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DIRECTOR OF PLANNING & ZONING
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Sussex County

DELAWARE
sussexcountyde.gov

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



Memorandum

To: Sussex County Planning Commission Members

From: Jamie Whitehouse, Director, Department of Planning & Zoning; Jenny Norwood, Planning and Zoning Manager; Lauren DeVore, Planner III; Christin Scott, Planner I; and Elliott Young, Planner I

CC: Vince Robertson, Assistant County Attorney

Date: November 19th, 2021

RE: Other Business for the December 8th 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 December 8, 2021 Special Meeting of the Planning & Zoning Commission.

Tanager Woods (2018-20)

KS

Final Subdivision Plan

This is a Final Subdivision and Landscape Plan for the construction of a cluster subdivision to comprising one-hundred and sixty eight (168) single-family lots and related amenities to include a covered bus stop, 2,516 square foot clubhouse and multi-use court. The property is located on the southwest side of Robinsonville Road (S.C.R. 277). The Planning and Zoning Commission approved the Preliminary Subdivision Plan at their meeting of Thursday, December 20, 2018. The Final Subdivision and Landscape Plan complies with the Sussex County Zoning and Subdivision Codes and all Conditions of Approval. Tax Parcels: 234-6.00-58.00 & 85.00. Zoning: AR-1 (Agricultural Residential District). Staff are in receipt of all agency approvals.

Cardinal Grove (2020-11)

KS

Final Subdivision & Landscape Plan

This is a Final Subdivision and Landscape Plan for the creation of a cluster subdivision to consist of ninety-eight (98) single-family lots with associated amenities to include an in-ground pool and pool house to be located on the west side of Beaver Dam Road (Route 23). The Planning and Zoning Commission approved the Preliminary Subdivision Plan at their meeting of Thursday, February 11, 2021. The Final Subdivision and Landscape Plan complies with the Sussex County Zoning and Subdivision Codes and all Conditions of Approval. Tax Parcel: 234-2.00-1.10 Zoning: AR-1 (Agricultural Residential District). Staff are in receipt of all agency approvals.

Hardy Self-Storage of Bridgeville (S-20-26)

KH

Final Site Plan

This is a Final Site Plan for 9 proposed 2,496 square-foot mini-storage buildings, 3 proposed 2,499 square-foot mini-storage buildings, 1 proposed 2,480 square-foot mini-storage building and 1 proposed 1,950 square-foot mini-storage building, with a 660 square foot office. The storage units will be located on the northeast side of Sussex Hwy. (Rt. 13) and the southwest side of Seashore Hwy (Rt. 404). The site contains a Wellhead Protection Area which obtained a variance on August 15, 2019 in order to modify the protection perimeter to accommodate the proposed site design. Additionally, the site was granted a 55-ft variance from the required 60-ft front yard through BOA Case No. 12237 which was approved on February 5, 2019 and reduced the front yard setback to 5-ft. The Final Site



Plan complies with the Sussex County Zoning Code. Tax Parcel: 131-15.00-24.03. Zoning: C-1 (General Commercial Zoning District). Staff are in receipt of all agency approvals.

S-21-27 RRKS Investments

KS

Preliminary Site Plan

This is a Preliminary Site Plan for addition of six (6) warehouses as well as additions to an existing unit to be located on the south side of Lewes Georgetown Highway (Rt. 9). The Preliminary Site Plan complies with the Sussex County Zoning Code and all Conditions of Approval. Tax Parcel: 235-30.00-58.05. Zoning: CR-1 (Commercial Residential District). Staff are awaiting agency approvals.

S-21-31 Prettyman Farms

KS

Preliminary Site Plan

This is a Preliminary Site Plan for the establishment of a lawnmower and small engine repair business, outdoor storage and leased storage units and storage buildings to be located on the southeast side of Robinsonville Road (S.C.R. 277). There is an approved Conditional Use application for the site, Conditional Use No. (2179), which was approved by the Sussex County Council at its meeting of Tuesday, August 13, 2019 and adopted through Ordinance No. 2674. The property is located within the Henlopen Transportation Improvement District (TID). The Preliminary Site Plan complies with the Sussex County Zoning Code and all Conditions of Approval. Tax Parcel: 334-11.00-47.00. Zoning: AR-1 (Agricultural Residential District) & C-1 (General Commercial District). Staff are awaiting the receipt of the State Fire Marshal approval for this project. All other required agency approvals have been received.

S-21-32 Bay Knolls

HW

Preliminary Site Plan

This is a Preliminary Site Plan for the establishment eighty-two (82) Duplex units, an amenities area, and other site improvements to be located on the southeast corner of Lighthouse Road (Rt. 54) and Sandy Cove Road (S.C.R. 394). There are two approved Conditional Use applications for the site, Conditional Use No. 2197, which was approved by the Sussex County Council at its meeting of Tuesday, December 28, 2019 and adopted through Ordinance No. 2701 and Conditional Use No. 2292, which was approved by the Sussex County Council at its meeting of Tuesday, September 21, 2021. The Preliminary Site Plan complies with the Sussex County Zoning Code and all Conditions of Approval. Tax Parcels: 533-19.00-52.00 & 56.05. Zoning: MR (Medium Residential District). Staff are awaiting agency approvals.

Lands of Janet Le DiGable

KS

Minor Subdivision off of a 50-ft Easement

This is a Minor Subdivision for the subdivision of a 4.16 acre +/- parcel of land into four (4) lots off of a proposed 50-ft ingress/egress access easement. Proposed Lot 1 consists of 1.29 acres, Lot 2 consists of 0.60 acres, Lot 3 consists of 0.75 acres and Lot 4 consists of 0.73 acres. The property is located on the west side of Wil King Road (S.C.R. 288). The property is located within the Henlopen Transportation Improvement District (TID), however the application is considered an exempt project under Section 6, Letter C. of the Henlopen TID Agreement. This exemption is limited to a maximum of one minor subdivision application per parent parcel. The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 234-6.00-59.01. Zoning: AR-1 (Agricultural Residential District) and GR (General Residential District). Staff are in receipt of all agency approvals.

Lands of John & Donna Workman

KH

Minor Subdivision off of a 50-ft Easement

This is a Minor Subdivision for the subdivision of a 76.14 acre +/- parcel of land into three (3) lots and residual lands off of a proposed 50-ft ingress/egress access easement. Proposed Lot 1 consists of 2.00 acres, Lot 2 consists of 6.00 acres and Lot 3 consists of 6.00 acres. The property is located on the northwest side of Maple Branch Road (S.C.R. 593). The property is not located within any established Transportation Improvement District. The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 135-3.00-1.00. Zoning: AR-1 (Agricultural Residential District). Staff are awaiting agency approvals.

Lands of Absher Farms

KH

Minor Subdivision off of a 20-ft Easement

This is a Minor Subdivision for the subdivision of a 99.752 acre +/- parcel of land into four (4) lots and residual lands with Lot 1 being off of a proposed 20-ft ingress/egress access easement. Proposed Lot 1 consists of 1.270 acres. The property is located on the east side of River Road (S.C.R. 490). The property is not located within any established Transportation Improvement District. The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 132-6.00-67.04. Zoning: AR-1 (Agricultural Residential District). Staff are awaiting agency approvals.

Lands Marie Cullen, Heirs

BM

Minor Subdivision off of a 25-ft Easement

This is a Minor Subdivision for the subdivision of a 2.39 acre +/- parcel of land into two (2) lots and residual lands with Lot 1 being 20,000 sq. ft, Lot 2 consists of 20,000 sq. ft. and the residual lands consist of 1.47 acres +/- . The property is located on the east side of Muddy Neck Road (S.C.R. 361). The property is not located within any established Transportation Improvement District. The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 134-17.00-6.01. Zoning: AR-1 (Agricultural Residential District). Staff are awaiting agency approvals.

Lands of Andrew Phillips

HW

Minor Subdivision off of a 50-ft Easement

This is a Minor Subdivision for the subdivision of a 5.72 acre +/- parcel of land into one (1) lot and residual lands off of a proposed 50-ft ingress/egress access easement. Proposed Lot 3 consists of 0.75 acres. The property is located on the southwest side of Ellis Grove Road (S.C.R. 498). The property is not located within any established Transportation Improvement District. The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 432-10.00-21.11. Zoning: AR-1 (Agricultural Residential District). Staff are awaiting agency approvals.

Lands of Anthony & Jessica Savini

KS

Minor Subdivision off of a 50-ft Easement

This is a Minor Subdivision for the subdivision of a 8.56 +/- parcel of land and a 8.72 acre +/- parcel of land into three (3) lots and residual lands off of a proposed 50-ft ingress/egress access easement. Proposed Lot 1 consists of 1.83 acres, Lot 2 consists of 1.42 acres and Lot 3 consists of 2.93 acres. The property is located on the northwest side of Shingle Point Road (S.C.R. 249). The property is not located within any established Transportation Improvement District. The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcels: 235-25.00-30.06 & 33.00. Zoning: AR-1 (Agricultural Residential District). Staff are awaiting agency approvals.

Lands of Katherine Carpenter & Danny Moore

KS

Minor Subdivision off of a 50-ft Easement

This is a Minor Subdivision for the subdivision of a 8.63 acre +/- parcel of land into two (2) lots including residual off of a proposed 50-ft ingress/egress access easement. Proposed Lot 1 consists of 1.00 acres and the Residual Land consists of 7.63 acres. The parcel is located on the west side of Shingle Point Road (S.C.R. 249). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcels: 135-11.00-2.03 & 135-11.00-2.08. Zoning: AR-1 (Agricultural Residential District). Current plan is just a concept plan. Staff are awaiting agency approvals.

Lands of Dutch Brothers LLC

KS

Minor Subdivision off a 50-ft Easement

This is a Minor Subdivision for the Lands of Dutch Brothers, LLC for the subdivision of 5.00 acre +/- parcel into three (3) buildable lots plus residual. Proposed Lot 1 consists of 1.11 acres, Lot 2 consists of 1.16 acres, Lot 3 consists of 1.43 acres and the residual lands contain 1.30 acres. The property is located on the south side of Doddtown Road (S.C.R. 293). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 135-17.00-17.03. Zoning: AR-1 (Agricultural Residential District). Staff are are awaiting agency approvals.

Lands of Mark Davidson

KS

Minor Subdivision off of a 50-ft Easement

This is a Minor Subdivision for the Lands of Mark Davidson for the subdivision of a 22.25 acre +/- parcel into three (3) buildable lots plus residual. These lots consist of a 5.70 acre +/- parcel, two (2) 5.00 acre +/- parcels and residual lands containing 6.52 acres +/- . Having access off dual 50-ft ingress egress access easements located on the southwest side of Huff Road (S.C.R. 252). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 235-25.00-76.00. Zoning: AR-1 (Agricultural Residential District). Staff are in receipt of all agency approvals.

Lands of Dino & Rhonda Hashman

KH

Minor Subdivision off a 50-ft Easement

This is Minor Subdivision for the Lands of Dino Hashman for the subdivision of a 15.48 acre +/- parcel into two (2) buildable lots both consisting of 0.76 acres +/- while the residual lands contain 13.96 acres +/- . Having access off a 50-ft ingress/egress access easement located on the south side of Hickman Road (Rt. 16). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 530-2.00-18.00. Zoning: AR-1 (Agricultural Residential District). Current plan is just a concept plan. Staff are in receipt of all agency approvals.



March 29, 2021

TIDEWATER UTILITIES, INC.

APPROVAL TO CONSTRUCT

Tanager Woods Connection
Rehoboth District
PWS #DE0000991
Approval #21W38

Ms. Megan Conner
Tanager Woods, LLC
5950 Symphony Woods Drive, Suite 408
Columbia, MD 21044

Dear Ms. Conner:

As provided by Section 2.11 of the *State of Delaware Regulations Governing Public Drinking Water Systems*, you are granted approval to connect Tanager Woods to the existing main in accordance with the plans submitted by Solutions, IPEM. The plans consist of:

1. Transmittal letter dated March 23, 2021.
2. Two copies of the plans entitled "Tanager Woods" dated April 24, 2018 and revised March 2, 2021.

These plans, as noted, are made a part of this approval. This approval is granted subject to the enclosed list of conditions. It is the owner's responsibility to ensure as-built drawings are maintained throughout all phases of construction. Prior to receiving an Approval to Operate, the Office of Engineering requires one set of as-built drawings, including profile markups.

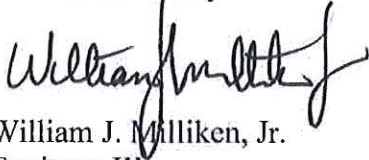
The Office of Engineering recommends detectable tracer tape that is three inches wide and blue in color to be installed directly above all water mains larger than two inches in diameter.

I am sending one set of plans with a copy of this approval to Solutions, IPEM that is signed and dated by the Office of Engineering.

Ms. Megan Conner
Tanager Woods, LLC
March 29, 2021
Page 2

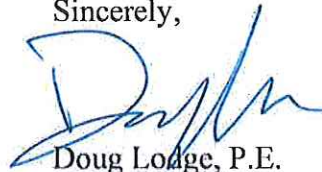
Should you have any questions regarding this matter, please feel free to contact Bill Milliken at (302) 741-8646.

Plans reviewed by:



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

Sincerely,



Doug Lodge, P.E.
Supervisor of Engineering
Office of Engineering

cc: Public Service Commission
Patrick Rohlich, EIT, Solutions, IPEM
Alexis Virdin-Gede, Tidewater Utilities, Inc.
Ashley Kunder, Office of Drinking Water

1. The approval is void if construction has not been started by March 29, 2022.
2. The project shall be constructed in accordance with the approved plans and all required conditions listed in this Approval to Construct. If any changes are necessary, revised plans shall be submitted and a supplemental approval issued prior to the start of construction. As-built plans including profile mark-ups must be submitted to the Office of Engineering after construction has been completed.
3. Representatives of the Division of Public Health may inspect this project at any time during the construction.
4. This approval does not cover the structural stability of any units or parts of this project.
5. The water system shall be operated in conformance with the *State of Delaware Regulations Governing Public Drinking Water Systems*.
6. All wells, pipes, tanks, and equipment which can convey or store potable water shall be disinfected in accordance with the current AWWA procedures. Plans or specifications shall outline the procedure and include the disinfectant dosage, contact time, and method of testing the results of the procedure. (Recommended Standards for Water Works 2018 Edition 2.15)
7. Water mains crossing sanitary and storm sewers should be laid to provide a minimum vertical distance of 18 inches between the outside of the water main and the outside of the sewer, and the water main should be above the sewer. At crossings, one full length of water pipe should be located so both joints will be as far from the sewer as possible. Special structural support for the water and sewer pipes may be required. In cases where it is not practical to maintain an 18-inch separation, the Division may allow deviation on a case-by-case basis if supported by data from the design engineer.
8. Water mains should be laid 10 feet horizontally from any existing or proposed sanitary or storm sewers. The distance should be measured edge to edge. In cases where it is not practical to maintain a 10-foot separation, the Division may allow deviation on a case-by-case basis if supported by data from the design engineer.
9. All chemicals, materials, mechanical devices, and coatings in contact with potable water shall comply with National Sanitation Foundation/American National Standards Institute Standards (NSF/ANSI) 60 and 61 and shall be inert, nontoxic, and shall not impart any taste, odor, or color to the water.
10. Sufficient valves should be provided so that inconvenience and sanitary hazards will be minimized during repairs. Valves should be located at not more than 500-foot intervals in commercial districts and at not more than one block or 800-foot intervals in other districts.

11. There shall be no connection between the distribution system and any pipes, pumps, hydrants, or tanks whereby unsafe water or other contaminating materials may be discharged or drawn into the system.
12. Fire hydrant drains shall not be connected to or located within 10 feet of sanitary sewers, storm sewers, or storm drains.
13. Prior to usage of water from this new well, water plant, storage plant, or distribution system, approval for the water quality must be obtained from the Division of Public Health.
14. The water system should be capable of providing at least 25 psi at ground level at all times throughout the distribution system.
15. All plastic pipe utilized in this drinking water system shall be approved for potable water use (NSF-pw). If any piping is joined with solder or flux, the solder and flux shall be lead free (less than or equal to 0.2 percent lead).
16. All water lines should be buried to a depth of at least 3 feet.
17. A Certificate of Public Conveniences and Necessity should be acquired from the Public Service Commission, (302) 739-4247.
18. This approval is for the distribution system only. Plans and specifications for all well plumbing, pumps, storage (including any interior coatings), and treatment must be submitted to and approved by this office prior to their installation.
19. The approval is subject to immediate revocation upon violation of any of the preceding conditions.
20. All other local (county/city/town) approvals or permits needed must be obtained prior to beginning construction.
21. Upon completion of construction and before the system is placed into operation, a "Notice of Completion" must be submitted to the Office of Engineering. Before placing the system into operation, the following must be adhered to:
 - a. Submit a set of as-built plans with profile markups to the Office of Engineering.
 - b. Obtain an Approval to Operate from the Office of Engineering.

Jim Eriksen

From: Mwale, Davison (DNREC) <Davison.Mwale@delaware.gov>
Sent: Wednesday, March 31, 2021 5:20 PM
To: Jim Eriksen
Cc: Jordan T. Dickerson; Susan Isaacs; Keith Bryan
Subject: Technical Review Complete- Tanager Woods-WPCC (3016/21)

Jim

I looked through the plans for the gravity system and I have no comments. DNREC is OK with the drawings. You may send the drawings to Sussex county for additional technical review. We will issue the construction permit once drawings have been signed by Sussex County. If we do not hear from you one year from the date of this email, a new construction permit application and review fee will be required

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

<http://www.dnrec.delaware.gov/fab/Pages/default.aspx>

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ENGINEERING DEPARTMENT

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



Sussex County

DELAWARE
sussexcountyde.gov

HANS M. MEDLARZ, P.E.
COUNTY ENGINEER

MICHAEL E. BRADY
DIRECTOR OF PUBLIC WORKS

March 18, 2021

Solutions, IPEM
303 N. Bedford Street
Georgetown, DE 19947
Attn: Jim Eriksen, P.E.

**RE: TANAGER WOODS
SUSSEX COUNTY UNIFIED SEWER DISTRICT
SUSSEX COUNTY TAX MAP No. 2-34-6.00-58.00 & 85.00 – CLASS-1
AGREEMENT NO. 1107**

Dear Mr. Eriksen,

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

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

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

Sincerely,

SUSSEX COUNTY ENGINEERING DEPARTMENT


Scott A. Thornton
Engineering Technician IV



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 589
GEORGETOWN, DELAWARE 19947

MAPPING & ADDRESSING

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



Sussex County

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August 8, 2018

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

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

I have reviewed the name(s) submitted for your proposed subdivision Tanager Woods, which is located in Lewes (234-6.00-58.00 & 85.00). In reviewing the proposed name(s) the following has been **approved** for this subdivision:

TANAGER WOODS

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

Sincerely,

Terri L. Dukes

Terri L. Dukes
Addressing Technician II

CC: Jennifer Norwood
Planning & Zoning



MAPPING & ADDRESSING

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



Sussex County

DELAWARE
sussexcountyde.gov

August 8,2018

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

RE: Tanager Woods

I have received proposed street name(s) for the new subdivision, Tanager Woods, located in Lewes. In reviewing the proposed street name(s) the following have been approved:

Winona Ln	Kerwin Ct	
McKinley Dr	Fieldfare Rd	

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

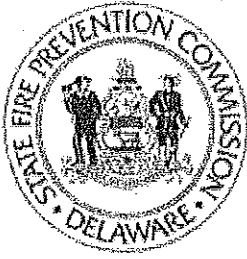
Sincerely,

Terri L. Dukes

Terri L. Dukes
Addressing Technician II

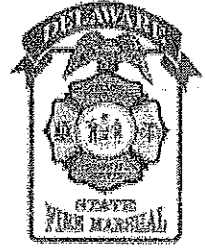
CC: Jennifer Norwood
Planning & Zoning





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

22705 Park Avenue
Georgetown, DE 19947



SFMO PERMIT

Plan Review Number: 2020-04-205519-MJS-01

Tax Parcel Number: 234-6.00-58.00

Status: Approved as Submitted

Date: 12/23/2020

Project

Tanager Woods
Street Property

Robinsonville Road
Lewes DE 19958

Scope of Project

Number of Stories:
Square Footage:
Construction Class:
Fire District: 82 - Lewes Fire Dept Inc

Occupant Load Inside:
Occupancy Code: 9601

Applicant

Jim Eriksen
303 North Bedford Street
Georgetown, DE 19947

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

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:

Dennett Pridgeon

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2020-04-205519-MJS-01

Tax Parcel Number: 234-6.00-58.00

Status: Approved as Submitted

Date: 12/23/2020

PROJECT COMMENTS

- 1002 A** This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
- 1030 A** This site meets Water Flow Table 2, therefore the following water for fire protection requirements apply: Main Sizes: 6" minimum. Minimum Capacity: 500 gpm @ 20 psi residual for 1 hour duration. Hydrant Spacing: 1,000' on center.
- 2710 A** The following items will be field verified by this Agency at the time of final inspection:
- 1093 A** In the case of one and two-family dwellings emergency service access shall be provided in such a manner so that emergency apparatus will be able to locate within 100 feet from the street to the primary entrance. Where alleys are provided, pumpers shall be able to access all portions of the alley without strict restrictions for entrance radii. (DSFPR Regulation 705, Chapter 5, Sections 2.2 and 2.2.1).
- 1420 A** All fire hydrants shall be marked and identified in accordance with DSFPR Regulation 705, Chapter 6, Section 2.0.
- 1119 A** All proposed fire hydrants and water mains shall be installed in accordance with the most current edition of the Delaware State Fire Prevention Regulations (DSFPR, Part II, Chapters 6 & 7).
- 1130 A** Provide a water flow test on the subdivision hydrant(s) once they have been installed, and before they are placed into service (DSFPR Part I, Section 4 4.2 and Part III, Chapter 3). Results are to be forwarded to this Agency for review.

1132 A Fire hydrants shall be color coded in accordance with the DSFPR, Part III, Section 3 4. This includes both color coding the bonnet and 2" reflective tape around the barrel under the top flange.

1232 A All threads provided for fire department connections, to sprinkler systems, standpipes, yard hydrants or any other fire hose connections shall be uniform to those used by the fire department in whose district they are located. DSFPR Part III, Section 1.1.5.1.

1432 A The steamer connection of all fire hydrants shall be so positioned so as to be facing the street or fire lane. (DSFPR Regulation 705, Chapter 5, Section 10). The center of all hose outlet(s) on fire hydrants shall be not less than 18 inches above finalgrade (NFPA 24, Section 7.3.3).

2500 A A final inspection is required for this project prior to occupancy (DSFPR Part I, Section 4-7). Contact this Agency to schedule this inspection. Please have the plan review number available. A MINIMUM OF FIVE (5) WORKING DAYS NOTICE IS REQUIRED.



From: [Jim Eriksen](#)
Sent: Wednesday, November 17, 2021 10:54 AM
To: [Jason Palkewicz](#)
Subject: FW: Tanager Woods and Cardinal Grove Bus Stops
Attachments: 19076 RECORD PLAN-Cardinal Grove.pdf; 18002-RECORD-Tanager Woods.pdf

Jim Eriksen, PE | Principal of Engineering |

Solutions IPEM | 303 N. Bedford Street | Georgetown, DE 19947 | ph
302.297.9215 |

From: Jim Eriksen
Sent: Tuesday, November 9, 2021 2:12 PM
To: richard.crisci@cape.k12.de.us
Subject: Tanager Woods and Cardinal Grove Bus Stops

Hi Richard,

Attached to this email are site plans for the Tanager Woods and Cardinal Grove projects. I am forwarding you these plans because the Sussex County Planning Commission approved the preliminary plans with the condition that we coordinate the location of bus stop areas with the School District.

The Cardinal Grove project has a bus stop area located in the vicinity of the entrance (Sheet 6 in the PDF) as it is unlikely to have students over ½ mile from the entrance. The Tanager Woods project has a bus stop area located in the vicinity of the clubhouse parking internal to the site (sheet 8 in the PDF) as it is likely to have students over ½ mile from the entrance. These locations provide safe areas for students to wait for busses while giving adequate place for the bus to stop with minimal traffic disruption for both projects.

Can you please confirm that these locations are acceptable for these projects? Please do not hesitate to call with any questions.

Thanks,

Jim Eriksen, PE | Principal of Engineering |

Solutions IPEM | 303 N. Bedford Street | Georgetown, DE 19947 | ph
302.297.9215 |



October 21, 2021

Ms. Megan Conner
c/o Solutions, IPEM
303 North Bedford Street
Georgetown, DE 19947

RE: Tanager Woods

Dear Ms. Conner:

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

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

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

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

Sincerely,
Jessica Watson
Jessica Watson
Program Manager

JW/jmg

cc:

CONDITIONS OF APPROVAL

NOTIFICATION

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

CHANGES

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

CONSTRUCTION AND CLOSEOUT

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



DETAILED SEDIMENT AND STORMWATER MANAGEMENT PLAN APPLICATION

NAME OF PROJECT: Tanager Woods
PROJECT DESCRIPTION: Residential Subdivision
LOCATION OF PROJECT: Robinsonville Rd, 750' SE of Barnwell Drive, Lewes, DE
PROJECT TAX MAP NUMBER: 234-6.00-58.00 & 85.00
PROJECT COORDINATES (center of site-decimal degrees) LAT: 38.707783 LONG: -75.189987
TYPE OF PROJECT: Residential WATERSHED: Indian River Bay
NUMBER OF LOTS: 168 TOTAL ACRES: 103.3 DISTURBED ACRES: 68.54

APPLICANT'S CONTACT INFORMATION

FIRST NAME: Megan LAST NAME: Conner
COMPANY NAME: Stonemark Ventures, LLC
ADDRESS: 5950 Symphony Woods Road, Suite 408
CITY: Columbia STATE: MD ZIP: 21044
PHONE NUMBER: 410-861-7159 FAX NUMBER: _____
EMAIL ADDRESS: megan@stonemarkventures.com

CONSULTANT CONTACT INFORMATION

CONSULTANT/ENGINEER NAME: Solutions, IPEM
CONTACT PERSON/PROJECT MANAGER: Jim Eriksen
PHONE #: (302) 297-9215 FAX #: () _____
EMAIL ADDRESS: jeriksen@solutionsipem.com

SUSSEX CONSERVATION DISTRICT APPROVAL

REVIEWER: Jim Elliott DATE: _____
APPROVAL: Jessica Watson/jing DATE: 10-21-21

If ownership of this project changes during the construction period, Sussex Conservation District will require a new signed owner's certification statement.... In addition, the authorization to discharge stormwater under the regulations Part 2 Special Conditions for Storm Water Discharges Associated with Construction Activities, must be transferred by the original owner to the new owner, please contact DNREC for assistance at 302-739-9921.

DEC - 2 2020

OWNER/DEVELOPER CERTIFICATION

- I/We certify that the information on this form and the attached plans are true and accurate to the best of my/our knowledge.
- I/We understand that DNREC/Delegated Agency may request information in addition to that set forth herein as may be deemed appropriate in considering this application.
- I/We will abide by the conditions of this approval as issued.
- I/We hereby certify that all clearing, grading, construction and/or development will be done pursuant to the approved plan, and that all responsible personnel involved in the land disturbing activities will have a Sediment and Stormwater Management Certification from DNREC/Delegated Agency.
- I/We hereby authorize the right of entry for periodic on site inspection by DNREC/Delegated Agency personnel and/or authorized agents.

OWNER/DEVELOPER SIGNATURE: _____ DATE: _____

OWNER/DEVELOPER PRINTED NAME: Megan Conner _____

AGENT AUTHORIZATION

(If this authorization form is completed with the application, all future correspondence may be signed by the duly authorized agent.)

I, _____, hereby designate and authorize the following identified agent to act on my behalf in the processing of this application and to furnish any information that is requested.

AGENT NAME: _____

AGENT ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

AGENT PHONE #: () _____ FAX #: _____

EMAIL ADDRESS: _____

OWNER/DEVELOPER SIGNATURE: _____ DATE: _____

AGENT SIGNATURE: _____ DATE: _____

Please attach project Supplemental BMP Data Sheet to the Detailed Sediment and Stormwater Management Plan Application.

PROJECT BMP DATA SHEET

List the BMP(s) utilized in the project stormwater management quantity and water quality strategy.

BMP NAME	BMP TYPE	ACRES TREATED	BMP LOCATION COORDINATES (@ BMP release point - decimal degrees)	
			LATITUDE	LONGITUDE
Pond 1	Wet pond	2.45	38.708101	-75.190155
Pond 2-3	Wet pond	13.54	38.707440	-75.190026
Pond 4	Wet pond	10.19	38.706310	-75.192413
Pond 5	Infiltration basin	6.63	38.705707	-75.194158
Pond 6	Wet pond	4.73	38.703865	-75.193594
Pond 7	Dry pond	5.04	38.708269	-75.195204
Pond 8	Infiltration basin	11.00	38.709022	-75.195870
Pond 9	Wet pond	8.99	38.708939	-75.196209



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

NICOLE MAJESKI
SECRETARY

June 22, 2021

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

**SUBJECT: Letter of No Objection to Recordation
Tanager Woods**
Tax Parcel # 234-6.00-58.00, 85.00
Robinsonville Road (SCR 277)
Wil King Road (SCR 288)
Indian River Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Site Plan, dated April 28, 2018 (Signed and Sealed June 8, 2021), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawings. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Site Plan is not recorded prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

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

This "No Objection to Recordation" letter is not a DelDOT endorsement of the project discussed above. Rather, it is a recitation of the transportation improvements, which the applicant may be required to make as a pre-condition to recordation steps and deed restrictions as required by the respective county/municipality in which the project is located. If transportation investments are necessary, they are based on an analysis of the proposed project, its location, and its estimated impact on traffic movements and densities. The required improvements conform to DelDOT's published rules, regulations and standards. Ultimate responsibility for the approval of

Tanager Woods
Mr. Jamie Whitehouse
Page 2
June 22, 2021

any project rests with the local government in which the land use decisions are authorized. There may be other reasons (environmental, historic, neighborhood composition, etc.) which compel that jurisdiction to modify or reject this proposed plan even though DelDOT has established that these enumerated transportation improvements are acceptable.

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

Very truly yours,



R. Stephen McCabe
Sussex County Review Coordinator
Development Coordination

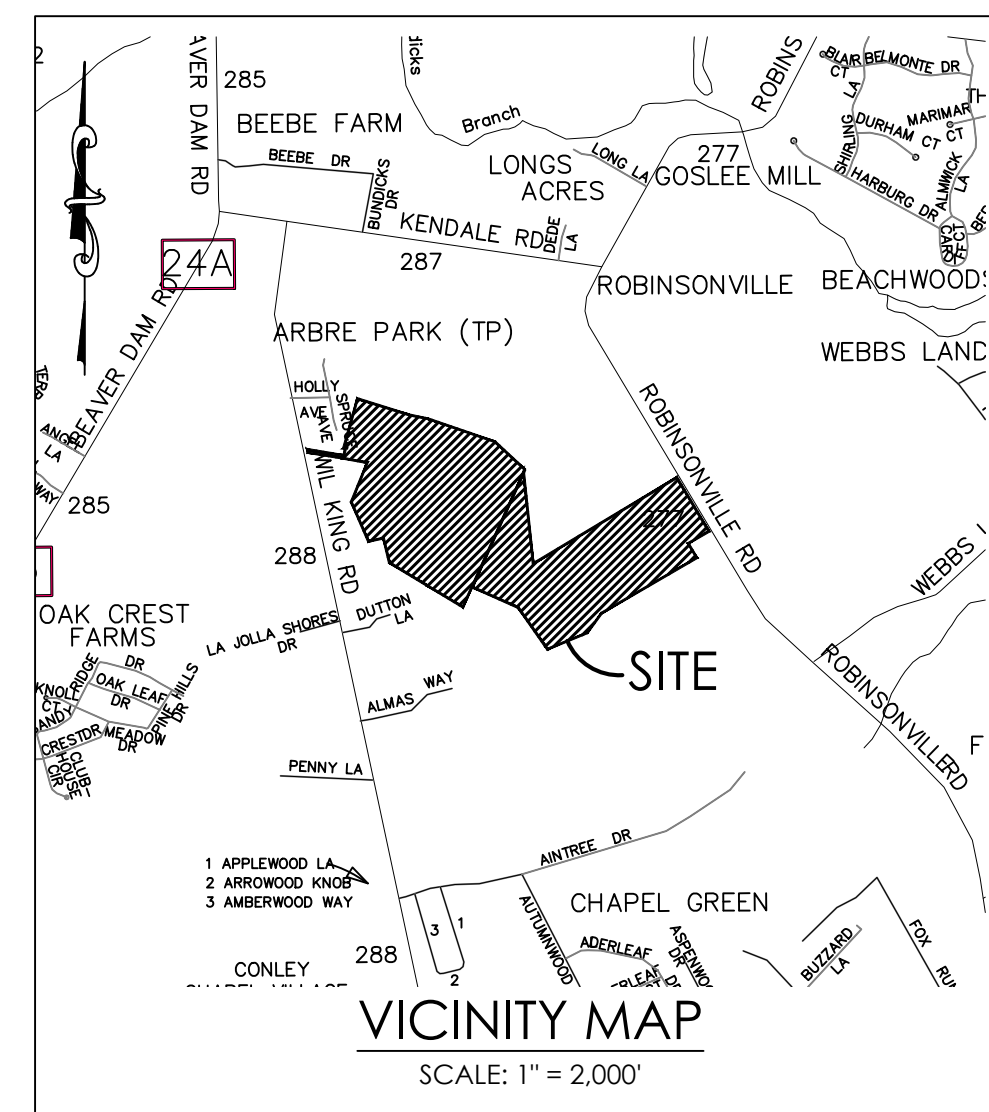
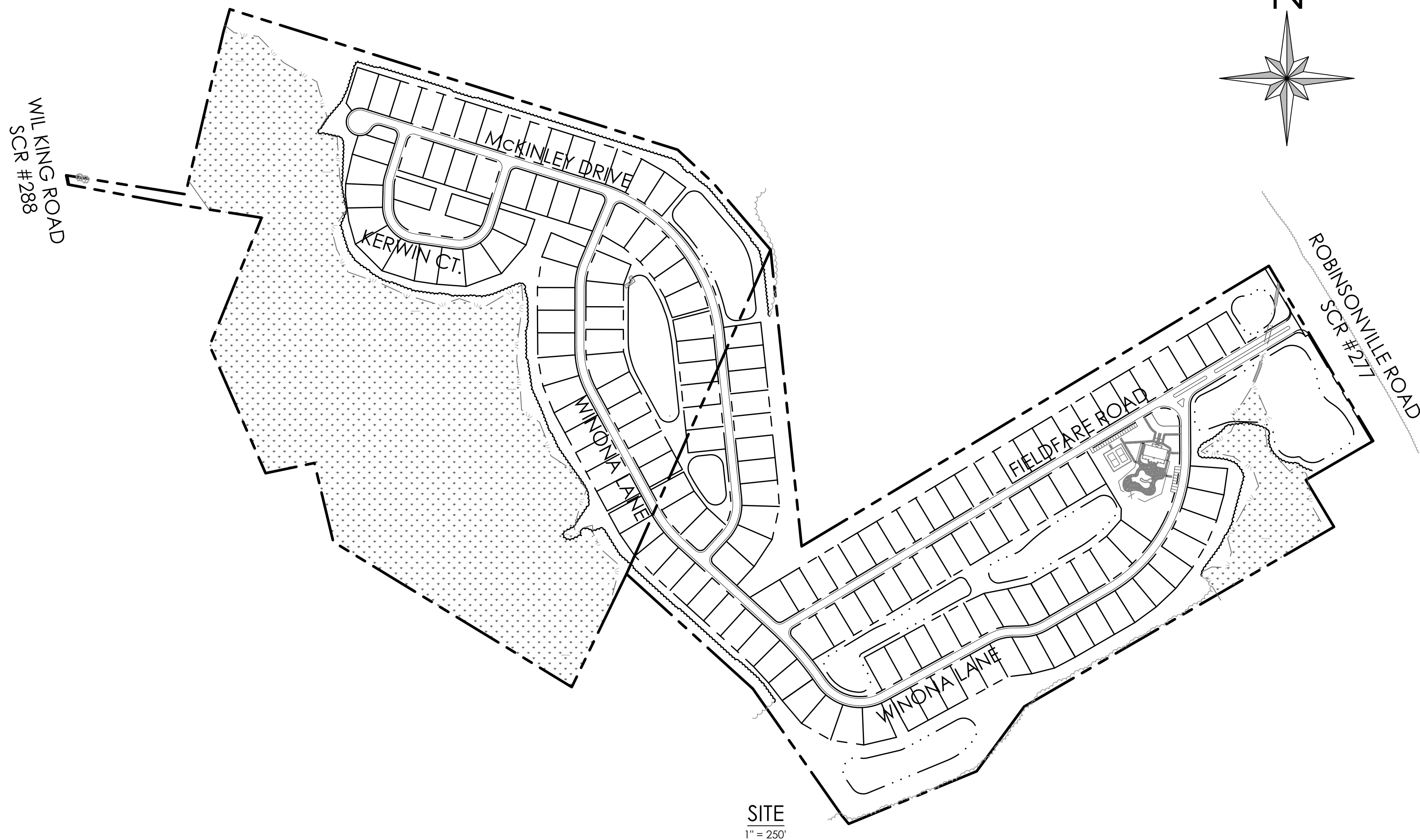
cc: Megan Conner, Stonemark Ventures LLC
Jason Palkewicz, Solutions IPEM
William Kirsch, South District Entrance Permit Supervisor
Rusty Warrington, Sussex County Planning & Zoning
Jessica L. Watson, Sussex Conservation District
Matt Schlitter, South District Public Works Engineer
Scott Rust, South District Public Work Manager
James Argo, South District Project Reviewer
Richard Larkin, South District Subdivision Manager
Jennifer Pinkerton, Chief Materials & Research Engineer
Linda Osiecki, Pedestrian Coordinator
John Fiori, Bicycle Coordinator
Mark Galipo, Traffic Development Coordination Engineer
Tim Phillips, Maintenance Support Manager
Dan Thompson, Safety Officer North District
Jared Kauffman, DTC Planner
James Kelley, JMT
Wendy L. Polasko, Subdivision Engineer
Brian Yates, Sussex County Reviewer

