Planning & Zoning Commission

## AGENDA

October 24, 2019

6:00 P.M

### Call to Order

### Approval of Agenda

Approval of Minutes – September 26, 2019 and October 01, 2019

### Old Business

#### C/U 2186 Mountaire Farms of Delaware, Inc.

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District and GR General Residential District for sludge and wastewater spray irrigation to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 351.86 acres, more or less. The property is lying on both sides of Mount Joy Rd., approximately 52 ft. west of Townsend Rd, and being on both sides of Townsend Rd., approximately 157 ft. south of Mount Joy Rd., and being on the southeast corner of Mount Joy Rd. and Townsend Rd, the northeast corner of Maryland Camp Rd and Townsend Rd, and the southwest corner of Maryland Camp Rd. and William Street Rd. 911 Address: N/A. Tax Parcels: 234-28.00-1.00, 2.00, and 3.00.

### Public Hearings

#### 2019-19 Raymond V., Jr. and Patricia L. Radish

HW

A standard subdivision to divide 7.732 acres +/- into 3 single-family lots to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County. The property is located on the southeast side of Radish Rd., approximately 0.57-mile northeast of Mumford Rd. Tax Parcel: 133-20.00-154.00. Zoning District. AR-1 (Agricultural Residential District).

#### 2019-20 Gale White

KH

A standard subdivision to divide 7.018 acres +/- into 3 single-family lots to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County. The property is located on the northwest side of the intersection of Russell Rd. and Deer Forest Rd. Tax Parcel: 430-17.00-15.12 (part of). Zoning District. AR-1 (Agricultural Residential District).

#### C/U 2195 Gulfstream Development, LLC (Kent Apartments)

BM

An Ordinance to grant a Conditional Use of land in a GR General Residential District for multi-family (45 apartment units) to be located on a certain parcel of land lying and



**being in Baltimore Hundred, Sussex County, containing 3.93 acres, more or less.** The property is lying on the northwest corner of Parker House Rd. and Muddy Neck Rd. 911 Address: N/A. Tax Parcel: 134-16.00-382.00

**C/Z 1895 Gulfstream Development, LLC (Kent Apartments) BM**  
**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a GR General Residential District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.93 acres, more or less.** The property is lying on the northwest corner of Parker House Rd. and Muddy Neck Rd. 911 Address: N/A. Tax Parcel: 134-16.00-382.00.

**Other Business**

**2005-52 & 2008-25 Marsh Island Subdivision BM**  
Revised Subdivision Plan

**Massey's Landing Manufactured Home Park BM**  
Revised Site Plan

\*\*\*\*\*

Planning and Zoning Commission meetings can be monitored on the internet at  
[www.sussexcountyde.gov](http://www.sussexcountyde.gov).

\*\*\*\*\*

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 17, 2019, at 12:00 p.m., and at least seven (7) days in advance of the meeting.

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

Agenda items listed may be considered out of sequence.

####



ROBERT C. WHEATLEY, CHAIRMAN  
KIM HOEY STEVENSON, VICE CHAIRMAN  
R. KELLER HOPKINS  
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sussexcountyde.gov

# Sussex County Planning & Zoning Commission

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET  
Planning Commission Public Hearing Date October 24, 2019.

Application: 2019-19 Lands of Raymond Jr. & Patricia Radish

Applicant: Raymond V. Jr.  
30559 Hickory Hill Road  
Millsboro, DE 19966

Owner: Raymond V. Jr.  
30559 Hickory Hill Road  
Millsboro, DE 19966

Site Location: On the south side of Radish Road (S.C.R. 338).

Zoning: AR-1 (Agricultural Residential Zoning District)

Current Use: Vacant Land

Proposed Use: 3 Single Family Dwellings (Lots) & 1 Residual Parcel

Comprehensive Land  
Use Plan Reference: Developing Area

Councilmatic  
District: Mr. Rieley

School District: Indian River School District

Fire District: Millsboro Fire District

Sewer: Private

Water: Private

Site Area: 7.732 acres +/-

Tax Map ID.: 133-20.00-154.00



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



# Sussex County



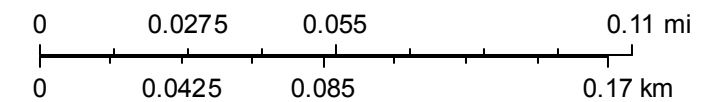
<b>PIN:</b>	133-20.00-154.00
<b>Owner Name</b>	RADISH RAYMOND VINCENT JR &
<b>Book</b>	2291
<b>Mailing Address</b>	30559 HICKORY HILL RD
<b>City</b>	MILLSBORO
<b>State</b>	DE
<b>Description</b>	RADISH LAND SUBD
<b>Description 2</b>	LOT 2
<b>Description 3</b>	N/A
<b>Land Code</b>	

- polygonLayer

  - Override 1
- polygonLayer

  - Override 1
- Tax Parcels
- 911 Address
- Streets

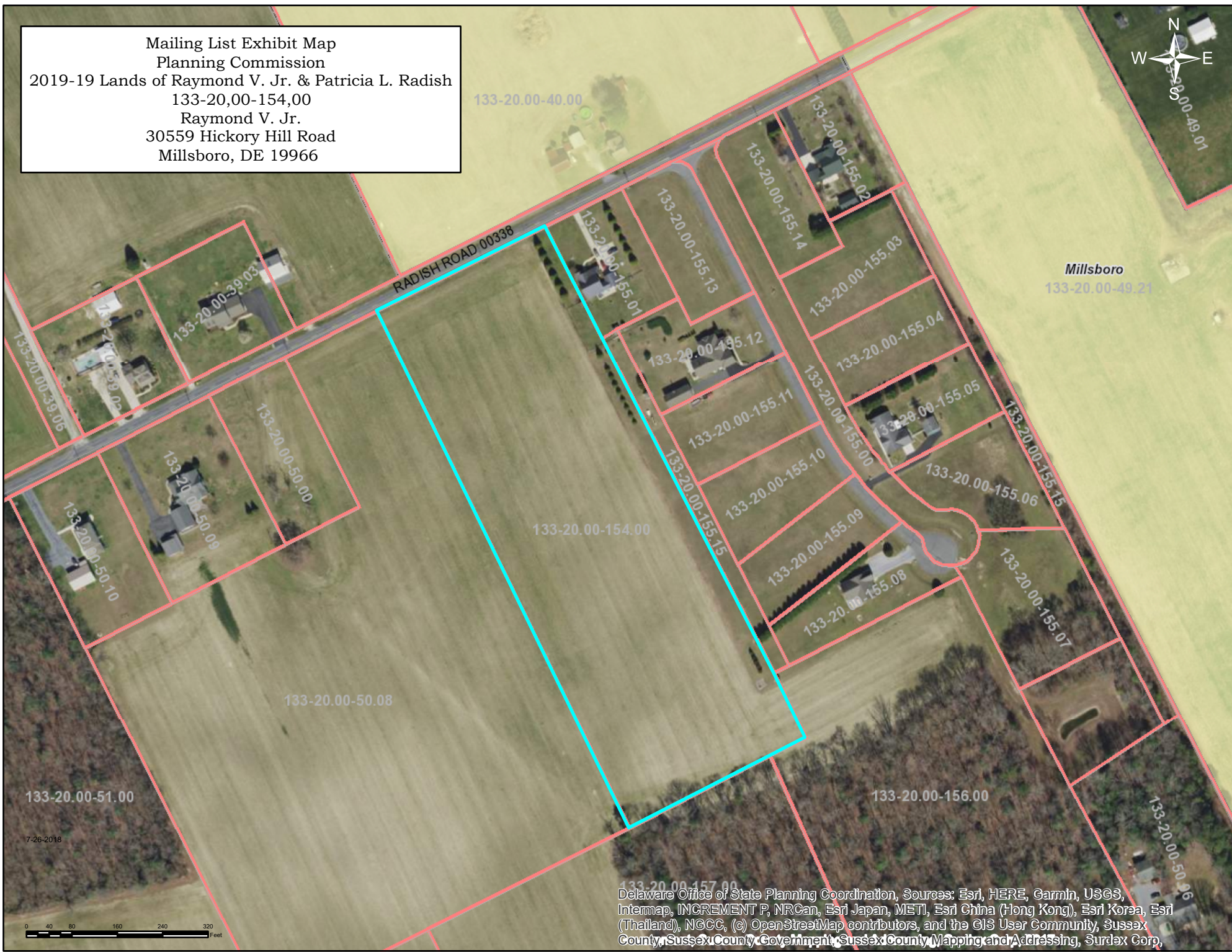
1:2,257



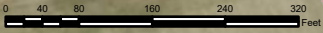




Mailing List Exhibit Map  
Planning Commission  
2019-19 Lands of Raymond V. Jr. & Patricia L. Radish  
133-20,00-154,00  
Raymond V. Jr.  
30559 Hickory Hill Road  
Millsboro, DE 19966



7-26-2016



Delaware Office of State Planning Coordination, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Sussex County, Sussex County Government, Sussex County Mapping and Addressing, Surdex Corp,

# Sussex County Major Subdivision Application

## Sussex County, Delaware

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

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

Standard: \_\_\_  
Cluster: \_\_\_  
ESDDOZ: \_\_\_

**Location of Subdivision:**

RADISH ROAD - SCR 338 0.6Mi. +/- EAST OF SCR 409

**Proposed Name of Subdivision:**

RAYMOND V. JR. & PATRICIA L. RADISH

Tax Map #: 133-20.00-154.00 Total Acreage: 7.732 ACRES

Zoning: AR-1 Density: 0.5 Minimum Lot Size: 1.922 Number of Lots: 3

Open Space Acres: N/A

Water Provider: ONSITE Sewer Provider: ON SITE

**Applicant Information**

Applicant Name: RAYMOND V., JR.  
Applicant Address: 30559 HICKORY HILL ROAD  
City: MILLSBORO State: DE Zip Code: 19966  
Phone #: 302-539-9662 E-mail: \_\_\_\_\_

**Owner Information**

Owner Name: SAME AS ABOVE  
Owner Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Agent/Attorney/Engineer Information**

Agent/Attorney/Engineer Name: MILLER-LEWIS, INC.  
Agent/Attorney/Engineer Address: 1560 MIDDLEFORD ROAD  
City: SEAFORD State: DE Zip Code: 19973  
Phone #: 302-629-9895 E-mail: stevesellers@millerlewisinc.com



# Check List for Sussex County Major Subdivision Applications


The following shall be submitted with the application

- Completed Application
- Provide fifteen ~~15~~<sup>8</sup> copies of the Site Plan or Survey of the property and a PDF (via e-mail)
  - o Plan shall show the existing conditions, setbacks, roads, floodplain, wetlands, topography, proposed lots, landscape plan, etc. Per Subdivision Code 99-22, 99-23 & 99-24
  - o Provide compliance with Section 99-9.
  - o Deed or Legal description, copy of proposed deed restrictions, soil feasibility study
- Provide Fee \$500.00
- Optional - Additional information for the Commission to consider (ex. photos, exhibit books, etc.) if provided submit seven (7) copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.
- N/A PLUS Response Letter (if required)
- N/A 51% of property owners consent if applicable

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


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

Signature of Applicant/Agent/Attorney

  
\_\_\_\_\_

Date: 7/19/19

Signature of Owner

  
\_\_\_\_\_

Date: 7/19/19

For office use only:

Date Submitted: 7/22/19

Staff accepting application: ceh

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

Fee: \$500.00 Check #: 1025

Application & Case #: 20190844

Date of PC Hearing: \_\_\_\_\_

Recommendation of PC Commission: \_\_\_\_\_



**MILNER**  
**LEWIS, INC. LAND SURVEYING**

1560 MIDDLEFORD RD.

• SEAFORD, DE. 19973

RECEIVED  
JUL 22 2019  
SUSSEX COUNTY  
PLANNING & ZONING

July 19, 2019

Sussex County Planning and Zoning Commission  
2 The Circle  
P. O. Box 417  
Georgetown, DE. 19947

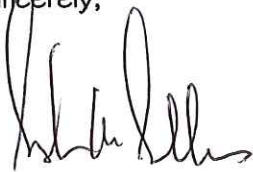
RE: Raymon V., Jr. & Patricia L. Radish T.M.#133-20.00-154.00  
MAJOR SUBDIVISION

Dear Jannelle,

The subject major subdivision is being submitted to Planning and Zoning Commission. On behalf of the applicant we respectfully request a waiver of the topographic, 30 buffer zone and county street construction requirement due to the minimal number and size of the lots.

Please feel free to call or email with any questions you may have.

Sincerely,



Stephen M. Sellers, PLS

enclosure



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

TO: **Janelle Cornwell**

REVIEWER: **Chris Calio**

DATE: **10/8/2019**

APPLICATION: **2019-19 Lands of Raymond Jr. & Patricia Radish**

APPLICANT: **Raymond V. Radish Jr.**

FILE NO: **WSPA-5.02**

TAX MAP &  
PARCEL(S): **133-20.00-154.00**

LOCATION: **On the south side of Radish Road (SCR 338)**

NO. OF UNITS: **3 single-family lots & 1 residual parcel**

GROSS  
ACREAGE: **7.732 acres**

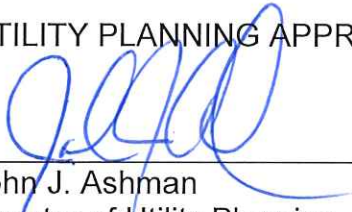
SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **2**

**SEWER:**

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?  
Yes  No
- a. If yes, see question (2).  
b. If no, see question (7).
- (2). Which County Tier Area is project in? **Municipal Growth & annexation Area**
- (3). Is wastewater capacity available for the project? **N/A** If not, what capacity is available? **N/A**.
- (4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **N/A** If yes, the current System Connection Charge Rate is **Click or tap to enter a fee** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**
- Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **N/A**
- (8). Comments: **The Sussex County Engineering Department does not have a plan/schedule to provide sanitary sewer service. The proposed subdivision of land is within the Growth and Annexation Area of the Town of Millsboro. Contact the Town of Millsboro concerning the availability of sanitary sewer and/or water service.**
- (9). Is a Sewer System Concept Evaluation required? **No**
- (10). Is a Use of Existing Infrastructure Agreement Required? **No**

UTILITY PLANNING APPROVAL:



---

John J. Ashman  
Director of Utility Planning

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

MILNER  
LEWIS, INC. LAND SURVEYING

1560 MIDDLEFORD RD.

• SEAFORD, DE. 19973

RECEIVED

OCT 14 2019

SUSSEX COUNTY  
PLANNING & ZONING

October 10, 2019

Sussex County Planning and Zoning Commission  
2 The Circle  
P. O. Box 417  
Georgetown, DE. 19947

RE: Raymon V., Jr. & Patricia L. Radish T.M.#133-20.00-154.00  
MAJOR SUBDIVISION # 2019-19

Dear Jannelle,

The subject major subdivision is on the Thursday October 24, 2019 Planning and Zoning Commission meeting. On behalf of the applicant we are submitting site evaluation approvals, Fire Marshal approval, Conservation District approval and Deldot letter of "No Objection".

Please feel free to call or email with any questions you may have.

Sincerely,



Stephen M. Sellers, PLS

enclosure

RECEIVED  
564078  
OCT 14 2019



25092 Oak Road  
Seaford, DE 19973

Phone & Text: (302) 629-2989  
Email: jayduke@comcast.net

RECEIVED  
AUG 06 2019  
GROUNDWATER  
SUSSEX COUNTY

SUSSEX COUNTY  
PLANNING & ZONING

**SITE EVALUATION APPROVAL PAGE**

*The soils on this site are approved when the following is completed in full and signed by the approving authority. Isolation distance requirements, limited area of suitable soils, placement of fill, removal of soil, or compaction of the evaluated area may preclude construction permit approval or modify the type of system that may be permitted. An approved report must accompany any permit application. This is not a construction permit. All references to the Regulations refer to The Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems Amended 1/11/2014.*

**Owner(s) Name:** Raymond Vincent Radish, Jr. & Patricia L. Radish  
**Address:** 30559 Hickory Hill Road Millsboro, DE 19966  
**Tax Map #:** 1-33-20-154  
**Lot #:** 2  
**Phone:** (302) 841-0281

**Initial System Type:** Low-pressure pipe (LPP) on-site wastewater treatment and disposal system (OWTDS). See Exhibit O in the Regulations. Other OWTDS options include any conventional/alternative technologies approved by DNREC. *This property is located within the Inland Bays or Chesapeake Bay Watersheds; Nitrogen Reducing Technologies meeting PSN3 must be incorporated in the design of the OWTDS.*

**Location of Drain Field:** In the vicinity of soil borings (SB) #1 - #3 (hatched area on the plot plan).

**Depth to Limiting Zone:** 40" to redox depletions & concentrations.

**Replacement System Type:** Same as above if space permits. Otherwise, the replacement system may be sand-lined in the vicinity of the initial system.

**Location of Drain Field:** In the immediate vicinity of soil borings referred to above.

**Depth to Limiting Zone:** Same as above.

**Design Comments**

- Maintain all isolation distances specified in Exhibit C of the Regulations.
- Maintain a 100' isolation distance from all domestic wells and 150' from all public wells.
- If the 100' isolation distance to the existing domestic well cannot be maintained, it can be reduced to a minimum isolation distance of 50', in accordance with Exhibit C of the Regulations.
- To avoid soil compaction, the area in the vicinity of the proposed drainfield should be identified and protected from any vehicular traffic or stockpiling of any material. In addition, any tree removal in this vicinity should be conducted according to DNREC strict guidelines.

**Instructions to the Property Owner**

- Contact a Class C System Designer.
- A permeability rate of 60 minutes per inch (mpi) has been estimated for the soils on this site. These estimated rates are used to determine the required size of the disposal area. They are based on soil texture and are derived from tables developed by the DNREC. You may elect to use the estimated rate to size the disposal system or have the appropriate tests conducted. Contact the Site Evaluator at (302) 629-2989 or DNREC [(302) 856-4561 in Sussex or (302) 739-9947 in Kent] for testing information.
- Read the attached Site Evaluation Report for additional information.

**Report prepared by:** Joseph C. Duke, Jr., CPSS **Date of report:** August 6, 2019  
**Class "D" License #:** 4048

**For Official Use Only**

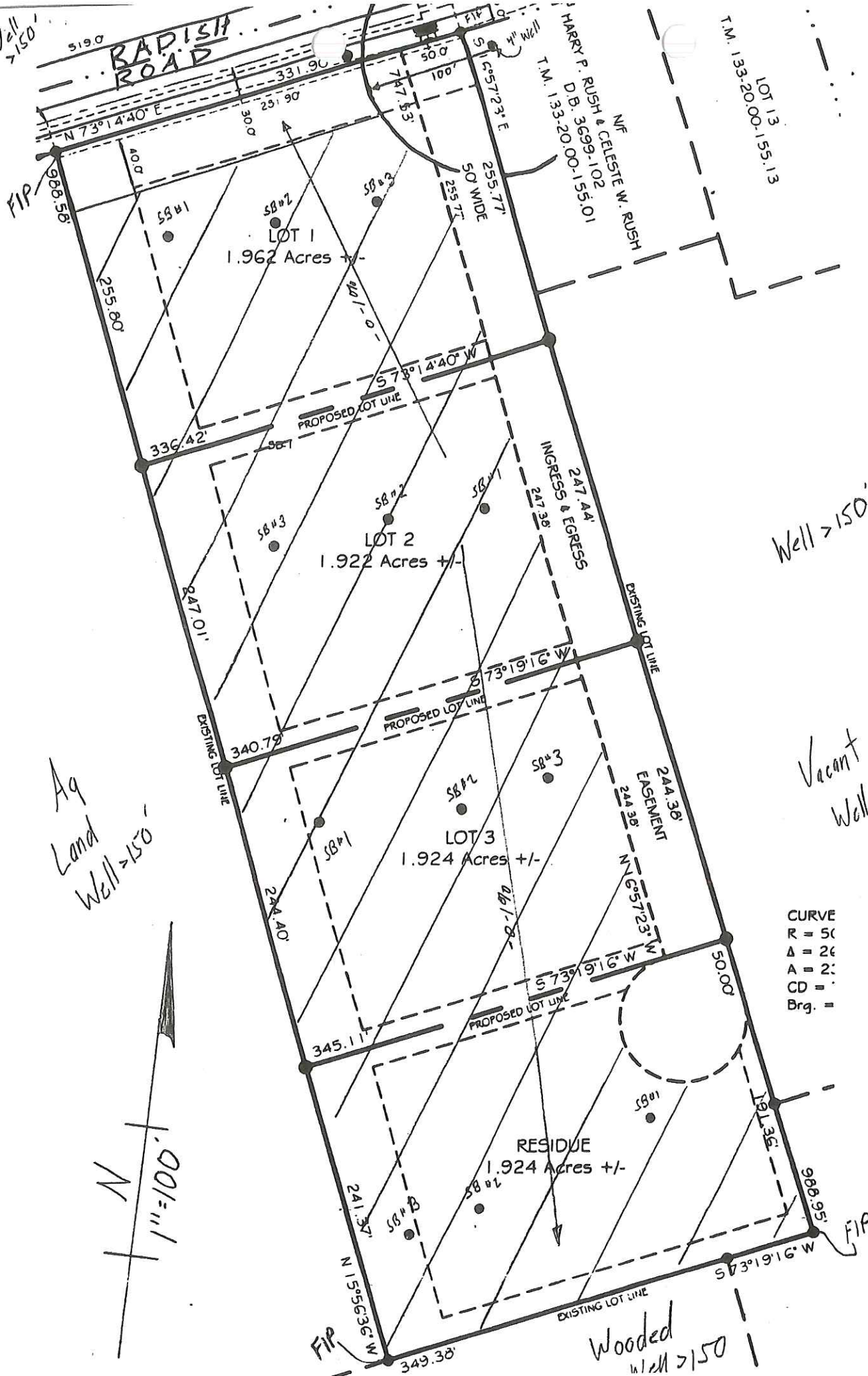
**Field checked:** \_\_\_\_\_ **Expiration Date:** 8/13/24  
**DNREC Reviewing Soil Scientist:** [Signature] **Approval Date:** 8/13/19

*Disclaimer: Approval of a site evaluation indicates only that the site evaluation was conducted in compliance with the regulations. It is not an indication of the quality or correctness of the site evaluation.*



Well > 150'

**RADISH ROAD**



Aq Land Well > 150'

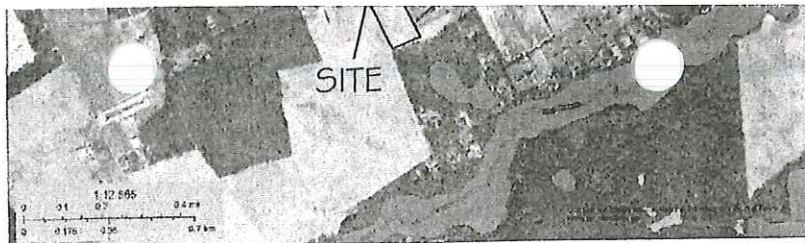


Well > 150'

Vacant Wells > 150'

CURVE  
 R = 50  
 Δ = 26  
 A = 2:  
 CD = .  
 Brq. =

Wooded Well > 150'



March 27, 2019

Wetlands	Freshwater Emergent Wetland	Lake
Estuarine and Marine Deepwater	Freshwater Forested/Shrub Wetland	Other
Estuarine and Marine Wetland	Freshwater Pond	Riveline

The map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or completeness of the data shown on this map. All wetlands-related data should be used in accordance with the latest metadata found on the Wetlands Mapper web site.

Approved: [Signature] Date: [Date]  
 T.M. 133-20-00-1

DATA COLUMN:

T.M.# 133-20-00-154.00  
 ZONING: AR-1

SETBACKS:

FRONT: 40' SCR 338 - EASEMENT LINE  
 SIDE: 15'  
 REAR: 20'

TRACT AREA: 7.732 ACRES± (INCLUDING RESIDUAL AREA)

EXISTING LOTS: 1

PROPOSED LOTS: 3 NEW (4 TOTAL INCLUDING RESIDUAL LANDS)

PRESENT USE: AGRICULTURAL

PROPOSED USE: RESIDENTIAL

ACCESS: S.C.R. 338 (RADISH RD.)

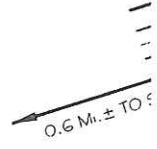
ROADWAY CLASSIFICATION: LOCAL ROADWAY

WATER AND SEWER: INDIVIDUAL ON-SITE

100 YEAR FLOODPLAIN: SITE IS NOT IMPACTED

AS PER FIRM #10005C0458K DATED 3/16/15

THIS PROJECT IS NOT IN THE PROXIMITY OF A TID  
 SPEED LIMIT ON RADISH RD. IS 50MPH (UNPOSTED)



NOTES:

1. IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
2. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DEL.D.O.T.'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
3. THERE IS A FIFTY FOOT BUILDING SETBACK FROM LANDS USED FOR AGRICULTURAL PURPOSES.
4. LOTS 1,2,3 AND RESIDUE SHALL HAVE ACCESS TO SCR 338 VIA A 50-FOOT WIDE INGRESS & EGRESS EASEMENT, AS SHOWN ON THE PLAN.
5. A 30-FOOT WIDE STRIP OF RIGHT-OF-WAY FROM THE CENTERLINE IS HEREBY DEDICATED TO THE STATE OF DELAWARE AS PER THIS PLAT.
6. 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.
7. PERPETUAL MAINTENANCE OF 50' WIDE INGRESS & EGRESS EASEMENT, SHALL BE THE EQUAL RESPONSIBILITY OF THE PROPERTY OWNERS THAT THE ROAD SERVES.

T.M. 133-20-00-1  
 DU-20-00-1

FIRE MARSHAL NOTES:

1. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTION SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
2. MAXIMUM HEIGHT: 3 STORIES NOT TO EXCEED 42'.
3. A SINGLE FAMILY DWELLING IS PROPOSED.
4. BUILDING CONSTRUCTION TYPE: NFPA TYPE V WOOD FRAME.
5. AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.

# Map



### Watersheds

- Elevation Sussex
- INDEX
- INDEX-DEPRESSION
- INTER
- INTER-DEPRESSION
- Tax Ditch Maximum ROWs
- Extent of Right-of-Way

### FEMA Flood Maps

- X 500
- A
- AE
- AO
- VE

### State Wetlands 2007

- Agriculture
- Estuarine Non-Vegetated
- Estuarine Vegetated
- Lacustrine
- Marine Non-vegetated
- Palustrine Emergent
- Palustrine Forested
- Palustrine Forested Deciduous
- Palustrine Forested Evergreen
- Palustrine Open Water/ Flats
- Palustrine Open Water/Flats

### State Wetlands 2007 (continued)

- Palustrine Scrub/Shrub
- Palustrine Scrub/shrub
- Palustrine Tidal Emergent
- Palustrine Tidal Forested
- Palustrine Tidal Forested
- Palustrine Tidal Scrub/Shrub
- Riverine Non-vegetated
- Riverine Vegetated

**Copyright DNREC 2009**

Copyright Delaware Department of Natural Resources and Environmental Control, 2009



**1-33-20-154**

Write a description for your map.

**Legend**

 Cottage Ln

 Cottage Ln

Rte-308



1000 ft

Google Earth



PARID: 133-20.00-154.00  
RADISH RAYMOND VINCENT JR &

ROLL: RP  
0

Property Information

Property Location: 0  
 Unit:  
 City:  
 State: DE  
 Zip: 0

Class: RES-Residential  
 Use Code (LUC): RV-RESIDENTIAL VACANT  
 Town: 00-None  
 Tax District: 133 - DAGSBORO  
 School District: 1 - INDIAN RIVER  
 Council District: 5-Rieley  
 Fire District: 83-Millsboro  
 Deeded Acres: 7.7300  
 Frontage: 0  
 Depth: .000  
 Irr Lot:  
 Zoning 1: AR-1-AGRICULTURAL/RESIDEINTIAL  
 Zoning 2: -  
 Plot Book Page: /PB

100% Land Value: \$9,700  
 100% Improvement Value  
 100% Total Value

Legal

Legal Description: RADISH LAND SUBD  
LOT 2

Owners

Owner	Co-owner	Address	City	State	Zip
RADISH RAYMOND VINCENT JR &	PATRICIA L	30559 HICKORY HILL RD	MILLSBORO	DE	19966

RECEIVED

5001079  
SUSSEX COUNTY  
PLANNING & ZONING



25092 Oak Road  
Seaford, DE 19973

Phone & Text: (302) 629-2989  
Email: jayduke@comcast.net

RECEIVED  
AUG 06 2019  
GROUNDWATER  
SUSSEX COUNTY

**SITE EVALUATION APPROVAL PAGE**

The soils on this site are approved when the following is completed in full and signed by the approving authority. Isolation distance requirements, limited area of suitable soils, placement of fill, removal of soil, or compaction of the evaluated area may preclude construction permit approval or modify the type of system that may be permitted. An approved report must accompany any permit application. **This is not a construction permit. All references to the Regulations refer to The Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems Amended 1/11/2014.**

**Owner(s) Name:** Raymond Vincent Radish, Jr. & Patricia L. Radish  
**Address:** 30559 Hickory Hill Road Millsboro, DE 19966  
**Tax Map #:** 1-33-20-154  
**Lot #:** 3  
**Phone:** (302) 841-0281

**Initial System Type:** Low-pressure pipe (LPP) on-site wastewater treatment and disposal system (OWTDS). See Exhibit O in the Regulations. Other OWTDS options include any conventional/alternative technologies approved by DNREC. **This property is located within the Inland Bays or Chesapeake Bay Watersheds; Nitrogen Reducing Technologies meeting PSN3 must be incorporated in the design of the OWTDS.**

**Location of Drain Field:** In the vicinity of soil borings (SB) #1 - #3 (hatched area on the plot plan).

**Depth to Limiting Zone:** 46" 40" to redox depletions & concentrations.

BK  
Per JD

**Replacement System Type:** Same as above if space permits. Otherwise, the replacement system may be sand-lined in the vicinity of the initial system.

**Location of Drain Field:** In the immediate vicinity of soil borings referred to above.

**Depth to Limiting Zone:** Same as above.

**Design Comments**

- Maintain all isolation distances specified in Exhibit C of the Regulations.
- Maintain a 100' isolation distance from all domestic wells and 150' from all public wells.
- If the 100' isolation distance to the existing domestic well cannot be maintained, it can be reduced to a minimum isolation distance of 50', in accordance with Exhibit C of the Regulations.
- To avoid soil compaction, the area in the vicinity of the proposed drainfield should be identified and protected from any vehicular traffic or stockpiling of any material. In addition, any tree removal in this vicinity should be conducted according to DNREC strict guidelines.**

**Instructions to the Property Owner**

- Contact a **Class C System Designer**.
- A permeability rate of **60 minutes per inch (mpi)** has been estimated for the soils on this site. These estimated rates are used to determine the required size of the disposal area. They are based on soil texture and are derived from tables developed by the DNREC. You may elect to use the estimated rate to size the disposal system or have the appropriate tests conducted. Contact the Site Evaluator at (302) 629-2989 or DNREC [(302) 856-4561 in Sussex or (302) 739-9947 in Kent] for testing information.
- Read the attached Site Evaluation Report for additional information.

**Report prepared by:** Joseph C. Duke, Jr., CPSS Date of report: August 6, 2019  
Class "D" License #: 4048

**For Official Use Only**

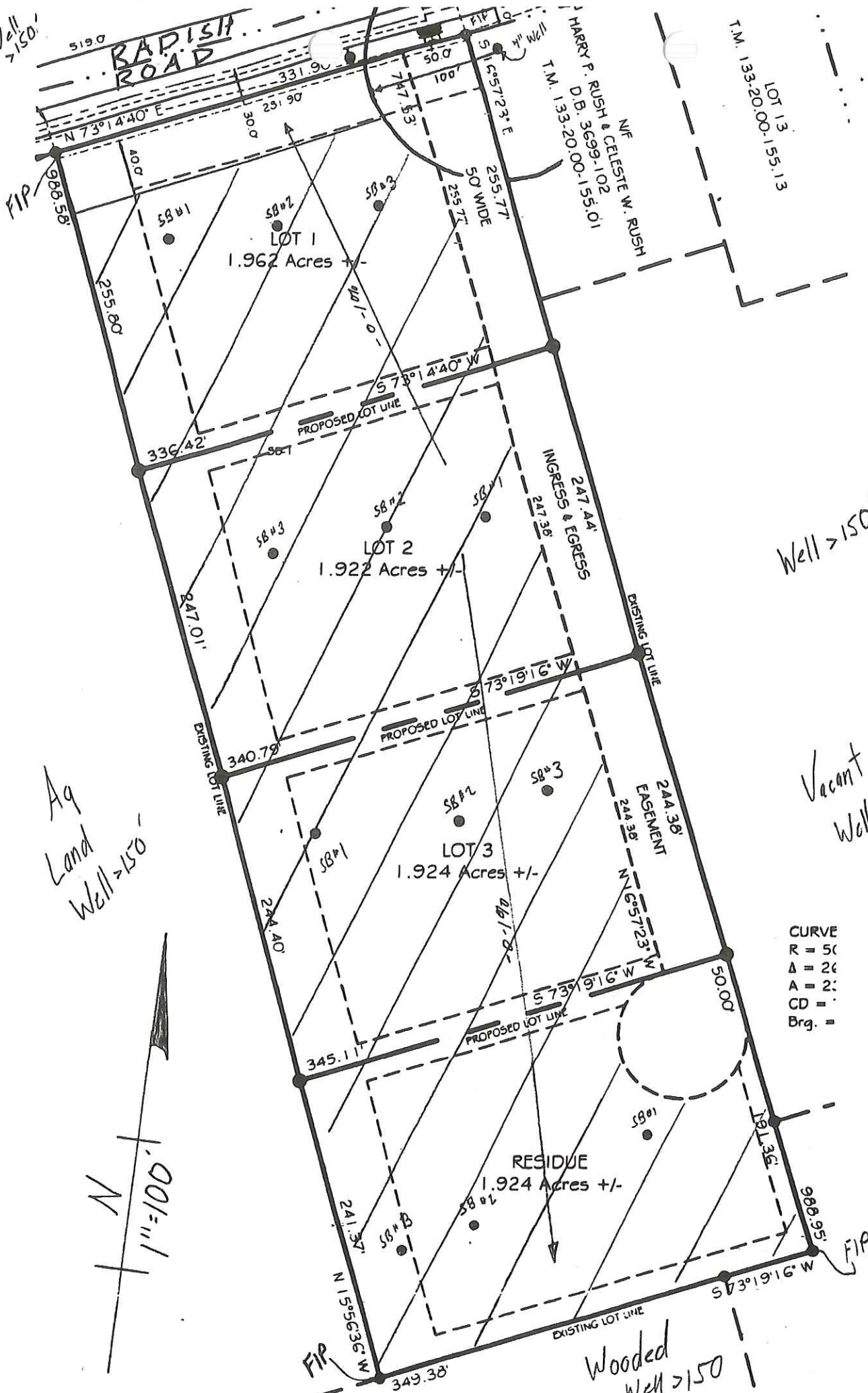
Field checked: \_\_\_\_\_  
DNREC Reviewing Soil Scientist \_\_\_\_\_

Expiration Date: 8/13/24  
Approval Date: 8/13/19

Disclaimer: Approval of a site evaluation indicates only that the site evaluation was conducted in compliance with the regulations. It is not an indication of the quality or correctness of the site evaluation.

Well > 150'

BADISH ROAD



Aq Land Well > 150'

Well > 150'

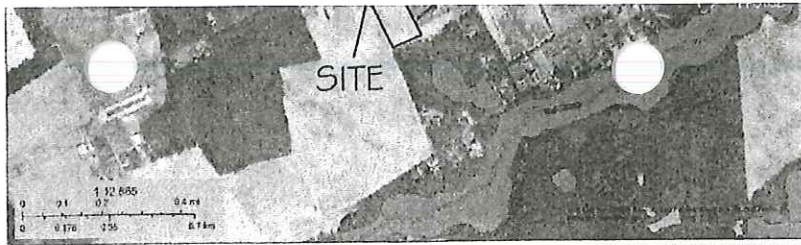
Vacant Wells > 150'

N 1" = 100'

Wooded well > 150'

CURVE  
 R = 50  
 Δ = 26  
 A = 2  
 CD =  
 Brg. =





March 27, 2019

Wetlands	Freshwater Emergent Wetland	Lake
Estuarine and Marine Deepwater	Freshwater Forested/Shrub Wetland	Other
Estuarine and Marine Wetland	Freshwater Pond	Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or completeness of the data shown on this map. All wetlands related data should be used in accordance with the requirements found on the Wetlands Mapper web site.

Approved Platants by Order #876  
This page was produced by the NCEP server

DATA COLUMN:

T.M.# 133-20.00-154.00

ZONING: AR-1

SETBACKS:

FRONT: 40' SCR 338 - EASEMENT LINE

SIDE: 15'

REAR: 20'

TRACT AREA: 7.732 ACRES± (INCLUDING RESIDUAL AREA)

EXISTING LOTS: 1

PROPOSED LOTS: 3 NEW (4 TOTAL INCLUDING RESIDUAL LANDS)

PRESENT USE: AGRICULTURAL

PROPOSED USE: RESIDENTIAL

ACCESS: S.C.R. 338 (RADISH RD.)

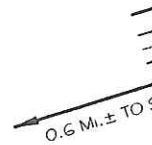
ROADWAY CLASSIFICATION: LOCAL ROADWAY

WATER AND SEWER: INDIVIDUAL ON-SITE

100 YEAR FLOODPLAIN: SITE IS NOT IMPACTED

AS PER FIRM # 10005CO458K DATED 3/16/15

THIS PROJECT IS NOT IN THE PROXIMITY OF A TID  
SPEED LIMIT ON RADISH RD. IS 50MPH (UNPOSTED)



NOTES:

1. IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
2. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DEL.D.O.T.'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
3. THERE IS A FIFTY FOOT BUILDING SETBACK FROM LANDS USED FOR AGRICULTURAL PURPOSES.
4. LOTS 1,2,3 AND RESIDUE SHALL HAVE ACCESS TO SCR 338 VIA A 50-FOOT WIDE INGRESS & EGRESS EASEMENT, AS SHOWN ON THE PLAN.
5. A 30-FOOT WIDE STRIP OF RIGHT-OF-WAY FROM THE CENTERLINE IS HEREBY DEDICATED TO THE STATE OF DELAWARE AS PER THIS PLAT.
6. 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.
7. PERPETUAL MAINTENANCE OF 50' WIDE INGRESS & EGRESS EASEMENT, SHALL BE THE EQUAL RESPONSIBILITY OF THE PROPERTY OWNERS THAT THE ROAD SERVES.

D.P. 133-20.00-154.00

FIRE MARSHAL NOTES:

1. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTION SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
2. MAXIMUM HEIGHT: 3 STORIES NOT TO EXCEED 42'.
3. A SINGLE FAMILY DWELLING IS PROPOSED.
4. BUILDING CONSTRUCTION TYPE: NFPA TYPE V WOOD FRAME.
5. AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.

# Map



### Watersheds

- Elevation Sussex
- INDEX
- INDEX-DEPRESSION
- INTER
- INTER-DEPRESSION
- Tax Ditch Maximum ROWs
- Extent of Right-of-Way
- FEMA Flood Maps
- X 500
- A
- AE
- AO
- VE

### State Wetlands 2007

- Agriculture
- Estuarine Non-Vegetated
- Estuarine Vegetated
- Lacustrine
- Marine Non-vegetated
- Palustrine Emergent
- Palustrine Forested
- Palustrine Forested Deciduous
- Palustrine Forested Evergreen
- Palustrine Open Water/ Flats
- Palustrine Open Water/Flats

### State Wetlands 2007 (continued)

- Palustrine Scrub/Shrub
- Palustrine Scrub/shrub
- Palustrine Tidal Emergent
- Palustrine Tidal Forested
- Palustrine Tidal Forested
- Palustrine Tidal Scrub/Shrub
- Riverine Non-vegetated
- Riverine Vegetated

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Copyright Delaware Department of Natural Resources and Environmental Control, 2009



**1-33-20-154**

Write a description for your map.

**Legend**

 Cottage Ln

 Cottage Ln

Pre-388



1000 ft



PARID: 133-20.00-154.00  
RADISH RAYMOND VINCENT JR &

ROLL: RP  
0

Property Information

Property Location: 0  
 Unit:  
 City:  
 State: DE  
 Zip: 0

Class: RES-Residential  
 Use Code (LUC): RV-RESIDENTIAL VACANT  
 Town: 00-None  
 Tax District: 133 - DAGSBORO  
 School District: 1 - INDIAN RIVER  
 Council District: 5-Rieley  
 Fire District: 83-Millsboro  
 Deeded Acres: 7.7300  
 Frontage: 0  
 Depth: .000  
 Irr Lot:  
 Zoning 1: AR-1-AGRICULTURAL/RESIDEINTIAL  
 Zoning 2: -  
 Plot Book Page: /PB

100% Land Value: \$9,700  
 100% Improvement Value  
 100% Total Value

Legal

Legal Description: RADISH LAND SUBD  
LOT 2

Owners

Owner	Co-owner	Address	City	State	Zip
RADISH RAYMOND VINCENT JR &	PATRICIA L	30559 HICKORY HILL RD	MILLSBORO	DE	19966



# OFFICE OF STATE FIRE MARSHAL

## Technical Services

22705 Park Avenue  
Georgetown, DE 19947



### SFMO PERMIT

**Plan Review Number:** 2019-04-200176-MIS-01

**Tax Parcel Number:** 133-20.00-154.00

**Status:** Approved as Submitted

**Date:** 04/29/2019

#### Project

Radish 4 Lot Subdivision (MIS)

Radish Road  
Millsboro DE 19966

Radish Property

#### Scope of Project

**Number of Stories:**

**Square Footage:**

**Construction Class:**

**Fire District:** 83 - Millsboro Fire Co Inc

**Occupant Load Inside:**

**Occupancy Code:** 9601

#### Applicant

Stephen M Sellers  
1560 Road 535  
Seaford, DE 19973

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

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:

  
Duane Fox  
Fire Protection Specialist III

RECEIVED

OCT 14 2019

SUSSEX COUNTY  
PLANNING & ZONING

## FIRE PROTECTION PLAN REVIEW COMMENTS

---

**Plan Review Number:** 2019-04-200176-MIS-01

**Tax Parcel Number:** 133-20.00-154.00

**Status:** Approved as Submitted

**Date:** 04/29/2019

### PROJECT COMMENTS

- |               |   |
|---------------|---|
| <b>1002 A</b> | <b>This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at <a href="http://www.statefiremarshal.delaware.gov">www.statefiremarshal.delaware.gov</a>. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.</b>         |
| <b>1000</b>   | <b>The site plans have been approved as submitted. The Office of DE State Fire Marshal has no objection to recordation.</b>   |
| <b>1010 A</b> | <b>Per Fire Flow Table 1, the following occupancies: One and Two Family Detached Dwellings, Multi Family &amp; Other Residential, Rowhouses &amp; Townhouses Shall not exceed 10,000 aggregate gross square footage; shall not exceed 35' or three stories; and Shall have a minimum setback of 15' from all property lines and 10' setback from exposure hazards on the same property. Additionally, Rowhouses &amp; Townhouses shall have an internal fire separation of two hour fire rated walls per SFPR Part II, Chapter 2.</b> |
| <b>1180 A</b> | <b>This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.</b>   |
| <b>1501 A</b> | <b>If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes or revisions to the plans occur, plans are required to be submitted, reviewed, and approved.</b>   |





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SUSSEX COUNTY  
PLANNING & ZONING

April 16, 2019

Mr. Don Miller  
Miller Lewis, Inc.  
C/O Raymond & Patricia Radish  
1560 Middleford Road  
Seaford, DE 19973

**RE: Minor Subdivision – Raymond & Patricia Radish  
TMP# 133-20.00-154.00**

Dear Mr. Miller,

The Sussex Conservation District has reviewed your submittal on the above referenced project and we have no objection to recordation of the minor subdivision.

If you have any questions or concerns, please contact the District at 302-856-2105.

Sincerely,

*Jessica L. Watson*

Jessica L. Watson  
Program Manager



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

JENNIFER COHAN  
SECRETARY

June 24, 2019

Ms. Janelle Cornwell, Director  
Sussex County Planning & Zoning Commission  
Sussex County Administration Building  
P.O. Box 417  
Georgetown, Delaware 19947

RECEIVED

OCT 14 2019

**SUBJECT: Minor Subdivision - Letter of No Objection to Recordation  
RAYMOND V., JR. & PATRICIA L. RADISH  
Tax Parcel # 133-20.00-154.00  
SCR338 RADISH ROAD  
Dagsboro Hundred, Sussex County**

SUSSEX COUNTY  
PLANNING & ZONING

Dear Ms. Cornwell:

The Department of Transportation has reviewed the Minor Subdivision Plan dated March 29, 2019 (last revised June 6, 2019), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawing. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Minor Subdivision Plan is not recorded and/or an entrance permit is not issued for the lot(s) prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

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

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

RAYMOND V., JR. & PATRICIA L. RADISH

Ms. Janelle Cornwell

Page 2

June 24, 2019

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

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

Sincerely,



Joshua Schwartz  
Kent County Reviewer  
Development Coordination

cc: Stephen Sellers, Miller Lewis  
Rusty Warrington, Sussex County Planning & Zoning  
Jessica L. Watson, Sussex Conservation District  
William Kirsch, South District Entrance Permit Supervisor  
Shannon Anderson, South District Public Work Admin Specialist  
Todd Sammons, Subdivision Engineer  
Susanne Laws, Sussex County Review Coordinator  
Nana Y. Nyarko-Appiah, Sussex County Reviewer



RECEIVED

OCT 14 2019

SUSSEX COUNTY  
PLANNING & ZONING

561076



25092 Oak Road  
Seaford, DE 19973

Phone & Text: (302) 629-2989  
Email: jayduke@comcast.net

RECEIVED  
AUG 06 2019  
GROUNDWATER  
SUSSEX COUNTY

**SITE EVALUATION APPROVAL PAGE**

*The soils on this site are approved when the following is completed in full and signed by the approving authority. Isolation distance requirements, limited area of suitable soils, placement of fill, removal of soil, or compaction of the evaluated area may preclude construction permit approval or modify the type of system that may be permitted. An approved report must accompany any permit application. This is not a construction permit. All references to the Regulations refer to The Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems Amended 1/11/2014.*

<b>Owner(s) Name:</b>	Raymond Vincent Radish, Jr. & Patricia L. Radish	<b>Tax Map #:</b>	1-33-20-154
		<b>Lot #:</b>	Residual
<b>Address:</b>	30559 Hickory Hill Road Millsboro, DE 19966	<b>Phone:</b>	(302) 841-0281

**Initial System Type:** Low-pressure pipe (LPP) on-site wastewater treatment and disposal system (OWTDS). See Exhibit O in the Regulations. Other OWTDS options include any conventional/alternative technologies approved by DNREC. ***This property is located within the Inland Bays or Chesapeake Bay Watersheds; Nitrogen Reducing Technologies meeting PSN3 must be incorporated in the design of the OWTDS.***

**Location of Drain Field:** In the vicinity of soil borings (SB) #1 - #3 (hatched area on the plot plan).

**Depth to Limiting Zone:** 30" to redox depletions & concentrations.

**Replacement System Type:** Same as above if space permits. Otherwise, the replacement system may be sand-lined in the vicinity of the initial system.

**Location of Drain Field:** In the immediate vicinity of soil borings referred to above.

**Depth to Limiting Zone:** Same as above.

**Design Comments**

- Maintain all isolation distances specified in Exhibit C of the Regulations.
- Maintain a 100' isolation distance from all domestic wells and 150' from all public wells.
- If the 100' isolation distance to the existing domestic well cannot be maintained, it can be reduced to a minimum isolation distance of 50', in accordance with Exhibit C of the Regulations.
- To avoid soil compaction, the area in the vicinity of the proposed drainfield should be identified and protected from any vehicular traffic or stockpiling of any material. In addition, any tree removal in this vicinity should be conducted according to DNREC strict guidelines.**

**Instructions to the Property Owner**

- Contact a Class C System Designer.
- A permeability rate of **100 minutes per inch (mpi)** has been estimated for the soils on this site. These estimated rates are used to determine the required size of the disposal area. They are based on soil texture and are derived from tables developed by the DNREC. You may elect to use the estimated rate to size the disposal system or have the appropriate tests conducted. Contact the Site Evaluator at (302) 629-2989 or DNREC [(302) 856-4561 in Sussex or (302) 739-9947 in Kent] for testing information.
- Read the attached Site Evaluation Report for additional information.

<b>Report prepared by:</b> <u>Joseph C. Duke, Jr.</u>	Date of report: August 6, 2019
Joseph C. Duke, Jr., CPSS	Class "D" License #: 4048

**For Official Use Only**

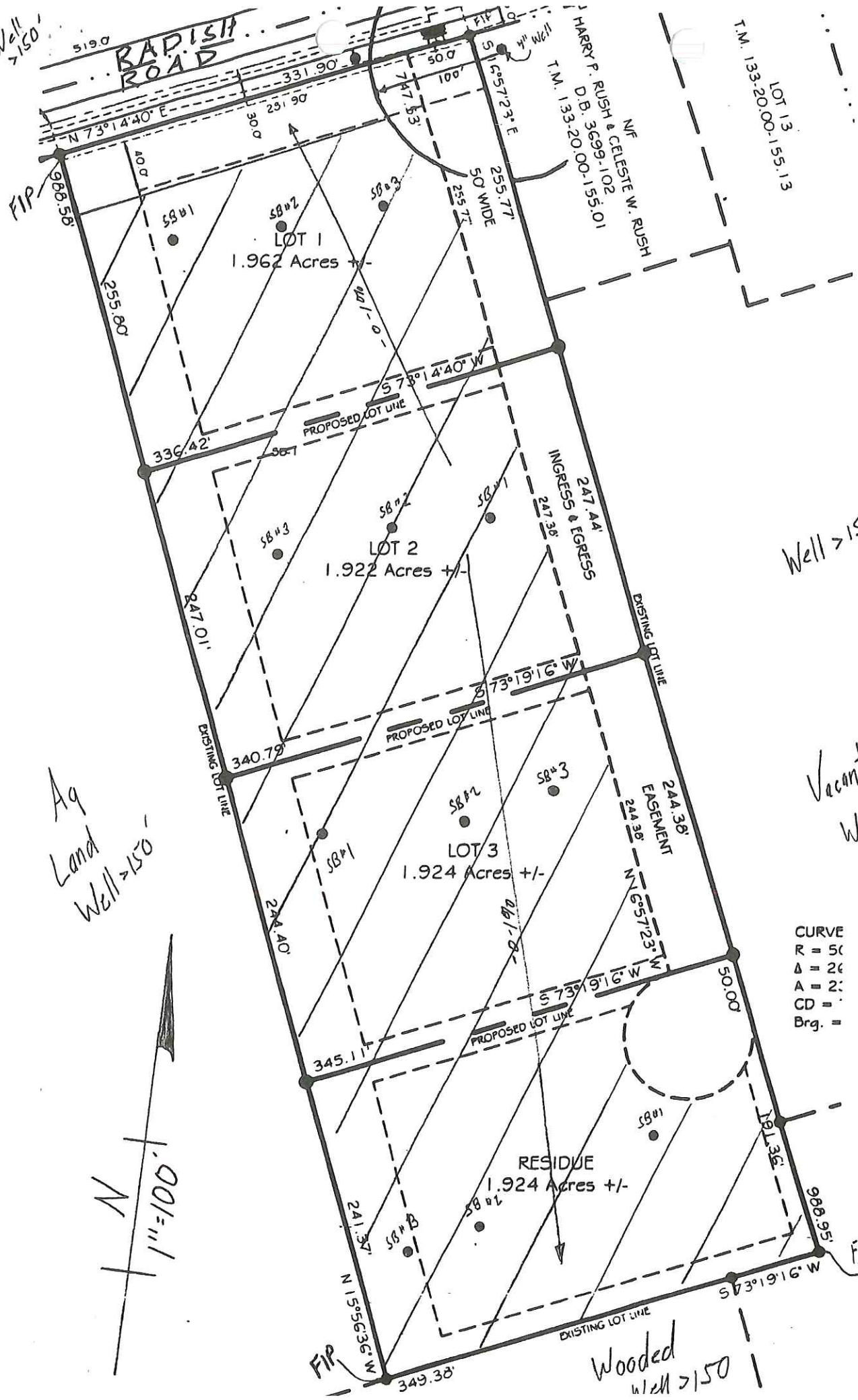
Field checked: _____	Expiration Date: <u>8/13/24</u>
DNREC Reviewing Soil Scientist <u>J</u>	Approval Date: <u>8/13/19</u>

*Disclaimer: Approval of a site evaluation indicates only that the site evaluation was conducted in compliance with the regulations. It is not an indication of the quality or correctness of the site evaluation.*



Well >150'

**RADISH ROAD**



HARRY P. RUSH & CELESTIE W. RUSH  
D.B. 3699.102  
T.M. 133.20.00-155.01

LOT 13  
T.M. 133.20.00-155.13

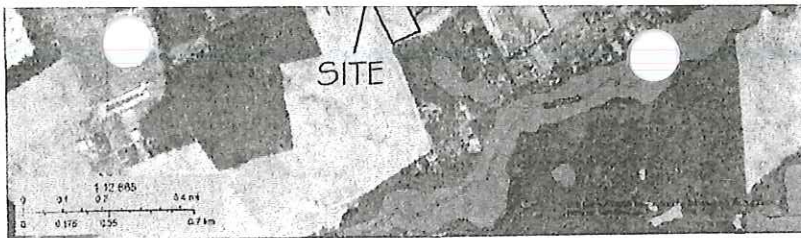
Aq Land  
Well >150'

Well >150'

Vacant  
Wells >150'

CURVE  
 R = 50  
 Δ = 26  
 A = 2:  
 CD =  
 Brg. =

Wooded  
well >150'



March 27, 2019

- |   |  |                                   |
|---|--|-----------------------------------|
| <input type="checkbox"/> Wetlands                       | <input type="checkbox"/> Freshwater Emergent Wetland       | <input type="checkbox"/> Lake     |
| <input type="checkbox"/> Estuarine and Marine Deepwater | <input type="checkbox"/> Freshwater Forested/Shrub Wetland | <input type="checkbox"/> Other    |
| <input type="checkbox"/> Estuarine and Marine Wetland   | <input type="checkbox"/> Freshwater Pond                   | <input type="checkbox"/> Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or completeness of the data shown on this map. All wetlands and pond data should be used in accordance with the layer metadata found on the internet Explorer website.

General Wetlands Inventory 2014  
This page was produced by the NCE Mapper

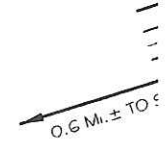
DATA COLUMN:

T.M.# 133-20.00-154.00  
ZONING: AR-1

SETBACKS:

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SIDE: 15'  
REAR: 20'

TRACT AREA: 7.732 ACRES± (INCLUDING RESIDUAL AREA)  
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PROPOSED LOTS: 3 NEW (4 TOTAL INCLUDING RESIDUAL LANDS)  
PRESENT USE: AGRICULTURAL  
PROPOSED USE: RESIDENTIAL  
ACCESS: S.C.R. 338 (RADISH RD.)  
ROADWAY CLASSIFICATION: LOCAL ROADWAY  
WATER AND SEWER: INDIVIDUAL ON-SITE  
100 YEAR FLOODPLAIN: SITE IS NOT IMPACTED  
AS PER FIRM #10005C0458K DATED 3/16/15  
THIS PROJECT IS NOT IN THE PROXIMITY OF A TID  
SPEED LIMIT ON RADISH RD. IS 50MPH (UNPOSTED)



NOTES:

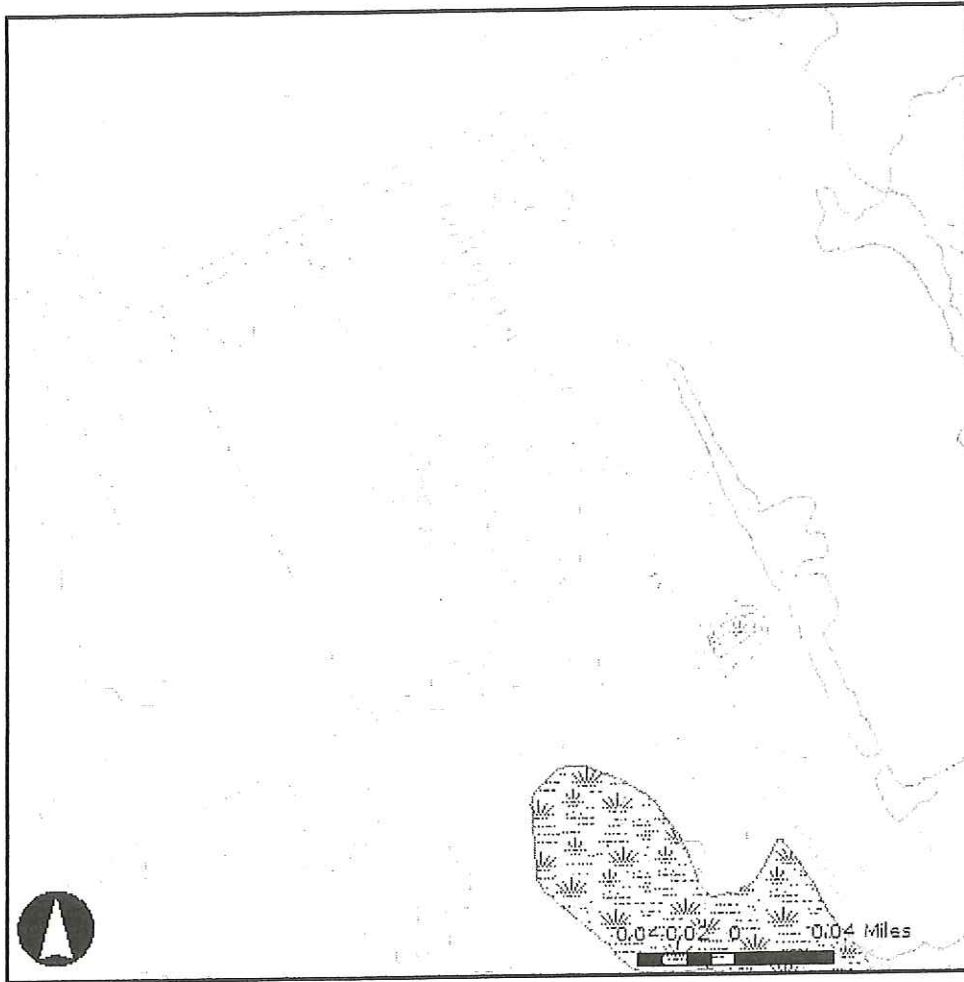
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T.M. 133-20.00-154.00

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1. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTION SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
2. MAXIMUM HEIGHT: 3 STORIES NOT TO EXCEED 42'.
3. A SINGLE FAMILY DWELLING IS PROPOSED.
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# Map



### Watersheds

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Copyright Delaware Department of Natural Resources and Environmental Control, 2009





25092 Oak Road  
Seaford, DE 19973

Phone & Text: (302) 629-2989  
Email: jayduke@comcast.net

**SITE EVALUATION REPORT PAGE**

<b>Owner(s) Name:</b>	Raymond Vincent Radish, Jr. & Patricia L. Radish	<b>Tax Map #:</b>	1-33-20-154	
<b>Address:</b>	30559 Hickory Hill Road Millsboro, DE 19966	<b>Lot #:</b>	Residual	
		<b>Phone:</b>	(302) 841-0281	
<b>Property Location:</b>	South side of Radish Road			
<b>Acreage:</b>	1.924 acres±			
<b>Date of Evaluation:</b>	7/24/19			
<b>Central Water Available:</b>	No			
<b>Wooded:</b>	No			
<b>2007 SWMP:</b>	None per DNREC Navigator			
<b>FEMA V zone:</b>	None per DNREC Navigator			
<b>HUC 12:</b>	20403030204			
<b>Soil Profile #:</b>	<b>Limiting Zone Depth:</b>	<b>Limiting Zone Inferred From:</b>	<b>Subgroup Taxonomic Classification:</b>	<b>Free Water:</b>
SB #1	36"	redox concentrations & depletions	Oxyaquic Paleudult	>60"
SB #2	36"	redox concentrations & depletions	Oxyaquic Paleudult	>60"
SB #3	30"	redox concentrations & depletions	Oxyaquic Paleudult	>60"

**Summary of Evaluation:** This site evaluation was conducted to assess the soil's suitability for siting an OWTDS. The evaluated portion of this parcel occupies a nearly level to gently sloping landscape position of a broad interstream divide that was part of an agricultural field at the time of this evaluation. The evaluated soils in the vicinity of SBs #1 - #3 (hatched area) are moderately well drained and moderately permeable. The soils in this vicinity meet the current regulatory requirements for an LPP OWTDS. *This property is located within the Inland Bays or Chesapeake Bay Watershed; Nitrogen Reducing Technologies meeting PSN3 must be incorporated in the design of the OWTDS.* Soil borings were located in reference to the found iron pipes (FIP) that are depicted as reference points on the plot plan.