RECORD PLAT FOR TANAGER WOODS

(2018-20)
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE
FOR
STONEMARK VENTURES, LLC

LEGEND

EXISTING		PROPOSED	
PROPERTY LINE		PROPERTY LINE	
EASEMENT/BUFFER LINE		EASEMENT/BUFFER LINE	
SETBACK LINE		SETBACK LINE	
R.O.W. LINE		R.O.W. LINE	
CONCRETE MONUMENT FOUND	CMF	CMS	
IRON ROD FOUND	IRF	N/A	
IRON PIPE FOUND	IPF	N/A	
IRON ROD & CAP FOUND	IRCF	N/A	
IRON ROD & CAP SET	IRCS	N/A	
ROAD CENTERLINE		N/A	
EDGE OF CONCRETE		N/A	
EDGE OF PAVEMENT		N/A	
PAVEMENT		N/A	
SIDEWALK		N/A	
CONCRETE HATCH		N/A	
EDGE OF POND		N/A	
NON-TIDAL WETLANDS		N/A	
WOOD LINE		N/A	
FORESTED BUFFER TO REMAIN		N/A	

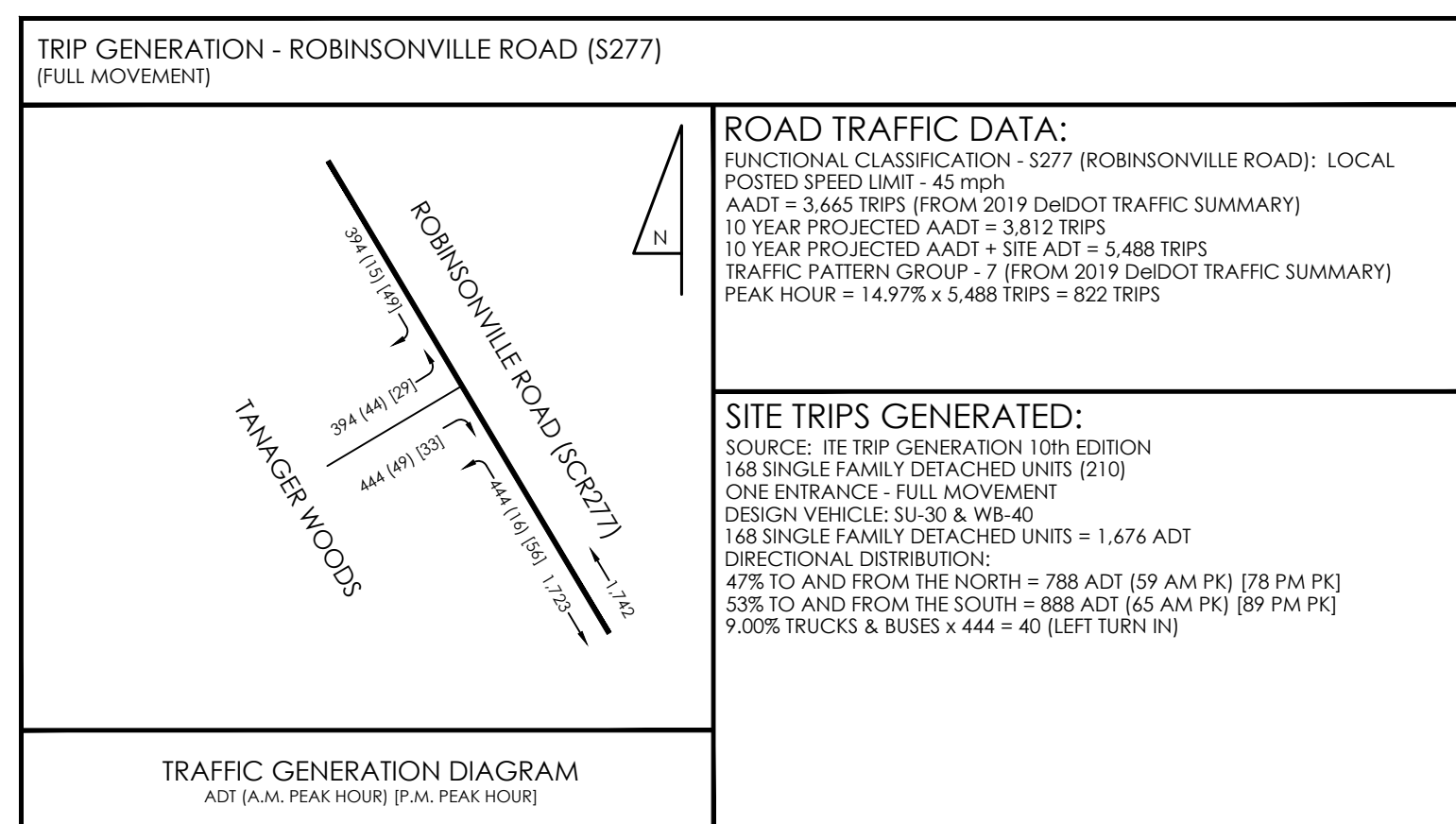


SITE DATA:

- OWNER/ APPLICANT/ DEVELOPER: TANAGER WOODS, LLC, 5950 SYMPHONY WOODS DRIVE, SUITE 408, COLUMBIA, MD 21044, PHONE: 410-861-7159, CONTACT: MEGAN CONNER
- ENGINEER/ SURVEYOR: SOLUTIONS IPEM, 303 NORTH BEDFORD STREET, GEORGETOWN, DE 19947, PHONE: 302-297-9215, CONTACT: STEVEN W. FULLER, PROFESSIONAL LAND SURVEYOR
- TAX PARCEL NUMBERS: 234-6.00-58.00 (AREA = 56.4636 AC.), 234-6.00-85.00 (AREA = 46.8574 AC.), GROSS ACREAGE = 103.321 ± ACRES
- EXISTING ZONING: AR-1 (COASTAL AREA)
- PROPOSED BUILDING SETBACKS: FRONT: 25' (15' CORNER), SIDE: 10', REAR: 10'
- PRESENT USE: AGRICULTURAL
- PROPOSED USE: RESIDENTIAL SUBDIVISION
- SEWER PROVIDER: SUSSEX COUNTY - UNIFIED SANITARY SEWER DISTRICT
- WATER PROVIDER: TIDEWATER UTILITIES, INC.
- TOTAL NUMBER OF LOTS: EXISTING = 2, PROPOSED = 168
- ROBINSONVILLE ROAD SPEED LIMIT = 45 MPH, WILKING ROAD SPEED LIMIT = 45 MPH
- INVESTMENT LEVEL = 3 & 4
- FLOOD ZONE: THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X (UNSHADED)-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP NUMBER 10005C0330J, MAP REVISED JANUARY 6, 2005.
- THE SITE IS LOCATED WITHIN FAIR GROUNDWATER RECHARGE AREA § 89-7.
- HORIZONTAL DATUM: DELAWARE STATE PLANE COORDINATE SYSTEM (NAD83)
- VERTICAL DATUM: NAVD 88

NOTES:

- ALL ON-SITE STREETS ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNERS ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE STREETS SHALL BE BY THE RESPECTIVE ORGANIZATION.
- STORMWATER MANAGEMENT AND STORM DRAINAGE SHALL BE IN ACCORDANCE WITH THE SUSSEX COUNTY CONSERVATION DISTRICT AND SUSSEX COUNTY ENGINEERING REQUIREMENTS. THE SITE IS TO BE TREATED BY MULTIPLE WET PONDS. MAINTENANCE OF THE ON-SITE STORMWATER MANAGEMENT FACILITIES AND STORM DRAINAGE SYSTEM SHALL BE BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNERS ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE ABOVE PROACTIVE SHALL BE BY THE RESPECTIVE ORGANIZATION.
- ALL OPEN SPACE, INCLUDING BUFFERS AND FOREST STRIPS, SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- FOR ANY NEW DEVELOPMENT LOCATED IN WHOLE OR IN PART WITH 50 FEET OF THE BOUNDARY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES, NO IMPROVEMENT REQUIRING AN OCCUPANCY APPROVAL FOR A RESIDENTIAL TYPE USE SHALL BE CONSTRUCTED WITHIN 50 FEET OF THE BOUNDARY OF THE LANDS USED PRIMARILY FOR AGRICULTURAL PURPOSES.
- POTABLE WATER, SANITARY SEWER, STORM DRAINAGE, STREET PAVEMENT SHALL BE CONSTRUCTED BY DEVELOPER. PHASING OF IMPROVEMENTS SHALL BE PER COUNTY AND CONSERVATION DISTRICT REQUIREMENTS.



SHEET INDEX

- COVER SHEET
- NOTES AND CONDITIONS OF APPROVAL
- BOUNDARY OF WATERS AND WETLANDS OF THE UNITED STATES SUBJECT TO THE UNITED STATES CORPS OF ENGINEERS REGULATORY PROGRAM
- RECORD PLAT - PLAN A
- RECORD PLAT - PLAN B
- RECORD PLAT - PLAN C
- RECORD PLAT - PLAN D
- RECORD PLAT - PLAN E
- RECORD PLAT - PLAN F
- RECORD PLAT - PLAN G
- DELDOT DRAINAGE EASEMENTS & SIGHT DISTANCE TRIANGLES
- RECORD PLAT - ROAD SECTIONS AND LANDSCAPE DETAILS

AREAS:

GROSS ACREAGE = 103.321 ± ACRES
 LOT AREA = 34.858 AC. ±
 R.O.W. AREA = 7.219 AC. ±
 DELDOT R.O.W. AREA = 0.133 AC. ±
 OPEN SPACE AREA = 61.111 AC. ±
 61.111 / 103.321 = 59.2%
 OPEN SPACE A = 53.055 AC. ±
 OPEN SPACE B = 3.079 AC. ±
 OPEN SPACE C = 2.477 AC. ±
 OPEN SPACE D = 0.645 AC. ±
 OPEN SPACE E = 0.081 AC. ±
 AMENITY = 1.774 AC. ±
 % OF IMPERVIOUS COVER = 23.5%
 EXISTING WOODLANDS = 68.99± AC.
 WOODLANDS TO REMAIN = 31.26 ± AC.
 WOODLANDS TO BE REMOVED = 37.73 ± AC.
 EXISTING NON-TIDAL WETLANDS = 31.01± AC.

SUSSEX CONSERVATION DISTRICT APPROVAL:

APPROVED BY:

SECRETARY OF PLANNING COMMISSION _____ DATE _____

PRESIDENT OF COUNTY COUNCIL _____ DATE _____

WETLAND STATEMENT

I, JAMES C. McCULLLEY, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, ATLANTIC GULF COAST REGIONAL SUPPLEMENT, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.3(i)(8), Waters of the U.S. Definition/CECW-OR, 10-7-1991, Questions and Answers on the 1987 COE Manual/CECW-OR, 9-26-1990, RGL 90-7/CECW-OR, 3-6-1992, Clarification and Interpretation of the 1987 Manual). THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.

JAMES C. McCULLLEY, PWS No. 471 _____ DATE _____
 WATERSHED ECO, LLC

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN. THAT THE PLAN WAS MADE AT MY DIRECTION AND I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. I FURTHERMORE UNDERSTAND AND ACKNOWLEDGE THAT IT IS THE RIGHT OF THE SUSSEX CONSERVATION DISTRICT AND/OR ITS DELEGATED INSPECTION AGENCIES TO CONDUCT ON-SITE INSPECTIONS.

Name: MEGAN CONNER _____ DATE _____
 TANAGER WOODS, LLC
 5950 SYMPHONY WOODS DRIVE
 SUITE 408
 COLUMBIA, MD 21044
 PHONE: 410-861-7159

SURVEYOR'S CERTIFICATION

THIS PLAN AND SURVEY WERE PERFORMED FOR TANAGER WOODS, LLC, UNDER MY SUPERVISION, TO THE LOCAL STANDARD OF CARE, AND SUBSTANTIALLY MEET THE "MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING" AS PROMULGATED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS FOR A SUBURBAN CLASS SURVEY. SOLUTIONS INTEGRATED PLANNING, ENGINEERING & MANAGEMENT, LLC

STEVEN W. FULLER _____ DATE _____
 PROFESSIONAL LAND SURVEYOR
 DELAWARE NO. 823

solutions
 INTEGRATED PLANNING, ENGINEERING & MANAGEMENT, LLC
 303 North Bedford Street
 Georgetown, DE 19947
 T. 302-297-9215
 3033 Manhill Hill Road
 Solisbury, MD 21804
 T. 410-572-8833
 www.solutionsipem.com Copyright © 2019

NO.	DATE	DESCRIPTION

COVER SHEET
 for
TANAGER WOODS
 INDIAN RIVER HUNDRED
 SUSSEX COUNTY, DELAWARE

Date:	4/24/18
Job Number:	G18002
Scale:	AS NOTED
Drawn By:	ML
Designed By:	JP
Approved By:	JP

Sheet No.: **1**

File Name: Cover.dwg

DELDOT RECORD PLAN - GENERAL NOTES (3/21/19)

1. All entrances shall conform to the Delaware Department of Transportation's (DelDOT's) current Development Coordination Manual and shall be subject to its approval.
2. No landscaping shall be allowed within the right-of-way unless the plans are compliant with Section 3.7 of the Development Coordination Manual.
3. Shrubbery, plantings, signs and/or other visual barriers that could obstruct the sight distance of a driver preparing to enter the roadway are prohibited within the defined departure sight triangle area established on this plan. If the established departure sight triangle area is outside the right-of-way or projects onto an adjacent property owner's land, a sight easement should be established and recorded with all affected property owners to maintain the required sight distance.
4. Upon completion of the construction of the sidewalk or shared-use path across this project's frontage and physical connection to adjacent existing facilities, the Developer, the property owners or both associated with this project, shall be responsible to remove any existing road tie-in connections located along adjacent properties, and restore the area to grass. Such actions shall be completed at DelDOT's discretion, and in conformance with DelDOT's Development Coordination Manual.
5. Private streets constructed within this subdivision shall be maintained by the Developer, the property owners within this subdivision or both (Title 17 §131). DelDOT assumes no responsibilities for the future maintenance of these streets.
6. The 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 shared-use path.
7. All lots shall have access from the internal subdivision street.
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 monuments in accordance with DelDOT's Development Coordination Manual.
10. 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 on local and higher order frontage roads. Right-of-way markers shall be set and/or placed along the frontage road right-of-way at property corners and at each change in right-of-way alignment in accordance with Section 3.2.4.2 of the Development Coordination Manual.

DELDOT AREA WIDE STUDY NOTES:

- 1) THE PROPOSED DEVELOPMENT CONSISTS OF 168 SINGLE-FAMILY DETACHED HOUSES, PER LAND USE CODE 210 FROM THE 10TH EDITION OF THE INSTITUTE OF TRANSPORTATION ENGINEERS' TRIP GENERATION MANUAL. THE PROPOSED DEVELOPMENT WOULD GENERATE 1,676 AVERAGE DAILY TRIPS. THE FEE IS CALCULATED AT TEN DOLLARS PER DAILY TRIP. FOR THE PROPOSED DEVELOPMENT, THE FEE WOULD BE \$16,760.00. IT SHOULD BE PAID IN CONJUNCTION WITH THE INITIAL STAGE FEE.
- 2) THE DEVELOPER SHALL ENTER INTO AN AGREEMENT WITH DELDOT TO FUND AN EQUITABLE SHARE OF THE IMPROVEMENTS PLANNED AS PART OF DELDOT'S HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP) SR 24 AT CAMP ARROWHEAD ROAD AND SR 24 AT ROBINSONVILLE ROAD / ANGOLA ROAD PROJECT. THE DEVELOPER SHALL COORDINATE WITH DELDOT'S DEVELOPMENT COORDINATION SECTION ON THE AMOUNT AND TIMING OF THIS PAYMENT. TANAGER WOODS OFF-SITE IMPROVEMENT CONTRIBUTION TOTAL CONTRIBUTION = \$58,202.
- 3) THE DEVELOPER SHOULD COORDINATE WITH DELDOT ON THE LOCATION OF THE SITE ENTRANCE IN RELATION TO NEARBY DEVELOPMENTS ALONG ROBINSONVILLE ROAD.
- 4) THE DEVELOPER SHOULD COORDINATE WITH DELDOT IN IMPLEMENTING INTERCONNECTIONS TO NEARBY DEVELOPMENTS, WHERE FEASIBLE.

DELDOT PHASING NOTES:

PHASE 1 IMPROVEMENTS SHALL INCLUDE BUT MAY NOT BE LIMITED TO THE CONSTRUCTION OF A HAMMERHEAD ENTRANCE AND THE ASSOCIATED SIGNAGE, STRIPING, AND ROADSIDE DRAINAGE AS DEPICTED ON PLAN SHEET 4 OF THE ENTRANCE CONSTRUCTION SET. PRIOR TO THE ISSUANCE OF THE 1ST BUILDING PERMIT, PHASE 1 IMPROVEMENTS SHALL BE CONSTRUCTED BY THE DEVELOPER AND BE SUBSTANTIALLY COMPLETED, AS DEFINED BY THE DEPARTMENT'S STANDARD SPECIFICATIONS, PRIOR TO THE ISSUANCE OF THE 5TH BUILDING PERMIT. PHASE 1 IMPROVEMENTS SHALL BE ACCEPTED BY THE DEPARTMENT.

PHASE 2 IMPROVEMENTS SHALL INCLUDE BUT NOT BE LIMITED TO THE REMAINING FRONTAGE AND ROADWAY IMPROVEMENTS AS DEPICTED IN THIS PLANSET. PHASE 2 IMPROVEMENTS SHALL BE CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE DEPARTMENT PRIOR TO THE ISSUANCE OF THE 17TH BUILDING PERMIT.



303 North Bedford Street
Georgetown, DE 19947
T. 302.277.9218
3033 Manhill Hill Road
Salisbury, MD 21804
T. 410.572.8833
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REVISIONS		DESCRIPTION
NO.	DATE	

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE-CHAIRMAN
DOUGLAS B. HUDSON
R. KELLER HOPKINS
HOLLY J. WINGATE



Sussex County

DELAWARE
sussexcountyde.gov
302-855-7878 F
302-854-6070 F
JANELLE CORNWELL, AICP
DIRECTOR

January 2, 2019
By email to: jpalkewicz@solutionsipem.com

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

Re: Notice of Decision letter for Preliminary Subdivision Plan for Tanager Woods (2018-20) for the creation of a cluster subdivision (with portions being Environmentally Sensitive (ES-01)) and consisting of one-hundred and seventy-three (173) single-family lots located east of Will King Road (SCR 288).
Tax Parcels: 234-6.00-58.00 & 234-6.00-85.00

Dear Mr. Palkewicz,

At their meeting of **Thursday, December 20, 2018** the Planning & Zoning Commission **approved** the **Preliminary Subdivision Plan for Tanager Woods (2018-20)** for the creation of a cluster subdivision to consist of one-hundred and seventy-three (173) single-family lots located east of Will King Road (SCR 288).

The Preliminary Subdivision Plan is valid for three (3) years from the date of Planning Commission decision. A Final Subdivision Plan shall be approved within three (3) years of the date of approval of the Preliminary Plan or the action of the Planning Commission shall be deemed canceled. Unless an extension is granted, approval shall be rendered null and void if substantial construction is not commenced within five (5) years of the date of recordation of the final plat.

As part of their motion, the Planning Commission acted to approve the development subject to the following conditions (which shall be clearly annotated on the Revised Preliminary and Final Subdivision Plans):

- A. There shall be no more than 168 lots within the subdivision.
- B. The developer shall establish a homeowner's association responsible for the maintenance of streets, roads, buffers, stormwater management facilities and other common areas.
- C. The stormwater management system shall meet or exceed the requirements of the State and County. The Final Site Plan shall contain the approval of the Sussex Conservation District for the design and location of all stormwater management areas and erosion and sediment control facilities.
- D. As proffered by the Applicant, a forested or landscaped buffer of at least 30 feet in depth shall be installed along the perimeter of the project. This buffer shall increase to 50 feet in areas where development borders any lands in agricultural use. The Final Site Plan shall contain a landscape plan for all of these areas.

January 2, 2019
Notice of Decision Letter
2018-20 Tanager Woods
Page 2

- E. As proffered by the applicant, there will be a minimum 20-foot buffer between any lot line and any wetland area.
- F. The development shall comply with all DelDOT entrance and roadway improvement requirements.
- G. The subdivision shall be served by central sewer.
- H. The subdivision shall be served by a publicly regulated central water system providing drinking water and fire protection.
- I. The Applicant shall coordinate with the local school district regarding the location of covered school bus stops within the subdivision.
- J. The development shall be served by its own on-site active amenities including a pool, clubhouse, and multi-use court. As stated by the Applicant, the clubhouse shall be at least 2,500 square feet in size.
- K. The developer shall complete all amenities prior to the issuance of the 80th residential building permit.
- L. Road naming and addressing shall be subject to the review and approval of the Sussex County Mapping and Addressing Department.
- M. As stated by the Applicant, sidewalks shall be installed on both sides of all internal streets in the development, and the internal streets shall be lined with trees.
- N. Construction, site work and deliveries shall only occur on site between the hours of 7:00 AM through 7:00 PM, Monday through Friday, and 8:00 AM through 2:00PM on Saturdays.
- O. The Final Site Plan shall indicate all forested areas that will be preserved.
- P. The development shall not have any access to Will King Road. The narrow strip of land connecting the site shall remain undisturbed, unless transferred to the adjacent landowners on either side of it. If such a transfer should occur, that shall be considered a minor amendment to the site plan that can be approved administratively. And, such a transfer shall not impact the overall density of the project.
- Q. The Final Site Plan and the Recorded Restrictive Covenants shall including the following notice:

"This subdivision is located in the vicinity of land used as an airport. There may be frequent flights over the Subdivision that will generate noises associated with aircraft in flight or aircraft engines operating. The use and enjoyment of property within this subdivision is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal airport uses and activities."
- R. Lots 65 through 72 along the southeastern boundary of this subdivision shall be relocated so that they are not directly in the flightpath of the active runway immediately adjacent to the southwest corner of the site.
- S. A revised Preliminary Site Plan either depicting or noting these conditions must be submitted to the Office of Planning and Zoning.
- T. The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.

The Final Subdivision Plan must comply with the County's Subdivision Code, including submission of agency approval letters to the Planning and Zoning Office. The agency approvals required for Final Subdivision Plan approval include but are not limited to: Sussex Conservation District, Office of the State Fire Marshal, Sussex County Engineering Department, Sussex

January 2, 2019
Notice of Decision Letter
2018-20 Tanager Woods
Page 3

County Mapping and Addressing Department, Delaware Department of Transportation and the Office of Drinking Water.

Once all agency approvals have been obtained please submit a minimum of **seven (7) paper copies (11"x17")**, **one (1) full size copy and one (1) electronic copy** to the Planning and Zoning Office for consideration on the next agenda for the Planning Commission. It is recommended that two (2) copies of a check print are first submitted to staff for review.

A \$10.00 per lot fee will be required prior to the approval of any Final Subdivision Plan. For 173 lots, the fee is \$1,730.00.

Please feel free to contact me during business hours 8:30am – 4:30pm Monday through Friday at 302-855-7878.

Sincerely,
Lauren DeVore

Lauren DeVore
Planner III

CC. Andy Wright, Building Code,
Mike Brady, Director of Public Works – Engineering
John Ashman, Director of Utility Planning - Engineering



NOTES AND CONDITIONS OF APPROVAL

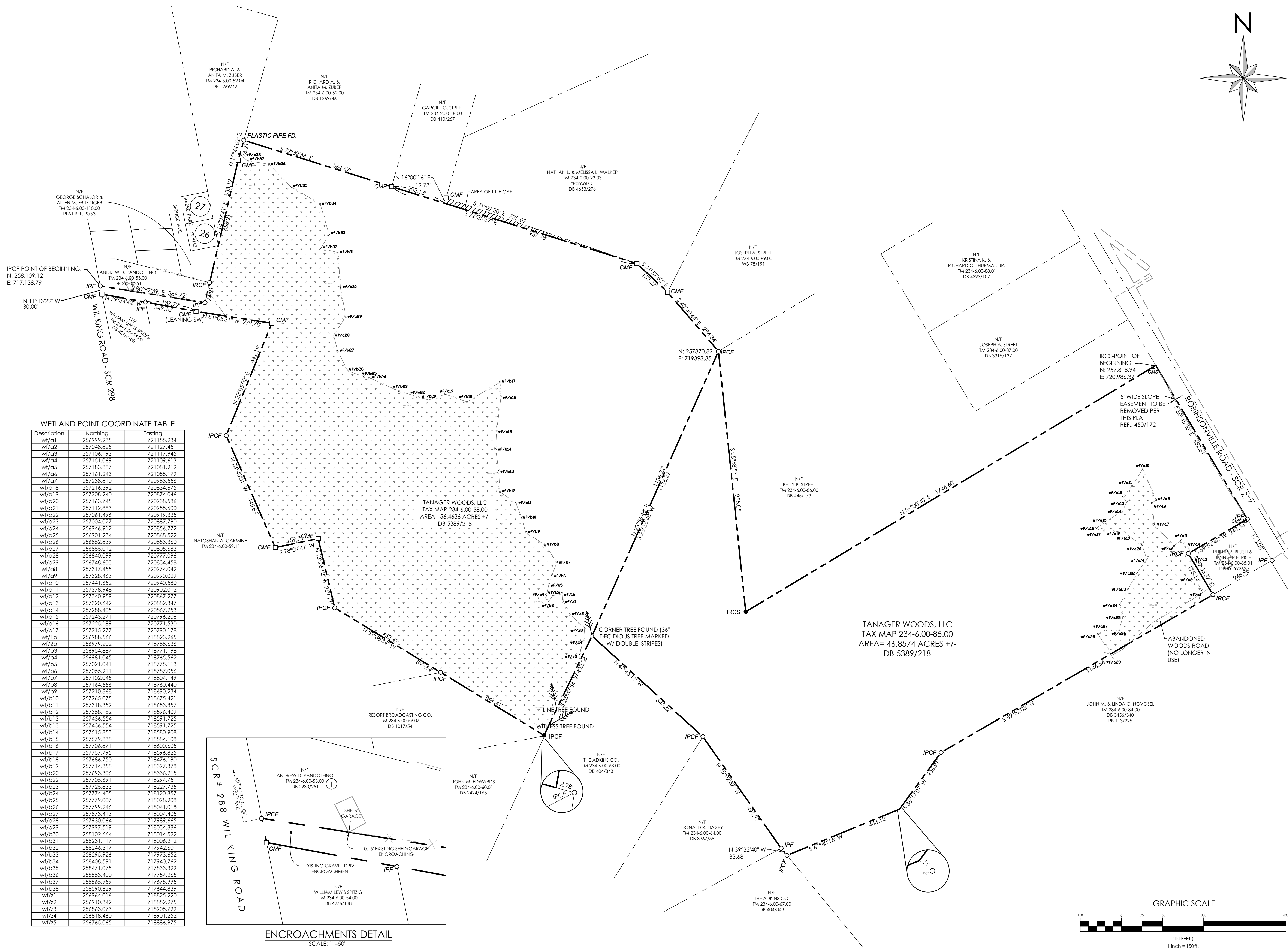
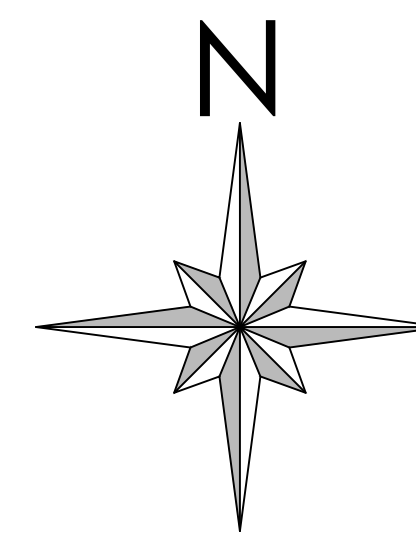
for
TANAGER WOODS
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE

Date:	4/24/18
Job Number:	G18002
Scale:	AS NOTED
Drawn By:	ML
Designed By:	JIP
Approved By:	JIP

Sheet No.:

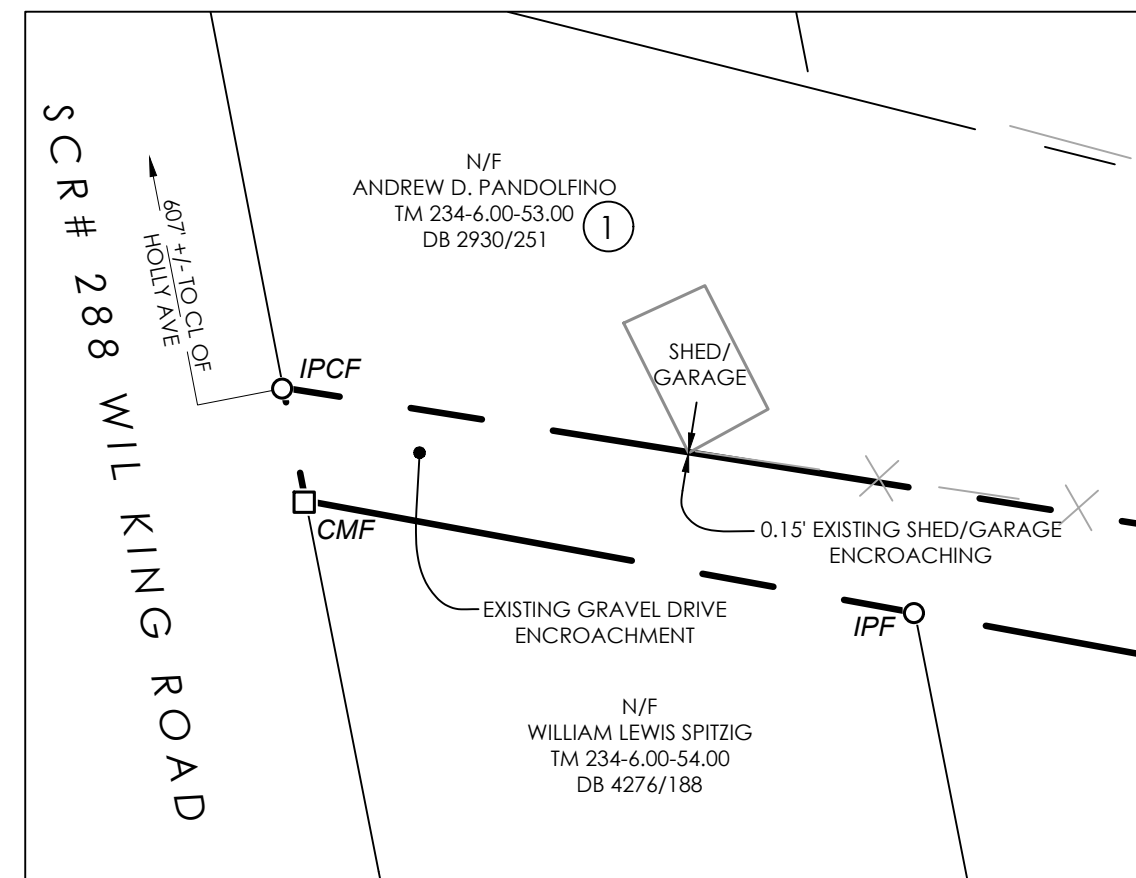
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File Name: Cover.dwg

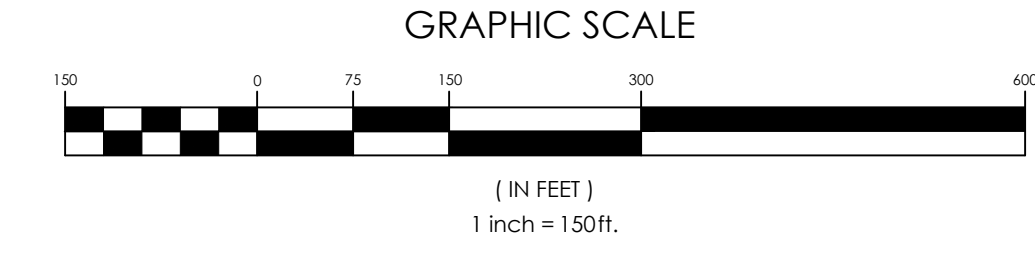


WETLAND POINT COORDINATE TABLE

Description	Northing	Easting
wf/a1	256999.235	721155.234
wf/a2	257048.825	721127.451
wf/a3	257106.193	721117.945
wf/a4	257151.069	721109.613
wf/a5	257183.887	721081.919
wf/a6	257161.243	721055.179
wf/a7	257238.810	720983.556
wf/a8	257216.392	720834.675
wf/a19	257208.240	720874.044
wf/a20	257163.745	720938.586
wf/a21	257112.883	720955.600
wf/a22	257061.496	720919.335
wf/a23	257004.027	720887.790
wf/a24	256946.912	720856.772
wf/a25	256901.234	720848.522
wf/a26	256852.839	720853.360
wf/a27	256855.012	720805.683
wf/a28	256840.099	720777.096
wf/a29	256748.603	720834.458
wf/a8	257317.455	720974.042
wf/a9	257328.463	720990.029
wf/a10	257441.652	720940.580
wf/a11	257378.948	720902.012
wf/a12	257340.959	720867.277
wf/a13	257320.642	720882.347
wf/a14	257288.405	720867.253
wf/a15	257243.271	720796.206
wf/a16	257225.189	720771.530
wf/a17	257215.277	720790.178
wf/b1	256988.566	718823.265
wf/b2	256979.202	718798.636
wf/b3	256954.887	718771.198
wf/b4	256981.045	718745.562
wf/b5	257021.041	718775.113
wf/b6	257055.911	718787.056
wf/b7	257102.045	718804.149
wf/b8	257164.556	718760.440
wf/b9	257210.868	718690.234
wf/b10	257265.075	718675.421
wf/b11	257318.359	718653.857
wf/b12	257358.182	718596.409
wf/b13	257436.554	718591.725
wf/b13	257436.554	718591.725
wf/b14	257515.853	718580.908
wf/b15	257579.838	718584.108
wf/b16	257706.871	718600.605
wf/b17	257757.795	718596.825
wf/b18	257684.750	718476.180
wf/b19	257714.358	718397.378
wf/b20	257693.306	718336.215
wf/b22	257705.691	718294.751
wf/b23	257725.833	718227.735
wf/b24	257774.405	718120.857
wf/b25	257779.007	718098.908
wf/b26	257799.246	718041.018
wf/b27	257873.413	718034.405
wf/b28	257930.044	717989.665
wf/a29	257997.519	718034.886
wf/b30	258102.644	718014.592
wf/b31	258231.117	718006.212
wf/b32	258246.317	717942.601
wf/b33	258295.926	717973.652
wf/b34	258408.591	717940.762
wf/b35	258471.075	717833.329
wf/b36	258553.400	717754.265
wf/b37	258565.959	717675.995
wf/b38	258590.629	717644.839
wf/z1	256964.016	718825.220
wf/z2	256910.342	718852.275
wf/z3	256863.073	718905.799
wf/z4	256818.460	718901.252
wf/z5	256765.065	718886.975



ENCROACHMENTS DETAIL
SCALE: 1"=50'



Seal _____
Date _____

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

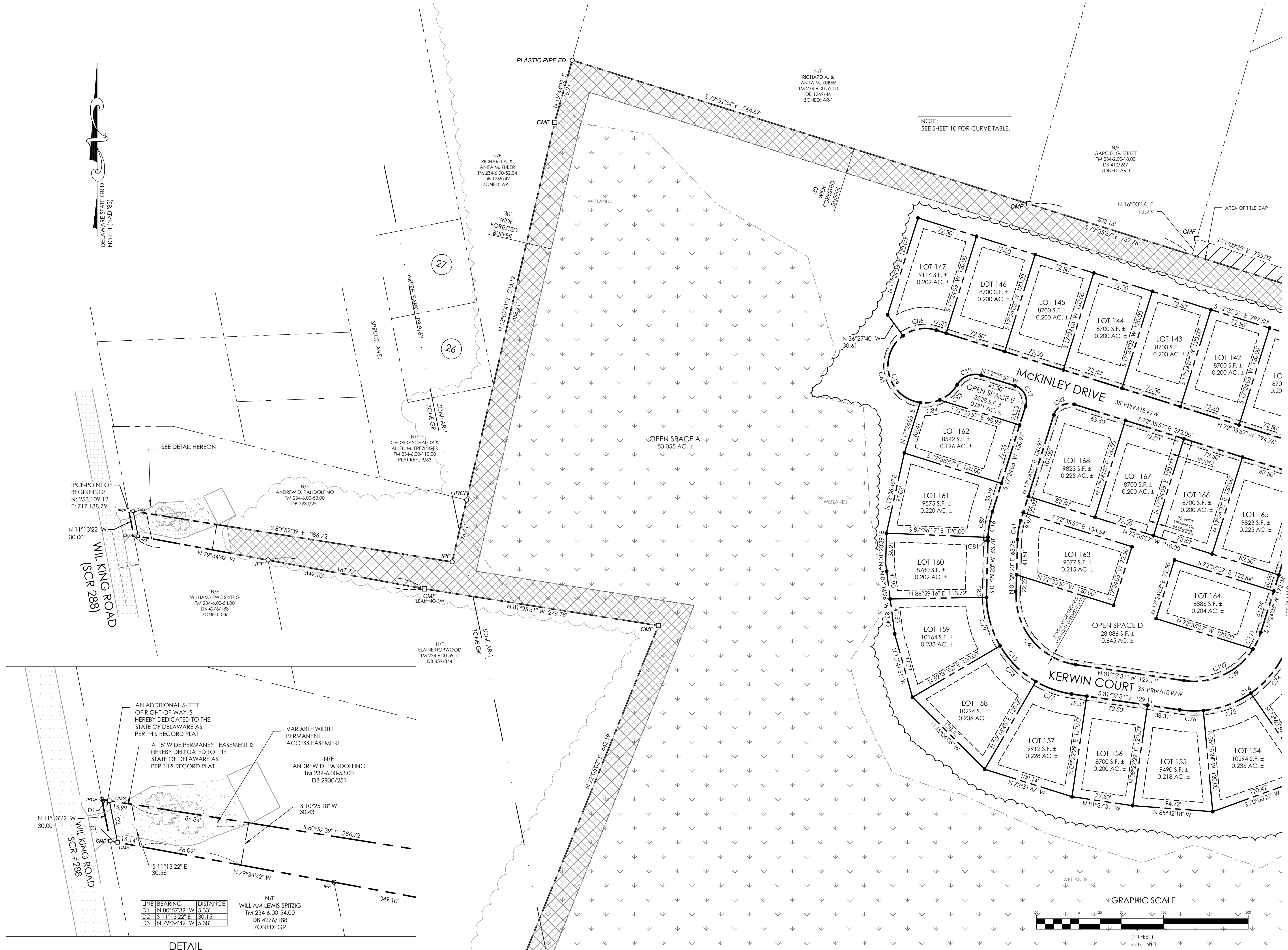
BOUNDARY OF WATERS AND WETLANDS OF THE UNITED STATES
SUBJECT TO THE UNITED STATES CORPS OF ENGINEER'S REGULATORY PROGRAM

for
TANAGER WOODS
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE

Date: 4/24/18
Job Number: G18002
Scale: 1" = 150'
Drawn By: JPR
Designed By: JPR
Approved By: JRE



DELAWARE STATE GRID
NORTH (NAD 83)



NOTE:
SEE SHEET 10 FOR CURVE TABLE.

IPCF-POINT OF BEGINNING:
N: 258,109.12
E: 717,138.79

WILKING ROAD
(SCR 288)

AN ADDITIONAL 5-FOOT
OF RIGHT-OF-WAY IS
HEREBY DEDICATED TO THE
STATE OF DELAWARE AS
PER THIS RECORD PLAT

A 15' WIDE PERMANENT EASEMENT IS
HEREBY DEDICATED TO THE
STATE OF DELAWARE AS
PER THIS RECORD PLAT

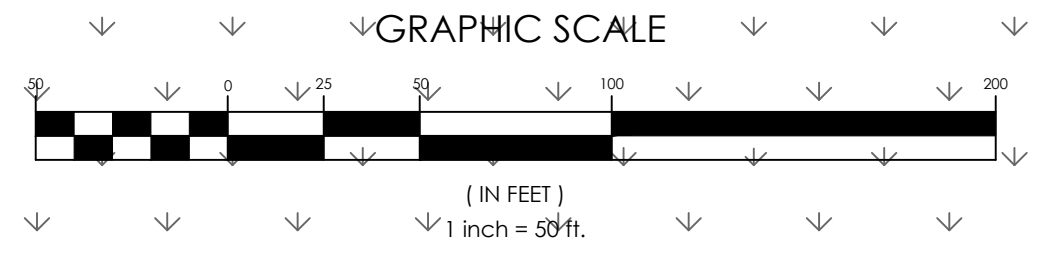
VARIABLE WIDTH
PERMANENT
ACCESS EASEMENT

N/F
ANDREW D. PANDOLFINO
TM 234-6.00-53.00
DB 2930/251

LINE	BEARING	DISTANCE
D1	N 80°57'39" W	5.33
D2	S 11°13'22" E	30.15
D3	N 79°34'42" W	5.38

N/F
WILLIAM LEWIS SPITZIG
TM 234-6.00-54.00
DB 4276/188
ZONED: GR

DETAIL
SCALE: 1"=30'



SEE PLAN C

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

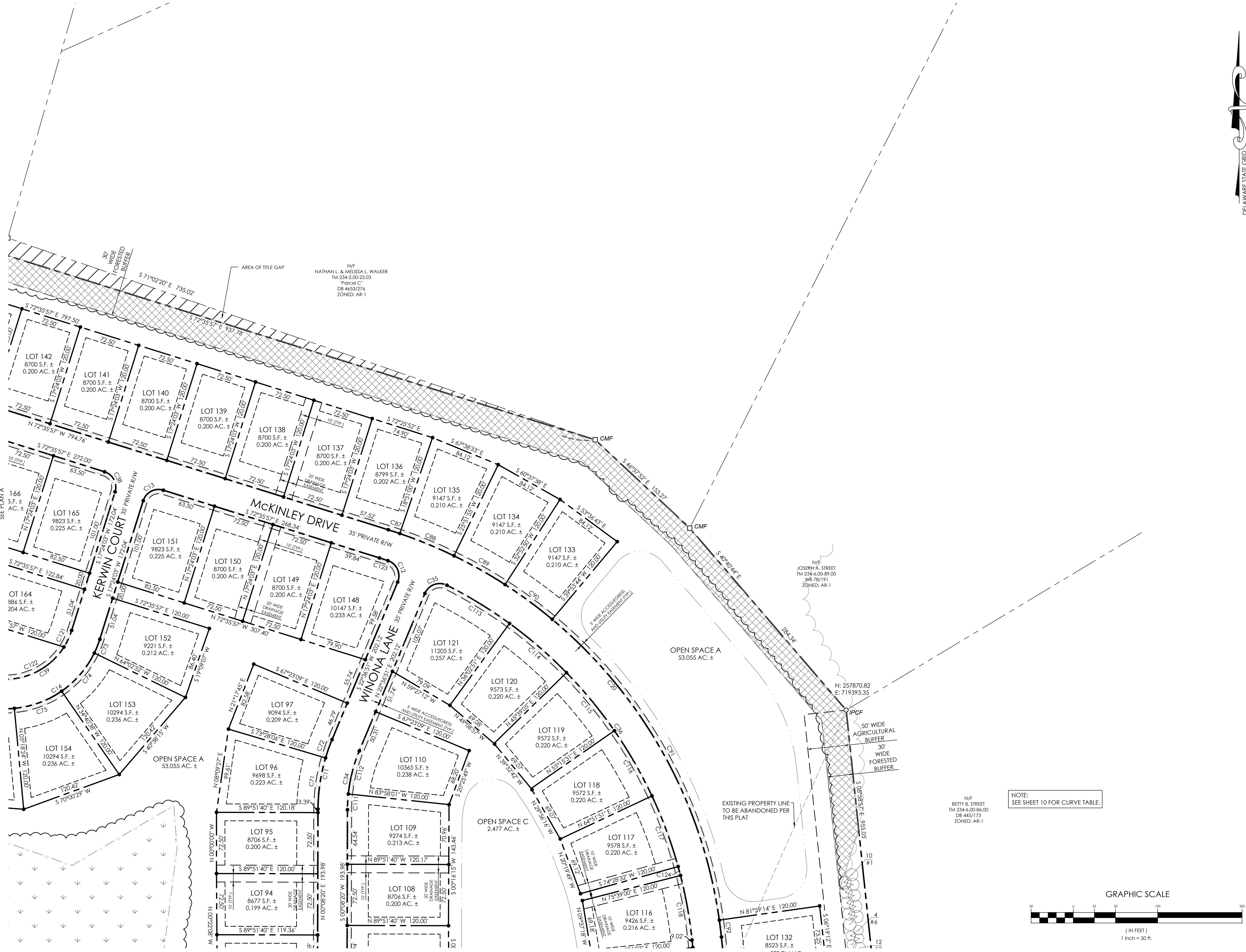
RECORD PLAT - PLAN A
for
TANAGER WOODS
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE

Date:	4/24/18
Job Number:	G18002
Scale:	1" = 50'
Drawn By:	ML
Designed By:	JPR
Approved By:	JRE

Sheet No.: 4

File Name: 18002-record-plot

DELAWARE STATE GRID
NORTH (NAD '83)

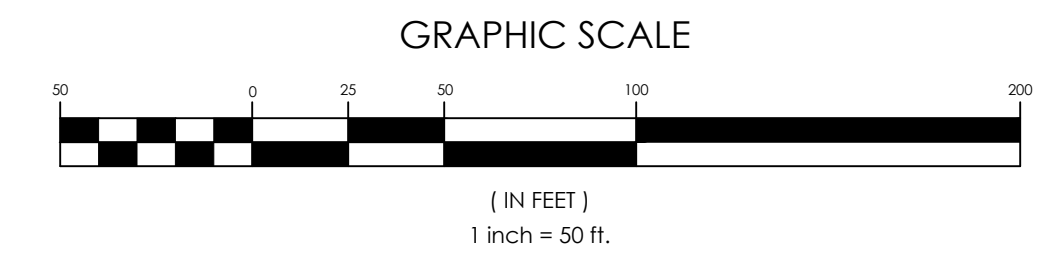


N/F
NATHAN L. & MELISSA L. WALKER
TM 234-2.00-23.03
Parcel C
DB 445/173
ZONED: AR-1

N/F
JOSEPH A. STREET
TM 234-6.00-89.00
WB 78/191
ZONED: AR-1

N/F
BETTY B. STREET
TM 234-6.00-86.00
DB 445/173
ZONED: AR-1

NOTE:
SEE SHEET 10 FOR CURVE TABLE.



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Georgetown, DE 19142
T. 302-297-9215

3033 Manitt Mill Road
Salisbury, MD 21804
T. 410-572-8833

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NO.	DATE	DESCRIPTION

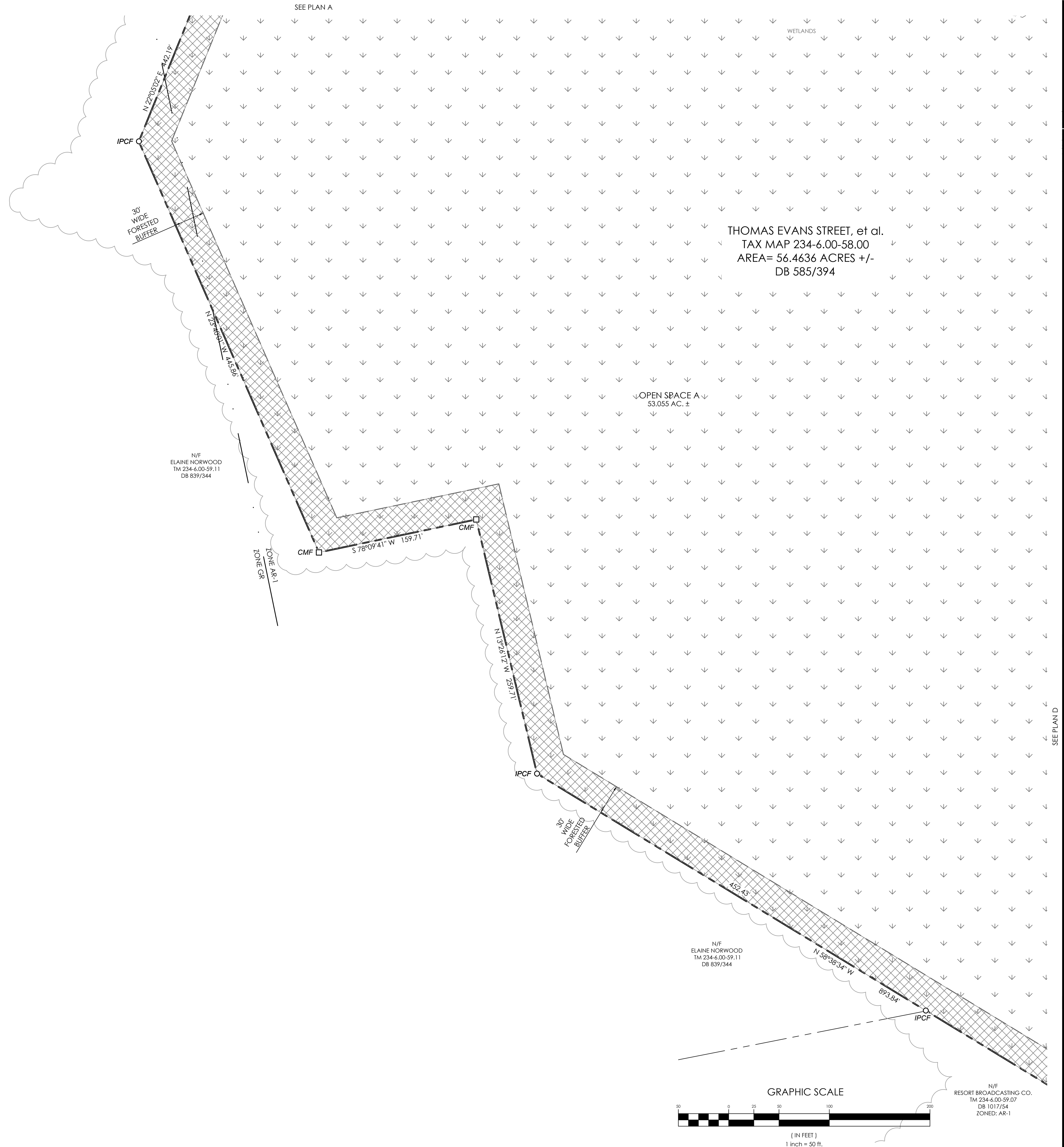
TANGER WOODS

INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE

RECORD PLAT - PLAN B
for

Date:	4/24/18	JRE
Job Number:	G18002	JRE
Scale:	1" = 50'	JRE
Drawn By:	ML	JRE
Designed By:	JPR	JRE
Approved By:	JRE	JRE

Sheet No.: **5**
File Name: G18002-record-plot



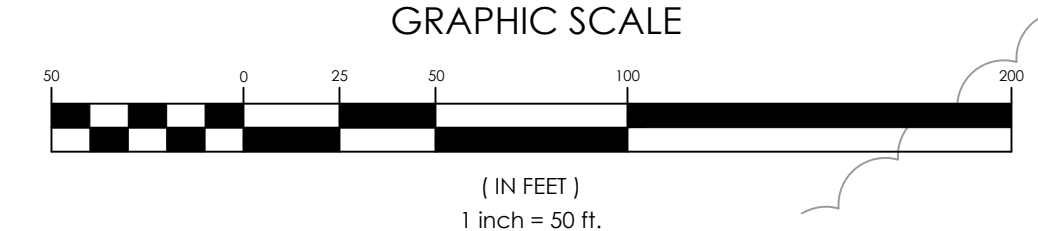
THOMAS EVANS STREET, et al.
TAX MAP 234-6.00-58.00
AREA= 56.4636 ACRES +/-
DB 585/394

OPEN SPACE A
53.055 AC. ±

N/F
ELAINE NORWOOD
TM 234-6.00-59.11
DB 839/344

N/F
ELAINE NORWOOD
TM 234-6.00-59.11
DB 839/344

N/F
RESORT BROADCASTING CO.
TM 234-6.00-59.07
DB 1017/54
ZONED: AR-1



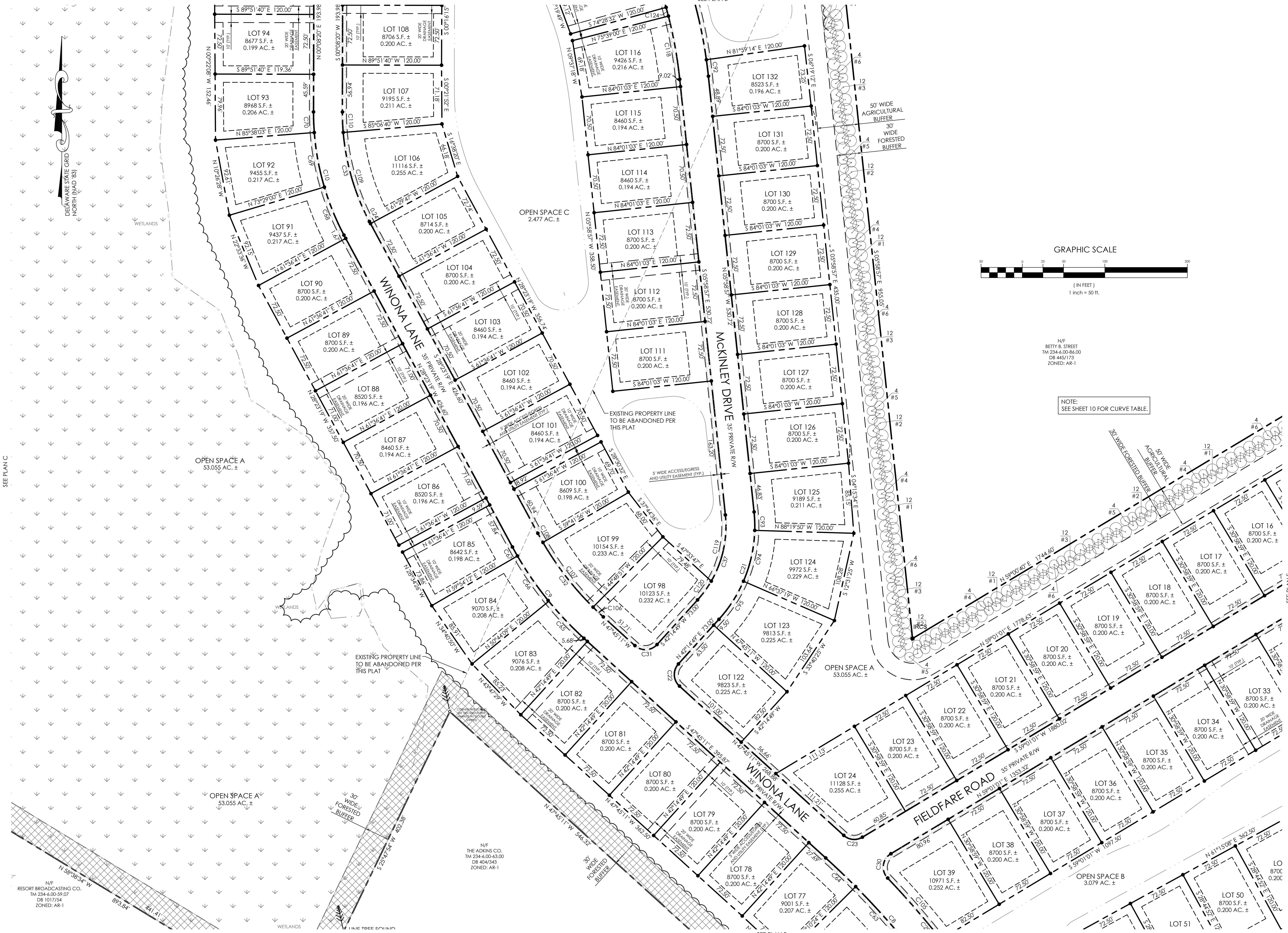
303 North Bedford Street
Georgetown, DE 19842
T. 302-277-9215
3033 Manitt Mill Road
Salisbury, MD 21804
T. 410.572.8833
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REVISIONS	
NO.	DESCRIPTION

RECORD PLAT - PLAN C
for
TANAGER WOODS
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE

Date:	4/24/18
Job Number:	G18002
Scale:	1" = 50'
Drawn By:	ML
Designed By:	JPR
Approved By:	JRE

Sheet No.: 6
File Name: 18002-record-plot



NO.	DATE	DESCRIPTION

RECORD PLAT - PLAN D

for

TANAGER WOODS

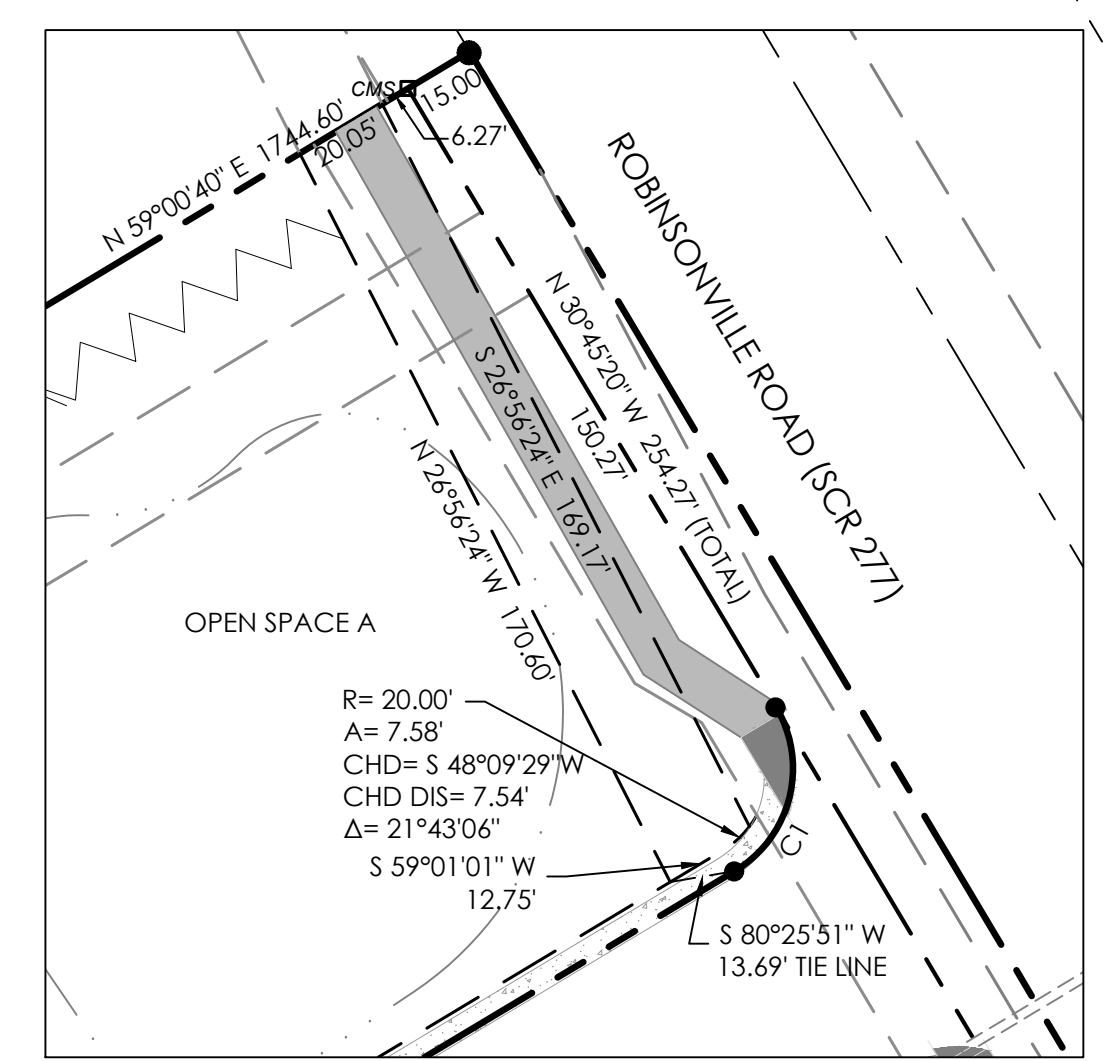
INDIAN RIVER HUNDRED
 SUSSEX COUNTY, DELAWARE

Date:	4/24/18	JRE
Job Number:	G18002	JRE
Scale:	1" = 50'	JRE
Drawn By:	MLL	JRE
Designed By:	JPR	JRE
Approved By:	JRE	JRE

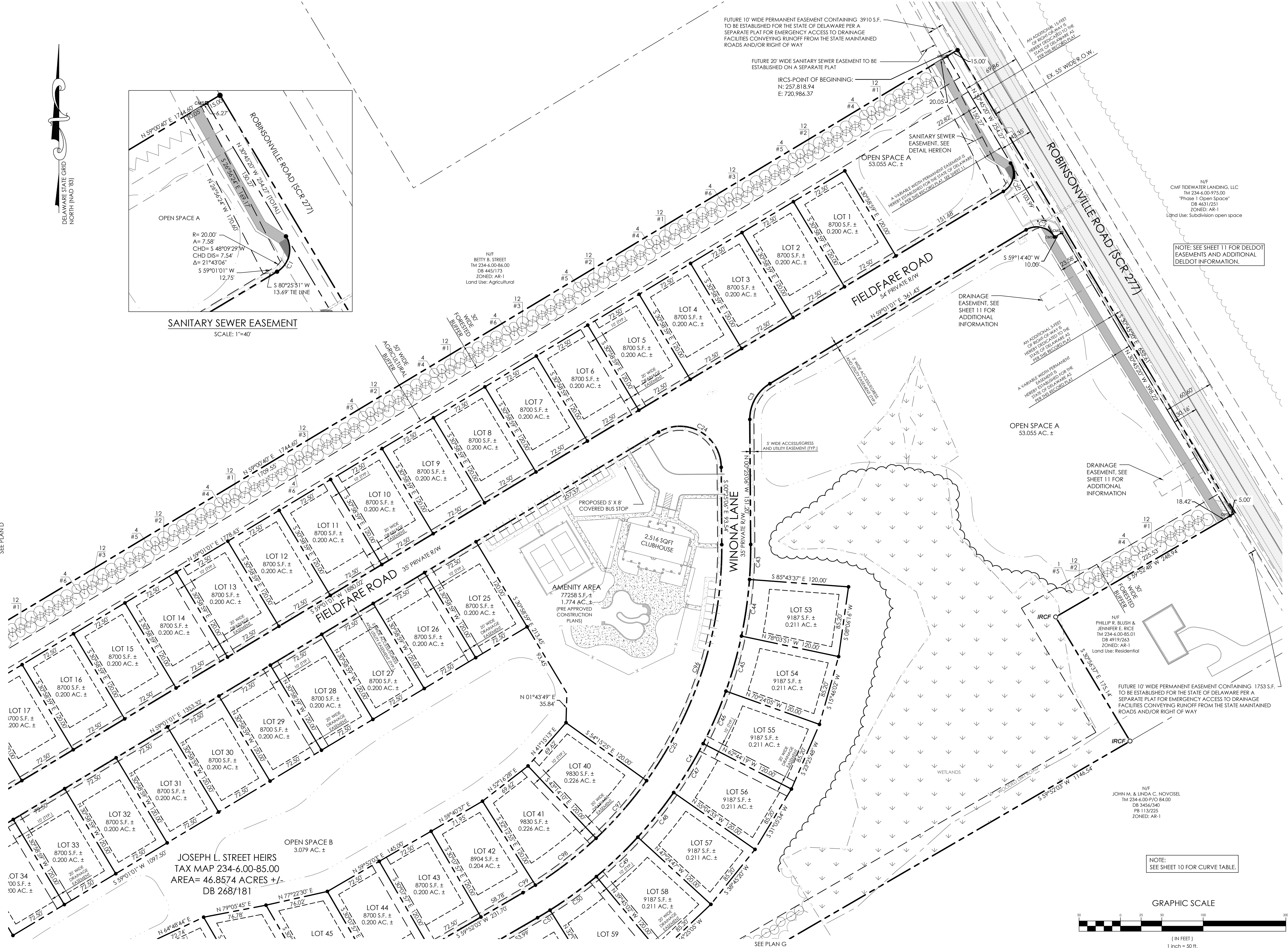
Sheet No.: **7**

File Name: 18002-record-plot

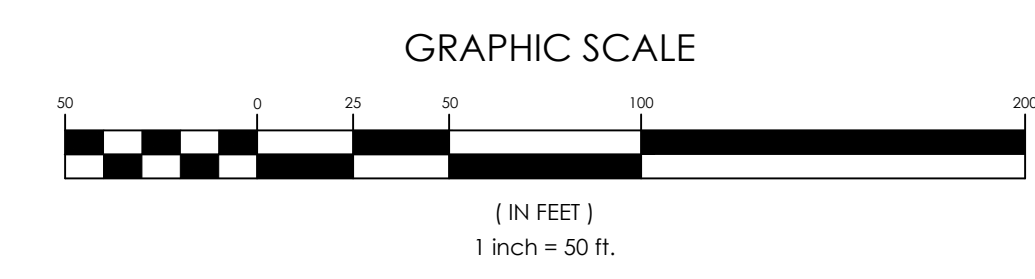
DELAWARE STATE GRID
NORTH (NAD '83)



SANITARY SEWER EASEMENT
SCALE: 1"=40'



JOSEPH L. STREET HEIRS
TAX MAP 234-6.00-85.00
AREA= 46.8574 ACRES +/-
DB 268/181



FUTURE 10' WIDE PERMANENT EASEMENT CONTAINING 3910 S.F. TO BE ESTABLISHED FOR THE STATE OF DELAWARE PER A SEPARATE PLAT FOR EMERGENCY ACCESS TO DRAINAGE FACILITIES CONVEYING RUNOFF FROM THE STATE MAINTAINED ROADS AND/OR RIGHT OF WAY

FUTURE 20' WIDE SANITARY SEWER EASEMENT TO BE ESTABLISHED ON A SEPARATE PLAT

IRCS-POINT OF BEGINNING:
N: 257,818.94
E: 720,986.37

N/F
CMF TIDEWATER LANDING, LLC
TM 234-6.00-975.00
"Phase 1 Open Space"
DB 4631/251
ZONED: AR-1
Land Use: Subdivision open space

NOTE: SEE SHEET 11 FOR DELDOT EASEMENTS AND ADDITIONAL DELDOT INFORMATION.