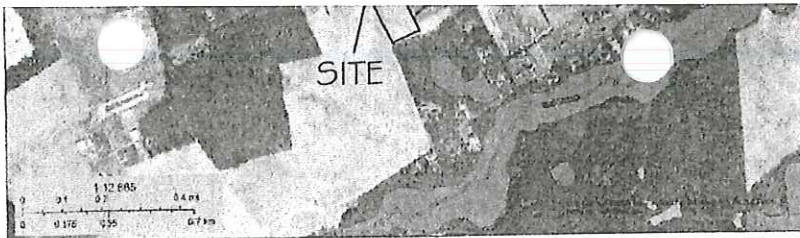
Report prepared by: Joseph C. Duke, Jr., CPSS

Date of report: August 6, 2019  
Class "D" License #: 4048

*Note: Information contained in this Site Evaluation Approval & Report and shown on the accompanying plot plan reflects current Delaware Department of Natural Resources and Environmental Control (DNREC) policies and procedures at the time of evaluation. Changes made to the property or to adjacent properties after the evaluation was conducted may preclude or modify wastewater disposal regardless of site evaluation approval. Data contained in this report may include information obtained from property owners, their agents, residents, adjacent residents, and departmental permits, when readily available. While this information is believed to be accurate, it does not guarantee a wastewater disposal permit and should not be construed as a survey. All information should be verified by interested parties prior to design and installation of the wastewater disposal system. Interpretations made in this evaluation are intended for siting and design of an on-site wastewater disposal system only and are not suitable for other uses. Unless this report has been reviewed and approved by DNREC, it constitutes only a technical opinion rendered and does not constitute an approval for siting or design of any wastewater disposal system on this site.*







March 27, 2019

- |                                |                                   |          |
|--------------------------------|-----------------------------------|----------|
| Wetlands                       | Freshwater Emergent Wetland       | Lake     |
| Estuarine and Marine Deepwater | Freshwater Forested/Shrub Wetland | Other    |
| Estuarine and Marine Wetland   | Freshwater Pond                   | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or completeness of the data shown on this map. All wetlands are identified in accordance with the latest methods found on the Wetlands Mapper website.

General Reference Only (GRO)  
This page was produced by the NCE mapper.

DATA COLUMN:

T.M.# 133-20.00-154.00

ZONING: AR-1

SETBACKS:

FRONT: 40' SCR 338 - EASEMENT LINE

SIDE: 15'

REAR: 20'

TRACT AREA: 7.732 ACRES± (INCLUDING RESIDUAL AREA)

EXISTING LOTS: 1

PROPOSED LOTS: 3 NEW (4 TOTAL INCLUDING RESIDUAL LANDS)

PRESENT USE: AGRICULTURAL

PROPOSED USE: RESIDENTIAL

ACCESS: S.C.R. 338 (RADISH RD.)

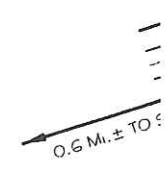
ROADWAY CLASSIFICATION: LOCAL ROADWAY

WATER AND SEWER: INDIVIDUAL ON-SITE

100 YEAR FLOODPLAIN: SITE IS NOT IMPACTED

AS PER FIRM # 10005C0458K DATED 3/16/15

THIS PROJECT IS NOT IN THE PROXIMITY OF A TID  
SPEED LIMIT ON RADISH RD. IS 50MPH (UNPOSTED)



NOTES:

1. IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
2. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DEL.D.O.T.'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
3. THERE IS A FIFTY FOOT BUILDING SETBACK FROM LANDS USED FOR AGRICULTURAL PURPOSES.
4. LOTS 1, 2, 3 AND RESIDUE SHALL HAVE ACCESS TO SCR 338 VIA A 50-FOOT WIDE INGRESS & EGRESS EASEMENT, AS SHOWN ON THE PLAN.
5. A 30-FOOT WIDE STRIP OF RIGHT-OF-WAY FROM THE CENTERLINE IS HEREBY DEDICATED TO THE STATE OF DELAWARE AS PER THIS PLAT.
6. 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.
7. PERPETUAL MAINTENANCE OF 50' WIDE INGRESS & EGRESS EASEMENT, SHALL BE THE EQUAL RESPONSIBILITY OF THE PROPERTY OWNERS THAT THE ROAD SERVES.

D.W. 133-20.00-154.00

FIRE MARSHAL NOTES:

1. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTION SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
2. MAXIMUM HEIGHT: 3 STORIES NOT TO EXCEED 42'.
3. A SINGLE FAMILY DWELLING IS PROPOSED.
4. BUILDING CONSTRUCTION TYPE: NFPA TYPE V WOOD FRAME.
5. AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.



# Inland Bays Pollution Control Strategies PSN3

133-20.00-154.00 X Q

Parcels

133-20.00-154.00

**Parcels: 133-20.00-154.00**

Parcel Number	133-20.00-154.00
Parcel Acres	7.94
County	Sussex
UPDATED	June 17, 2019

[Zoom to](#)

Frankford

2mi

## About

With Pollution Control Strategies in place for the Chesapeake and Inland Bays watersheds, as well as the adoption of the 2014 amendments to the *Regulations Governing the Design, Installation, and Operation of On-Site Wastewater Treatment and Disposal Systems*, there are still many people in the general public unaware of the extent of these watersheds. More specifically in regards to on-site septic systems, homeowners need to be aware of whether or not their property falls within these watershed boundaries. Being unaware of which watershed they are located in has the potential to be a costly oversight and should not be left up to chance. The web-sites provided here will direct homeowners and the general public to a tool to help identify their watershed. The web-site also allows the user to produce and print a map of their property's location within their watershed.



25092 Oak Road  
Seaford, DE 19973

Phone & Text: (302) 629-2989  
Email: [jayduke@comcast.net](mailto:jayduke@comcast.net)

Soil Profile Note Page

Property Owner: Radish Date: 7/24 2019  
Property Location: 1 Radish Rd Lot #: R

Soil Boring#: <u>1</u>	Slope: <u>0 -</u> %	Relief: <u>nearly level</u>
Estimated Permeability: <u>80</u> MPI	Limiting Zone: <u>36" to redox depth</u>	Free Water: <u>&gt;60"</u>
Taxonomic Classification: <u>Oxyaquic Paludoll</u>	GPS: N 38° <u>34</u> ' <u>17.01</u> "	W 75° <u>18</u> ' <u>38.62</u> "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con.	Texture	Structure	Const.
A <sub>p</sub>	0 - 8	101R 4/5	—	—	ls	2mg	f
E	8 - 20	2.5Y 4/4	—	—	ls	2mg	f
EB	20 - 36	10YR 4/4	—	—	sl-	1msbl	f
Bt <sub>1</sub>	36 - 50	10YR 4/4	10YR 4/9 10YR 4/2	ccr ccr	fscl+	2msbl	f
Bt <sub>2</sub>	50 - 60	10YR 7/2	7.5YR 4/8	ccr	sl	2msbl	f
-	-						

Described By: \_\_\_\_\_

Soil Boring#: <u>2</u>	Slope: <u>0 - 1</u> %	Relief: <u>nearly level</u>
Estimated Permeability: <u>100</u> MPI	Limiting Zone: <u>36" to redox depth</u>	Free Water: <u>&gt;60"</u>
Taxonomic Classification: <u>Oxyaquic Paludoll</u>	GPS: N 38° <u>34</u> ' <u>16.26</u> "	W 75° <u>18</u> ' <u>38.09</u> "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con	Texture	Structure	Const.
A <sub>p</sub>	0 - 8	10YR 4/3	—	—	ls	2mg	f
E	8 - 24	2.5Y 4/4	—	—	ls	2mg	f
Bt <sub>1</sub>	24 - 36	10YR 5/6	—	—	sl+	1msbl	f
Bt <sub>2</sub>	36 - 60	10YR 4/2	5YR 7/8	ccr	sl	3msbl	f
-	-						
-	-						

Described By: \_\_\_\_\_

Joseph C. Duke, Jr. CPSS, Class D License #: 4048

SB# 3, 30" to redox depth 100 mpi, Oxyaquic Paludoll FW= >60"  
SB# \_\_\_\_\_ " to redox \_\_\_\_\_ mpi, \_\_\_\_\_ FW= \_\_\_\_\_



1-33-20-154

Write a description for your map.



Legend

 Cottage Ln

Google Earth

10000 ft





RECEIVED  
561077  
OCT 14 2019



25092 Oak Road  
Seaford, DE 19973

Phone & Text: (302) 629-2989  
Email: jayduke@comcast.net

RECEIVED  
AUG 06 2019  
GROUNDWATER  
SUSSEX COUNTY

SUSSEX COUNTY  
PLANNING & ZONING

**SITE EVALUATION APPROVAL PAGE**

*The soils on this site are approved when the following is completed in full and signed by the approving authority. Isolation distance requirements, limited area of suitable soils, placement of fill, removal of soil, or compaction of the evaluated area may preclude construction permit approval or modify the type of system that may be permitted. An approved report must accompany any permit application. This is not a construction permit. All references to the Regulations refer to The Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems Amended 1/11/2014.*

**Owner(s) Name:** Raymond Vincent Radish, Jr. & Patricia L. Radish  
**Address:** 30559 Hickory Hill Road Millsboro, DE 19966  
**Tax Map #:** 1-33-20-154  
**Lot #:** 1  
**Phone:** (302) 841-0281

**Initial System Type:** Low-pressure pipe (LPP) on-site wastewater treatment and disposal system (OWTDS). See Exhibit O in the Regulations. Other OWTDS options include any conventional/alternative technologies approved by DNREC. *This property is located within the Inland Bays or Chesapeake Bay Watersheds; Nitrogen Reducing Technologies meeting PSN3 must be incorporated in the design of the OWTDS.*

**Location of Drain Field:** In the vicinity of soil borings (SB) #1 - #3 (hatched area on the plot plan).

**Depth to Limiting Zone:** 40" to redox depletions & concentrations.

**Replacement System Type:** Same as above if space permits. Otherwise, the replacement system may be sand-lined in the vicinity of the initial system.

**Location of Drain Field:** In the immediate vicinity of soil borings referred to above.

**Depth to Limiting Zone:** Same as above.

**Design Comments**

- Maintain all isolation distances specified in Exhibit C of the Regulations.
- Maintain a 100' isolation distance from all domestic wells and 150' from all public wells.
- If the 100' isolation distance to the existing domestic well cannot be maintained, it can be reduced to a minimum isolation distance of 50', in accordance with Exhibit C of the Regulations.
- To avoid soil compaction, the area in the vicinity of the proposed drainfield should be identified and protected from any vehicular traffic or stockpiling of any material. In addition, any tree removal in this vicinity should be conducted according to DNREC strict guidelines.

**Instructions to the Property Owner**

- Contact a Class C System Designer.
- A permeability rate of 60 minutes per inch (mpi) has been estimated for the soils on this site. These estimated rates are used to determine the required size of the disposal area. They are based on soil texture and are derived from tables developed by the DNREC. You may elect to use the estimated rate to size the disposal system or have the appropriate tests conducted. Contact the Site Evaluator at (302) 629-2989 or DNREC [(302) 856-4561 in Sussex or (302) 739-9947 in Kent] for testing information.
- Read the attached Site Evaluation Report for additional information.

**Report prepared by:** Joseph C. Duke, Jr., CPSS Date of report: August 6, 2019  
Class "D" License #: 4048

**For Official Use Only**

Field checked: \_\_\_\_\_  
DNREC Reviewing Soil Scientist J. Duke  
Expiration Date: 8/13/24  
Approval Date: 8/13/19  
*Disclaimer: Approval of a site evaluation indicates only that the site evaluation was conducted in compliance with the regulations. It is not an indication of the quality or correctness of the site evaluation.*



25092 Oak Road  
Seaford, DE 19973

Phone & Text: (302) 629-2989  
Email: jayduke@comcast.net

**SITE EVALUATION REPORT PAGE**

<b>Owner(s) Name:</b>	Raymond Vincent Radish, Jr. & Patricia L. Radish	<b>Tax Map #:</b>	1-33-20-154
<b>Address:</b>	30559 Hickory Hill Road Millsboro, DE 19966	<b>Lot #:</b>	1
<b>Property Location:</b>	South side of Radish Road		
<b>Acreage:</b>	1.962 acres±		
<b>Date of Evaluation:</b>	7/24/19		
<b>Central Water Available:</b>	No		
<b>Wooded:</b>	No		
<b>2007 SWMP:</b>	None per DNREC Navigator		
<b>FEMA V zone:</b>	None per DNREC Navigator		
<b>HUC 12:</b>	20403030204		
<b>Soil Profile #:</b>	<b>Limiting Zone Depth:</b>	<b>Limiting Zone Inferred From:</b>	<b>Subgroup Taxonomic Classification:</b>
SB #1	40"	redox concentrations & depletions	Typic Hapludult
SB #2	40"	redox concentrations & depletions	Typic Hapludult
SB #3	40" <sup>11</sup>	redox concentrations & depletions	Typic Hapludult
			<b>Free Water:</b>
			>60"

ask per JD

**Summary of Evaluation:** This site evaluation was conducted to assess the soil's suitability for siting an OWTDS. The evaluated portion of this parcel occupies a nearly level to gently sloping landscape position of a broad interstream divide that was part of an agricultural field at the time of this evaluation. The evaluated soils in the vicinity of SBs #1 - #3 (hatched area) are moderately well drained and moderately permeable. The soils in this vicinity meet the current regulatory requirements for an LPP OWTDS. ***This property is located within the Inland Bays or Chesapeake Bay Watershed; Nitrogen Reducing Technologies meeting PSN3 must be incorporated in the design of the OWTDS.*** Soil borings were located in reference to the found iron pipes (FIP) that are depicted as reference points on the plot plan.

Report prepared by: Joseph C. Duke, Jr., CPSS

Date of report: August 6, 2019  
Class "D" License #: 4048

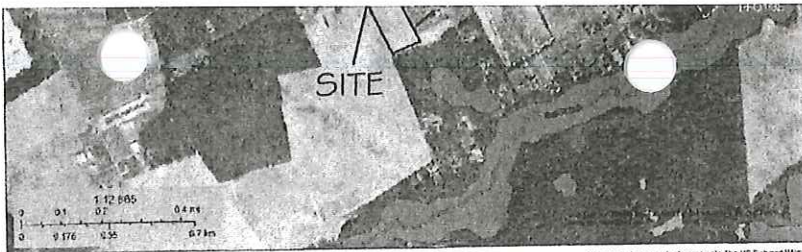
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March 27, 2019

Wetlands	□ Freshwater Emergent Wetland	■ Lake
■ Estuarine and Marine Deepwater	■ Freshwater Forested/Shrub Wetland	□ Other
□ Estuarine and Marine Wetland	■ Freshwater Pond	■ Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or completeness of the data data shown on this map. All wetlands should be used in accordance with the layer metadata found on the Wetlands Viewer web site.

National Wetlands Inventory, 2010  
This map was produced by a NOAA partner

DATA COLUMN:

T.M.#133-20.00-154.00

ZONING: AR-1

SETBACKS:

FRONT: 40' SCR 338 - EASEMENT LINE

SIDE: 15'

REAR: 20'

TRACT AREA: 7.732 ACRES± (INCLUDING RESIDUAL AREA)

EXISTING LOTS: 1

PROPOSED LOTS: 3 NEW (4 TOTAL INCLUDING RESIDUAL LANDS)

PRESENT USE: AGRICULTURAL

PROPOSED USE: RESIDENTIAL

ACCESS: S.C.R. 338 (RADISH RD.)

ROADWAY CLASSIFICATION: LOCAL ROADWAY

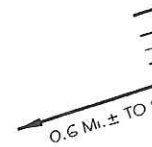
WATER AND SEWER: INDIVIDUAL ON-SITE

100 YEAR FLOODPLAIN: SITE IS NOT IMPACTED

AS PER FIRM #10005C0458K DATED 3/16/15

THIS PROJECT IS NOT IN THE PROXIMITY OF A TID

SPEED LIMIT ON RADISH RD. IS 50MPH (UNPOSTED)



NOTES:

1. IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
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T.M. 133-20.00-154

FIRE MARSHAL NOTES:

1. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTION SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
2. MAXIMUM HEIGHT: 3 STORIES NOT TO EXCEED 42'.
3. A SINGLE FAMILY DWELLING IS PROPOSED.
4. BUILDING CONSTRUCTION TYPE: NFPA TYPE V WOOD FRAME.
5. AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.





# Search results

Clear Selected

Selected Features:

Parcels (1)

Book 2291

Page 195

Owner Name RADISH RAYMOND VINCENT JR &

Second Owner Name PATRICIA L

Mailing Address 30559 HICKORY HILL RD

City MILLSBORO

State DE

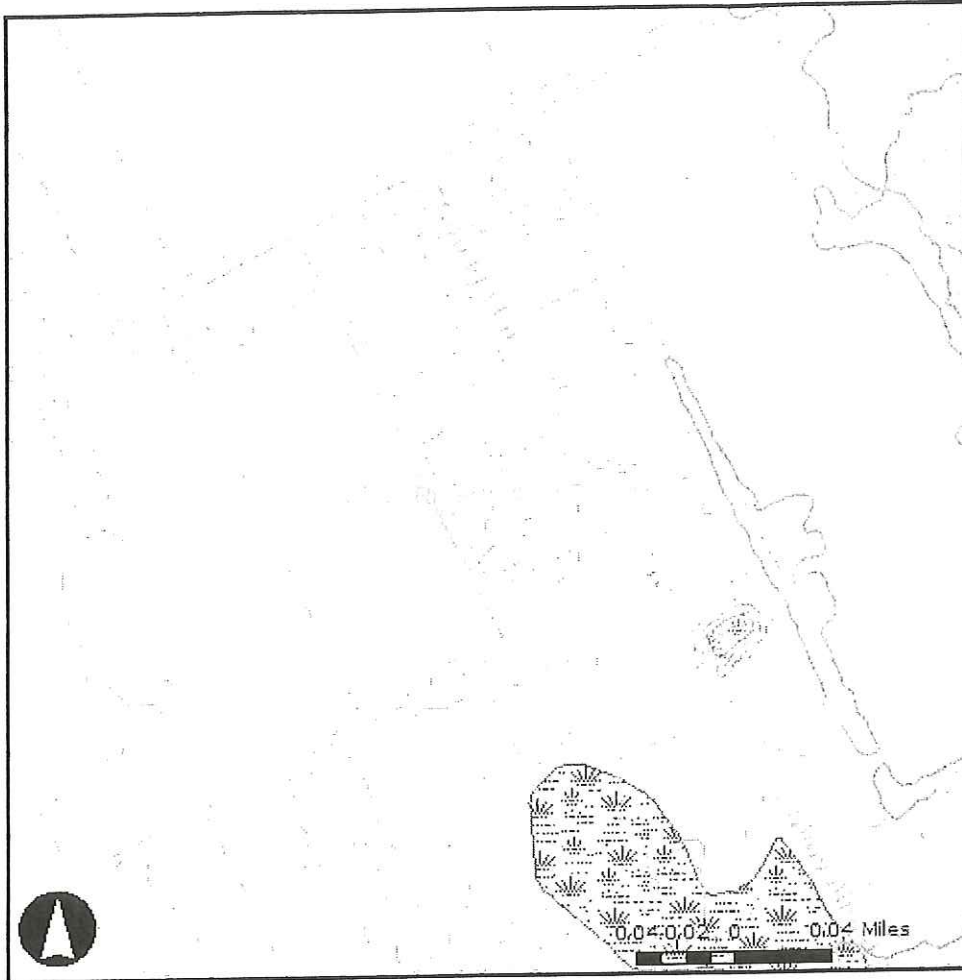
Sewer Account

Selected Features (1)





# Map



### Watersheds



Elevation Sussex



INDEX

INDEX-DEPRESSION

INTER

INTER-DEPRESSION

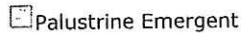
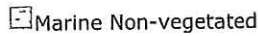
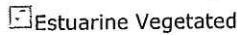
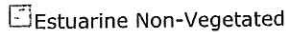
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Extent of Right-of-Way

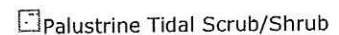
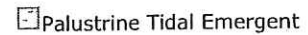
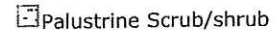
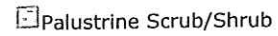
FEMA Flood Maps



### State Wetlands 2007



### State Wetlands 2007 (continued)



**Copyright DNREC 2009**

Copyright Delaware Department of Natural Resources and Environmental Control, 2009

# Inland Bays Pollution Control Strategies PSN3

▼

X
Q

Parcels

133-20.00-154.00

**Parcels: 133-20.00-154.00**

Parcel Number	133-20.00-154.00
Parcel Acres	7.94
County	Sussex
UPDATED	June 17, 2019

Zoom to

## About

With Pollution Control Strategies in place for the Chesapeake and Inland Bays watersheds, as well as the adoption of the 2014 amendments to the *Regulations Governing the Design, Installation, and Operation of On-Site Wastewater Treatment and Disposal Systems*, there are still many people in the general public unaware of the extent of these watersheds. More specifically in regards to on-site septic systems, homeowners need to be aware of whether or not their property falls within these watershed boundaries. Being unaware of which watershed they are located in has the potential to be a costly oversight and should not be left up to chance. The web-sites provided here will direct homeowners and the general public to a tool to help identify their watershed. The web-site also allows the user to produce and print a map of their property's location within their watershed.





1-33-20-154

Write a description for your map.



Cottage Ln.

Rte 338

Legend

 Cottage Ln

Google Earth

1000 ft







25092 Oak Road  
Seaford, DE 19973

Phone & Text: (302) 629-2989  
Email: [jayduke@comcast.net](mailto:jayduke@comcast.net)

Soil Profile Note Page

Property Owner: Radish Date: 7/24 2019  
Property Location: S/ Radish Rd Lot #: 1

Soil Boring#: 1 Slope: 0-1 % Relief: nearly level  
Estimated Permeability: 50 MPI Limiting Zone: 40" to redox depth & conc.  
Taxonomic Classification: Typic Hapludult Free Water: >60 "  
GPS: N 38° 34 , 22.70 " W 75° 18 , 42.85 "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con.	Texture	Structure	Const.
A <sub>p</sub>	0 - 8	10YR 4/5	—	—	sl	2mgc	f
E	8 - 24	10YR 6/4	—	—	sl	1msbk	f
EB	24 - 40	10YR 4/6 4/4	—	—	sd, sl	2msbk	f
BC	40 - 60	10YR 6/4	10YR 6/3 10YR 4/2	22P 22V	sd, sl	nc	f
	-						
	-						

Described By:

Soil Boring#: 2 Slope: 0-1 % Relief: nearly level  
Estimated Permeability: 50 MPI Limiting Zone: 40" to redox depth  
Taxonomic Classification: Typic Hapludult Free Water: >60 "  
GPS: N 38° 34 , 22.79 " W 75° 18 , 41.64 "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con.	Texture	Structure	Const.
A <sub>p</sub>	0 - 8	10YR 4/3	—	—	sl	2mgc	f
E	8 - 30	2.5Y 6/4	—	—	sl	1msbk	f
BE	30 - 40	10YR 5/6 6/4	—	—	sd, sl	2msbk	f
Bt	40 - 50	10YR 7/2 6/4	10YR 4/2	22P	sd	2msbk	f
C	50 - 60	2.5Y 6/4	2.5Y 4/2	21D	ls	nc	f
	-						

Described By:

J.C. Duke, Jr.

Joseph C. Duke, Jr. CPSS, Class D License #: 4048

SB# 3 , 44 " to redox depth: conc. , 60 mpi. Typic Hapludult FW= 200 "  
SB# , " to redox , mpi. FW= "



PARID: 133-20.00-154.00  
RADISH RAYMOND VINCENT JR &

Property Information

---

Property Location: 0  
Unit:  
City:  
State: DE  
Zip: 0

Class: RES-Residential  
Use Code (LUC): RV-RESIDENTIAL VACANT  
Town: 00-None  
Tax District: 133 - DAGSBORO  
School District: 1 - INDIAN RIVER  
Council District: 5-Rieley  
Fire District: 83-Millsboro  
Deeded Acres: 7.7300  
Frontage: 0  
Depth: .000  
Irr Lot:  
Zoning 1: AR-1-AGRICULTURAL/RESIDEINTIAL  
Zoning 2: -  
Plot Book Page: /PB

100% Land Value: \$9,700  
100% Improvement Value  
100% Total Value

Legal

---

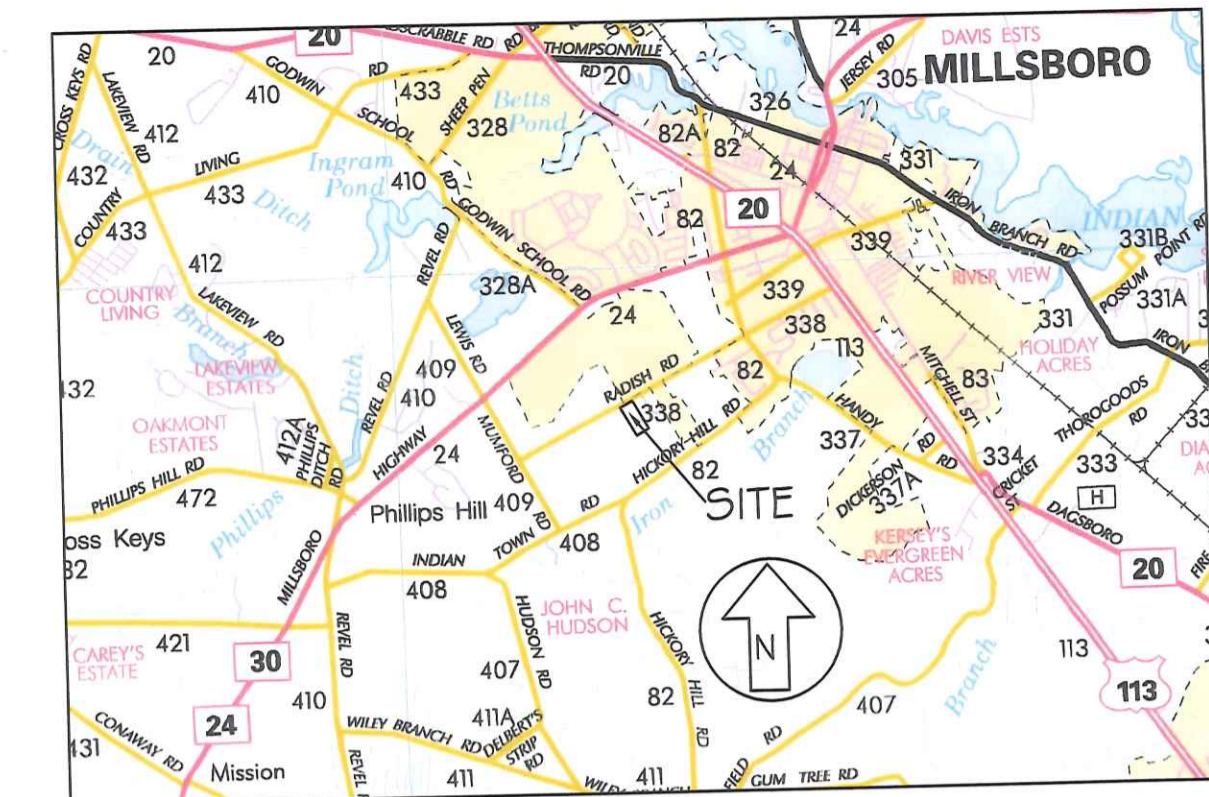
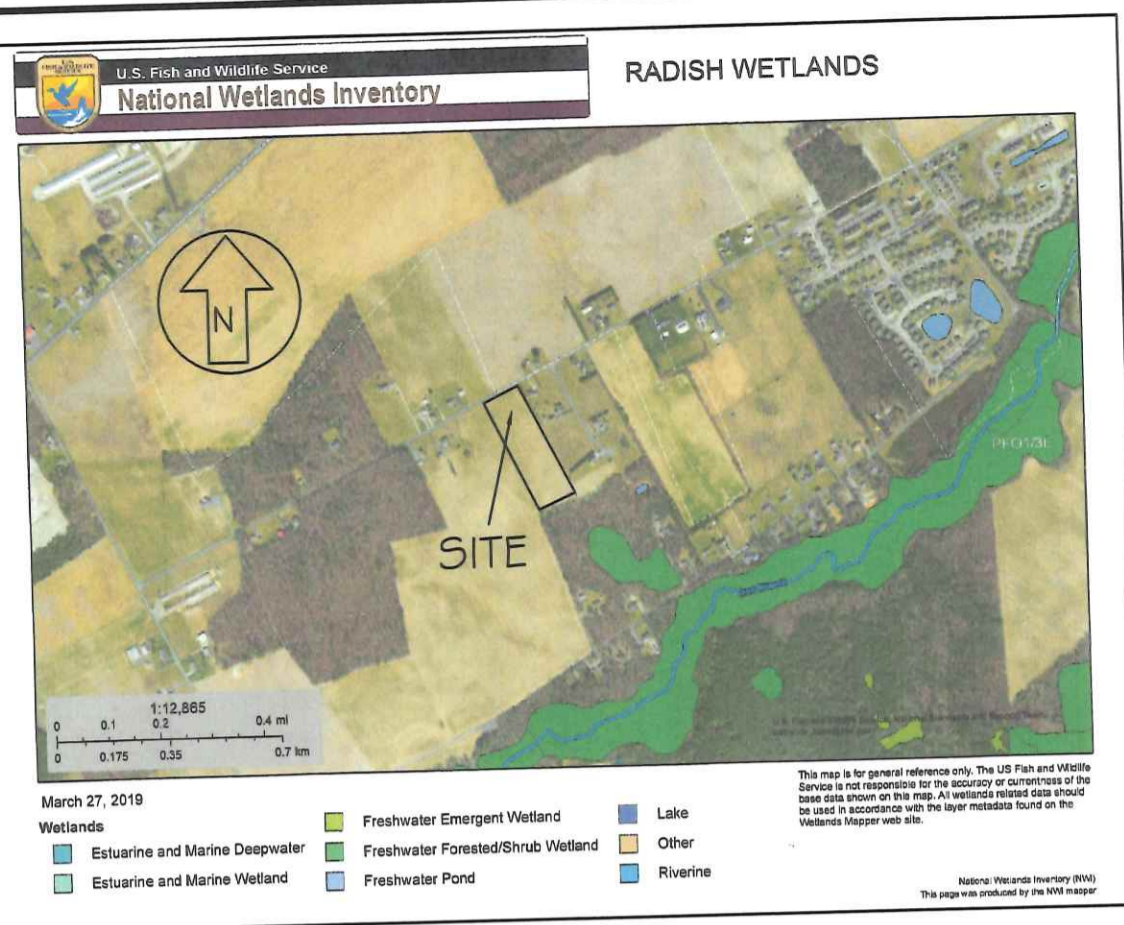
Legal Description RADISH LAND SUBD  
LOT 2

Owners

---

Owner	Co-owner	Address	City	State	Zip
RADISH RAYMOND VINCENT JR &	PATRICIA L	30559 HICKORY HILL RD	MILLSBORO	DE	19966

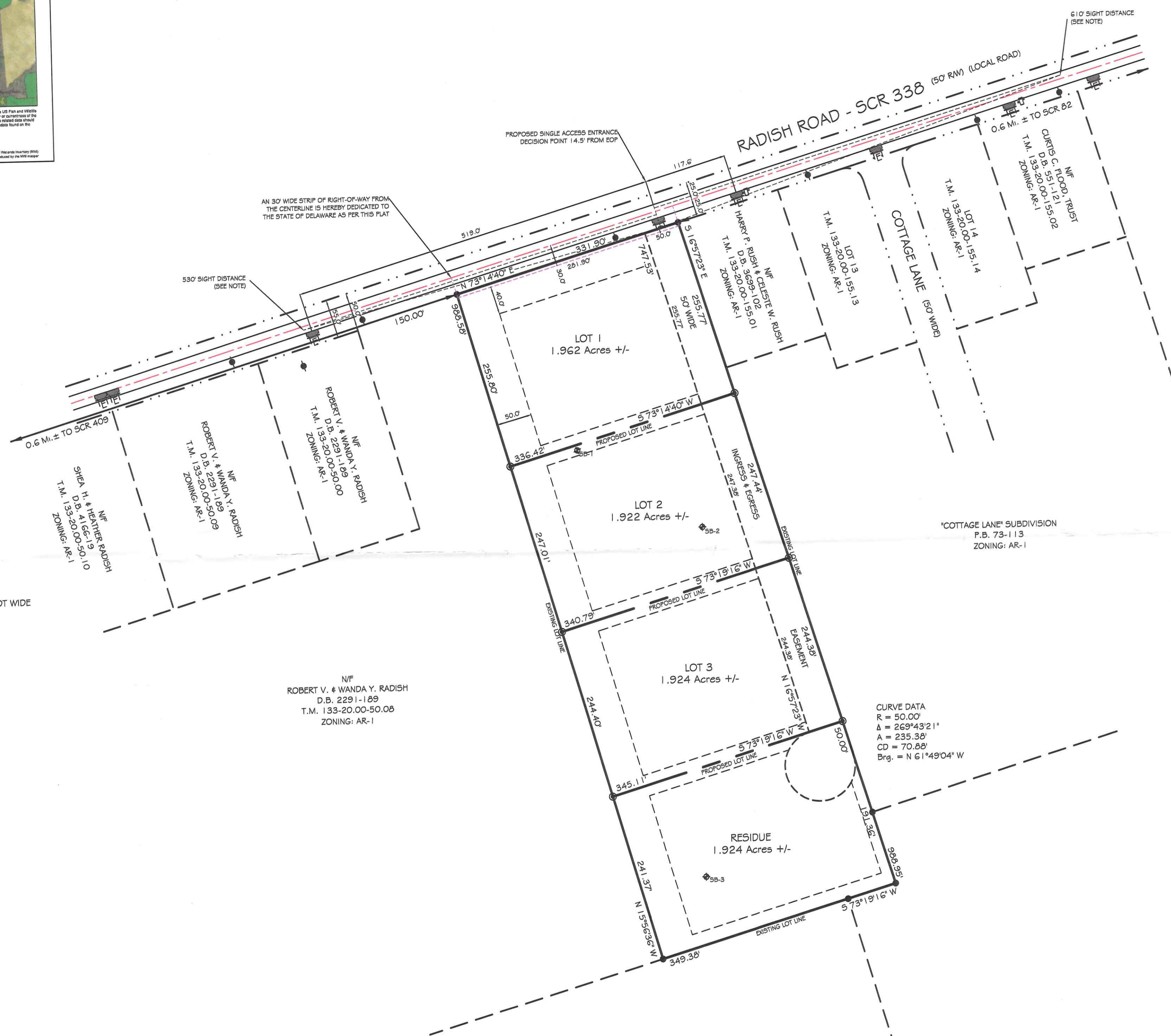




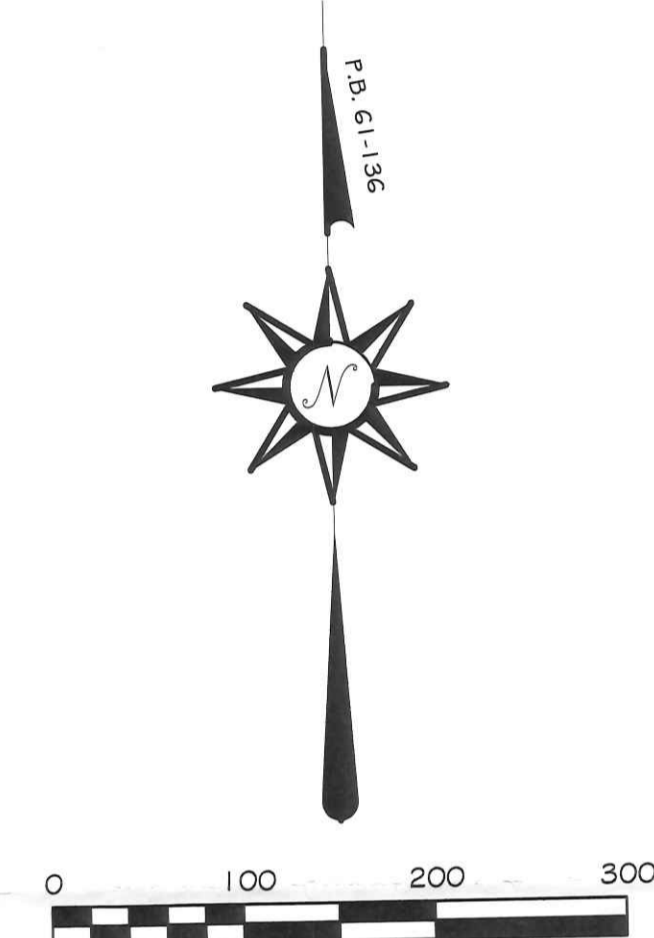
**DATA COLUMN:**  
 T.M.#133-20.00-154.00  
 ZONING: AR-1  
 SETBACKS:  
 FRONT: 40' SCR 338 - EASEMENT LINE  
 SIDE: 15'  
 REAR: 20'  
 TRACT AREA: 7.732 ACRES± (INCLUDING RESIDUAL AREA)  
 EXISTING LOTS: 1  
 PROPOSED LOTS: 3 NEW (4 TOTAL INCLUDING RESIDUAL LANDS)  
 PRESENT USE: AGRICULTURAL  
 PROPOSED USE: RESIDENTIAL  
 ACCESS: S.C.R. 338 (RADISH RD.)  
 ROADWAY CLASSIFICATION: LOCAL ROADWAY  
 WATER AND SEWER: INDIVIDUAL ON-SITE  
 100 YEAR FLOODPLAIN: SITE IS NOT IMPACTED  
 AS PER FIRM #10005C0458K DATED 3/16/15  
 THIS PROJECT IS NOT IN THE PROXIMITY OF A TID  
 SPEED LIMIT ON RADISH RD. IS 50MPH (UNPOSTED)

**NOTES:**  
 1. IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.  
 2. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATIONS (DEL.D.O.T.'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.  
 3. THERE IS A FIFTY FOOT BUILDING SETBACK FROM LANDS USED FOR AGRICULTURAL PURPOSES.  
 4. LOTS 1, 2, 3 AND RESIDUE SHALL HAVE ACCESS TO SCR 338 VIA A 50-FOOT WIDE INGRESS & EGRESS EASEMENT, AS SHOWN ON THE PLAN.  
 5. A 30-FOOT WIDE STRIP OF RIGHT-OF-WAY FROM THE CENTERLINE IS HEREBY DEDICATED TO THE STATE OF DELAWARE AS PER THIS PLAN.  
 6. 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.  
 7. PERPETUAL MAINTENANCE OF 50' WIDE INGRESS & EGRESS EASEMENT, SHALL BE THE EQUAL RESPONSIBILITY OF THE PROPERTY OWNERS THAT THE ROAD SERVES.

**FIRE MARSHAL NOTES:**  
 1. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTION SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.  
 2. MAXIMUM HEIGHT: 3 STORIES NOT TO EXCEED 42'.  
 3. A SINGLE FAMILY DWELLING IS PROPOSED.  
 4. BUILDING CONSTRUCTION TYPE: NFPA TYPE V WOOD FRAME.  
 5. AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.



**EASEMENT AREAS:**  
 LOT 1  
 12789 Sq. Ft. +/-  
 0.284 Acres +/-  
 LOT 2  
 12371 Sq. Ft. +/-  
 0.284 Acres +/-  
 LOT 3  
 12219 Sq. Ft. +/-  
 0.281 Acres +/-  
 RESIDUE  
 8384 Sq. Ft. +/-  
 0.192 Acres +/-



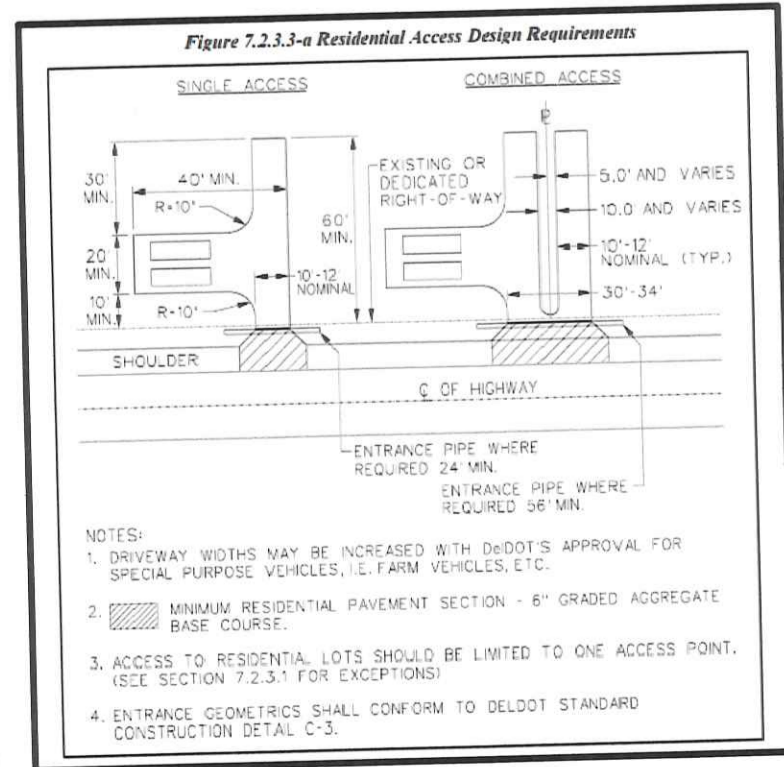
I, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

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

I, STEPHEN M. SELLERS REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.  
 STEPHEN M. SELLERS, FLS 566 \_\_\_\_\_ DATE \_\_\_\_\_

MAJOR SUBDIVISION LANDS OF  
**RAYMOND V., JR. & PATRICIA L. RADISH**

OWNER ADDRESS: 30559 HICKORY HILL ROAD, MILLSBORO, DE. 19966  
 Ph: 302-539-9662



**LEGEND:**  
 - - - - - EXISTING RIGHT-OF-WAY LINE  
 - - - - - PROPOSED RIGHT-OF-WAY LINE  
 - - - - - PROPERTY LINE  
 - - - - - CENTERLINE  
 - - - - - NEXT PROPERTY LINE  
 - - - - - PROPOSED LOT LINE  
 - - - - - EDGE OF PAVING  
 - - - - - INGRESS/EGRESS EASEMENT LINE  
 - - - - - SIGHT TRIANGLE LINE

APPROVED BY:  
 CHAIRMAN OR SECRETARY OF PLANNING COMM. \_\_\_\_\_ DATE \_\_\_\_\_  
 PRESIDENT OF COUNTY COUNCIL \_\_\_\_\_ DATE \_\_\_\_\_

THIS SURVEY AND PLAN DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS CROSSING THIS PROPERTY.  
 NO TITLE SEARCH PROVIDED OR STIPULATED.  
 SURVEY CLASS: SUBURBAN

DATE	REVISION
6-06-19	DELDOT COMMENTS

**MILLER LEWIS, INC.**  
 LAND SURVEYING  
 1560 MIDDLEFORD RD.  
 SEAFORD, DELAWARE 19973  
 PH: 302-629-9665 FAX: 302-629-2391

HUNDRED	COUNTY
DAGSBORO	SUSSEX
STATE	DRAWN BY
DELAWARE	SMS
REF.	FILE NO.
2291-195	133-20-154

MARCH 29, 2019

**FILE COPY**



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



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

sussexcountyde.gov

# Sussex County Planning & Zoning Commission

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET  
Planning Commission Public Hearing Date October 24, 2019.

Application: 2019-20 Lands of Gale White

Applicant: Don Miller  
1560 Middleford Road  
Seaford, DE 19973

Owner: Gale White  
22106 Hensley Road  
Seaford, DE 19973

Site Location: Northwest intersection of Russell Road and Deer Forest Road.

Zoning: AR-1 (Agricultural Residential Zoning District)

Current Use: Vacant Land

Proposed Use: 3 Single Family Dwellings (Lots) & 1 Residual Parcel

Comprehensive Land  
Use Plan Reference: Low Density Area

Councilmatic  
District: Mr. Wilson

School District: Woodbridge School District

Fire District: Bridgeville Fire District

Sewer: Private

Water: Private

Site Area: 6.95 acres +/-

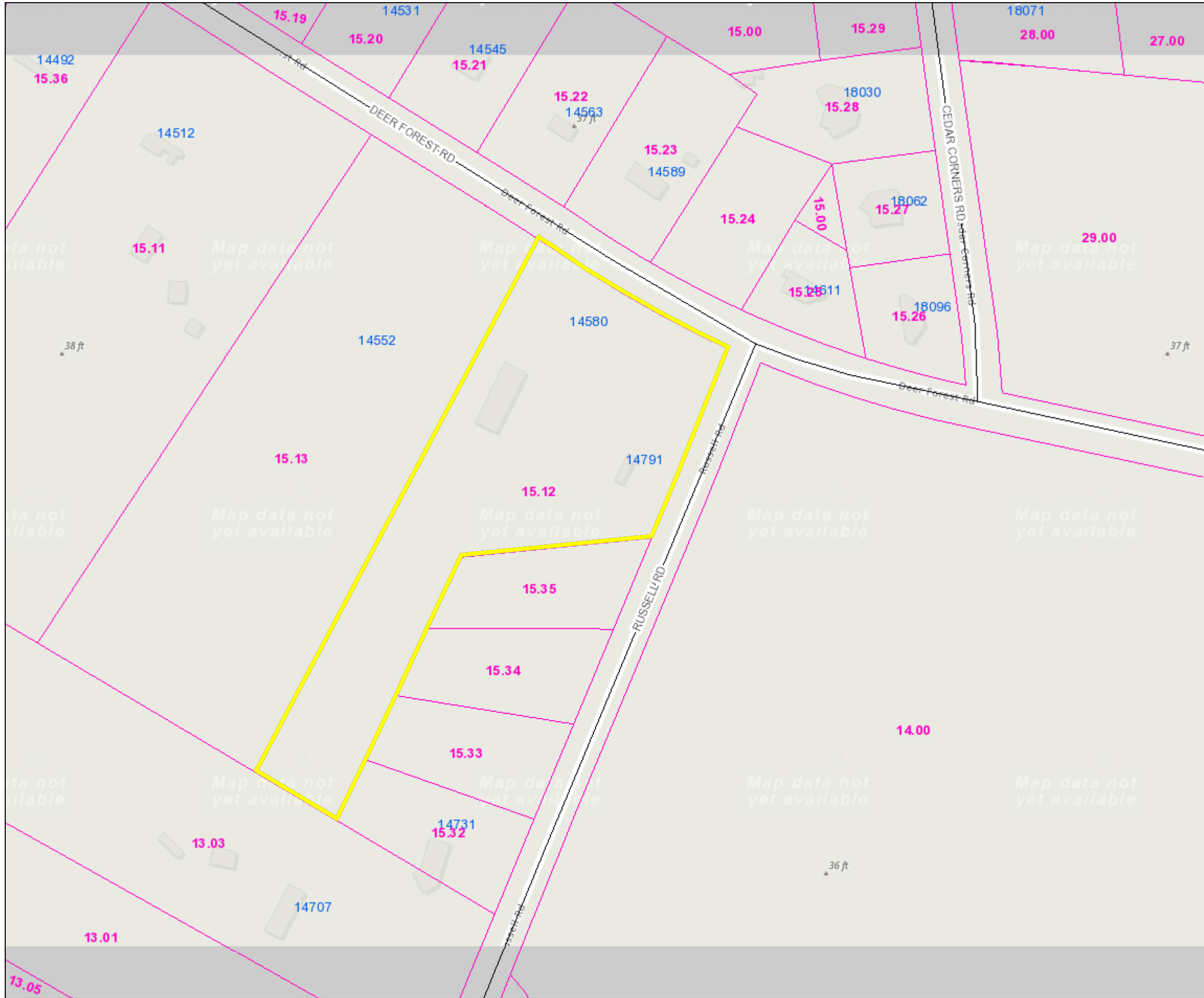
Tax Map ID.: 430-17.00-15.12



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



# Sussex County



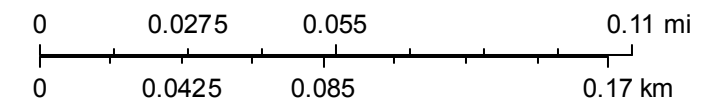
<b>PIN:</b>	430-17.00-15.12
<b>Owner Name</b>	WHITE GALE
<b>Book</b>	3082
<b>Mailing Address</b>	22106 HENSLEY RD
<b>City</b>	SEAFORD
<b>State</b>	DE
<b>Description</b>	SE INT RD 565
<b>Description 2</b>	RD 592
<b>Description 3</b>	N/A
<b>Land Code</b>	

- polygonLayer

  - Override 1
- polygonLayer

  - Override 1
- Tax Parcels
- 911 Address
- Streets

1:2,257







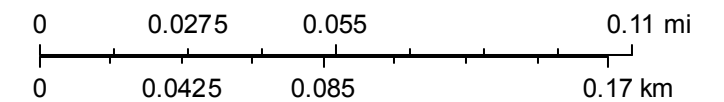
# Sussex County



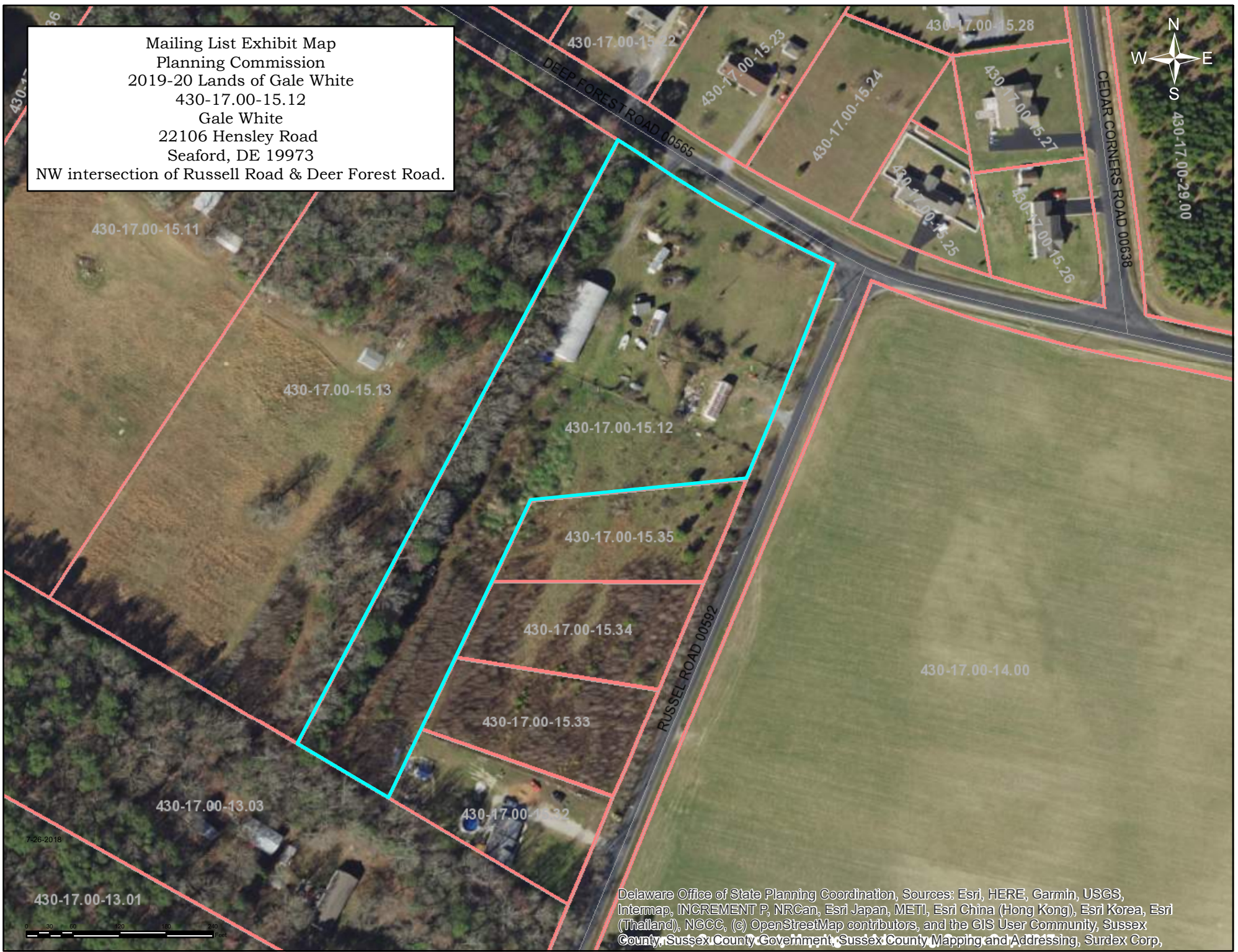
<b>PIN:</b>	430-17.00-15.12
<b>Owner Name</b>	WHITE GALE
<b>Book</b>	3082
<b>Mailing Address</b>	22106 HENSLEY RD
<b>City</b>	SEAFORD
<b>State</b>	DE
<b>Description</b>	SE INT RD 565
<b>Description 2</b>	RD 592
<b>Description 3</b>	N/A
<b>Land Code</b>	

- polygonLayer  
   Override 1
- polygonLayer  
   Override 1
- Tax Parcels
- 911 Address
- Streets

1:2,257



Mailing List Exhibit Map  
Planning Commission  
2019-20 Lands of Gale White  
430-17.00-15.12  
Gale White  
22106 Hensley Road  
Seaford, DE 19973  
NW intersection of Russell Road & Deer Forest Road.



Delaware Office of State Planning Coordination, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Sussex County, Sussex County Government, Sussex County Mapping and Addressing, Surdex Corp,



File #: 201909469  
2019-20

## Sussex County Major Subdivision Application

### Sussex County, Delaware

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

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

Standard:

Cluster:

ESDDOZ:

**Location of Subdivision:**

NW INTERSECTION RUSSELL RD : DEER FOREST RD

**Proposed Name of Subdivision:**

GALE WHITE

Tax Map #: 430-17-15.12 Total Acreage: \_\_\_\_\_

Zoning: AR Density: 0.57 Minimum Lot Size: 3/4 AC Number of Lots: 3

Open Space Acres: NONE

Water Provider: INDIV Sewer Provider: INDIV

**Applicant Information**

Applicant Name: DON MILLER

Applicant Address: 1560 MIDDLEFORD RD

City: SEAFORD State: DE Zip Code: 19973

Phone #: 629-9895 E-mail: donmiller.e.millerlewisinc.com

**Owner Information**

Owner Name: GALE WHITE

Owner Address: 22106 HENSLEY ROAD

City: SEAFORD State: DE Zip Code: 19973

Phone #: 302-467-1986 E-mail: NONE

**Agent/Attorney/Engineer Information**

Agent/Attorney/Engineer Name: MILLER-LEWIS

Agent/Attorney/Engineer Address: 1560 MIDDLEFORD RD

City: SEAFORD State: DE Zip Code: 19973

Phone #: 629-9895 E-mail: donmiller@millierlewisinc.com



# Check List for Sussex County Major Subdivision Applications

The following shall be submitted with the application

\_\_\_ **Completed Application**

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

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

\_\_\_ **Provide Fee \$500.00**

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

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

\_\_\_ **PLUS Response Letter** (if required)

\_\_\_ **51% of property owners consent** if applicable

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

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

**Signature of Applicant/Agent/Attorney**

*[Handwritten Signature]*

Date: 8/16/19

**Signature of Owner**

*[Handwritten Signature]*

Date: 8/16/19

**For office use only:**

Date Submitted: 8/16/2019

Staff accepting application: RKW

Location of property: SE INT 565 RD 592

Fee: \$500.00 Check #: 188

Application & Case #: 2019 09469 2019-20

Date of PC Hearing: \_\_\_\_\_

Recommendation of PC Commission: \_\_\_\_\_



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

TO: **Janelle Cornwell**

REVIEWER: **Chris Calio**

DATE: **10/8/2019**

APPLICATION: **2019-20 Gale White**

APPLICANT: **Don Miller**

FILE NO: **WSPA-5.02**

TAX MAP &  
PARCEL(S): **430-17.00-15.12**

LOCATION: **Northwest intersection of Russell Road and Deer Forest Road**

NO. OF UNITS: **3 single-family lots & 1 residual parcel**

GROSS  
ACREAGE: **6.95 acre +/-**

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

**SEWER:**

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?  
Yes  No
- a. If yes, see question (2).  
b. If no, see question (7).
- (2). Which County Tier Area is project in? **Tier 4**
- (3). Is wastewater capacity available for the project? **N/A** If not, what capacity is available? **N/A**.
- (4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? **N/A** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **N/A** If yes, the current System Connection Charge Rate is **Click or tap to enter a fee** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.

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



2 THE CIRCLE I PO BOX 417  
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(302) 855-7878 T  
(302) 854-5079 F

sussexcountyde.gov

## Sussex County Planning & Zoning Commission

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET  
Planning Commission Public Hearing Date October 24, 2019.

Application: 2019-20 Lands of Gale White

Applicant: Don Miller  
1560 Middleford Road  
Seaford, DE 19973

Owner: Gale White  
22106 Hensley Road  
Seaford, DE 19973

Site Location: Northwest intersection of Russell Road and Deer Forest Road.

Zoning: AR-1 (Agricultural Residential Zoning District)

Current Use: Vacant Land

Proposed Use: 3 Single Family Dwellings (Lots) & 1 Residual Parcel

Comprehensive Land Use Plan Reference: Low Density Area

Councilmatic District: Mr. Wilson

School District: Woodbridge School District

Fire District: Bridgeville Fire District

Sewer: Private

Water: Private

Site Area: 6.95 acres +/-

Tax Map ID.: 430-17.00-15.12

WSPA

TIER 4

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





DelDot PDCA <azure\_f37643c194d9d849f9aa5475df5da869@azure.com>

10/15/2019 8:03 AM

## PROJECT Gale White -- Review Type: Minor Residential Subdivision # 1 DelDOT Plan Review Comments and Request Final Plans

To dottiemorris@millerlewisinc.com • gale.white@unknown.com Copy susanne.laws@state.de.us •  
pao.lin@state.de.us

---

Dear Mr. Donald Miller,

The Department has received the Minor Residential Subdivision for the above referenced project, last revised on 10/11/2019. After thorough review of this plan set and response comments we require the following modifications:

..

Once all comments and any mark-ups have been addressed, we require that you upload the following to the PDCA for DelDOT verifications: a cover letter that includes your confirmation that these requirements have been individually satisfied, and final electronic copies of the plan, with all proper signatures, through the PDCA.

If you have any questions about any these required modifications, please contact me.

Sincerely,

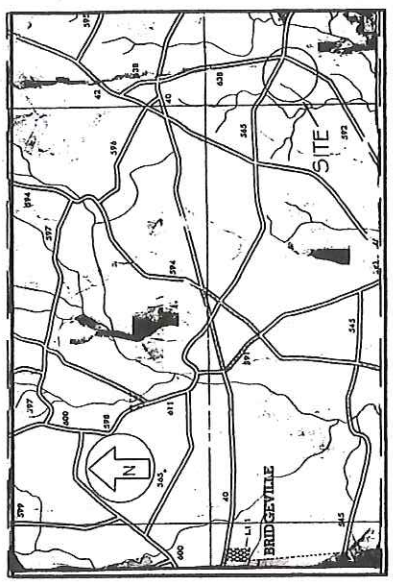
Mr. Pao Yuan Lin

New Castle County Reviewer

(302) 760-2157

[pao.lin@state.de.us](mailto:pao.lin@state.de.us)

T. M. # 430-17.00-15.12



VICINITY MAP  
SCALE 1" = 1 MILE

DATA COLUMN:  
T.M.#430-17.00-15.12  
ZONING: AR-1  
TRACT AREA: 7.018 ACRES± (INCLUDING RESIDUAL AREA)

EXISTING LOTS: 1  
PROPOSED LOTS: 3 NEW (4 TOTAL INCLUDING RESIDUAL LANDS)  
PRESENT USE: RESIDENTIAL  
PROPOSED USE: RESIDENTIAL  
ACCESS: LOTS 5 & 6, S.C.R. 592 (RUSSELL RD.)  
LOT # 7, S.C.R. 565 (DEER FOREST RD.)  
ROADWAY CLASSIFICATION: LOCAL ROADWAY  
WATER AND SEWER: INDIVIDUAL ON-SITE  
100 YEAR FLOODPLAIN: SITE IS NOT IMPACTED  
AS PER FIRM L00C02030 DATED 6/20/18  
THIS PROJECT IS NOT IN THE FLOODPLAIN OR TID  
SPEED LIMIT ON RUSSELL & DEER FOREST IS 50MPH

FIRE MARSHAL NOTES:  
1. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTION SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.  
2. MAXIMUM HEIGHT: 3 STORIES NOT TO EXCEED 42'.  
3. A SINGLE FAMILY DWELLING IS PROPOSED.  
4. BUILDING CONSTRUCTION TYPE NFPA TYPE V WOOD FRAME  
5. AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.

THE UNDERSIGNED, HEREBY CERTIFY TO THE COMMISSIONER OF THE DELAWARE DEPARTMENT OF TRANSPORTATION THAT THIS PLAN WAS MADE AT MY DIRECTION AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

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

APPROVAL FROM PLANNING AND ZONING COMMISSION

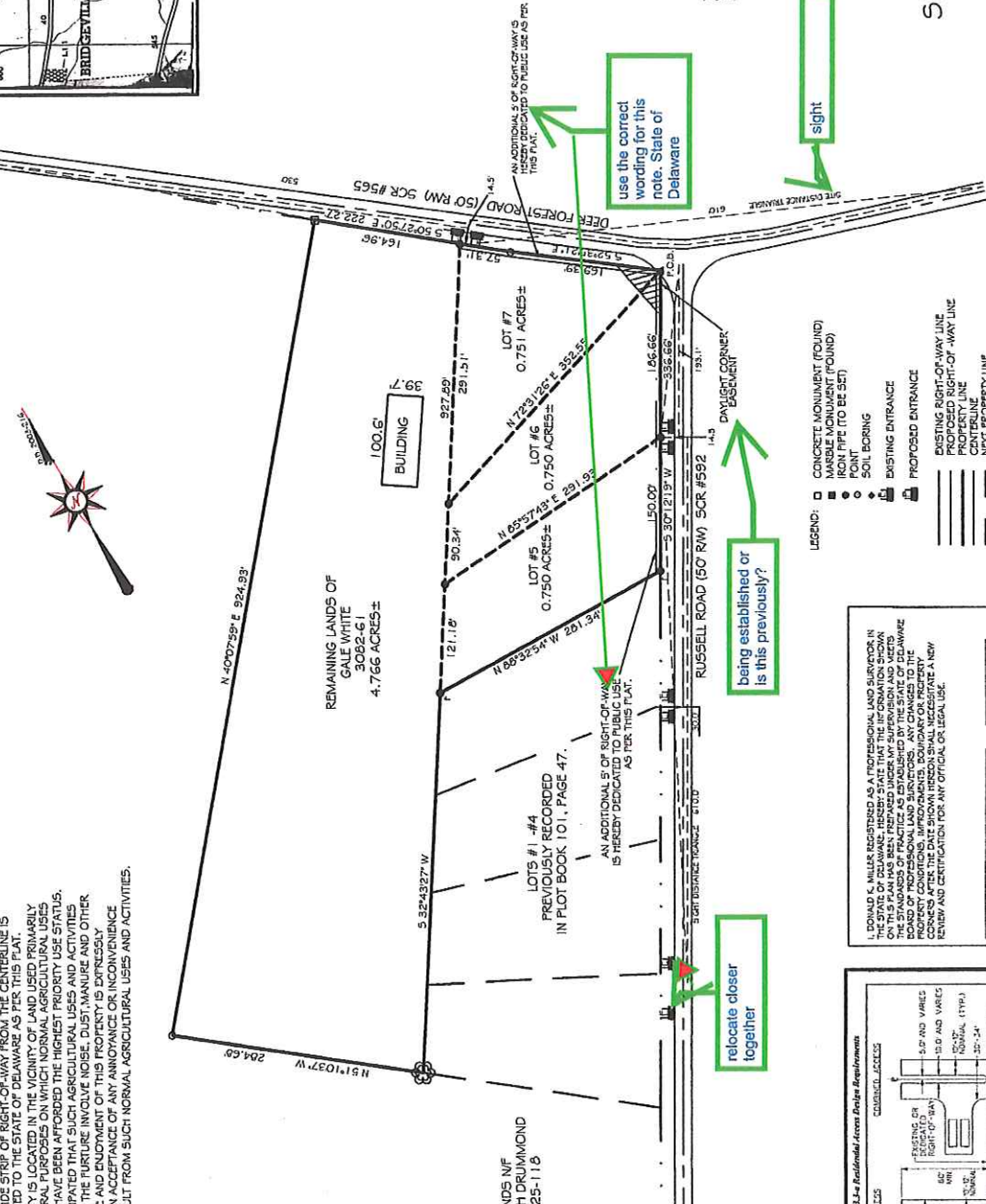
TITLE \_\_\_\_\_ DATE \_\_\_\_\_

# SUBDIVISION OF LANDS FOR GALE WHITE

OWNER: GALE WHITE  
22106 HENSLEY ROAD  
SEAFORD, DE 19773

COUNTY	NANTICOKE
STATE	DELAWARE
BRNBY	D. K. MILLER
TITLE	WHITE
REF.	3062-61
DATE	4-30-17-15.12

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



- LEGEND:
- CONCRETE MONUMENT (FOUND)
  - MARBLE MONUMENT (FOUND)
  - POINT
  - SOIL BORING
  - EXISTING ENTRANCE
  - PROPOSED ENTRANCE
  - EXISTING RIGHT-OF-WAY LINE
  - PROPOSED RIGHT-OF-WAY LINE
  - PROPERTY LINE
  - CENTERLINE
  - PROPOSED PROPERTY LINE

OTHER THAN SHOWN, THIS SURVEY AND PLAN DOES NOT REPRESENT ANY RIGHTS-OF-WAY OR EASEMENTS EXISTING THIS PROJECT. NO TITLE SEARCH PROVIDED OR SIMILATED.



DATE \_\_\_\_\_ REVISION \_\_\_\_\_

NOTES:  
1. IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS COVERED BY THIS SUBDIVISION PLAN SHALL BE MAINTAINED BY AN INTERNAL SUBDIVISION STREET.  
2. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (D.D.O.T.'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.  
3. THERE IS A FIFTY FOOT BUILDING SETBACK FROM LANDS USED FOR AGRICULTURAL PURPOSES.  
4. LOT #5 & #6 SHALL HAVE ACCESS TO S.C.R. #592 VIA THE COMBINED ENTRANCE AS SHOWN ON THIS MINOR SUBDIVISION PLAN.  
5. COMBINED ENTRANCE AS SHOWN ON THIS MINOR SUBDIVISION PLAN, SHALL BE SUBJECT TO THE APPROVAL OF THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (D.D.O.T.'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.  
6. 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 AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY AMMOGNICE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

REMAINING LANDS OF  
GALE WHITE  
3062-61  
4.766 ACRES±

LOTS #1 - #4  
PREVIOUSLY RECORDED  
IN PLOT BOOK 101, PAGE 47.

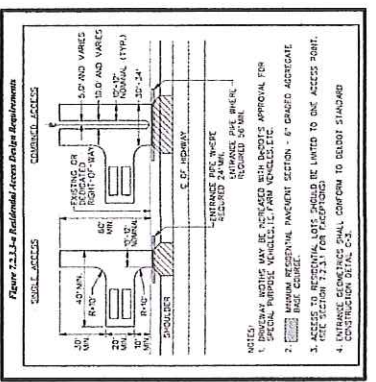
AN ADDITIONAL 5' OF RIGHT-OF-WAY IS HEREBY DEDICATED TO THE STATE OF DELAWARE AS FOR THIS PLAN.

being established or is this previously?

relocate closer

use the correct wording for this note. State of Delaware

I, DONALD K. MILLER, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN WAS MADE AT MY DIRECTION AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW. THE UNDERSIGNED, HEREBY CERTIFY TO THE COMMISSIONER OF THE DELAWARE DEPARTMENT OF TRANSPORTATION THAT THIS PLAN WAS MADE AT MY DIRECTION AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.



NOTES:  
1. SPECIAL FINISHES, MATERIALS, AND INSTALLATION SHALL BE AS SHOWN ON THE DRAWING.  
2. MINIMUM RECESSED WALKWAY SECTION - 4" GRABED APPROPRIATE BRIDGE COURSE.  
3. ACCESS TO RESIDENTIAL LOT SHOULD BE LIMITED TO ONE ACCESS POINT.  
4. DRIVEWAY SHALL BE 10' WIDE MINIMUM. DRIVEWAY TO BE SETBACK 5' FROM CURB.



561528



25092 Oak Road  
Seaford, DE 19973

Phone & Text: (302) 629-2989  
Email: jayduke@comcast.net



**SITE EVALUATION APPROVAL PAGE**

The soils on this site are approved when the following is completed in full and signed by the approving authority. Isolation distance requirements, limited area of suitable soils, placement of fill, removal of soil, or compaction of the evaluated area may preclude construction permit approval or modify the type of system that may be permitted. An approved report must accompany any permit application. This is not a construction permit. All references to the Regulations refer to The Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems Amended 1/11/2014.

**Owner(s) Name:** Gale White **Tax Map #:** 4-30-17-15.12  
**Address:** 22106 Hensley Road **Lot #:** 5  
Seaford, DE 19973 **Phone:** (302) 462-1986

**Initial System Type:** Low-pressure pipe (LPP) on-site wastewater treatment and disposal system (OWTDS). See Exhibit O in the Regulations. Other OWTDS options include any conventional/alternative technologies approved by DNREC.

**Location of Drain Field:** In the vicinity of soil borings (SB) #1 - #3 (hatched area on the plot plan).

**Depth to Limiting Zone:** 32" to redox depletions & concentrations.

**Replacement System Type:** Same as above if space permits. Otherwise, the replacement system may be sand-lined in the vicinity of the initial system.

**Location of Drain Field:** In the immediate vicinity of soil borings referred to above.

**Depth to Limiting Zone:** Same as above.

**Design Comments**

- Maintain all isolation distances specified in Exhibit C of the Regulations.
- Maintain a 100' isolation distance from all domestic wells and 150' from all public wells.
- If the 100' isolation distance to the existing domestic well cannot be maintained, it can be reduced to a minimum isolation distance of 50', in accordance with Exhibit C of the Regulations.
- To avoid soil compaction, the area in the vicinity of the proposed drainfield should be identified and protected from any vehicular traffic or stockpiling of any material. In addition, any tree removal in this vicinity should be conducted according to DNREC strict guidelines.**

**Instructions to the Property Owner**

- Contact a Class C System Designer.
- A permeability rate of **50 minutes per inch (mpi)** has been estimated for the soils on this site. These estimated rates are used to determine the required size of the disposal area. They are based on soil texture and are derived from tables developed by the DNREC. You may elect to use the estimated rate to size the disposal system or have the appropriate tests conducted. Contact the Site Evaluator at (302) 629-2989 or DNREC [(302) 856-4561 in Sussex or (302) 739-9947 in Kent] for testing information.
- Read the attached Site Evaluation Report for additional information.

**Report prepared by:** J.C. Duke, Jr.  
Joseph C. Duke, Jr., CPSS

**Date of report:** October 10, 2019  
**Class "D" License #:** 4048

**For Official Use Only**

**Field checked:** \_\_\_\_\_  
**DNREC Reviewing Soil Scientist** \_\_\_\_\_

**Expiration Date:** 10/14/24  
**Approval Date:** 10/14/19

*Disclaimer: Approval of a site evaluation indicates only that the site evaluation was conducted in compliance with the regulations. It is not an indication of the quality or correctness of the site evaluation.*



25092 Oak Road  
Seaford, DE 19973

Phone & Text: (302) 629-2989  
Email: jayduke@comcast.net

**SITE EVALUATION REPORT PAGE**

**Owner(s) Name:** Gale White **Tax Map #:** 4-30-17-15.12  
**Lot #:** 5

**Address:** 22106 Hensley Road **Phone:** (302) 462-1986  
Seaford, DE 19973

**Property Location:** West side of Russell Road

**Acreage:** 0.750 acres±

**Date of Evaluation:** 10/9/19

**Central Water Available:** No

**Wooded:** No

**2007 SWMP:** None per DNREC Navigator

**FEMA V zone:** None per DNREC Navigator

**HUC 12:** 20801090103

<u>Soil Profile #:</u>	<u>Limiting Zone Depth:</u>	<u>Limiting Zone Inferred From:</u>	<u>Subgroup Taxonomic Classification:</u>	<u>Free Water:</u>
SB #1	40"	redox concentrations & depletions	Typic Paleudult	>60"
SB #2	32"	redox concentrations & depletions	Oxyaquic Paleudult	>60"
SB #3	36"	redox concentrations & depletions	Oxyaquic Paleudult	>60"

**Summary of Evaluation:** This site evaluation was conducted to assess the soil's suitability for siting an OWTDS. The evaluated portion of this parcel occupies a nearly level landscape position of a broad interstream divide that was part of a residential lot at the time of this evaluation. The evaluated soils in the vicinity of SBs #1 - #3 (hatched area) are moderately well drained and moderately slowly permeable. The soils in this vicinity meet the current regulatory requirements for an LPP OWTDS. Soil borings were located in reference to the found iron pipes (FIP) that are depicted as reference points on the plot plan.

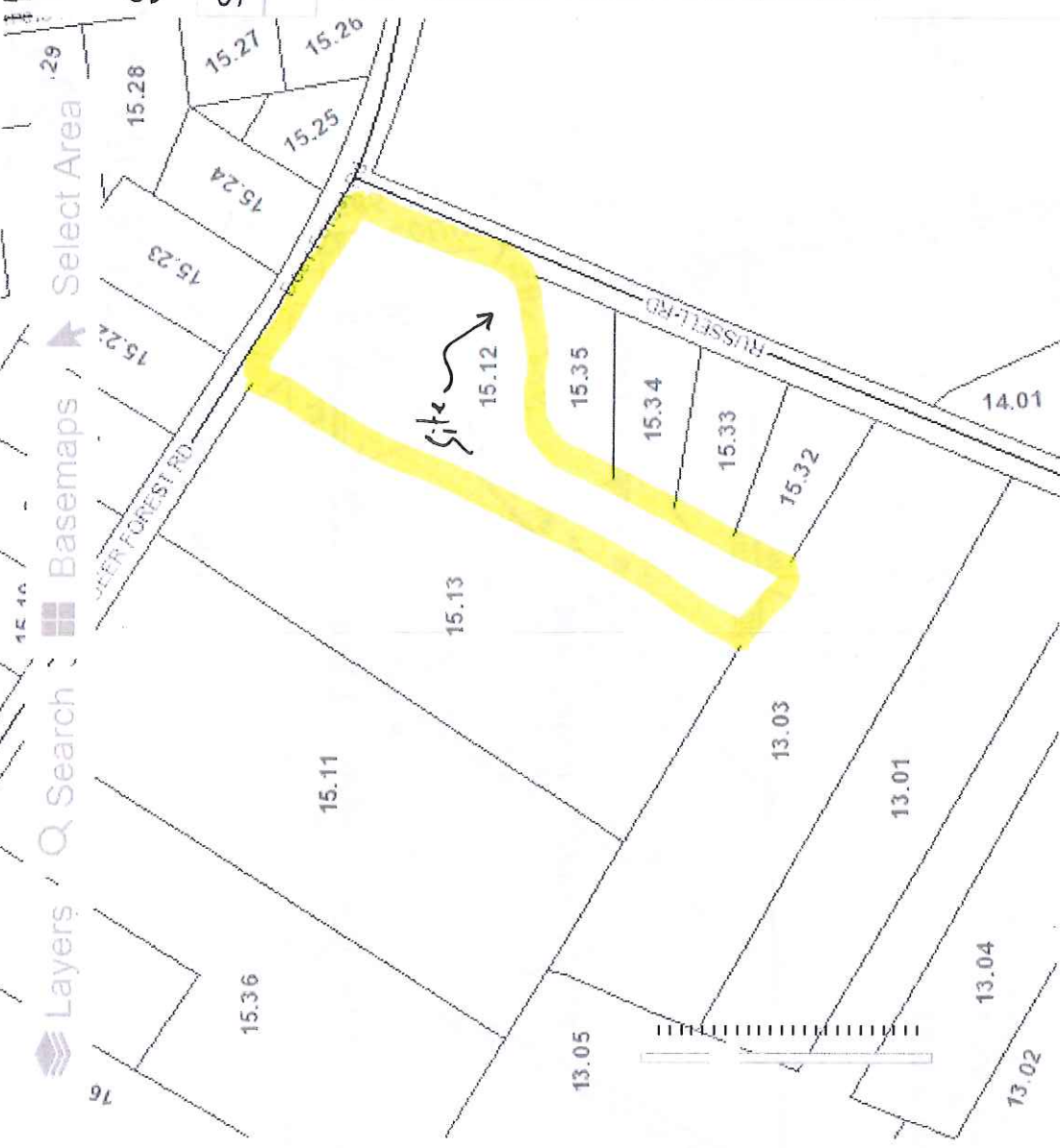
**Report prepared by:** Joseph C. Duke, Jr., CPSS

**Date of report:** October 10, 2019  
**Class "D" License #:** 4048

*Note: Information contained in this Site Evaluation Approval & Report and shown on the accompanying plot plan reflects current Delaware Department of Natural Resources and Environmental Control (DNREC) policies and procedures at the time of evaluation. Changes made to the property or to adjacent properties after the evaluation was conducted may preclude or modify wastewater disposal regardless of site evaluation approval. Data contained in this report may include information obtained from property owners, their agents, residents, adjacent residents, and departmental permits, when readily available. While this information is believed to be accurate, it does not guarantee a wastewater disposal permit and should not be construed as a survey. All information should be verified by interested parties prior to design and installation of the wastewater disposal system. Interpretations made in this evaluation are intended for siting and design of an on-site wastewater disposal system only and are not suitable for other uses. Unless this report has been reviewed and approved by DNREC, it constitutes only a technical opinion rendered and does not constitute an approval for siting or design of any wastewater disposal system on this site.*







### Search results

Clear Selected

Selected Features:  ▼

1) 430-17.00-15.12 Zoom

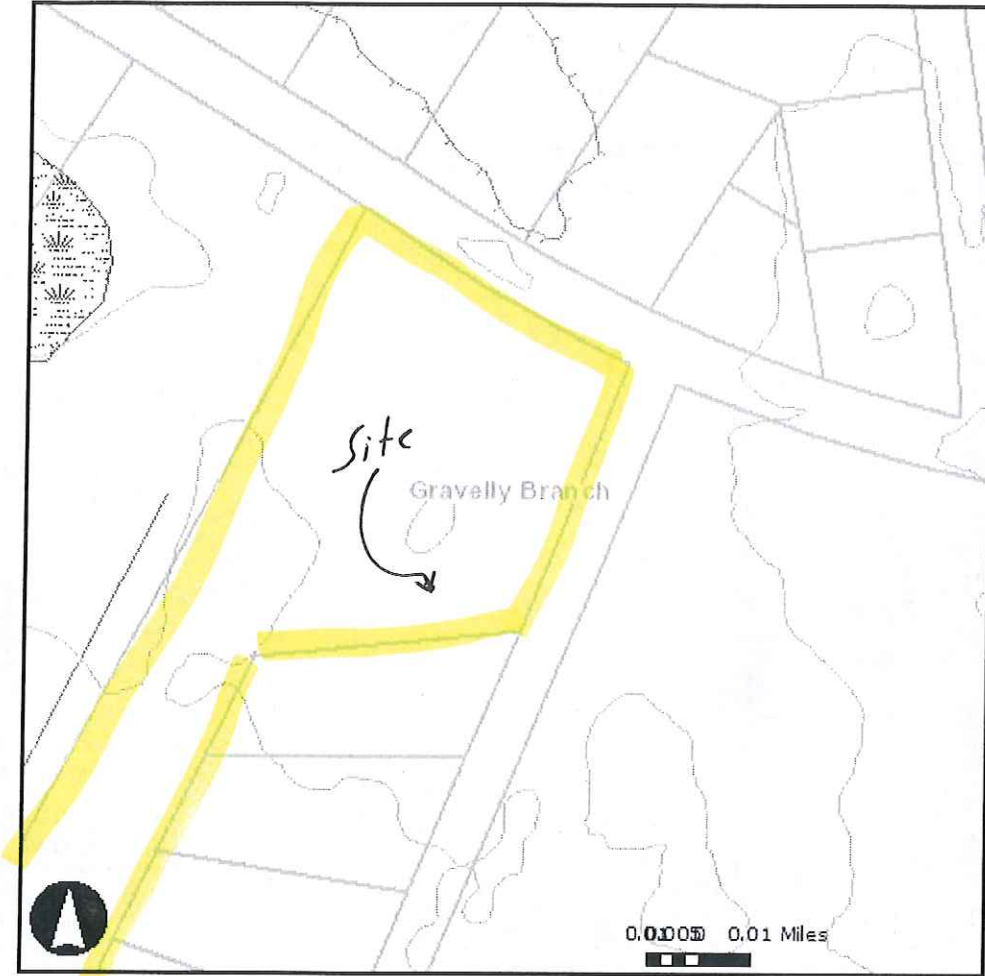
Book	3082
Page	61
Owner Name	WHITE GALE
Second Owner Name	
Mailing Address	22106 HENSLEY RD
City	SEAFORD
State	DE
Sewer Account	
Description	SE INT RD 565

Selected Features (1)
-----------------------





# Map



### Watersheds

- Tax Ditch Segments
- 1 - 989
- 990
- 991 - 993
- 994 - 999
- Tax Ditch Maximum ROWs
- Extent of Right-of-Way
- Tax Ditch Areas
- Approx. Watershed Boundary
- FEMA Flood Maps
- X 500
- A
- AE
- AO
- VE

### State Wetlands 2007

- Agriculture
- Estuarine Non-Vegetated
- Estuarine Vegetated
- Lacustrine
- Marine Non-vegetated
- Palustrine Emergent
- Palustrine Forested
- Palustrine Forested Deciduous
- Palustrine Forested Evergreen
- Palustrine Open Water/ Flats
- Palustrine Open Water/Flats
- Palustrine Scrub/Shrub

### State Wetlands 2007 (continued)

- Palustrine Scrub/shrub
- Palustrine Tidal Emergent
- Palustrine Tidal Forested
- Palustrine Tidal Forested
- Palustrine Tidal Scrub/Shrub
- Riverine Non-vegetated
- Riverine Vegetated
- Wellhead Protection Areas
- 

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# 4-30-17-15.12

Write a description for your map.

## Legend







25092 Oak Road  
Seaford, DE 19973

Phone & Text: (302) 629-2989  
Email: [jayduke@comcast.net](mailto:jayduke@comcast.net)

**Soil Profile Note Page**

Property Owner: White Date: 10/9 2019  
Property Location: W1 Russell Lot #: 5

Soil Boring#: 1 Slope: 0-1 % Relief: nearly level  
Estimated Permeability: 50 MPI Limiting Zone: 40" to redox dept: cone  
Taxonomic Classification: Typic Paleudult Free Water: >60"  
GPS: N 38° 44 , 15.39 " W 75° 29 , 23.84 "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con.	Texture	Structure	Const.
A	0 - 4	2.5Y 4/3	—	—	ls	2mg	f
E	4 - 12	2.5Y 4/4	—	—	ls	2mg	f
Bt <sup>1</sup>	12 - 24	10YR 5/6	—	—	sd	2msh	f
Bt <sup>2</sup>	24 - 30	10YR 5/6	—	—	sl	1msh	f
Bt <sup>3</sup>	30 - 40	10YR 4/4	—	—	sd	1msh	f
Bt <sup>4</sup>	40 - 60	10YR 5/2	10YR 5/1 w/cr 7.5YR 4/8 Fe c2p	—	vscl	2msh	f

Described By: \_\_\_\_\_

Soil Boring#: 2 Slope: 0-1 % Relief: nearly level  
Estimated Permeability: 50 MPI Limiting Zone: 32" to redox dept: cone  
Taxonomic Classification: Oxyaquic Paleudult Free Water: >60"  
GPS: N 38° 44 , 14.97 " W 75° 29 , 24.21 "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con	Texture	Structure	Const.
A	0 - 4	2.5Y 4/3	—	—	ls	2mg	f
E	4 - 32	2.5Y 4/4	—	—	ls	2mg	f
Bt	32 - 60	10YR 4/4	10YR 4/2 10YR 4/8 Fe c2p	—	vscl	2msh	f
	-						
	-						
	-						

Described By: \_\_\_\_\_

JCD  
Joseph C. Duke, Jr. CPSS, Class D License #: 4048

SB# 3 , 36" to redox dept: cone , 40 mpi, Oxyaquic Paleudult FW= >60"  
SB# , " to redox , mpi, FW= "

PARID: 430-17.00-15.12  
WHITE GALE

ROLL: RP  
14580 DEER FOREST RD

Property Information

---

Property Location: 14580 DEER FOREST RD  
 Unit:  
 City: BRIDGEVILLE  
 State: DE  
 Zip: 19933

Class: RES-Residential  
 Use Code (LUC): RT-RESIDENTIAL MH ON OWN LAND  
 Town: 00-None  
 Tax District: 430 - NANTICOKE  
 School District: 5 - WOODBRIDGE  
 Council District: 2-Wilson  
 Fire District: 72-Bridgeville  
 Deeded Acres: 7.0000  
 Frontage: 0  
 Depth: .000  
 Irr Lot:  
 Zoning 1: AR-1-AGRICULTURAL/RESIDEINTIAL  
 Zoning 2: -  
 Plot Book Page: /PB

100% Land Value: \$8,500  
 100% Improvement Value: \$24,600  
 100% Total Value: \$33,100

Legal

---

Legal Description SE INT RD 565  
RD 592

Owners

---

Owner	Co-owner	Address	City	State	Zip
WHITE GALE		22106 HENSLEY RD	SEAFORD	DE	19973



561530



25092 Oak Road  
Seaford, DE 19973

Phone & Text: (302) 629-2989  
Email: jayduke@comcast.net



**SITE EVALUATION APPROVAL PAGE**

The soils on this site are approved when the following is completed in full and signed by the approving authority. Isolation distance requirements, limited area of suitable soils, placement of fill, removal of soil, or compaction of the evaluated area may preclude construction permit approval or modify the type of system that may be permitted. An approved report must accompany any permit application. This is not a construction permit. All references to the Regulations refer to The Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems Amended 1/11/2014.

<b>Owner(s) Name:</b>	Gale White	<b>Tax Map #:</b>	4-30-17-15.12
		<b>Lot #:</b>	7
<b>Address:</b>	22106 Hensley Road Seaford, DE 19973	<b>Phone:</b>	(302) 462-1986

**Initial System Type:** Low-pressure pipe (LPP) on-site wastewater treatment and disposal system (OWTDS). See Exhibit O in the Regulations. Other OWTDS options include any conventional/alternative technologies approved by DNREC.

**Location of Drain Field:** In the vicinity of soil borings (SB) #1 - #3 (hatched area on the plot plan).

**Depth to Limiting Zone:** 36" to redox depletions & concentrations.

**Replacement System Type:** Same as above if space permits. Otherwise, the replacement system may be sand-lined in the vicinity of the initial system.

**Location of Drain Field:** In the immediate vicinity of soil borings referred to above.

**Depth to Limiting Zone:** Same as above.

**Design Comments**

- Maintain all isolation distances specified in Exhibit C of the Regulations.
- Maintain a 100' isolation distance from all domestic wells and 150' from all public wells.
- If the 100' isolation distance to the existing domestic well cannot be maintained, it can be reduced to a minimum isolation distance of 50', in accordance with Exhibit C of the Regulations.
- To avoid soil compaction, the area in the vicinity of the proposed drainfield should be identified and protected from any vehicular traffic or stockpiling of any material. In addition, any tree removal in this vicinity should be conducted according to DNREC strict guidelines.

**Instructions to the Property Owner**

- Contact a Class C System Designer.
- A permeability rate of 60 minutes per inch (mpi) has been estimated for the soils on this site. These estimated rates are used to determine the required size of the disposal area. They are based on soil texture and are derived from tables developed by the DNREC. You may elect to use the estimated rate to size the disposal system or have the appropriate tests conducted. Contact the Site Evaluator at (302) 629-2989 or DNREC [(302) 856-4561 in Sussex or (302) 739-9947 in Kent] for testing information.
- Read the attached Site Evaluation Report for additional information.

**Report prepared by:** Joseph C. Duke, Jr., CPSS

**Date of report:** October 10, 2019  
**Class "D" License #:** 4048

**For Official Use Only**

**Field checked:** \_\_\_\_\_  
**DNREC Reviewing Soil Scientist** \_\_\_\_\_

**Expiration Date:** 10/14/24  
**Approval Date:** 10/14/19

*Disclaimer: Approval of a site evaluation indicates only that the site evaluation was conducted in compliance with the regulations. It is not an indication of the quality or correctness of the site evaluation.*

600



25092 Oak Road  
Seaford, DE 19973

Phone & Text: (302) 629-2989  
Email: jayduke@comcast.net

**SITE EVALUATION REPORT PAGE**

**Owner(s) Name:** Gale White      **Tax Map #:** 4-30-17-15.12  
**Lot #:** 7

**Address:** 22106 Hensley Road      **Phone:** (302) 462-1986  
 Seaford, DE 19973

---

**Property Location:** West side of Russell Road

**Acreage:** 0.750 acres±

**Date of Evaluation:** 10/9/19

**Central Water Available:** No

**Wooded:** No

---

**2007 SWMP:** None per DNREC Navigator

**FEMA V zone:** None per DNREC Navigator

**HUC 12:** 20801090103

<u>Soil Profile #:</u>	<u>Limiting Zone Depth:</u>	<u>Limiting Zone Inferred From:</u>	<u>Subgroup Taxonomic Classification:</u>	<u>Free Water:</u>
SB #1	36"	redox concentrations & depletions	Oxyaquic Paleudult	>60"
SB #2	46"	redox concentrations & depletions	Arenic Paleudult	>60"
SB #3	38"	redox concentrations & depletions	Oxyaquic Paleudult	>60"

**Summary of Evaluation:** This site evaluation was conducted to assess the soil's suitability for siting an OWTDS. The evaluated portion of this parcel occupies a nearly level landscape position of a broad interstream divide that was part of a residential lot at the time of this evaluation. The evaluated soils in the vicinity of SBs #1 - #3 (hatched area) are moderately well drained and moderately slowly permeable. The soils in this vicinity meet the current regulatory requirements for an LPP OWTDS. Soil borings were located in reference to the found iron pipes (FIP) that are depicted as reference points on the plot plan.

**Report prepared by:** Joseph C. Duke, Jr., CPSS      **Date of report:** October 10, 2019  
**Class "D" License #:** 4048

*Note: Information contained in this Site Evaluation Approval & Report and shown on the accompanying plot plan reflects current Delaware Department of Natural Resources and Environmental Control (DNREC) policies and procedures at the time of evaluation. Changes made to the property or to adjacent properties after the evaluation was conducted may preclude or modify wastewater disposal regardless of site evaluation approval. Data contained in this report may include information obtained from property owners, their agents, residents, adjacent residents, and departmental permits, when readily available. While this information is believed to be accurate, it does not guarantee a wastewater disposal permit and should not be construed as a survey. All information should be verified by interested parties prior to design and installation of the wastewater disposal system. Interpretations made in this evaluation are intended for siting and design of an on-site wastewater disposal system only and are not suitable for other uses. Unless this report has been reviewed and approved by DNREC, it constitutes only a technical opinion rendered and does not constitute an approval for siting or design of any wastewater disposal system on this site.*







Print Help

Hide search results >

### Search results

Clear Selected

Selected Features: Parcels (1) ▼

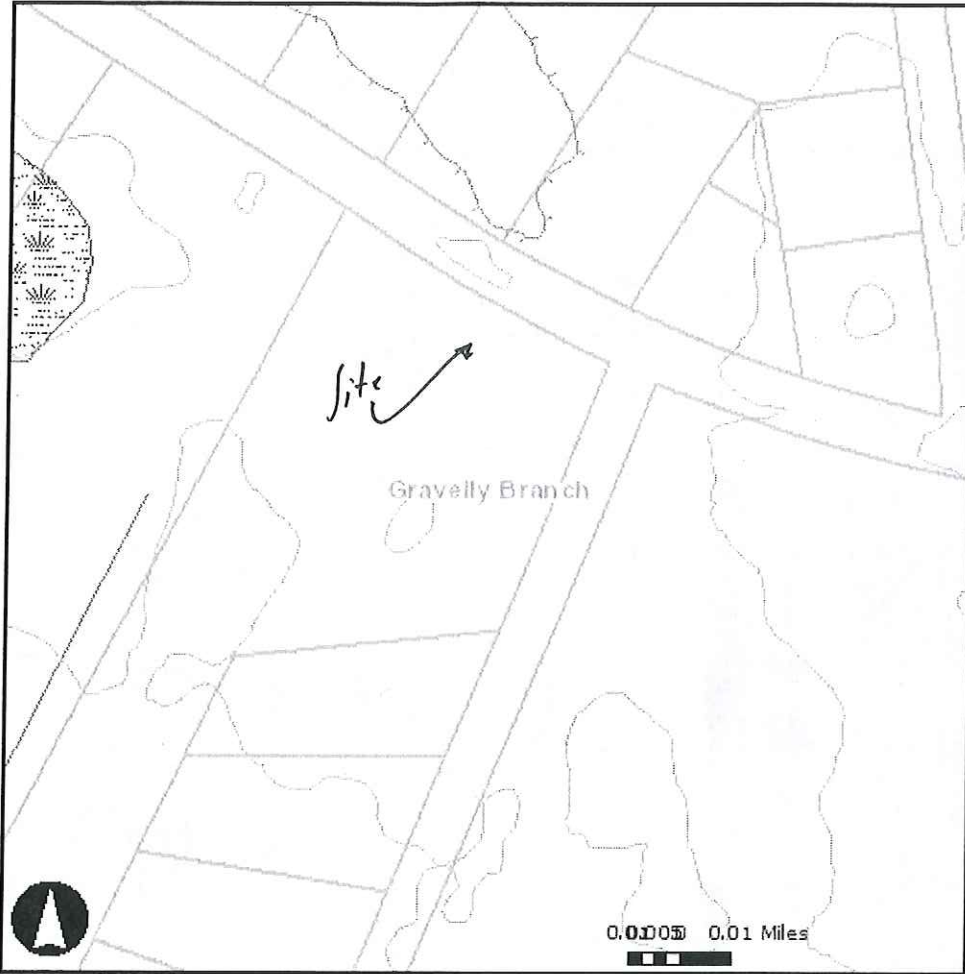
1) 430-17.00-15.12 Zoom

Book	3082
Page	61
Owner Name	WHITE GALE
Second Owner Name	
Mailing Address	22106 HENSLEY RD
City	SEAFORD
State	DE
Sewer Account	
Description	SE INT RD 565

Selected Features (1)



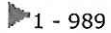
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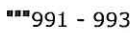
### Watersheds



### Tax Ditch Segments



990

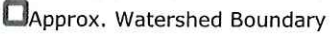


994 - 999

### Tax Ditch Maximum ROWs



### Tax Ditch Areas



### FEMA Flood Maps



A

AE

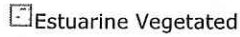
AO

VE

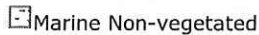
### State Wetlands 2007



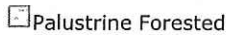
Estuarine Non-Vegetated



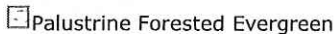
Lacustrine



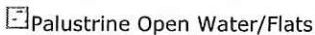
Palustrine Emergent



Palustrine Forested Deciduous

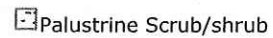


Palustrine Open Water/ Flats



Palustrine Scrub/Shrub

### State Wetlands 2007 (continued)



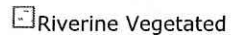
Palustrine Tidal Emergent



Palustrine Tidal Forested



Riverine Non-vegetated



### Wellhead Protection Areas



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4-30-17-15.12

Write a description for your map.

Legend







25092 Oak Road  
Seaford, DE 19973

Phone & Text: (302) 629-2989  
Email: [jayduke@comcast.net](mailto:jayduke@comcast.net)

Soil Profile Note Page

Property Owner: White Date: 10/9 2019  
Property Location: SE / Deer Forest Rd Lot #: 7

Soil Boring#: 1 Slope: 0-1 % Relief: nearly level  
Estimated Permeability: 60 MPI Limiting Zone: 36" to redox depth & conc.  
Taxonomic Classification: Oxyaquic Paleudult Free Water: >60"  
GPS: N 38° 44 , 17.31 " W 75° 29 , 23.13 "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con.	Texture	Structure	Const.
A <sub>p</sub>	0 - 4	10YR 4/3	—	—	ls	2mgv	f <sub>1</sub>
E	4 - 20	2.5Y 4/4	—	—	ls	2mgv	f <sub>1</sub>
Bt <sup>1</sup>	20 - 36	10YR 5/6	—	—	slt	1msblk	f <sub>1</sub>
Bt <sup>2</sup>	36 - 60	10YR 4/3	7.5YR 5/8 9e LLP 10YR 8/1 wcr mlp 10YR 5/2 c2p	—	wsl	2msblk	f <sub>1</sub>
	-						
	-						

Described By: \_\_\_\_\_

Soil Boring#: 2 Slope: 0-1 % Relief: nearly level  
Estimated Permeability: 50 MPI Limiting Zone: 46" to redox depth & conc.  
Taxonomic Classification: Acric Paleudult Free Water: >60"  
GPS: N 38° 44 , 17.97 " W 75° 29 , 24.08 "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con	Texture	Structure	Const.
A <sub>p</sub>	0 - 6	2.5Y 4/3	—	—	ls	1mgv	st <sub>1</sub>
E	6 - 24	2.5Y 4/4	—	—	ls	1mgv	st <sub>1</sub>
Bt <sup>1</sup>	24 - 46	10YR 5/6	—	—	wsl	2msblk	f <sub>1</sub>
Bt <sup>2</sup>	46 - 60	10YR 6/4	10YR 5/8 c2p 10YR 4/2 c2p 10YR 8/1 wcr mlp	—	wsl	2msblk	f <sub>1</sub>
	-						
	-						

Described By: \_\_\_\_\_

J.C. Duke, Jr.  
Joseph C. Duke, Jr. CPSS, Class D License #: 4048

SB# 3 , 36" to redox depth & conc. , 40 mpi, Oxyaquic Paleudult FW= >60"  
SB# , " to redox , mpi, FW= "

PARID: 430-17.00-15.12  
WHITE GALE

ROLL: RP  
14580 DEER FOREST RD

Property Information

---

Property Location: 14580 DEER FOREST RD  
 Unit:  
 City: BRIDGEVILLE  
 State: DE  
 Zip: 19933

Class: RES-Residential  
 Use Code (LUC): RT-RESIDENTIAL MH ON OWN LAND  
 Town: 00-None  
 Tax District: 430 - NANTICOKE  
 School District: 5 - WOODBRIDGE  
 Council District: 2-Wilson  
 Fire District: 72-Bridgeville  
 Deeded Acres: 7.0000  
 Frontage: 0  
 Depth: .000  
 Irr Lot:  
 Zoning 1: AR-1-AGRICULTURAL/RESIDEINTIAL  
 Zoning 2: -  
 Plot Book Page: /PB

100% Land Value: \$8,500  
 100% Improvement Value: \$24,600  
 100% Total Value: \$33,100

Legal

---

Legal Description: SE INT RD 565  
 RD 592

Owners

---

Owner	Co-owner	Address	City	State	Zip
WHITE GALE		22106 HENSLEY RD	SEAFORD	DE	19973



561529

RECEIVED  
OCT 11 2019  
GROUNDWATER  
SUSSEX COUNTY



25092 Oak Road Phone & Text: (302) 629-2989  
Seaford, DE 19973 Email: jayduke@comcast.net

**SITE EVALUATION APPROVAL PAGE**

The soils on this site are approved when the following is completed in full and signed by the approving authority. Isolation distance requirements, limited area of suitable soils, placement of fill, removal of soil, or compaction of the evaluated area may preclude construction permit approval or modify the type of system that may be permitted. An approved report must accompany any permit application. This is not a construction permit. All references to the Regulations refer to The Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems Amended 1/11/2014.

Owner(s) Name: Gale White Tax Map #: 4-30-17-15.12  
Address: 22106 Hensley Road Lot #: 6  
Seaford, DE 19973 Phone: (302) 462-1986

Initial System Type: Low-pressure pipe (LPP) on-site wastewater treatment and disposal system (OWTDS). See Exhibit O in the Regulations. Other OWTDS options include any conventional/alternative technologies approved by DNREC.

Location of Drain Field: In the vicinity of soil borings (SB) #1 - #3 (hatched area on the plot plan).

Depth to Limiting Zone: 36" to redox depletions & concentrations.

Replacement System Type: Same as above if space permits. Otherwise, the replacement system may be sand-lined in the vicinity of the initial system.

Location of Drain Field: In the immediate vicinity of soil borings referred to above.

Depth to Limiting Zone: Same as above.

**Design Comments**

- Maintain all isolation distances specified in Exhibit C of the Regulations.
- Maintain a 100' isolation distance from all domestic wells and 150' from all public wells.
- If the 100' isolation distance to the existing domestic well cannot be maintained, it can be reduced to a minimum isolation distance of 50', in accordance with Exhibit C of the Regulations.
- To avoid soil compaction, the area in the vicinity of the proposed drainfield should be identified and protected from any vehicular traffic or stockpiling of any material. In addition, any tree removal in this vicinity should be conducted according to DNREC strict guidelines.

**Instructions to the Property Owner**

- Contact a Class C System Designer.
- A permeability rate of 60 minutes per inch (mpi) has been estimated for the soils on this site. These estimated rates are used to determine the required size of the disposal area. They are based on soil texture and are derived from tables developed by the DNREC. You may elect to use the estimated rate to size the disposal system or have the appropriate tests conducted. Contact the Site Evaluator at (302) 629-2989 or DNREC [(302) 856-4561 in Sussex or (302) 739-9947 in Kent] for testing information.
- Read the attached Site Evaluation Report for additional information.

Report prepared by: J.C. Duke, Jr. Date of report: October 10, 2019  
Joseph C. Duke, Jr., CPSS Class "D" License #: 4048

**For Official Use Only**

Field checked: \_\_\_\_\_ Expiration Date: 10/14/24  
DNREC Reviewing Soil Scientist: J Approval Date: 10/14/19

Disclaimer: Approval of a site evaluation indicates only that the site evaluation was conducted in compliance with the regulations. It is not an indication of the quality or correctness of the site evaluation.

Layers Q Search Select Area Basemaps

15.40 15.29 15.28 15.27 15.26 15.25 15.24 15.23 15.22 15.21 15.13 15.12 15.35 15.34 15.33 15.32 14.01 13.03 13.01 13.04 13.02 15.36 15.11

16 15.40 15.29 15.28 15.27 15.26 15.25 15.24 15.23 15.22 15.21 15.13 15.12 15.35 15.34 15.33 15.32 14.01 13.03 13.01 13.04 13.02 15.36 15.11

DEER FOREST RD RUSSELL RD

Print Help

Hide search results >>

### Search results

Clear Selected

Selected Features: Parcels (1)

1) 430-17.00-15.12 Zoom

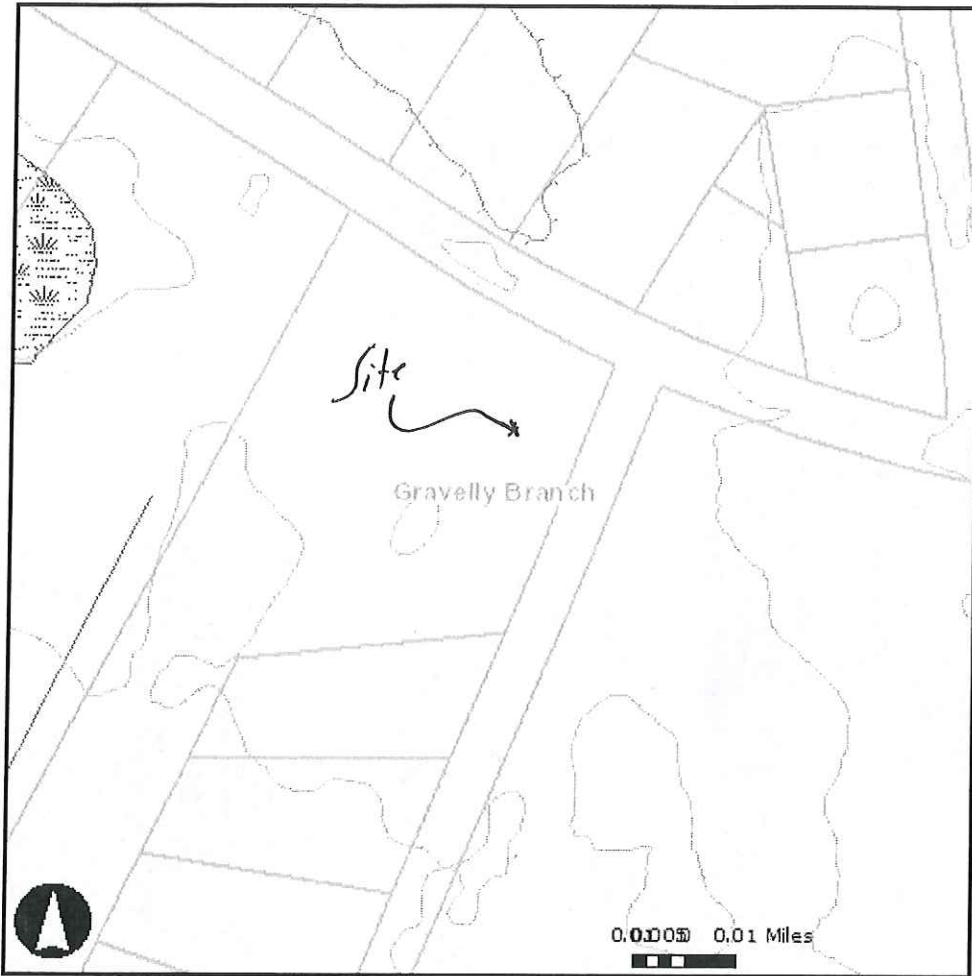
Book	3082
Page	61
Owner Name	WHITE GALE
Second Owner Name	
Mailing Address	22106 HENSLEY RD
City	SEAFORD
State	DE
Sewer Account	
Description	SE INT RD 565



Selected Features (1)



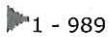
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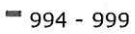
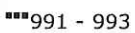
### Watersheds



### Tax Ditch Segments



990



### Tax Ditch Maximum ROWs



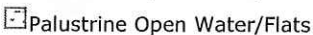
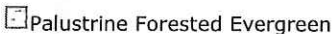
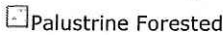
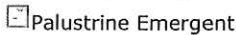
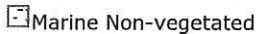
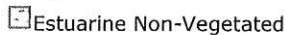
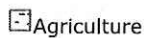
### Tax Ditch Areas



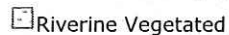
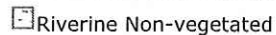
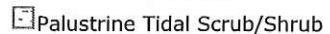
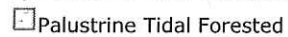
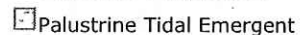
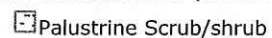
### FEMA Flood Maps



### State Wetlands 2007



### State Wetlands 2007 (continued)



### Wellhead Protection Areas



**Copyright DNREC 2009**

Copyright Delaware Department of Natural Resources and Environmental Control, 2009



# 4-30-17-15.12

Write a description for your map.

## Legend







25092 Oak Road  
Seaford, DE 19973

Phone & Text: (302) 629-2989  
Email: [jayduke@comcast.net](mailto:jayduke@comcast.net)

**Soil Profile Note Page**

Property Owner: White Date: 10/9/2019  
Property Location: E/Russell Lot #: 6

Soil Boring#: 1 Slope: 0-1 % Relief: nearly level  
Estimated Permeability: 60 MPI Limiting Zone: 36" to redox depletion  
Taxonomic Classification: Oxyaquic Paleudult Free Water: >60"  
GPS: N 38° 44 ' 16.55 " W 75° 29 ' 23.37 "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con.	Texture	Structure	Const.
A <sub>p</sub>	0 - 6	2.5Y 4/3	—	—	ls	1mgv	sf
E	6 - 24	2.5Y 4/4	—	—	ls	1mgv	sf
EB	24 - 36	2.5Y 4/4	10YR 4/6	—	ls, sl	1-2msbl	f-
Bt <sub>1</sub>	36 - 46	10YR 4/4	10YR 5/2 10YR 4/8 5B	clt clp	sl, sd	2msbl	f-
Bt <sub>g</sub> <sup>2</sup>	46 - 60	10YR 5/2	7.5YR 5/8 5/6	clt	wsclt	3msbl	f
	-						

Described By: \_\_\_\_\_

Soil Boring#: 2 Slope: 0-1 % Relief: nearly level  
Estimated Permeability: 40 MPI Limiting Zone: 46" to redox depletion  
Taxonomic Classification: Arenic Paleudult Free Water: >60"  
GPS: N 38° 44 ' 16.25 " W 75° 29 ' 25.24 "

Horizon	Depth below soil surface	Matrix Color	Mottles	Ab. S. Con	Texture	Structure	Const.
A <sub>p</sub>	0 - 8	10YR 4/3	—	—	ls	2mgv	sf
E	8 - 24	2.5Y 4/4	—	—	ls	2mgv	sf
EB	24 - 46	2.5Y 4/4 5/6	—	—	ls	2mgv	f-
Bt <sub>1</sub>	46 - 56	10YR 5/6	10YR clt 7.5YR 4/2	clp clt	sl	1msbl	f
Bt <sub>g</sub> <sup>2</sup>	56 - 60	10YR 5/2	7.5YR 4/8 5/6	clt	sd	2msbl	f-
	-						

Described By: \_\_\_\_\_

J.C. Duke  
Joseph C. Duke, Jr. CPSS, Class D License #: 4048

SB# 3, 38" to redox to redox depletion, 50 mpi, Oxyaquic Paleudult FW= >60"  
SB# \_\_\_\_\_, \_\_\_\_\_ " to redox \_\_\_\_\_, \_\_\_\_\_ mpi, \_\_\_\_\_ FW= \_\_\_\_\_ "

PARID: 430-17.00-15.12  
WHITE GALE

ROLL: RP  
14580 DEER FOREST RD

Property Information

---

Property Location: 14580 DEER FOREST RD  
 Unit:  
 City: BRIDGEVILLE  
 State: DE  
 Zip: 19933

Class: RES-Residential  
 Use Code (LUC): RT-RESIDENTIAL MH ON OWN LAND  
 Town: 00-None  
 Tax District: 430 - NANTICOKE  
 School District: 5 - WOODBRIDGE  
 Council District: 2-Wilson  
 Fire District: 72-Bridgeville  
 Deeded Acres: 7.0000  
 Frontage: 0  
 Depth: .000  
 Irr Lot:  
 Zoning 1: AR-1-AGRICULTURAL/RESIDEINTIAL  
 Zoning 2: -  
 Plot Book Page: /PB

100% Land Value: \$8,500  
 100% Improvement Value: \$24,600  
 100% Total Value: \$33,100

Legal

---

Legal Description SE INT RD 565  
RD 592

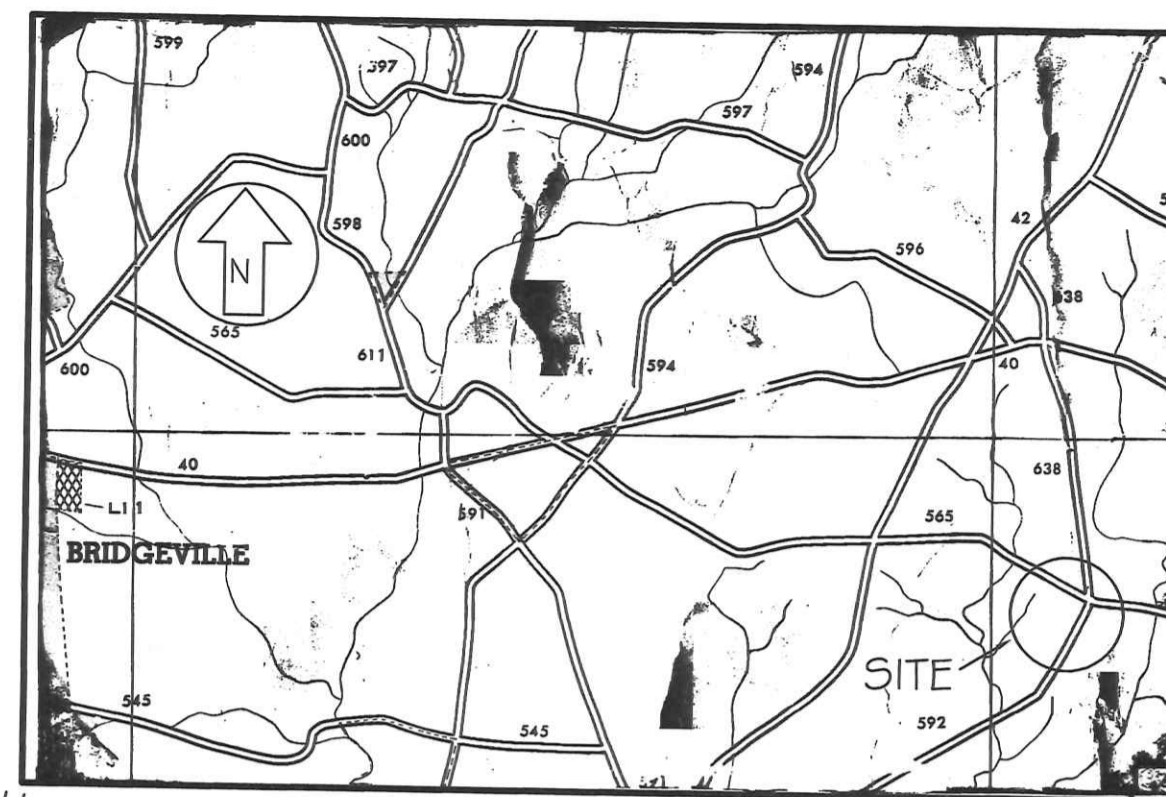
Owners

---

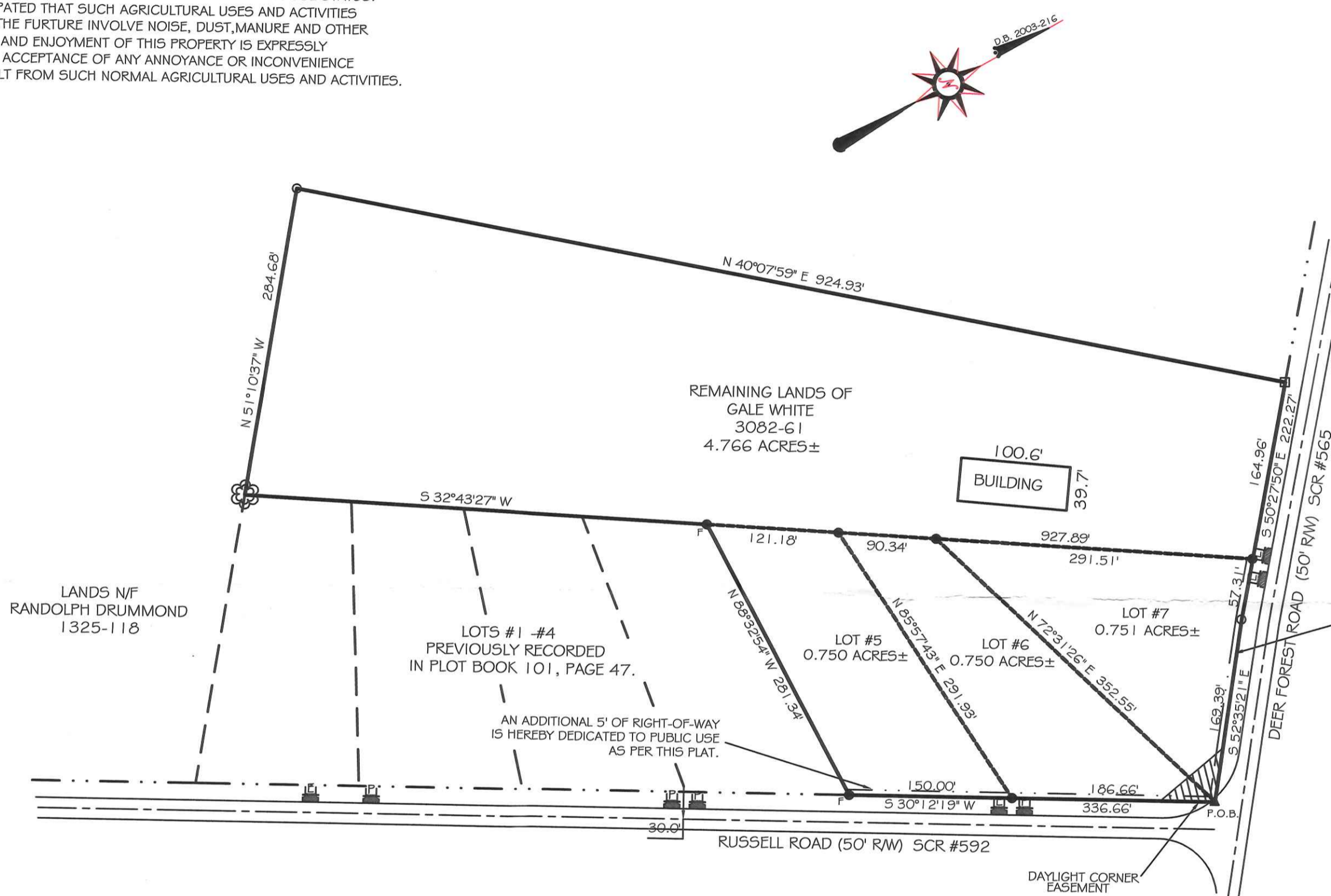
Owner	Co-owner	Address	City	State	Zip
WHITE GALE		22106 HENSLEY RD	SEAFORD	DE	19973



- NOTES:
- IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
  - ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DEL.D.O.T.'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
  - THERE IS A FIFTY FOOT BUILDING SETBACK FROM LANDS USED FOR AGRICULTURAL PURPOSES.
  - SEE DATA COLUMN FOR LOT ACCESS.
  - A 30-FOOT WIDE STRIP OF RIGHT-OF-WAY FROM THE CENTERLINE IS HEREBY DEDICATED TO THE STATE OF DELAWARE AS PER THIS PLAT.
  - 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 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.



VICINITY MAP  
SCALE 1" = 1 MILE



**DATA COLUMN:**

T.M.#430-17.00-15.12  
 ZONING: AR-1  
 TRACT AREA: 7.018 ACRES± (INCLUDING RESIDUAL AREA)  
 EXISTING LOTS: 1  
 PROPOSED LOTS: 3 NEW (4 TOTAL INCLUDING RESIDUAL LANDS)  
 PRESENT USE: RESIDENTIAL  
 PROPOSED USE: RESIDENTIAL  
 ACCESS: LOTS 5 & 6 S.C.R. 592 (RUSSELL RD.)  
 LOT # 7 S.C.R. 565 (DEER FOREST RD.)  
 ROADWAY CLASSIFICATION: LOCAL ROADWAY  
 WATER AND SEWER: INDIVIDUAL ON-SITE  
 100 YEAR FLOODPLAIN: SITE IS NOT IMPACTED  
 AS PER FIRM #10005C0280L DATED 6/20/18  
 THIS PROJECT IS NOT IN THE PROXIMITY OF A TID  
 SPEED LIMIT ON RUSSELL & DEER FOREST IS 50MPH

- FIRE MARSHAL NOTES:**
- ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTION SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
  - MAXIMUM HEIGHT: 3 STORIES NOT TO EXCEED 42'.
  - A SINGLE FAMILY DWELLING IS PROPOSED.
  - BUILDING CONSTRUCTION TYPE: NFPA TYPE V WOOD FRAME.
  - AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.