N/F
PHILIP R. BLUSH &
JENNIFER E. RICE
TM 234-6.00-85.01
DB 4919/263
ZONED: AR-1
Land Use: Residential

FUTURE 10' WIDE PERMANENT EASEMENT CONTAINING 1753 S.F. TO BE ESTABLISHED FOR THE STATE OF DELAWARE PER A SEPARATE PLAT FOR EMERGENCY ACCESS TO DRAINAGE FACILITIES CONVEYING RUNOFF FROM THE STATE MAINTAINED ROADS AND/OR RIGHT OF WAY

N/F
JOHN M. & LINDA C. NOVOSOL
TM 234-6.00-P/O 84.00
DB 3456/340
PB 113/225
ZONED: AR-1

NOTE: SEE SHEET 10 FOR CURVE TABLE.

solutions
INCORPORATED

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Georgetown, DE 19142
T. 302.297.9215

3033 Manthill Mill Road
Salisbury, MD 21804
T. 410.572.8833

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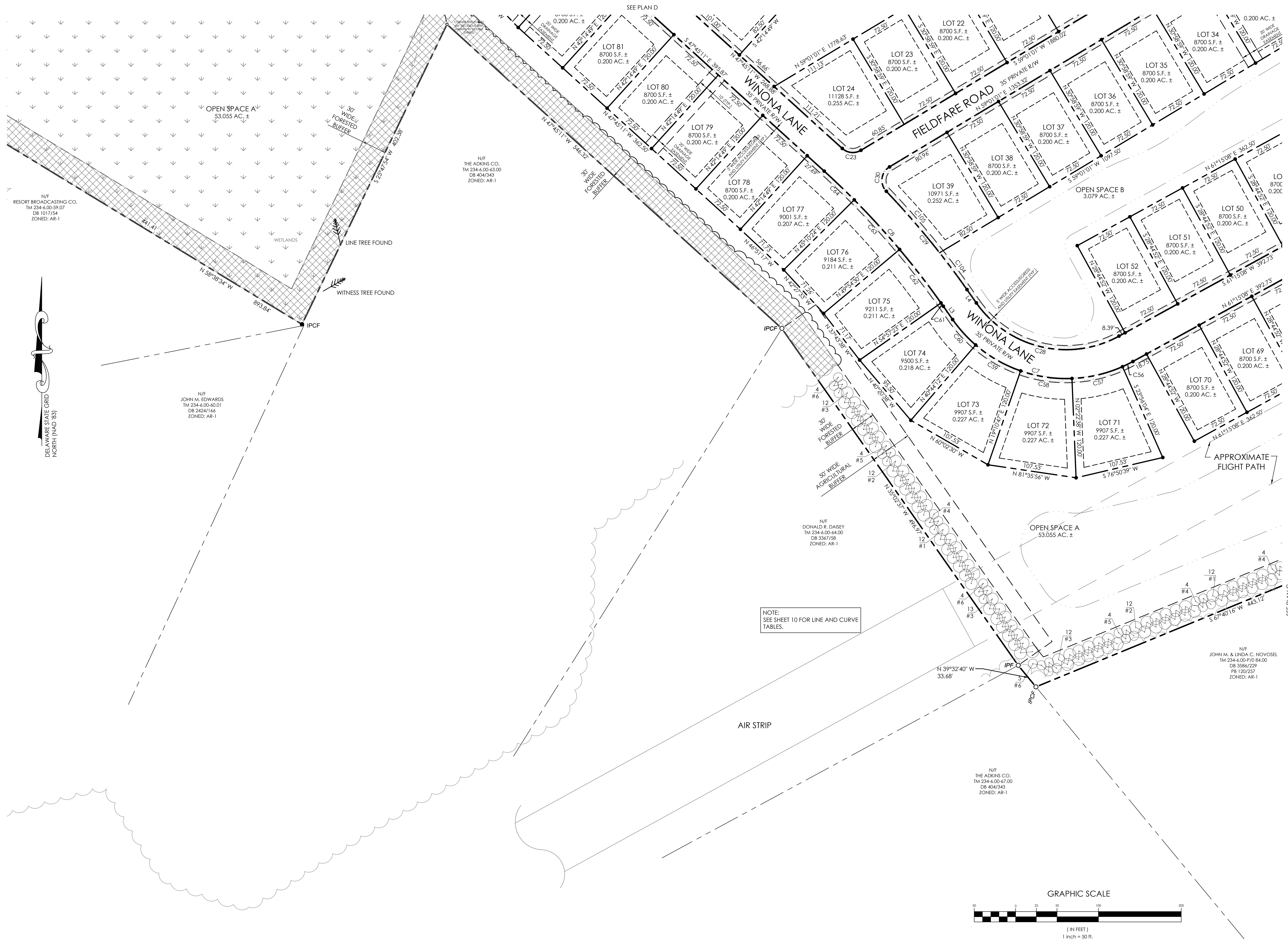
NO.	DATE	DESCRIPTION

RECORD PLAT - PLAN E
for
TANAGER WOODS
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE

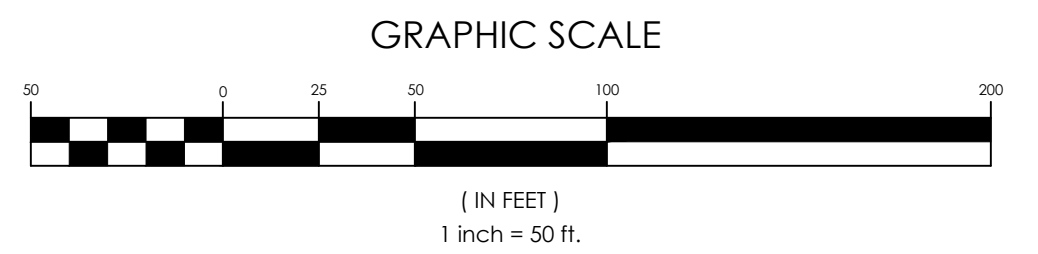
Date:	4/24/18	JRE
Job Number:	G18002	JRE
Scale:	1" = 50'	JRE
Drawn By:	MLL	JRE
Designed By:	JPR	JRE
Approved By:	JRE	JRE

Sheet No.: **8**

File Name: 18002-record-plot



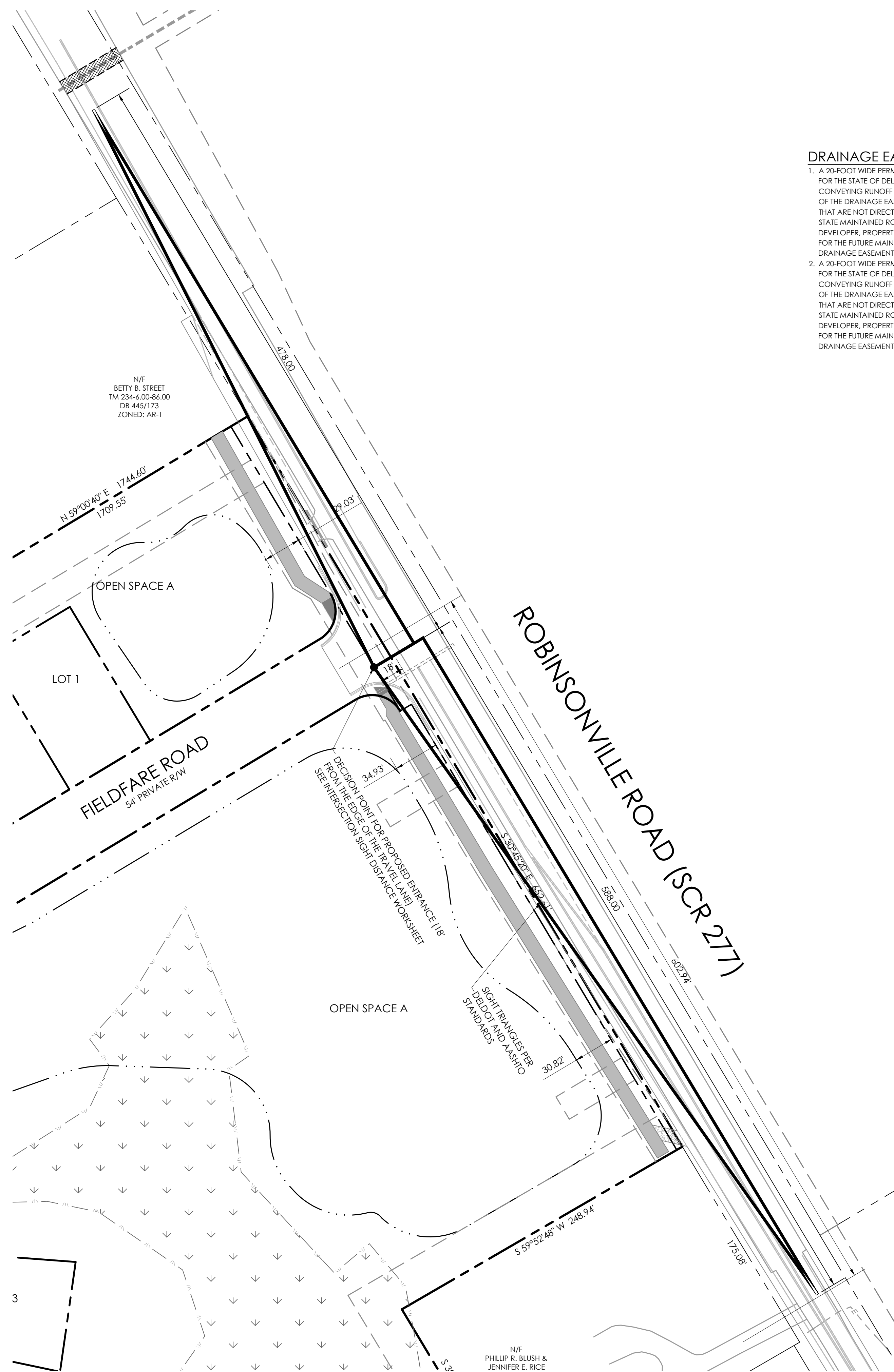
NOTE:
SEE SHEET 10 FOR LINE AND CURVE
TABLES.



NO.	DATE	DESCRIPTION

RECORD PLAT - PLAN F
for
TANAGER WOODS
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE

Date:	4/24/18
Job Number:	G18002
Scale:	1" = 50'
Drawn By:	MLL
Designed By:	JPR
Approved By:	JRE



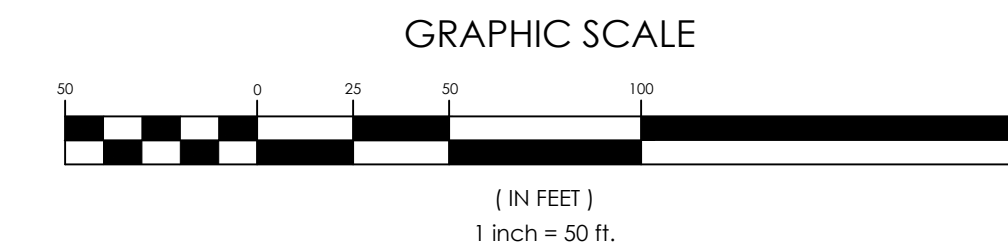
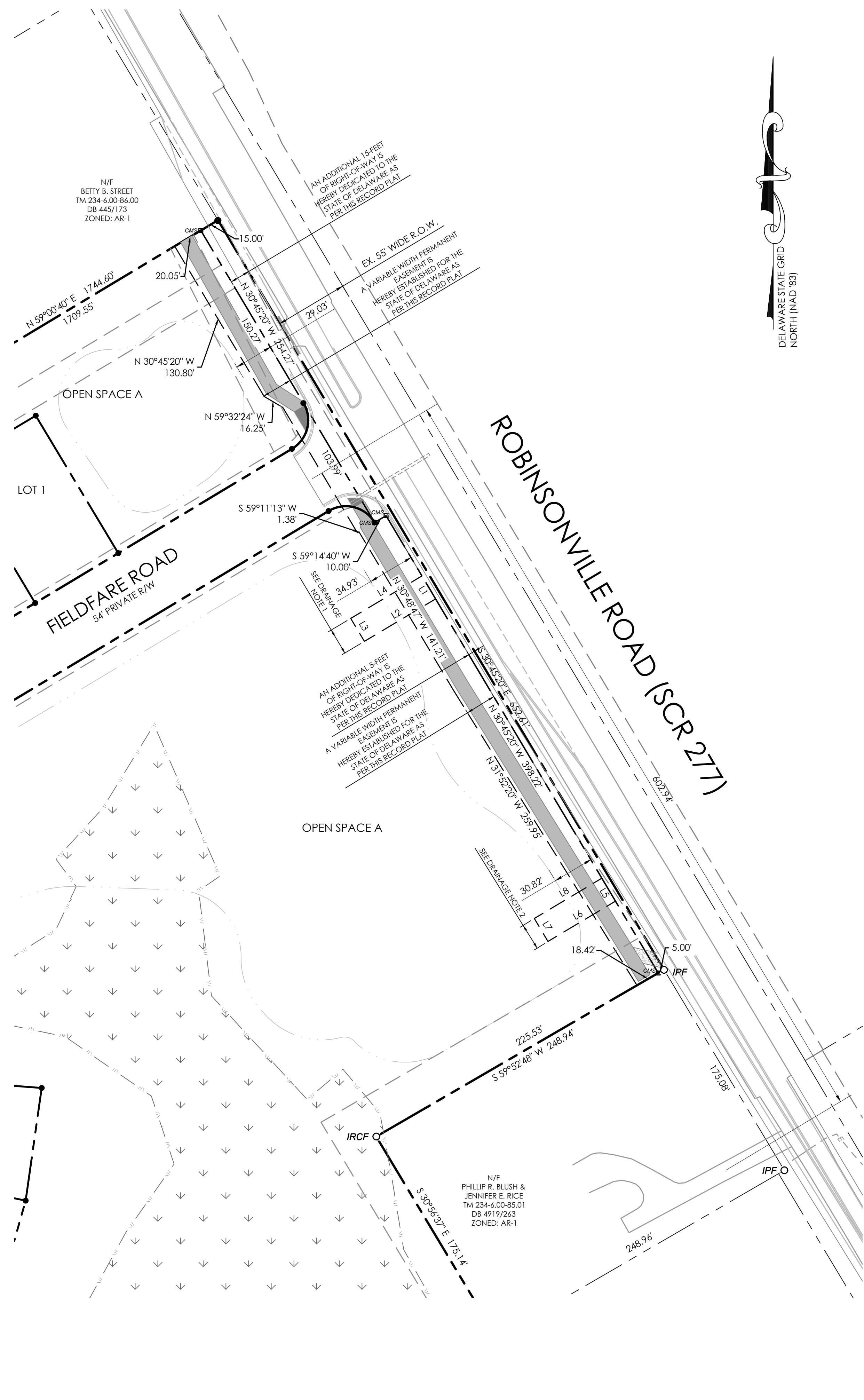
DRAINAGE EASEMENT NOTES:

1. A 20-FOOT WIDE PERMANENT EASEMENT CONTAINING 1,241.09 SQUARE FEET IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAT. FOR EMERGENCY ACCESS TO DRAINAGE FACILITIES CONVEYING RUNOFF FROM THE STATE MAINTAINED ROADS AND/OR RIGHT-OF-WAY, THE PORTIONS OF THE DRAINAGE EASEMENT AND SYSTEM THAT ARE UPSTREAM OR OFFSITE AS WELL AS SECTIONS THAT ARE NOT DIRECTLY COLLECTING AND CONVEYING THE DRAINAGE RUNOFF OF THE PROPOSED STATE MAINTAINED ROADS AND/OR RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, PROPERTY OWNERS, OR BOTH. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF ANY EXEMPTED PORTIONS OF THE STORM DRAIN SYSTEM AND/OR DRAINAGE EASEMENTS.
2. A 20-FOOT WIDE PERMANENT EASEMENT CONTAINING 1,176.40 SQUARE FEET IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAT. FOR EMERGENCY ACCESS TO DRAINAGE FACILITIES CONVEYING RUNOFF FROM THE STATE MAINTAINED ROADS AND/OR RIGHT-OF-WAY, THE PORTIONS OF THE DRAINAGE EASEMENT AND SYSTEM THAT ARE UPSTREAM OR OFFSITE AS WELL AS SECTIONS THAT ARE NOT DIRECTLY COLLECTING AND CONVEYING THE DRAINAGE RUNOFF OF THE PROPOSED STATE MAINTAINED ROADS AND/OR RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, PROPERTY OWNERS, OR BOTH. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF ANY EXEMPTED PORTIONS OF THE STORM DRAIN SYSTEM AND/OR DRAINAGE EASEMENTS.

LINE	BEARING	DISTANCE
L1	S 30°45'20" E	20.00'
L2	S 59°11'13" W	62.04'
L3	N 30°48'47" W	20.00'
L4	N 59°11'13" E	62.06'
L5	S 30°45'20" E	20.00'
L6	S 59°11'13" W	58.82'
L7	N 30°48'47" W	20.00'
L8	N 59°11'13" E	58.84'

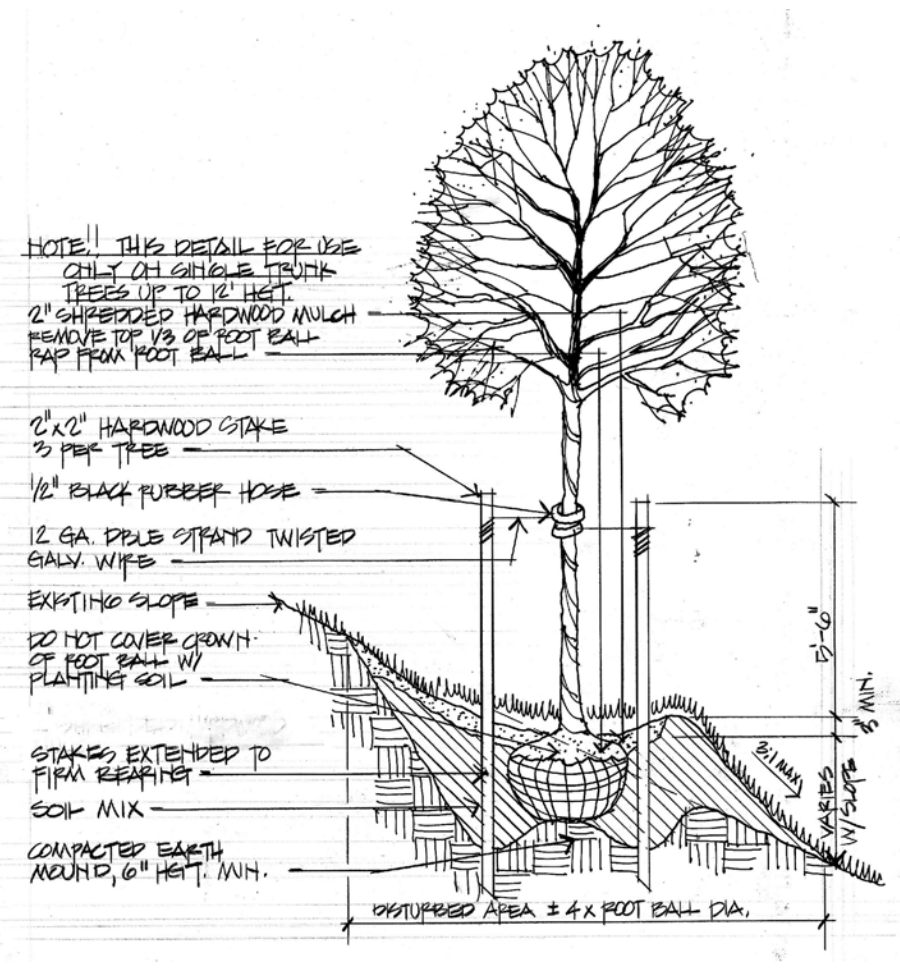
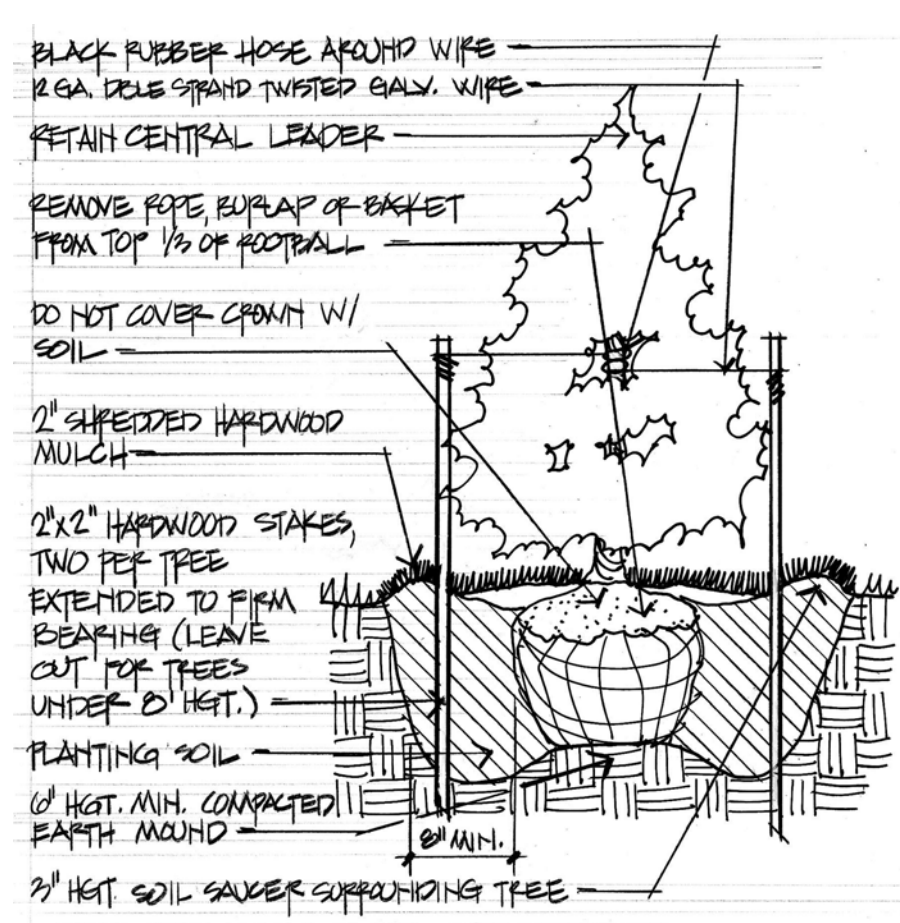
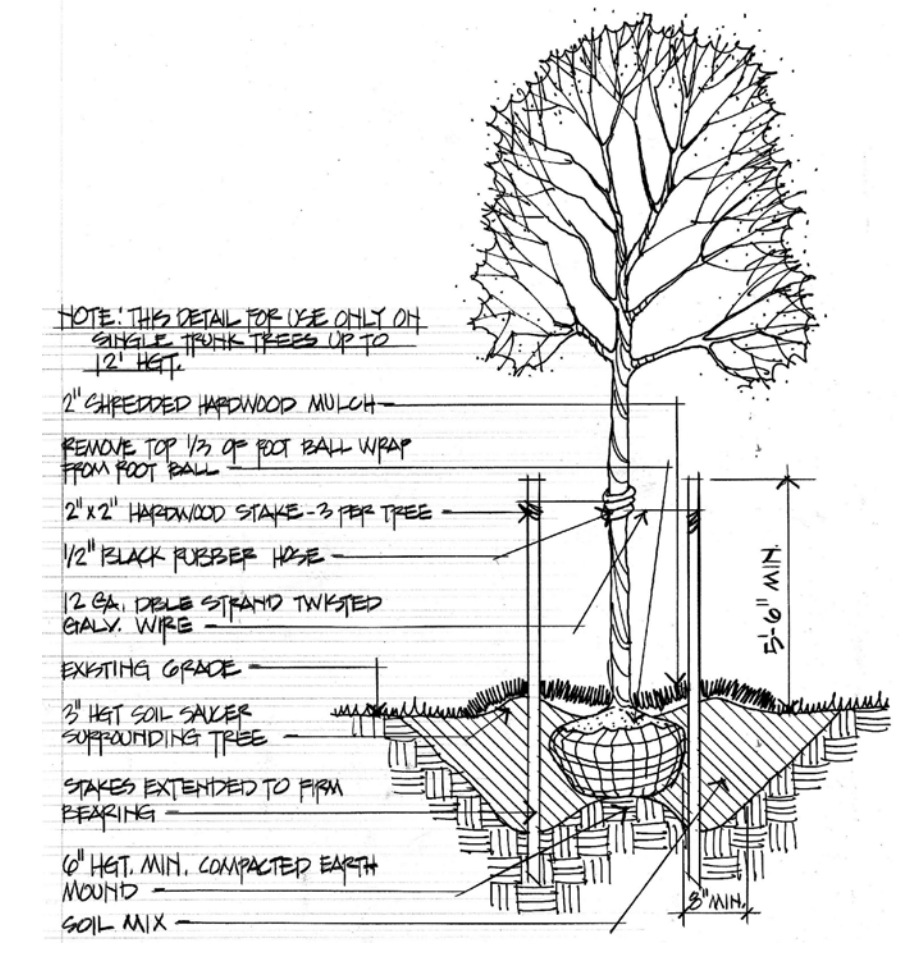
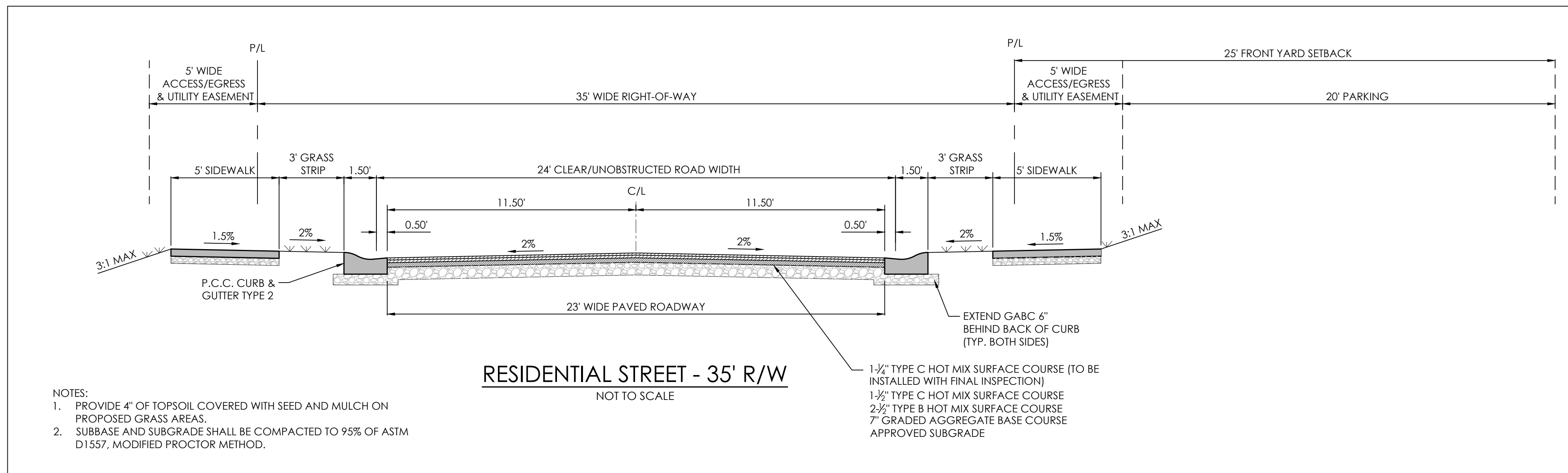
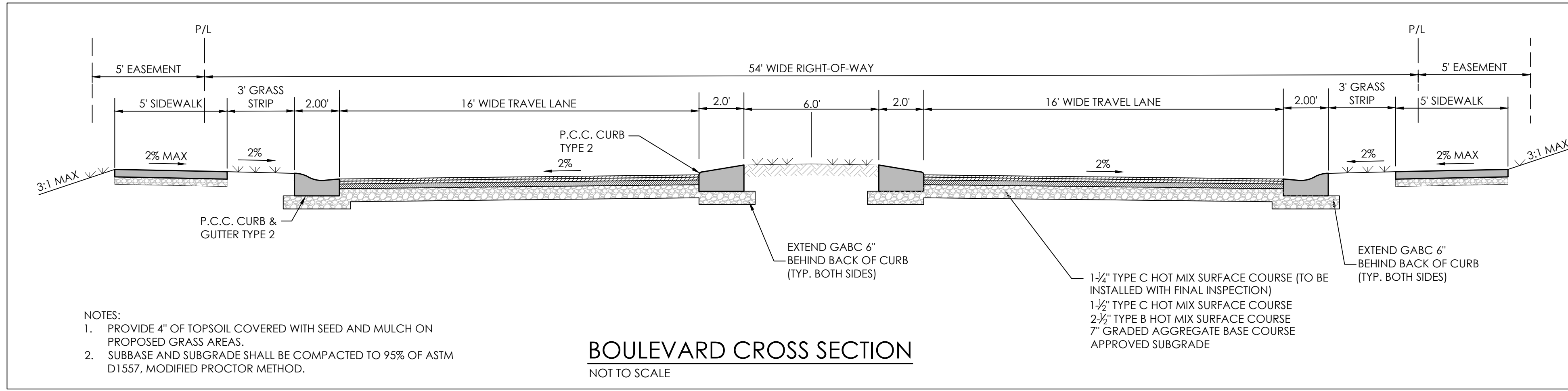
PROPOSED ENTRANCE DEPARTURE SIGHT DISTANCE TRIANGLE EXHIBIT

SCALE: 1" = 50'



REVISIONS	
NO.	DESCRIPTION

RECORD PLAT - DELDOT EASEMENTS & SIGHT DISTANCE TRIANGLES
 for
TANAGER WOODS
 INDIAN RIVER HUNDRED
 SUSSEX COUNTY, DELAWARE



LANDSCAPE BUFFER

NOTES:
1. THE LANDSCAPE AND/OR FOREST BUFFERS SHALL BE INSTALLED WITHIN 18 MONTHS FROM THE DATE SITE WORK IS AUTHORIZED TO COMMENCE, AS DOCUMENTED BY A NOTICE TO PROCEED LETTER FROM THE COMMISSION.

2. THE LAND DEVELOPER SHALL BE RESPONSIBLE FOR THE HEALTH AND SURVIVAL OF THE TREES, INCLUDING REGULAR NECESSARY WATERING FOR A MINIMUM OF 2 YEARS OR UNTIL SUCH LATER DATE AS THE MAINTENANCE RESPONSIBILITIES ARE TRANSFERRED TO A CONDOMINIUM ASSOCIATION; PROVIDED, HOWEVER THAT THE DEVELOPER SHALL REPLACE AND TREES THAT DIE DURING THE MINIMUM 2 YEAR DEVELOPER MAINTENANCE PRIOR TO TRANSFERRING MAINTENANCE RESPONSIBILITIES TO A CONDOMINIUM ASSOCIATION.

3. ADDITIONAL INFORMATION AS TO HOW THE LANDSCAPE / FORESTED BUFFERS ARE TO BE MAINTAINED IN PERPETUITY, SHALL BE INCLUDED IN THE RESTRICTIVE COVENANTS AND/OR CONDOMINIUM ASSOCIATION DOCUMENTS.

4. PURSUANT WITH SUSSEX COUNTY CODE SECTION 99-5, THE 20' WIDE LANDSCAPE BUFFER SHOWN IN THIS PLAN MUST BE PLANTED WITH A MIX OF 70% DECIDUOUS AND 30% EVERGREEN TREES, THE MAJORITY OF WHICH SHALL BE SUITABLE TREES OF COMMON LOCAL SPECIES. EVERY 100' OF BUFFER SHALL INCLUDE A MINIMUM OF 15 TREES.

5. ALL DECIDUOUS TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM CALIPER OF 1.5 INCHES AND A MINIMUM HEIGHT OF SIX FEET ABOVE GROUND WHEN PLANTED IN ORDER TO INSURE THAT THE TREES WILL BE CAPABLE OF OBTAINING A MINIMUM HEIGHT OF 10 FEET ABOVE GROUND WITHIN FIVE YEARS OF BEING PLANTED.

6. ALL EVERGREEN TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM HEIGHT OF FIVE FEET ABOVE GROUND WHEN PLANTED IN ORDER TO INSURE THAT THEY ARE REASONABLY CAPABLE OF ATTAINING A MINIMUM HEIGHT OF 10 FEET ABOVE GROUND WITHIN FIVE YEARS OF BEING PLANTED.

7. THE TREES SHALL BE PLANTED IN A STAGGERED NATURAL MANNER, THE PROCEDURES AND DETAILS FOR PLANTING NEW TREES SHALL BE SPECIFIED BY THE LANDSCAPE ARCHITECT ON THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION AND SHALL INCLUDE THE REQUIREMENT THAT THE BUFFER AREA SHALL HAVE A FINAL GRADE THAT CONTAINS A MINIMUM OF FOUR INCHES OF TOPSOIL AND A SUITABLE GRASS MIX PLANTED AS SACRIFICIAL COVER BETWEEN THE BUFFER TREES FOR SOIL STABILIZATION UNTIL THE NEWLY PLANTED TREES BECOME LARGER. THE PLAN MAY SUBSTITUTE WOODCHIPS FOR PLANTED GRASS BETWEEN THE BUFFER TREES IN RESPECT TO BOTH NEWLY PLANTED AND EXISTING TREES, AS DETERMINED BY THE LANDSCAPE ARCHITECT

LANDSCAPE SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATION
166	#1	Acer rubrum	RED MAPLE	1 1/2" CAL., 6' HGT. MIN.
144	#2	Quercus phellos	WILLOW OAK	1 1/2" CAL., 6' HGT. MIN.
145	#3	Quercus rubra	RED OAK	1 1/2" CAL., 6' HGT. MIN.
72	#4	Ilex opaca	AMERICAN HOLLY	5' HGT. MIN.
57	#5	Picea abies	NORWAY SPRUCE	5' HGT. MIN.
76	#6	Pinus virginiana	VIRGINIA PINE	5' HGT. MIN.

SUBSTITUTIONS:

BOTANICAL NAME	COMMON NAME	SPECIFICATION
Acer saccharum	SUGAR MAPLE	1 1/2" CAL., 6' HGT. MIN.
Chamaecyparis thyoides	ATLANTIC WHITECEDAR	5' HGT. MIN.
Crataegus viridis 'Winter King'	WINTER KING GREEN HAWTHORN	1 1/2" CAL., 6' HGT. MIN.
Liriodendron tulipifera	TULIP TREE	1 1/2" CAL., 6' HGT. MIN.
Pinus strobus	WHITE PINE	5' HGT. MIN.
Pinus taeda	LOBLOLLY PINE	5' HGT. MIN.
Quercus alba	WHITE PINE	1 1/2" CAL., 6' HGT. MIN.
Quercus coccinea	SCARLET OAK	1 1/2" CAL., 6' HGT. MIN.
Taxodium distichum	BALD CYPRESS	1 1/2" CAL., 6' HGT. MIN.
Magnolia virginiana	SWEETBAY MAGNOLIA	5' HGT. MIN.
Juniperus virginiana	EASTERN RED CEDAR	5' HGT. MIN.
Platanus acerifolia	LONDON PLANE TREE	1 1/2" CAL., 6' HGT. MIN.
Nyssa sylvatica	BLACK GUM	1 1/2" CAL., 6' HGT. MIN.
Salix babylonica	WEeping WILLOW	1 1/2" CAL., 6' HGT. MIN.

IF SUBSTITUTIONS ARE MADE, ONLY SUBSTITUTE DECIDUOUS FOR DECIDUOUS OR EVERGREEN FOR EVERGREEN TO MAINTAIN REQUIRED MIX.

REVISIONS

NO.	DATE	DESCRIPTION

RECORD PLAN - ROAD SECTIONS AND LANDSCAPE DETAILS

for
TANAGER WOODS
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE



LANDSCAPE ARCHITECT'S CERTIFICATION

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

Lee Ann Schnappinger 10-27-21 DATE

LEE ANN SCHNAPPINGER BRIDGMAN, RLA
BRIDGMAN LANDSCAPE ARCHITECTURE, LLC

ENGINEERING DEPARTMENT

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

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



Sussex County

DELAWARE
sussexcountyde.gov

HANS M. MEDLARZ, P.E.
COUNTY ENGINEER

November 15, 2021

Mr. Jim Eriksen, P.E.
Solutions IPEM.
303 N. Bedford Street
Georgetown, DE 19947

REF: **CARDINAL GROVE
W. REHOBOTH EXP. OF THE DEWEY BEACH SAN SEWER DISTRICT
SUBDIVISION NO. 2020-11
SUSSEX COUNTY TAX MAP NUMBERS 2-34-2.00-1.10 – CLASS-1
AGREEMENT NO. 1156**

Dear Mr. Eriksen:

The above referenced project was approved on November 12, 2021 and one (1) set of the approved plans are enclosed. This approval is valid for three (3) years, unless prior to expiration of that three (3) year period, a time extension is requested and approved by the Department. Plans granted an extension beyond the three (3) period will be required to meet updated standards and specifications.

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

Please contact Mr. Keith Bryan of this Division to initiate pre-construction procedures for private roads and to initiate pre-construction procedures for sanitary sewer.

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

Sincerely,

SUSSEX COUNTY ENGINEERING DEPARTMENT

Scott A. Thornton
Engineering Technician IV

cc: Mr. Keith Bryan, w/3 enclosures
SCED Field File, w/1 enclosures





November 8, 2021

Mr. Tim Green
Beaver Dam, LLC
20184 Phillips Street
Rehoboth Beach, DE 19971

Ref: Cardinal Grove
State Wastewater Construction Permit No. WPCC 3063/21

To Mr. Green:

Please find enclosed a copy of the construction permit that was issued for the referenced project.

We expect the permitted construction to be completed within the permit term. If the construction cannot be completed by the permit expiration date, a one-time, no-cost two-year permit extension is available, as long as the request is received in writing prior to the expiration date and as long as the scope of the project has not changed significantly, as determined by the Department.

Per Part II.A.2.a of the enclosed permit, notify the Department of any changes to the construction authorized therein. Per Part II.B.1, submit a set of "as-built" plans of the constructed wastewater facilities within ninety (90) days of construction completion. The as-built plans must be signed and sealed by a Professional Engineer licensed in Delaware.

If you have any questions, please contact me at (302) 739-9351 or via email at Keith.Kooker@delaware.gov.

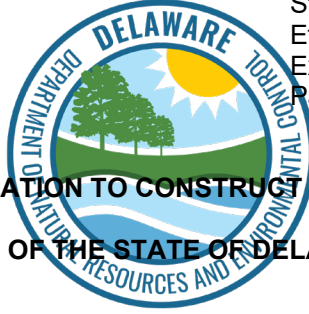
From,

A handwritten signature in blue ink that reads "Keith Kooker".