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

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

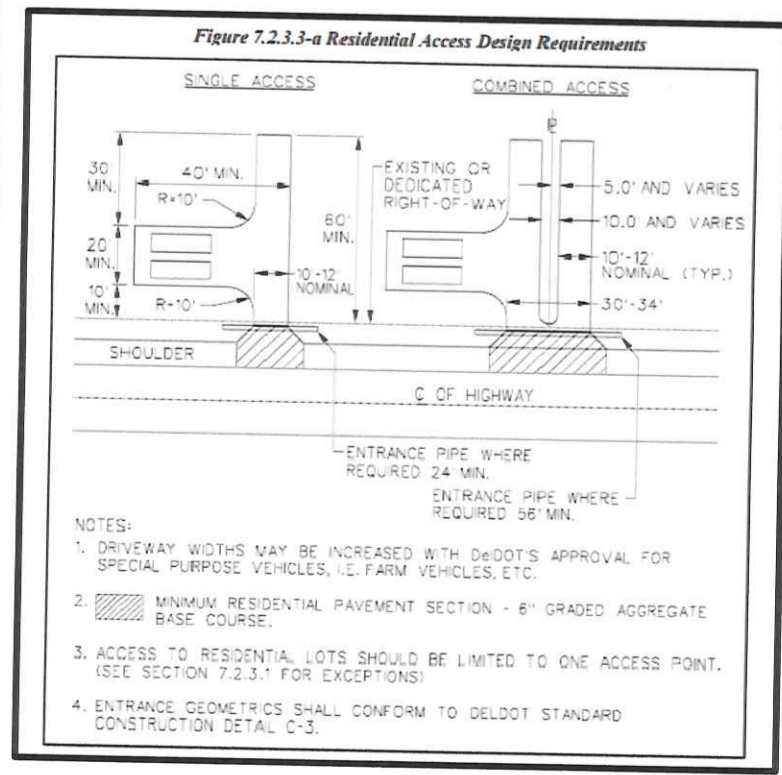
APPROVAL FROM PLANNING AND ZONING COMMISSION

TITLE \_\_\_\_\_ DATE \_\_\_\_\_

TITLE \_\_\_\_\_ DATE \_\_\_\_\_

## SUBDIVISION OF LANDS FOR GALE WHITE

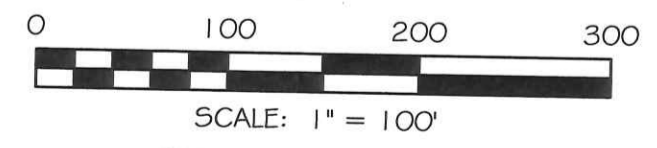
OWNER: GALE WHITE  
 22106 HENSLEY ROAD  
 SEAFORD, DE 19973



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

DONALD K. MILLER, PLS 407 \_\_\_\_\_ DATE \_\_\_\_\_

- LEGEND:**
- CONCRETE MONUMENT (FOUND)
  - MARBLE MONUMENT (FOUND)
  - IRON PIPE (TO BE SET)
  - POINT
  - SOIL BORING
  - ▬ EXISTING ENTRANCE
  - ▬ PROPOSED ENTRANCE
  - EXISTING RIGHT-OF-WAY LINE
  - PROPOSED RIGHT-OF-WAY LINE
  - PROPERTY LINE
  - CENTERLINE
  - NEXT PROPERTY LINE
  - PROPOSED PROPERTY LINE



OTHER THAN SHOWN, THIS SURVEY AND PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS CROSSING THIS PROPERTY.  
 NO TITLE SEARCH PROVIDED OR STIPULATED.

DATE	REVISION

NOTE: 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 OWNERS LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.

<p><b>MILLER LEWIS, INC.</b>                  LAND SURVEYING                  1560 MIDDLEFORD RD.                  SEAFORD, DELAWARE 19973                  PH: 302-629-9895 FAX: 302-629-2391</p>	HUNDRED NANTICOKE	COUNTY SUSSEX
	STATE DELAWARE	DRAWN BY D. K. MILLER
	REF. 3082-61	FILE WHITE 4-30-17-15.12
	AUGUST 16, 2019	



**PLANNING & ZONING COMMISSION**

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



**Sussex County**

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

**PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET**  
Planning Commission Public Hearing Date October 24, 2019

Application: CZ 1895 & CU 2195 Gulfstream Development, LLC

Applicant/Owner: Gulfstream Development, LLC  
27 Atlantic Avenue  
Ocean View, DE 19970

Site Location: Northwest corner of Parker House Rd. and Muddy Neck Rd.

Current Zoning: AR-1 (Agricultural Residential District)

Proposed Zoning: GR (General Residential)

Proposed Use: Multi-Family (45 apartment units)

Comprehensive Land Use Plan Reference: Coastal Area

Councilmatic District: Mr. Hudson

School District: Indian River School District

Fire District: Millville Fire District

Sewer: Sussex County

Water: Tidewater Utilities

Site Area: 3.93 ac. +/-

Tax Map ID.: 134-16.00-382.00

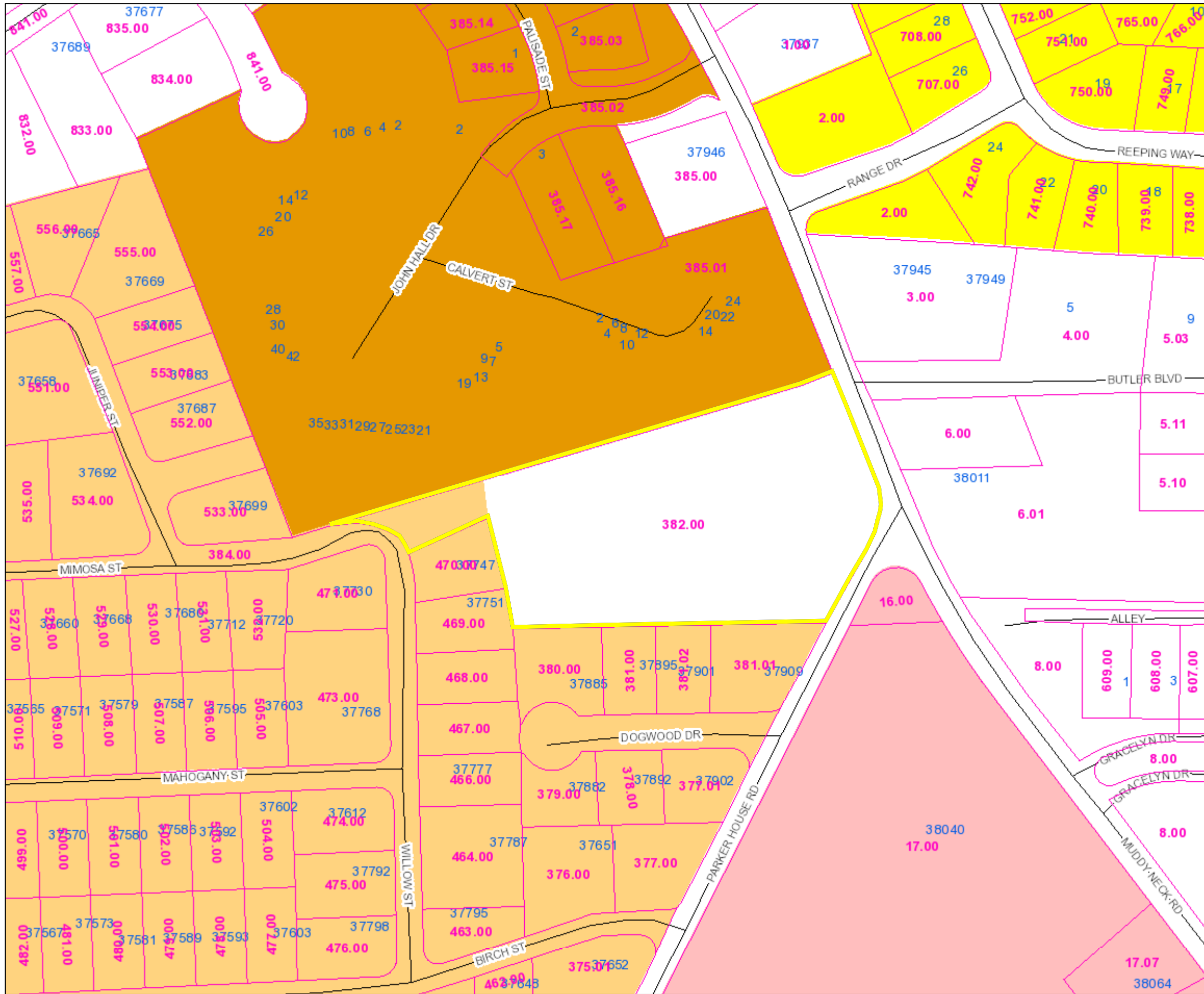








# Sussex County



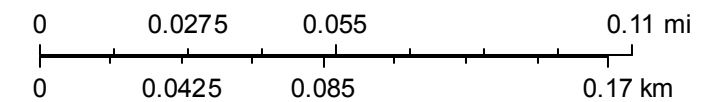
<b>PIN:</b>	134-16.00-382.00
<b>Owner Name</b>	GULFSTREAM DEVELOPMENT LLC
<b>Book</b>	5028
<b>Mailing Address</b>	27 ATLANTIC AVE
<b>City</b>	OCEAN VIEW
<b>State</b>	DE
<b>Description</b>	W/RT 361 CORNER NW/
<b>Description 2</b>	RT 362 P/O MIMOSA ST
<b>Description 3</b>	N/A
<b>Land Code</b>	

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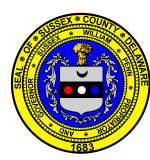
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- polygonLayer

Override 1
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- 911 Address
- Streets

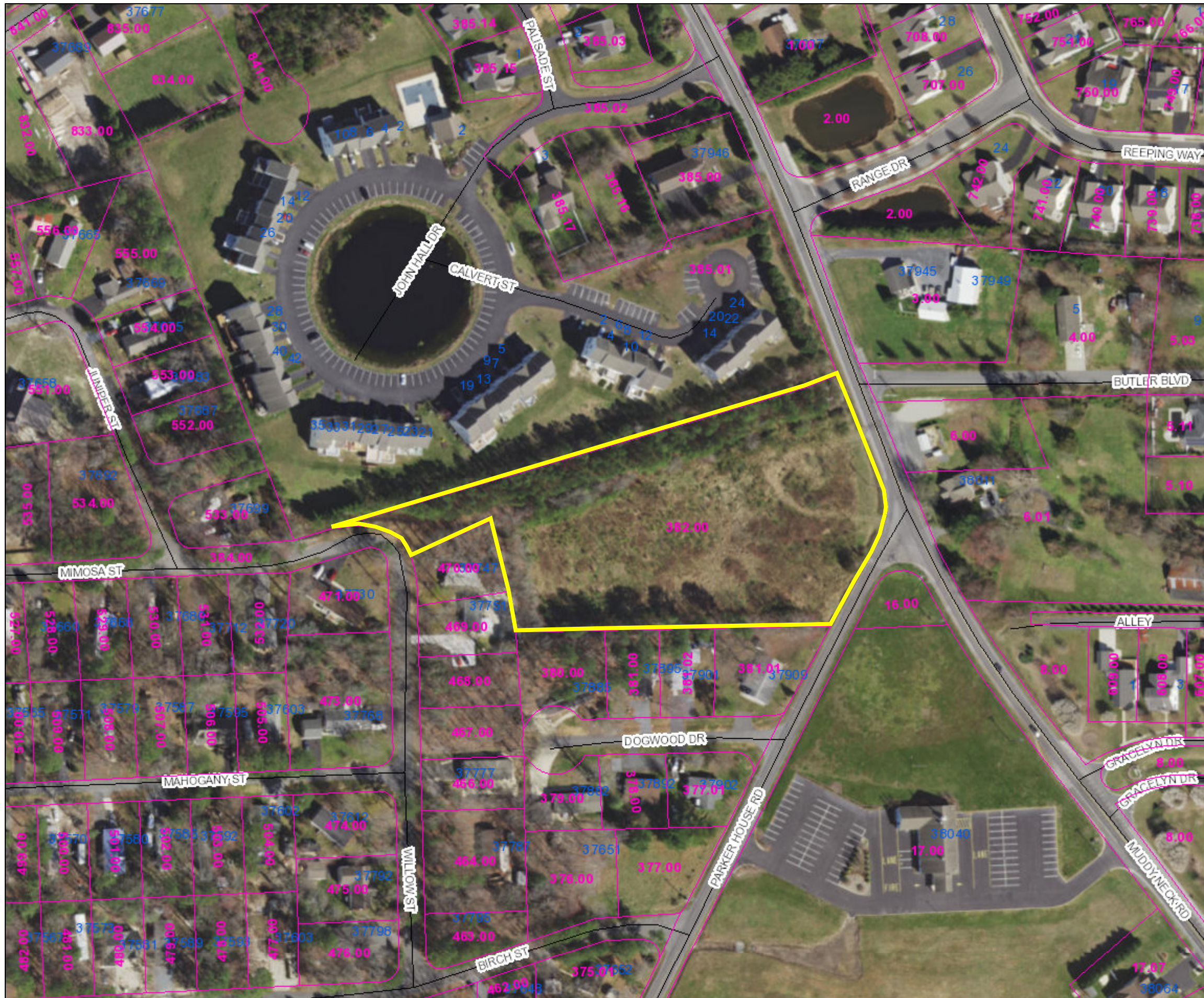
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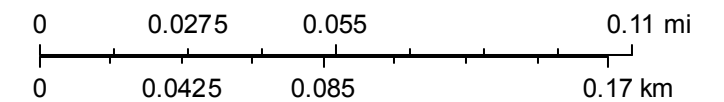
# Sussex County



<b>PIN:</b>	134-16.00-382.00
<b>Owner Name</b>	GULFSTREAM DEVELOPMENT LLC
<b>Book</b>	5028
<b>Mailing Address</b>	27 ATLANTIC AVE
<b>City</b>	OCEAN VIEW
<b>State</b>	DE
<b>Description</b>	W/RT 361 CORNER NW/
<b>Description 2</b>	RT 362 P/O MIMOSA ST
<b>Description 3</b>	N/A
<b>Land Code</b>	

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

1:2,257





File #: CU10195  
201907655

## 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 Parker House Road (362) & Muddy Neck Road (361)

**Type of Conditional Use Requested:**

A proposed change of zoning district from AR-1 to GR with a multifamily residential conditional land use.

**Tax Map #:** 134-16.00-382.00

**Size of Parcel(s):** 3.93 acres

**Current Zoning:** AR-1

**Proposed Zoning:** GR

**Size of Building:** See Site Plan

**Land Use Classification:** Multifamily Residential - Market Rate Apartments

**Water Provider:** Tidewater Utilities

**Sewer Provider:** Sussex County

**Applicant Information**

**Applicant Name:** Gulfstream Development, LLC

**Applicant Address:** 27 Atlantic Avenue

**City:** Ocean View

**State:** DE

**Zip Code:** 19970

**Phone #:** (302) 539-6178

**E-mail:** rjh@gulfstream.net

**Owner Information**

**Owner Name:** Same as above

**Owner Address:** \_\_\_\_\_

**City:** \_\_\_\_\_

**State:** \_\_\_\_\_

**Zip Code:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_

**Agent/Attorney/Engineer Information**

**Landscape Architect**

**Agent/Attorney/Engineer Name:** Land Tech Land Planning, LLC - Jeffrey A. Clark, RLA

**Agent/Attorney/Engineer Address:** Taggart Professional Center - 32895 South Coastal Highway, Suite 202

**City:** Bethany Beach

**State:** DE

**Zip Code:** 19930

**Phone #:** (302) 539-2366

**E-mail:** jeffc@landtechllc.com





# Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

- Completed Application**
- Provide eight (8) copies of the Site Plan or Survey of the property**
  - Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
  - Provide a PDF of Plans (may be e-mailed to a staff member)
  - Deed or Legal description
- Provide Fee \$500.00**
- Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.)** If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.**
- DeIDOT Service Level Evaluation Request Response**
- PLUS Response Letter (if required)**

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

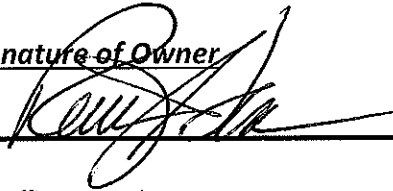
I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future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

### Signature of Applicant/Agent/Attorney

\_\_\_\_\_

Date: \_\_\_\_\_

### Signature of Owner

  
\_\_\_\_\_

Date: 6/18/19

### For office use only:

Date Submitted: 7/2/19  
Staff accepting application: Coh  
Location of property: \_\_\_\_\_

Fee: \$500.00 Check #: 2121  
Application & Case #: 2019 07655

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

May 21, 2019

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 **Gulfstream Development, LLC** rezoning application, which we received on April 23, 2019. This application is for a 3.93-acre parcel (Tax Parcel: 134-16.00-382.00). The subject land is located on the west side of the intersection of Parker House Road (Sussex Road 362) and Muddy Neck Road (Sussex Road 361). The subject land is currently zoned as AR-1 (Agricultural Residential) and the applicant is seeking to rezone the land to GR (General Residential) to develop 45 mid-rise (three-story) rental apartments.

Per the 2018 Delaware Vehicle Volume Summary, the annual average daily traffic volume along the segment of Parker House Road where the subject land is located is 1,646 vehicles per day. As the subject land also has frontage along Muddy Neck Road, the annual average daily traffic volume along that road segment, which is from the south Ocean View limits to Double Bridges Road (Sussex Road 363), is 3,728 vehicles per day.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DeIDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be negligible in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DeIDOT's description of this application as negligible with regard to warranting a TIS does not mean that it is negligible in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.


If the County approves this application, the applicant should be reminded that DeIDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.





Ms. Janelle M. Cornwell  
Page 2 of 2  
May 21, 2019

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  
Gulfstream Development, 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  
Troy Brestel, Project Engineer, Development Coordination  
Claudy Joinville, Project Engineer, Development Coordination

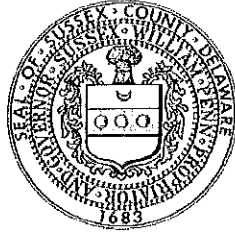




**PLANNING & ZONING**

JANELLE M. CORNWELL, AICP  
DIRECTOR

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



**Sussex County**

DELAWARE  
sussexcountype.gov

## Sussex County Zoning Verification

This form is to provide the current zoning for the following parcel of land located within Sussex County. This form does not grant approval for any current or future use of the property.

Tax Parcel Number: 134-16.00-382.00

Location: Intersection of Muddy Neck Road & Parker House Road

Current Zoning: AR-1

Owner: (from assessment records):

American Senior Housing, LLC

Owner Mailing Address (from assessment records):

3739-C Pickett Road

Fairfax, VA 22032

\_\_\_\_\_

The zoning for this property has been confirmed from the Official Sussex County Zoning Map by:

\_\_\_\_\_  
Sussex County Planning & Zoning Staff Member

\_\_\_\_\_  
Date

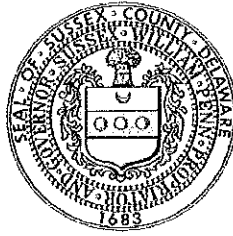


COUNTY ADMINISTRATIVE OFFICES  
2 THE CIRCLE | PO BOX 417  
GEORGETOWN, DELAWARE 19947

**PLANNING & ZONING**

JANELLE M. CORNWELL, AICP  
DIRECTOR

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



**Sussex County**

DELAWARE  
sussexcountyde.gov

**Service Level Evaluation Request Form**

This form **shall** be submitted to the Planning and Zoning Office and a response **shall** be received back from DeDOT prior to the applicant being able to submit an application to the Planning and Zoning Office.

Date: 4/22/19

**Site Information:**

Site Address/Location: Intersection of Parker House Road & Muddy Neck Road (361)

Tax Parcel Number: 134-16.00-382.00

Current Zoning: AR-1

Proposed Zoning: GR

Land Use Classification: Conditional Use - Multifamily

Proposed Use(s): Proposed 45 rental apartments within three (3) three story buildings.

Square footage of any proposed buildings or number of units: Proposed Density = 45 dwellings

**Applicant Information:**

Applicant's Name: Gulfstream Development, LLC

Applicant's Address: 27 Atlantic Avenue

City: Ocean View State: DE Zip Code: 19970

Applicant's Phone Number: (302) 539-6178

Applicant's e-mail address: rjh@gulfstream.net

Contact 10:18 AM  
5/23/19



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

Last updated 7-27-18



## PLANNING & ZONING

JANELLE M. CORNWELL, AICP  
DIRECTOR

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



# Sussex County

DELAWARE  
sussexcountyde.gov

## Memorandum

To: Sussex County Planning Commission Members  
From: Samantha Bulkilvish, Planner I  
CC: Vince Robertson, Assistant County Attorney and applicant  
Date: October 16, 2019  
RE: Staff Analysis for CU 2195 Gulfstream Development, LLC

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This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2195 Gulfstream Development, LLC to be reviewed during the October 24, 2019 Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for parcel 134-16.00-382.00 to allow for multi-family (45 apartment units) to be located on the northwest corner of Parker House Road and Muddy Neck Road. The size of the property is 3.93 ac. +/-.

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map indicates that the property has the land use designation of "Coastal Area."

The surrounding land use to the north, south, east and west is Coastal Area with some lands within the Municipal boundary of Ocean View to the northeast. The Coastal Area contains areas that can accommodate development provided that special environmental concerns are addressed. A range of housing types should be permitted in Coastal Areas, including single-family homes, townhouses, and multi-family units. Retail and office uses are appropriate but larger shopping centers and office parks should be confined to selected locations with access along arterial roads. Appropriate mixed-use development should also be allowed. In doing so, careful mixtures of homes with light commercial, office and institutional uses can be appropriate to provide for convenient services and to allow people to work close to home. Major new industrial uses are not normally appropriate in these areas.

The property is zoned AR-1 (Agricultural Residential District) pending rezoning to GR (General Residential District). The property to the north is zoned HR-1 - RPC (High Density Residential District – Residential Planned Community). The properties to the west and south are zoned GR (General Residential District) and the parcel to the southeast is zoned B-1 (Neighborhood Business District) and the properties to the east are zoned AR-1 (Agricultural Residential District). There are no Conditional Uses approved since 2011 in the immediate area, although there is multi-family adjacent to the property as part of the RPC (Residential Planned Community).

Based on the analysis of the land use, surrounding zoning and uses, the proposed Conditional Use for multi-family could be considered as consistent with the land use, area zoning and uses.



## LETTER OF SUPPORT FOR CHANGE IN ZONING

Zoning and Planning  
Attn: Commissioners  
P.O. Box 417  
Georgetown, DE 19947

Re: C/Z #1895 Change of Zoning  
Re: C/U #2195 Conditional Use

Dear Commissioners:

This letter is in reference to the Planning and Zoning public meeting that is tentatively set for October 24, 2019 at 6:00pm to hear a request for zoning change (C/Z #1895). This is the application of Gulfstream Development, LLC to amend the Comprehensive Zoning Map from AR-1 Agricultural Residential District to a GR which would allow for medium density housing.

**I strongly support the zoning change** for this certain parcel of land lying and being in Baltimore Hundred, Sussex County, Containing 3.93 acres, more or less (land lying west of Muddy Neck Road, Road 361 and northwest of Parker House Road, Road 362). Gulfstream Development LLC is also requesting a conditional use (C/U #2195) for this same parcel of land and is presenting a site plan for a 45 unit apartment campus. This benefits the community and is in keeping with the "mixed character of this area. This development fits nicely in the mixed community of single homes, town-homes, mobile homes, businesses, and agricultural parcels.

Zoning laws are enacted to protect the interest of its residents in their surrounding areas. When purchasing property you research the zoning in your area and invest accordingly. Residents rely on their County Council to represent them and protect their interests and investments. This zoning change reflects the mixed character of our community and opens opportunities for more families to enjoy our region.

I appreciate your time and request that the Planning and Zoning Commissioners **APPROVE** this proposed zoning change. Thank you in advance for your support in this matter.

Sincerely,

Name: RICHARD C. MASON

Address: 37585 BLUEMONT TURN, FRANKFORD, DE 19945

Signature:

Date: 09/28/2019

Email: rcmason0731@me.com

RECEIVED

OCT 01 2019

SUSSEX COUNTY  
PLANNING & ZONING



## PLANNING & ZONING

JAMIE WHITEHOUSE  
PLANNING & ZONING MANAGER

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



# Sussex County

DELAWARE  
sussexcountye.gov

## Memorandum

To: Sussex County Planning Commission Members  
From: Christin Headley, Planning Technician  
CC: Vince Robertson, Assistant County Attorney  
Date: October 17, 2019  
RE: CU 2195 & CZ 1895 Opposition Exhibits

---

This memo is to provide background for the Planning Commission to consider as a part of CU 2195 & CZ 1895 Gulfstream (Kent Apartments).

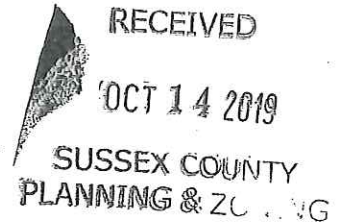
Staff notes there has been more than 600 copies of the following letter of opposition submitted. The letters are all the same template, signed by different citizens. If you wish to view all the letters, please do not hesitate to contact us and we will make those arrangements.



Via Facsimile  
1-302-854-5079

Zoning and Planning Commission  
Attn: Commissioners  
P.O. Box 417  
Georgetown, Delaware 19947

Re: C/Z #1895 Change of Zoning  
Re: C/U #2195 Conditional Use



Dear Commissioners:

This correspondence is in reference the Sussex County Planning and Zoning Commission public meeting that is tentatively set for October 24, 2019 to hear a request for Zoning Change (C/Z #1895) and Conditional Use (C/U #2195). This is the application of Gulfstream Development, LLC, to amend the Comprehensive Zoning Map from AR-1 to a GR which would allow for medium density housing.

I strongly oppose any zoning change for this certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.93 acres, more or less (land lying west of Muddy Neck Road, Road 361 and northwest of Parker House Road, Road 362). Gulfstream Development, LLC is also requesting a Conditional Use (C/U #2195) for this same parcel of land and is presenting a site plan for a 45 unit apartment campus. This does not fit the make-up of this area. This property is surrounded by single homes and townhomes.

Zoning laws are enacted to protect the interest of its residents in their surrounding areas. When purchasing property you research zoning in your area and invest accordingly. Residents rely on their County Council and officials to represent them and protect their interests and investments. This zoning change is NOT in our best interest. Gulfstream Development, LLC wants to pack 45 families into a small 3.93 acre lot in an area that is already being overdeveloped by numerous new communities. In fact Deldot did a traffic studying along Muddy Neck Rd and just recently reduced the speed limit along this road due to the amount of vehicular traffic and for pedestrian and bicycle safety. Chief Mccloughlin (Ocean View Police) was out himself during Thanksgiving week. This was off season and Gulfstream Development, LLC proposes adding an additional 244 vehicle trips to this. These are just a few issues with this proposal. The time is NOW to say NO to individual requests for rezoning AR-1 and granting Conditional Use.

Gulfstream Development, LLC purchased this land knowing it was zoned AR-1. Therefore, they should not have expectations to change the AR-1 zoning or be granted a Conditional Use in order to develop land in a higher density then that which it is currently zoned. AR-1 zoning allows for development of the land in a way that is fitting for the surrounding area. The changing of zoning or granting of Conditional Use for higher profit margin, while the current residents suffer the consequences that such over building brings, should not be granted.

I appreciate your time and request that the Planning and Zoning Commissioners deny this proposed zoning change. Thank you in advance for your support in this matter.

Sincerely,

Name: Lauren and Mark Salzberg  
Address: 38474 Ocean Blvd #418 Frankford PE  
Signature: Lauren Salzberg

Date:

Email:



VIA FACSIMILE  
1-302-854-5079

Zoning and Planning  
Attn: Commissioners  
P.O. Box 417  
Georgetown, DE 19947

RECEIVED

OCT 08 2019

SUSSEX COUNTY  
PLANNING & ZONING

Re: C/Z #1895 Change of Zoning  
Re: C/U #2195 Conditional Use

Dear Commissioners:

This fax is in reference to the Planning and Zoning public meeting that is tentatively set for October 24, 2019 at 6:00pm to hear a request for zoning change (C/Z #1895). This is the application of Gulfstream Development, LLC to amend the Comprehensive Zoning Map from AR-1 Agricultural Residential District to a GR which would allow for medium density housing.

**I strongly oppose any zoning change** for this certain parcel of land lying and being in Baltimore Hundred, Sussex County, Containing 3.93 acres, more or less (land lying west of Muddy Neck Road, Road 361 and northwest of Parker House Road, Road 362). Gulfstream Development LLC is also requesting a conditional use (C/U #2195) for this same parcel of land and is presenting a site plan for a 45 unit apartment campus. This does not fit the make-up of this area. This property is surrounded by single homes and townhomes.

Zoning laws are enacted to protect the interest of its residents in their surrounding areas. When purchasing property you research the zoning in your area and invest accordingly. Residents rely on the zoning and planning commission to represent them and protect their interests and investments. This zoning change is **NOT** in our best interest. The time is NOW to say NO to individual requests for rezoning AR-1.

**Gulfstream Development, LLC purchased this land knowing it was zoned AR-1. Therefore, he should not have expectations to change the AR-1 zoning in order to develop this land in any medium density nature which is permitted by GR zoning.**

I appreciate your time and request that the Planning and Zoning Commissioners **deny** this proposed zoning change. Thank you in advance for your support in this matter.

Sincerely, *Maria Alba*

Name: *MARIA ALBA*

Address: *6 BAY PINE DR, OCEAN VIEW, DE 19970*

Signature: *Maria Alba*

Date: *10/3/19*

Email: *bownetpizhi@yahoo.com*



CU 2195



Attention Commissioners:


We would like to make our objections clear regarding the 45 unit apt. complex under consideration in the Muddy Creek / Parker House Rd. area

We are currently in the process of moving from Pa to our Townhouse in the Providence Community and becoming permanent residents. The development and congestion we have witnessed over the last eight years is frightening to put it mildly.







 We have invested a lot of time and money into our Delaware homes. A 45 unit low income apartment complex will bring numerous unwanted issues to this area on so many levels. Property value (why is affordable housing being offered three miles from the beach when current residents have paid full price for the same amenity). Elevated traffic conditions that are already at their capacity. Crime, will our tax dollars





increase to address  
this foreseeable problem.

Please vote to stop  
this now! Enough is  
enough, you are ruining  
our beautiful area with  
this insane unnecessary  
development.

Sincerely,

Paul + Elizabeth Donahue  
Michael + Elizabeth Donahue  
Ocean View, De.





10/4/19.

greatly love the peaceful surroundings we now have. I do not feel an apt, complete asset benefit the whole atmosphere of single & town homes.

I do hope this proposal will be denied.

Thank you,

Sharon M. Cuthin

Ogre Dr

Ocean View De

To Commissioners,

I am writing this letter to voice my opposition to the proposed zoning change (C/241895) from RR-1 to OR, which would allow for medium density housing. I also oppose the conditional use application (C/12195) for a proposed 45 unit apt complex.

I have owned my home in Ocean View estates for nly 1 1/2 yrs, and

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OCT 14 2019

SUSSEX COUNTY  
PLANNING & ZONING

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OCT 14 2019

SUSSEX COUNTY  
PLANNING & ZONING

10/8/19

ZONING + PLANNING COMMISSION:

OCT 14 2019

SUSSEX COUNTY  
PLANNING & ZONING

We along with all our neighbors  
strongly object to the proposed 45-unit  
apartment complex on Muddy Neck Road  
across from Nelson Funeral Home.

We all purchased our homes be-  
cause of the quiet resort-like atmosphere  
of Ocean View + Bethany Beach. This  
proposal does not meet with that  
atmosphere/criteria.

Thank you.

Gary Kipp & Ann Kipp  
33059 Opre Dr  
Ocean View, Delaware 19970



October 2, '19

Dear Sir:

I am against the coming  
change related to the Muddy  
Neck Rd. and Parker House Road  
situation. I and all of my  
neighbors are against it.

Sincerely,  
Donald F. Custer

RECEIVED

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**Martha Gallagher**  
17 Thornberry Dr  
Ocean View DE 19970  
September 30th 2019

**RECEIVED**

**OCT 03 2019**

**SUSSEX COUNTY  
PLANNING & ZONING**

Dear Commissioners for Zoning and Planning of Sussex County,

I want to express my strongest opposition to the zoning change you are considering on the 3.93 acres located west of Muddy Neck Road and NW of Parker House Road. I strongly oppose a zoning change (C/Z#1895) from AR-1 to GR.

I have owned my home in Hunters Run for almost 20 years. Hunters Run is across the street from this proposed development. I do not see how this type of housing would benefit our community.

Sincerely,

  
Martha Gallagher



Dina and Pat, Lou and Cindy

was shocked and upset over the information regarding the affordable housing.

This is going to cause much heavier traffic. I sympathize with people needing housing but surely there is enough land in other places to make this happen certainly not in Ocean view on Muddy neck and Parker house road.

I am against this proposal and hope it does not go through.

Sincerely,

Carolee Rooney

Hunters Run



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OCT 03 2019

SUSSEX COUNTY  
PLANNING & ZONING

September 23, 2019

Zoning & Planning

ATTN: Commissioners

P.O. Box 417

Georgetown, DE 19947

RECEIVED  
OCT 03 2019  
SUSSEX COUNTY  
PLANNING & ZONING

To Whom It May Concern:

We are writing to oppose a zoning change (C/Z #1895) from AR-1 to GR which would allow for medium density housing and we oppose conditional use application (C/U #2195) for a proposed 45 unit application. These changes are tentatively scheduled to be heard at a regular meeting of the Sussex County Council on Oct. 24, 2019. We cannot attend in person, thus we are sending our vehement OPPOSITION by mail.

There are a number of reasons for our objections: increased traffic, noise, congestion are among them. The infrastructures (mainly roads but garbage & sewage are other considerations as there is now a noxious landfill odor on windy days due to the deforestation that occurred with recent construction) are already maxed out with the new construction within and surrounding this area. It is too much already! With the increased building that has already taken place and construction plans already approved & underway, there has been a MAJOR DANGER increase to pedestrians, joggers, walkers, and vehicles.

Please do not allow this to go forward. The area has been recently MAXED out.

Thank you for your consideration of this highly important matter! We are hoping our community voices will be heard by those who represent us on the Council and that your prudent oversight will be implemented on behalf of Sussex County residents.

Sincerely,

*Mary Ann & Paul Varville*

Mary Ann & Paul Varville

HUNTERS RUN

8 Cromwell Drive

Ocean View, DE 19970



Zoning and Planning  
Att: Commissioners  
P.O.Box 417  
Georgetown, DE 19947

September 23, 2019

In regard to: C/Z #1895 Change in Zoning and C/U #2195 Conditional Use

Dear Commissioners,

This communication concerns the Planning and Zoning public meeting scheduled for October 24, 2019, in Georgetown, regarding the application by Gulfstream Development LLC to amend the Comprehensive Zoning Map from AR-1 Agricultural Residential District to GR allowing medium density housing.

This refers to the approximately 3.9 acres west of Muddy Neck Road, Road 361, and northwest of Parker House Road, Road 362.

Gulfstream purchased that property knowing that it was zoned AR-1 and ought not now be permitted to present a site plan for a 45 unit apartment complex. In addition to the expected impact on this already burdened infrastructure, including additional traffic, the area is made up of single homes and townhomes and the proposed development would not conform to the composition of the area.

Zoning laws are to protect the residents in the area. We residents rely on the county council to protect our interests and this zoning change would not be in our best interest. I strongly urge that you deny this proposed zoning change.

Sincerely,  
Penelope and Michael Suritz  
16 Reeping Way  
Ocean View, DE 19970



pennysuritz@gmail.com

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SEP 30 2019

SUSSEX COUNTY  
PLANNING & ZONING

Gregory R. and Linda L. Neuner  
8 Gracelyn Drive  
Ocean View DE 19970  
September 26, 2019

Sussex County  
Planning and Zoning Commission  
2 The Circle  
P.O. Box 417  
Georgetown DE 19947

Dear Commissioners:

We are writing to express our opposition to a zoning change, C/Z#1895, and a conditional use application, C/U#2195, that would allow construction of up to 45 apartment units on 3.93 acres at the intersection of Muddy Neck and Parker House Roads.

Since we moved to Ocean View in 2004 we have seen at least 6 new housing developments built along the West Avenue/Muddy Neck Road corridor with hundreds of single family homes and townhouses. The impact on traffic and congestion has been dramatic, especially during the summer months. In addition to traffic generated by residents of the corridor, Muddy Neck Road has become a popular alternate route to Bethany Beach as visitors seek to bypass traffic backups on Route 26.

Clearly, adding up to 45 apartments in the corridor will produce even more traffic. But more importantly, the proposed use will alter the essential character of the surrounding community. With the exception of a few two-story condos in the Water Side development, the area consists entirely of single family houses and town houses. Constructing up to 45 units on such a small parcel of land would create a density that is unprecedented in the area and could adversely affect the peaceful use and economic value of surrounding properties.

For these reasons the subject zoning change and conditional use applications should not be approved.

Sincerely,



Gregory R. Neuner



Linda L. Neuner

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SEP 30 2019

SUSSEX COUNTY  
PLANNING & ZONING



Zoning and Planning  
Attn: Commissioners  
P.O. Box 417  
Georgetown, DE 19947  
Reference C/Z #1895 Change of Zoning Re: C/U #2195 Conditional Use

Dear Commissioners:

I am writing to you because I am not able to attend your public zoning meeting that is set for October 24, 2019 at 6:00pm to hear a request for zoning change (C/Z #1895). This is the application of Gulfstream Development, LLC to amend the Comprehensive Zoning Map from AR-1 Agricultural Residential District to a GR.

I strongly *oppose* any zoning change for this parcel of land lying and being in Baltimore Hundred, Sussex County, (land lying west of Muddy Neck Road, Road 361 and northwest of Parker House Road, Road 362). Gulfstream Development LLC is also requesting a conditional use (C/U #2195) for this same parcel of land and is presenting a site plan for a 45 unit apartment campus.

This property is surrounded by single homes and townhomes. Zoning laws are enacted to protect the interest of its residents in their surrounding areas.

I purchased my home after looking around the area. I would like to protect my investment.

Thank you for considering my interest and letter. I appreciate your time and request that the Planning and Zoning Commissioners deny this proposed zoning change.

Thank you in advance for your support in this matter.

Regards,



Brandon Bushey  
32 John Hall Dr  
Oceanview, DE 19770

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SEP 26 2019

SUSSEX COUNTY  
PLANNING & ZONING



VIA FACSIMILE  
1-302-854-5079

Zoning and Planning  
Attn: Commissioners  
P.O. Box 417  
Georgetown, DE 19947

Re: C/Z #1895 Change of Zoning  
Re: C/U #2195 Conditional Use

Dear Commissioners:

This fax is in reference to the Planning and Zoning public meeting that is tentatively set for October 24, 2019 at 6:00pm to hear a request for zoning change (C/Z #1895). This is the application of Gulfstream Development, LLC to amend the Comprehensive Zoning Map from AR-1 Agricultural Residential District to a GR which would allow for medium density housing.

I strongly oppose any zoning change for this certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.93 acres, more or less (land lying west of Muddy Neck Road, Road 361 and northwest of Parker House Road, Road 362). Gulfstream Development LLC is also requesting a conditional use (C/U #2195) for this same parcel of land and is presenting a site plan for a 45 unit apartment campus. This does not fit the make-up of this area. This property is surrounded by single homes and townhomes.

Zoning laws are enacted to protect the interest of its residents in their surrounding areas. When purchasing property you research the zoning in your area and invest accordingly. Residents rely on their County Council to represent them and protect their interests and investments. This zoning change is NOT in our best interest. The time is NOW to say NO to individual requests for rezoning AR-1.

Gulfstream Development, LLC purchased this land knowing it was zoned AR-1. Therefore, he should not have expectations to change the AR-1 zoning in order to develop this land in any medium density nature which is permitted by GR zoning.

I appreciate your time and request that the Planning and Zoning Commissioners deny this proposed zoning change. Thank you in advance for your support in this matter.

Sincerely, *Gary Franklin*

Name: Gary D. Franklin  
Address: 17 Calvert St. Ocean View DE 19970

Signature: *Gary Franklin*

Date: 9/24/2019

Email: gary-franklin@comcast.net



To: Zoning and Planning Commission  
From: Paul & Patricia Pomeroy  
RE: Proposed zoning changes (C/Z #1895 and C/U #2195)  
22SEP2019

Dear Commissioners,

My wife and I would like to take this opportunity to respectfully but rigorously oppose the zoning changes requested to allow the building of apartments on the 3.93 acres located west of Muddy Neck Rd. and northwest of Parker House Rd.

As homeowners in the Hunter's Run community of Ocean View we can see so many problems at so many levels. Our shore community has already seen a population explosion. Since the request seems to be for apartments to be built on the site we can assume that this will add full time residents. This will of necessity increase the population density even further. All this will tax the infrastructure of Ocean View—roads, police, schools, traffic, trash, etc. Not to mention the lack of any practical public transportation.

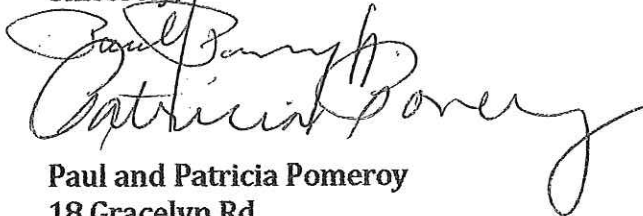
We have many senior citizens in our communities. Many of our homes are vacation homes and vacant for spans of time. So there are additional safety concerns.

And no matter what the law stipulates, there is no way of controlling occupancy in these proposed apartments. I have experienced this first hand having lived in South Philly and Wilmington for most of my life. And from watching my father's home in Atlantic City reduce in value yearly to a fraction of its original value.

Again we humbly ask the Sussex Council to keep our town of Ocean View a true seashore community. We are certain that there are many sites further inland that could better accommodate apartment living.

We ask you to please oppose these zoning changes.

Sincerely,

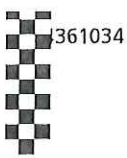


Paul and Patricia Pomeroy  
18 Gracelyn Rd.  
Hunter's Run  
Ocean View, DE

RECEIVED

SEP 25 2019

SUSSEX COUNTY  
PLANNING & ZONING



September 23, 2019

**Via Fax No. 302-854-5079**

Zoning & Planning

Attention: Commissioners

P.O. Box 417

Georgetown, DE 19947

To Whom It May Concern:

RE: **Opposition of C/Z #1895 from AR-1 to GR) & C/U 2195 for Proposed Apartment Complex**

I am a resident of Shady Dell and am writing to voice my opposition to the above referenced proposed zoning changes.

The proposed changes to allow for additional housing/apartments would create even more traffic on Muddy Neck Road as well as Parker House Road. We have many residents that use these roads for travel as well as biking, running, walking, etc. Adding additional traffic would bring more safety issues for current residents.

The speed has already been reduced on Muddy Neck Road to help with safety. The corner of Muddy Neck and Park House Roads is also a very hard spot to turn from when traffic is heavy. Additional traffic, would cause more hazardous conditions, not to mention the wear and tear on the roads themselves.

The traffic on these roads has also increased due to the congestion on Route 26. During peak season, vacationers are using these roads to avoid 26, which causes even more traffic and safety issues both coming and going.

Please accept this as my strong opposition to the subject proposals.

Sincerely,

Theresa Merritt  
37514 Cedar Street  
Shady Dell  
Ocean View, DE 19970





September 21, 2019

Zoning and Planning

P.O.Box 417

Georgetown, Del. 19947

Dear Commissioners and Sussex County Council:

We are writing to oppose the zoning change (C/Z#1895) from AR-1GR which would allow for medium density housing and to oppose a conditional use application (C/U#2195) for a proposed 45 unit apartment complex.

We are residence of the Shady Dell development and our home is located on the corner of Parker House and Cedar Street. The new housing development located on Muddy Neck Road and the new housing developments on Parker House Road has added more traffic, more noise and large trucks with heavy equipment on these two roads daily. By adding these additional units it will cause even more traffic on these heavily traveled roads.

We have been property owners for more than 30 years and we are extremely opposed to adding any additional multi unit complex and any medium density housing to this community.

Sincerely,

George and Eileen Vincent

37631 Cedar Street

Ocean View, Del. 19971

VIA FACSIMILE  
1-3 12-854-5079

Zoning and Planning  
Attn: Commissioners  
P.O. Box 417  
Georgetown, PA 19947

Re: C/Z #1895 Change of Zoning  
Re: C/U #2195 Conditional Use

Dear Commissioners:

This fax is in reference to the Sussex County Council public meeting that is tentatively set for October 24, 2019 to hear a request for zoning change (C/Z #1895). This is the application of Gulfstream Development, LLC to amend the Comprehensive Zoning Map from AR-1 Agricultural Residential District to a GR which would allow for medium density housing.

I strongly oppose any zoning change for this certain parcel of land lying and being in Baltimore Hundred, Sussex County, Containing 3.93 acres, more or less (land lying west of Muddy Neck Road, Road 361 and northwest of Parker House Road, Road 362). Gulfstream Development LLC is also requesting a conditional use (C/U #2195) for this same parcel of land and is presenting a site plan for a 45 unit apartment campus. This does not fit the make-up of this area. This property is surrounded by single homes and townhomes.

Zoning laws are enacted to protect the interest of its residents in their surrounding areas. When purchasing property you research the zoning in your area and invest accordingly. Residents rely on their County Council to represent them and protect their interests and investments. This zoning change is NC in our best interest. The time is NOW to say NO to individual requests for rezoning AR-1.

**Gulfstream Development, LLC purchased this land knowing it was zoned AR-1. Therefore, he should not have expectations to change the AR-1 zoning in order to develop this land in any medium density nature which is permitted by GR zoning.**

I appreciate your time and request that the Planning and Zoning Commissioners deny this proposed zoning change. Thank you in advance for your support in this matter.

Sincerely,


Name: Diana Emlet  
Address: 19 John Hall Drive, Ocean View, DE 19970  
Signature: Diana Emlet  
Date: 9/20/19  
Email: emletd@verizon.net



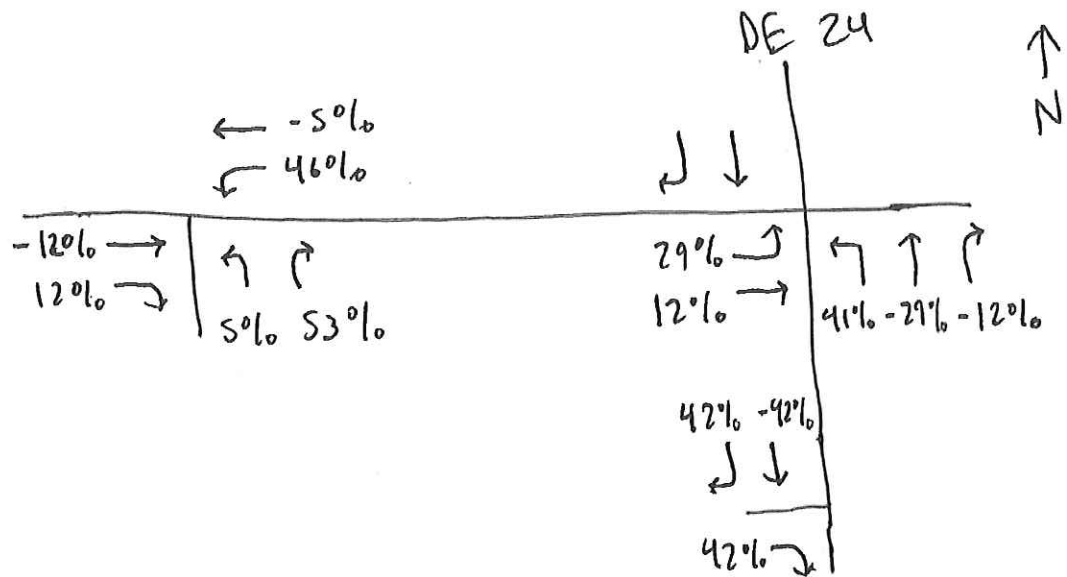
## TRIP GENERATION

	PEAK AM HIGHWAY HOUR			PEAK PM HIGHWAY HOUR			PEAK SATURDAY HIGHWAY HOUR		
	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
144 MULTI FAMILY UNITS (LUC 221) AM: Ln(T) = 0.98 Ln(X) - 0.98 PM: LN(T) = 0.96 LN(X) - 0.63 Sat: T = 0.42 (X) + 6.73	13	36	49	38	25	63	33	34	67
100 ROOM HOTEL (LUC 310) AM: T = 0.50 (X) - 5.34 PM: T = 0.75 (X) - 26.02 Sat: T = 0.69 (X) + 4.32	27	18	45	25	24	49	41	32	73
61,200 SQ FT SHOPPING CENTER (LUC 820) AM: T = 0.50 (X) + 151.78 PM: LN(T) = 0.74 LN(X) + 2.89 Sat: LN(T) = 0.79 LN(X) + 2.79	113	69	182	181	197	378	218	202	420
<b>GROSS NEW TRIPS</b>	153	123	276	244	246	490	292	268	560
INTERNAL CAPTURE (LUC 221)	<del>0</del> 0	<del>0</del> 1	<del>0</del> 1	-17	-12	-29	-15	-15	-30
INTERNAL CAPTURE (LUC 310)	<del>0</del> -1	<del>-3</del> -3	<del>-3</del> -4	-5	-4	-9	<del>-8</del> -8	<del>-4</del> -5	<del>-12</del> -14
INTERNAL CAPTURE (LUC820)	<del>-3</del> -3	<del>0</del> 2	<del>-3</del> -1	<del>-15</del> -20	<del>-21</del> -28	<del>-36</del> -48	<del>-18</del> -24	<del>-22</del> -28	<del>-40</del> -52
<b>TOTAL INTERNAL CAPTURE</b>	<del>-3</del> -3	<del>-3</del> -1	<del>-6</del> -1	<del>-37</del> -42	<del>-37</del> -44	<del>-74</del> -86	<del>-41</del> -48	<del>-41</del> -48	<del>-82</del> -96
EXTERNAL NEW TRIPS	146 150	117 120	263 270	202 207	202 209	404 416	244 251	220 227	464 478
PASS-BY TRIPS (FROM LUC 820) 34% PM 26% SAT	0	0	0	-70 -65	-71 -69	-141 -144	-65 -67	-59 -60	-124 -127
<b>TOTAL PASS-BY TRIPS</b>	0	0	0	-70 -65	-71 -69	-141 -144	-65 -67	-59 -60	-124 -127
<b>NEW TRIPS</b>	150 148	120 117	270 263	137 147	138 143	275 290	186 177	169 160	354 337

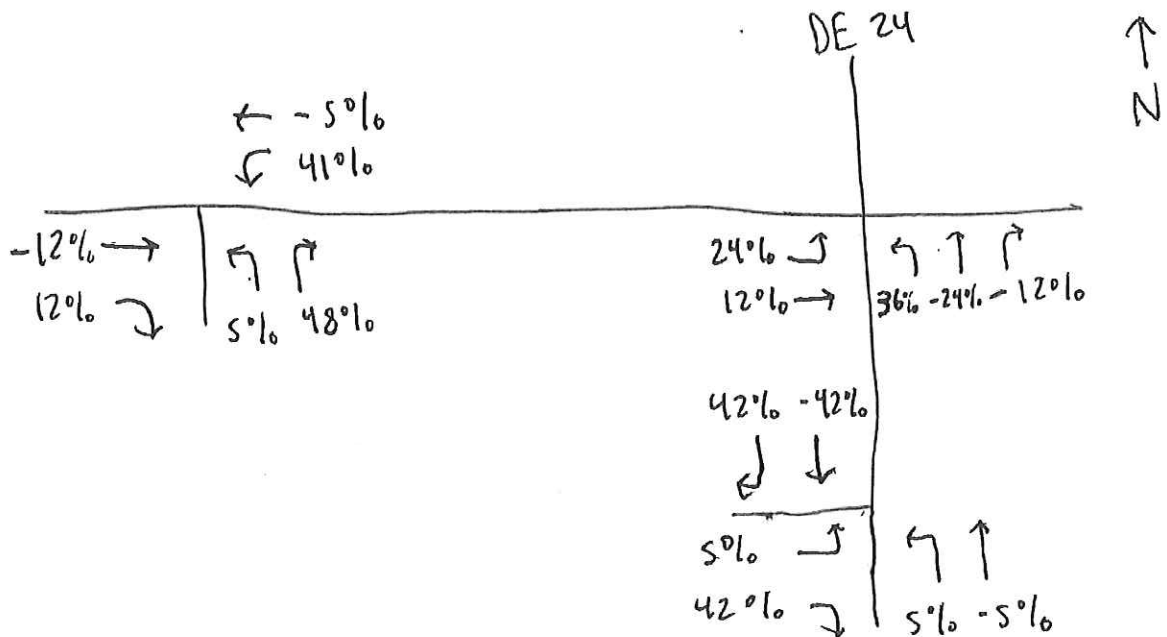
SOURCE: ITE TRIP GENERATION 10TH EDITION

DATE: 31 OCTOBER 2018	TRIP GENERATION NEW DEVELOPMENT  <b>PENINSULA SQUARE</b>  <b>TRAFFIC IMPACT STUDY</b>  INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE	DESIGNED BY: MJK	 <b>DUFFIELD ASSOCIATES</b> Soil, Water & the Environment  5400 LIMESTONE ROAD WILMINGTON, DE 19808-1232 TEL: 302.239.6631 FAX: 302.339.8485  OFFICES IN DELAWARE, MARYLAND AND PENNSYLVANIA AND NEW JERSEY  EMAIL: DUFFIELD@DUFFNET.COM
SCALE: NONE		DRAWN BY: ADC	
PROJECT NO. 11675.CA		CHECKED BY: MJK	
SHEET: EXHIBIT 5A		FILE: TIS_FIGURES	

Pass-by % : RI / RD on DE 24



Pass-by % : Full Access on DE 24





9/20/19

Att: Commissioners

I am opposed to the zoning change C/Z #1895/ from AP-1 to B-1 application C/Y #2195. As a homeowner this would affect me and my property.

Jean Bell  
26264 Peckysbe Way  
Millville - DE

RECEIVED

SEP 20 2019

SUSSEX COUNTY  
PLANNING & ZONING

## Janelle Cornwell

---

**From:** Doug Hudson  
**Sent:** Thursday, September 19, 2019 6:14 PM  
**To:** Janelle Cornwell  
**Subject:** Fwd: Contact Form: Muddy Neck Apartments

Sent from my iPad

Begin forwarded message:

**From:** "Dale A. Weese Jr" <[noreply@forms.email](mailto:noreply@forms.email)>  
**Date:** September 18, 2019 at 5:12:44 PM EDT  
**To:** "Douglas B. Hudson" <[doug.hudson@sussexcountyde.gov](mailto:doug.hudson@sussexcountyde.gov)>  
**Subject:** **Contact Form: Muddy Neck Apartments**  
**Reply-To:** "Dale A. Weese Jr" <[shadydellhoa@mediacombb.net](mailto:shadydellhoa@mediacombb.net)>

Name: Dale A. Weese Jr  
Email: [shadydellhoa@mediacombb.net](mailto:shadydellhoa@mediacombb.net)  
Phone: 302-616-2738  
Subject: Muddy Neck Apartments  
Message: Councilman Hudson,

My name is Dale Weese Jr President of the Shady Dell Homeowners Association. I am writing to you as Gulfstream Development is planning to build a 45 unit RENTAL apartment complex on the corner of Muddy Neck and Parkerhouse. There is currently a hearing for rezoning before the County Council in October, originally scheduled for Jan 2020, with a planning and zoning hearing for Dec 2019. Our local communities are opposing this strongly. An apartment complex does not fit in with the neighborhood and will only detract from it. A rental complex brings with it extreme changes to the area such as increased crime, noise, runoff, traffic increase, trash and rodents, as well as taxing of the local school system. Mr. Harris from Gulfstream stated that this apartment complex would not be low income housing but rather for professionals such as police, teachers, and retirees who are down sizing. As a retired law enforcement Detective myself I am aware of the challenges this presents and do not agree that the group of people Mr. Harris mentioned would seriously be interested in renting. I see no benefits to the area from this. Individual homes or townhouses that fit in the area would better suit this property. Is an apartment complex really what the Quiet Resorts really want? Does the quiet peaceful living of Ocean View want to turn into Ocean City? Upon review of this I look forward to your response and hope to have your support in keeping the District you work so hard for great to live in.

Sincerely,

Dale A. Weese Jr  
President SDHOA



**VIA FACSIMILE  
1-302-854-5079**

Zoning and Planning  
Attn: Commissioners  
P.O. Box 417  
Georgetown, DE 19947

Re: C/Z #1895 Change of Zoning  
Re: C/U #2195 Conditional Use

Dear Commissioners:

This fax is in reference to the Planning and Zoning public meeting that is tentatively set for October 24, 2019 at 6:00pm to hear a request for zoning change (C/Z #1895). This is the application of Gulfstream Development, LLC to amend the Comprehensive Zoning Map from AR-1 Agricultural Residential District to a GR which would allow for medium density housing.

**I strongly oppose any zoning change** for this certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.93 acres, more or less (land lying west of Muddy Neck Road, Road 361 and northwest of Parker House Road, Road 362). Gulfstream Development LLC is also requesting a conditional use (C/U #2195) for this same parcel of land and is presenting a site plan for a 45 unit apartment campus. This does not fit the make-up of this area. This property is surrounded by single homes and townhomes.

Zoning laws are enacted to protect the interest of its residents in their surrounding areas. When purchasing property you research the zoning in your area and invest accordingly. Residents rely on their County Council to represent them and protect their interests and investments. This zoning change is **NOT** in our best interest. The time is NOW to say NO to individual requests for rezoning AR-1.

**Gulfstream Development, LLC purchased this land knowing it was zoned AR-1. Therefore, he should not have expectations to change the AR-1 zoning in order to develop this land in any medium density nature which is permitted by GR zoning.**

I appreciate your time and request that the Planning and Zoning Commissioners **deny** this proposed zoning change. Thank you in advance for your support in this matter.

Sincerely,

Name: *Dr. Sarah Franklin*  
Address: *12 Calvert street, Ocean View, DE 19970*  
Signature: *Sarah L. Franklin*  
Date: *09/30/2019*  
Email:

RECEIVED  
SEP 30 2019  
SUSSEX COUNTY  
PLANNING & ZONING

**VIA FACSIMILE  
1-302-854-5079**

Zoning and Planning  
Attn: Commissioners  
P.O. Box 417  
Georgetown, DE 19947

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I appreciate your time and request that the Planning and Zoning Commissioners **deny** this proposed zoning change. Thank you in advance for your support in this matter.

Sincerely,

Name: Christopher Franklin  
Address: 12 Calvert St., Ocean View, DE 19970  
Signature: *Christopher Franklin*  
Date: 09/30/19  
Email:

RECEIVED

SEP 30 2019

SUSSEX COUNTY  
PLANNING & ZONING



**VIA FACSIMILE  
1-302-854-5079**

Zoning and Planning  
Attn: Commissioners  
P.O. Box 417  
Georgetown, DE 19947

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I appreciate your time and request that the Planning and Zoning Commissioners **deny** this proposed zoning change. Thank you in advance for your support in this matter.

Sincerely,

Name: David Franklin  
Address: 12 Calvert Street, Ocean View, DE 19970  
Signature: *David Franklin*  
Date: 09-30-19  
Email:

RECEIVED  
SEP 30 2019  
SUSSEX COUNTY  
PLANNING & ZONING



VIA FACSIMILE  
1-302-854-5079

Zoning and Planning  
Attn: Commissioners  
P.O. Box 417  
Georgetown, DE 19947

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I appreciate your time and request that the Planning and Zoning Commissioners **deny** this proposed zoning change. Thank you in advance for your support in this matter.

Sincerely,

Name: Beverly Cleaver  
Address: 38 Reeping way - (Summerfield) Ocean View, DE 19970  
Signature: Beverly Cleaver  
Date: 9-30-19  
Email: bexcleaver@verizon.net

RECEIVED

SEP 30 2019

SUSSEX COUNTY  
PLANNING & ZONING



VIA FACSIMILE  
1-302-854-5079

Zoning and Planning  
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P.O. Box 417  
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I appreciate your time and request that the Planning and Zoning Commissioners **deny** this proposed zoning change. Thank you in advance for your support in this matter.

Sincerely,

Name: *Charles E. Cleaver Jr.*  
Address: *38 Reeping Way, Ocean View, DE. 19970*  
Signature: *Charles E. Cleaver Jr.*  
Date: *9/30/19*  
Email:

RECEIVED

SEP 30 2019

SUSSEX COUNTY  
PLANNING & ZONING

VIA FACSIMILE  
1-302-854-5079

Zoning and Planning  
Attn: Commissioners  
P.O. Box 417  
Georgetown, DE 19947

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I appreciate your time and request that the Planning and Zoning Commissioners **deny** this proposed zoning change. Thank you in advance for your support in this matter.

Sincerely,

Name: *Lynn Hamilton*  
Address: *515 Peeping Way*  
Signature: *Lynn Hamilton*  
Date: *09/29/19*  
Email: *lhamilton@ptd.net*





VIA FACSIMILE  
1-302-854-5079

Zoning and Planning  
Attn: Commissioners  
P.O. Box 417  
Georgetown, DE 19947

Re: C/Z #1895 Change of Zoning  
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I appreciate your time and request that the Planning and Zoning Commissioners **deny** this proposed zoning change. Thank you in advance for your support in this matter.

Sincerely,

Name: Taylor K. Hamilton  
Address: 15 Reeping Way Ocean View, DE 19970  
Signature: Taylor K Hamilton  
Date: 09/24/19  
Email: fkh001@IVC.edu

# Kent Apartments

Proposed GR – Multifamily Dwelling Structures

Tax Parcel 1-34-16.00-382.00

Conditional Use Application CU 2195  
Change of Zone Application CZ 1895

**Gulfstream Development, LLC**  
27 Atlantic Avenue  
Ocean View, Delaware, 19970  
302-539-6178

With

Preliminary Land Use Service Comments and Response

&

Supporting Documents

October 14, 2019

PREPARED BY:

**LAND TECH LAND PLANNING, LLC**  
Taggart Professional Center  
32895 South Coastal Highway  
Bethany Beach, DE 19930  
302-539-2366



# Consulting Team

## **Landscape Architecture**

LAND TECH LAND PLANNING, LLC  
TAGGART PROFESSIONAL CENTER SUITE 202  
32895 SOUTH COASTAL HIGHWAY  
BETHANY BEACH, DELAWARE 19930  
302-539-2366

## **Land Surveying**

TRUE NORTH LAND SURVEYING, INC.  
118 ATLANTIC AVENUE, SUITE 202  
OCEAN VIEW, DELAWARE 19970  
302-539-2488

## **Environmental**

WATERSHED ECO, LLC  
114 MERRIMAC AVENUE  
MIDDLETOWN, DELAWARE 19709  
302-218-3866

## **Civil Engineering**

GEORGE, MILES & BUHR, LLC  
206 WEST MAIN STREET  
SALISBURY, MARYLAND 21801  
410-742-3115

## **Legal**

MORRIS JAMES LLP  
107 WEST MARKET STREET  
GEORGETOWN, DELAWARE 19947  
302-856-0010

# TABLE OF CONTENTS

- TAB 1. Application transmittal, executed Zoning Change and P&Z Conditional Use application form, fee.
- TAB 2. Mapping & Addressing Project and Street Names Approvals Preliminary Site Plan – CU 2195 & CZ 1895
- TAB 3. Property survey and Deed for tax parcel 1-34-16.00-382.00.
- TAB 4. Environmental Assessment & Public Facility Evaluation Report and Plan.
- TAB 5. Preliminary Land Use Service (PLUS) comments and applicant response.
- TAB 6. DelDOT Service Level Evaluation Request Form and DelDOT response.
- TAB 7. Wetlands/Waters Delineation Report
- TAB 8. Comprehensive Plan Context and Mapping
- TAB 9. Sussex County SSCE Completed Form & As-Built Utility Plan Excerpt.
- TAB 10. Water Company Ability to Serve Letter.

**DESIGN SUMMARY AND SUPPLEMENTAL DATA**

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**KENT APARTMENTS**

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**CU 2195 & CZ 1895  
APPLICATION**

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Landscape Architecture  
New Urbanism Design  
Land Use Planning/Permitting  
Community Design  
Prime Consultant – Project Management

Mr. Jamie Whitehouse, Manager  
Sussex County Planning & Zoning Department  
2 The Circle  
Georgetown, DE 19947

July 1, 2019

**Re: Proposed AR-1 to GR Change of Zone & Multifamily Residential Conditional Use  
Kent Apartments  
Tax Map # 134-16.00-382.00  
Gulfstream Development, LLC**



**FILE**

Dear Mr. Whitehouse,

Land Tech Land Planning, LLC represents Gulfstream Development, LLC with an application for a Change of Zone and a Conditional Use as above referenced. Please find enclosed, our application which includes:

- A completed and signed P&Z Commission Application for Zoning Map Amendment and Conditional Use.
- Eight (8) copies of the Preliminary Site Plan for the proposed use together with a recent survey signed and sealed by a Delaware Land Surveyor.
- An application fee check in the amount of \$ 500.00 made payable to Sussex County.
- A copy of the Deed with legal description of the subject property.
- A copy of the PLUS review comments from a May, 22, 2019 meeting.
- The DelDOT Service Level Evaluation Response is on file in your office.

Please review the enclosed documents and confirm that the application is complete and ready to be scheduled for public hearings before both the Sussex Planning and Zoning Commission and the County Council. We shall forward a PDF of these enclosures via email upon receipt of your confirmation that this is a complete application.

As always, if you should have any questions please do not hesitate to contact our office.

Sincerely,  
Land Tech Land Planning, LLC

Jeffrey A. Clark, RLA  
[jeff@landtechllc.com](mailto:jeff@landtechllc.com)

file: kentapartmentsczcu.ltr  
enclosures: noted  
cc: Robert Harris, Jr. via PDF

**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 Parker House Road (362) & Muddy Neck Road (361)

**Type of Conditional Use Requested:**

A proposed change of zoning district from AR-1 to GR with a multifamily residential conditional land use.

**Tax Map #:** 134-16.00-382.00

**Size of Parcel(s):** 3.93 acres

**Current Zoning:** AR-1

**Proposed Zoning:** GR

**Size of Building:** See Site Plan

**Land Use Classification:** Multifamily Residential - Market Rate Apartments

**Water Provider:** Tidewater Utilities

**Sewer Provider:** Sussex County

**Applicant Information**

**Applicant Name:** Gulfstream Development, LLC

**Applicant Address:** 27 Atlantic Avenue

**City:** Ocean View

**State:** DE

**ZipCode:** 19970

**Phone #:** (302) 539-6178

**E-mail:** rjh@gulfstream.net

**Owner Information**

**Owner Name:** Same as above

**Owner Address:** \_\_\_\_\_

**City:** \_\_\_\_\_

**State:** \_\_\_\_\_

**Zip Code:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_

**Agent/Attorney/Engineer Information**

**Landscape Architect**

**Agent/Attorney/Engineer Name:** Land Tech Land Planning, LLC - Jeffrey A. Clark, RLA

**Agent/Attorney/Engineer Address:** Taggart Professional Center - 32895 South Coastal Highway, Suite 202

**City:** Bethany Beach

**State:** DE

**Zip Code:** 19930

**Phone #:** (302) 539-2366

**E-mail:** jeffc@landtechllc.com



# Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

**Completed Application**

**Provide eight (8) copies of the Site Plan or Survey of the property**

- Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- Provide a PDF of Plans (may be e-mailed to a staff member)
- Deed or Legal description

**Provide Fee \$500.00**

**Optional - Additional information for the Commission/Council to consider** (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

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

**DeIDOT Service Level Evaluation Request Response**

**PLUS Response Letter** (if required)

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

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

## Signature of Applicant/Agent/Attorney

\_\_\_\_\_

Date: \_\_\_\_\_

## Signature of Owner

\_\_\_\_\_

Date: 6/18/19

### 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: \_\_\_\_\_



TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

**GULFSTREAM DEVELOPMENT LLC**

27 ATLANTIC AVENUE  
OCEAN VIEW, DE 19970  
302-539-6178

MAT  
MILLYVILLE, DE 19967

62-9/311

6/18/2019

2121

PAY TO THE ORDER OF  
Sussex County

Five Hundred and 00/100\*\*\*\*\*

\$ 500.00

DOLLARS

Sussex County  
2 The Circle  
PO Box 889  
Georgetown, DE 19947

MEMO:

⑆00212⑆ ⑆031100092⑆ 300? 6680⑆

*[Handwritten Signature]*  
AUTHORIZED SIGNATURE

**GULFSTREAM DEVELOPMENT LLC**

Sussex County

Date Type Reference  
6/18/2019 Bill Review/Fee

Original Amt. Balance Due  
500.00 500.00

6/18/2019 Discount  
Check Amount

Payment  
500.00  
500.00

2121

Operating Account

500.00

**DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

**KENT APARTMENTS**

---

**PRELIMINARY SITE PLAN  
CU 2195 & CZ 1895  
MAPPING & ADDRESSING  
NAME APPROVAL**

---

## MAPPING & ADDRESSING

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



# Sussex County

DELAWARE  
sussexcountyde.gov

September 26, 2019

### Land Tech

Attn: Jeffery A. Clark  
32895 South Coastal Hwy  
*Bethany Beach, De. 19930*

### RE: Proposed Project Name(s)

I have reviewed the name(s) submitted for your proposed subdivision which is located in Ocean View (134-16.00-382.00). In reviewing the proposed name(s) the following has been **approved** for this project:

## KENT APARTMENTS

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

Sincerely,

*Terri L. Dukes*

Terri L. Dukes  
Addressing Technician II

CC: Christin Headley  
Planning & Zoning





**MAPPING & ADDRESSING**

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



**Sussex County**

DELAWARE  
sussexcountyde.gov

**October 1, 2019**

Land Tech

Attn: Jeffery A. Clark  
32895 South Coastal Hwy.  
Bethany Beach, De.19930

RE: **KENT APARTMENTS**

I have received proposed street name(s) for the existing subdivision, **KENT APARTMENTS**, located in Ocean View. In reviewing the proposed street name(s) the following have been approved:

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

Sincerely,

*Terri L. Duker*

Terri L. Duker  
Addressing Technician II

CC: Christin Headley  
Planning & Zoning





# KENT APARTMENTS

## PRELIMINARY SITE PLAN CHANGE OF ZONE # 1895 - CONDITIONAL USE # 2195 SUSSEX COUNTY, DELAWARE

GMB File No. 190083

### SITE DATA:

OWNER: GULFSTREAM DEVELOPMENT, LLC  
27 ATLANTIC AVENUE  
OCEAN VIEW, DE 19970

APPLICANT: LANDTECH LAND PLANNING, LLC  
32895 SOUTH COASTAL HWY, SUITE 202  
BETHANY BEACH, DE  
PHONE: 302.539.2366  
CONTACT: JEFF CLARK, RLA

CIVIL ENGINEER: GEORGE, MILES & BUHR, LLC  
206 WEST MAIN ST  
SALISBURY, MD 21801  
PHONE: 410.742.3115  
CONTACT: STEPHEN L. MARSH, P.E.

TAX MAP: 134-16.00-382.00

DEED REFERENCE: 5028/43

EXISTING ZONING: AR-1 COASTAL AREA

PROPOSED ZONING: GR-CONDITIONAL USE

PROPOSED SITE DATA:  
SITE AREA: ±3.93 ACRES  
DWELLING UNITS ALLOWED: 47 MULTIFAMILY UNITS (12 LOTS/ACRE)  
DWELLING UNITS PROPOSED: 45 MULTIFAMILY APARTMENTS (11.45 UNITS/ACRE)  
COMMUNITY BUILDINGS: CLUBHOUSE AND POOL  
OPEN SPACE: ±2.14 ACRES  
AREA DEDICATED TO DELDOT: 0.07 ACRES

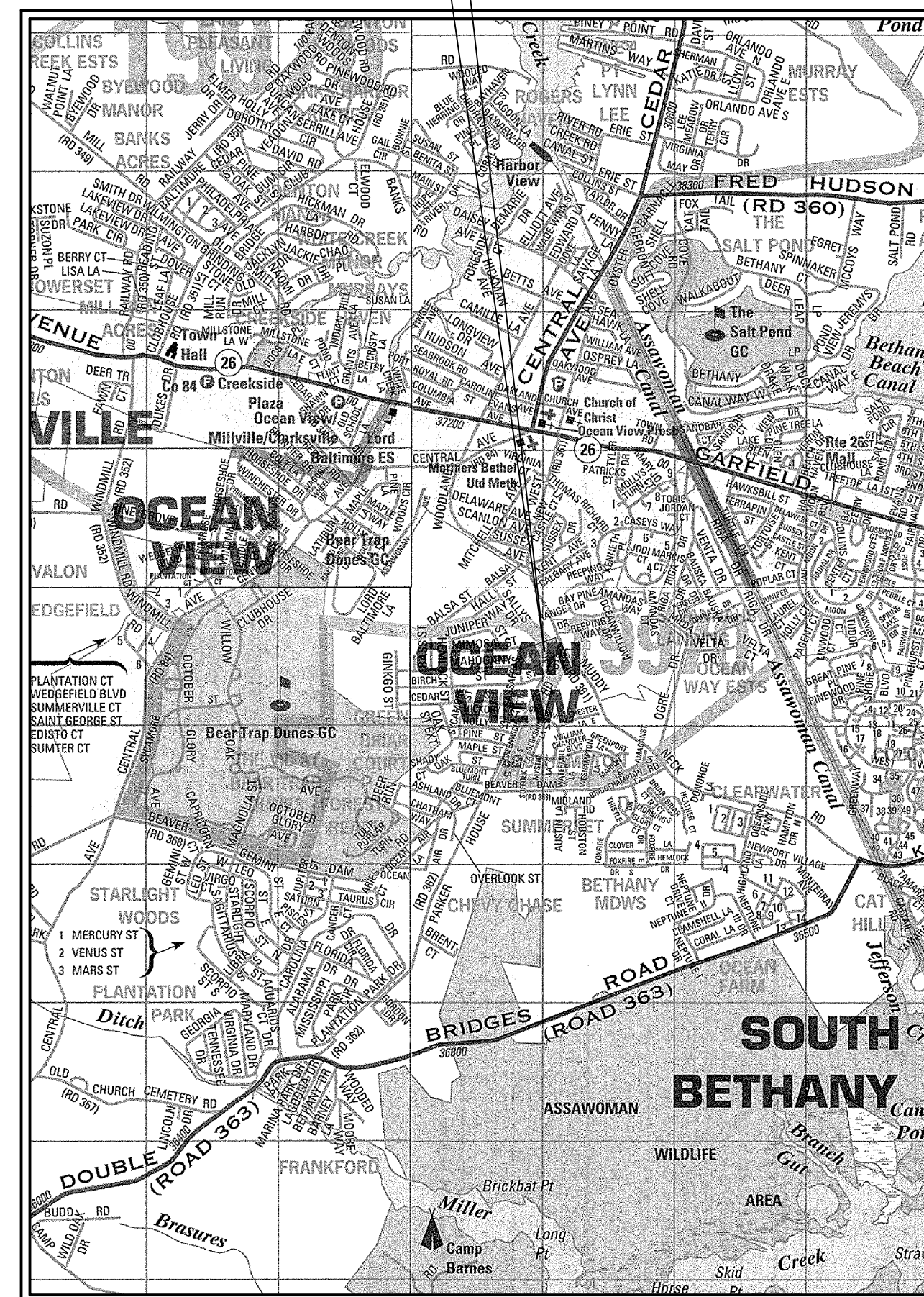
UNIT COUNT:  
APARTMENTS: 45  
REQUIRED PARKING: (2/UNIT) 90  
PROVIDED PARKING: 114

BUILDING SETBACKS:  
FRONT: 40'  
SIDE: 10'  
REAR: 10'  
MAX BUILDING HEIGHT: 42'  
MIN LOT AREA: 3,630 SF  
MIN LOT WIDTH: 60'

FLOOD ZONE: FLOOD INFORMATION: SPECIAL FLOOD HAZARD AREA ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM MAP 10050C0512K, DATED MARCH 16, 2015.

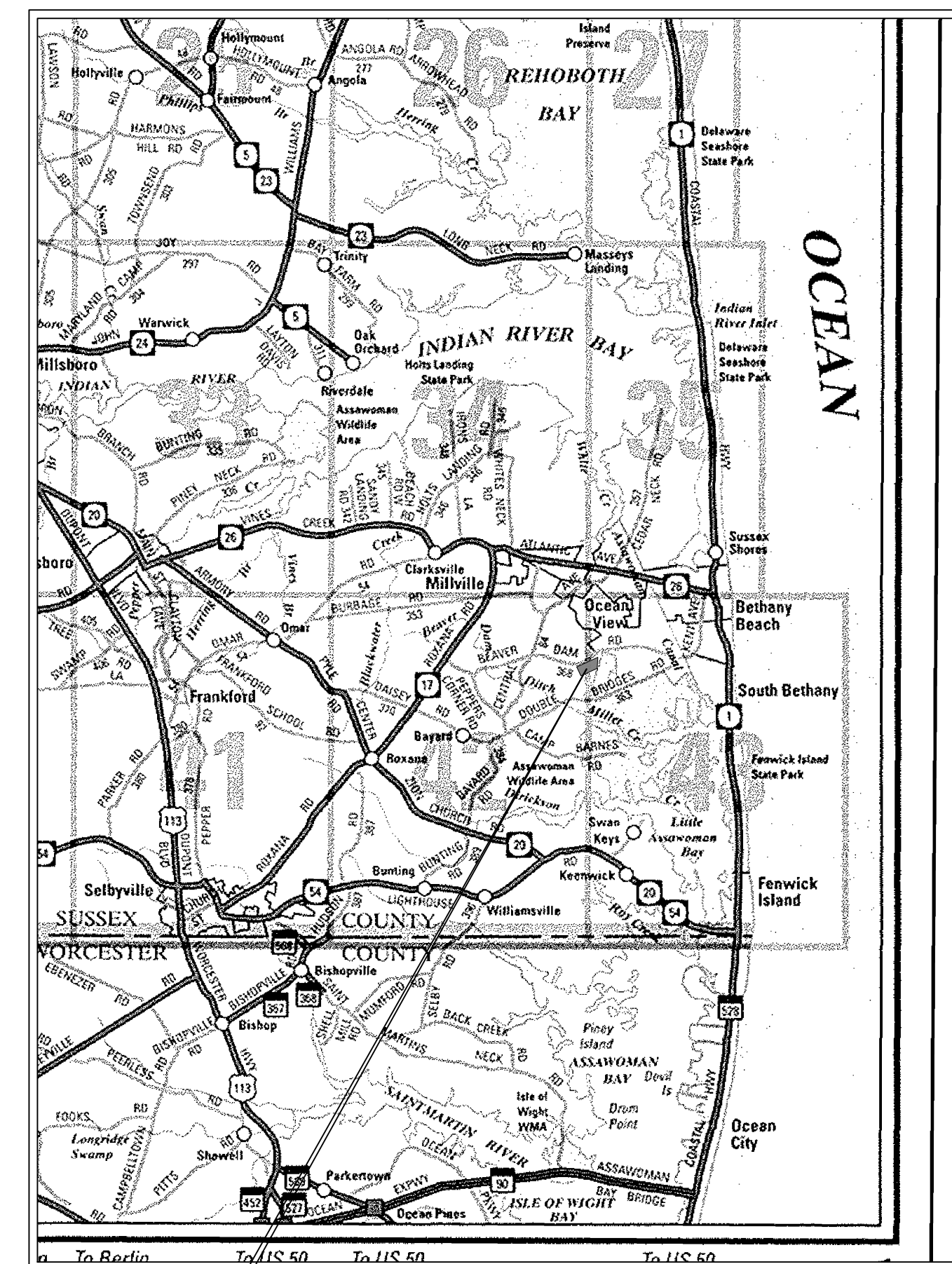
UTILITIES:  
CENTRAL WATER: TIDEWATER UTILITIES, INC.  
PUBLIC SEWER: SUSSEX COUNTY

### PROJECT AREA



LOCATION MAP  
SCALE: 1" = 1,000'

### PROJECT AREA



VICINITY MAP  
SCALE: 1" = 1 MILE

### LIST OF DRAWINGS:

- PSP-1.0 COVER SHEET
- PSP-2.0 BOUNDARY SURVEY
- PSP-3.0 PRELIMINARY SITE PLAN
- PSP-4.0 PRELIMINARY SITE PLAN RENDERING

APPROVED \_\_\_\_\_ BY \_\_\_\_\_  
SUSSEX COUNTY COUNCIL  
PRESIDENT

APPROVED \_\_\_\_\_ BY \_\_\_\_\_  
SUSSEX COUNTY  
PLANNING AND ZONING COMMISSION

### GENERAL NOTES:

1. ALL ON-SITE DRIVES ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER. THE PERPETUAL MAINTENANCE OF THE DRIVES SHALL BE BY THE RESPECTIVE ORGANIZATION.
2. STORMWATER MANAGEMENT AND STORM DRAINAGE SHALL BE IN ACCORDANCE WITH THE SUSSEX CONSERVATION DISTRICT, AND SUSSEX COUNTY ENGINEERING REQUIREMENTS. THE SITE IS TO BE TREATED BY PERVIOUS PAVEMENT, GREEN TECHNOLOGIES, AND BMP FACILITIES SUCH AS DETENTION PONDS. MAINTENANCE OF THE ON-SITE STORMWATER MANAGEMENT FACILITIES AND STORM DRAINAGE SYSTEM SHALL BE BY THE OWNERS.
3. ALL OPEN SPACE SHALL BE MAINTAINED BY THE OWNERS.
4. TOPOGRAPHY SHOWN HEREIN PER LIDAR DATA, DELAWARE STATE PLAN COORDINATE SYSTEM NAD 83/91 AND NAVD83 VERTICAL DATUM.
5. BOUNDARY SHOWN HEREIN PROVIDED BY TRUE NORTH LAND SURVEYING JUNE 03, 2019.
6. THIS SITE CONTAINS NO REGULATED WETLANDS.

### OWNER'S CERTIFICATION:

I HEREBY CERTIFY THAT I AM AN OWNER OF THE PROPERTY DESCRIBED AS SHOWN ON THIS PLAN AND THAT THE PLAN WAS MADE AT MY DIRECTION. THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT THE SUSSEX CONSERVATION DISTRICT OR THEIR DESIGNATED AGENT SHALL HAVE RIGHT TO CONDUCT ON-SITE INSPECTIONS.

OWNER: GULFSTREAM DEVELOPMENT, LLC. DATE: \_\_\_\_\_

### LANDSCAPE ARCHITECT'S CERTIFICATION:

I, JEFFREY A. CLARK, RLA 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 TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD PLANNING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

JEFFREY A. CLARK, RLA. DATE: \_\_\_\_\_  
OWNER, LANDTECH LAND PLANNING, LLC.

### ENGINEER'S CERTIFICATION:

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

STEPHEN L. MARSH, P.E. DATE: 10/14/2019  
ENGINEER  
SENIOR VICE PRESIDENT, GEORGE, MILES & BUHR, LLC.

APPROVED \_\_\_\_\_ BY \_\_\_\_\_  
SUSSEX COUNTY  
SOIL CONSERVATION DISTRICT

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	- - - - -	- - - - -
SETBACK LINE	---	---
R.O.W. LINE	---	---
PROPERTY CORNER (NOT SPECIFIED)	○	N/A
CONCRETE MONUMENT FOUND	CMP □	CMS □
IRON PIPE FOUND	IPF ●	N/A
CONTOUR	- - - - -	- - - - -
EDGE OF PAVEMENT	---	---
CURB	---	---
SIDEWALK	---	---
SIDEWALK HATCH	▨	▨
EDGE OF POND	---	---
STORM MANHOLE	⊙	⊙
CURB INLET	⊞	⊞
STORM PIPE	—SD—	—SD—
SANITARY MANHOLE	⊙	⊙
SANITARY PIPE	—SS—	—SS—
WATER PIPE	—W—	—W—
OVERHEAD ELECTRIC	—E—	N/A
UTILITY POLE	⊞	N/A
TREE LINE	~~~~~	~~~~~
FLOOD ZONES	---	---

PRINTS ISSUED FOR REVIEW

DATE	
REVISIONS	
NO.	

PREPARED BY: LANDTECH LAND PLANNING, LLC  
32895 SOUTH COASTAL HWY, SUITE 202  
BETHANY BEACH, DELAWARE 19937  
PHONE: (302) 539-2366

GMB  
GEORGE, MILES & BUHR, LLC  
ARCHITECTS & ENGINEERS  
SALISBURY • BALTIMORE • SEAFORD  
206 WEST MAIN STREET  
SALISBURY, MARYLAND 21801  
410-742-3115, FAX 410-548-5790  
www.gmbnet.com

KENT APARTMENTS  
SUSSEX COUNTY, DELAWARE

STEPHEN L. MARSH, P.E.  
LICENSE NO. 11490  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF DELAWARE

COVER SHEET

SCALE: AS SHOWN	SHEET NO.
DESIGN BY: JAC	PSP-1
DRAWN BY: RLM	
CHECKED BY:	
GMB FILE: 190083	
DATE: JUN 2019	

© COPYRIGHT 2019 GEORGE, MILES & BUHR, LLC

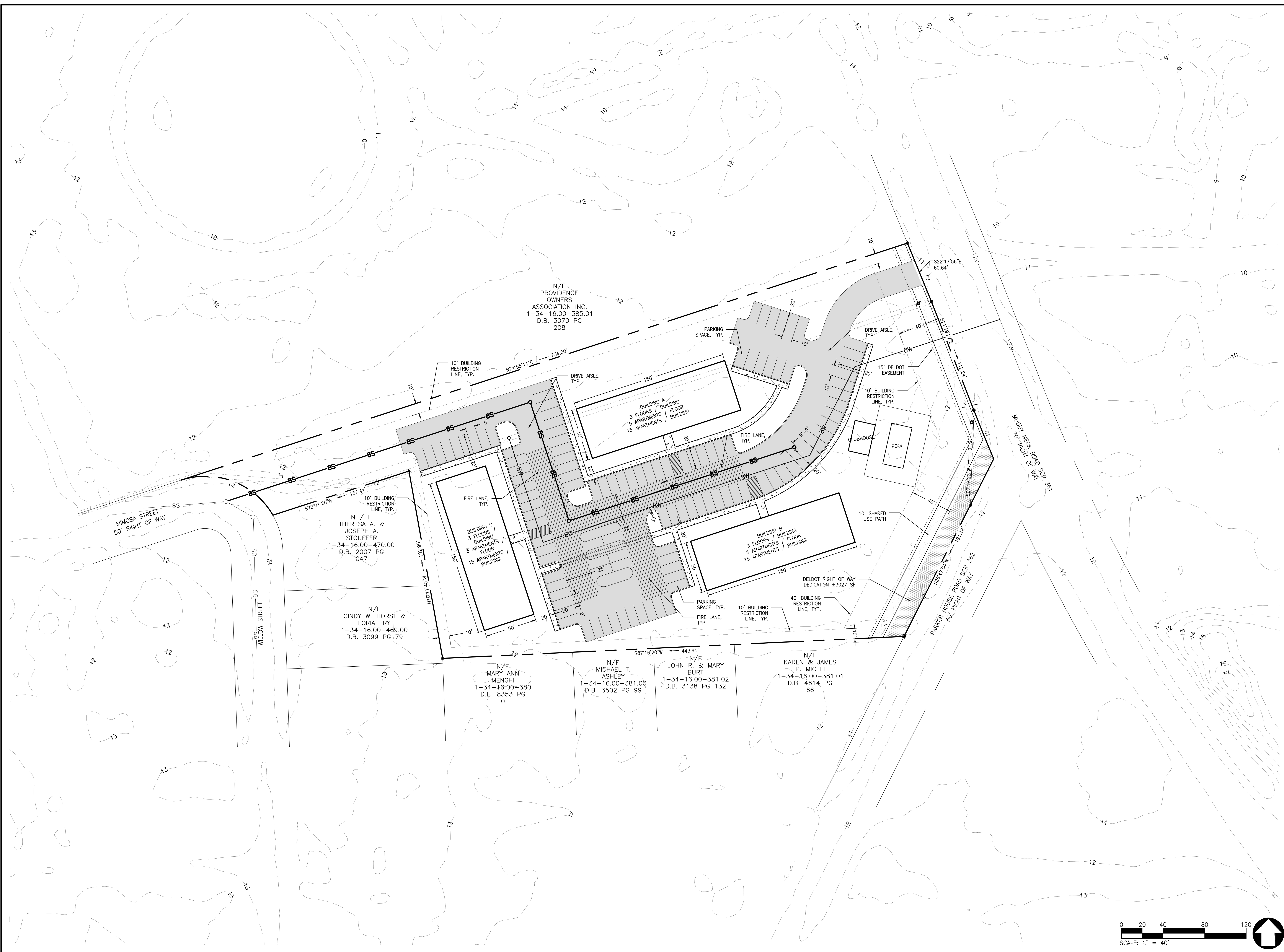






C:\Projects\2019\190083 Kent Apartments\Drawings\Working Sets\Plan\PS-3 PRELIMINARY SITE PLAN.dwg, 10/14/2019 10:40 AM, London Bjork

PEN-RED 0.01 INCHES (2.5mm) PEN-YELLOW 0.01 INCHES (2.5mm) PEN-BLUE 0.01 INCHES (2.5mm) PEN-GREEN 0.01 INCHES (2.5mm) PEN-CYAN 0.01 INCHES (2.5mm) PEN-MAGENTA 0.01 INCHES (2.5mm) PEN-BLACK 0.01 INCHES (2.5mm) PLOT DATE 0.01 INCHES (2.5mm) PLOT SCALE 0.01 INCHES (2.5mm)



PRINTS ISSUED FOR REVIEW

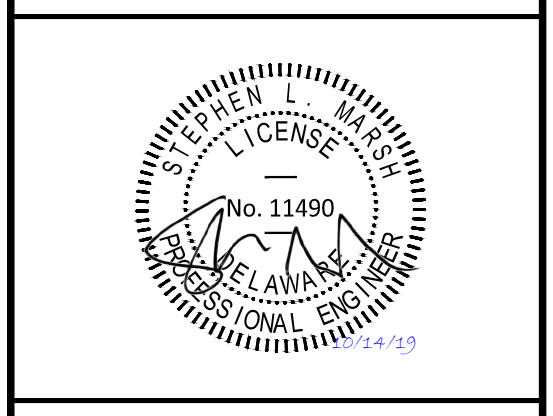
NO.	REVISIONS	DATE

PREPARED BY:

LAND PLANNING, LLC  
 3208 SOUTH COAST HIGHWAY, SUITE 202  
 BETHANY BEACH, DELAWARE 19937  
 PHONE: (302) 339-2366

**GMB**  
 GEORGE, MILES & BUHR, LLC  
 ARCHITECTS & ENGINEERS  
 SALISBURY • BALTIMORE • SEAFORD  
 206 WEST MAIN STREET  
 SALISBURY, MARYLAND 21801  
 410-742-3115, FAX 410-548-5790  
 www.gmbnet.com

**KENT APARTMENTS**  
 SUSSEX COUNTY, DELAWARE



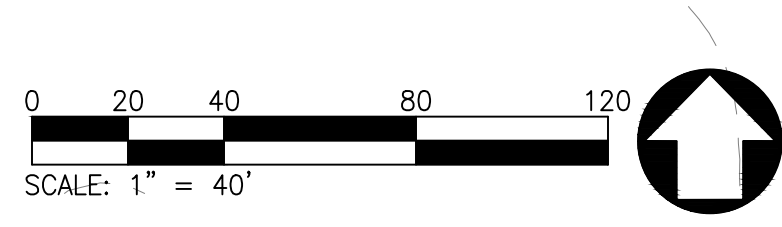
**PRELIMINARY SITE PLAN**

SCALE: 1" = 40'

SHEET NO. **PSP-3**

DESIGN BY: JAC  
 DRAWN BY: RLM  
 CHECKED BY:  
 GMB FILE: 190083  
 DATE: JUN 2019

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**DESIGN SUMMARY AND SUPPLEMENTAL DATA**

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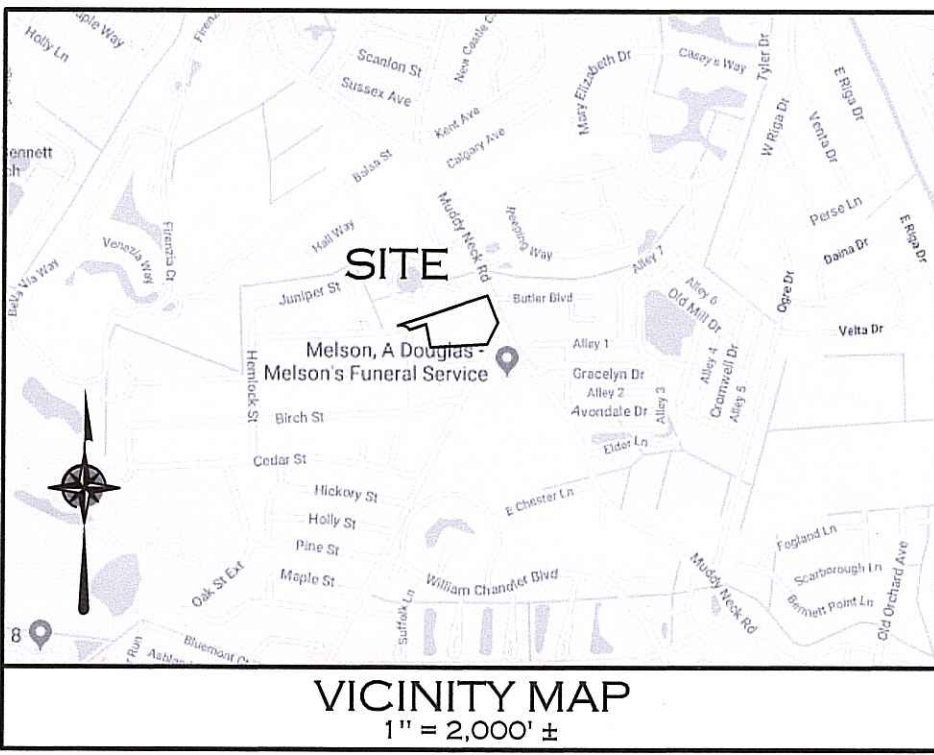
**KENT APARTMENTS**

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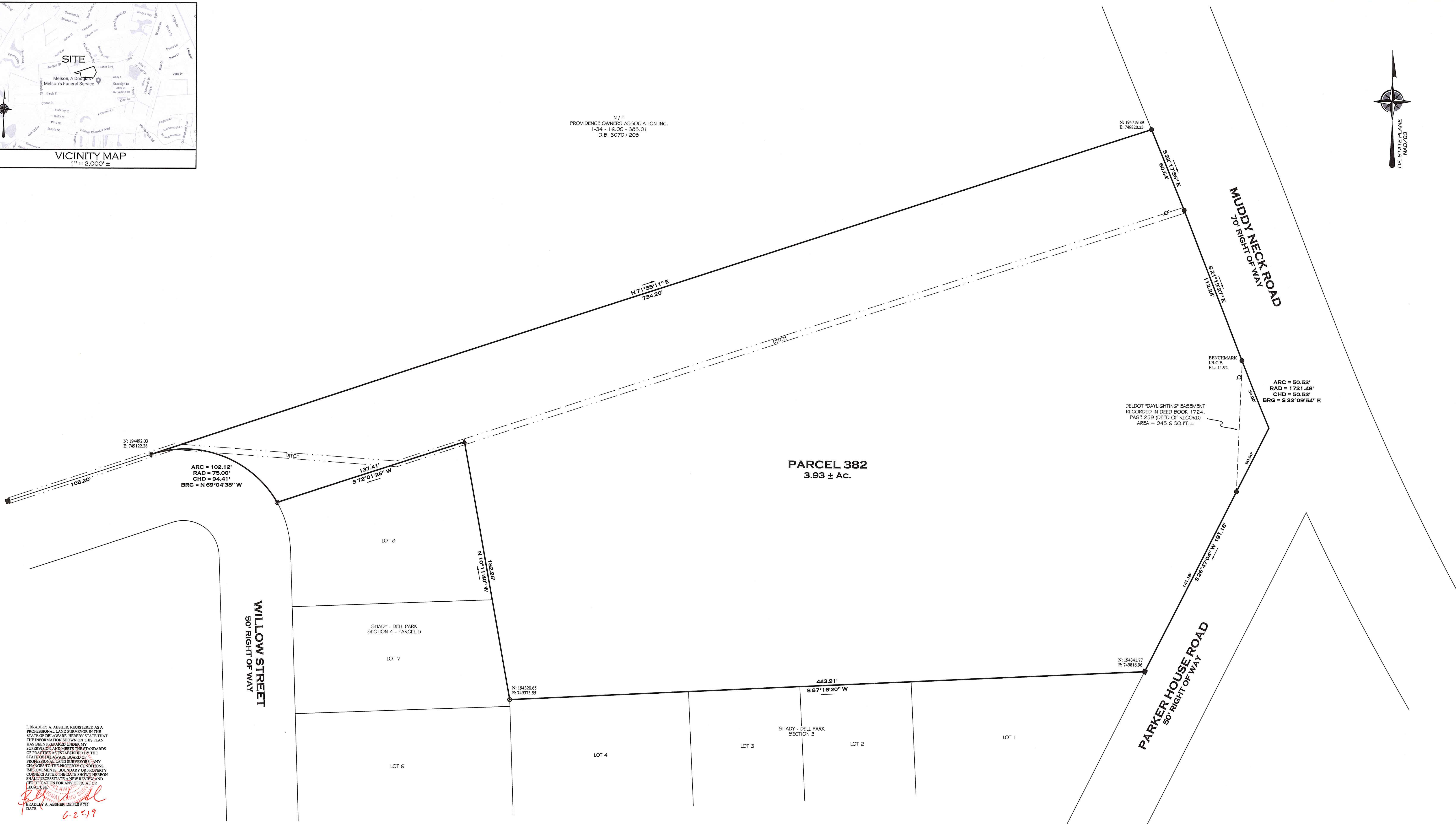
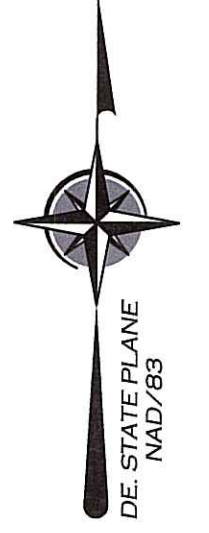
**PROPERTY SURVEY  
&  
DEED**

---





N / F  
PROVIDENCE OWNERS ASSOCIATION INC.  
1-34 - 16.00 - 305.01  
D.B. 3070 / 208



I, BRADLEY A. ARSHER, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

*Bradley A. Arsher*  
BRADLEY A. ARSHER, DE PLS # 733  
DATE 6-25-19

**LEGEND**

- CONCRETE MONUMENT FOUND
- ▲ STONE FOUND
- IRON PIPE FOUND
- IRON ROD & CAP FOUND
- IRON ROD & CAP SET
- ⊕ UTILITY POLE

0' 30' 60' 90'

- NOTES**
- CLASSIFICATION OF SURVEY: SUBURBAN
  - ZONE: AR-1
  - BUILDING SETBACK LINES (BSL)
    - FRONT 40'
    - SIDE 15'
    - REAR 20'
- ALL SETBACKS ARE THE RESPONSIBILITY OF THE HOME OWNER AND/OR GENERAL CONTRACTOR. SETBACKS SHOWN AS PER SUSSEX COUNTY & MAY DIFFER FROM THE HOME OWNERS ASSOCIATION (HOA) SETBACKS. ANY USER OF SAID INFORMATION IS URGED TO DIRECTLY CONTACT THE LOCAL AGENCY AND HOA, IF APPLICABLE, TO VERIFY IN WRITING ALL SETBACKS & REQUIREMENTS.
- NO TITLE REPORT WAS PROVIDED FOR OUR USE, THEREFORE THIS BOUNDARY SURVEY IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.

TAXMAP 1-34 - 16.00 - 302.00	<b>BOUNDARY SURVEY PLAN</b>	<b>TRUE NORTH</b>
STATE DELAWARE		
COUNTY SUSSEX	FOR <b>GULFSTREAM DEVELOPMENT LLC</b>	<b>LAND SURVEYING</b>
HUNDRED BALTIMORE		
TOWN		
AREA 3.93 ± AC.		
DEED REF. 3547 / 342		
PLAT REF. 114 / 215, 118 / 187		
DRAWN BY CJP		
DATE 06 / 03 / 19		
SCALE 1" = 30'		
SURVEY # DE - 05613	37950 MUDDY NECK ROAD, OCEAN VIEW, DE. 19970	



TAX MAP # 1-34-16.00-382.00

PREPARED BY & RETURN TO:  
Parsons & Robinson, P.A.  
118 Atlantic Ave. #401  
Ocean View, DE 19970  
File No. A8120/LMG

**NO LIEN OR TITLE SEARCH REQUESTED OR PERFORMED**

THIS DEED, made this 5 day of March, 2019,

- BETWEEN -

**ROBERT T. LEE**, Sheriff of Sussex County, Georgetown, Delaware, of PO Box 948,  
22215 DuPont Blvd, Georgetown, DE 19947, party of the first part,

- AND -

**GULFSTREAM DEVELOPMENT, LLC**, of 27 Atlantic Ave., Ocean View, DE  
19970, party of the second part.

**WHEREAS**, a certain Monition, C.A. NO. S18T-08-004 was issued from the Superior Court at the suit of Department of Finance of Sussex County v. American Senior Housing, LLC for Fourteen Thousand One Hundred Forty-Four Dollars and Fifty Six Cents (\$14,144.56), real debt and damages and costs, requiring the Sheriff to expose to public venue certain lands of American Senior Housing, LLC, seized and taken in execution by virtue of a previous writ of Monition, C.A. NO. S18T-08-004, and the Sheriff advertised and sold the lands of American Senior Housing, LLC, subject to the approval of the Superior Court and subject to American Senior Housing, LLC's right of redemption; and

**WHEREAS** there was no redemption filed pursuant to 9 Del. C. Section 8733, proper return of the sale was made to the Sherriff, and the Superior Court approved the same and ordered the Sheriff to convey the property to the above-named Grantees by its order dated February 26, 2019;

**THIS INDENTURE WITNESSETH**, that ROBERT T. LEE, Sheriff of Sussex County, for and in consideration of the sum of ONE HUNDRED FIVE THOUSAND DOLLARS (\$105,000.00) lawful money bid and paid by the Grantee, the receipt whereof is hereby acknowledged, and by virtue of the laws of the State of Delaware, has granted, bargained and sold, and by these presents do grant bargain and sell to the Grantee, his heirs and assigns forever, and all rights title and claim whatsoever, in the law and equity of the Grantee, to all that certain tract or parcel of land described as follows:

**Tract One:**

**ALL** that certain piece, parcel and tract of land lying and being situate in the Baltimore Hundred of Sussex County, Delaware and being more particularly described as follows:

**BEGINNING** at a found concrete monument lying on the westerly right-of-way of Sussex County Road No. 362 (a/k/a Parker House Road), said road having a width of 50 feet, said concrete monument marking a common corner for this tract and the lands now or formerly of John J. Lucian, et al, said concrete monument also being a boundary marker for the lands now or formerly of Shady Dell Park Subdivision; thence from the Point of Beginning, by and with the line of the lands of Shady Dell Park Subdivision, North 85 degrees, 58 minutes, 14 seconds West, 443.91 feet to a found iron pipe marking a common corner for this tract and the lands of Shady Dell Park Subdivision; thence continuing with said lands, North 03 degrees, 26 minutes, 14 seconds West, passing a found field stone at 182.39 feet, 187.00 feet to an iron pipe to be set on the line of the lands now or formerly of C. F. L. Enterprises, Inc.; thence by and with the line of C. F. L. Enterprises, Inc., North 79 degrees, 11 minutes, 56 seconds East, 527.35 feet to an iron pipe to be set on the westerly right-of-way of Sussex County Road No. 361 (a/k/a Muddy Neck Road), said road having a width of 70 feet; thence by and with said right-of-way, South 14 degrees, 34 minutes, 01 seconds East, 112.24 feet to an iron pipe to be set at the Point of Curvature (P.C.) of a curve to the left; thence by and with said curve having a central angle of 01 degrees, 51 minutes, 03 seconds, a radius of 1,564.06 feet, and an arc length of 50.52 feet to a point, said point being the Point of Tangency (P.T.) of this curve and the point of intersection of the rights-of-way of Sussex County Road No. 361 and Sussex County Road No. 362; thence by and with the right-of-way of County Road No. 362; South 33 degrees, 32 minutes, 30 seconds West, passing an iron pipe to be set at 50.00 feet, 191.18 feet to the Point of Beginning.

This tract is encumbered by a “daylighting” easement to Del Dot as recorded in Deed Book 1724, Page 259 (deed of record for this tract).

This tract contains 131,594 square feet, or 3.02 acres of land, more or less, as shown on a plat prepared by Design Consultants Group, L.L.C., titled “Property Line Survey-Lands Now or Formerly of Peter and Cheryl Ann Schussler”, dated June 14, 2007, and is recorded among the land records of Sussex County in Plat Book 114, Page 215.

**BEING** the same lands conveyed unto American Senior Housing, LLC, a Virginia Limited Liability Company, by Deed of Peter F. Schussler dated July 13, 2007, and recorded in the Office of the Recorder of Deeds in and for Sussex County, Georgetown, Delaware in Deed Book 3475, Page 222.

**SUBJECT** to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.



**Tract Two:**

**ALL** that certain piece, parcel and tract of land lying and being situate in Baltimore Hundred, Sussex County, Delaware as shown on a Plot prepared by Delaware Surveying Services, dated October 16, 2007 and filed for record in the Office of the Recorder of Deeds, in Plot Book 118, Page 187, and being more particularly described as follows:

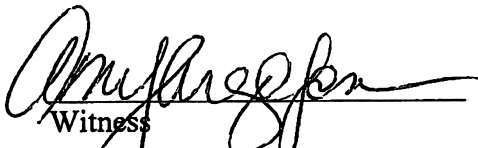
**BEGINNING** at a found rebar located on the westerly right of way line of Muddy Neck Road (70' wide) and other lands of American Senior Housing, LLC; thence turning and running by and with the line of land of American Senior Housing, LLC South 79 degrees 11 minutes 56 seconds West 527.35 feet to a found rebar; thence turning and running South 09 degrees 32 minutes 30 seconds East 4.00 feet to found concrete marker and a corner for Lot 8; thence turning and running by and with Lot 8 South 78 degrees 46 minutes 52 seconds West 137.84 feet to a set iron pipe and Mimosa Street (50' wide); thence with a curve to the left having a radius of 75.00 feet, the central angle being 78 degrees 00 minutes 40 seconds, the arc distance being 102.12 feet, the chord bearing North 62 degrees 19 minutes 05 seconds West a distance of 94.41 feet to a set iron pipe and lands now or formerly of Providence Land Ltd; thence by and with the line of lands now or formerly of Providence Land Ltd. North 78 degrees 40 minutes 37 seconds East 734.20 feet to a found iron pipe and the westerly right of way line of Muddy Neck Road (70' wide); thence turning and running by and with the westerly right of way line of Muddy Neck Road (70' wide) South 15 degrees 32 minutes 30 seconds East 60.64 feet to a found rebar, the point and place of beginning containing 39,803 square feet of land, be the same more or less.

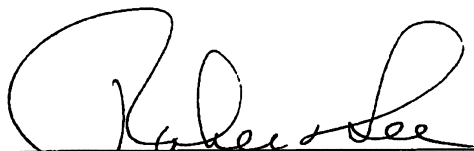
**BEING** the same lands conveyed unto American Senior Housing, LLC by Deed of C.F.L. Enterprises, Inc., a corporation of the State of Delaware, dated January 30, 2008, and recorded in the Office of the Recorder of Deeds in and for Sussex County, Georgetown, Delaware in Deed Book 3547, Page 342.

**SUBJECT** to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

IN TESTIMONY WHEREOF, ROBERT T. LEE, Sheriff of Sussex County, has hereunto set his Hand and Seal the day and year first above written.

Signed, Sealed and Delivered in the presence of:

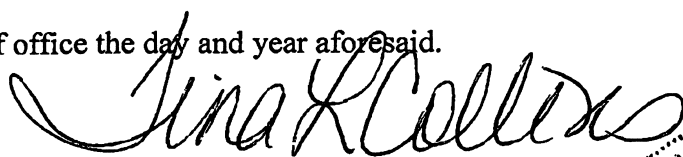
  
Witness

  
Robert T. Lee (SEAL)

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on this 5 day of March, 2019, personally came before me, the subscriber, ROBERT T. LEE, Sheriff of Sussex County, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his Act and Deed.

Given under my Hand and Seal of office the day and year aforesaid.

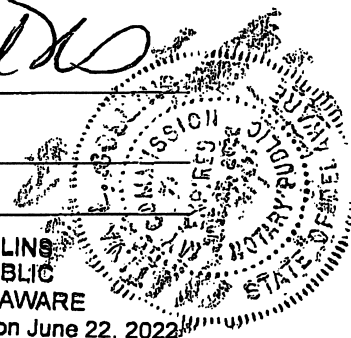


Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

TINA L. COLLINS  
NOTARY PUBLIC  
STATE OF DELAWARE  
My Commission Expires on June 22, 2022



**DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

**KENT APARTMENTS**

---

**ENVIRONMENTAL  
ASSESSMENT & PUBLIC  
FACILITY EVALUATION  
REPORT**

---



# **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

## **KENT APARTMENTS**

### **ENVIRONMENTAL ASSESSMENT & PUBLIC EVALUATION REPORT**

---

#### **BACKGROUND AND PROJECT DESCRIPTION**

- The Kent Apartments site is a 3.93-acre parcel (Sussex Tax Parcels: 134-16.00-382.00). The subject land is located at the intersection of Parker House Road & Muddy Neck Road and currently zoned AR-1 (Agricultural Residential). The application is requesting a zoning change to GR (General Residential) with a Conditional Use seeking approval to develop the site with 45 multifamily dwellings within three buildings together with a pool and bathhouse, sidewalks, shared use path along the street frontage, street trees, shrubs and passive community open space.
- A single commercial entrance is planned on Muddy Neck Road near the northern property boundary and aligned with an existing residential entrance across the public street.
- The site will be served with public sanitary sewer via a connection to the Sussex County regional wastewater transmission, treatment and disposal Unified District facilities which has adequate capacity.
- The site will be served with public water for both potable and fire protection use via a connection to the Tidewater Utilities Water Company existing infrastructure which has adequate capacity.

#### **STORMWATER & DRAINAGE DESIGN**

- Stormwater management design for the Kent Apartments site will be done in accordance with Delaware's Sediment and Stormwater Regulations and approved by the Sussex Conservation District. A Stormwater Assessment Study will need to be prepared and a Pre-

## **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

### **KENT APARTMENTS**

Application Meeting scheduled at the Sussex Conservation District office. The stormwater strategy envisioned for the site includes permeable pavement.

#### **COMMUNITY POTABLE AND FIRE PROTECTION WATER SUPPLY**

- The Kent Apartments site lies within the Tidewater Utilities Water Company service area and a connection to that regional public water system is planned. The regional water system connection will provide potable water supply for residential domestic use and also supply the quantities and pressures required by the Delaware State Fire Marshals Fire Prevention Regulations for residential subdivisions with fire hydrants.

#### **WASTEWATER TREATMENT AND DISPOSAL**

- The Kent Apartments site as planned will connect to the Unified Sanitary Sewer District of the Sussex County regional wastewater transmission, treatment and disposal system. In comments received from the Sussex County Engineering Department (SCED) dated May 13, 2019, the subject tract lies in a Tier 1 sewer planning area. The SCED report confirms the proposed project is within design assumptions for the Sussex County sewer system and sewer capacity is available for the project as proposed.

#### **TRAFFIC ANALYSIS**

- The Kent Apartments developer submitted a Service Level Evaluation Request (SLER) Form to the Sussex P&Z Office in connection with this application on April 22, 2019. The May 21, 2019 DelDOT response to the SLER recommended the developer not be required to perform a Traffic Impact Study (TIS).

## **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

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### **KENT APARTMENTS**

- PLUS comments from DelDOT included a requirement for the Kent Apartments developer to provide a minimum of 40' of right-of-way from the physical centerline of both Muddy Neck and Parker House Roads. PLUS comments went on to require a 15' wide permanent easement across the property frontage on both Muddy Neck and Parker House Roads outside the limits of the ultimate right-of-way.
- DelDOT will require a Shared Use Path (SUP) along the entire property road frontage and an internal sidewalk connection to the SUP.
- DelDOT will require the Kent Apartments project to improve both Muddy Neck and Parker House Roads within the limits of their frontage with the site to provide 11-foot travel lanes and 8-foot shoulders.
- All existing utilities on the public road frontage must be shown on a plan and a utility relocation plan will be required for any utilities that need to be relocated.

### **THREATENED AND ENDANGERED SPECIES**

- Watershed Eco, LLC conducted site specific fieldwork pursuant to the existence of regulated wetlands and no RTE species or habitat was encountered. Since the site is surrounded by residential and business development, it is not expected that the site would support any RTE species.



## **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

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### **KENT APARTMENTS**

#### **WETLANDS**

- The Kent Apartments site has been evaluated for the existence of regulated wetlands on April 10, 2019 by Mr. James C. McCulley, IV with Watershed Eco, LLC, a qualified professional wetland scientist (# 000471). Mr. McCulley has characterized the site as a scrub/shrub habitat with an adjacent hedgerow. Much of the site has been disturbed in the past. No wetlands were encountered on the site and the upper limits of a ditch were labelled as Waters of the United States, although it likely not a Jurisdictional feature and is likely ephemeral.
- The conclusions reached are found in the full wetland delineation report by Watershed Eco (copy attached in the Supplemental Data Book).

#### **OPEN SPACE MANAGEMENT**

- The Kent Apartments site will result in the creation of both active and passive open space areas within the property boundaries.
- The passive open space areas are generally confined to the areas in the rear of the three proposed multifamily buildings. Clearing, disturbance, or altering of existing vegetation shall be limited as needed to accommodate the proposed construction and for removal of dead and dying trees which pose a threat to public safety on adjacent private property.
- The landscape areas will be vegetated in conformance with a detailed plan prepared under the direction of a Delaware licensed landscape architect and approved by the Delaware State Forestry Department. Maintenance of landscape areas will be under the direction of qualified firms under contract to the Kent Apartments property management firm.

## **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

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### **KENT APARTMENTS**

- The balance of the open space in Kent Apartments will be used more actively by the residents and their guests. These active open space areas include the community pool and bathhouse and paved pedestrian paths.

#### **PUBLIC AND PRIVATE INFRASTRUCTURE**

- The Kent Apartments multifamily development will be served by both public water from Tidewater Utilities Water Company and public sanitary sewer from Sussex County.
- The Kent Apartment site, as planned, will connect to the Unified Sanitary Sewer District of the Sussex County regional wastewater transmission, treatment and disposal system. In comments received from the Sussex County Engineering Department (SCED) dated May 13, 2019, the subject tract lies in a Tier 1 sewer planning area. The SCED report confirms the proposed project is within design assumptions for the Sussex County sewer system and sewer capacity is available for the project as proposed.
- The Kent Apartments site lies within the Tidewater Utilities Water Company service area and a connection to that regional public water system is planned. The regional water system connection will provide potable water supply for residential domestic use as well as supply the quantities and pressures required by the Delaware State Fire Marshals Fire Prevention Regulations for residential subdivisions with fire hydrants.
- Other utilities to be extended to the property include CATV, electric and telephone provided through private agreements with those utility companies.

## **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

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### **KENT APARTMENTS**

- Site drainage and stormwater management systems will also be developed pursuant to County Code and DNREC regulations governing inspection of installations and facilities maintenance.

### **ECONOMIC, RECREATIONAL & OTHER BENEFITS**

- Multiple economic benefits accrue to the local economy from salaries and purchase of materials during the construction of both site and building improvements. Additional benefits accrue from increased property taxes, permit fees, utility impact fees and the like.
- Delaware State Housing Authority (DSHA) strongly supports the proposal to rezone 3.93 acres on the corner of Muddy Neck and Parker House Roads from AR-1 (Agriculture-Residential) to GR (General Residential) with a conditional use in anticipation of a 45-unit rental community along Muddy Neck Road in Sussex County. This would provide Sussex County an excellent opportunity to facilitate a more affordable housing product in the Coastal Resort Area. The need for housing affordable to the many county residents who work in this resort economy is acute and well documented. In addition, this site is located within a DSHA-defined “Areas of Opportunity” which are strong, high value markets, offering economic opportunity, high performing schools, and supportive infrastructure that help household succeed. Unfortunately, these same areas contain little affordable housing. As a result, DSHA recommends that Sussex County embrace the opportunity to approve this proposal permitting residents to live close to their jobs and gain access to the resources and benefits this area provides.



## **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

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### **KENT APARTMENTS**

#### **CONFORMANCE WITH COMPREHENSIVE PLAN**

- The Kent Apartments subdivision site has been planned in accordance with the new updated 2018 Comprehensive Plan approved by Sussex County Council.
- The Future Land Use component of the 2018 Plan has established Growth Areas where the County has signaled future growth is expected. The entire Kent Apartments site is mapped as **Coastal Areas** on the 2045 Future Land Use Map. Coastal Areas are one of seven (7) Growth areas defined and described in the 2018 Plan. The 2018 plan seeks to encourage the County's most concentrated forms of new development to Growth Areas.

The 2018 Plan recognizes that the Coastal Growth Area is in a region among the most desirable locations in Sussex County for new housing. Coastal Areas can accommodate development provided special environmental concerns are addressed and a range of housing types should be permitted including multifamily residential which Kent Apartments proposes. Coastal Areas development densities proposed in the 2018 Plan range from 2-12 homes per acre. Kent Apartments proposes twelve (12) dwellings per acre. The Comprehensive Plan states that medium and higher densities could be supported in areas where there is central water and sewer, near sufficient commercial uses and employment centers, where it is in keeping with the character of the area, where it is along a main road or at/or near a major intersection, where there is adequate Level of Service or where other considerations exist that are relevant to the requested project and density. Kent Apartments meets each of these criteria while satisfying the housing concerns raised by the Delaware State Housing Authority.

## **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

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### **KENT APARTMENTS**

#### **HISTORICAL AND CULTURAL RESOURCES**

- The Kent Apartments site was reviewed in June 2019 by the State Historic Preservation Office as a part of the PLUS process. Their report stated that there are no known archeological sites or known National Register listed or eligible properties on the parcel.

#### **ACTIONS TO MITIGATE DETRIMENTAL IMPACTS**

- The Kent Apartments multifamily residential design is based upon the principals of sound land use planning and landscape architecture. Open space corridors are located to promote and encourage pedestrian access between residences in the neighborhood with a planned link via the public shared use path to Muddy Neck Road.

**DESIGN SUMMARY AND SUPPLEMENTAL DATA**

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**KENT APARTMENTS**

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**PRELIMINARY  
LAND USE SERVICE  
COMMENTS AND APPLICANT  
RESPONSE**

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STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF STATE PLANNING COORDINATION

September 26, 2019

Constance C. Holland, AICP  
Director, Office of State Planning Coordination  
122 Martin Luther King, Jr. Blvd. South – Haslet Armory, Third Floor  
Dover, DE 19901

**RE: PLUS Response 2019-05-08; Muddy Neck Apartments**

Dear Mrs. Holland,

Land Tech Land Planning, LLC represents the owner/developer of the above referenced proposed Zoning District Amendment and Conditional Use applications. In response to the review comments within the June 19, 2019 PLUS report that follows, **we offer our answers highlighted in color.**

June 19, 2019

Mr. Jeff Clark, RLA  
Land Tech Land Planning, LLC  
32895 South Coastal Highway  
Bethany Beach, DE 19930

RE: PLUS review 2019-05-08; Muddy Neck Apartments

Dear Mr. Clark:

Thank you for meeting with State agency planners on May 22, 2019 to discuss the proposed plans for the Muddy Neck Apartments project. According to the information received you are seeking review of a rezoning of 3.93 acres from AR-1 to GR with a conditional use in anticipation of a 45-unit apartment complex along Muddy Neck Road in Sussex County.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. **The developers will also need to comply with any Federal, State, and local regulations regarding this property. We also note that as Sussex County is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the County.**

## **Strategies for State Policies and Spending**

This project 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.

### **Acknowledged**

## **Code Requirements/Agency Permitting Requirements**

### **Department of Transportation – Contact Bill Brockenbrough 760-2109**

- The site access on Muddy Neck Road (Sussex Road 361) must be designed in accordance with DeIDOT's Development Coordination Manual, which is available at <http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes>.

### **Acknowledged**

- Pursuant to Section P.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at [https://www.deldot.gov/Business/subdivisions/pdfs/Meeting\\_Request\\_Form.pdf?08022017](https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017).

### **Acknowledged**

- Section P.5 of the Manual addresses fees that are assessed for the review of development proposals. DeIDOT 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.

### **Acknowledged**

- 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 244 vehicle trip ends per day, 16 in the morning peak hour of the Muddy Neck Road and 21 in the evening peak hour of Muddy Neck Road. DeIDOT confirms these numbers and finds that the warrant for a TIS is not met.