Keith Kooker, P.E.
Environmental Finance

Email Enclosure:

1. Jim Eriksen - Solutions IPEM (CPfeifer@gmbnet.com)
2. Lauren DeVore - Sussex County Planning (Lauren.Devore@sussexcountyde.gov)
3. Scott Thornton - Sussex County Engineering (Scott.Thornton@sussexcountyde.gov)
4. Keith Bryan - Sussex County Utility Construction (KBryan@sussexcountyde.gov)
5. Susan Isaacs - Sussex Co. Engineering Project Coordinator (SIsaacs@sussexcountyde.gov)



**AUTHORIZATION TO CONSTRUCT UNDER THE
LAWS OF THE STATE OF DELAWARE**

PART I

1. In compliance with the provisions of 7 Del. C., §6003,

**Sussex County Council
P.O. Box 589
Georgetown, DE 19947**

and

**Beaver Dam, LLC
20184 Phillips Street
Rehoboth Beach, DE 19971**

are authorized, jointly and individually, to construct facilities consisting of the following:

Approximately four thousand three hundred and eighty-six linear feet (4,386 LF) of eight (8) inch diameter gravity sewer main, sixty-nine (69) linear feet of ten (10) inch diameter gravity sewer main, twenty-eight (28) gravity manholes, laterals, cleanouts, a duplex submersible pump station, a valve vault, two thousand and one linear feet (2,001 LF) of four (4) inch diameter force main, five (5) air release manholes and related appurtenances to serve ninety-eight (98) single family homes and seven (7) adjacent lots in the proposed Cardinal Grove subdivision located on the west side of Beaver Dam Road at the Kendale Road intersection southwest of Lewes in Sussex County, Delaware. The proposed force main will run within cardinal Grove and discharge to an existing twenty-four (24) inch diameter Sussex County sanitary sewer force main running along Beaver Dam Road near the Kendale Road intersection.

The subject project will be constructed in accordance with plans and specifications as described below and limitations, requirements and other conditions set forth in Parts I, II and III hereof.

2. The plans, specifications, municipality standards and other documents submitted with the construction permit application consist of the following, which are incorporated by reference and made part of this authorization:

Ten (10) drawings** prepared by Solutions IPEM, titled "Cardinal Grove", dated 5-21-21, signed and stamped by James Eriksen on 11-03-21 and the current Sussex County Standard Specifications for Design and Construction of Ordinance 38 projects.

Greg Pope

Greg Pope, Engineer VI
By Agreement with Surface Water Discharges Section
Division of Water
State of Delaware Department of Natural Resources
and Environmental Control

11/09/2021

Date Signed

** The drawings include:

Sheet 1 – Cover Sheet
Sheet 20 – Sanitary Sewer Index Plan
Sheets 21-22 – Sanitary Sewer Plan A and B
Sheets 23-24 – Sanitary Sewer Profiles 1 and 2
Sheets 25-26 – Sanitary Sewer Details 1 and 2
Sheet 27 – Pump Station Site Plan
Sheets 28-29 – Pump Station Details 1 and 2

3. The liquid waste will be discharged through an existing wastewater collection and transmission system to the Sussex County Inland Bays Wastewater Treatment Facility, which discharges treated wastewater via spray irrigation, in accordance with DNREC Groundwater Discharges Section Permit No. LTS-5004-90-12.

A. Effluent Limitations on Pollutants Attributable to Industrial Users

The use of the constructed facility is conditioned on meeting all applicable pretreatment standards under 40 CFR, Part 403, or toxic pollutant discharge limitation under Section 307(a) of the Clean Water Act of 1977, PL 95-217.

B. Flow and Usage Limitations

This permit authorizes a daily average discharge of N/A gallons*. The flow in the system shall be measured at least every N/A.

The estimated average daily discharge from the subject project is 26,500 GPD, which is based on 98 single family homes, seven adjacent lots and one EDU for a pool and pool house at 250 GPD/EDU.

* This permit authorizes only the construction of the wastewater collection and conveyance facilities referenced herein.

C. Monitoring and Reporting (When Required)

1. Representative sampling of the volume and nature of the monitored discharge shall be conducted at the request of the Division of Water.

2. Reporting

Monitoring results shall be reported to the:
Delaware Department of Natural Resources and Environmental Control
Division of Water, Surface Water Discharges Section
89 Kings Highway
Dover, DE 19901
302-739-9946

3. Definitions

- a. "Daily average flow" means the total flow during a calendar month divided by the number of days in the month that the facility was operating.
- b. "Daily maximum flow" means the highest total flow during any calendar day.
- c. "Daily Peak Flow" means the flow which can be safely transported within

the sewage system without causing an overflow or a backup into the building(s) or residence(s).

- d. "Bypass" means the intentional diversion of wastes from any portion of a treatment facility.
- e. "Measured flow" means any method of liquid volume measurement, the accuracy of which has been previously demonstrated in engineering practice, or for which a relationship to absolute volume has been obtained.
- f. "Estimate" means a value to be based on a technical evaluation of the sources contributing to the discharge including, but not limited to, pump capabilities, water meters and batch discharge volumes.

4. Recording of Results

For each measurement or sample taken pursuant to the requirements of this permit, the permittee shall record the following information:

- a. The date, exact place and time of sampling or measurement;
- b. The person(s) who performed the sampling and/or measurement;
- c. The date(s) and time(s) analysis was performed;
- d. The individual(s) who performed each analysis;
- e. The analytical technique(s) or method(s) used;
- f. The results of each analysis; and
- g. Appropriate quality assurance information.

5. Records Retention

All records and information resulting from the monitoring activities required by this permit, including all records of analyses performed, all records of instrument calibration and maintenance and all charts from continuous monitoring instruments, shall be retained for three (3) years. This period of retention shall be extended automatically during the course of any unresolved litigation regarding the regulated activity or regarding control standards applicable to the permittee, or as requested by the Department.

6. Test Procedures

Test procedures for the analysis of pollutants shall conform to the applicable test procedures identified in 40 CFR, Part 136, unless otherwise specified in this permit.

END OF PART I

PART II

A. Management Requirements

1. Duty to Comply

The permittee must comply with the terms and conditions of this permit. Failure to do so constitutes a violation of this permit, which is grounds for enforcement and the imposition of penalties as provided in 7 Del.C., Chapter 60, grounds for permit termination or loss of authorization to discharge or operate pursuant to this permit, grounds for permit revocation and reissuance or permit modification, or denial of a permit renewal application.

2. Notification

a. Changes in Authorized Activities

The permittee shall notify the Department of any proposed change in the activity authorized herein, of any proposed substantive change in the operation of the facility or facilities authorized herein, or of any anticipated facility expansions, production increases, or process modifications. Notification is required only when such alteration, addition or change may justify the inclusion of conditions that are absent or different from those specified in this permit. This includes, for example, the construction of additional wastewater collection, transmission or treatment facilities and changes which will result in new, different, or increased discharges of pollutants. Following such notice, the Department may require the submission of a new permit application and this permit may be reopened and modified to address the proposed changes.

b. Noncompliance

If, for any reason, the permittee does not comply with or will be unable to comply with any limitation specified in this permit, the permittee shall provide the Department with the following information, in writing, within five (5) days of becoming aware of such condition:

- 1.) A description of the discharge and cause of noncompliance; and
- 2.) The period of noncompliance, including exact dates and times; or, if not corrected, the anticipated time the noncompliance is expected to continue, and steps being taken to reduce, eliminate and prevent recurrence of the noncomplying discharge.

3. Facilities Operation

The permittee shall, at all times, maintain in good working order and operate as efficiently as possible all collection and treatment facilities and systems (and related appurtenances) installed or used by the permittee to achieve compliance with the terms and conditions of this permit. Proper operation and maintenance includes, but is not limited to, effective management, adequate operator staffing and training and adequate laboratory process controls, including appropriate quality assurance procedures.

4. Adverse Impact

The permittee shall take all reasonable steps to minimize any adverse impact to waters of the State resulting from noncompliance with this permit, including such accelerated or additional monitoring as necessary to determine the nature and extent of the noncomplying discharge.

5. Bypassing

Any bypass or intentional diversion of waste streams from the facilities authorized by this permit, or any portion thereof, is prohibited, except (i) where unavoidable to prevent loss of human life, personal injury or severe property damage, or (ii) where excessive storm drainage or run-off would damage any facilities necessary for compliance with the effluent limitations and prohibitions of this permit. The permittee shall promptly notify the Department, in writing, of each such diversion or bypass.

6. Removed Substances

Solids, sludges, filter backwash, or other pollutants removed in the course of treatment or control of wastewater shall be disposed of in a manner such as to prevent any pollutant from such materials from entering the surface water or groundwater.

B. Responsibilities

1. Within 90 days following the completion of construction, the permittee shall submit to the Department an "as-built" set of plans of the facility or facilities constructed, bearing the seal and signature of a licensed Professional Engineer registered in the State of Delaware.

2. Right of Entry

The permittee shall allow the Secretary of the Department of Natural Resources and Environmental Control, or his authorized representative(s), upon the presentation of credentials:

- a. To enter upon the permittee's premises for inspection of any records, flow measurements, construction or other activity authorized by this permit or any condition required under the terms of this permit; and
- b. At reasonable times, to have access to and to copy any records required to be kept under the terms and conditions of this permit; to inspect any monitoring equipment or monitoring method required in this permit; and
- c. To sample any discharge.

3. Transferability

This permit is transferable with the Department's consent, provided that an intention to transfer accompanied by a copy of the permit is provided to the Department, signed by both the transferor and the transferee at least ten (10) days prior to the actual transfer.

4. Availability of Reports

All reports submitted with the application and those reports required under the terms of this permit shall be available for public inspection at the offices of the Department of Natural Resources and Environmental Control. Knowingly making any false statement on any such report may result in the imposition of criminal penalties as provided for in 7 Del. C.,

§6013. Any person who causes or contributes to the discharge of a pollutant into State waters either in excess of any conditions specified in this permit or in absence of a specific permit condition shall report such an incident to the Department, as required under 7 Del. C. §6028.

5. Permit Modification

This permit may be modified, suspended or revoked in whole or in part during its term for cause including, but not limited to, the following:

- a. Violation of any term or condition of this permit;
- b. Obtaining this permit by misrepresentation or failure to fully disclose all relevant facts;
- c. A change in any condition that requires either a temporary or permanent reduction or elimination of the authorized activity; or
- d. Information that the permitted activity poses a threat to human health or welfare, or to the environment.

6. Oil and Hazardous Substance Liability

Nothing in this permit shall be construed to preclude the institution of any legal action or relieve the permittee from any responsibilities, liabilities, or penalties to which the permittee is or may be subject to under 7 Del. C., Chapter 60.

7. State Laws

Nothing in this permit shall be construed to preclude the institution of any legal action or relieve the permittee from any responsibilities, liabilities, or penalties established pursuant to any applicable State law or regulation.

8. Property Rights

The issuance of this permit does not convey any property rights in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Federal, State or local laws or regulations.

9. Severability

The provisions of this permit are severable. If any provision of this permit is held invalid, or if the application of any provision of this permit to any circumstances is held invalid, the application of such provision to other circumstances, and the remainder of this permit, shall not be affected thereby.

END OF PART II

PART III

A. Special Conditions

1. This permit authorizes only the construction of the wastewater facilities and related work referenced herein.
2. If well pointing is required during construction, the wells must be installed by a licensed well driller, and a permit to construct such wells must first be obtained from the Well Permits Branch of the Water Supply Section.
3. All construction shall be in agreement with plans and specifications submitted under this project and approved by the Department of Natural Resources and Environmental Control.
4. All construction shall be in accordance with Ten States Standards and other applicable local utility construction specifications and standards.
5. Connections or additions to the proposed system, other than those proposed on the plans, will not be allowed without prior approval from the Department.

END OF PART III



October 21, 2021

Mr. Tim Green
c/o Solutions, IPEM
303 North Bedford Street
Georgetown, DE 19947

RE: Cardinal Grove

Dear Mr. Green:

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

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

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

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

Sincerely,

Jessica Watson

Jessica Watson
Program Manager

JW/jmg

cc:

CONDITIONS OF APPROVAL

NOTIFICATION

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

CHANGES

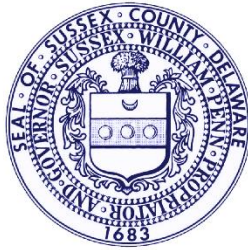
4. This project is to be undertaken in accordance with the plans submitted and as approved. If changes are necessary at any time during the completion of the project, submit revised plans, prior to further construction, to the Sussex Conservation District Sediment and Stormwater Program for review and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

CONSTRUCTION AND CLOSEOUT

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

MAPPING & ADDRESSING

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



Sussex County

DELAWARE
sussexcountyde.gov

July 24, 2020

Solutions IPEM
Attn: **Jason Palkewicz**

RE: **CARDINAL GROVE**

I have received proposed street name(s) for the proposed subdivision, **CARDINAL GROVE**, located in Lewes. In reviewing the proposed street name(s) the following have been approved:

Safflower Way	Sumac Ln	
Milo Rd		

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

Sincerely,

Terri L. Dukes

Terri L. Dukes
Addressing Technician II

CC: Christin Headley
Planning & Zoning





September 1, 2021

TIDEWATER UTILITIES, INC.

APPROVAL TO CONSTRUCT

Cardinal Grove Connection

Rehoboth District

PWS #DE0000991

Approval #21W122

Mr. Tim Green
18898 Beaver Dam Road, LLC
20184 Phillips Street
Rehoboth Beach, DE 19971

Dear Mr. Green:

As provided by Section 2.11 of the *State of Delaware Regulations Governing Public Drinking Water Systems*, you are granted approval to connect Cardinal Grove to the existing main in accordance with the plans submitted by Solutions IPEM, LLC. The plans consist of:

1. Transmittal letter dated August 27, 2021.
2. Three copies of the plans entitled "Fire Marshal Plans for Cardinal Grove" dated May 21, 2021 and revised August 16, 2021.

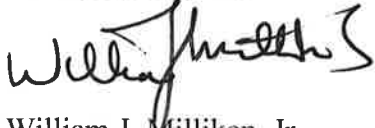
These plans, as noted, are made a part of this approval. This approval is granted subject to the enclosed list of conditions. It is the owner's responsibility to ensure as-built drawings are maintained throughout all phases of construction. Prior to receiving an Approval to Operate, the Office of Engineering requires one set of as-built drawings, including profile markups.

I am sending one set of plans with a copy of this approval to Solutions IPEM, LLC. that is signed and dated by the Office of Engineering.

Mr. Tim Green
18898 Beaver Dam Road, LLC
September 1, 2021
Page 2

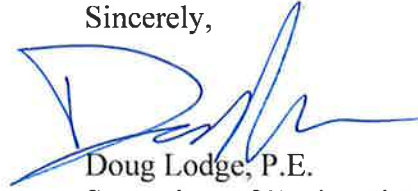
Should you have any questions regarding this matter, please feel free to contact Bill Milliken at (302) 741-8646.

Plans reviewed by:



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

Sincerely,



Doug Lodge, P.E.
Supervisor of Engineering
Office of Engineering

cc: Public Service Commission
Jim Eriksen, P.E., Solutions IPPEM, LLC.
Alexis Virdin-Gede, Tidewater Utilities, Inc.
Ashley Kunder, Office of Drinking Water

1. The approval is void if construction has not been started by September 1, 2022.
2. The project shall be constructed in accordance with the approved plans and all required conditions listed in this Approval to Construct. If any changes are necessary, revised plans shall be submitted and a supplemental approval issued prior to the start of construction. As-built plans including profile mark-ups must be submitted to the Office of Engineering after construction has been completed.
3. Representatives of the Division of Public Health may inspect this project at any time during the construction.
4. This approval does not cover the structural stability of any units or parts of this project.
5. The water system shall be operated in conformance with the *State of Delaware Regulations Governing Public Drinking Water Systems*.
6. All wells, pipes, tanks, and equipment which can convey or store potable water shall be disinfected in accordance with the current AWWA procedures. Plans or specifications shall outline the procedure and include the disinfectant dosage, contact time, and method of testing the results of the procedure. (Recommended Standards for Water Works 2018 Edition 2.15)
7. Water mains crossing sanitary and storm sewers should be laid to provide a minimum vertical distance of 18 inches between the outside of the water main and the outside of the sewer, and the water main should be above the sewer. At crossings, one full length of water pipe should be located so both joints will be as far from the sewer as possible. Special structural support for the water and sewer pipes may be required. In cases where it is not practical to maintain an 18-inch separation, the Division may allow deviation on a case-by-case basis if supported by data from the design engineer.
8. Water mains should be laid 10 feet horizontally from any existing or proposed sanitary or storm sewers. The distance should be measured edge to edge. In cases where it is not practical to maintain a 10-foot separation, the Division may allow deviation on a case-by-case basis if supported by data from the design engineer.
9. All chemicals, materials, mechanical devices, and coatings in contact with potable water shall comply with National Sanitation Foundation/American National Standards Institute Standards (NSF/ANSI) 60 and 61 and shall be inert, nontoxic, and shall not impart any taste, odor, or color to the water.
10. Sufficient valves should be provided so that inconvenience and sanitary hazards will be minimized during repairs. Valves should be located at not more than 500-foot intervals in commercial districts and at not more than one block or 800-foot intervals in other districts.

11. There shall be no connection between the distribution system and any pipes, pumps, hydrants, or tanks whereby unsafe water or other contaminating materials may be discharged or drawn into the system.
12. Fire hydrant drains shall not be connected to or located within 10 feet of sanitary sewers, storm sewers, or storm drains.
13. Prior to usage of water from this new well, water plant, storage plant, or distribution system, approval for the water quality must be obtained from the Division of Public Health.
14. The water system should be capable of providing at least 25 psi at ground level at all times throughout the distribution system.
15. All plastic pipe utilized in this drinking water system shall be approved for potable water use (NSF-pw). If any piping is joined with solder or flux, the solder and flux shall be lead free (less than or equal to 0.2 percent lead).
16. All water lines should be buried to a depth of at least 3 feet.
17. A Certificate of Public Conveniences and Necessity should be acquired from the Public Service Commission, (302) 739-4247.
18. This approval is for the distribution system only. Plans and specifications for all well plumbing, pumps, storage (including any interior coatings), and treatment must be submitted to and approved by this office prior to their installation.
19. The approval is subject to immediate revocation upon violation of any of the preceding conditions.
20. All other local (county/city/town) approvals or permits needed must be obtained prior to beginning construction.
21. Upon completion of construction and before the system is placed into operation, a "Notice of Completion" must be submitted to the Office of Engineering. Before placing the system into operation, the following must be adhered to:
 - a. Submit a set of as-built plans with profile markups to the Office of Engineering.
 - b. Obtain an Approval to Operate from the Office of Engineering.



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

NICOLE MAJESKI
SECRETARY

October 21, 2021

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

**SUBJECT: Letter of No Objection to Recordation
Cardinal Grove**
Tax Parcel # 234-2.00-1.10
Beaver Dam Road (SCR 285)
Indian River Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Site Plan, dated April 12, 2021 (last revised August 17, 2021), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawings. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Site Plan is not recorded prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

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

This "No Objection to Recordation" letter is not a DeIDOT 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 DeIDOT'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

Cardinal Grove
Mr. Jamie Whitehouse
Page 2
October 21, 2021

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

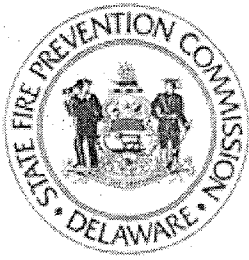
If I can be of any further assistance, please call me at (302) 760-2266.

Very truly yours,



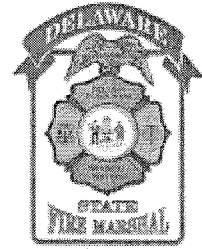
R. Stephen McCabe
Sussex County Review Coordinator
Development Coordination

cc: Tim Green, Schell Brothers
Jason Palkewicz, Solutions IPeM
William Kirsch, South District Entrance Permit Supervisor
Jessica L. Watson, Sussex Conservation District
Matt Schlitter, South District Public Works Engineer
Scott Rust, South District Public Work Manager
James Argo, South District Project Reviewer
William Kirsch, South District Entrance Permit Supervisor
Jennifer Pinkerton, Chief Materials & Research Engineer
Linda Osiecki, Pedestrian Coordinator
John Fiori, Bicycle Coordinator
Mark Galipo, Traffic Development Coordination Engineer
Tim Phillips, Maintenance Support Manager
Dan Thompson, Safety Officer North District
Jared Kauffman, DTC Planner
Sarah Coakley, Principal Planner, Regional Systems Planning
James Kelley, JMT
Wendy L. Polasko, P.E., Subdivision Engineer
Brian Yates, Sussex County Reviewer



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

22705 Park Avenue
Georgetown, DE 19947



SFMO PERMIT

Plan Review Number: 2021-04-207990-MJS-01
Status: Approved as Submitted

Tax Parcel Number: 234-2.00-1.1
Date: 08/31/2021

Project

Cardinal Grove
18898 Beaver Dam Road LLC Property

18898 Beaver Dam Road
Lewes DE 19958

Scope of Project

Number of Stories:
Square Footage:
Construction Class:
Fire District: 83 - Millsboro Fire Co Inc

Occupant Load Inside:
Occupancy Code: 9625

Applicant

Jim Eriksen
303 North Bedford Street
Georgetown, DE 19947

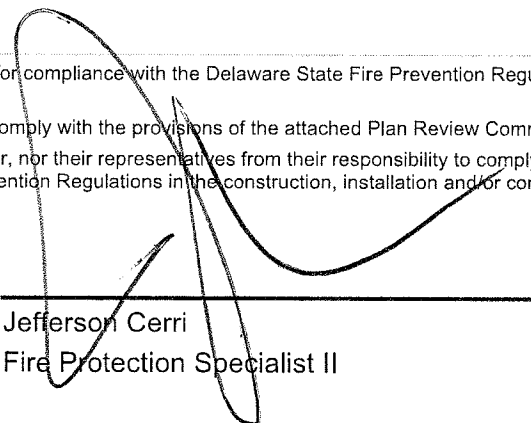
This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

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

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

A final inspection is required.

This Plan Review Project was prepared by:


Jefferson Cerri
Fire Protection Specialist II

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2021-04-207990-MJS-01

Tax Parcel Number: 234-2.00-1.1

Status: Approved as Submitted

Date: 08/31/2021

PROJECT COMMENTS

- 1002 A** This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
- 1030 A** This site meets Water Flow Table 2, therefore the following water for fire protection requirements apply: Main Sizes: 6" minimum. Minimum Capacity: 500 gpm @ 20 psi residual for 1 hour duration. Hydrant Spacing: 1,000' on center.
- 1180 A** This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.
- SITE FOR POOL, POOL DECK, AND REQUIRED EGRESS GATES REVIEWED AND APPROVED. TOTAL OUTSIDE AREA OCCUPANT LOAD CALCULATED AT 122
- 2447 A** Outside open air assembly areas (decks, patio, etc.) where egress from the area can be accomplished without re entering the building will get an occupant load for just the outside open air assembly area. The occupant load is for the outside open airassembly area ONLY and is separate from the building's posted occupant load. Any alterations to the outside open air assembly area shall require formal plan submittal to the DE State Fire Marshal's Office.
- 1190 A** Separate plan submittal is required for the building(s) proposed for this project.
FOR AMENTITY BUILDING
- 1132 A** Fire hydrants shall be color coded in accordance with the DSFPR, Part III, Section 3 4. This includes both color coding the bonnet and 2" reflective tape around the barrel under the top flange.
- 1232 A** All threads provided for fire department connections, to sprinkler systems, standpipes, yard hydrants or any other fire hose connections shall be uniform

to those used by the fire department in whose district they are located. DSFPR Part III, Section 1.1.5.1.

1332 A The distance between a fire hydrant and the fire lane shall not be greater than seven feet (DSFPR Part V, Chapter 5, Section 5 10.4).

1432 A The steamer connection of all fire hydrants shall be so positioned so as to be facing the street or fire lane. (DSFPR Regulation 705, Chapter 5, Section 10). The center of all hose outlet(s) on fire hydrants shall be not less than 18 inches above finalgrade (NFPA 24, Section 7.3.3).

1501 A If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes or revisions to the plans occur, plans are required to be submitted, reviewed, and approved.



From: [Jim Eriksen](#)
Sent: Wednesday, November 17, 2021 10:54 AM
To: [Jason Palkewicz](#)
Subject: FW: Tanager Woods and Cardinal Grove Bus Stops
Attachments: 19076 RECORD PLAN-Cardinal Grove.pdf; 18002-RECORD-Tanager Woods.pdf

Jim Eriksen, PE | Principal of Engineering |

Solutions IPEM | 303 N. Bedford Street | Georgetown, DE 19947 | ph
302.297.9215 |

From: Jim Eriksen
Sent: Tuesday, November 9, 2021 2:12 PM
To: richard.crisci@cape.k12.de.us
Subject: Tanager Woods and Cardinal Grove Bus Stops

Hi Richard,

Attached to this email are site plans for the Tanager Woods and Cardinal Grove projects. I am forwarding you these plans because the Sussex County Planning Commission approved the preliminary plans with the condition that we coordinate the location of bus stop areas with the School District.

The Cardinal Grove project has a bus stop area located in the vicinity of the entrance (Sheet 6 in the PDF) as it is unlikely to have students over ½ mile from the entrance. The Tanager Woods project has a bus stop area located in the vicinity of the clubhouse parking internal to the site (sheet 8 in the PDF) as it is likely to have students over ½ mile from the entrance. These locations provide safe areas for students to wait for busses while giving adequate place for the bus to stop with minimal traffic disruption for both projects.

Can you please confirm that these locations are acceptable for these projects? Please do not hesitate to call with any questions.

Thanks,

Jim Eriksen, PE | Principal of Engineering |

Solutions IPEM | 303 N. Bedford Street | Georgetown, DE 19947 | ph
302.297.9215 |



FORM 1

DATE
RECEIVED: 8/19/2021
ID #: 6536

**Notice of Intent (NOI) for Storm Water Discharges Associated With
CONSTRUCTION ACTIVITY Under a NPDES General Permit**

I. Applicant Information

Owner/Operator: 18898 Beaver Dam Road, LLC
Owner Last Name: Green
Owner First Name: Tim MI: Prefix: Suffix:
Mailing Address 1: 20184 Phillips Street
Mailing Address 2:
City: Rehoboth Beach State: DE Zip: 19971
Telephone: 302-226-1994 Mobile:
Email Address: tgreen@schellbrothers.com

II. Project Information

Project Name: Cardinal Grove
Project Location/Address: 18898 Beaver Dam Road
City: Lewes State: DE Zip: 19958
County: Sussex Municipality: N/A
Tax Parcel ID Number: 2-34-02.00-0001.10
Project Type: Residential
Center of Site
Latitude: 38.716645 Longitude: -75.208772
Name of Receiving Waters/Watershed:
Has the Sediment & Stormwater / Storm Water Pollution Prevention Plan (SWPPP) been prepared?
 Yes
 No



Notice of Intent (NOI) for Storm Water Discharges Associated With CONSTRUCTION ACTIVITY Under a NPDES General Permit

II. Project Information (continued)

Plan Approval Agency: Sussex Conservation District

Total Land Area of Site (tenths of acres): 49.04

Estimated Area to be Disturbed (tenths of acres): 40.04

Estimated Construction Start Date: 9/1/2021

Estimated Construction Completion Date: 9/1/2026

RECORD PLAN

FOR

CARDINAL GROVE

SUBDIVISION NO. 2020-11

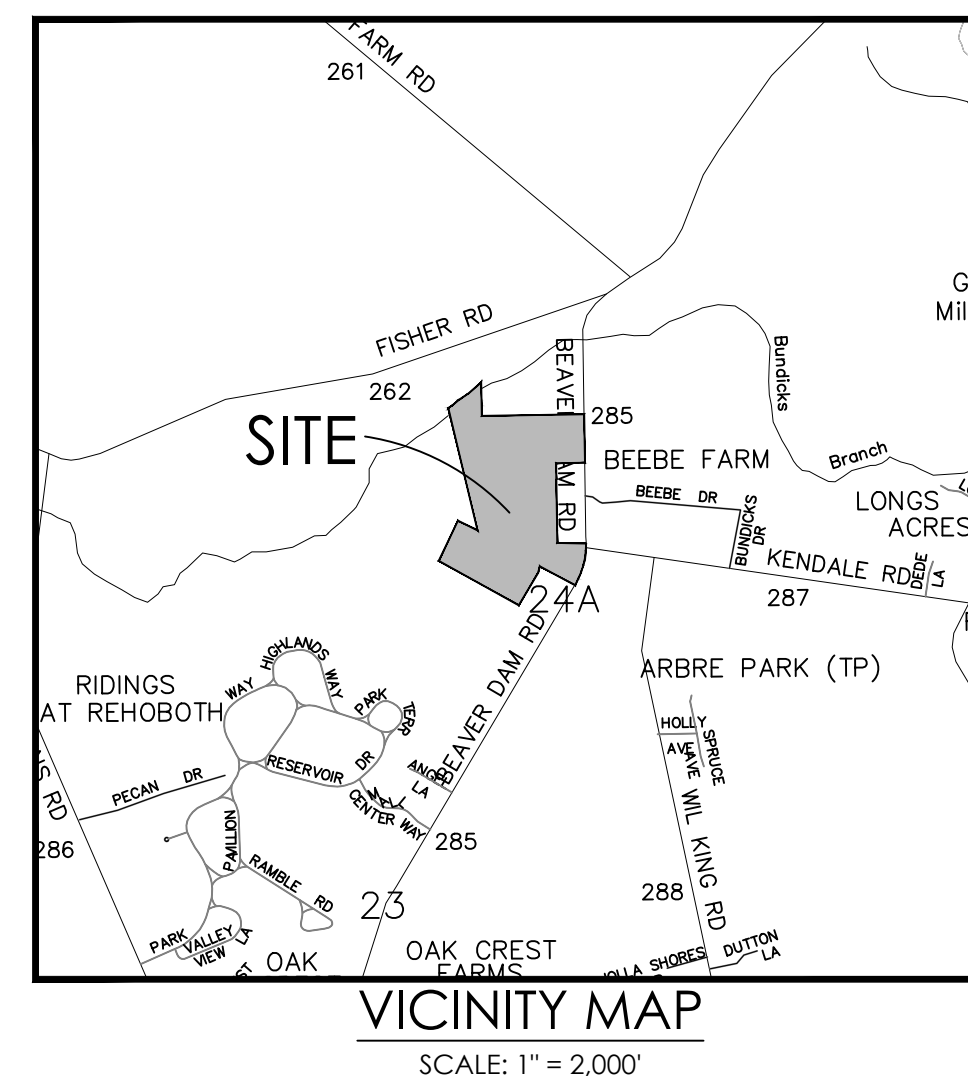
INDIAN RIVER HUNDRED - SUSSEX COUNTY, DELAWARE

FOR

18898 BEAVER DAM ROAD, LLC

SITE DATA:

- OWNER/DEVELOPER: 18898 BEAVER DAM ROAD, LLC
20184 PHILLIPS STREET
REHOBOTH BEACH, DE 19971
CONTACT: TIM GREEN
- ENGINEER/SURVEYOR: SOLUTIONS IPEM
303 NORTH BEDFORD STREET
GEORGETOWN, DE 19947
PHONE: 302-297-9215
CONTACT: JASON PALKEWICZ, PE
- TAX PARCEL NUMBER: 234-2.00-1.10
- GROSS ACREAGE = 49.04 ± ACRES
- EXISTING ZONING: AR-1
- PROPOSED BUILDING SETBACKS:
FRONT: 25' (15' CORNER)
SIDE: 10'
REAR 10'
- PRESENT USE: VACANT
- PROPOSED USE: RESIDENTIAL SUBDIVISION
- SEWER PROVIDER: SUSSEX COUNTY - UNIFIED SANITARY SEWER DISTRICT
- WATER PROVIDER: TIDEWATER UTILITIES INC.
- TOTAL NUMBER OF LOTS:
EXISTING = 1
PROPOSED = 98
- BEAVER DAM ROAD SPEED LIMIT = 45 MPH
- THE PROJECT IS LOCATED WITHIN THE HENLOPEN TID
- INVESTMENT LEVEL = 4
- FLOOD ZONE:
THE PROPERTY IS LOCATED WITHIN FLOOD ZONE A - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED AND FLOOD ZONE X (UNSHADED)- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP NUMBER 10005C0330J. MAP REVISED JANUARY 6, 2005.
- A PORTION OF THE SITE IS NOT LOCATED WITHIN ANY WELL HEAD PROTECTION AREAS § 89-6.
- THE SITE IS LOCATED WITHIN GOOD AND FAIR GROUNDWATER RECHARGE AREAS § 89-7.
- HORIZONTAL DATUM: DELAWARE STATE PLANE COORDINATE SYSTEM (NAD83)
- VERTICAL DATUM: NAVD 88
- PROPERTY IS NOT LOCATED WITHIN A WELL HEAD PROTECTION AREA.
- PROPERTY IS LOCATED IN AREA OF FAIR GROUNDWATER RECHARGE POTENTIAL.