The primary purpose of a TIS is to determine the need for off-site transportation improvements. DeIDOT anticipates requiring the applicant to improve Muddy Neck Road and Parker House Road (Sussex Road 362) within the limits of their frontage to provide 11-foot lanes and 8-foot shoulders.

### **Acknowledged**

- As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Manual, DeIDOT will require dedication of right-of-way along the site's frontage on Muddy Neck Road and Parker House Road. By this regulation, this dedication is to provide a minimum of 40 feet of right-of-way from the physical centerline on both roads. 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.**"

### **Acknowledged**

- In accordance with Section 3.2.5.1.2 of the Manual, DeIDOT will require the establishment of a 15-foot wide permanent easement across the property frontage on Muddy Neck Road and Parker House 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.”**

### Acknowledged

- Referring to Section 3.4.2.1 of the Manual, the following items, among other things, are required on the Record Plan:
  - A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.
  - Depiction of all existing entrances within 300 feet of the entrance.
  - Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.

### Acknowledged

- Section 3.5 of the Manual provides DeIDOT’s requirements with regard to connectivity. The requirements in Sections 3.5.1 through 3.5.3 shall be followed for all development projects having access to state roads or proposing DeIDOT maintained public streets for subdivisions. If a pedestrian connection between the proposed apartments and Shady Dell Park can be negotiated, an access easement and a paved path should be provided.

### Acknowledged

- Section 3.5.4.2 of the Manual addresses requirements for Shared-Use Paths (SUP) and sidewalks. For projects in Level 2 Investment Areas, installation of paths or sidewalks along the frontage on State-maintained roads is required. DeIDOT will require a SUP across the parcel’s frontage on Muddy Neck Road and Parker House Road. The internal sidewalk should be connected to the SUP.

### Acknowledged

- 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>.

### Acknowledged

- 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.

### Acknowledged



**State Historic Preservation Office – Contact Carlton Hall 736-7404**

- **There are no known archaeological sites or known NR-listed or eligible properties on the parcel.** There is a medium probability for a prehistoric site in the north part of the parcel

**Acknowledged**

- 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)

**Acknowledged**

- 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](http://www.achp.gov)

**Acknowledged**

**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 Muddy Neck Road or Parker House 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/>

**Acknowledged**

**Department of Natural Resources and Environmental Control – Michael Tholstrup 735-3352**

**Source Water Protection**

- The building on the western end of the parcel is located within an excellent recharge area. It appears to exceed 35 percent impervious cover within the excellent recharge area, therefore Sussex County may require the applicant to demonstrate that post-development recharge quantity will meet or exceed the existing (pre-development) recharge quantity. Additional requirements may be enforced if the impervious coverage is more than 60 percent. Consider pervious paving materials for the large parking area and incorporating green stormwater management technologies.

**Acknowledged**

**Hydric Soils**

- Hydric soils (Hurlock and Mullica) cover the entire parcel. Developments on hydric soils have the potential to increase future flooding and pollutant runoff. Consider pervious paving material for the large parking area proposed for this development.

**Acknowledged**

**State Housing Authority – Contact: Karen Horton 739-4263**

- DSHA strongly supports the proposal to rezone 3.93 acres on the corner of Parker House Road and Muddy Neck Road from AR-1 (Agriculture-Residential) to GR (General Residential) with a conditional use in anticipation of a 45-unit rental community along Muddy Neck Road in Sussex County. This would provide Sussex County an excellent opportunity to facilitate a *more* affordable housing product in the Coastal Resort Area. The need for housing affordable to the many county residents who work in this resort economy is acute and well documented. In addition, this site is located within a DSHA-defined “Areas of Opportunity” which are strong, high value markets, offering economic opportunity, high performing schools, and supportive infrastructure that help household succeed. Unfortunately, these same areas contain little affordable housing. As a result, DSHA recommends that Sussex County embrace the opportunity to approve this proposal permitting residents to live close to their jobs and gain access to the resources and benefits this area provides.

If you have any questions or would like more information, please feel free to call me at (302) 739-4263 ext. 251 or via e-mail at [karenh@destatehousing.com](mailto:karenh@destatehousing.com).

**Delaware Area Rapid Transit (DART) – Contact: Jared Kauffman 576-6062**

- DART recommends that a shared use pathway along road frontages and internal pedestrian pathway connecting to the shared use pathway be included.

**Acknowledged**

**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 Planning



**DESIGN SUMMARY AND SUPPLEMENTAL DATA**

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**KENT APARTMENTS**

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**DELDOT  
SERVICE LEVEL EVALUATION  
RESPONSE**

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**PLANNING & ZONING**  
JANELLE M. CORNWELL, AICP  
DIRECTOR  
(302) 855-7878 T  
(302) 854-5079 F



**Sussex County**  
DELAWARE  
sussexcountyde.gov

## Service Level Evaluation Request Form

This form **shall** be submitted to the Planning and Zoning Office and a response **shall** be received back from DelDOT prior to the applicant being able to submit an application to the Planning and Zoning Office.

Date: 4/22/19

### **Site Information:**

Site Address/Location: Intersection of Parker House Road & Muddy Neck Road (361)

Tax Parcel Number: 134-16.00-382.00

Current Zoning: AR-1

Proposed Zoning: GR

Land Use Classification: Conditional Use - Multifamily

Proposed Use(s): Proposed 45 rental apartments within three (3) three story buildings.

Square footage of any proposed buildings or number of units: Proposed Density = 45 dwellings

### **Applicant Information:**

Applicant's Name: Gulfstream Development, LLC

Applicant's Address: 27 Atlantic Avenue

City: Ocean View State: DE Zip Code: 19970

Applicant's Phone Number: (302) 539-6178

Applicant's e-mail address: rjh@gulfstream.net



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

Last updated 7-27-18



STATE OF DELAWARE  
**DEPARTMENT OF TRANSPORTATION**

800 BAY ROAD  
P.O. BOX 778  
DOVER, DELAWARE 19903

JENNIFER COHAN  
SECRETARY

May 21, 2019

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 **Gulfstream Development, LLC** rezoning application, which we received on April 23, 2019. This application is for a 3.93-acre parcel (Tax Parcel: 134-16.00-382.00). The subject land is located on the west side of the intersection of Parker House Road (Sussex Road 362) and Muddy Neck Road (Sussex Road 361). The subject land is currently zoned as AR-1 (Agricultural Residential) and the applicant is seeking to rezone the land to GR (General Residential) to develop 45 mid-rise (three-story) rental apartments.

Per the 2018 Delaware Vehicle Volume Summary, the annual average daily traffic volume along the segment of Parker House Road where the subject land is located is 1,646 vehicles per day. As the subject land also has frontage along Muddy Neck Road, the annual average daily traffic volume along that road segment, which is from the south Ocean View limits to Double Bridges Road (Sussex Road 363), is 3,728 vehicles per day.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be negligible in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as negligible with regard to warranting a TIS does not mean that it is negligible in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.

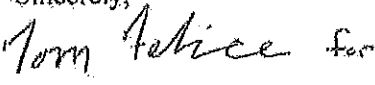
If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.





Ms. Janelle M. Cornwell  
Page 2 of 2  
May 21, 2019

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

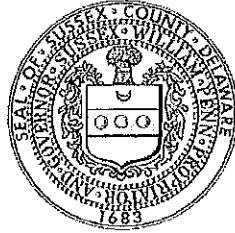
cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues  
Gulfstream Development, LLC, Applicant  
J. Marc Coté, Assistant Director, Development Coordination  
Gemez Norwood, South District Public Works Manager, Maintenance and Operations  
Susanne Laws, Sussex County Subdivision 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  
Troy Brestel, Project Engineer, Development Coordination  
Claudy Joinville, Project Engineer, Development Coordination



**PLANNING & ZONING**

JANELLE M. CORNWELL, AICP  
DIRECTOR

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



**Sussex County**

DELAWARE  
sussexcountype.gov

## Sussex County Zoning Verification

This form is to provide the current zoning for the following parcel of land located within Sussex County. This form does not grant approval for any current or future use of the property.

Tax Parcel Number: 134-16.00-382.00

Location: Intersection of Muddy Neck Road & Parker House Road

Current Zoning: AR-1

Owner: (from assessment records):

American Senior Housing, LLC

Owner Mailing Address (from assessment records):

3739-C Pickett Road

Fairfax, VA 22032

The zoning for this property has been confirmed from the Official Sussex County Zoning Map by:

\_\_\_\_\_  
Sussex County Planning & Zoning Staff Member

\_\_\_\_\_  
Date





**DESIGN SUMMARY AND SUPPLEMENTAL DATA**

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**KENT APARTMENTS**

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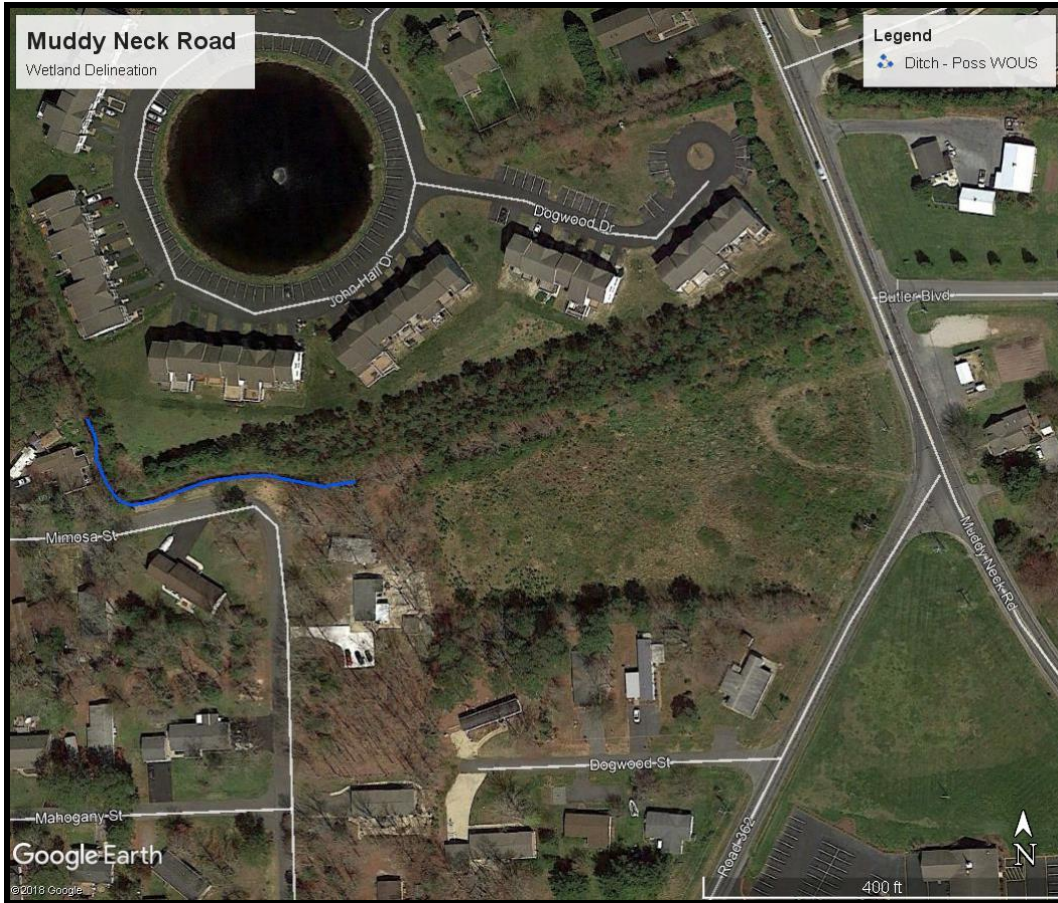
**WETLANDS/WATERS  
DELINEATION  
REPORT**

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# Wetlands/Waters Delineation Report for: **Muddy Neck Apartments**

Completed: May 10, 2019

Fieldwork: April 10, 2019



Prepared by:



**Watershed Eco LLC**  
James C. McCulley IV, PWS  
#000471

114 Merrimac Avenue  
Middletown, Delaware 19709  
[www.WatershedEco.com](http://www.WatershedEco.com)



## A. Site Description, Landscape Setting

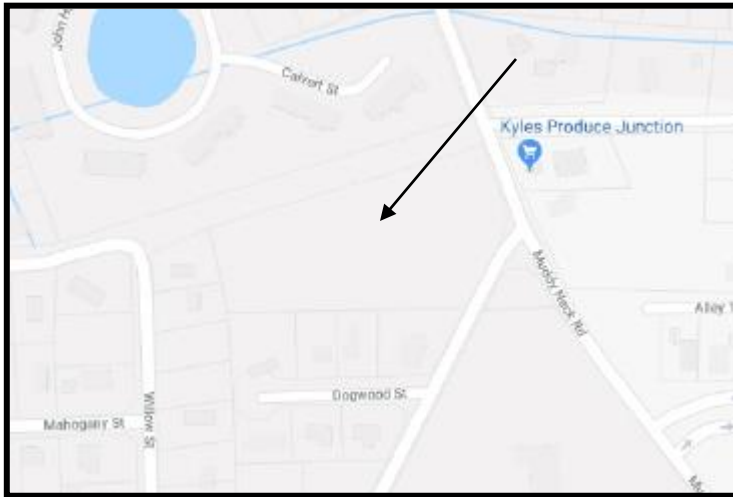


Figure 1: Location

This site lies west of Muddy Neck Road and east of Willow Street in Ocean View, Sussex County, Delaware at approximate Latitude and Longitude: 38.533561 and -75.089827. The site is further described as Tax Parcel 1-34-16-382.00 and comprises approximately 3.93 Acres). The site surrounded by residential uses.

The site is a scrub/shrub habitat with adjacent hedgerow. Much of the site has been disturbed in the past.

The site is accessed from Muddy Neck Road and/or Parker House Road.

No wetlands were encountered on the site and the upper limits of a ditch were labelled as Waters of the United States, although it is likely not a Jurisdictional feature and is likely ephemeral.

## B. Site Alterations, Current and Past Land Use

The 1992 aerial photo (below) depicts three structures on the property with the remainder of the site cleared and mowed.



Figure 2: 1992 Aerial Photo



The 2005 Aerial Photo depicts two of the structures are still present.



**Figure 3: 2005 Aerial Photo**

The 2007 Aerial Photo shows little change from 2005.



**Figure 4: 2007 Aerial Photo**

The 2010 Aerial Photo depicts that the structures are gone and resembles the current site conditions.



**Figure 5: 2010 Aerial Photo**

## B.1 Soils -

The mapped soils are shown below, the main soils mapped on the site is Mullica Sandy Loam (MmA) and Hurlock Sandy Loam (HvA) which are described as very poorly drained, (see details in attached soil report). The soils encountered on the site appeared to be old fill material and were not hydric.



Figure 6: Soil Map



Figure 7: NWI Map

The National Wetland Inventory (NWI) Map (above) depicts a ditch along the northern property boundary. The site investigation revealed that this ditch only extended a short area into the site and appeared to be ephemeral.

## B.2 Hydrology –

According to the USGS Quadrangle, the site occupies a flat area and a ditch is depicted offsite to the north where the adjacent development exists and not along the property line where it is depicted on the NWI.



Figure 8: USGS Mapping

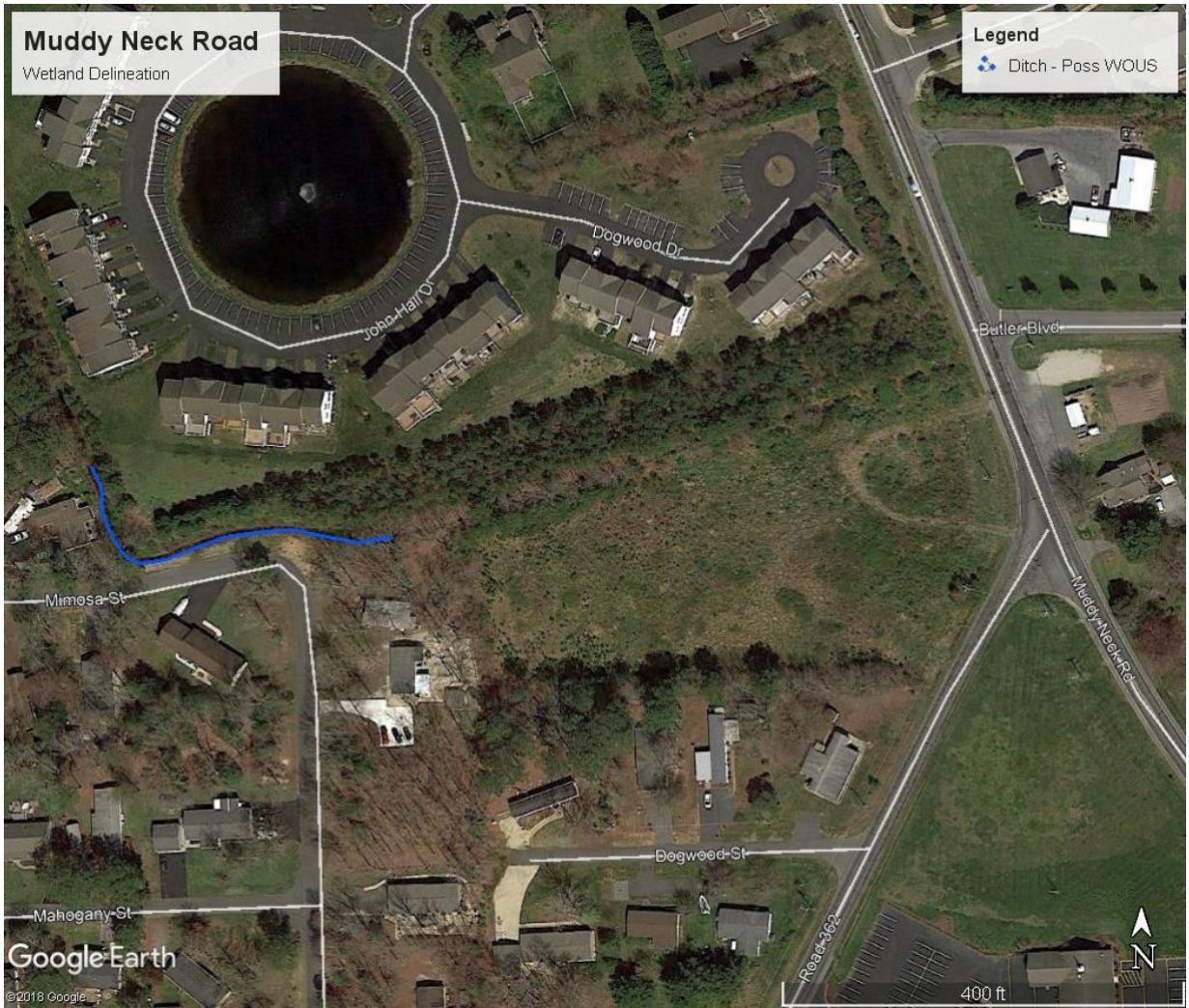
## B.3 Vegetation -

The dominant vegetation in the scrub/shrub area of the site included:

Autumn Olive, Blackberry, Multiflora Rose, Black Cherry, Loblolly Pine, Red Maple, Sweetgum and Japanese Honeysuckle.

No wetland plant communities were encountered on the site.





**Figure 9: Wetland Mapping**



## REPRESENTATIVE PHOTOGRAPHS



**Photo 1: Scrub Shrub Area**



**Photo 2: Ephemeral Ditch**

## **C. Results and Conclusions**

This field investigation found a small section of ephemeral ditch on the western portion of the site. This ditch was conservatively mapped as Waters of the United States and will not be disturbed by the proposed development plan.

Based on the above, it is the opinion of Watershed Eco, LLC and James C. McCulley IV, PWS #000471 that the above map accurately depicts the Waters that exist on the site.

## **D. Disclaimer Statement**

*This report documents the investigation, best professional judgment, and conclusions of the investigators. It should be used at your own risk until it has been approved in writing by the U.S. Army Corps of Engineers.*





United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for **Sussex County, Delaware**

## Muddy Neck Road



# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and



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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

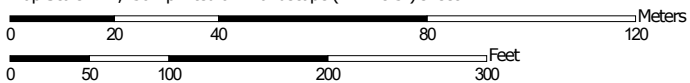
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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map



Map Scale: 1:1,450 if printed on A landscape (11" x 8.5") sheet.



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



### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)

**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

**Special Point Features**

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

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

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Jun 27, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HvA	Hurlock sandy loam, 0 to 2 percent slopes	1.7	38.6%
MmA	Mullica mucky sandy loam, 0 to 2 percent slopes	2.8	61.4%
<b>Totals for Area of Interest</b>		<b>4.5</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

## Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.



## Sussex County, Delaware

### HvA—Hurlock sandy loam, 0 to 2 percent slopes

#### Map Unit Setting

*National map unit symbol:* 1qth9

*Elevation:* 0 to 120 feet

*Mean annual precipitation:* 42 to 48 inches

*Mean annual air temperature:* 52 to 58 degrees F

*Frost-free period:* 180 to 220 days

*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Hurlock, drained, and similar soils:* 42 percent

*Hurlock, undrained, and similar soils:* 38 percent

*Minor components:* 20 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Hurlock, Drained

##### Setting

*Landform:* Flats, depressions, swales

*Down-slope shape:* Linear, concave

*Across-slope shape:* Linear, concave

*Parent material:* Loamy fluviomarine sediments fluviomarine deposits

##### Typical profile

*Ap - 0 to 10 inches:* sandy loam

*Eg - 10 to 13 inches:* sandy loam

*Btg - 13 to 25 inches:* sandy loam

*Cg - 25 to 63 inches:* loamy sand

*2Cg - 63 to 80 inches:* silt loam

##### Properties and qualities

*Slope:* 0 to 2 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Poorly drained

*Runoff class:* Negligible

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to high  
(0.06 to 5.95 in/hr)

*Depth to water table:* About 10 to 20 inches

*Frequency of flooding:* None

*Frequency of ponding:* Rare

*Available water storage in profile:* Moderate (about 6.7 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 3w

*Land capability classification (nonirrigated):* 3w

*Hydrologic Soil Group:* A/D

*Hydric soil rating:* Yes

#### Description of Hurlock, Undrained

##### Setting

*Landform:* Flats, swales, depressions, drainageways

*Down-slope shape:* Linear, concave

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*Across-slope shape:* Linear, concave

*Parent material:* Loamy fluviomarine sediments fluviomarine deposits

### Typical profile

*Oe - 0 to 2 inches:* moderately decomposed plant material

*A - 2 to 4 inches:* sandy loam

*Eg - 4 to 13 inches:* sandy loam

*Btg - 13 to 25 inches:* sandy loam

*Cg - 25 to 63 inches:* loamy sand

*2Cg - 63 to 80 inches:* silt loam

### Properties and qualities

*Slope:* 0 to 2 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Poorly drained

*Runoff class:* Negligible

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to high  
(0.06 to 5.95 in/hr)

*Depth to water table:* About 0 to 10 inches

*Frequency of flooding:* None

*Frequency of ponding:* Occasional

*Available water storage in profile:* Moderate (about 7.4 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 5w

*Hydrologic Soil Group:* A/D

*Hydric soil rating:* Yes

### Minor Components

#### Hammonton

*Percent of map unit:* 5 percent

*Landform:* Drainageways, flats

*Landform position (three-dimensional):* Rise

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Hydric soil rating:* No

#### Mullica, drained

*Percent of map unit:* 5 percent

*Landform:* Flats, swales, depressions, drainageways

*Landform position (three-dimensional):* Dip

*Down-slope shape:* Linear, concave

*Across-slope shape:* Linear, concave

*Hydric soil rating:* Yes

#### Woodstown

*Percent of map unit:* 5 percent

*Landform:* Flats, broad interstream divides, fluviomarine terraces

*Landform position (three-dimensional):* Tread, rise

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Hydric soil rating:* No

#### Klej

*Percent of map unit:* 5 percent

*Landform:* Flats

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*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

### **MmA—Mullica mucky sandy loam, 0 to 2 percent slopes**

#### **Map Unit Setting**

*National map unit symbol:* 1qtj7  
*Elevation:* 30 to 230 feet  
*Mean annual precipitation:* 42 to 48 inches  
*Mean annual air temperature:* 52 to 58 degrees F  
*Frost-free period:* 180 to 220 days  
*Farmland classification:* Prime farmland if drained

#### **Map Unit Composition**

*Mullica, drained, and similar soils:* 50 percent  
*Mullica, undrained, and similar soils:* 30 percent  
*Minor components:* 20 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### **Description of Mullica, Drained**

##### **Setting**

*Landform:* Swales, drainageways, flats, depressions  
*Down-slope shape:* Concave, linear  
*Across-slope shape:* Linear, concave

##### **Typical profile**

*Ap - 0 to 10 inches:* mucky sandy loam  
*A - 10 to 14 inches:* mucky sandy loam  
*Bg - 14 to 24 inches:* sandy loam  
*Cg - 24 to 65 inches:* sand  
*2Ab - 65 to 80 inches:* silt loam

##### **Properties and qualities**

*Slope:* 0 to 2 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Very poorly drained  
*Runoff class:* Negligible  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.20 to 5.95 in/hr)  
*Depth to water table:* About 0 to 10 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* Rare  
*Available water storage in profile:* Low (about 4.9 inches)

##### **Interpretive groups**

*Land capability classification (irrigated):* 2w  
*Land capability classification (nonirrigated):* 2w  
*Hydrologic Soil Group:* A/D



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*Hydric soil rating:* Yes

### Description of Mullica, Undrained

#### Setting

*Landform:* Depressions, drainageways, swales, flats

*Down-slope shape:* Concave, linear

*Across-slope shape:* Concave, linear

*Parent material:* Sandy and loamy fluviomarine sediments

#### Typical profile

*Oe - 0 to 3 inches:* moderately decomposed plant material

*A - 3 to 10 inches:* mucky sandy loam

*Eg - 10 to 14 inches:* sandy loam

*Bg - 14 to 24 inches:* sandy loam

*Cg - 24 to 65 inches:* sand

*2Ab - 65 to 80 inches:* silt loam

#### Properties and qualities

*Slope:* 0 to 2 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Very poorly drained

*Runoff class:* Negligible

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.20 to 5.95 in/hr)

*Depth to water table:* About 0 to 10 inches

*Frequency of flooding:* None

*Frequency of ponding:* Frequent

*Available water storage in profile:* Moderate (about 6.4 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 4w

*Hydrologic Soil Group:* A/D

*Hydric soil rating:* Yes

### Minor Components

#### Berryland

*Percent of map unit:* 10 percent

*Landform:* Flats, depressions, swales

*Hydric soil rating:* Yes

#### Hurlock

*Percent of map unit:* 10 percent

*Landform:* Flats

*Hydric soil rating:* Yes

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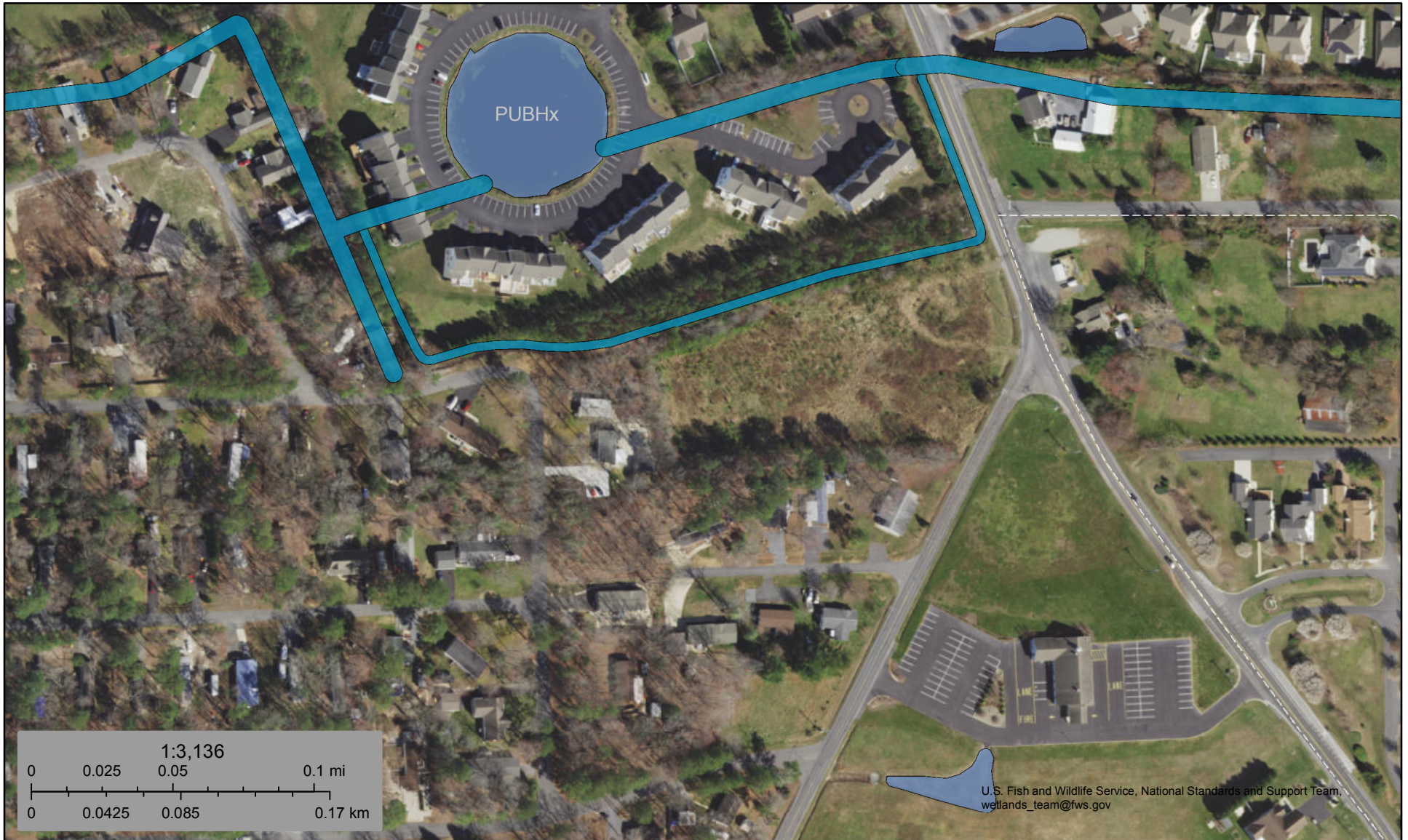
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April 9, 2019

**Wetlands**

- |   |                                |   |                                   |   |          |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland       |  | Lake     |
|  | Estuarine and Marine Wetland   |  | Freshwater Forested/Shrub Wetland |  | Other    |
|   |                                |  | Freshwater Pond                   |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.





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April 9, 2019

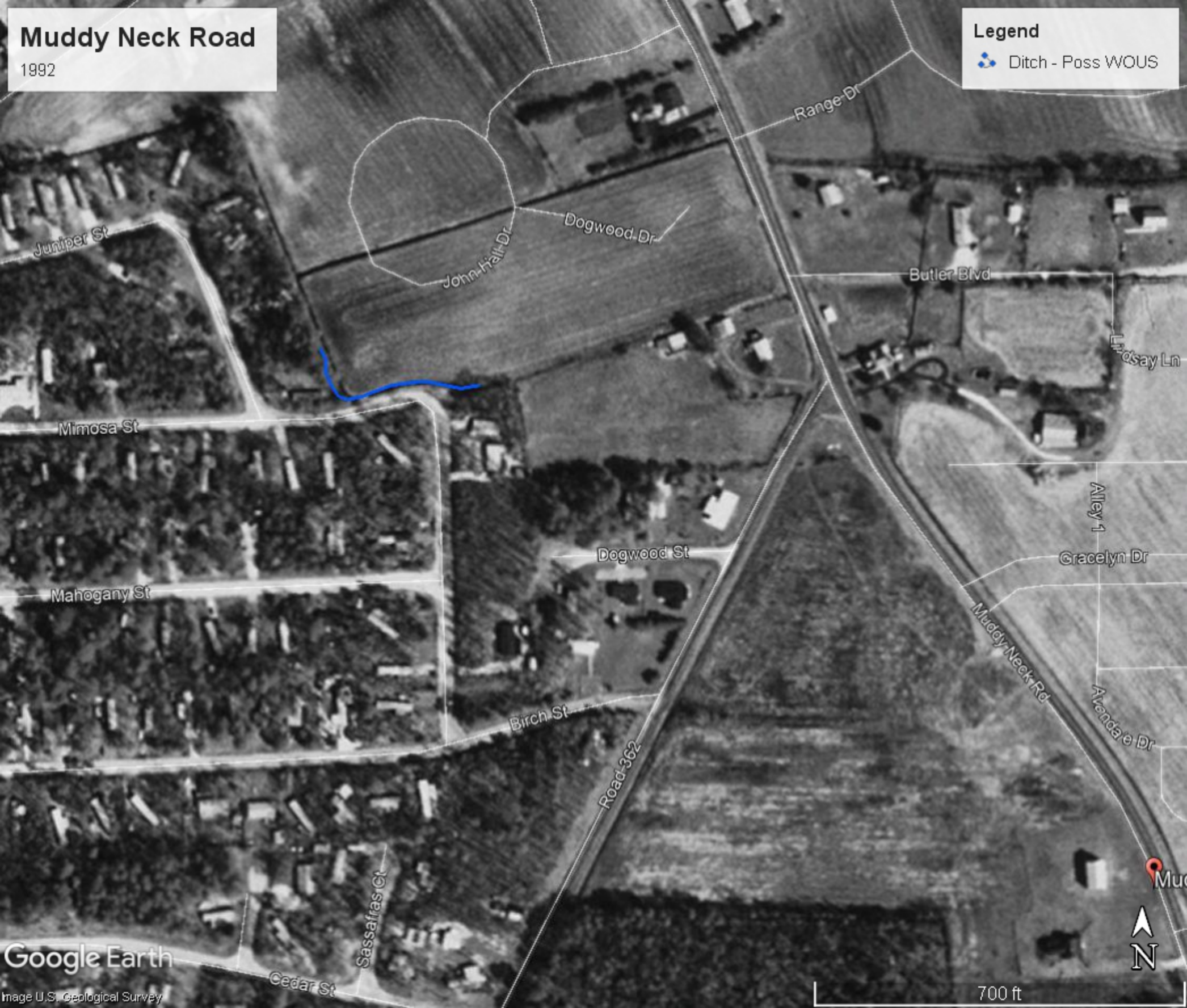
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



# Muddy Neck Road

1992

**Legend**  
Ditch - Pass WOUS




Muddy Neck Rd



# Muddy Neck Road

2005

## Legend

 Ditch - Pass WOUS



Juniper St

Mimosa St

Mahogany St

Cedar St

Sassafras Ct

Birch St

Dogwood St

John Hall Dr

Dogwood Dr

Road 362

Range Dr

Butler Blvd

Muddy Neck Rd

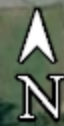
Alvord Dr

Gracelyn Dr

Alley 1

Lindsay Ln

Muddy Neck Rd



700 ft

Google Earth

Image © 2019 DigitalGlobe



# Muddy Neck Road

2005

**Legend**  
Ditch - Pass WOUS




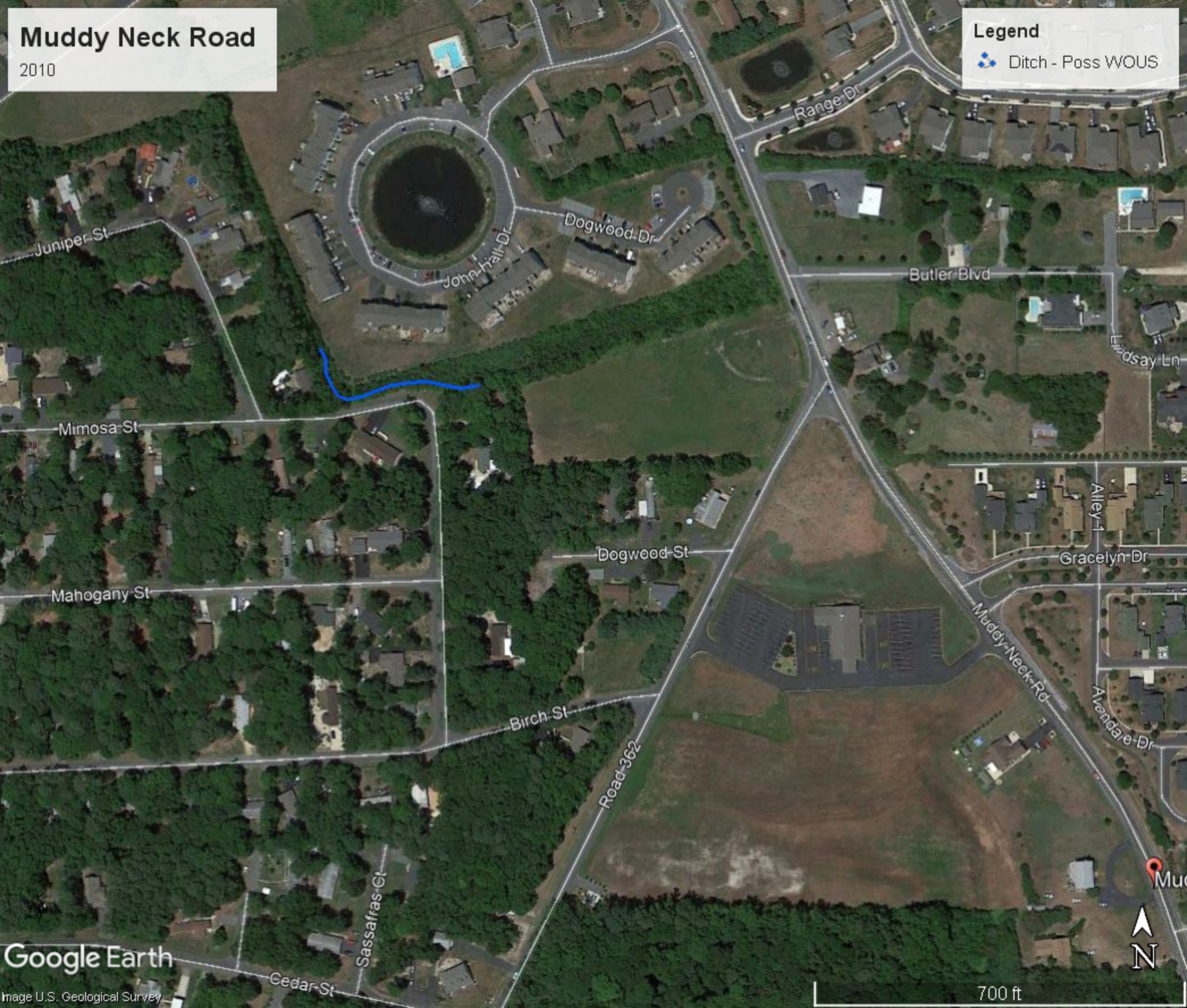


# Muddy Neck Road

2010

## Legend

 Ditch - Pass WOUS



Google Earth

Image U.S. Geological Survey


700 ft

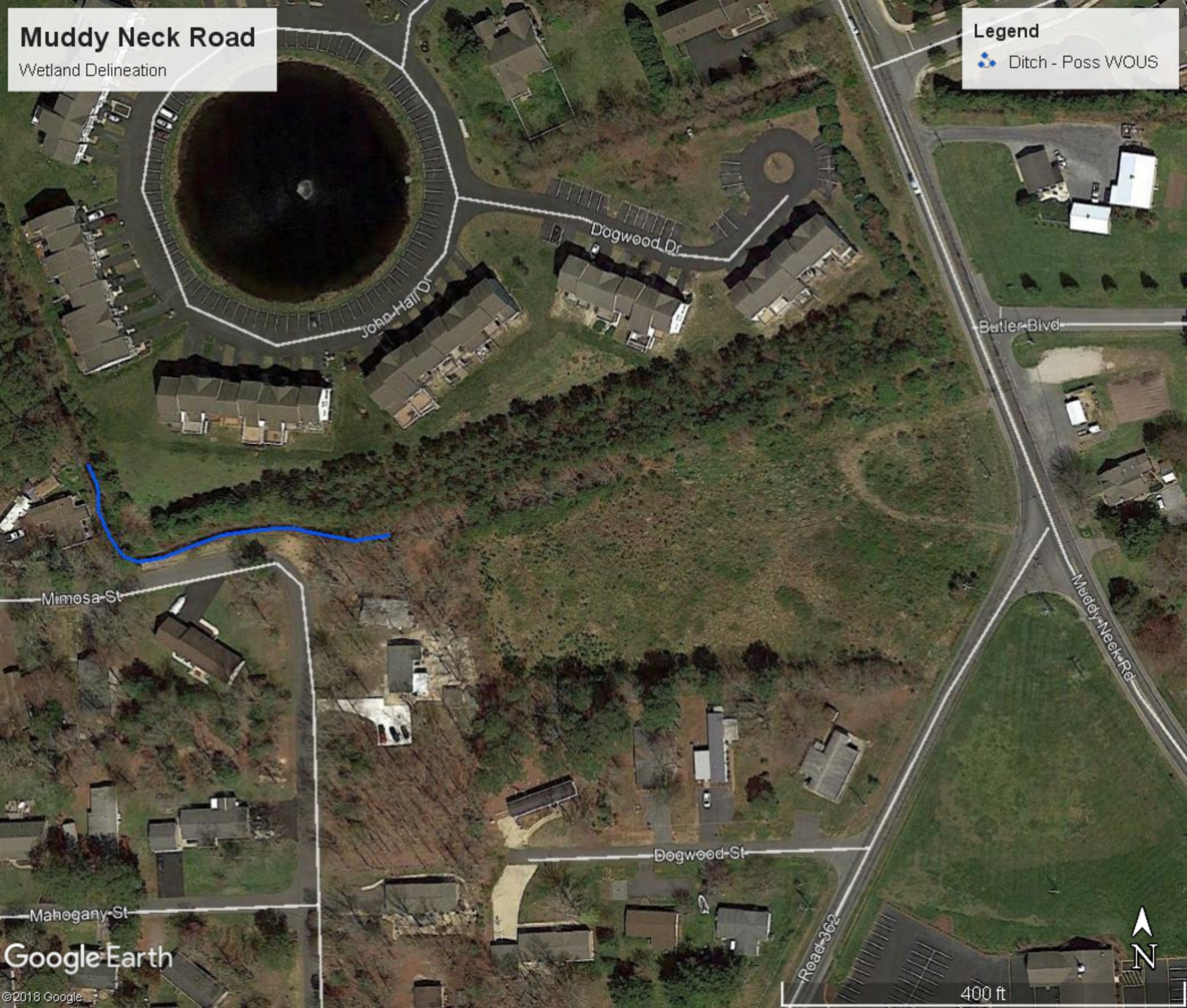


# Muddy Neck Road

Wetland Delineation

## Legend

 Ditch - Pass WOUS





**DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

**KENT APARTMENTS**

---

**2018**  
**COMPREHENSIVE**  
**PLAN CONTEXT &**  
**MAPPING**

---





Figure 4.5-1 Sussex County 2045 Future Land Use

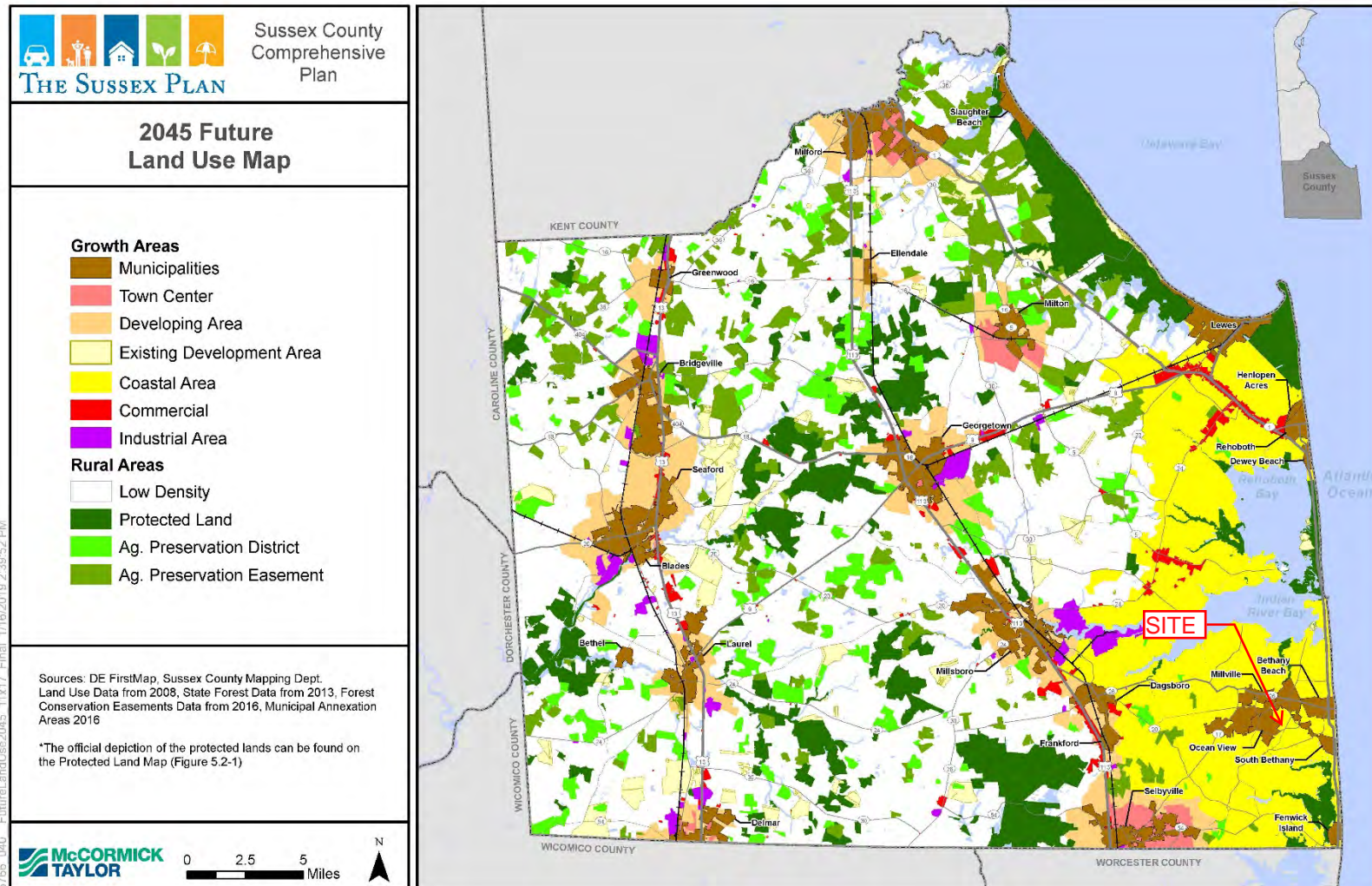


Figure 4.4-1 Strategies for State Policies and Spending

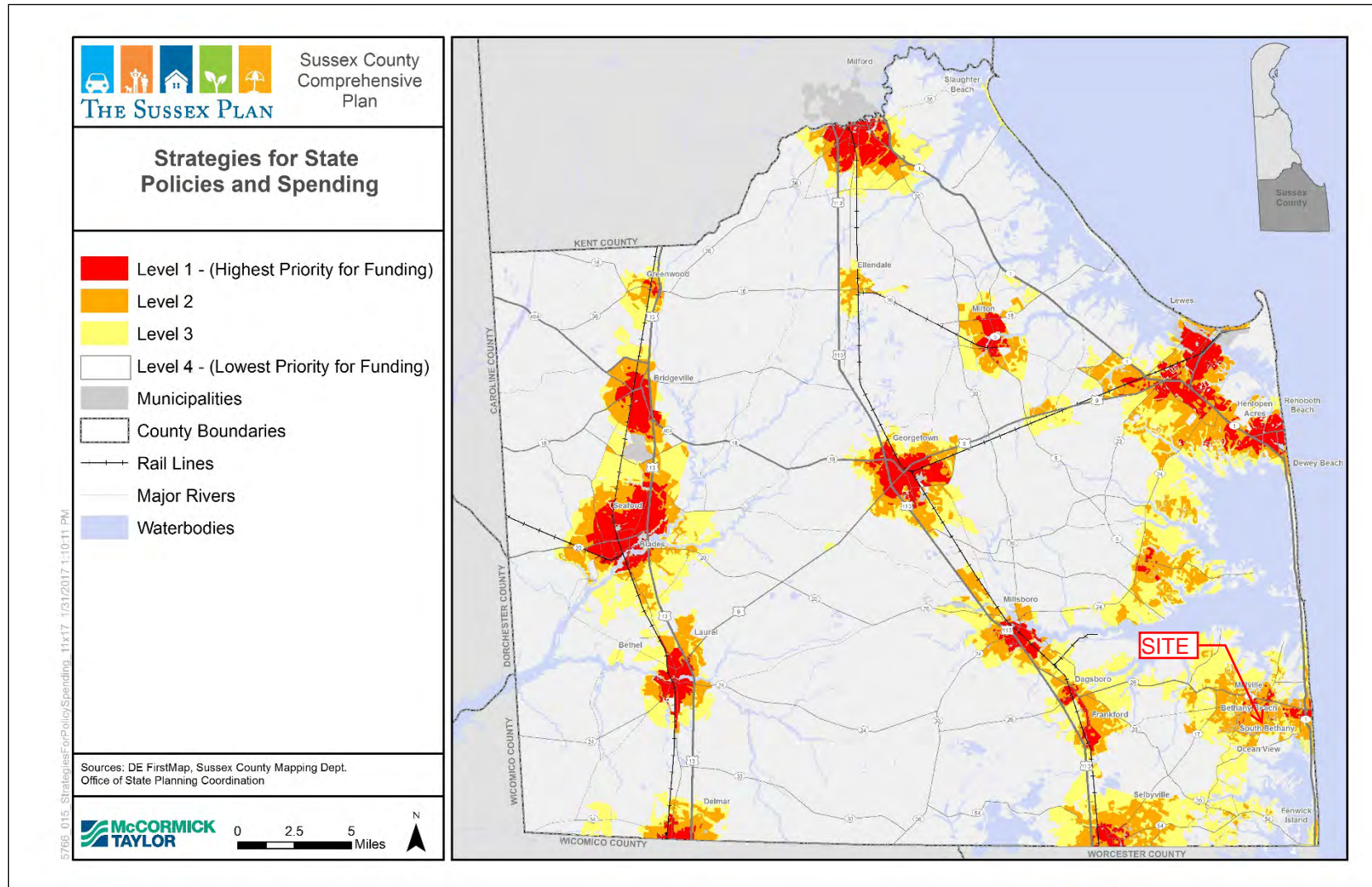
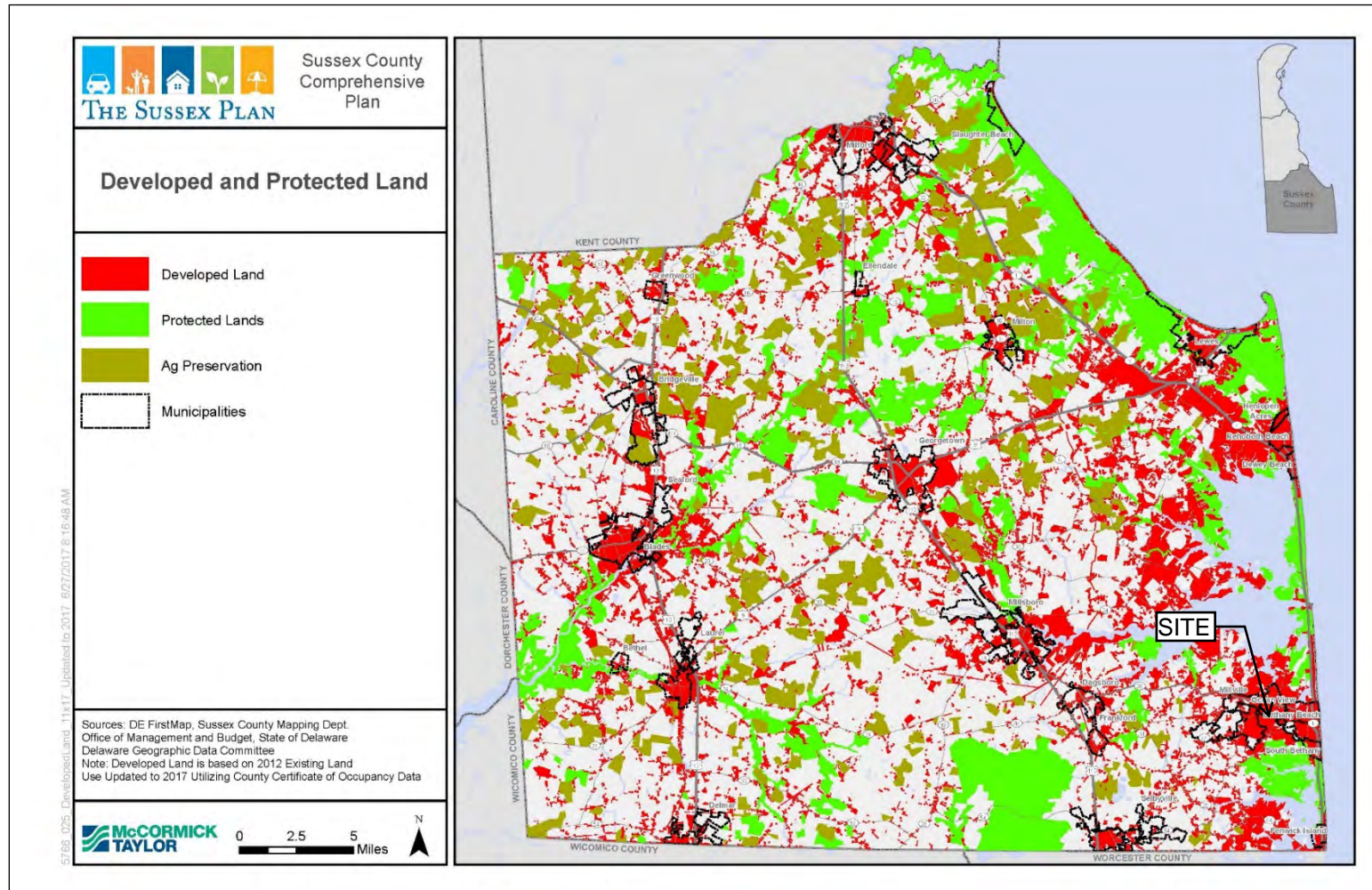




Figure 4.2-2 Developed and Protected Land \*



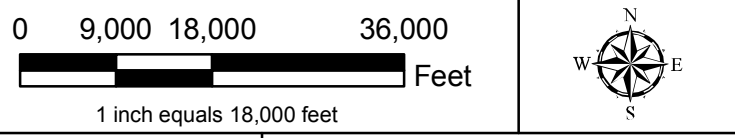
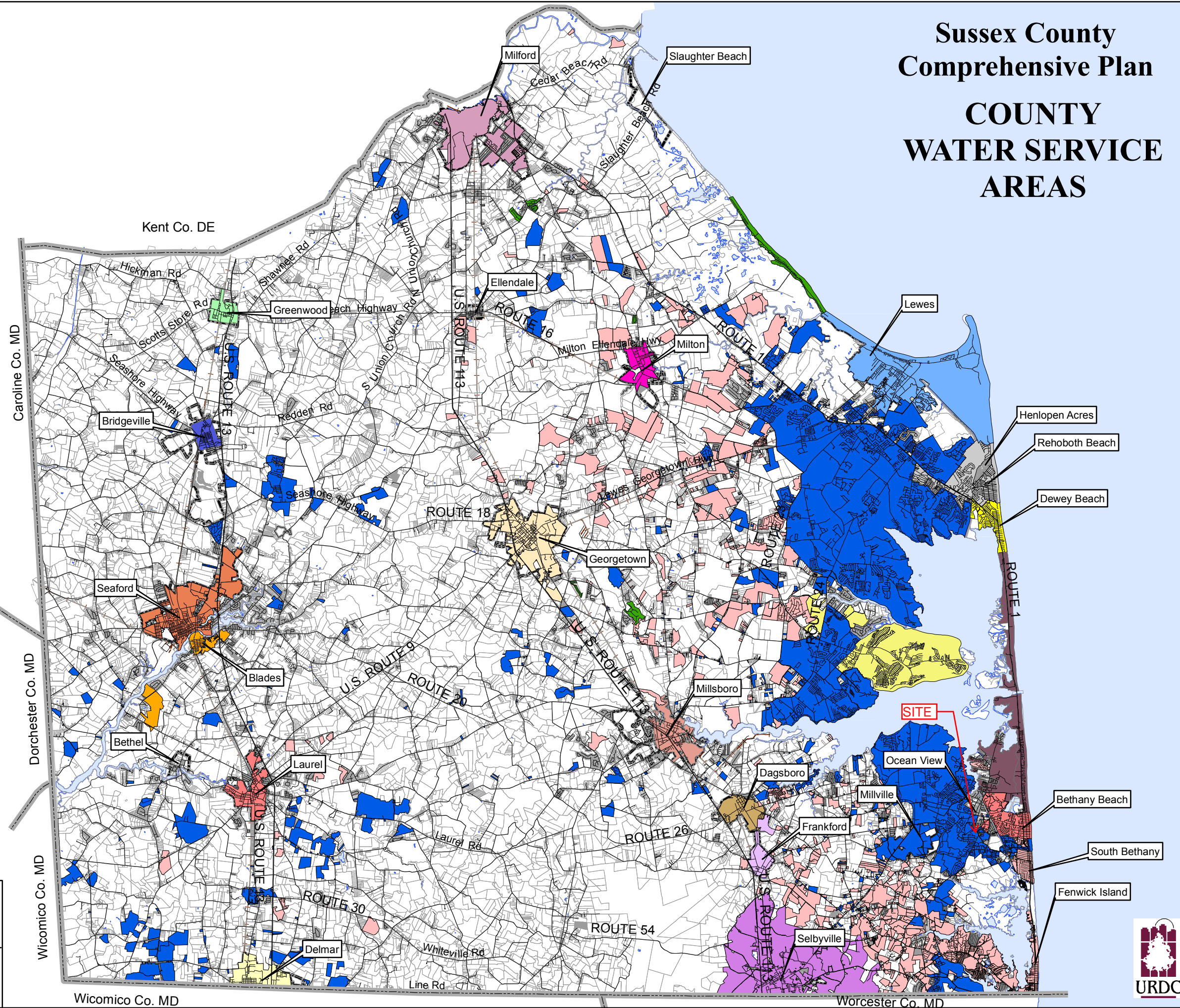
\* Parcels enrolled in the State's Agricultural Lands Preservation Program change frequently and that the Delaware Department of Agriculture can be contacted for latest update.



# Sussex County Comprehensive Plan COUNTY WATER SERVICE AREAS

## Water Providers

- Unknown
- Artesian Water Company
- Bethany Beach
- Blades
- Bridgeville
- Dagsboro
- Delmar
- Frankford
- Georgetown
- Greenwood
- J.H. Wilkerson & Son
- Laurel
- Lewes
- Long Neck Water Co.
- Milford
- Millsboro
- Milton
- Rehoboth
- Seaford
- Selbyville
- Sussex County Council
- Sussex Shores Water Co.
- Tidewater Utilities



Base Map Provided By: Sussex County Mapping Department

Sources: DNREC, Sussex County Mapping Department


















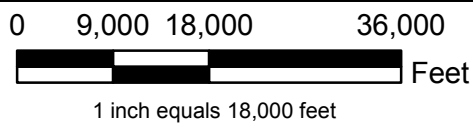
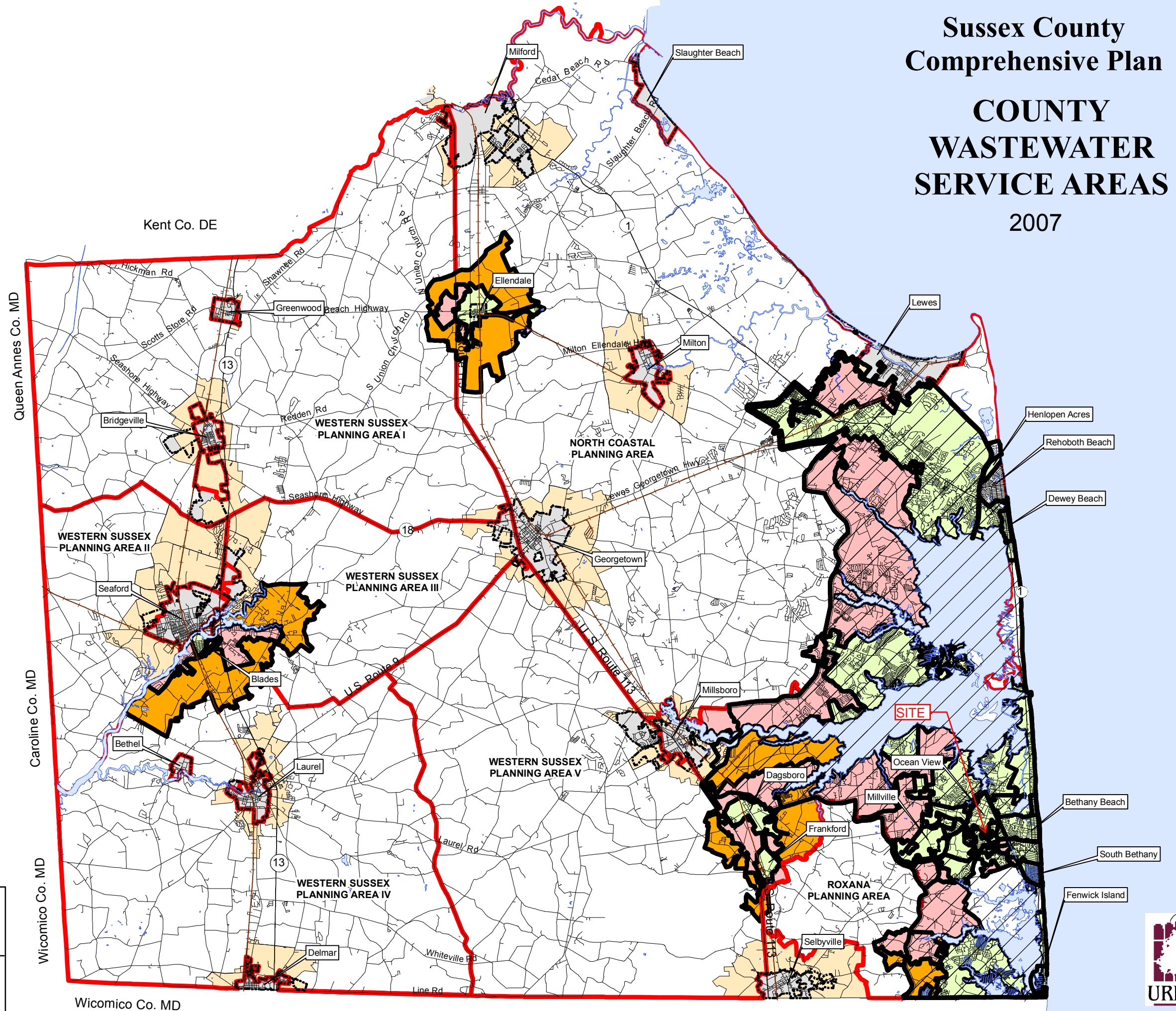
# Sussex County Comprehensive Plan

## COUNTY WASTEWATER SERVICE AREAS

2007

-  Environmentally Sensitive Development Area (ESDA)
-  Roads
-  Boundaries of Sewer Planning Areas
-  Existing County Sewer Districts
-  Primary County Service Areas
-  Secondary County Service Areas
-  Unclassified Service Areas
-  Town/City Potential Annexation Areas (intended to be eventually served by Town/City in most cases.)
-  Municipal Boundaries

Please see text for planning area and service area definitions.



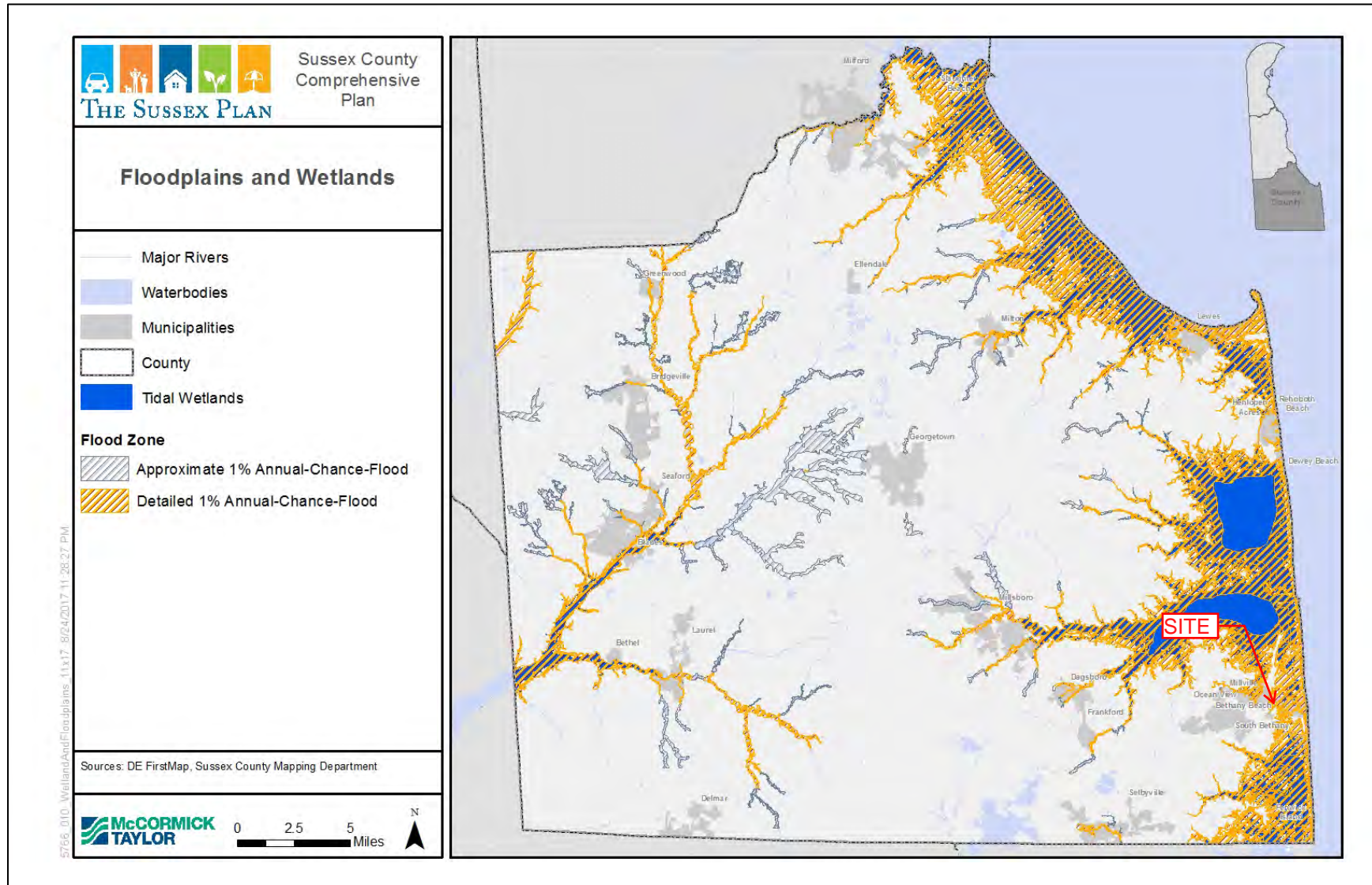
Base Map Provided By: Sussex County Mapping Department  
**Sources:** Sussex County Engineering Department









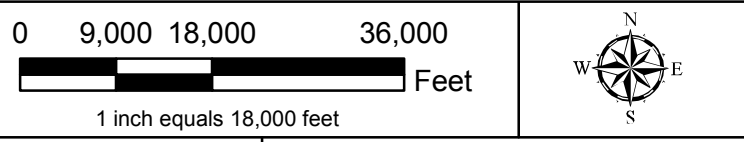
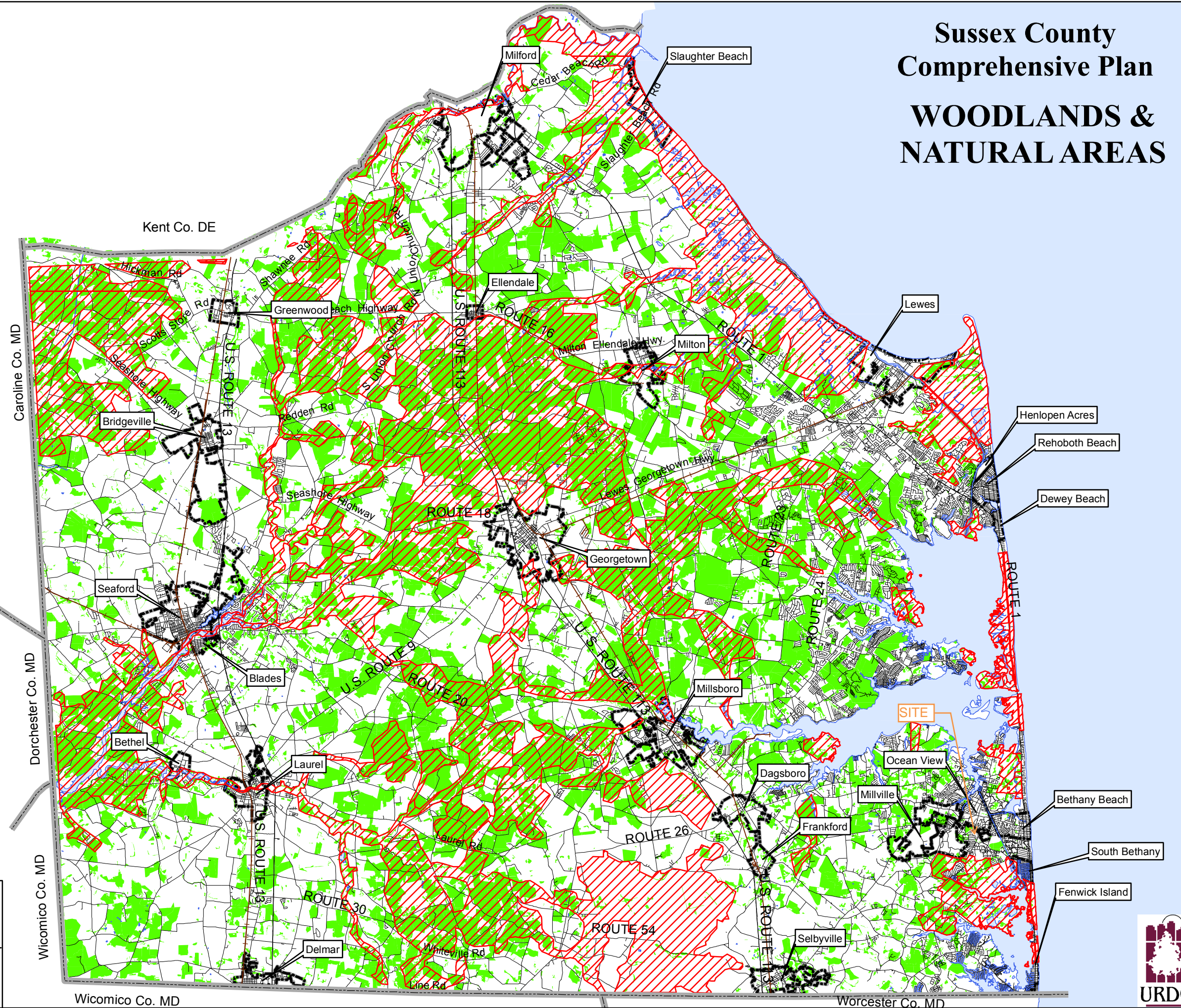
Figure 5.2-4 Wetlands and Floodplains





# Sussex County Comprehensive Plan WOODLANDS & NATURAL AREAS

-  **Woodlands**
-  **Natural Areas**



Base Map Provided By: Sussex County Mapping Department

**Sources:**  
DNREC  
Sussex County Mapping Department





**DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

**KENT APARTMENTS**

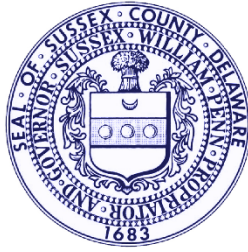
---

**SUSSEX SSCE FORM  
&  
AS-BUILT SANITARY SEWER  
PLAN EXCERPT**

---

## ENGINEERING DEPARTMENT

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



# Sussex County

DELAWARE  
sussexcountype.gov

HANS M. MEDLARZ, P.E.  
COUNTY ENGINEER

JOHN J. ASHMAN  
DIRECTOR OF UTILITY PLANNING

## SEWER SERVICE CONCEPT EVALUATION (SSCE) UTILITY PLANNING DIVISION

Applicant: **GMB, LLC**

Date: 5/13/2019

Reviewed by: **Chris Calio**

Agreement #: **1131**

Project Name: **Muddy Neck Apartments**

Tax Map & Parcel(s): **134-16.00-382.00**

Sewer Tier: Tier 1 - Sussex County Unified Sanitary Sewer District

Proposed EDUs: **47**

Pump Station(s) Impacted: **PS 287 & PS 67**

List of parcels to be served, created from the base parcel: **N/A**

List of additional parcels to be served (Parcels required for continuity must be served with infrastructure): **N/A**

Connection Point(s): **8" lateral from MH SOV9. Mimosa Street**

Use of Existing Infrastructure Agreement required? Yes  or No

Annexation Required? Yes  or No

Easements Required? Yes  or No

Fee for annexation (based on acreage): **N/A**

Current Zoning: **AR-1** Zoning Proposed: **GR**

Acreage: **3.93**



**Additional Information: Proposed zoning is GR/Conditional Use. No capacity is guaranteed until System Connection Charges have been paid.**

**\* No capacity is guaranteed until System Connection Fees are paid**

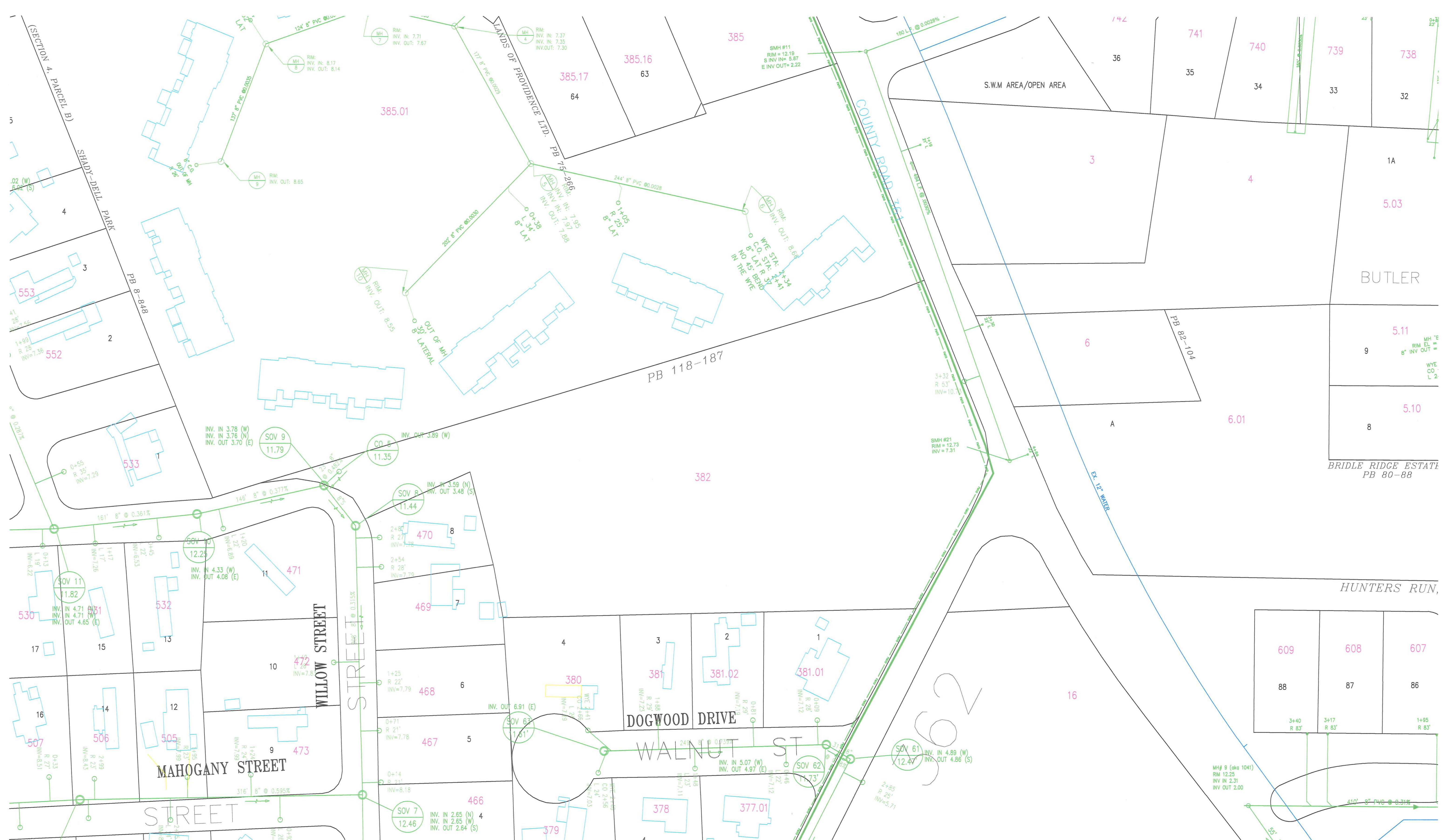
**All gravity sewers with three (3) or more minor branches shall be designed at minimum slope and maximum depth.**

**Once Construction Drawings are completed with all of the above information satisfied, please submit to:**

Sussex County Public Works Department  
2 The Circle  
P.O. Box 589  
Georgetown DE 19947

CC: John Ashman  
Jayne Dickerson  
Michael Brady  
Denise Burns





(SECTION 4 PARCEL (B))

SUBD-D-DETL PARKS

LANDS OF PROVIDENCE LTD.

COUNTY ROAD 264

S.W.M AREA/OPEN AREA

BUTLER

BRIDLE RIDGE ESTATE  
PB 80-88

HUNTERS RUN,

MAHOGANY STREET

WILLOW STREET

DOGWOOD DRIVE

WALNUT ST

5

4

3

2

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**DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

**KENT APARTMENTS**

---

**WATER COMPANY  
ABILITY TO SERVE  
LETTER**

---

**TIDEWATER**  
UTILITIES, INC.

A Middlesex Water Company Affiliate

October 1, 2019

Golfstream Development Corp.  
27 Atlantic Ave  
Ocean View, DE 19970  
Attn: Cathy Lyons

RE: Public Water Service – Parcel # 134-16.00-382.00

Dear Ms. Lyons:

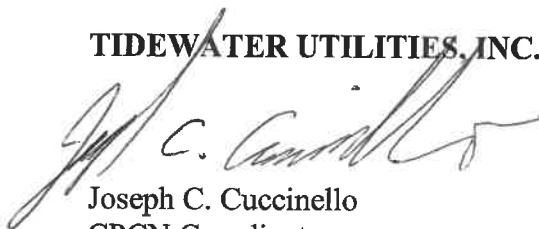
Tidewater Utilities, Inc. is willing and able to provide public water service to the following parcel 134-16.00-382.00. Tidewater has an existing 12” main running on east side of Muddy Neck Rd.

Please contact our Customer Service department at 1-877-720-9272 to obtain water service.

I hope this information is sufficient for your needs. Please feel free to contact me at 302-747-1308 if you should have any questions.

Sincerely,

**TIDEWATER UTILITIES, INC.**



Joseph C. Cuccinello  
CPCN Coordinator



## PLANNING & ZONING

JAMIE WHITEHOUSE  
PLANNING & ZONING MANAGER

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



# Sussex County

DELAWARE  
sussexcountyde.gov

## Memorandum

To: Sussex County Planning Commission Members

From: Jamie Whitehouse, Planning and Zoning Manager; Lauren DeVore, Planner III; Samantha Bulkilvish, Planner I and Jenny Norwood, Planner I

CC: Vince Robertson, Assistant County Attorney

Date: October 17, 2019

RE: Other Business for October 24, 2019 Planning Commission Meeting

---

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 24, 2019 Planning Commission meeting.

### **2005-52 & 2008-25 Marsh Island Subdivision**

BM

#### Revised Subdivision Plan

This is a Revised Subdivision Plan for a cluster subdivision to consist of 152 lots. The revisions are for proposed changes to the lot and street layout, the addition of street names, changes in sidewalk layout, the removal of bioswales and the provision of revised stormwater management facilities. The Revised Preliminary Subdivision Plan noting these changes was approved by the Planning and Zoning Commission at their meeting of August 23, 2018. The Final Subdivision Plan (2008-25) to increase the plan from a total of 139 lots to 152 lots (for an increase of 13 lots) was approved by the Planning and Zoning Commission at their meeting of December 13, 2012. The Revised Subdivision Plan complies with the Sussex County Zoning and Subdivision Code and all Conditions of Approval. Tax Parcels: 234-7.00-132.00, 132.05, 132.06, 132.07, & 351.00. Zoning: (AR-1) Agricultural Residential. Staff are in receipt of all updated agency approvals for the revisions and therefore the revised plan is eligible for consideration as a Final Subdivision Plan.

### **Massey's Landing Manufactured Home Park**

BM

#### Revised Site Plan

This is a Revised Site Plan for a non-conforming manufactured home community and a separate marina. This plan seeks to document and record the number and location of manufactured homes and marina slips within the park. The alteration, extension or replacement of any non-conforming manufactured home or accessory structure will be expected to comply with the required setbacks, separation, height, and maximum allowable lot coverage. The plan identifies the number and approximate location of structures on each manufactured home site to provide the community and the Staff to better manage this Manufactured Home Park in the future. Tax Parcel: 234-25.00-31.00. Zoning: AR-1 (Agricultural Residential Zoning District).



# MARSH ISLAND RECORD PLAN SUBDIVISION #2005-52/2008-25 INDIAN RIVER HUNDRED SUSSEX COUNTY, DELAWARE DECEMBER, 2018 DBF PROJECT # 1319A026

## DATA COLUMN

TAX MAP NUMBER: 234-7.00-132.00  
 LOCATION: SCR 279 (CAMP ARROWHEAD ROAD),  
 APPROX. 1/2 MILE SOUTH OF DE ROUTE 24

EXISTING ZONING:  
 AR-1  
 PROPOSED ZONING:  
 AR-1

LOCAL LAND USE AGENCY: SUSSEX COUNTY  
 EXISTING USE: GOLF COURSE  
 PROPOSED USE: RESIDENTIAL CLUSTER SUBDIVISION

AR-1 CLUSTER MINIMUM REQUIREMENTS:  
 FRONT YARD SETBACK: 25 FEET  
 FRONT CORNER YARD SETBACK: 15 FEET  
 SIDE YARD SETBACK: 10 FEET  
 REAR YARD SETBACK: 10 FEET  
 MAXIMUM BUILDING HEIGHT: 42 FEET  
 MINIMUM LOT AREA: 7,500 SF  
 MINIMUM LOT WIDTH: 60 FEET

COMPREHENSIVE PLAN DESIGNATION: COASTAL AREA  
 TOTAL PARCEL AREA: 113.778± ACRES

LAND USE:  
 TOTAL RIGHT-OF-WAY AREA: 12.388± ACRES  
 TOTAL LOT AREA: 38.167± ACRES  
 PUMP STATION LOT I: 0.057± ACRES  
 TOTAL OPEN SPACE: 63.166± ACRES (55.5%)  
 ACTIVE OPEN SPACE: 2.164± ACRES  
 OPEN SPACE Q: 2.164± ACRES  
 PASSIVE OPEN SPACE: 24.941± ACRES  
 OPEN SPACE A: 2.149± ACRES  
 OPEN SPACE B: 2.761± ACRES  
 OPEN SPACE C: 4.238± ACRES  
 OPEN SPACE D: 0.158± ACRES  
 OPEN SPACE E: 8.387± ACRES  
 OPEN SPACE F: 0.244± ACRES  
 OPEN SPACE G: 0.008± ACRES  
 OPEN SPACE H: 1.871± ACRES  
 OPEN SPACE J: 0.190± ACRES  
 OPEN SPACE K: 1.685± ACRES  
 OPEN SPACE L: 1.103± ACRES  
 OPEN SPACE M: 0.043± ACRES  
 OPEN SPACE N: 0.931± ACRES  
 OPEN SPACE O: 1.002± ACRES  
 OPEN SPACE P: 0.171± ACRES  
 TOTAL WETLANDS: 36.091±

TOTAL NUMBER OF LOTS: 152

EXISTING WOODED AREA: 22.153 ACRES  
 PROPOSED WOODED AREA: 20.993 ACRES

WATER PROVIDER: TIDEWATER UTILITIES  
 SEWER PROVIDER: SUSSEX COUNTY COUNCIL

OWNER:  
 MARSH ISLAND PARTNERS, LLC.  
 1813 HOBAN ROAD NW  
 WASHINGTON, DC 20007

DEVELOPER:  
 SCHELL SPE, LLC.  
 20184 PHILLIPS ST.  
 REHOBOTH BEACH, DE 19971

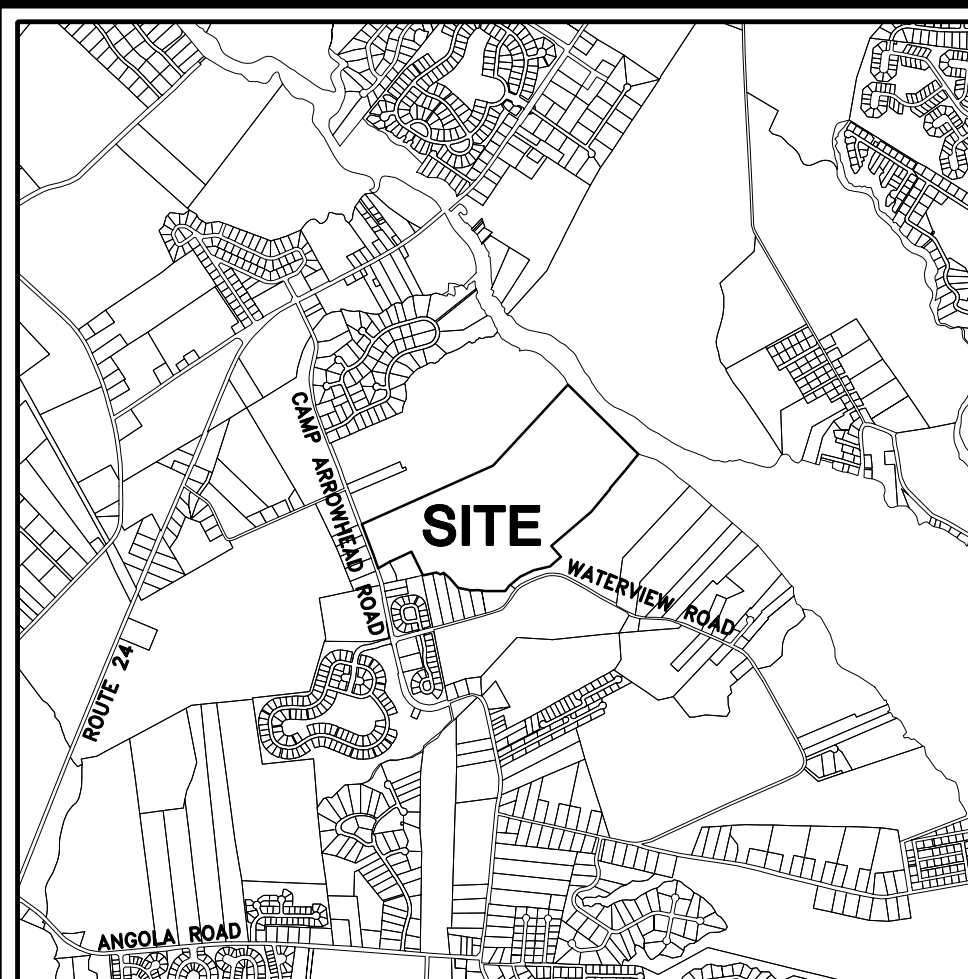
PREPARED BY:  
 DAVIS, BOWEN, AND FRIEDEL, INC.  
 RING W. LARDNER, P.E.  
 1 PARK AVENUE  
 MILFORD, DE 19963  
 302-424-1441

## PURPOSE NOTE

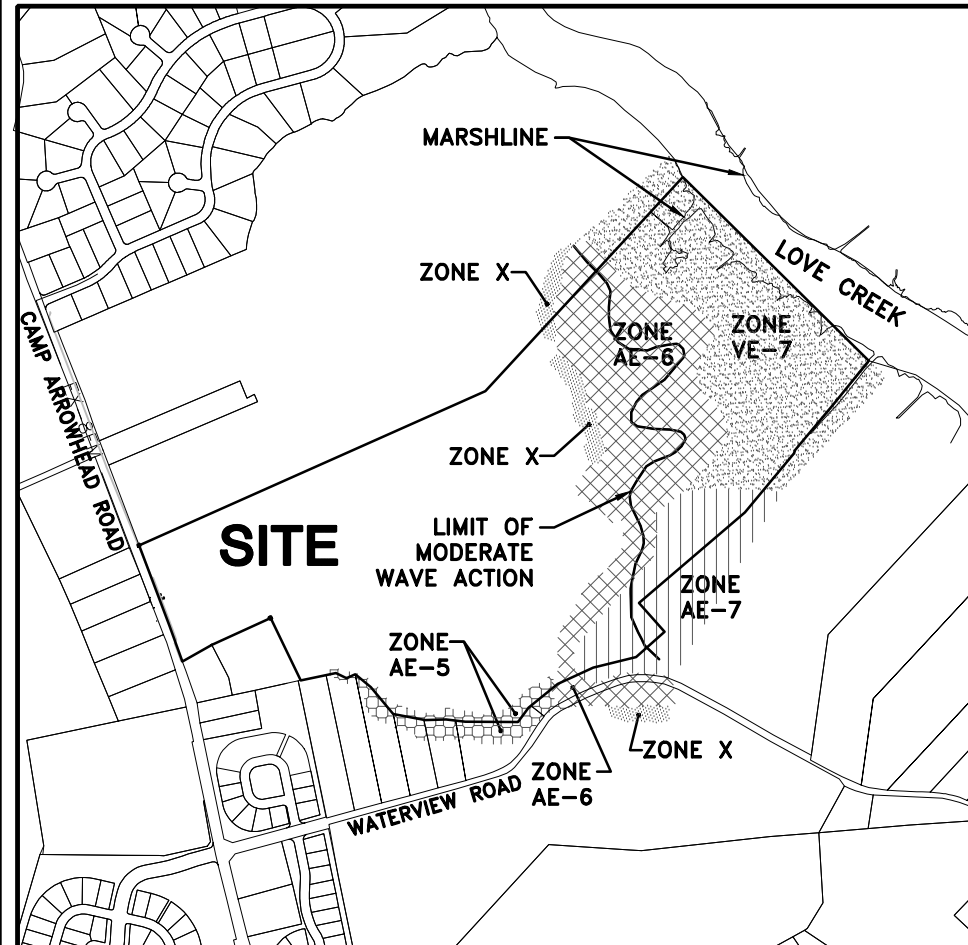
THE PURPOSE OF THIS REVISION IS TO REVISE THE LOCATION OF LOT LINES, ROAD RE-ALIGNMENT AND ADDITIONAL STORM WATER MANAGEMENT.

## SUPERCEDE NOTE

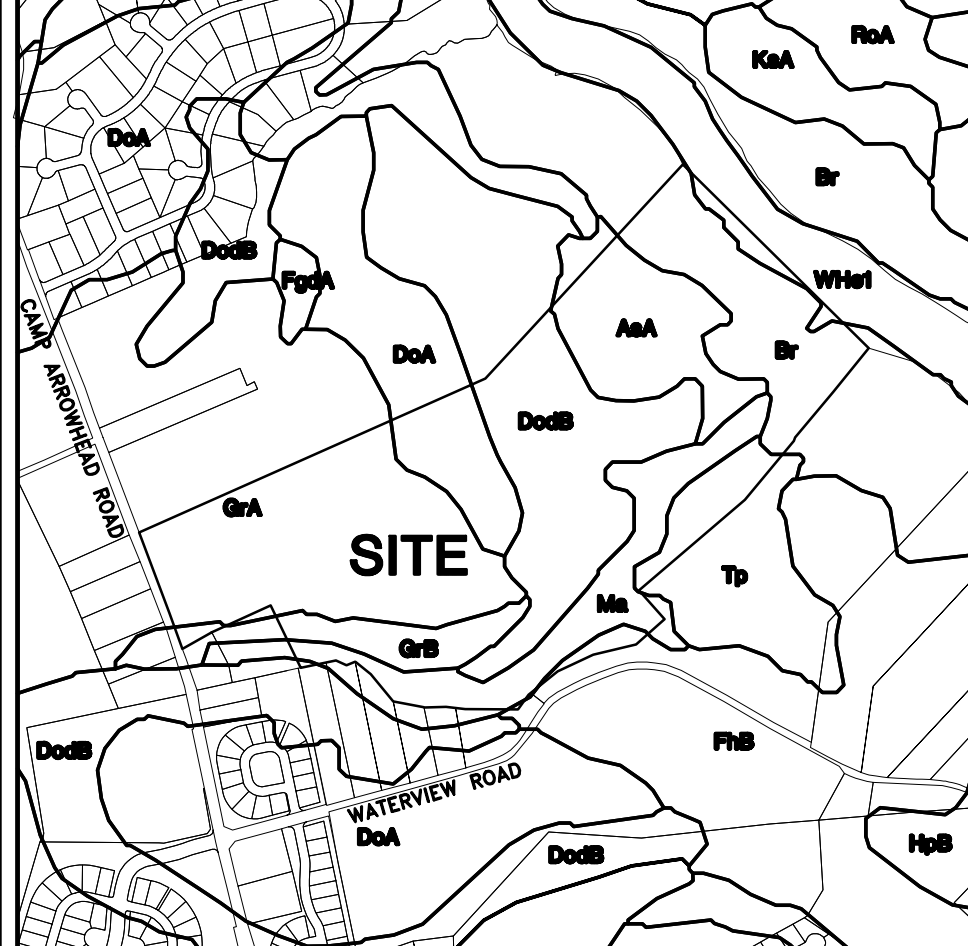
THESE PLANS SUPERCEDE, IN THEIR ENTIRETY, THE SUBDIVISION PLANS RECORDED IN THE SUSSEX COUNTY RECORDER OF DEEDS IN PLOT BOOK 180, PAGE 84 ON JANUARY 17, 2013.



LOCATION MAP SCALE: 1" = 1/2 MILE

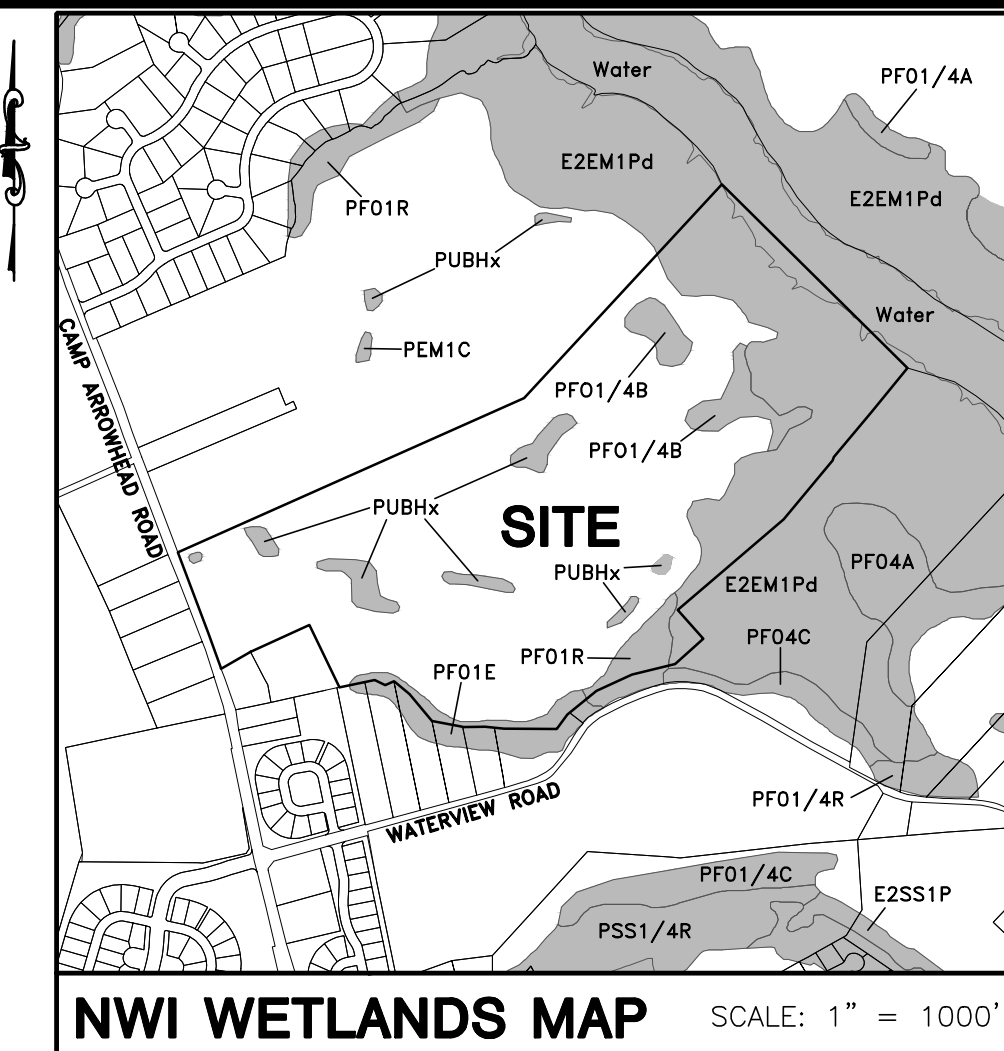


FLOODPLAIN MAP SCALE: 1" = 1000'



SOILS MAP SCALE: 1" = 1000'

SHEET INDEX	
RECORD PLAN - TITLE SHEET	V-01
RECORD PLAN - BOUNDARY PLAN	V-02
RECORD PLAN - OVERVIEW	V-03
RECORD PLAN - SITE PLANS	V-04.01 - V-04.08
RECORD PLAN - EASEMENT EXHIBITS	V-05.01 - V-05.02



NWI WETLANDS MAP SCALE: 1" = 1000'

## GENERAL NOTES:

- 1) ALL MATERIALS AND WORKMANSHIP SHALL MEET THE STATE OF DELAWARE STANDARDS AND SPECIFICATIONS, DATED AUGUST 2001.
- 2) ALL DISTURBED AREAS WITHIN THE STATE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOPSOILED (6" MINIMUM), FERTILIZED AND SEEDED.
- 3) A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.
- 4) MISS UTILITY SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1-800-282-8555.
- 5) ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL FOLLOW THE GUIDELINES SHOWN IN "TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY AND EMERGENCY OPERATIONS." (LATEST EDITION)
- 6) ALL TRAFFIC CONTROL DEVICES SHALL BE IN NEW OR REFURBISHED CONDITION, SHALL COMPLY WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS, BUILDING APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED IN GOOD CONDITION FOR DURATION OF USE.
- 7) DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE "GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES."
- 8) "PAVEMENT MARKING MATERIAL" WILL MATCH EXISTING, DURABLE MARKINGS (I.E. THERMO, EPOXY) WILL BE REQUIRED FOR NEW STRIPING, IF THEY EXIST IN THE FIELD.
- 9) ALL STEEL USED IN CATCH BASINS MUST BE 60 KSI.
- 10) ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS, BUILDING APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED IN GOOD CONDITION FOR DURATION OF USE.
- 11) THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
- 12) NO BUILDING PERMIT WILL BE ISSUED UNTIL EITHER ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTION, OR PLACED FOR THE LOT FOR WHICH THE BUILDING PERMIT IS TO BE ISSUED IN A MANNER ACCEPTABLE TO 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.
- 13) AFTER THE CREATION OF THE COMMUNITY'S HOMEOWNER'S ASSOCIATION ALL BUFFER AREAS, AND THE STORMWATER MANAGEMENT AREA, SHALL BE OWNED AND MAINTAINED BY THE COMMUNITY'S HOMEOWNER'S ASSOCIATION. THE DEVELOPER SHALL MAINTAIN THESE AREAS UNTIL THE COMMUNITY HOMEOWNER'S ASSOCIATION IS ESTABLISHED.
- 14) THE FINAL OVERLAY OF HOT MIX TYPE C FOR ALL STREETS WITHIN THE DEVELOPMENT WILL NOT BE PERMITTED UNTIL 75% OF THE HOMES ARE COMPLETELY CONSTRUCTED. IF FINAL OVERLAY IS CONDUCTED WITHOUT THE COUNTY KNOWLEDGE AND/OR APPROVAL, THEN THE COUNTY HAS THE RIGHT TO HAVE THE OWNER/DEVELOPER ROTOMILL AND OVERLAY, WITH ALL COSTS BEING PAID FOR BY THE DEVELOPER.

## CONDITIONS OF APPROVAL:

- 1) THERE SHALL BE NO MORE THAN 139 LOTS WITHIN THE SUBDIVISION. (NOTE: SUBDIVISION #2005-52, ORIGINALLY APPROVED 7/28/06 FOR 139 LOTS, IS NOW PART OF SUBDIVISION #2008-25, PER APPROVAL DATED 6/1/2011 AND APPROVED FOR 152 LOTS.)
- 2) THE APPLICANT SHALL PREPARE AND RECORD RESTRICTIVE COVENANTS GOVERNING THE DEVELOPMENT AND CAUSE TO BE FORMED A HOMEOWNERS' ASSOCIATION TO BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF STREETS, ROADS, ANY BUFFERS, STORM WATER MANAGEMENT FACILITIES, EROSION AND SEDIMENTATION CONTROL FACILITIES, COMMON AREAS, AND COMMUNITY FACILITIES.
- 3) THE STORM WATER MANAGEMENT SYSTEM SHALL MEET OR EXCEED THE REQUIREMENTS OF THE STATE AND COUNTY.
- 4) THE ENTRANCE SHALL COMPLY WITH ALL OF DELDOT'S REQUIREMENTS; ALSO, AN AREA FOR A SCHOOL BUS STOP SHALL BE ESTABLISHED AT THE SUBDIVISION ENTRANCE WITH PARKING FOR 4 VEHICLES.
- 5) AMENITIES ARE TO INCLUDE A COMMUNITY CLUBHOUSE AND POOL FACILITY.
- 6) THE RESTRICTIVE COVENANTS SHALL INCLUDE THE AGRICULTURAL USE PROTECTION NOTICE.
- 7) A SYSTEM OF STREET LIGHTING SHALL BE ESTABLISHED AND THE LOCATION OF THE LIGHTS SHALL BE SHOWN ON THE FINAL RECORD PLAN. STREETLIGHTS SHALL ALSO BE LOCATED AT THE ENTRANCE TO THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STREET.
- 8) STREET NAMING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE SUSSEX COUNTY MAPPING AND ADDRESSING DEPARTMENT.
- 9) THERE SHALL BE NO WETLANDS WITHIN ANY LOTS.
- 10) THE REMAINING CART PATHS SHALL BE INTERCONNECTED WITH THE SIDEWALKS IN THE COMMUNITY.
- 11) THE REFERENCED SUBDIVISION EXTENSION (GUY PROPERTY) SHALL NOT BE CONSIDERED PART OF THE DEVELOPMENT OR HOMEOWNER'S ASSOCIATION ALTHOUGH IT MAY BE A MATTER OF FUTURE CONSIDERATION UNDER A SEPARATE MATTER. (NOTE: SUBDIVISION #2005-52, ORIGINALLY APPROVED 7/28/06 FOR 139 LOTS, IS NOW PART OF SUBDIVISION #2008-25, PER APPROVAL DATED 6/1/2011 AND APPROVED FOR 152 LOTS.)
- 12) THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.

## DELDOT GENERAL NOTES:

- 1) NO LANDSCAPING SHALL BE ALLOWED WITHIN R/W UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).
- 2) ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
- 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 "SHARED-USE PATH AND/OR SIDEWALK TERMINATION POLICY".
- 5) 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.
- 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. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS. LOTS WILL BE PERMITTED TO HAVE ACCESS POINTS THAT COMPLY WITH THE DEVELOPMENT COORDINATION MANUAL (DCM) SPACING REQUIREMENTS OF CHAPTER 1 AND LIMITATIONS ON NUMBER OF ACCESS POINTS ESTABLISHED IN DCM CHAPTER 7. HORSESHOE DRIVEWAYS AND SECONDARY ENTRANCES REQUIRE ADDITIONAL DELDOT REVIEW AND SEPARATE PERMITTING. RESTRICTIONS AS DESCRIBED IN THE DCM CHAPTER 7 MAY PROHIBIT SOME SECONDARY ENTRANCE REQUESTS FROM BEING GRANTED.
- 8) 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.
- 9) THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.
- 10) A PERPETUAL CROSS ACCESS INGRESS/EGRESS EASEMENT IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAN.



SCALE: 1" = 300'

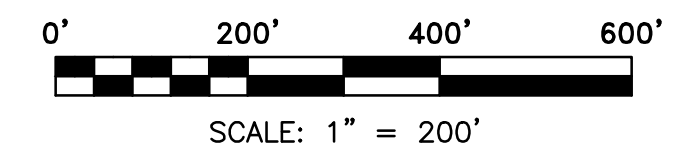
## OPEN SPACE MANAGEMENT PLAN:

1. ALL WETLAND BUFFERS ARE TO REMAIN IN THEIR NATURAL



**LEGEND**

EXISTING	PROPOSED
BOUNDARY LINE ---	RIGHT-OF-WAY / BOUNDARY LINE ---
ADJACENT PROPERTY OWNER ---	EASEMENT - + - + - + -
EASEMENT - + - + - + -	BUFFER ---
CONTOUR --- 33 ---	SANITARY SEWER IDENTIFICATION, MANHOLE, PIPE, FLOW ARROW, PIPE SIZE ○ --- 8SS →
CATCH BASIN, STORM PIPE □ ---	WATER MAIN, TEE W/ VALVES, PIPE SIZE --- 8W ---
SANITARY SEWER MANHOLE, PIPE ● --- EX-SS ---	FIRE HYDRANT ASSEMBLY ---
WATER MAIN --- EX-W ---	TREE LINE ~ ~ ~ ~ ~
FIRE HYDRANT ASSEMBLY ---	PAVEMENT [Pattern]
UTILITY POLE ○ ---	SIDEWALK [Pattern]
SIGN ○ ---	
FENCE - X - X - X -	
TREE ○ ---	
TREE LINE ~ ~ ~ ~ ~	
WETLANDS [Pattern]	
PAVEMENT [Pattern]	



NOTE:  
BOUNDARY LINE INFORMATION BASED ON SURVEY BY LAND DESIGN SURVEYING/LANDSCAPE ARCHITECTURE INC.  
TOPOGRAPHIC INFORMATION PROVIDED BY A SURVEY THAT WAS PERFORMED BY DAVIS, BOWEN & FRIEDEL

**DAVIS, BOWEN & FRIEDEL, INC.**  
ARCHITECTS ENGINEERS SURVEYORS  
SUSSEX, MARYLAND (301) 843-9900  
WILFORD, DELAWARE (302) 424-1441  
EASTON, MARYLAND (410) 770-1744

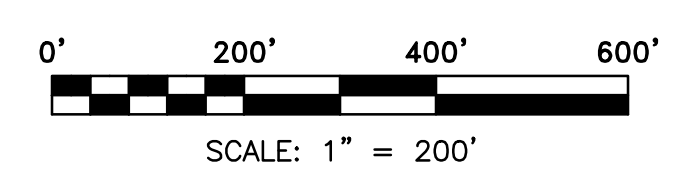
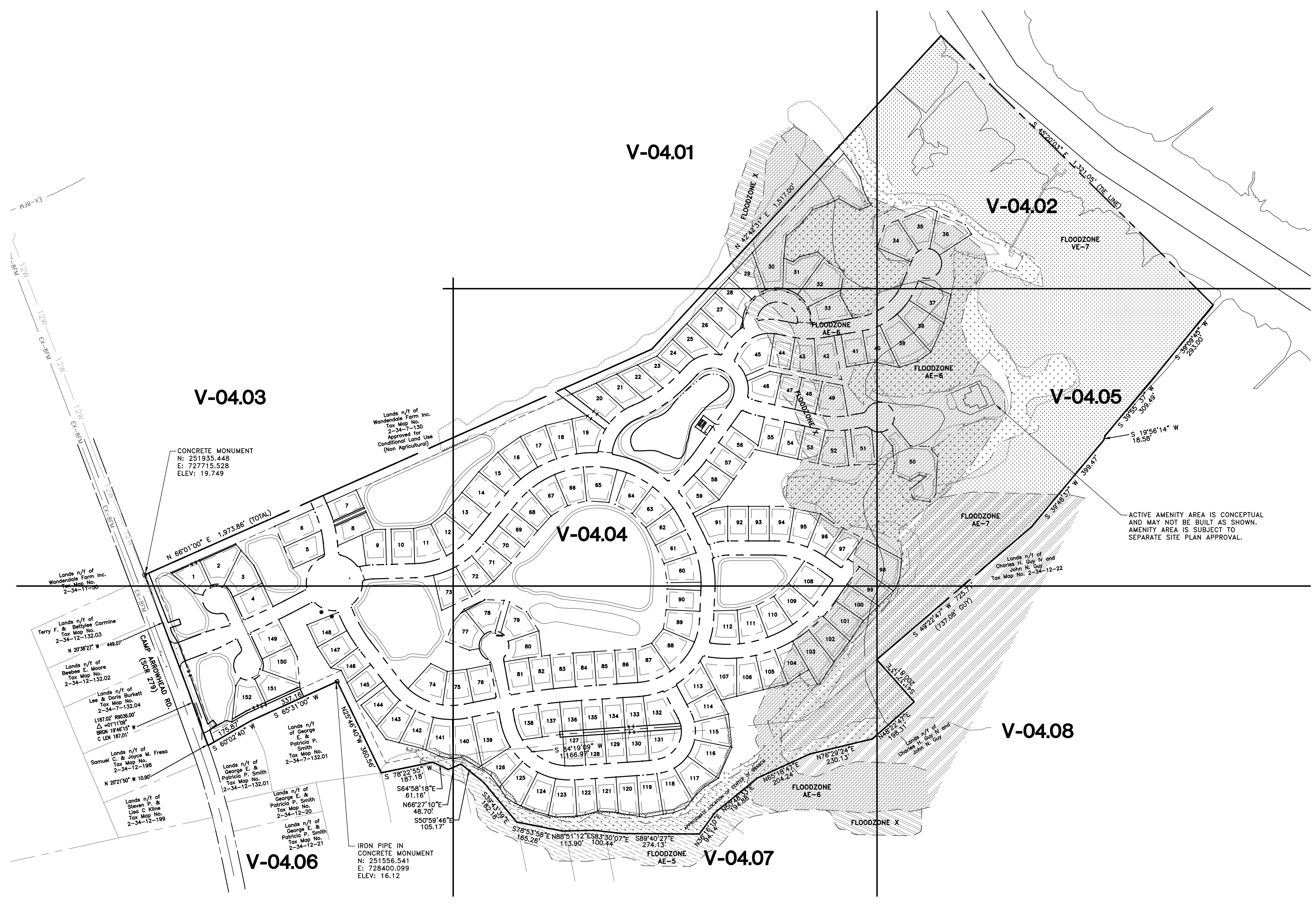
**MARSH ISLAND**  
**CAMP ARROWHEAD ROAD**  
**INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE**

Revisions:

Date:	DECEMBER 2018
Scale:	1" = 200'
Dwn. By:	YGW
Proj. No.:	1319A026
Dwg. No.:	V-02

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\\MID\civil\Ocean Atlantic\1319A026 Marsh Island\Design\1319A026-RECORD PLAN.dwg, Oct 10, 2019 - 4:45pm, wky

**DAVIS, BOWEN & FRIEDEL, INC.**  
ARCHITECTS ENGINEERS SURVEYORS  
SUSSEX COUNTY, DELAWARE  
MILFORD, DELAWARE (302) 424-1441  
EASTON, MARYLAND (410) 770-4744

RECORD PLAN - OVERVIEW

**MARSH ISLAND  
CAMP ARROWHEAD ROAD  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE**

Revisions:  
2019-07-03  
SCE & PW COMMENTS

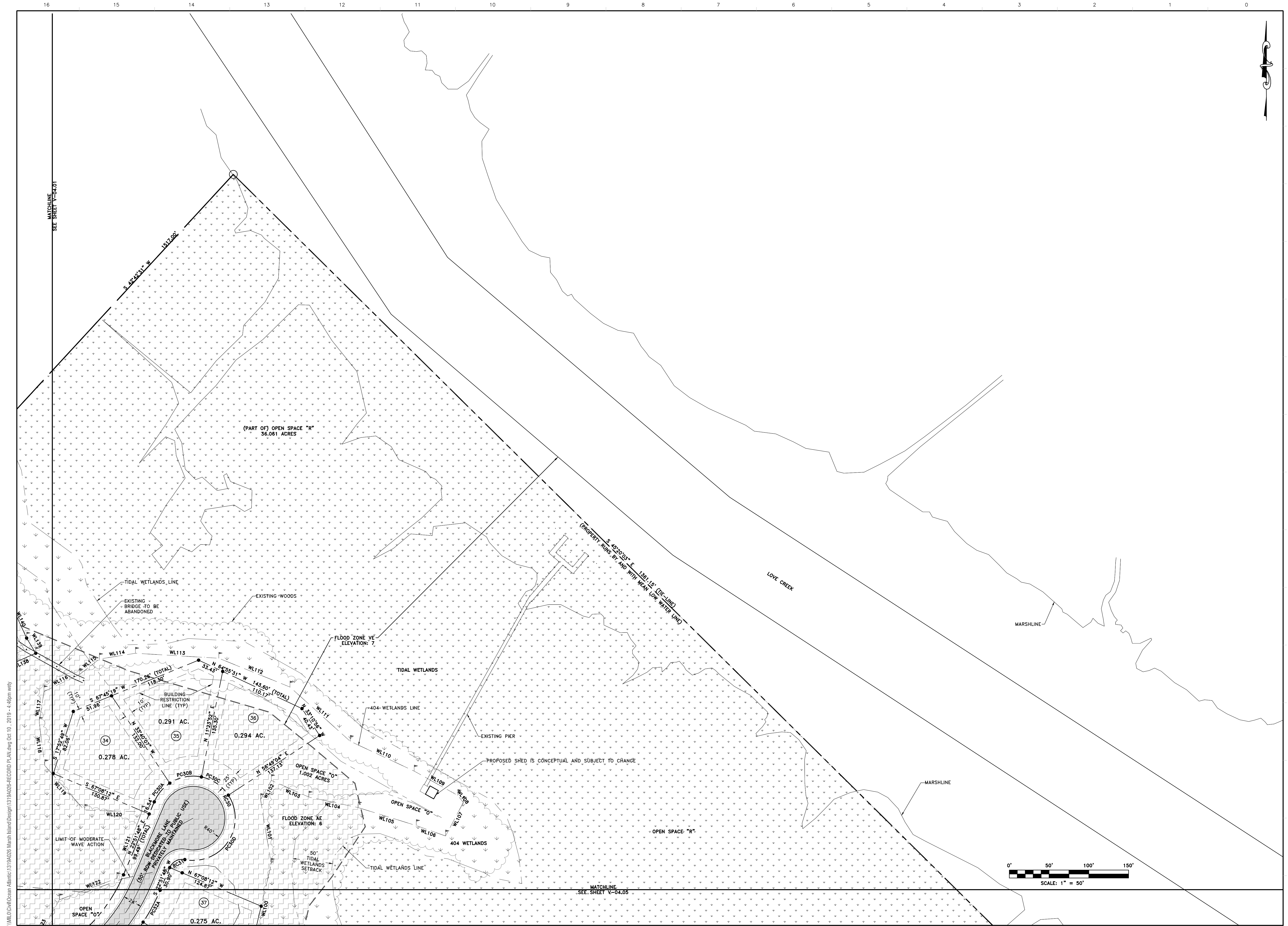
Date: **NOVEMBER 2018**  
Scale: **1" = 200'**  
Dwn. By: **YGW**  
Proj. No.: **1319A026**  
Dwg. No.:

**V-03**



CURVE TABLE FOR RIGHT-OF-WAY					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
RC1	25.00	39.27	35.36	N 65°38'27" W	90°00'00"
RC2	250.00	28.13	29.11	N 72°41'50" E	6°40'32"
RC3	5.00	8.83	7.74	S 51°31'37" W	110°13'58"
RC4	17.00	23.28	21.50	S 84°25'26" E	10°27'27"
RC5	53.00	239.08	82.11	N 25°34'34" E	258°27'47"
RC6	5.00	7.69	6.98	S 69°16'36" E	88°10'08"
RC7	2075.00	153.56	153.53	S 64°31'07" W	4°14'25"
RC8	10.00	12.47	11.68	N 26°40'30" E	71°26'49"
RC9	100.00	130.49	121.42	S 28°20'00" W	74°45'49"
RC10	10.00	12.47	11.68	N 29°59'30" E	71°26'49"
RC11	355.00	113.08	114.61	S 14°51'27" E	118°13'05"
RC12	405.00	129.01	128.47	S 14°51'27" E	118°13'05"
RC13	10.00	12.47	11.68	S 41°27'19" E	71°26'49"
RC14	100.00	69.77	68.37	S 57°11'26" W	39°58'36"
RC15	10.00	11.59	10.95	N 70°24'46" W	66°25'15"
RC16	225.00	46.78	46.70	S 82°19'59" W	11°54'46"
RC17	275.00	235.20	228.09	S 63°47'17" W	49°00'10"
RC18	400.00	366.54	353.85	S 65°32'17" W	52°30'09"
RC19	5.00	7.47	6.79	N 49°00'36" E	85°33'30"
RC20	200.00	214.43	204.30	N 36°56'44" E	61°25'45"
RC21	475.00	206.85	205.22	N 55°11'04" E	24°57'05"
RC22	128.75	132.07	128.19	S 72°33'33" W	59°42'03"
RC23	5.00	6.71	6.21	N 63°59'26" E	76°50'17"
RC24	175.00	93.72	92.60	N 40°54'48" E	30°41'00"
RC25	5.00	5.45	5.18	S 25°29'38" W	67°22'21"
RC26	123.00	401.86	245.52	S 87°25'51" W	187°11'46"
RC27	5.00	8.24	7.34	S 46°09'48" E	94°23'03"
RC28	250.00	28.12	28.10	N 83°25'21" E	6°28'59"
RC29	200.00	200.14	191.90	N 19°11'50" E	87°20'14"
RC30	53.00	239.08	82.11	N 27°54'19" W	258°27'47"
RC31	17.00	23.28	21.50	S 62°05'41" W	78°27'47"
RC32	250.00	250.18	239.87	N 51°31'58" E	57°20'14"
RC33	300.00	108.22	107.64	S 89°27'53" E	20°40'10"
RC34	125.00	164.28	152.71	N 63°13'15" E	75°17'54"
RC35	5.00	6.71	6.21	N 12°50'51" W	76°50'17"
RC36	128.75	136.57	130.06	N 20°23'58" W	61°44'03"
RC37	5.00	6.71	6.21	N 27°57'04" W	76°50'17"
RC38	125.00	24.23	24.19	N 71°55'20" W	11°06'14"
RC39	250.00	99.00	98.37	N 88°49'13" W	22°41'56"
RC40	17.00	15.76	15.21	S 53°18'04" W	55°07'48"
RC41	53.00	264.80	63.60	S 10°10'02" E	286°15'37"
RC42	17.00	15.76	15.21	N 73°36'08" W	55°07'48"
RC43	300.00	118.82	118.05	N 88°49'13" W	22°41'56"
RC44	175.00	33.92	33.86	S 71°55'20" E	11°06'14"
RC45	5.00	6.81	6.30	S 74°36'32" W	78°02'31"
RC46	275.00	35.15	35.13	N 39°15'00" E	71°26'49"
RC47	5.00	7.25	6.63	S 01°21'39" E	83°08'10"
RC48	400.00	92.48	92.27	S 33°34'03" E	13°14'46"
RC49	400.00	41.74	41.72	S 23°57'18" E	5°58'44"
RC50	5.00	7.48	6.87	S 63°50'29" E	85°33'30"
RC51	175.00	51.06	50.88	N 81°38'29" E	16°43'03"
RC52	315.00	193.26	190.25	N 72°25'24" W	35°09'11"
RC53	5.00	7.85	7.20	N 80°09'09" E	90°00'00"
RC54	480.00	508.69	483.18	N 66°50'00" E	63°31'58"
RC55	75.00	15.33	15.30	S 75°37'49" E	11°42'44"
RC56	5.00	7.00	6.44	S 70°08'07" W	80°10'52"
RC57	288.00	134.17	133.94	N 43°29'02" E	62°20'11"
RC58	5.00	7.41	6.75	N 14°28'02" E	84°54'40"
RC59	150.00	281.62	242.05	N 25°47'52" E	107°34'20"
RC60	565.00	64.14	64.10	N 82°50'09" E	6°30'15"
RC61	250.00	364.79	354.28	N 83°38'15" E	6°30'15"
RC62	5.00	7.95	7.14	N 55°50'41" W	91°04'26"
RC63	280.00	312.27	296.34	S 69°25'55" E	63°53'57"
RC64	550.00	153.19	152.70	S 29°12'12" E	15°52'20"
RC65	10.00	12.48	11.59	S 86°56'41" E	10°20'29"
RC66	100.00	80.65	78.49	S 89°15'36" E	46°12'40"
RC67	10.00	12.47	11.68	S 81°52'40" E	71°26'49"
RC68	2125.00	155.35	155.32	S 155°33'21" E	4°11'19"
RC69	5.00	8.01	7.18	S 20°41'51" W	91°46'46"
RC70	53.00	239.08	82.11	S 75°57'39" E	258°27'47"
RC71	17.00	23.28	21.50	S 14°02'21" W	78°27'47"
RC72	5.00	8.04	7.20	S 71°15'16" E	92°07'27"
RC73	250.00	29.13	29.11	N 66°01'17" E	6°40'32"
RC74	25.00	39.27	35.36	N 24°21'33" E	90°00'00"
RC75	10.00	13.68	12.64	S 39°17'28" E	78°22'03"
RC76	175.00	29.98	29.94	S 83°22'56" W	9°48'53"
RC77	325.00	277.96	269.57	N 63°47'17" E	49°00'10"
RC78	550.00	694.98	586.50	N 83°49'44" W	11°34'46"
RC79	350.00	160.64	158.64	N 12°09'51" W	29°34'17"
RC80	236.00	343.77	314.18	N 44°21'27" E	83°27'40"
RC81	2014.00	229.12	229.00	N 82°49'44" E	6°31'06"
RC82	5.00	7.86	7.08	S 55°22'09" E	90°07'21"
RC83	17.00	15.76	15.21	N 81°19'26" E	93°07'48"
RC84	53.00	264.80	63.60	N 79°41'32" E	286°15'37"
RC85	17.00	15.76	15.21	N 36°52'22" W	55°07'48"
RC86	5.00	7.78	7.07	S 34°09'19" W	88°53'54"
RC87	230.00	256.51	243.42	S 29°32'47" E	15°52'20"
RC88	500.00	138.51	138.07	S 14°27'28" W	72°08'11"
RC89	10.00	12.59	11.77	S 29°19'00" E	90°23'07"
RC90	100.00	86.00	85.19	S 36°42'06" W	86°01'33"
RC91	5.00	7.51	6.82	N 36°52'22" W	86°01'33"
RC92	150.00	160.61	153.05	S 36°59'08" E	61°20'56"
RC93	525.00	228.63	228.83	S 55°11'04" W	24°57'05"
RC94	76.75	231.58	153.20	N 50°51'06" W	172°52'45"
RC95	225.00	28.76	28.74	N 39°15'00" E	71°26'49"
RC96	5.00	7.71	6.97	S 87°06'30" W	88°23'31"
RC97	400.00	216.55	213.92	S 64°12'19" E	31°01'08"
RC98	5.00	9.86	8.34	N 46°12'38" W	113°01'10"
RC99	73.00	214.53	145.25	N 85°30'48" W	168°22'31"
RC100	5.00	8.92	7.78	S 49°46'20" W	102°11'44"
RC101	175.00	72.05	71.54	N 89°04'28" E	23°35'25"
RC102	5.00	7.48	6.80	N 30°24'24" E	85°45'07"
RC103	125.00	36.47	36.34	N 81°38'29" E	16°43'03"
RC104	285.00	162.99	160.05	N 72°25'24" W	35°09'11"
RC105	5.00	7.85	7.07	N 09°50'49" W	90°00'00"
RC106	410.00	453.39	430.64	N 66°49'59" E	63°21'36"
RC107	5.00	8.69	7.64	N 31°41'13" W	95°25'15"
RC108	286.00	77.24	77.00	S 10°21'50" W	90°23'07"
RC109	400.00	105.39	105.09	S 04°55'18" E	15°05'47"
RC110	5.00	7.84	7.06	N 34°37'45" E	89°52'26"
RC111	1984.00	223.56	223.44	N 82°49'57" E	6°31'19"
RC112	286.00	86.50	86.17	N 77°25'24" E	17°19'46"
RC113	5.00	7.27	6.64	S 69°36'54" E	83°15'11"
RC114	100.00	187.75	181.36	S 25°47'52" W	107°34'20"
RC115	515.00	58.46	58.40	N 82°50'09" E	6°30'15"
RC116	200.00	291.83	266.62	S 52°06'36" E	83°36'15"