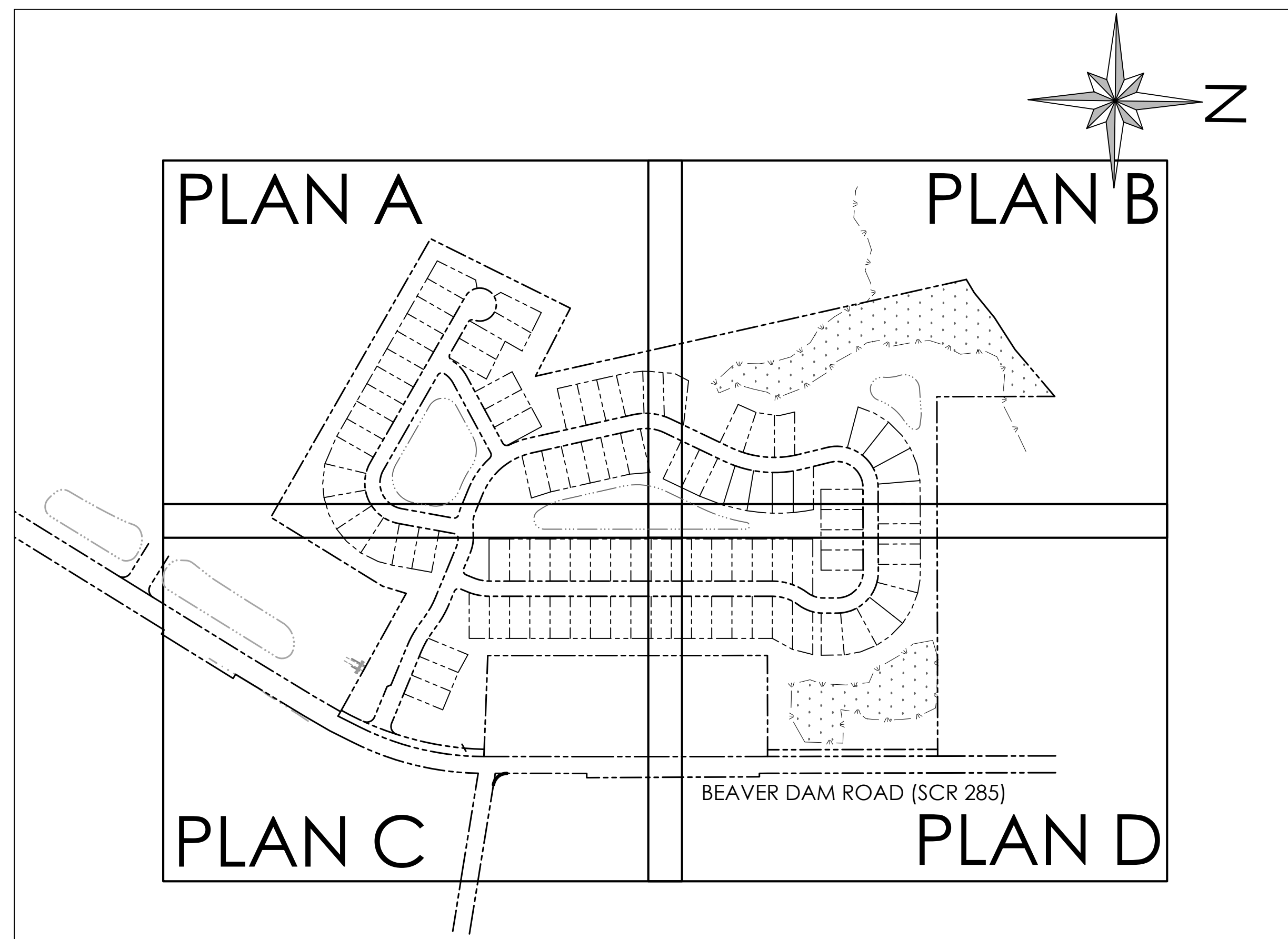


solutions
INTEGRATED PLANNING
ENGINEERING & MANAGEMENT

303 North Bedford Street
Georgetown, DE 19947
T. 302-297-9215

3033 Manitt Mill Road
Salisbury, MD 21804
T. 410.572.8833

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AREAS:

GROSS ACREAGE = 49.04 AC.±

LOT AREA = 17.720 AC.±
R.O.W. AREA = 5.214 AC.±
DELDOT R.O.W. AREA = 0.457 AC.±
OPEN SPACE AREA = 25.649 AC.±
25.649 / 49.04 = 52.3%

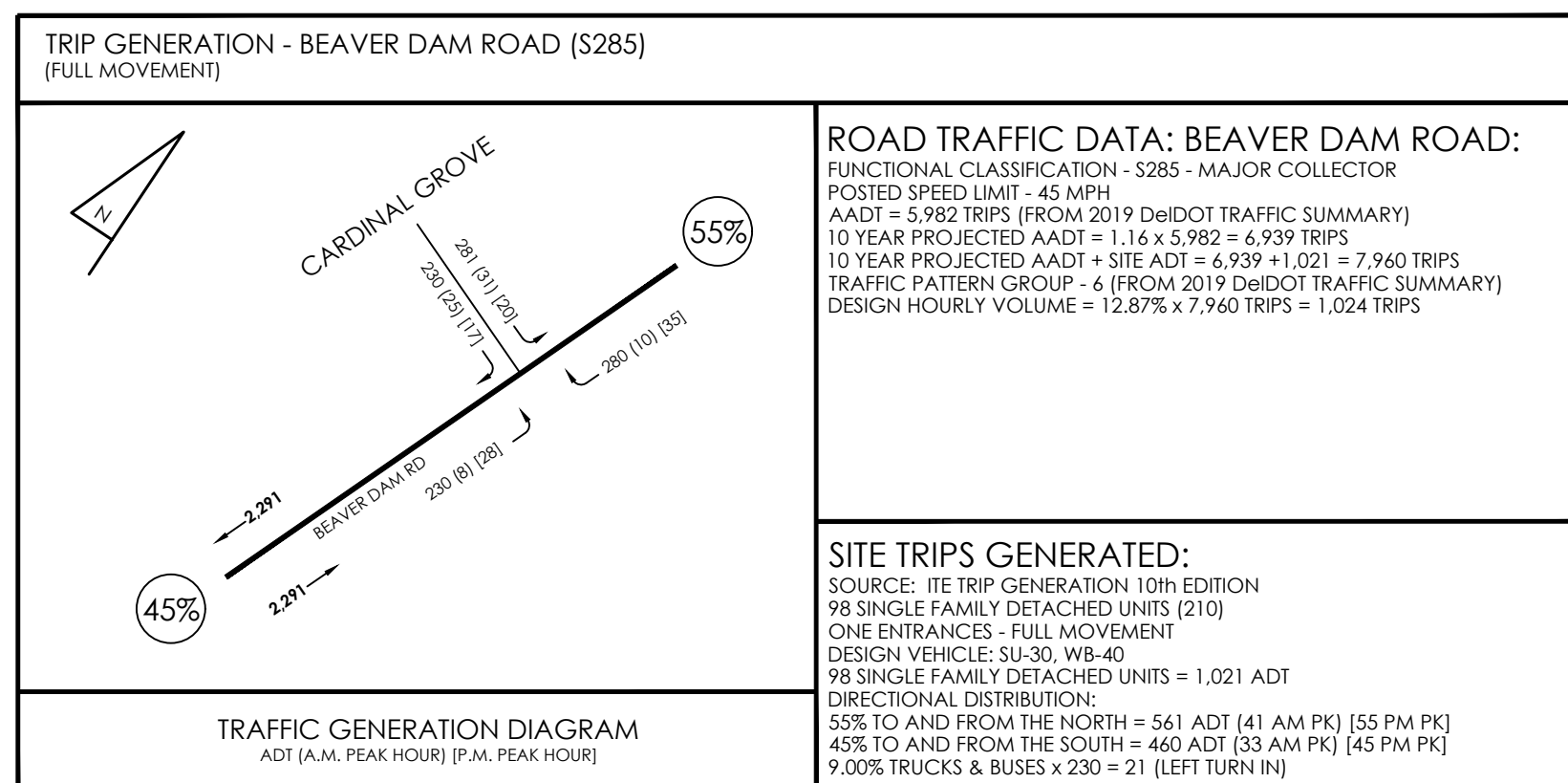
OPEN SPACE A = 19.381 AC.±
OPEN SPACE B = 1.918 AC.±
OPEN SPACE C = 4.350 AC.±

EXISTING WOODLANDS = 36.31 AC.±
WOODLANDS TO REMAIN = 11.25 AC.±
30.9% OF EXISTING WOODLANDS TO REMAIN
WOODLANDS TO BE REMOVED = 25.06 AC.±

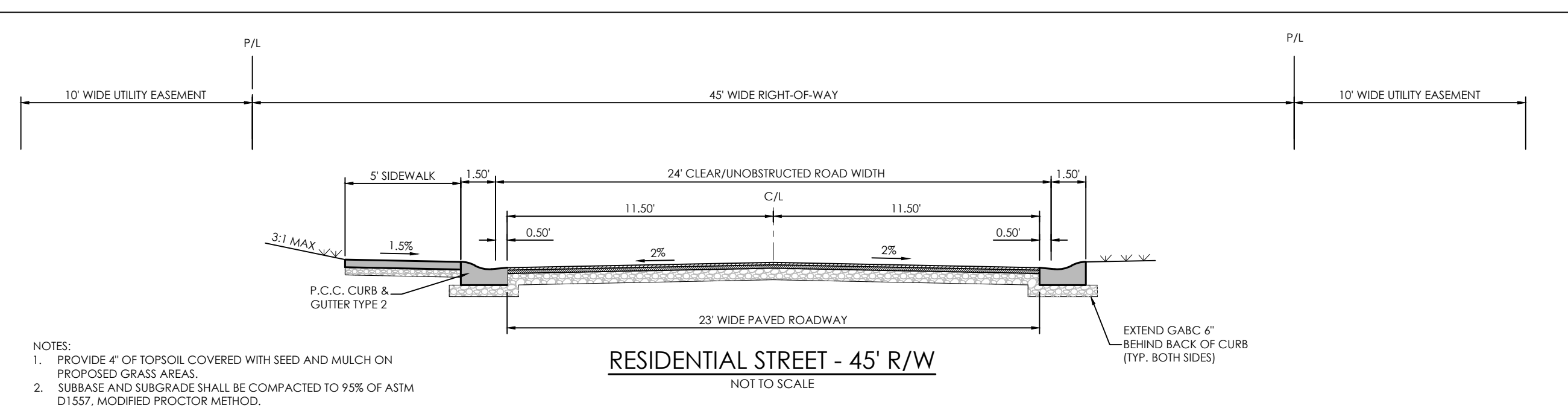
EXISTING NON-TIDAL WETLANDS = 4.7 AC.±

DEVELOPER INFRASTRUCTURE RECOUPMENT AGREEMENT

THE DEVELOPER WILL BE PARTICIPATING IN THE HENLOPEN TID. THE INFRASTRUCTURE RECOUPMENT AGREEMENT IS RECORDED UNDER BOOK 5493/PAGES 1-11 IN THE OFFICE OF THE SUSSEX COUNTY RECORDER OF DEEDS.



SITE MAP
SCALE: 1" = 300'



LEGEND

	EXISTING	PROPOSED
CAPPED PIN SET	N/A	•
PROPERTY LINE	---	---
EASEMENT LINE	---	---
EASEMENT	N/A	▨
SETBACK LINE	---	---
EDGE OF WETLAND	~ ~ ~	N/A
WETLAND HATCH	•••••	N/A
IRON PIPE FOUND	○ IPF	N/A
CONCRETE MONUMENT FOUND	□ CMP	N/A
CAPPED IRON PIPE FOUND	○ IPCF	N/A
WOODLINE (APPROXIMATE)	N/A	~ ~ ~
SIGHT TRIANGLE	N/A	▭
SIDEWALK	N/A	▨
SHARED USE PATH	N/A	▨
STONE DUST PATH	N/A	▨

SUSSEX CONSERVATION DISTRICT APPROVAL:

APPROVED BY:

SECRETARY OF PLANNING COMMISSION DATE

PRESIDENT OF COUNTY COUNCIL DATE

WETLAND STATEMENT

I, Edward M. Launay, PWS, STATES THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, ATLANTIC GULF COAST REGIONAL SUPPLEMENT, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.3(a)(8), Waters of the U.S. Definition/CECW-OR, 10-7-1991. Questions and Answers on the 1987 COE Manual/CECW-OR, 9-26-1990, RGL 90-7/CECW-OR, 3-6-1992, Clarification and Interpretation of the 1987 Manual). THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.

EDWARD M. LAUNAY, PWS No. 875 DATE

SOCIETY OF WETLANDS SCIENTISTS
CORPS OF ENGINEERS,
CERTIFIED WETLAND DELINEATOR WDCP93MD0510036B)

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN. THAT THE PLAN WAS MADE AT MY DIRECTION AND I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. I FURTHER UNDERSTAND AND ACKNOWLEDGE THAT IT IS THE RIGHT OF THE SUSSEX CONSERVATION DISTRICT AND/OR ITS DELEGATED INSPECTION AGENCIES TO CONDUCT ON-SITE INSPECTIONS.

Tim Green 10/13/2021
NAME: TIM GREEN DATE

SURVEYOR'S CERTIFICATION

THIS PLAT AND SURVEY WERE PERFORMED, UNDER MY SUPERVISION, TO THE LOCAL STANDARD OF CARE, AND SUBSTANTIALLY MEET THE "MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING" AS PROMULGATED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS FOR A SUBURBAN CLASS SURVEY.

SOLUTIONS INTEGRATED PLANNING, ENGINEERING & MANAGEMENT, INC. REGISTERED PROFESSIONAL LAND SURVEYOR BY STEVEN W. FULLER, AGENT.

Steven W. Fuller 10/13/2021
STEVEN W. FULLER DATE
PROFESSIONAL LAND SURVEYOR
DELAWARE NO. 823

REVISIONS

NO.	DATE	DESCRIPTION
1	8/17/21	REVISED SANITARY SEWER EASEMENTS

COVER SHEET

for

CARDINAL GROVE

INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE
SCR 285

Date: 4-12-21
Job Number: G 19076
Scale: AS NOTED
Drawn By: ML
Designed By: JIP
Approved By: JIP

Sheet No.: 1

File Name: 19076-plat-cover

GENERAL NOTES:

- ALL ON-SITE STREETS (INCLUDING PAVEMENT, CURBING AND SIDEWALK) ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNER'S ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE STREETS SHALL BE BY THE HOMEOWNER'S ASSOCIATION.
- STORMWATER MANAGEMENT AND STORM DRAINAGE SHALL BE IN ACCORDANCE WITH THE SUSSEX COUNTY CONSERVATION DISTRICT AND SUSSEX COUNTY ENGINEERING REQUIREMENTS. MAINTENANCE OF THE ON-SITE STORMWATER MANAGEMENT FACILITIES AND STORM DRAINAGE SYSTEM SHALL BE BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNER'S ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE ABOVE PROACTIVE SHALL BE BY THE HOMEOWNER'S ASSOCIATION.
- ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ALL SUBDIVISION LOTS SHALL HAVE FIVE FOOT WIDE EASEMENTS ALONG ALL LOT LINES FOR A TOTAL EASEMENT WIDTH OF 10 FEET ALONG A LOT LINE COMMON TO TWO LOTS. EASEMENTS ALONG PERIMETER (RIGHT-OF-WAY AND OPEN SPACE) SHALL BE 10 FEET IN WIDTH.
- STREETLIGHTS SHALL BE PROVIDED. ALL LIGHTING SHALL BE DOWNWARD SCREENED. LOCATIONS TO BE COORDINATED BETWEEN OWNER AND UTILITY COMPANIES.
- ALL AMENITIES AND LANDSCAPE/FOREST BUFFERS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- THE PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS. THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
- TIDEWATER UTILITIES IS HEREBY GRANTED UNINTERRUPTED AND PERPETUAL EASEMENT WITHIN THE PRIVATE COMMUNITY STREET RIGHT-OF-WAY AND OPEN SPACE.
- AN ENTRANCE/COMMUNITY SIGN WILL BE PROVIDED. ANY SIGNAGE WILL REQUIRED A SEPARATE PERMIT.
- THE CEMETERY INCLUDED WITHIN THIS SUBDIVISION SHALL RETAIN PUBLIC ACCESS.

DELDOT RECORD PLAN - GENERAL NOTES (3/21/19)

- All entrances shall conform to the Delaware Department of Transportation's (DelDOT's) current Development Coordination Manual and shall be subject to its approval.
- No landscaping shall be allowed within the right-of-way unless the plans are compliant with Section 3.7 of the Development Coordination Manual.
- Shrubbery, plantings, signs and/or other visual barriers that could obstruct the sight distance of a driver preparing to enter the roadway are prohibited within the defined departure sight triangle area established on this plan. If the established departure sight triangle area is outside the right-of-way or projects onto an adjacent property owner's land, a sight easement should be established and recorded with all affected property owners to maintain the required sight distance.
- Upon completion of the construction of the sidewalk or shared-use path across this project's frontage and physical connection to adjacent existing facilities, the Developer, the property owners or both associated with this project, shall be responsible to remove any existing road tie-in connections located along adjacent properties, and restore the area to grass. Such actions shall be completed at DelDOT's discretion, and in conformance with DelDOT's Development Coordination Manual.
- Private streets constructed within this subdivision shall be maintained by the Developer, the property owners within this subdivision or both (Title 17 § 131). DelDOT assumes no responsibilities for the future maintenance of these streets.
- The 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 shared-use path.
- All lots shall have access from the internal subdivision street.
- 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.
- The Developer shall be required to furnish and place right-of-way monuments in accordance with DelDOT's Development Coordination Manual.
- 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 on local and higher order frontage roads. Right-of-way markers shall be set and/or placed along the frontage road right-of-way at property corners and at each change in right-of-way alignment in accordance with Section 3.2.4.2 of the Development Coordination Manual.

DELDOT PHASING NOTES:

- PHASE 1 IMPROVEMENTS SHALL INCLUDE BUT MAY NOT BE LIMITED TO THE CONSTRUCTION OF A HAMMERHEAD ENTRANCE, DRAINAGE IMPROVEMENTS, ASSOCIATED SIGNAGE, AND STRIPING ALONG BEAVER DAM ROAD (SCR 285), PER DELDOT APPROVED PHASING PLAN. PHASE 1 IMPROVEMENTS SHALL BE CONSTRUCTED AND ACCEPTED PRIOR TO THE ISSUANCE OF THE 1ST BUILDING PERMIT. DETAILED DESCRIPTIONS OF INDIVIDUAL COMPONENTS OF PHASE 1 ARE BELOW.
 - SIGNING/STRIPING: PHASE 1 SHALL INCLUDE STOP SIGN, CAESAR RODNEY (DEVELOPMENT) SIGN, TEMPORARY STOP BAR AND TEMPORARY CROSSWALK STRIPING AT PROPOSED HAMMERHEAD LOCATION. REMOVAL OF STRIPING ACROSS HAMMERHEAD AND ANY RELEVANT RESTORATION OF DISTURBED STRIPING ALONG BEAVER DAM ROAD SHALL ALSO BE INCLUDED.
 - DRAINAGE AND GRADING: PHASE 1 SHALL INCLUDE PHASE 1 STRUCTURES AND PIPES NOTED ON THE PHASE 1 PLAN SHEET CHARTS. PHASE 1 SHALL ALSO INCLUDE GRADING ALONG AND ADJACENT TO PHASE 1 STORM DRAIN - APPROX. 17+10 - 23+50.
 - PHASE 1 PAVEMENT SHALL BE LIMITED TO PAVEMENT WITHIN THE PROPOSED HAMMERHEAD ENTRANCE FROM STATIONS 17+70 - 19+40 AND TO THE EXISTING EDGE OF PAVEMENT ALONG BEAVER DAM ROAD. PHASE 1 WIDENING SHALL BE TYPE B AT FINAL ELEVATION. WORK SHALL INCLUDE HANDICAPPED RAMPS, AND ASPHALT WEDGE AT 20:1 SLOPE SHALL BE PREPARED AT THE RAMP LOCATIONS.
- PHASE 2 IMPROVEMENTS SHALL INCLUDE BUT MAY NOT BE LIMITED TO THE CONSTRUCTION OF THE REMAINING ENTRANCE AND ROADWAY IMPROVEMENTS ALONG BEAVER DAM ROAD (SCR 285). AS SHOWN ON THE DELDOT APPROVED ENTRANCE PLANS. PHASE 2 IMPROVEMENTS SHALL BE CONSTRUCTED AND ACCEPTED PRIOR TO THE ISSUANCE OF THE 15TH BUILDING PERMIT.
- THE DEVELOPER SHALL PROVIDE THE DEPARTMENT WITH SECURITY, (IN THE FORM OF A SURETY BOND, A COMMERCIAL LETTER OF CREDIT OR A CERTIFIED CHECK WITH ESCROW AGREEMENT), IN AN AMOUNT EQUAL TO 150% OF THE ENTRANCE ROADWAY IMPROVEMENTS BASED UPON AN APPROVED ITEMIZED CONSTRUCTION COST ESTIMATE AND W9 FORM (IF PROVIDING ESCROW). AT THE DEPARTMENT'S DISCRETION, THE SECURITY MAY BE REDUCED AS THE IMPROVEMENTS ARE COMPLETED, BUT A MUTUALLY AGREED UPON REPLACEMENT SECURITY IN AN AMOUNT SPECIFIED BY THE DEPARTMENT MUST BE IN FORCE PRIOR TO ANY REDUCTION OR RELEASE OF THE ORIGINAL SECURITY. THE DEPARTMENT SHALL HAVE THE RIGHT TO DRAW ON THE BOND OR LETTER OF CREDIT, FOR USE OF THE DEPARTMENT, IN THE EVENT THAT THE DEVELOPER DOES NOT CONSTRUCT ROAD IMPROVEMENTS IN ACCORDANCE WITH THE FOLLOWING:
 - THE DEPARTMENTS STANDARDS AND REQUIREMENTS
 - THE PROVISIONS OF THE APPROVED CONSTRUCTION PLANS
 - THE TIMEFRAME(S) ESTABLISHED AT THE TIME OF THE NOTICE TO PROCEED (NTP).

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
302-854-6078 F
JAMIE WHITEHOUSE, AICP, MRTPI
DIRECTOR OF PLANNING & ZONING

April 23, 2021

By email to: jpalkewicz@delotionsipem.com

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

Re: Notice of Decision Letter for the Request to Revise Condition "C" of the Conditions of Approval for the Cardinal Grove (2020-11) Subdivision
Tax Parcel: 234-2.00-1.10

Dear Mr. Palkewicz,

At their meeting on **Thursday, April 22, 2021** the Planning & Zoning Commission **approved** the **Request to Revise Condition "C" of the Conditions of Approval** for the Cardinal Grove (2020-11) Subdivision.

Specifically, the request was to strike Condition "C" of which a Correction of Notice was issued by the Department of Natural Resources and Environmental Control (DNREC) on March 10, 2021 and a corresponding response letter was drafted by Mr. Edward M. Lunay, Professional Wetland Scientist and Corp of Engineer's Wetland Delineator of Environmental Resources, Inc. Mr. Lunay's letter confirms that 1) Condition C is written in error, 2) that Hammonston Sandy Loam soil (FInA) is not a hydric soil, and 3) None of the three proposed stormwater facilities at Cardinal Grove as currently proposed occupy hydric soils or poorly drained soil types of any sort as determined by the USDA Soil Survey, its official hydric soil list, its soil descriptions or ERT's site investigations.

Therefore, Condition "C" which contained the following language, has been removed from the Conditions of Approval:

"The proposed stormwater management pond shall be relocated from where it is shown at the northeast corner of the site on the preliminary site plan. According to DNREC, the stormwater management pond is proposed within an area of hydric soils which "is not considered an environmentally acceptable practice by DNREC and will likely increase the potential for future flooding impacts..." The stormwater management pond shall not be located within the area of hydric soils identified as "Hammonston Sandy Loam" and "Longmarsh and Indiantown Soils" in the USDA Report dated December 18, 2020. No other improvements shall be constructed in this area, either."

Please submit **two (2) full-size (24" x 36") signed and sealed copies** of a Revised Subdivision Plan featuring the updated Conditions of Approval to the Department of Planning and Zoning for review by staff and consideration on an upcoming agenda of the Planning and Zoning Commission.

Please feel free to contact me during business hours 8:30am - 4:30pm Monday through Friday at 302-855-7878.



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

Notice of Decision Letter - Request to Revise Conditions of Approval
Cardinal Grove (2020-11)
April 23, 2021
Page 2

Sincerely,

Lauren DeVore

Ms. Lauren DeVore
Planner III

CC: Andy Wright, Chief Code Official - Building Code
Susan Isaacs, Engineering Project Coordinator - Public Works - Engineering
John Ashman, Director of Utility Planning - Engineering
Mackenzie Peet, Esquire - Baird, Mandalas, Brockstedt, LLC



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T. 302-297-9218
3033 Manitt Hill Road
Salisbury, MD 21804
T. 410.572.8833
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REVISIONS		DESCRIPTION
NO.	DATE	REVISD SANITARY SEWER EASEMENTS
1	8/17/21	

NOTES for

CARDINAL GROVE
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE
SCR285

Date:	4-12-21
Job Number:	G 19076
Scale:	N.T.S.
Drawn By:	ML
Designed By:	JIP
Approved By:	JIP

Sheet No.: **2**

File Name:
18040-pre-plat-cover

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
302-854-6078 F
JAMIE WHITEHOUSE, AICP, MRTPI
DIRECTOR

February 16, 2021

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

By email to: jpalkewicz@delotionsipem.com

Re: Notice of Decision letter for the Preliminary Subdivision Plan for Cardinal Grove (2020-11) for the creation of a cluster subdivision to consist of a total of 98 lots, private roads and open space to be located on the west side of Beaver Dam Road (S.C.R. 285) (Route 23)
Tax Parcel: 234-2.00-1.10

Dear Mr. Palkewicz,

At their meeting of **Thursday, February 11, 2021** the Planning & Zoning Commission **approved** the **Preliminary Subdivision Plan** for **Cardinal Grove (2020-11)** for the creation of a cluster subdivision to consist of a total of 98 lots, private roads and open space to be located on the west side of Beaver Dam Road (S.C.R. 285) (Route 23). The project is also located within the newly established Hanlepen Transportation Improvement District (TID) and will be subject to all related impact fees to be paid for local road improvements in lieu of a Traffic Impact Study (TIS). The property is located in the Agricultural Residential (AR-1) Zoning District.

The Preliminary Subdivision Plan is valid for three (3) years from the date of Planning Commission decision. A Final Subdivision Plan shall be approved within three (3) years of the date of approval of the Preliminary Plan or the action of the Planning Commission shall be deemed canceled. Unless an extension is granted, approval shall be rendered null and void if substantial construction is not commenced within five (5) years of the date of recordation of the final plat.

As part of their motion, the Planning Commission acted to approve the development subject to the following conditions (which shall be clearly annotated on the Revised Preliminary and Final Subdivision Plans):

- There shall be no more than 98 lots within the subdivision.
- The developer shall establish a homeowner's association responsible for the maintenance of streets, buffers, stormwater management facilities and other common areas.
- The proposed stormwater management pond shall be relocated from where it is shown at the northeast corner of the site on the preliminary site plan. According to DNREC, the stormwater management pond is proposed within an area of hydric soils which "is not considered an environmentally acceptable practice by DNREC and will likely increase the potential for future flooding impacts..." The stormwater management pond shall not be located within the area of hydric soils identified as "Hammonston

February 16, 2021
Notice of Decision Letter
Cardinal Grove (2020-11) Preliminary Subdivision Plan
Page 2

- Sandy Loam" and "Longmarsh and Indiantown Soils" in the USDA Report dated December 18, 2020. No other improvements shall be constructed in this area, either.
- The stormwater management system shall meet or exceed the requirements of the State and County. The Final Site Plan shall contain the approval of the Sussex Conservation District for the design and location of all stormwater management areas and erosion and sedimentation control facilities.
 - There shall be a 30-foot buffer installed along the perimeter of this subdivision. This buffer shall utilize existing forest or similar vegetation as much as possible with limited disturbance.
 - The development shall comply with all DelDOT entrance and roadway improvement requirements.
 - Street design shall meet or exceed Sussex County standards.
 - Road naming and addressing shall be subject to the review and approval of the Sussex County Mapping and Addressing Department.
 - Construction, site work and deliveries shall only occur on the site between the hours of 8:00 a.m. through 5:00 p.m., Monday through Saturday.
 - The Applicant shall coordinate with the local school district regarding the location of a school bus stop. The location and details of this area shall be shown on the Final Site Plan.
 - The development shall be served by its own on-site amenities including a pool and a pool house.
 - All amenities shall be completed and open for use prior to the issuance of the 45th residential building permit.
 - As stated by the Applicant, at least 11.25 acres of existing forest shall be preserved. The Final Site Plan shall depict all forested areas that will be preserved.
 - Approximately 4.7 acres of wetlands have been delineated on the site. As stated by the Applicant, there shall be a 25-foot buffer from all non-tidal wetlands and a 50-foot buffer from Bundick's Branch.
 - There shall be sidewalks on at least one side of all streets and the sidewalk system shall connect with DelDOT's multi-modal path.
 - The Final Site Plan and the recorded Restrictive Covenants for this development shall include the Agricultural Use Protection Notice.
 - A revised Preliminary Site Plan either depicting or noting these conditions must be submitted to the Office of Planning and Zoning.
 - The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.

The Final Subdivision Plan must comply with the County's Subdivision Code, including submission of agency approval letters to the Planning and Zoning Office. The agency approvals required for Final Subdivision Plan approval include but are not limited to: the Sussex Conservation District, Office of the State Fire Marshal, Sussex County Engineering Department, Sussex County Mapping and Addressing Department, Office of Drinking Water (Public Health) and the Delaware Department of Transportation (DelDOT).

Once all agency approvals have been obtained, please submit a minimum of **one (1) full-size (24" x 36") and one (1) electronic PDF copy** of a Final Subdivision Plan to the Planning and Zoning Office for consideration on the next available agenda for Planning Commission. It is recommended that **two (2) copies** of a check print are first submitted to staff for review.

February 16, 2021
Notice of Decision Letter
Cardinal Grove (2020-11) Preliminary Subdivision Plan
Page 3

Please note that a \$10.00 per lot fee will be required to be paid prior to the approval of any Final Subdivision Plan. For 98 lots, the fee is \$980.00.

Please feel free to contact me during business hours with any question from 8:30 AM - 4:30 PM, Monday through Friday, at 302-855-7878.

Sincerely,

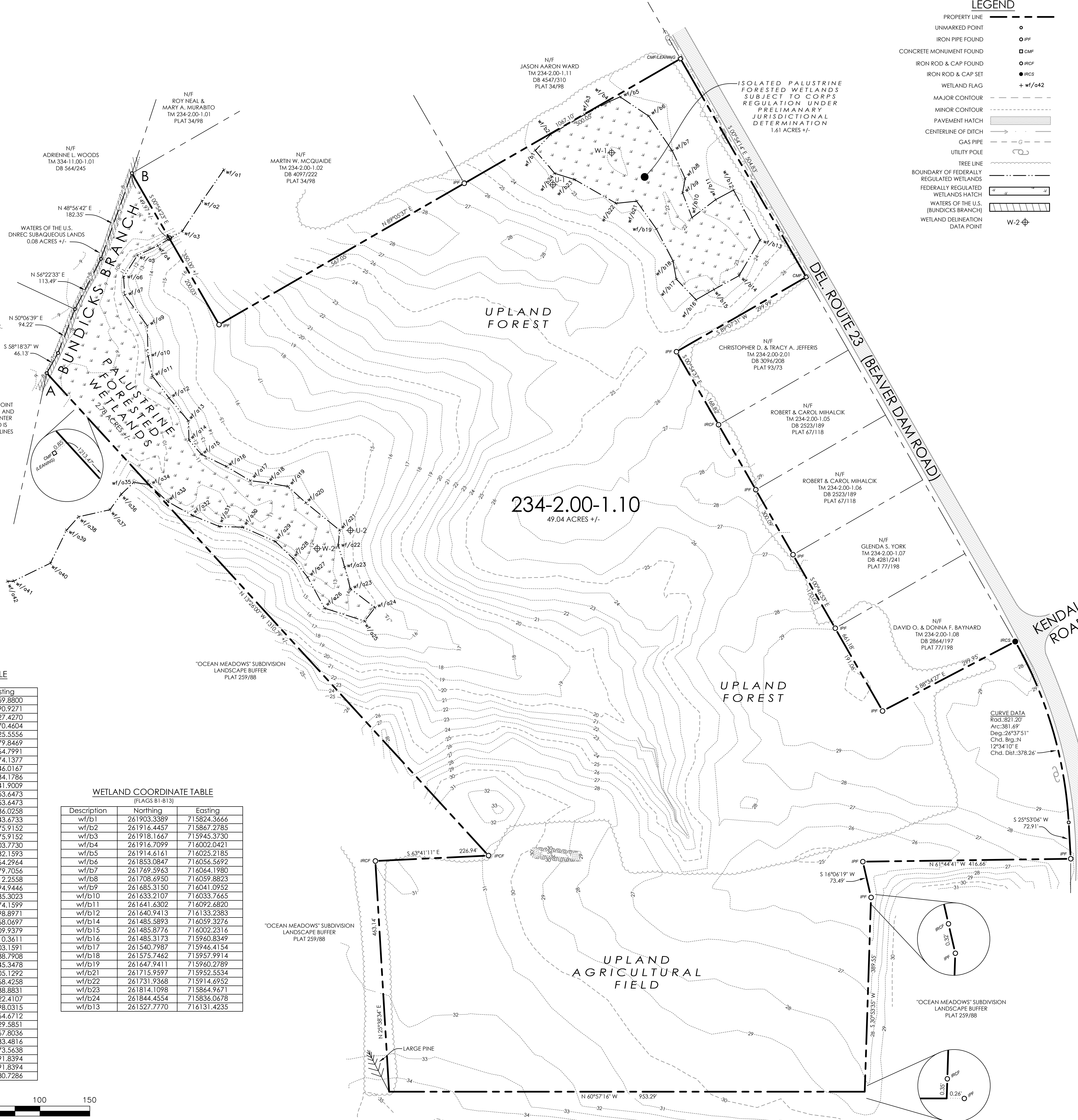
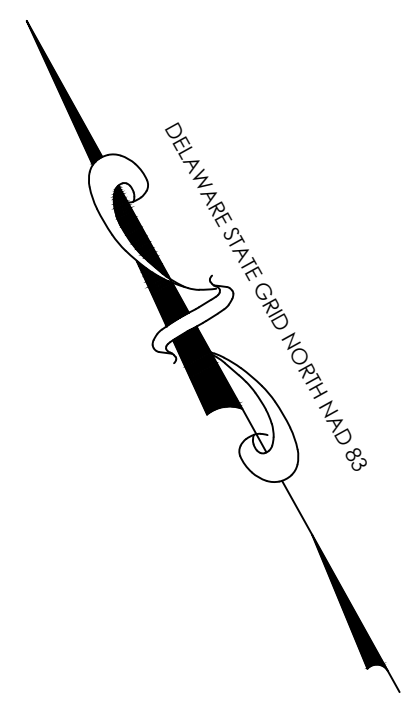
Lauren DeVore

Ms. Lauren DeVore
Planner III

CC: Andy Wright, Chief Code Official - Building Code
John Ashman, Director of Utility Planning & Design - Engineering - Utility Planning
Susan Isaacs, Engineering Project Coordinator - Engineering - Public Works
Mackenzie Peet, Esquire - Baird Mandalas Brockstedt, LLC

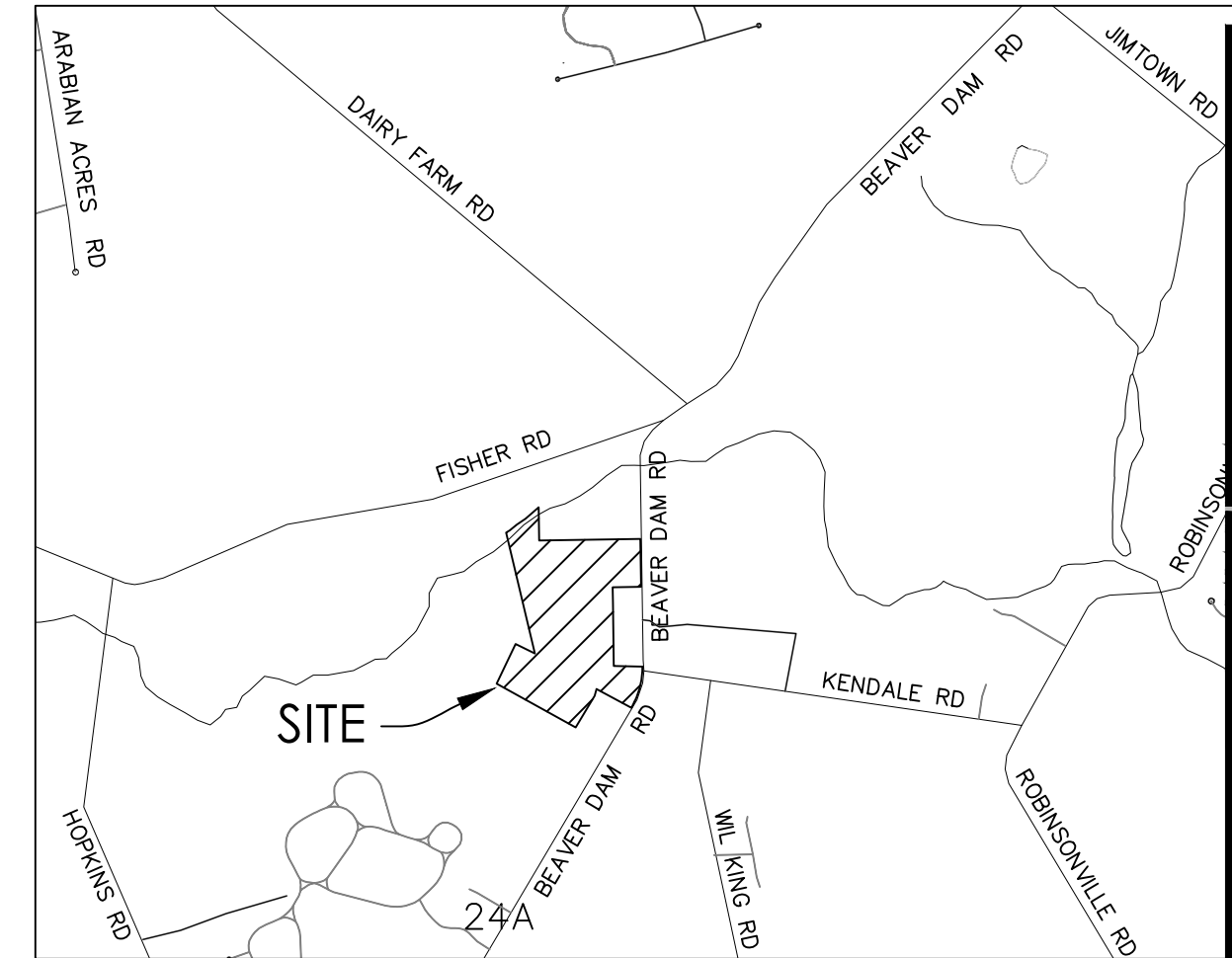


COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE 19947



LEGEND

PROPERTY LINE	---
UNMARKED POINT	○
IRON PIPE FOUND	○ IPF
CONCRETE MONUMENT FOUND	□ CMF
IRON ROD & CAP FOUND	○ IRCF
IRON ROD & CAP SET	● IRCS
WETLAND FLAG	● wf/o42
MAJOR CONTOUR	---
MINOR CONTOUR	---
PAVEMENT HATCH	▨
CENTERLINE OF DITCH	---
GAS PIPE	---
UTILITY POLE	○
TREE LINE	---
BOUNDARY OF FEDERALLY REGULATED WETLANDS	---
FEDERALLY REGULATED WETLANDS HATCH	▨
WATERS OF THE U.S. (BUNDICKS BRANCH)	---
WETLAND DELINEATION DATA POINT	W-2



VICINITY MAP
SCALE: 1" = 2,000' +/-

SITE DATA:

1. SURVEYOR: SOLUTIONS IPEM
303 NORTH BEDFORD STREET
GEORGETOWN, DE 19947
PHONE: 302-297-9215
2. OWNER: 18898 BEAVER DAM ROAD, LLC
20184 PHILLIPS STREET
REHOBOTH BEACH, DELAWARE 19971
3. TAX MAP: 234-2.00-1.10 = 49.04 ACRES +/-
4. ZONING: AR-1, AGRICULTURAL RESIDENTIAL
5. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE A - SPECIAL FLOOD HAZARD AREAS. NO BASE FLOOD ELEVATIONS DETERMINED AND FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP NUMBER 10005C0300J, MAP REVISED JANUARY 5, 2005.
6. OTHER THAN SHOWN, THIS SURVEY PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS OF WAY OR EASEMENTS ON THIS PROPERTY.

NOTE: FROM POINT "A" TO POINT "B" THE BOUNDARY RUNS BY AND WITH THE APPROXIMATE CENTER OF BUNDICKS BRANCH AND IS REFERENCED BY TRAVERSE LINES FOR THE SOLE PURPOSE OF COMPUTING AREA.

WETLAND COORDINATE TABLE
(FLAGS A1-A42)

Description	Northing	Easting
wf/a1	262172.4053	715259.8800
wf/a2	262138.5157	715190.9271
wf/a3	262105.3403	715127.4270
wf/a4	262103.4490	715070.4604
wf/a5	262106.7420	715025.5556
wf/a6	262082.1474	714979.8469
wf/a7	262049.3629	714964.7991
wf/a9	261973.9639	714974.1377
wf/a10	261919.7947	714946.0167
wf/a11	261880.8010	714934.1786
wf/a12	261826.0656	714941.9009
wf/a13	261766.9161	714953.6473
wf/a13	261766.9161	714953.6473
wf/a14	261732.9038	714936.0258
wf/a15	261696.1878	714943.6733
wf/a16	261649.9301	714975.9152
wf/a16	261649.9301	714975.9152
wf/a17	261602.1138	715003.7730
wf/a18	261581.3863	715032.1593
wf/a19	261555.0980	715064.2964
wf/a20	261509.2381	715079.7056
wf/a21	261428.2952	715112.2558
wf/a22	261403.0871	715094.9446
wf/a23	261359.2468	715085.3023
wf/a23	261315.5359	715074.1599
wf/a24	261258.4431	715098.8971
wf/a25	261243.9429	715068.0697
wf/a26	261306.5098	715009.9379
wf/a27	261377.0477	715010.3611
wf/a28	261423.6829	715003.1591
wf/a29	261470.7943	714988.7908
wf/a30	261528.0422	714945.3478
wf/a31	261551.8899	714905.1292
wf/a32	261597.7580	714868.4258
wf/a33	261645.7840	714838.8831
wf/a34	261693.9765	714822.4107
wf/a35	261712.4766	714798.0315
wf/a36	261703.9720	714764.6712
wf/a37	261687.8721	714729.5851
wf/a38	261705.8670	714667.8036
wf/a39	261694.0536	714633.4816
wf/a40	261652.0313	714573.5638
wf/a41	261656.4092	714491.8394
wf/a41	261656.4092	714491.8394
wf/a42	261661.7088	714480.7286

WETLAND COORDINATE TABLE
(FLAGS B1-B13)

Description	Northing	Easting
wf/b1	261903.3389	715824.3666
wf/b2	261916.4457	715867.2785
wf/b3	261918.1667	715945.3730
wf/b4	261916.7099	716002.0421
wf/b5	261914.6161	716025.2185
wf/b6	261853.0847	716056.5692
wf/b7	261769.5963	716064.1980
wf/b8	261708.6950	716059.8823
wf/b9	261685.3150	716041.0952
wf/b10	261633.2107	716033.7665
wf/b11	261641.6302	716092.6820
wf/b12	261640.9413	716133.2383
wf/b14	261485.5893	716059.3276
wf/b15	261485.8776	716002.2316
wf/b16	261485.3173	715960.8349
wf/b17	261540.7987	715946.4154
wf/b18	261575.7462	715957.9914
wf/b19	261647.9411	715960.2789
wf/b21	261715.9597	715952.5534
wf/b22	261731.9368	715914.6952
wf/b23	261814.1098	715844.9671
wf/b24	261844.4554	715836.0678
wf/b13	261527.7770	716131.4235



ACREAGE

UPLAND AGRICULTURAL FIELD	12.73 ACRES±
UPLAND FOREST	31.81 ACRES±
ISOLATED FORESTED WETLANDS SUBJECT TO CORPS REGULATION UNDER PRELIMINARY JURISDICTIONAL DETERMINATION	1.61 ACRES±
FORESTED WETLANDS REGULATED BY CORPS OF ENGINEERS	2.78 ACRES±
WATERS OF THE U.S. (BUNDICKS BRANCH)	0.08 ACRES±
TOTAL SITE AREA OF WETLAND INVESTIGATION	49.04 ACRES±

solutions
IPEM
303 North Bedford Street
Georgetown, DE 19947
T. 302-297-9215
3033 Manthill Mill Road
Salisbury, MD 21804
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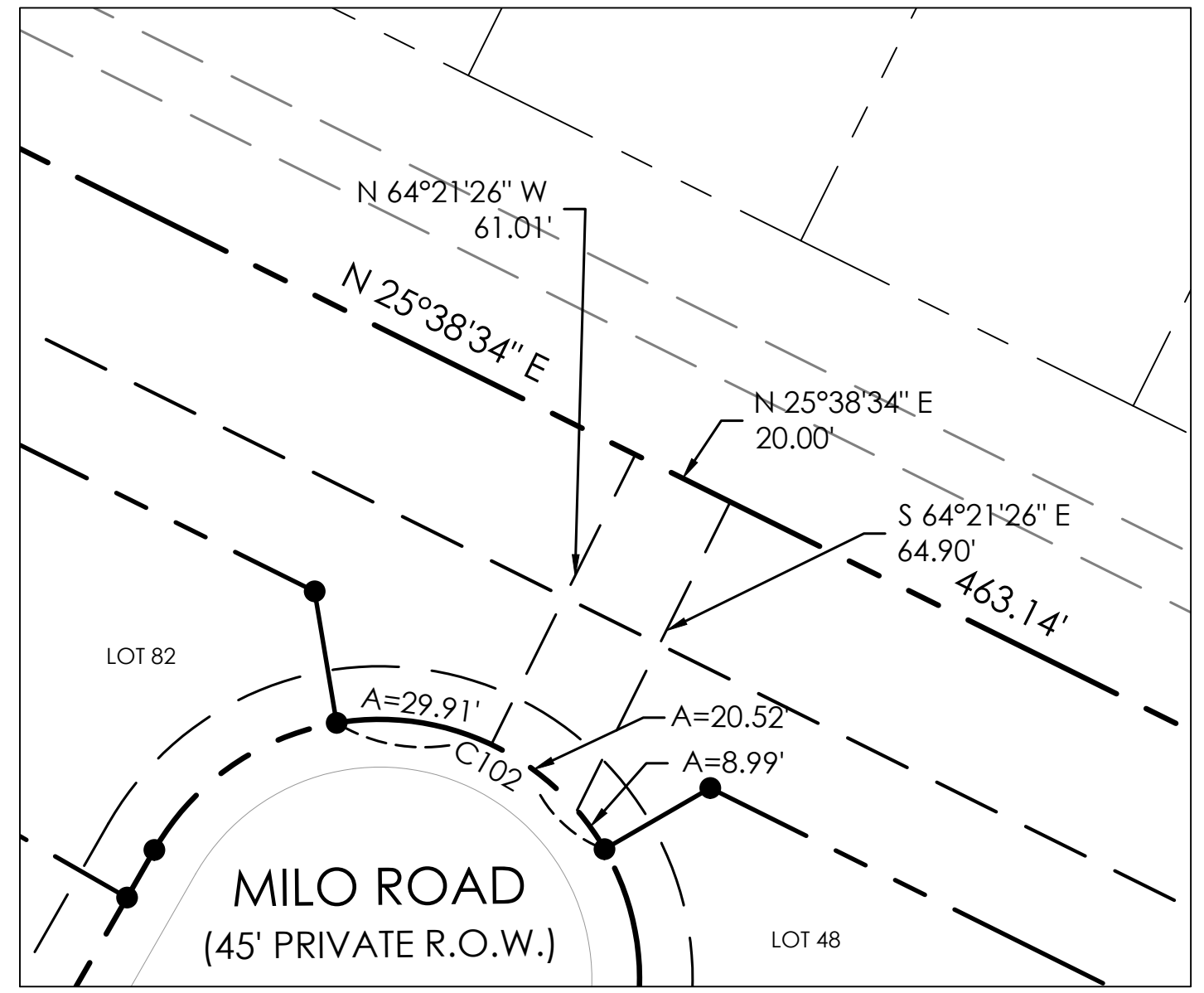
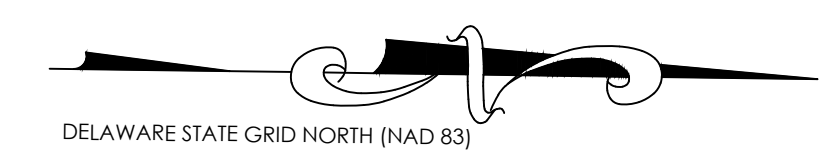


NO.	DATE	DESCRIPTION
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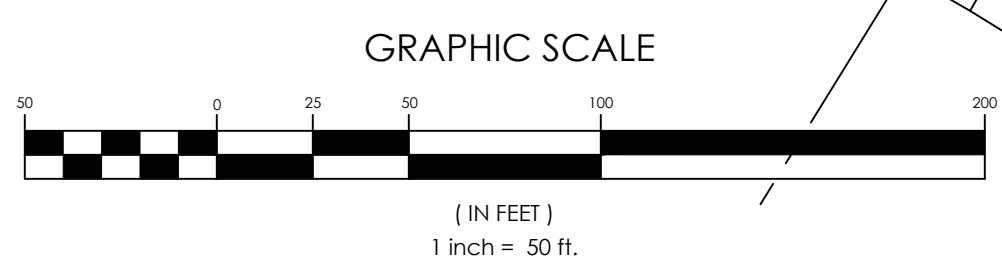
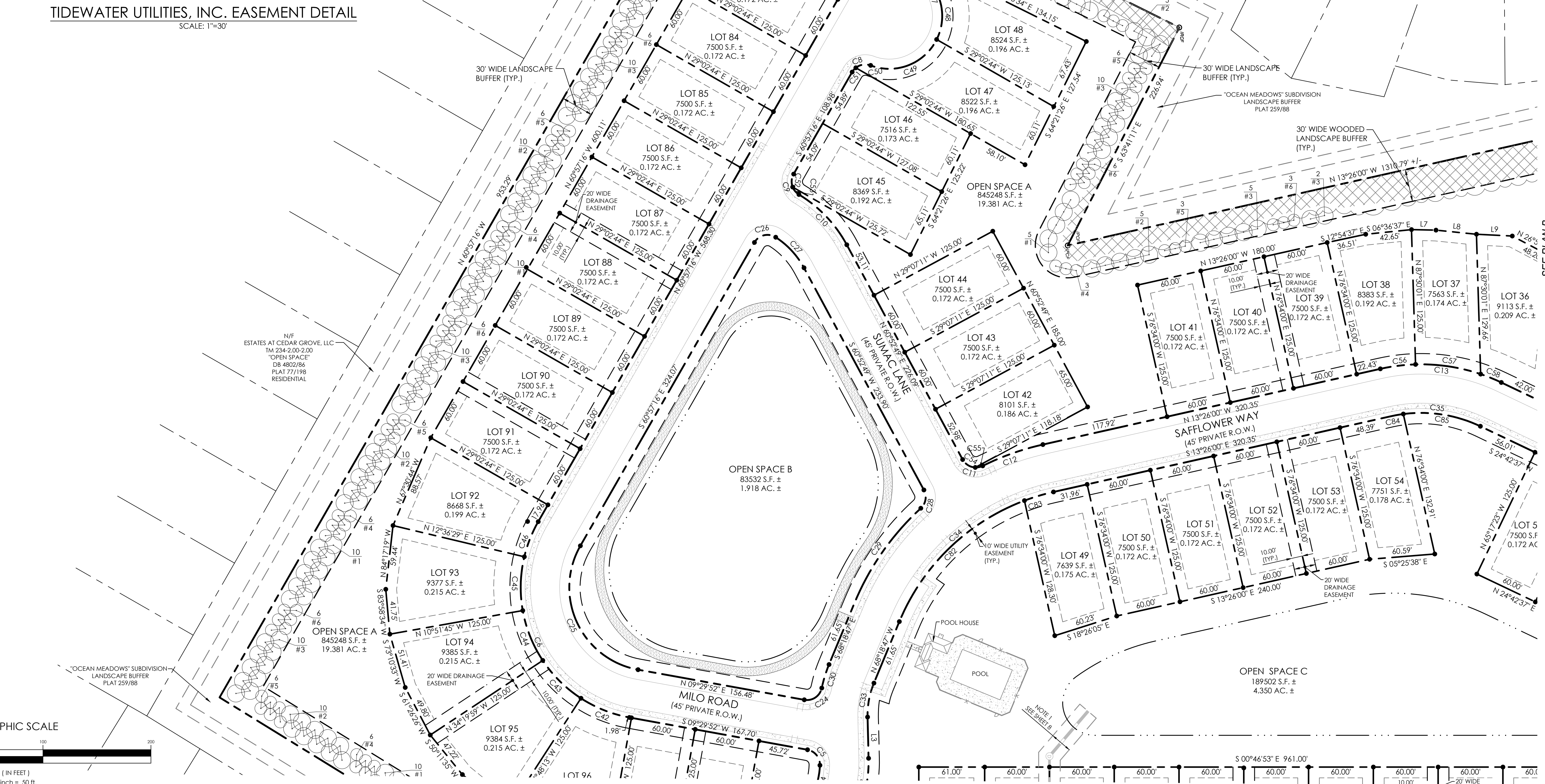
BOUNDARY OF WATERS AND WETLANDS OF THE UNITED STATES
SUBJECT TO THE UNITED STATES CORPS OF ENGINEERS REGULATORY PROGRAM

for
CARDINAL GROVE
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE
SCR285

Date:	4-12-21
Job Number:	G 9076
Scale:	AS NOTED
Drawn By:	JARB
Designed By:	JIP
Approved By:	JIP



TIDEWATER UTILITIES, INC. EASEMENT DETAIL
SCALE: 1"=30'



solutions
LANDSCAPE ARCHITECTURE

303 North Bedford Street
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3033 Manhatt Hill Road
Salisbury, MD 21804
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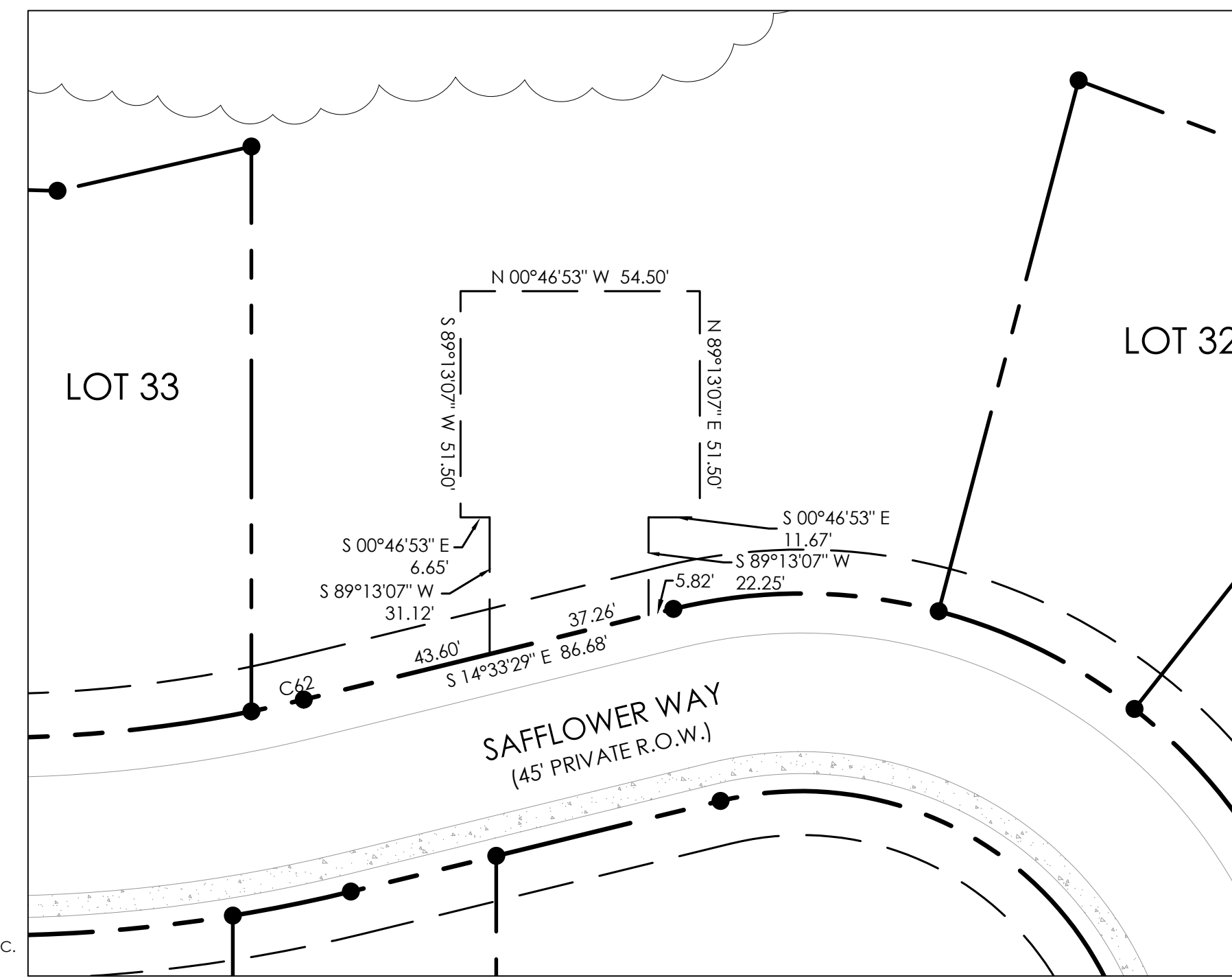
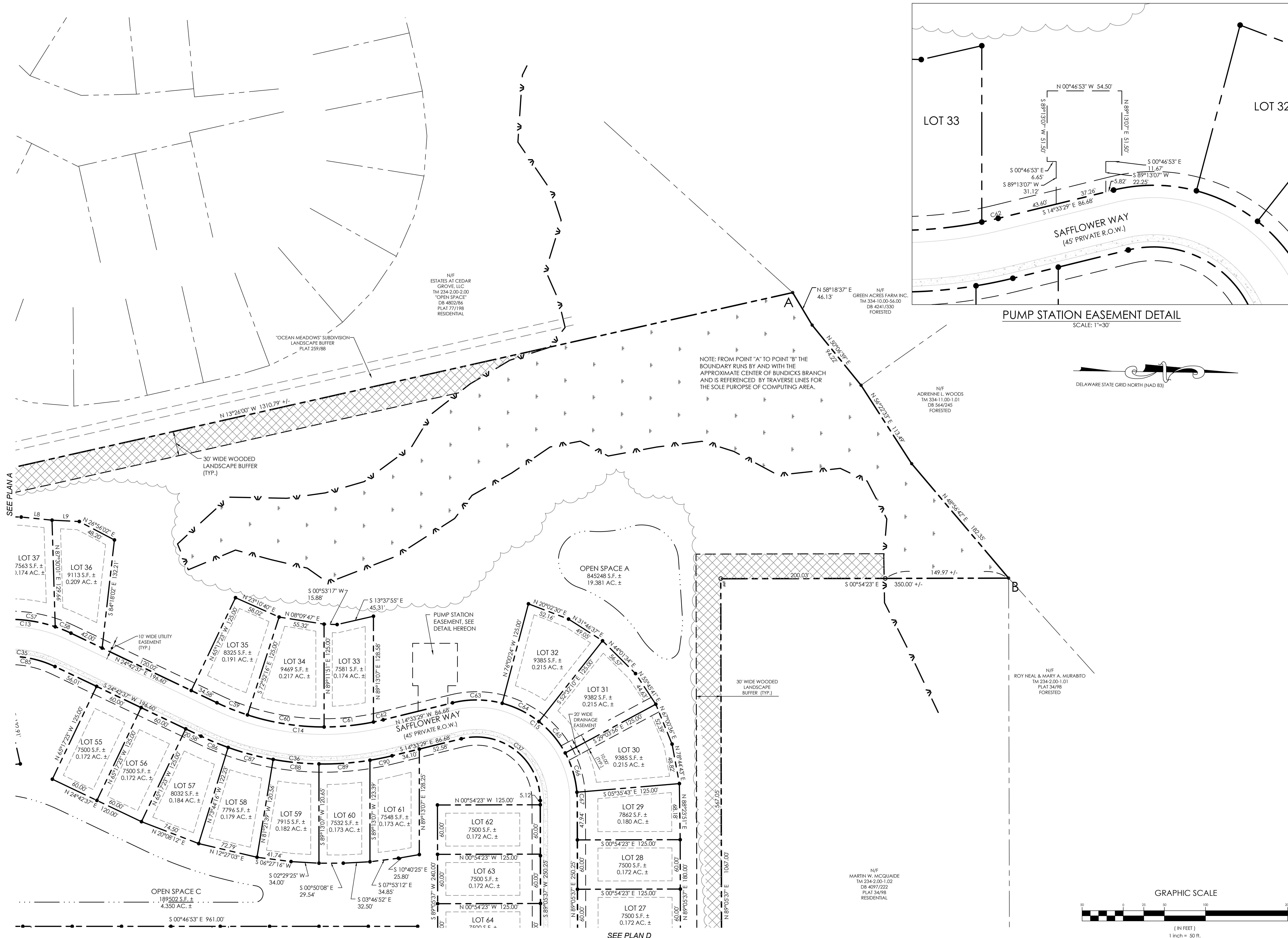


NO.	DATE	DESCRIPTION
1	8/17/21	REVISED SANITARY SEWER EASEMENTS

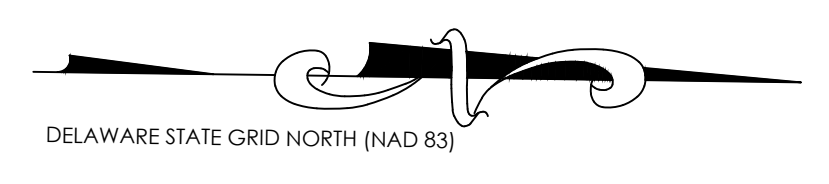
PLAN A
for
CARDINAL GROVE
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE
SCR285

Date:	4-12-21
Job Number:	G 19076
Scale:	1"=50'
Drawn By:	MLL
Designed By:	JIP
Approved By:	JIP

Sheet No.: **4**
File Name: 19076-record-plans



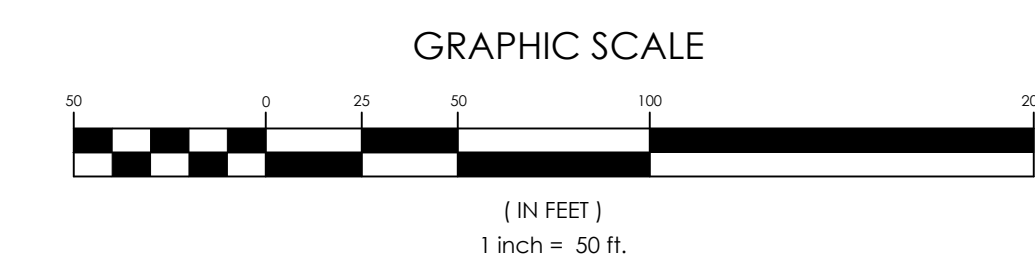
PUMP STATION EASEMENT DETAIL
SCALE: 1"=30'

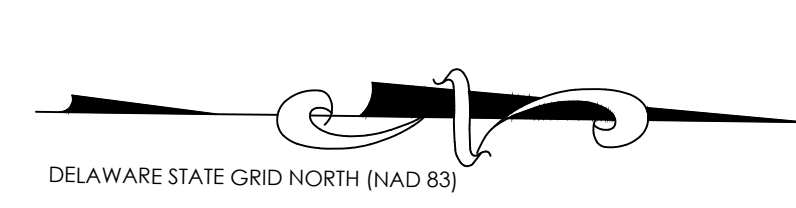
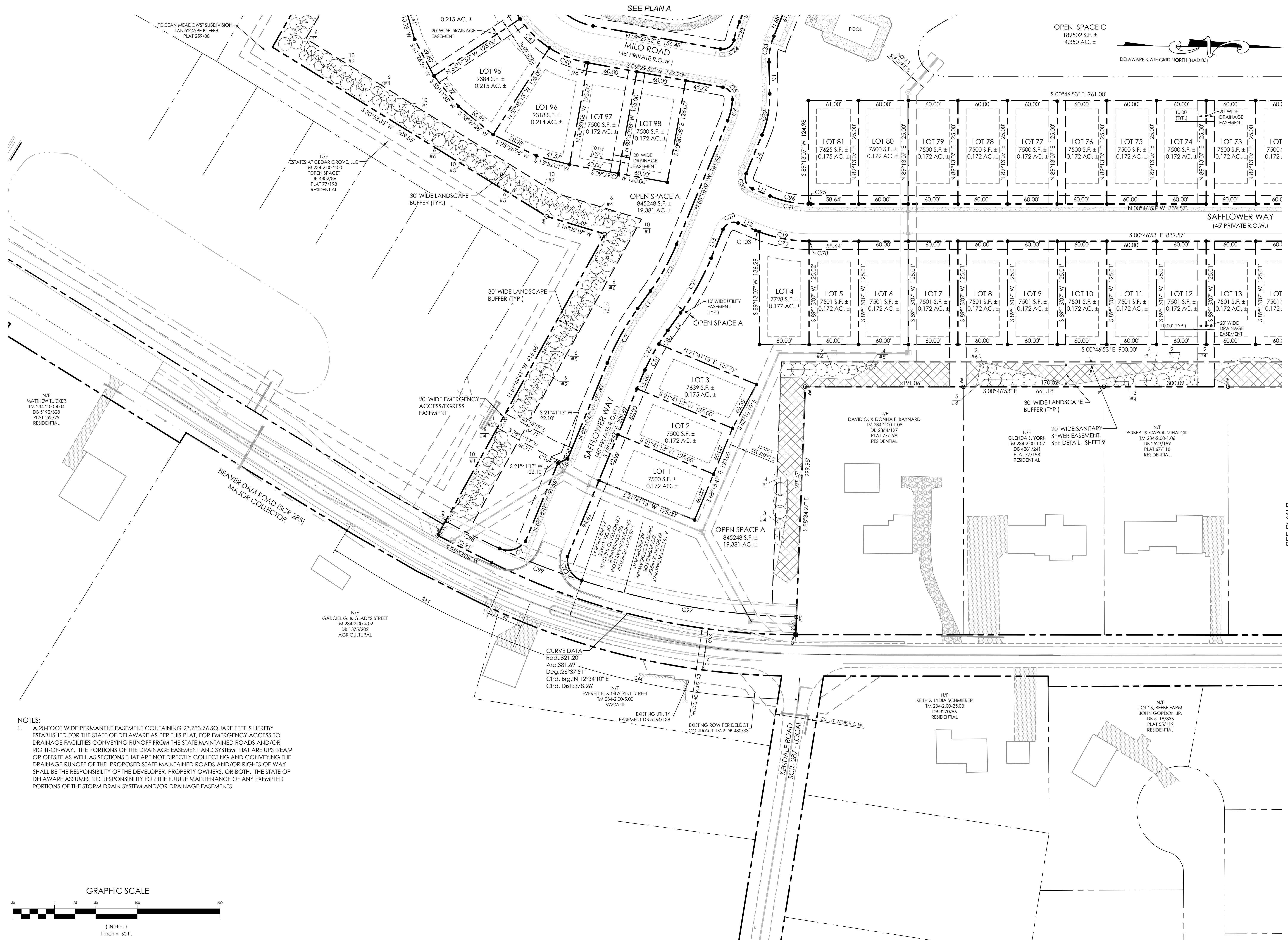


NO.	DATE	DESCRIPTION
1	8/17/21	REVISED SANITARY SEWER EASEMENTS

PLAN B for
CARDINAL GROVE
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE
SCR285

Date:	4-12-21
Job Number:	G 19076
Scale:	1"=50'
Drawn By:	ML
Designed By:	JIP
Approved By:	JIP





solutions
 CONSULTANTS

303 North Bedford Street
 Georgetown, DE 19147
 T. 302.297.9215
 3033 Manthill Hill Road
 Solisbury, MD 21804
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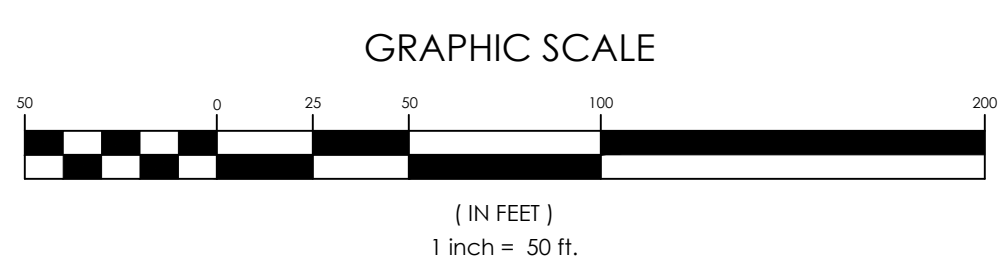
NO.	DATE	DESCRIPTION
1	8/17/21	REVISED SANITARY SEWER EASEMENTS

PLAN C
 for
CARDINAL GROVE
 INDIAN RIVER HUNDRED
 SUSSEX COUNTY, DELAWARE
 SCR285

Date:	4-12-21
Job Number:	G19076
Scale:	1"=50'
Drawn By:	ML
Designed By:	JIP
Approved By:	JIP

Sheet No.: **6**
 File Name: 19076-record-plans

NOTES:
 1. A 20-FOOT WIDE PERMANENT EASEMENT CONTAINING 23,783.76 SQUARE FEET IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAT, FOR EMERGENCY ACCESS TO DRAINAGE FACILITIES CONVEYING RUNOFF FROM THE STATE MAINTAINED ROADS AND/OR RIGHT-OF-WAY. THE PORTIONS OF THE DRAINAGE EASEMENT AND SYSTEM THAT ARE UPSTREAM OR OFFSITE AS WELL AS SECTIONS THAT ARE NOT DIRECTLY COLLECTING AND CONVEYING THE DRAINAGE RUNOFF OF THE PROPOSED STATE MAINTAINED ROADS AND/OR RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, PROPERTY OWNERS, OR BOTH. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF ANY EXEMPTED PORTIONS OF THE STORM DRAIN SYSTEM AND/OR DRAINAGE EASEMENTS.