CURVE TABLE FOR LOTS					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
PC5A	53.00	109.23	90.90	S 44°36'52" E	118°04'55"
PC5B	53.00	47.27	45.72	N 39°58'41" E	51°06'10"
PC5C	53.00	46.75	45.25	N 89°12'10" W	50°33'08"
PC5D	53.00	35.84	35.18	N 44°33'49" W	38°41'53"
PC7A	2075.00	110.17	110.18	N 65°07'04" E	5°02'32"
PC7B	2075.00	43.39	43.39	S 62°59'52" W	11°11'53"
PC11A	355.00	44.81	44.78	S 09°20'47" W	74°23'59"
PC11B	355.00	68.28	68.17	N 18°28'24" W	11°01'11"
PC12A	405.00	58.87	58.82	S 19°49'08" E	8°19'42"
PC12B	405.00	10.13	10.13	N 14°56'18" W	1°25'57"
PC12C	405.00	60.01	59.98	S 09°58'37" E	8°25'29"
PC16A	225.00	23.39	23.38	S 79°21'18" W	5°57'23"
PC16B	225.00	23.39	23.38	N 85°18'41" E	5°57'23"
PC17A	275.00	117.60	116.70	S 78°02'20" W	24°35'05"
PC17B	275.00	117.60	116.70	N 11°52'15" W	24°35'05"
PC18A	400.00	74.00	73.89	N 44°35'12" E	10°33'59"
PC18B	400.00	74.00	73.89	S 55°11'11" W	10°33'59"
PC18C	400.00	74.00	73.89	N 65°47'01" E	10°33'59"
PC18D	400.00	74.00	73.89	N 78°23'09" E	10°33'59"
PC18E	400.00	74.00	73.89	S 86°44'15" W	10°06'13"
PC20A	200.00	82.82	82.23	N 18°05'36" E	23°43'30"
PC20B	200.00	25.16	25.14	N 33°33'55" W	7°12'28"
PC20C	200.00	74.72	74.28	N 47°59'01" E	21°24'23"
PC20D	200.00	31.73	31.70	S 63°06'55" W	9°05'24"
PC21A	475.00	47.81	47.79	N 64°46'35" W	9°13'57"
PC21B	475.00	56.44	56.44	S 57°18'55" W	9°13'57"
PC21C	475.00	82.50	82.40	S 47°41'04" W	9°57'05"
PC22A	126.75	35.26	35.14	N 50°40'38" E	15°56'13"
PC22B	126.75	98.81	94.48	S 80°51'40" W	42°25'14"
PC24A	175.00	42.59	42.48	S 32°32'37" W	13°56'37"
PC24B	175.00	51.13	50.95	S 47°53'07" W	16°44'23"
PC26A	123.00	28.01	27.95	N 00°21'23" E	13°02'50"
PC26B	123.00	78.92	75.87	N 24°47'40" E	35°48'44"
PC26C	123.00	59.60	59.02	N 56°35'23" E	27°45'43"
PC26D	123.00	61.78	61.13	S 84°51'36" W	28°46'43"
PC26E	123.00	57.48	56.98	N 67°21'42" W	28°46'43"
PC26F	123.00	58.03	57.49	N 40°27'28" W	27°01'54"
PC26G	123.00	60.05	59.45	N 12°57'24" W	27°58'16"
PC30A	53.00	30.96	30.52	S 39°35'50" W	35°28'05"
PC30B	53.00	41.69	40.82	N 78°51'54" E	45°08'26"
PC30C	53.00	42.01	40.92	N 55°53'32" W	45°25'13"
PC30D	53.00	124.42	97.76	S 34°04'20" W	134°30'30"
PC32A	250.00	45.57	45.50	S 28°05'05" E	10°26'34"
PC32B	250.00	65.42	65.23	N 40°48'10" W	14°25'26"
PC32C	250.00	73.84	73.58	N 56°45'41" E	16°55'26"
PC32D	250.00	65.35	65.16	N 72°42'43" E	14°56'38"
PC33A	300.00	33.37	33.31	S 83°22'57" W	67°21'51"
PC33B	300.00	68.46	68.31	S 86°53'54" E	13°04'27"
PC33C	300.00	6.45	6.45	N 79°44'44" W	11°33'52"



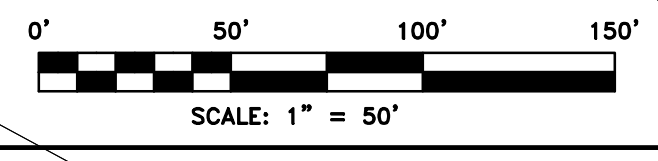
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**DAVIS, BOWEN & FRIEDEL, INC.**  
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 WILFORD, DELAWARE (302) 424-1441  
 EASTON, MARYLAND (410) 770-1744

RECORD PLAN - SITE PLAN

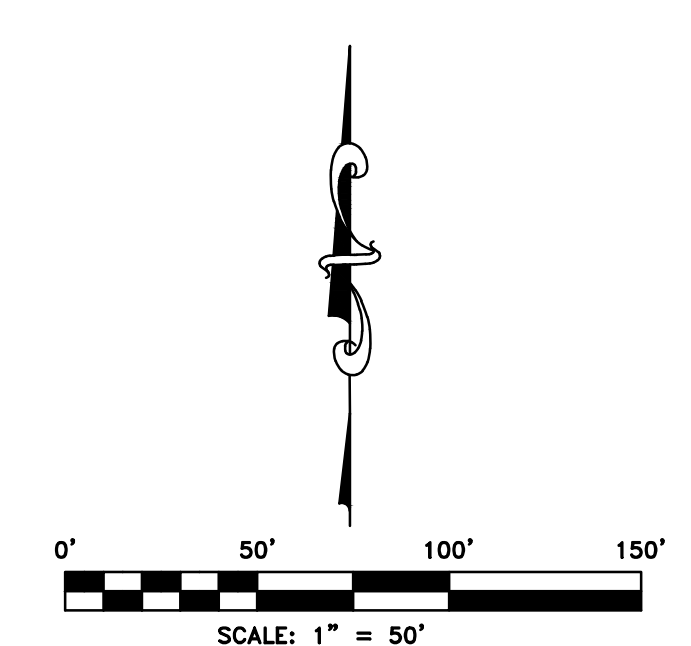
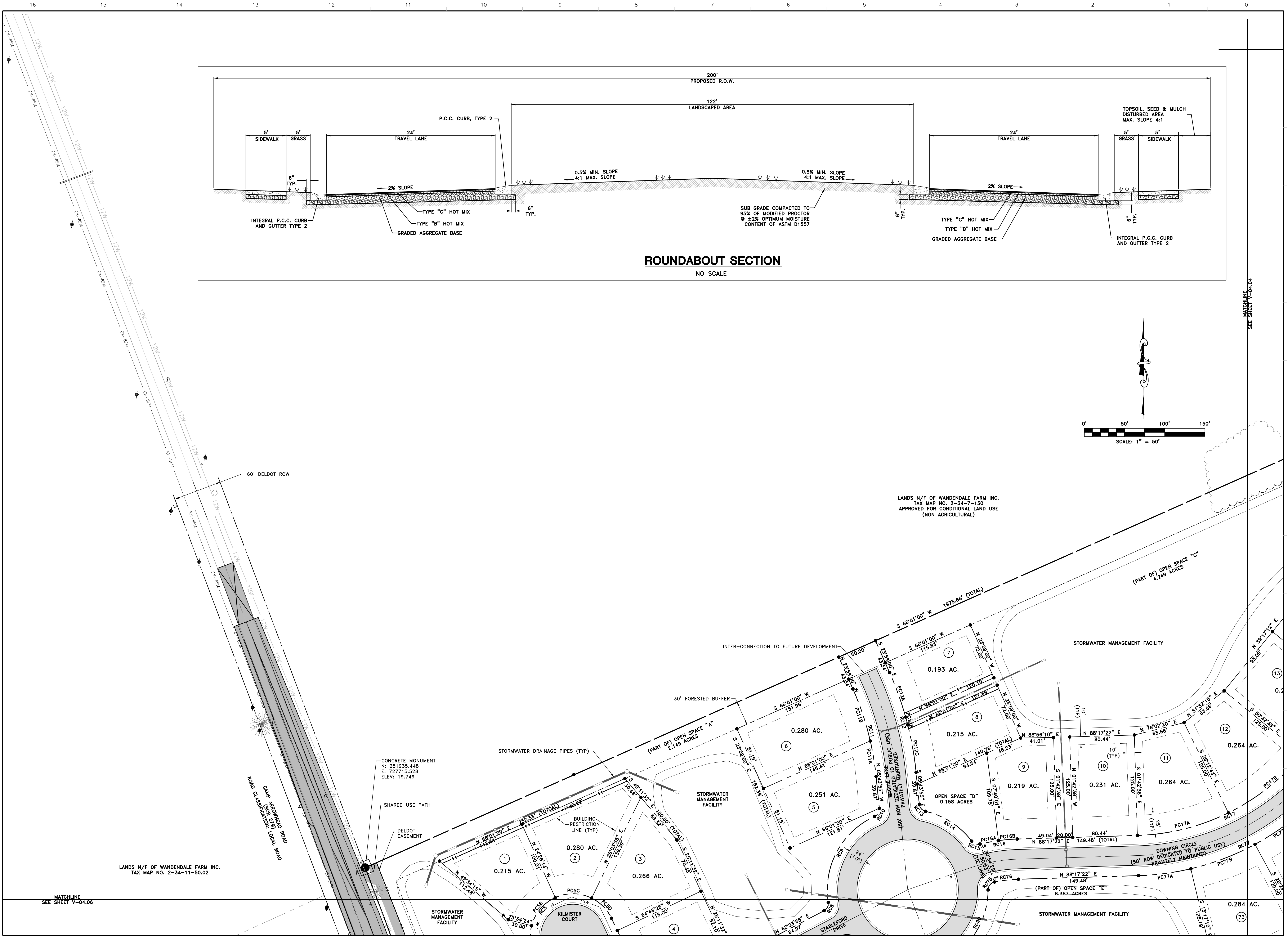
**MARSH ISLAND**  
**CAMP ARROWHEAD ROAD**  
**INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE**

Revisions:
Date: <b>DECEMBER 2018</b>
Scale: <b>1" = 50'</b>
Dwn. By: <b>YGW</b>
Proj. No.: <b>1319A026</b>
Dwg. No.: <b>V-04.02</b>



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RECORD PLAN - SITE PLAN

**MARSH ISLAND**  
CAMP ARROWHEAD ROAD  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

Revisions:  
2019-07-03  
SCE & FW COMMENTS

Date: DECEMBER 2018  
Scale: 1" = 50'  
Dwn. By: YGW  
Proj. No.: 1319A026  
Dwg. No.: V-04.03

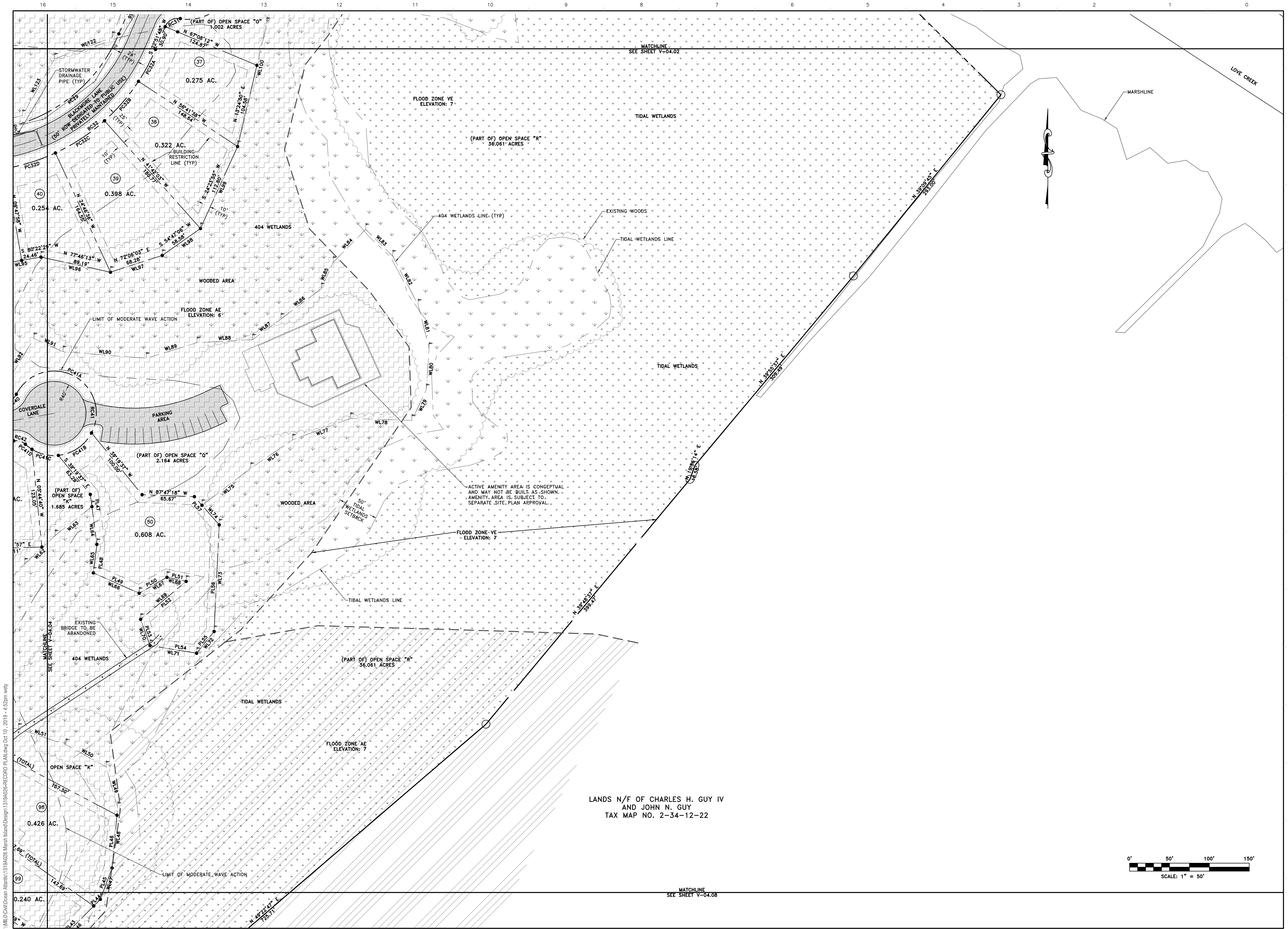
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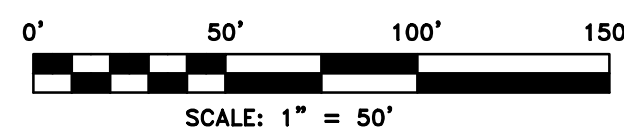




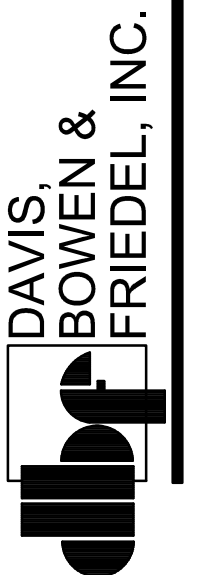




LANDS N/F OF CHARLES H. GUY IV  
AND JOHN N. GUY  
TAX MAP NO. 2-34-12-22



ARCHITECTS ENGINEERS SURVEYORS  
SUSSEX COUNTY, DELAWARE  
WILMINGTON, DELAWARE  
EASTON, MARYLAND (410) 770-1744



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RECORD PLAN - SITE PLAN

**MARSH ISLAND**  
**CAMP ARROWHEAD ROAD**  
**INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE**

Revisions:  
2019-07-03  
SCE & FW COMMENTS

Date: DECEMBER 2018

Scale: 1" = 50'

Dwn. By: YGW

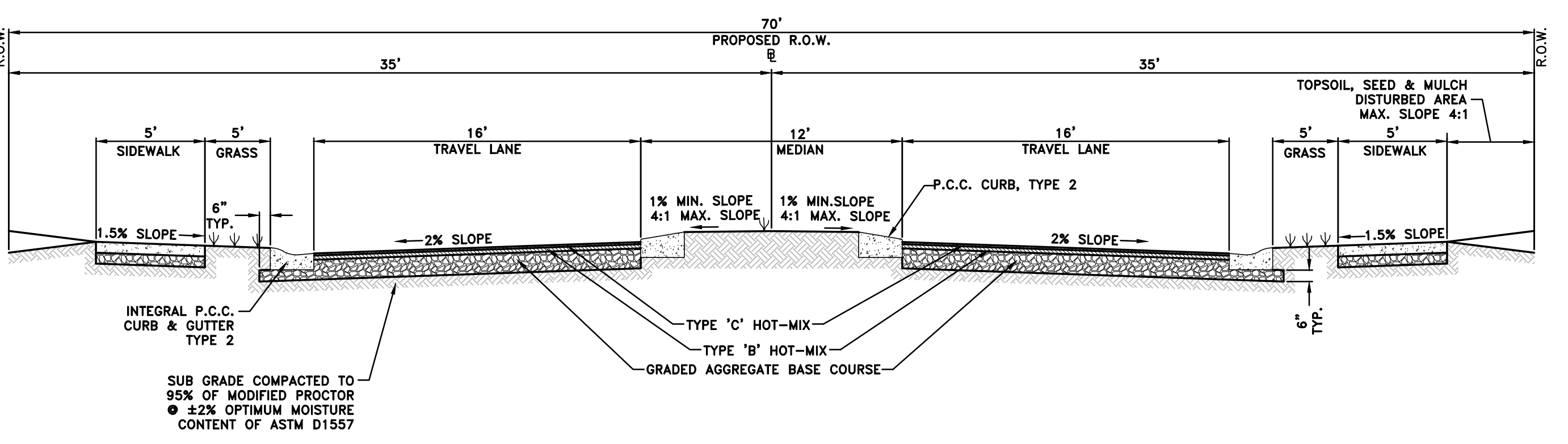
Proj. No.: 1319A026

Dwg. No.:

**V-04.05**

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**TYPICAL STREET SECTION**  
 NO SCALE  
 (70' R.O.W.) STABLEFORD DR  
 NEAR THE ENTRANCE

**DAVIS, BOWEN & FRIEDEL, INC.**  
 ARCHITECTS ENGINEERS SURVEYORS  
 SUDBURY, MASSACHUSETTS (508) 548-2000  
 WILMINGTON, DELAWARE (302) 424-1441  
 EASTON, MARYLAND (410) 770-1744

RECORD PLAN - SITE PLAN

**MARSH ISLAND**  
**CAMP ARROWHEAD ROAD**  
**INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE**

Revisions:  
 2019-07-03  
 SCE & FW COMMENTS

Date: DECEMBER 2018

Scale: 1" = 50'

Dwn. By: YGW

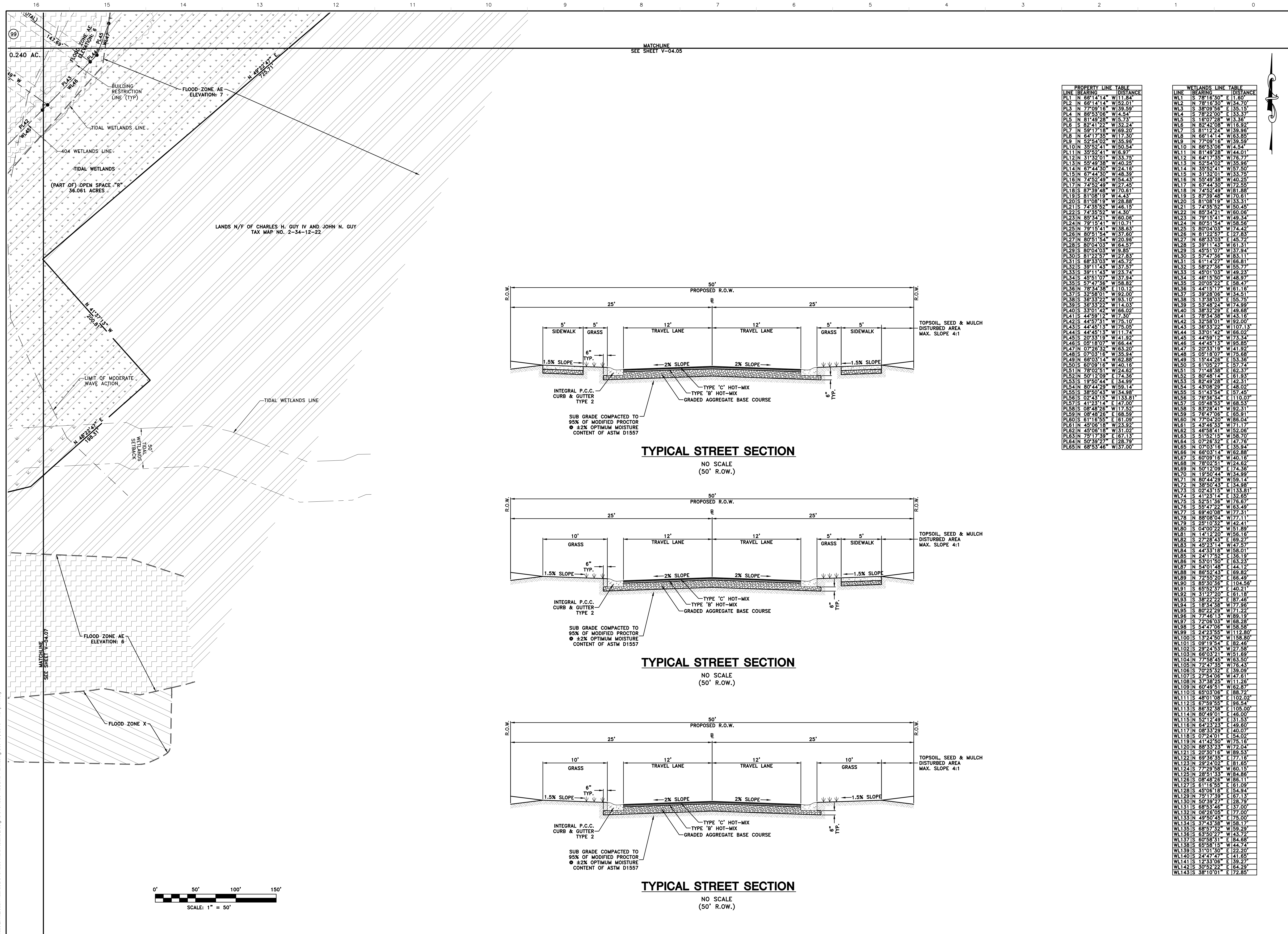
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Dwg. No.: V-04.06

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PROPERTY LINE TABLE		WETLANDS LINE TABLE	
LINE BEARING	DISTANCE	LINE BEARING	DISTANCE
PL1	N 66°14'14" W 111.84	WL1	S 78°16'50" E 1.60
PL2	N 66°14'14" W 152.01	WL2	N 78°16'50" W 4.70
PL3	N 77°09'16" W 39.59	WL3	S 38°09'56" E 35.19
PL4	N 86°53'06" W 4.54	WL4	S 78°22'00" E 33.37
PL5	N 81°49'28" W 5.73	WL5	S 18°07'28" W 3.36
PL6	S 82°41'22" W 32.24	WL6	N 82°42'08" W 18.92
PL7	N 59°17'18" W 69.20	WL7	S 81°12'24" W 39.96
PL8	N 64°17'35" W 17.30	WL8	N 66°14'14" W 63.85
PL9	N 52°44'02" W 35.98	WL9	N 77°09'16" W 35.99
PL10	S 52°41' W 50.54	WL10	N 86°53'06" W 4.54
PL11	S 52°41' W 6.97	WL11	N 81°49'28" W 44.01
PL12	S 31°52'01" W 33.75	WL12	N 84°17'35" W 75.79
PL13	S 52°49'38" W 40.23	WL13	N 52°54'02" W 35.96
PL14	N 67°44'30" W 24.18	WL14	N 35°52'41" W 57.50
PL15	N 67°44'30" W 48.39	WL15	N 31°32'01" W 33.75
PL16	N 74°52'49" W 54.43	WL16	N 55°49'58" W 40.25
PL17	N 74°52'49" W 27.45	WL17	N 67°44'30" W 72.55
PL18	S 87°39'48" W 70.61	WL18	N 74°52'49" W 81.88
PL19	S 81°08'19" W 4.43	WL19	S 87°39'48" W 70.61
PL20	S 81°08'19" W 23.88	WL20	S 81°08'19" W 33.53
PL21	S 74°35'52" W 46.15	WL21	S 74°35'52" W 50.45
PL22	S 74°35'52" W 4.30	WL22	N 85°34'21" W 60.06
PL23	N 85°34'21" W 60.06	WL23	N 79°15'41" W 48.54
PL24	N 79°15'41" W 10.71	WL24	N 80°51'54" W 58.56
PL25	N 79°15'41" W 38.63	WL25	S 80°04'03" W 74.42
PL26	N 80°51'54" W 37.60	WL26	N 81°22'57" E 27.83
PL27	N 80°51'54" W 20.96	WL27	N 68°33'03" W 45.72
PL28	S 80°04'03" W 64.57	WL28	S 39°11'43" W 61.31
PL29	S 80°04'03" W 9.85	WL29	S 45°51'07" W 37.94
PL30	S 81°22'57" W 23.83	WL30	S 47°47'58" W 43.18
PL31	S 88°53'03" W 45.72	WL31	S 61°14'27" W 65.81
PL32	S 39°11'43" W 37.57	WL32	S 58°27'36" W 55.77
PL33	S 39°11'43" W 23.74	WL33	S 45°01'03" W 49.23
PL34	S 45°51'07" W 37.94	WL34	S 48°15'08" W 48.97
PL35	S 57°47'36" W 58.82	WL35	S 20°05'22" E 58.47
PL36	N 78°34'38" E 10.12	WL36	S 44°15'17" W 61.18
PL37	S 32°58'01" W 92.00	WL37	S 39°28'06" W 34.51
PL38	S 36°33'22" W 93.10	WL38	S 1°39'03" E 55.75
PL39	S 36°33'22" W 14.03	WL39	S 53°48'24" W 74.99
PL40	S 35°01'42" W 66.02	WL40	S 38°32'29" W 49.68
PL41	S 44°59'12" W 7.30	WL41	S 78°34'38" W 43.18
PL42	S 44°59'12" W 75.10	WL42	S 32°58'01" W 92.00
PL43	S 44°45'13" W 75.05	WL43	S 36°33'22" W 107.13
PL44	S 44°45'13" W 11.74	WL44	S 35°01'42" W 66.02
PL45	S 20°33'19" W 41.92	WL45	S 44°59'12" W 75.10
PL46	S 05°18'07" W 66.44	WL46	S 44°45'13" W 95.85
PL47	N 07°26'32" W 63.20	WL47	S 20°33'19" W 41.92
PL48	S 07°03'18" W 35.94	WL48	S 05°18'07" W 75.68
PL49	N 86°03'14" W 62.88	WL49	S 19°44'26" E 55.98
PL50	S 60°09'18" W 40.18	WL50	S 61°05'27" E 57.74
PL51	N 78°02'51" W 24.62	WL51	S 71°48'38" E 62.37
PL52	S 50°12'09" E 74.36	WL52	S 80°48'14" E 61.93
PL53	S 19°50'44" E 34.99	WL53	S 82°49'28" E 42.31
PL54	N 80°44'29" W 59.14	WL54	S 43°08'29" E 48.02
PL55	S 38°50'43" W 34.98	WL55	S 51°43'54" E 37.43
PL56	S 02°43'15" W 133.81	WL56	S 78°34'38" E 37.07
PL57	S 41°23'14" E 47.00	WL57	S 05°48'53" W 68.53
PL58	S 08°48'26" W 17.52	WL58	S 83°28'41" W 92.31
PL59	N 08°48'26" E 68.59	WL59	S 78°47'08" W 65.91
PL60	S 61°16'55" E 61.09	WL60	N 77°04'20" W 86.04
PL61	N 45°06'18" W 23.92	WL61	S 43°46'33" W 71.17
PL62	N 45°06'18" W 31.02	WL62	S 48°58'41" W 52.06
PL63	N 75°17'39" E 67.13	WL63	S 51°52'09" E 58.70
PL64	S 50°39'27" E 28.79	WL64	S 07°26'32" E 47.76
PL65	N 68°53'46" W 37.00	WL65	N 07°03'16" E 35.94
		WL66	N 66°03'14" W 65.88
		WL67	S 80°09'16" W 40.18
		WL68	N 78°02'51" W 24.62
		WL69	N 50°12'09" E 74.36
		WL70	N 19°50'44" W 34.99
		WL71	N 80°44'29" W 59.14
		WL72	N 38°50'43" E 34.98
		WL73	S 02°43'15" W 133.81
		WL74	S 41°23'14" E 47.00
		WL75	S 32°51'36" W 76.67
		WL76	S 55°47'22" W 63.49
		WL77	S 69°40'08" W 77.31
		WL78	N 88°08'04" W 77.11
		WL79	S 25°10'32" W 42.41
		WL80	S 04°00'22" W 51.89
		WL81	N 14°12'20" E 55.18
		WL82	S 27°28'43" E 69.27
		WL83	N 45°23'14" W 47.57
		WL84	S 44°33'18" W 58.11
		WL85	N 24°17'52" E 38.19
		WL86	N 53°01'50" E 63.23
		WL87	S 54°01'48" E 44.12
		WL88	N 86°52'45" E 68.82
		WL89	N 72°55'20" E 66.49
		WL90	S 85°30'36" E 104.56
		WL91	S 65°52'45" E 40.2
		WL92	N 31°27'20" E 61.18
		WL93	S 38°22'22" E 87.46
		WL94	S 18°34'38" W 77.96
		WL95	S 80°22'29" W 71.22
		WL96	N 77°46'13" W 89.19
		WL97	S 72°06'03" W 68.28
		WL98	S 54°47'06" W 58.58
		WL99	S 24°25'06" W 112.80
		WL100	S 13°24'50" W 158.80
		WL101	S 09°19'54" E 82.46
		WL102	S 29°24'53" W 27.58
		WL103	N 66°03'21" W 51.69
		WL104	N 77°58'45" W 63.50
		WL105	N 72°47'35" W 76.43
		WL106	S 70°25'32" E 39.09
		WL107	S 27°54'06" W 47.61
		WL108	N 37°38'25" W 11.26
		WL109	N 60°49'51" W 82.87
		WL110	S 85°03'06" E 82.72
		WL111	S 48°01'08" E 102.02
		WL112	S 67°59'55" E 96.54
		WL113	S 86°32'38" E 105.00
		WL114	N 80°49'01" E 46.00
		WL115	N 52°12'49" E 31.53
		WL116	N 84°23'28" E 48.60
		WL117	N 08°53'29" E 40.07
		WL118	S 07°24'01" E 54.02
		WL119	N 41°42'50" W 75.16
		WL120	N 88°33'23" W 72.04
		WL121	S 20°30'16" W 89.53
		WL122	N 69°36'35" E 77.16
		WL123	N 29°24'02" E 81.65
		WL124	S 77°29'56" E 60.15
		WL125	N 28°51'53" W 84.86
		WL126	S 08°48'26" W 86.11
		WL127	S 61°18'55" E 61.09
		WL128	S 45°06'18" E 54.84
		WL129	N 75°17'39" E 67.13
		WL130	S 50°39'27" E 28.79
		WL131	S 68°53'46" E 37.00
		WL132	N 06°26'05" E 77.00
		WL133	N 49°50'45" E 75.00
		WL134	S 37°43'38" W 58.17
		WL135	S 88°57'32" E 59.29
		WL136	S 63°50'27" W 43.72
		WL137	S 60°58'51" E 84.68
		WL138	S 65°58'13" W 44.74
		WL139	S 31°01'50" E 22.20
		WL140	S 24°47'47" E 41.65
		WL141	S 12°33'06" E 39.27
		WL142	S 30°52'29" E 64.29
		WL143	S 38°10'01" E 72.85

ARCHITECTS ENGINEERS SURVEYORS  
**DAVIS, BOWEN & FRIEDEL, INC.**  
 1035 S. BAYVIEW  
 WILMINGTON, DELAWARE 19812  
 (302) 421-1441  
 (302) 421-1441  
 (410) 770-1744

RECORD PLAN - SITE PLAN

**MARSH ISLAND**  
**CAMP ARROWHEAD ROAD**  
**INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE**

Revisions:  
 2019-07-03  
 SCE & PW COMMENTS

Date: DECEMBER 2018

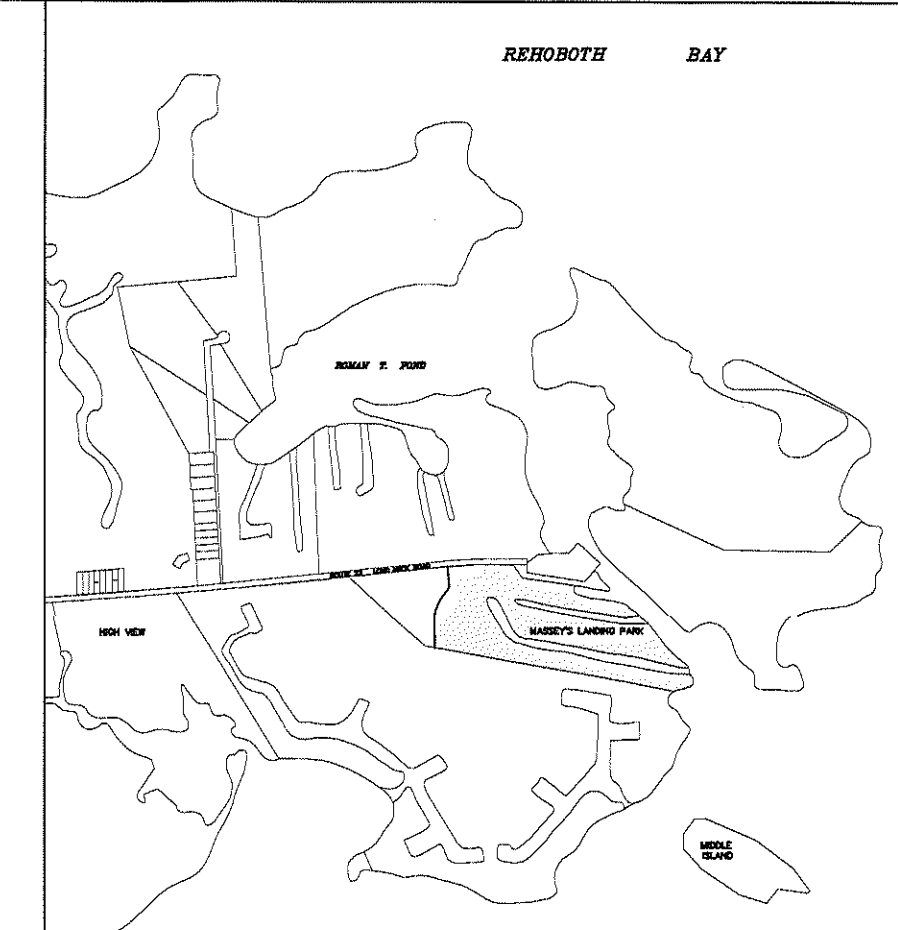
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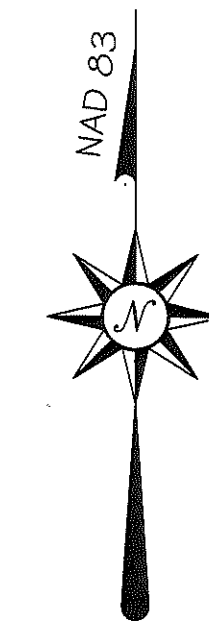
Proj.No.: 1319A026

Dwg.No.: V-04.08





VICINITY MAP  
1 in = 2,000 ft



Notes:

- Massey's Landing Park is a pre-existing and non-conforming manufactured home community which was in lawful use as single-family dwellings and separate manna at the effective date of Chapter 115 of the Sussex County Code.
- This plat is prepared at the direction of Sussex County's Planning & Zoning Office to document and record the number and location of home sites for the benefit of the manufactured home community (owner and residents), the manna (owner and slip holders) and Sussex County. The plat also identifies the number and approximate location of structures on each manufactured home site to provide the community and the County with a starting point to determine pre-existing structures.
- Upon approval, this plat shall be recorded with the Office of the Recorder of Deeds in and for Sussex County.
- Access to the Massey's Landing Park manufactured home community shall be from Longneck Road (State Route #23). No manufactured home site shall directly access a street outside the boundaries of the manufactured home community or manna.
- Access to the Massey's Landing Manna shall be from Longneck Road (State Route #23). No manna slip shall directly access a street outside the boundaries of the manufactured home community or manna.
- No lot within the manufactured home community may be offered for sale or sold.
- The corners of each manufactured home site shall be visibly marked and numbered by a permanent marker.
- Boat slips in the manna are as approved by the Division of Water of the State of Delaware Department of Natural Resources & Environmental Control.
- The main residential structure in the manufactured home community shall be a housing unit, manufactured off-site, and constructed to be connected to utilities, having a minimum of 450 square feet.
- The building and home site requirements in the manufactured home community are as follows: (see Sussex County Code § 115-172.G for details regarding the determination of setbacks and determination of lot coverage in specific circumstances):
 

(a) Manufactured home building setbacks from interior lot lines	5 feet
(b) Accessory building setbacks from interior lot lines	5 feet
(c) Accessory building setback from main residential structure or addition thereto on another residential site	20 feet
(d) Accessory building setback from another accessory building structure on another residential site	10 feet
(e) No authorized main residential structure or any addition thereto shall be parked closer than 20' from any other main residential structure or accessory building.	
(f) Maximum manufactured overall building height	22 feet
(g) Maximum accessory building overall height	25 feet
(h) Any manufactured home with its accessory buildings shall not occupy in the aggregate more than 35% of the gross area of the lot	
- Small retail businesses intended primarily for occupants of the park shall be permitted within the park area. Grocery stores, automatic laundries, beauty shops and similar uses are appropriate.
- Existing accessory structures which lie outside of the individual home sites may not be replaced after they are removed. Any new or replacement structures placed after the date approval for this Final Site Plan must comply with the setbacks, separation distances, and lot coverage requirements specified.
- No manna slip, bulkhead, boat dock, manufactured home or accessory structure may be altered, extended or replaced without the prior written approval of the owner of Massey's Landing Park & Marina. After acquiring written approval from the owner of Massey's Landing Park & Marina, the resident/tenant shall seek all necessary permits/approvals from Sussex County and/or the Division of Water of the State of Delaware Department of Natural Resources & Environmental Control. The alteration, extension or replacement of a non-conforming manufactured home or accessory structure may require application to the Board of Adjustment for a Public Hearing.
- Any non-conforming manufactured home may only be used as a single-family dwelling.

SITE DATA

Number of Home Sites:	122
Number of Manna Slips:	221
Public Water:	Long Neck Water Company
Sanitary Sewer:	Sussex County
Electric:	Delaware Electric Coop
Fire:	Indian River Volunteer Fire Department
Trash:	Private / Owner

BOUNDARY SURVEY FOR  
MASSEY'S LANDING PARK, INC.

36625 LONG NECK ROAD  
MILLSBORO, DE 19966  
LINFORD P. FAUCETT, III PRESIDENT

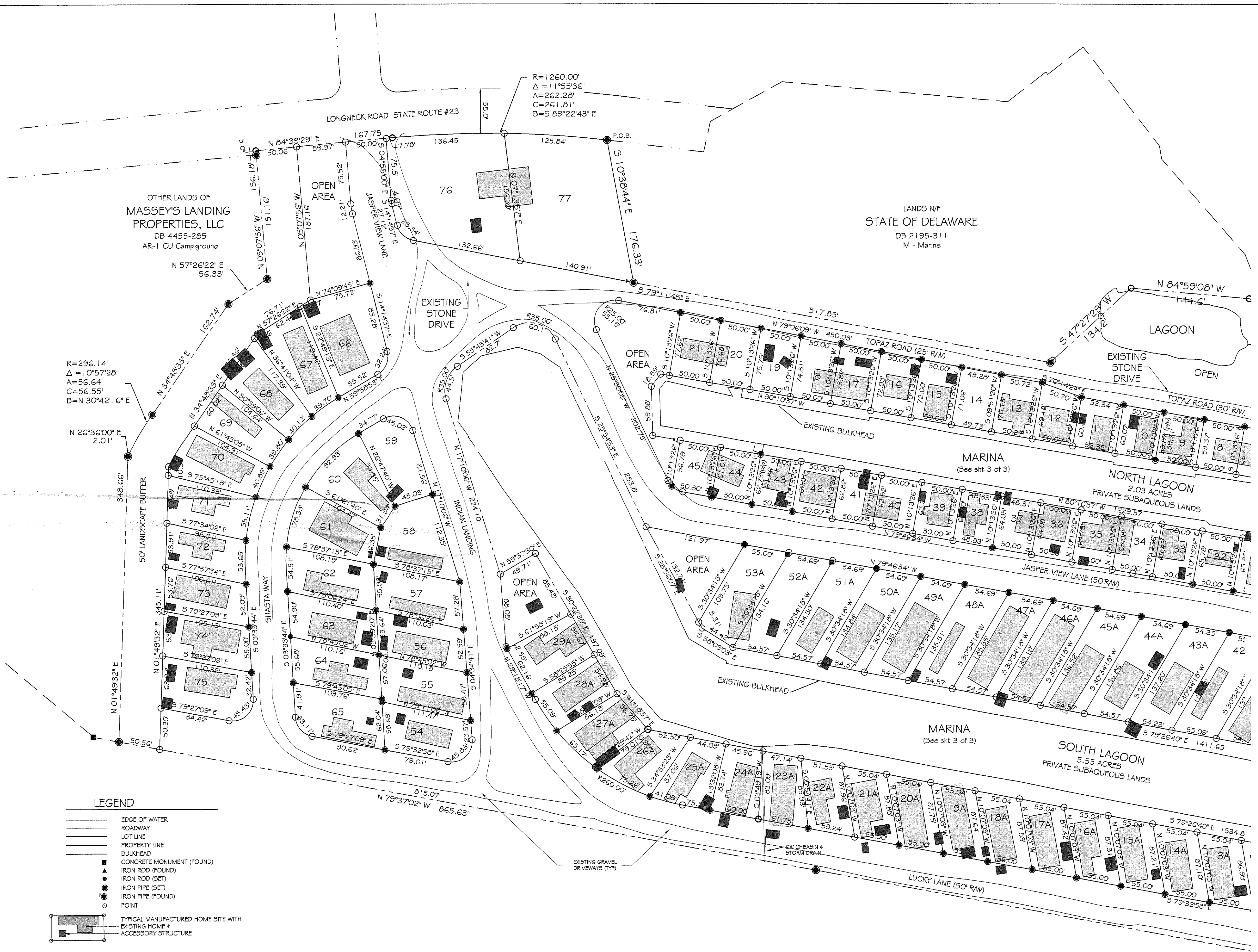
Sht 1 of 3  
SCALE: 1" = 60'

 MILLER LEWIS, INC. LAND SURVEYING 1500 MIDDLEFORD RD. SEAFORD, DELAWARE 19973 PH: 302-629-9895 FAX: 302-629-2391	HUNDRED	INDIAN RIVER	COUNTY	SUSSEX
	STATE	DELAWARE	DRAWN BY	D.K. MILLER
	REF.	P42 PLAT FILES Massey Landing Park Rev-6	DWG. NO.	2-34-25-31
		JANUARY 15, 2018		

MASSEY'S LANDING PARK & MARINA

LANDS N/F  
POT NETS COMMUNITIES  
DB 1106-175  
AR-1

REVISIONS  
3/7/18 Planning & Zoning Comments of 3/7/18  
5/3/18 Add list of variances by Sussex Board of Adjustment  
T. M. #2-34-25.00-31.00  
31.05 ACRES  
THIS SURVEY AND PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS CROSSING THIS PROPERTY.  
NO TITLE SEARCH PROVIDED OR STIPULATED.  
SURVEY CLASS: SUBURBAN



LEGEND

- EDGE OF WATER
- ROADWAY
- LOT LINE
- PROPERTY LINE
- BULKHEAD
- CONCRETE MONUMENT (FOUND)
- IRON ROD (FOUND)
- IRON ROD (SET)
- IRON PIPE (SET)
- IRON PIPE (FOUND)
- POINT

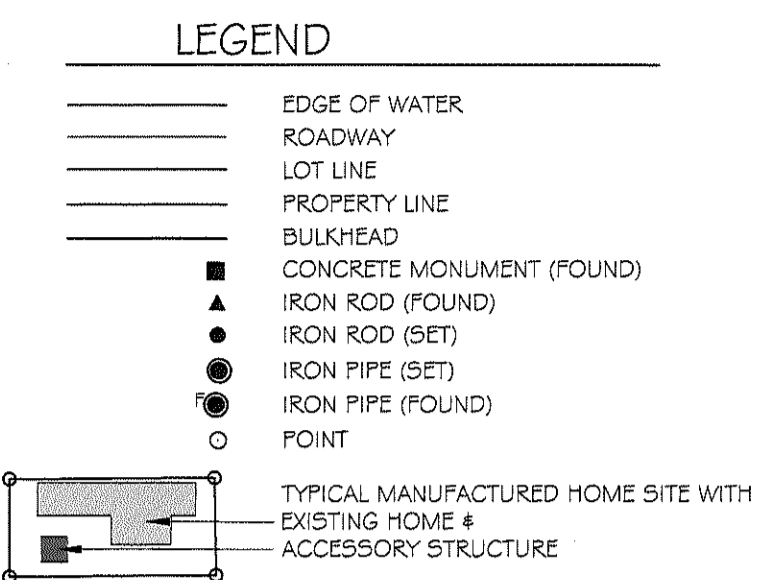
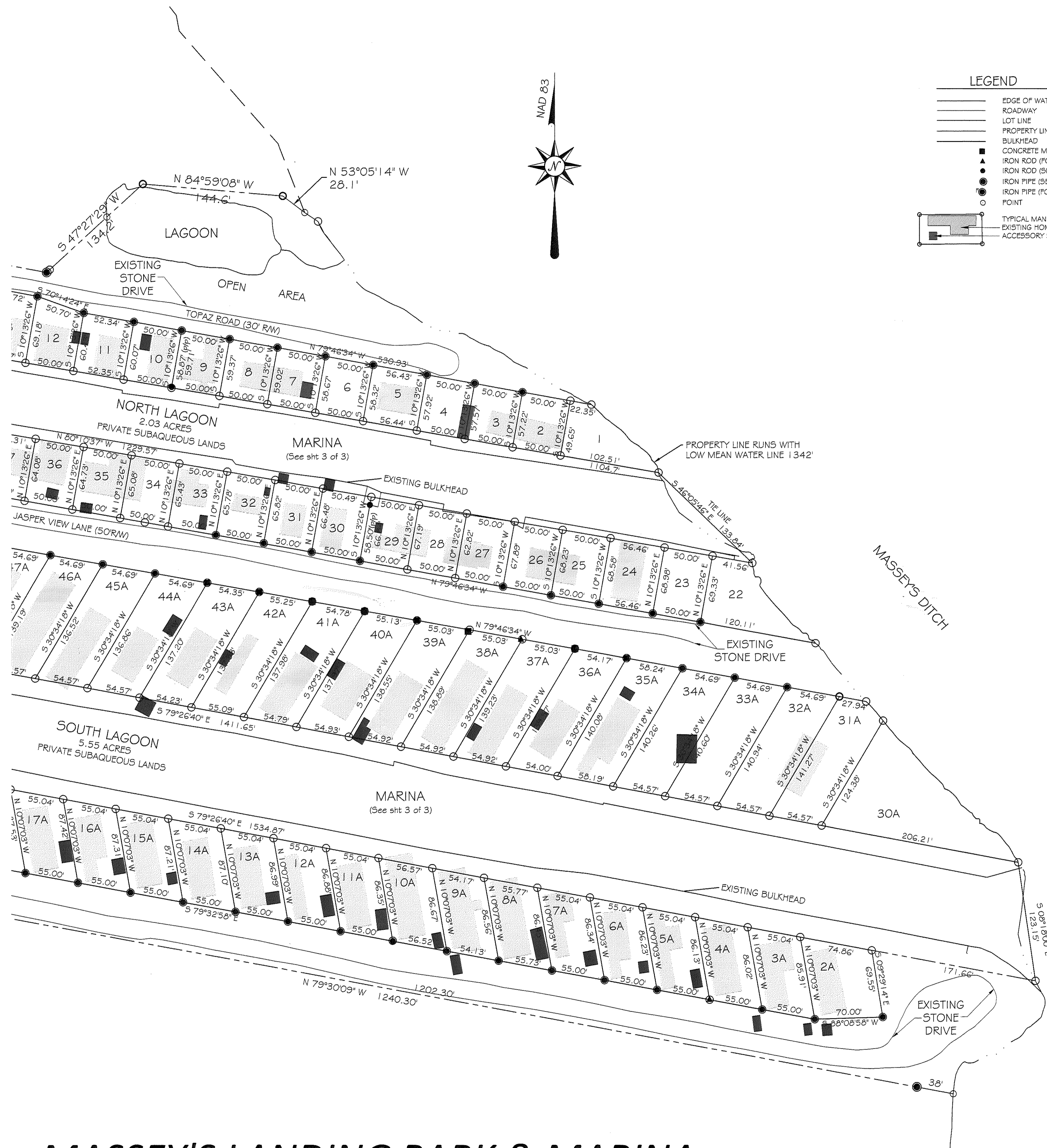
TYPICAL MANUFACTURED HOME SITE WITH EXISTING HOME & ACCESSORY STRUCTURE

OTHER LANDS OF  
MASSEY'S LANDING  
PROPERTIES, LLC  
DB 4455-285  
AR-1 CU Campground

LANDS N/F  
STATE OF DELAWARE  
DB 2195-311  
M - Manne

LANDS N/F  
POT NETS COMMUNITIES  
DB 1106-175  
AR-1





**Massey's Landing Park, Inc  
Lot Numbering Chart**

Tax Parcel Number  
234-25,00-31.00

Site Plan Lot Number	Sussex Assessment Lot#	Sussex Assessment Unit#
1	1	N/A
2	2	4713
3	3	4713
4	4	9155
5	5	9155
6	6	3724
7	7	39072
8	8	39072
9	9	4721
10	10	4719
11	11	11873
12	12	4719
13	13	73140
14	14	73140
15	15	4716
16	16	4722
17	17	4723
18	18	4723
19	19	N/A
20	20	7688
21	21	7688
22	22	N/A
23	23	N/A
24	24	N/A
25	25	4741
26	26	4728
27	27	4728
28	28	8030
29	29	8030
30	30	4743
31	31	4730
32	32	4737
33	33	4732
34	34	4733
35	35	4733
36	36	4735
37	37	N/A
38	38	8874
39	39	4731
40	40	4738
41	41	1008
42	42	N/A
43	43	4727
44	44	4726
45	45	4659
46	46	20234
47	47	20345
48	48	20345
49	49	20345
50	50	19120
51	51	N/A
52	52	20830
53	53	20909
54	54	20909
55	55	20909
56	56	20909
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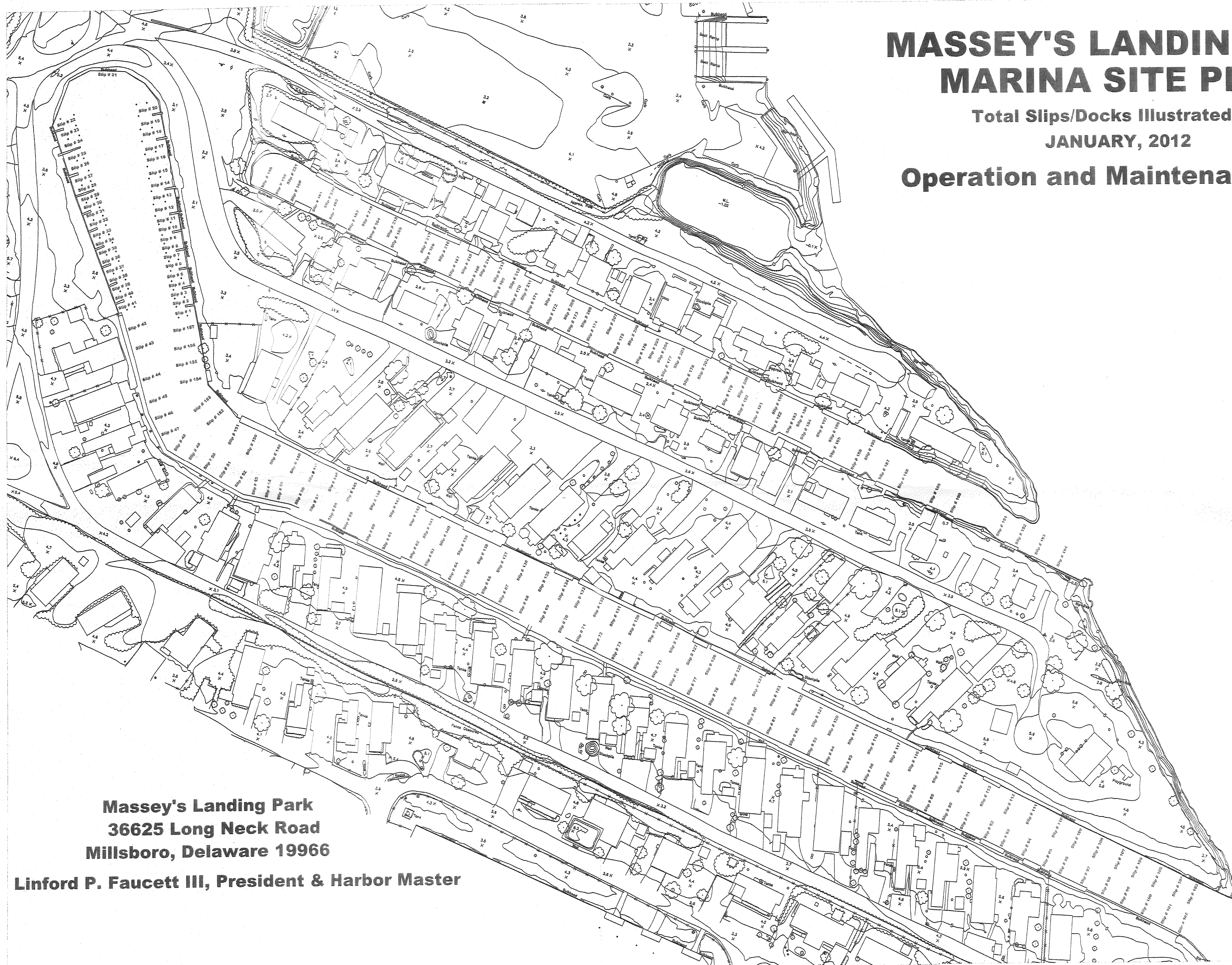
# MASSEY'S LANDING PARK MARINA SITE PLAN

Total Slips/Docks Illustrated = 221

JANUARY, 2012

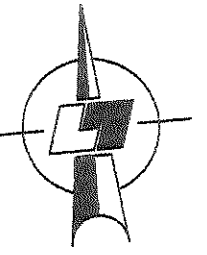
## Operation and Maintenance Plan

W.S.L.  
APPROVED PLANS  
PERMIT # om-10715  
DATE 1/10/12  
(SEE PERMIT CONDITIONS)



Massey's Landing Park  
36625 Long Neck Road  
Millsboro, Delaware 19966

Linford P. Faucett III, President & Harbor Master



REVISIONS	

DRAWN BY: JAC	CHECK BY: JAC
FILE NAME: IR-56.MSP	T.M. No. 2-34-25-31.02
DATE: 01/02/2012	SCALE: 1" = 60'

PROJECT No. 03078
SHEET No. 3 OF 3
IR-56.MSP

PREPARED BY



**LAND PLANNING, LLC**  
116 ALBION AVENUE, DELANCO, DELAWARE, 19750  
PHONE: (302) 338-7338 FAX: (302) 338-2509

MARINA SITE PLAN  
INDIAN RIVER HUNDRED  
SUSSEX COUNTY, DELAWARE  
MASSEY'S LANDING PARK MARINA