CURVE DATA
 Rad.: 821.20'
 Arc: 381.69'
 Deg.: 26°37'51"
 Chd. Brg.: N 12°34'10" E
 Chd. Dist.: 378.26'

N/F EVERETT E. & GLADYS I. STREET
 TM 234-2.00-5.00
 VACANT
 EXISTING UTILITY EASEMENT DB 5164/138
 EXISTING ROW PER DELDOT CONTRACT 1622 DB 480/38

A 15-FOOT EASEMENT FOR THE STABILIZATION OF THE STATE HIGHWAY AS PER DELAWARE DEPARTMENT OF TRANSPORTATION PLAT 1622 DB 480/38

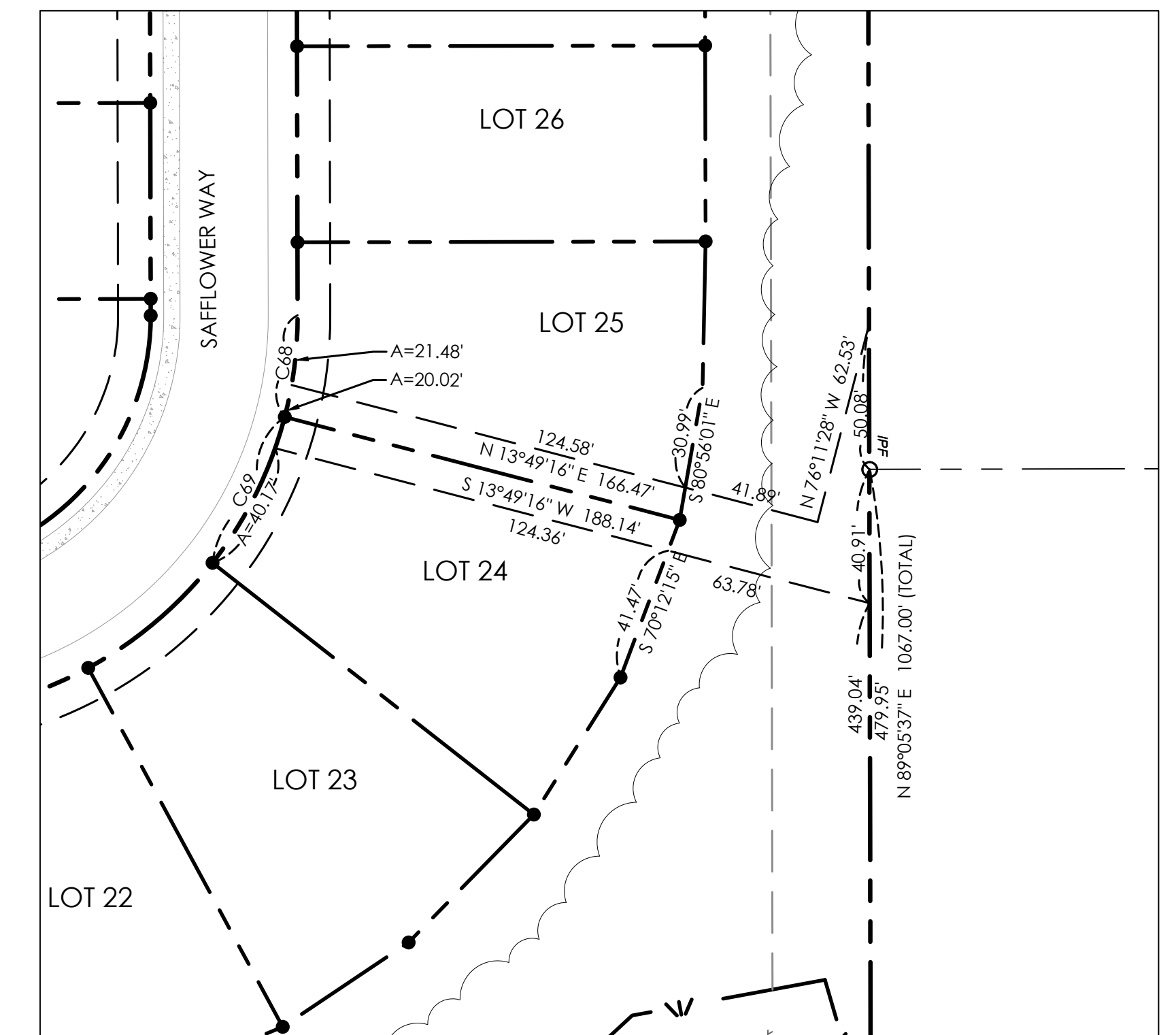
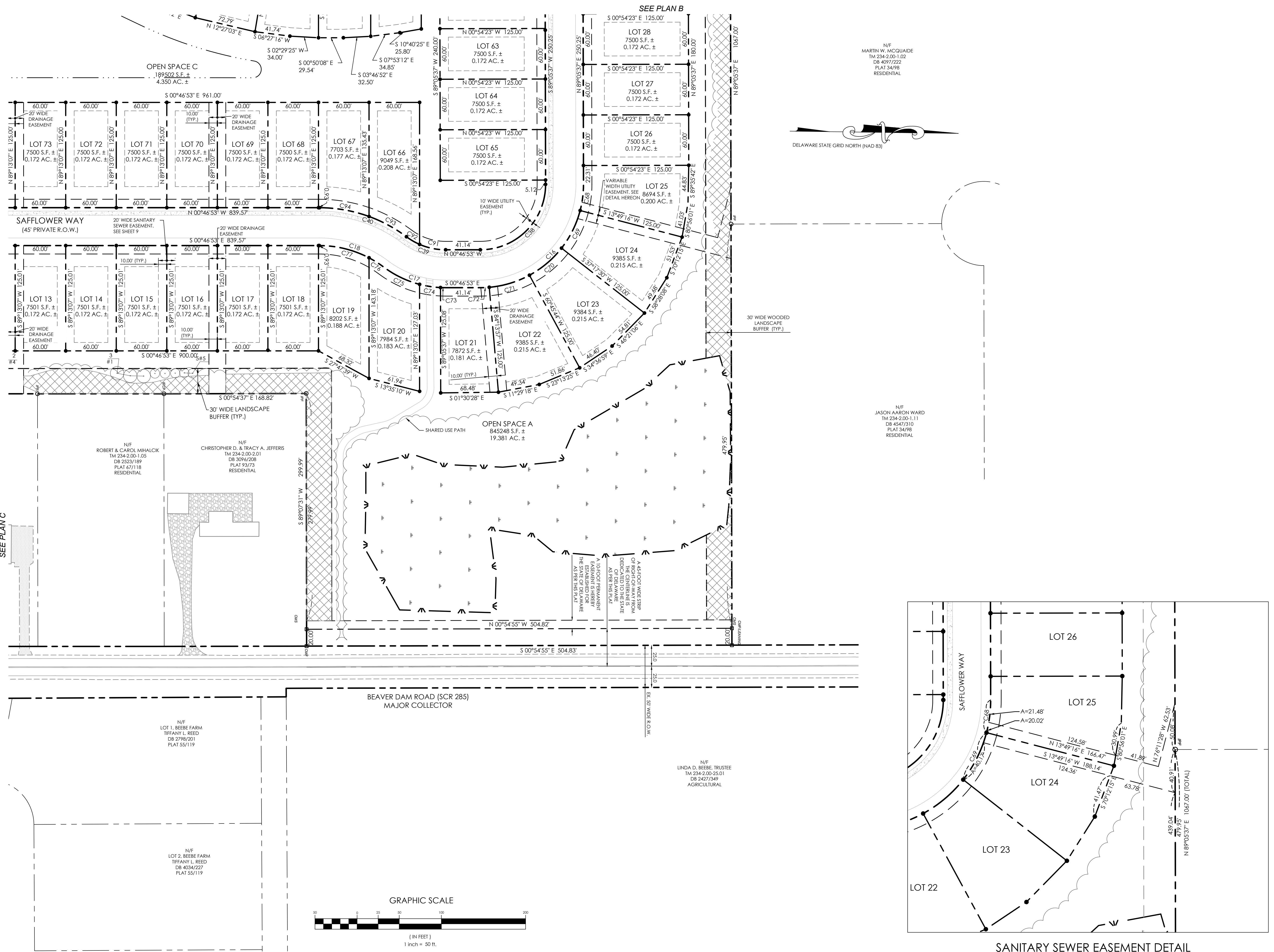
NOTE 1
 SEE SHEET B

NOTE 1
 SEE SHEET B

NOTE 1
 SEE SHEET B

SEE PLAN A

SEE PLAN D



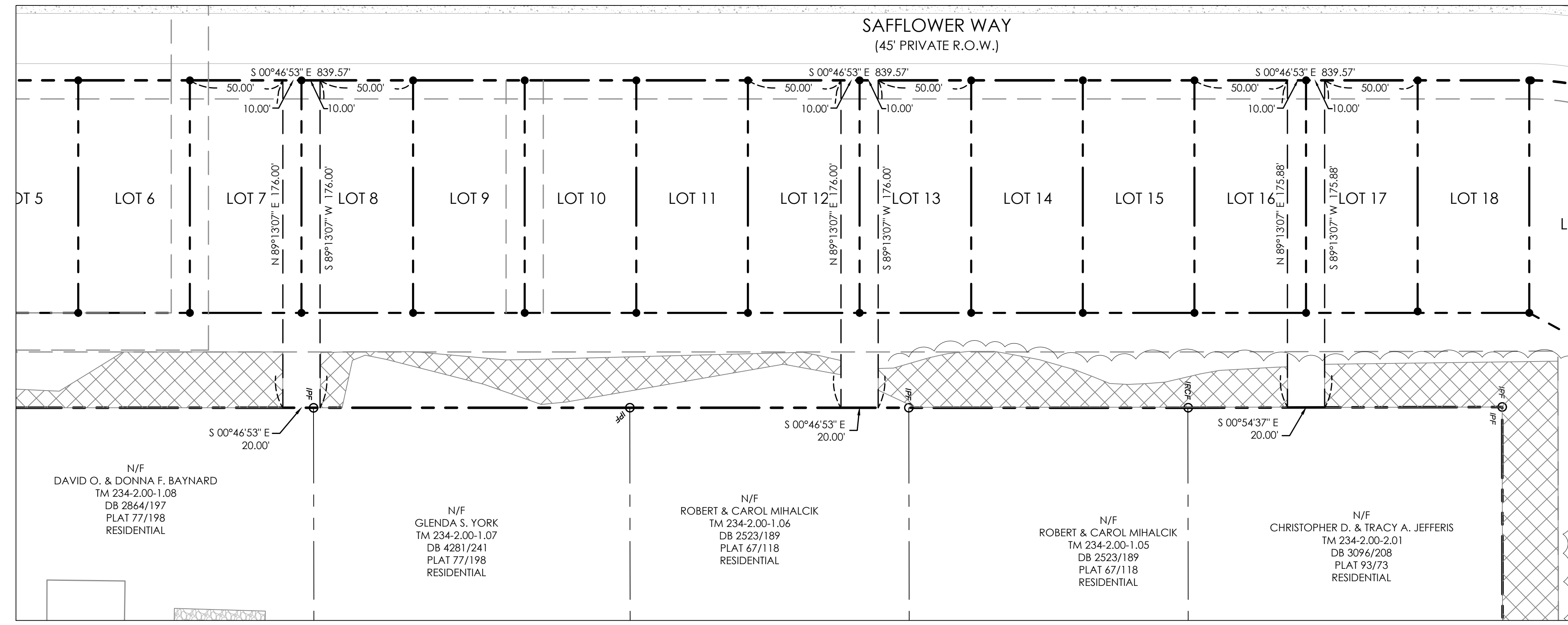
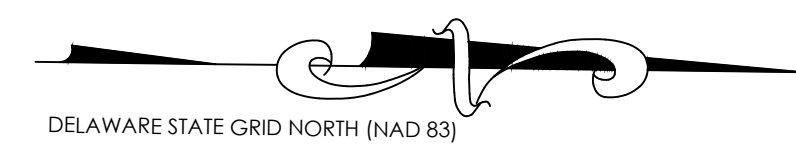
SANITARY SEWER EASEMENT DETAIL
SCALE: 1"=30'



NO.	DATE	DESCRIPTION
1	8/17/21	REVISED SANITARY SEWER EASEMENTS

PLAN D
for
CARDINAL GROVE
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE
SCR285

Date:	4-12-21
Job Number:	G19076
Scale:	1"=50'
Drawn By:	ML
Designed By:	JIP
Approved By:	JIP



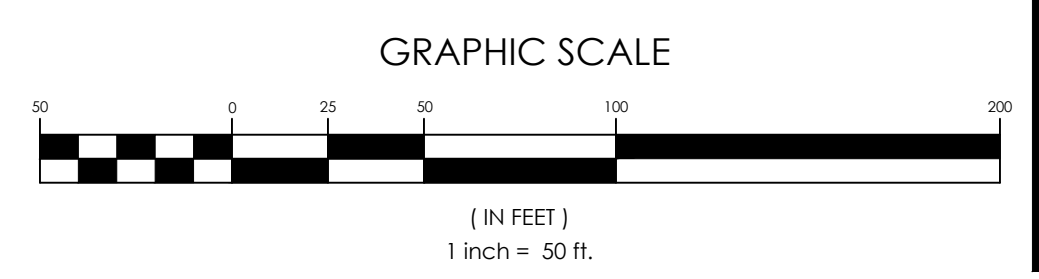
SANITARY SEWER EASEMENT DETAIL
SCALE: 1"=30'

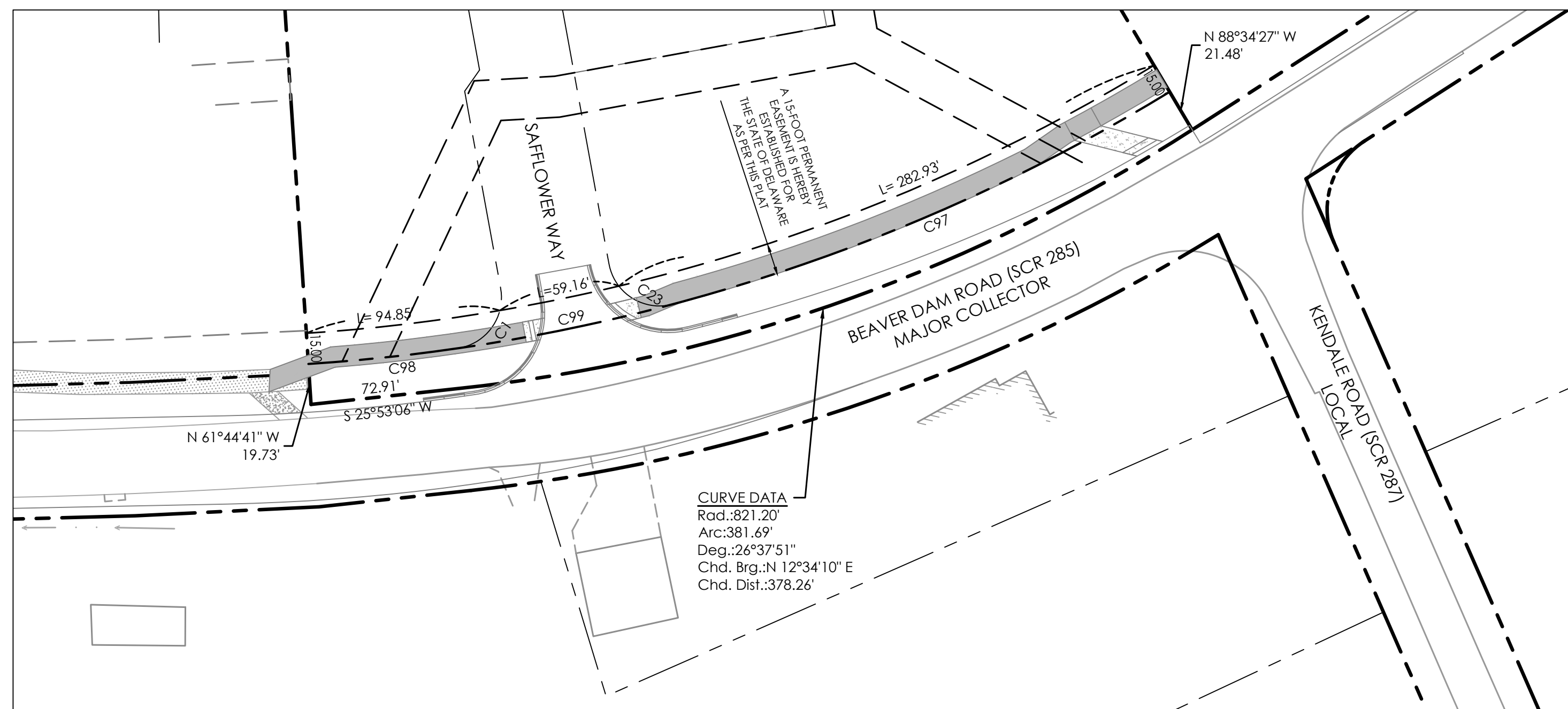
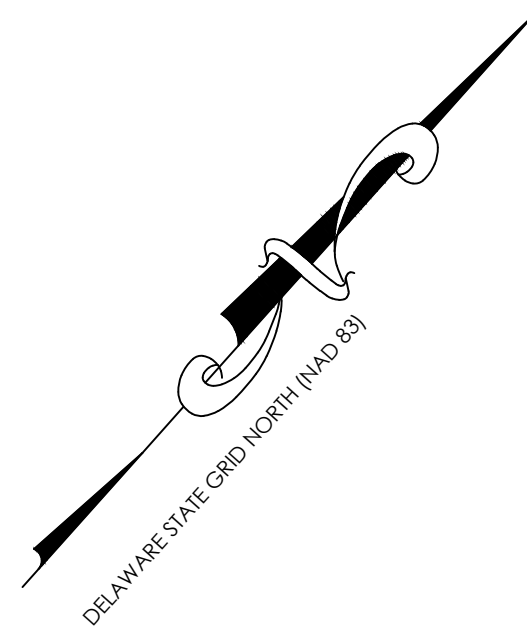


NO.	DATE	DESCRIPTION
1	8/17/21	REVISED SANITARY SEWER EASEMENTS

SANITARY SEWER EASEMENT
for
CARDINAL GROVE
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE
SCR285

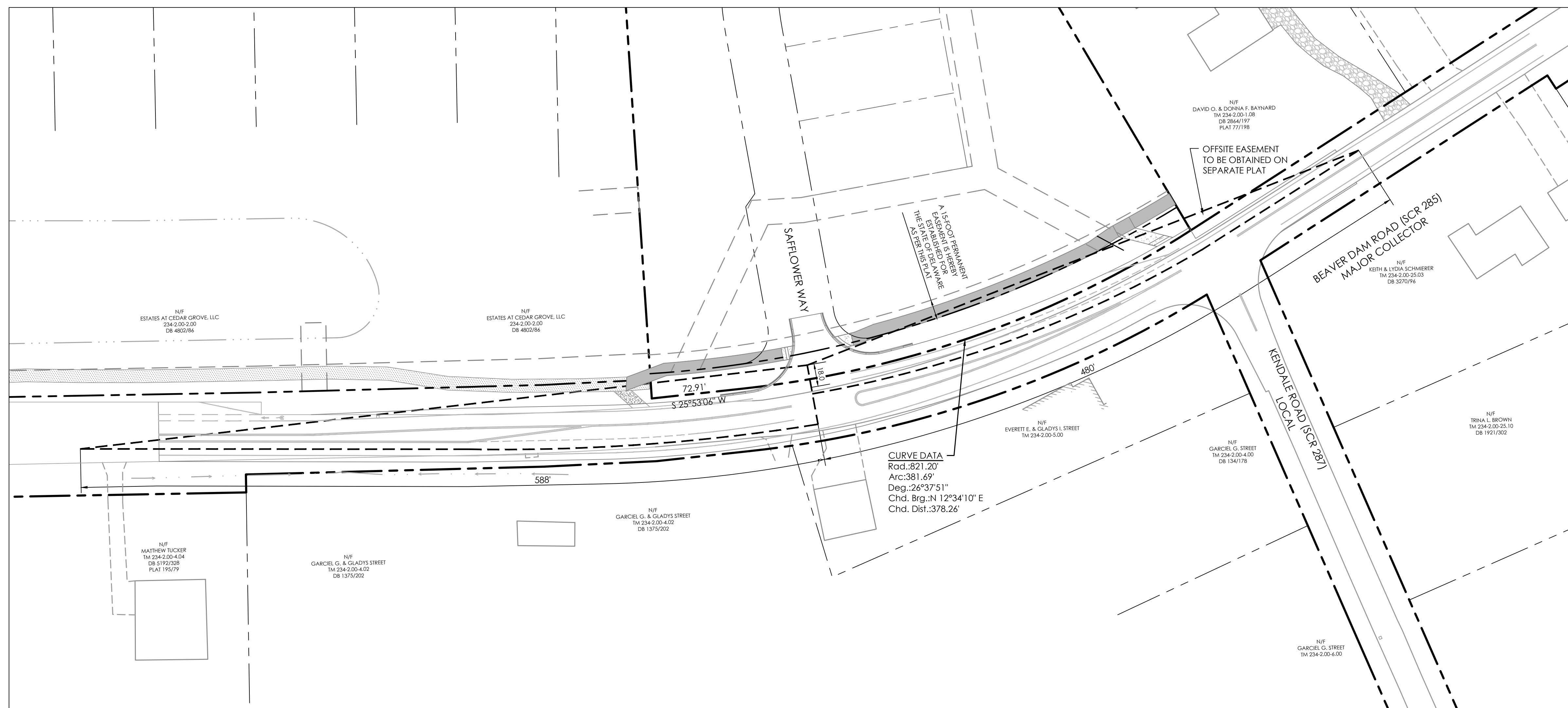
Date:	4-12-21
Job Number:	G19076
Scale:	1"=50'
Drawn By:	ML
Designed By:	JIP
Approved By:	JIP





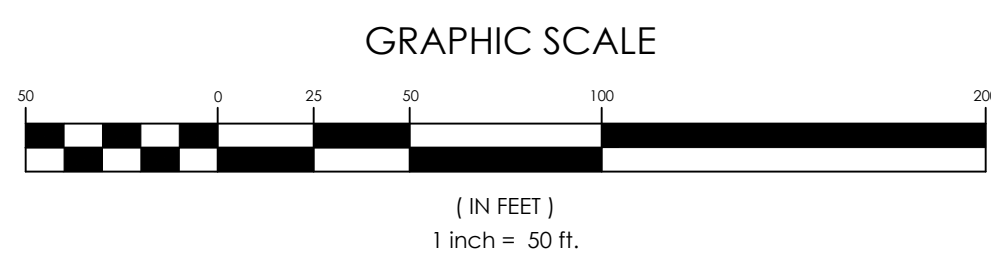
DELDOT 15' WIDE PERMANENT EASEMENT

SCALE: 1"= 50'



DELDOT SIGHT DISTANCE TRIANGLES

SCALE: 1"=50'



NO.	DATE	DESCRIPTION
1	8/17/21	REVISED SANITARY SEWER EASEMENTS

DELDOT SIGHT DISTANCE TRIANGLES
for
CARDINAL GROVE
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE
SCR285

Date:	4-12-21
Job Number:	G 19076
Scale:	1"=50'
Drawn By:	HB
Designed By:	JIP
Approved By:	JIP

Sheet No.:

10

File Name:
19076-sight-triangles

LANDSCAPE BUFFER

NOTES:

1. THE LANDSCAPE AND/OR FOREST BUFFERS SHALL BE INSTALLED WITHIN 18 MONTHS FROM THE DATE SITE WORK IS AUTHORIZED TO COMMENCE, AS DOCUMENTED BY A NOTICE TO PROCEED LETTER FROM THE COMMISSION.

2. THE LAND DEVELOPER SHALL BE RESPONSIBLE FOR THE HEALTH AND SURVIVAL OF THE TREES, INCLUDING REGULAR NECESSARY WATERING FOR A MINIMUM OF 2 YEARS OR UNTIL SUCH LATER DATE AS THE MAINTENANCE RESPONSIBILITIES ARE TRANSFERRED TO A HOMEOWNER'S ASSOCIATION; PROVIDED, HOWEVER THAT THE DEVELOPER SHALL REPLACE AND TREES THAT DIE DURING THE MINIMUM 2 YEAR DEVELOPER MAINTENANCE PRIOR TO TRANSFERRING MAINTENANCE RESPONSIBILITIES TO A CONDOMINIUM ASSOCIATION.

3. ADDITIONAL INFORMATION AS TO HOW THE LANDSCAPE / FORESTED BUFFERS ARE TO BE MAINTAIN IN PERPETUITY, SHALL BE INCLUDED IN THE RESTRICTIVE COVENANTS AND/OR HOMEOWNER'S ASSOCIATION DOCUMENTS.

4. PURSUANT WITH SUSSEX COUNTY CODE SECTION 99-5, THE 20' WIDE LANDSCAPE BUFFER SHOWN IN THIS PLAN MUST BE PLANTED WITH A MIX OF 70% DECIDUOUS AND 30% EVERGREEN TREES, THE MAJORITY OF WHICH SHALL BE SUITABLE TREES OF COMMON LOCAL SPECIES. EVERY 100' OF BUFFER SHALL INCLUDE A MINIMUM OF 15 TREES.

5. ALL DECIDUOUS TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM CALIPER OF 1.5 INCHES AND A MINIMUM HEIGHT OF SIX FEET ABOVE GROUND WHEN PLANTED IN ORDER TO INSURE THAT THE TREES WILL BE CAPABLE OF OBTAINING A MINIMUM HEIGHT OF 10 FEET ABOVE GROUND WITHIN FIVE YEARS OF BEING PLANTED.

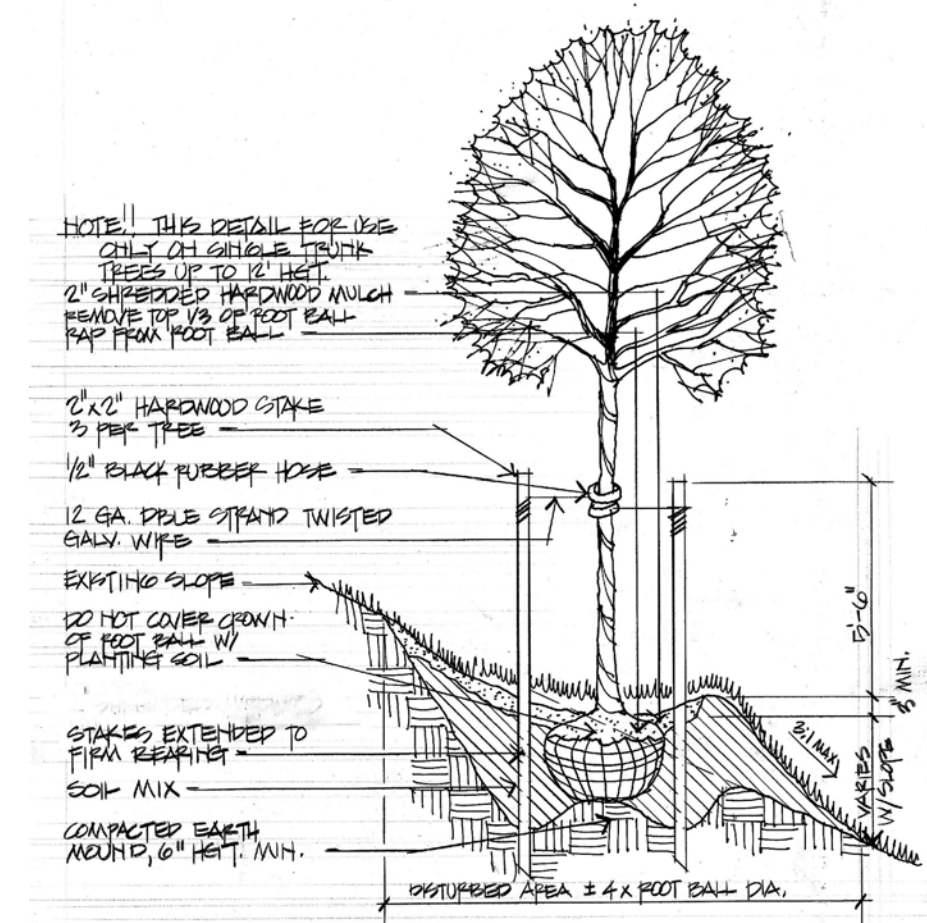
6. ALL EVERGREEN TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM HEIGHT OF FIVE FEET ABOVE GROUND WHEN PLANTED IN ORDER TO INSURE THAT THEY ARE REASONABLY CAPABLE OF ATTAINING A MINIMUM HEIGHT OF 10 FEET ABOVE GROUND WITHIN FIVE YEARS OF BEING PLANTED.

7. THE TREES SHALL BE PLANTED IN A STAGGERED NATURAL MANNER, THE PROCEDURES AND DETAILS FOR PLANTING NEW TREES SHALL BE SPECIFIED BY THE LANDSCAPE ARCHITECT ON THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION AND SHALL INCLUDE THE REQUIREMENT THAT THE BUFFER AREA SHALL HAVE A FINAL GRADE THAT CONTAINS A MINIMUM OF FOUR INCHES OF TOPSOIL AND A SUITABLE GRASS MIX PLANTED AS SACRIFICIAL COVER BETWEEN THE BUFFER TREES FOR SOIL STABILIZATION UNTIL THE NEWLY PLANTED TREES BECOME LARGER. THE PLAN MAY SUBSTITUTE WOODCHIPS FOR PLANTED GRASS BETWEEN THE BUFFER TREES IN RESPECT TO BOTH NEWLY PLANTED AND EXISTING TREES, AS DETERMINED BY THE LANDSCAPE ARCHITECT

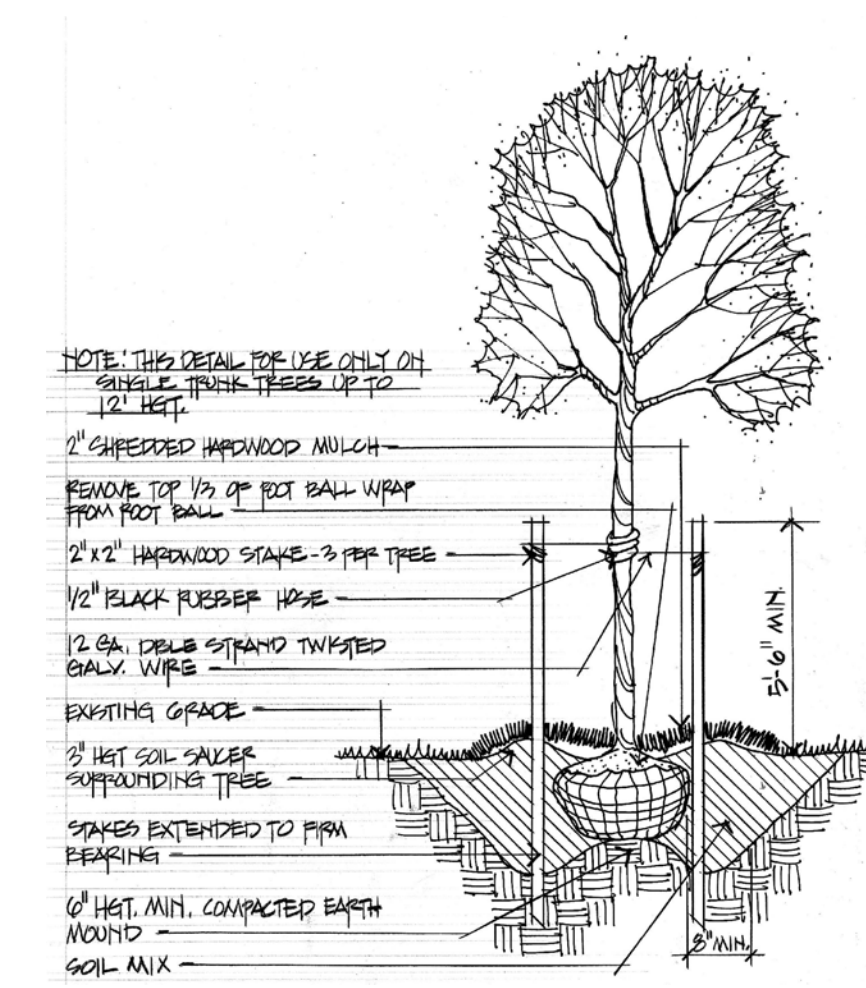
LANDSCAPE SCHEDULE					
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATION	
84	#1	Acer rubrum	RED MAPLE	1 1/2"	CAL., 6' HGT. MIN.
83	#2	Quercus phellos	WILLOW OAK	1 1/2"	CAL., 6' HGT. MIN.
77	#3	Quercus rubra	RED OAK	1 1/2"	CAL., 6' HGT. MIN.
53	#4	Ilex opaca	AMERICAN HOLLY	5'	HGT. MIN.
51	#5	Picea abies	NORWAY SPRUCE	5'	HGT. MIN.
50	#6	Pinus virginiana	VIRGINIA PINE	5'	HGT. MIN.

BOTANICAL NAME	COMMON NAME	SPECIFICATION
Acer saccharum	SUGAR MAPLE	1 1/2" CAL., 6' HGT. MIN.
Chamaecyparis thuyoides	ATLANTIC WHITECEDAR	5' HGT. MIN.
Crataegus viridis 'Winter King'	WINTER KING GREEN HAWTHORN	1 1/2" CAL., 6' HGT. MIN.
Liriodendron tulipifera	TULIP TREE	1 1/2" CAL., 6' HGT. MIN.
Pinus strobus	WHITE PINE	5' HGT. MIN.
Pinus taeda	LOBLOLLY PINE	5' HGT. MIN.
Quercus alba	WHITE PINE	1 1/2" CAL., 6' HGT. MIN.
Quercus coccinea	SCARLET OAK	1 1/2" CAL., 6' HGT. MIN.
Taxodium distichum	BALD CYPRESS	1 1/2" CAL., 6' HGT. MIN.
Magnolia virginiana	SWEETBAY MAGNOLIA	5' HGT. MIN.
Juniperus virginiana	EASTERN RED CEDAR	5' HGT. MIN.
Platanus acerifolia	LONDON PLANE TREE	1 1/2" CAL., 6' HGT. MIN.
Nyssa sylvatica	BLACK GUM	1 1/2" CAL., 6' HGT. MIN.
Saix babylonica	WEeping WILLOW	1 1/2" CAL., 6' HGT. MIN.

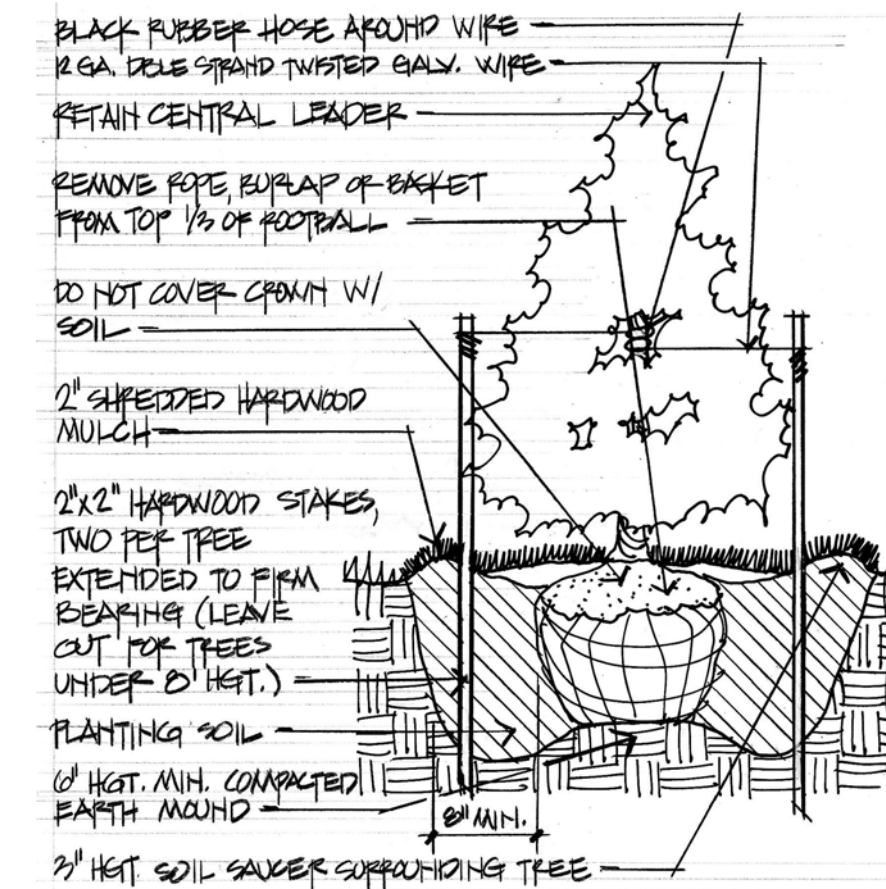
IF SUBSTITUTIONS ARE MADE, ONLY SUBSTITUTE DECIDUOUS FOR DECIDUOUS OR EVERGREEN FOR EVERGREEN TO MAINTAIN REQUIRED MIX.



TREE PLANTING ON SLOPE DETAIL



DECIDUOUS TREE PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL



REVISIONS	
NO.	DESCRIPTION
1	REVISED SANITARY SEWER EASEMENTS

LANDSCAPE DETAILS
 for
CARDINAL GROVE
 INDIAN RIVER HUNDRED
 SUSSEX COUNTY, DELAWARE
 SCR285

Date:	4-12-21
Job Number:	G19076
Scale:	AS NOTED
Drawn By:	ML
Designed By:	JP
Approved By:	JP

NOTES:

- 1. PAVEMENT, OPEN SPACE, STORMWATER MANAGEMENT FACILITIES AND OTHER FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNER...
2. THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A FIELD SURVEY...
3. THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS...
4. THERE ARE NO WETLANDS LOCATED OUTSIDE OF THE AKE TAX DITCH...
5. BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0252 L, DATED JUNE 20, 2018...
6. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS...
7. THE PROPOSED WELL HEAD PROTECTION AREA SAFE ZONE MUST COMPLY WITH THE VARIANCE APPROVED BY THE SUSSEX COUNTY ENGINEER ON MAY 26, 2020.

SITE DATA:

PROPERTY OWNER/DEVELOPER: BB & POPS, LLC
1024 SCARBOROUGH AVE. EXT.
REHOBOTH BEACH, DE 19971
302-841-0380
BFBHARDY@YAHOO.COM
ATTN: PAUL & BONNIE HARDY
TAX MAP REFERENCE: 131-15-00-24-03
DEED REFERENCE: DB 4960 - PG 297
EXISTING LOTS: 1
PROPOSED LOTS: 1
UPLAND AREA: 3.78± AC.
WETLANDS AREA: 0.12± AC.
DEDICATION TO STATE OF DELAWARE: 0.00± AC.
TOTAL SITE AREA: 3.90± AC.
IMPERVIOUS COVER: 2.29± AC. (60%)
STATE STRATEGIES INVESTMENT LEVEL: 2
TRANSPORTATION IMPROVEMENT DISTRICT: PROJECT IS NOT LOCATED WITHIN A TID
HIGHWAY FUNCTIONAL CLASS/POSTED SPEED: SCR 004 - US 13 - OTHER PRINCIPAL ARTERIAL - 55 MPH
SCR 006 - DE 404 - OTHER PRINCIPAL ARTERIAL - 35 MPH
SCR 0006C - UNCLE WILLIE'S ROAD - LOCAL - 25 MPH
* UNCLE WILLIE'S ROAD EXTENDED - PRIVATE - 25 MPH

DEVELOPER'S CERTIFICATION:

I THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE LEGAL REPRESENTATIVE OF THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN, AND THAT THE PLAN SHOWN REPRESENTS MY ACT, AND THAT I DESIRE THE PROPERTY TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCES AND REGULATIONS.

BB & POPS, LLC DATE
1024 SCARBOROUGH AVE. EXT. - REHOBOTH BEACH, DE 19971
BFBHARDY@YAHOO.COM - 302-841-0380

ENGINEER'S CERTIFICATION

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

KENNETH R. CHRISTENBURY DATE
DELAWARE P.E. #11553 (EXPIRES JUNE 30, 2022)
AXIOM ENGINEERING, LLC
18 CHESTNUT STREET
GEORGETOWN, DE 19947
(302) 855-0810
KEN@AXENG.COM

RECORD PLAN - RED
PARCEL C - DELAWARE GATEWAY PLAZA
HARDY SELF STORAGE OF BRIDGEVILLE
S.C.R. 6C - UNCLE WILLIE'S ROAD
NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE
PROJECT NO: 0387-1802
DRAWING: RP- 1
SHEET: 1 of 3

AXIOM ENGINEERING L.L.C.
18 CHESTNUT STREET
GEORGETOWN, DE 19947
(302) 855-0810
FAX: 855-0812
E-MAIL: AXIOM@AXENG.COM
WEB: WWW.AXENG.COM
Scale: 24" x 36" 1 inch = 80 ft.
11" x 17" 1 inch = 160 ft.

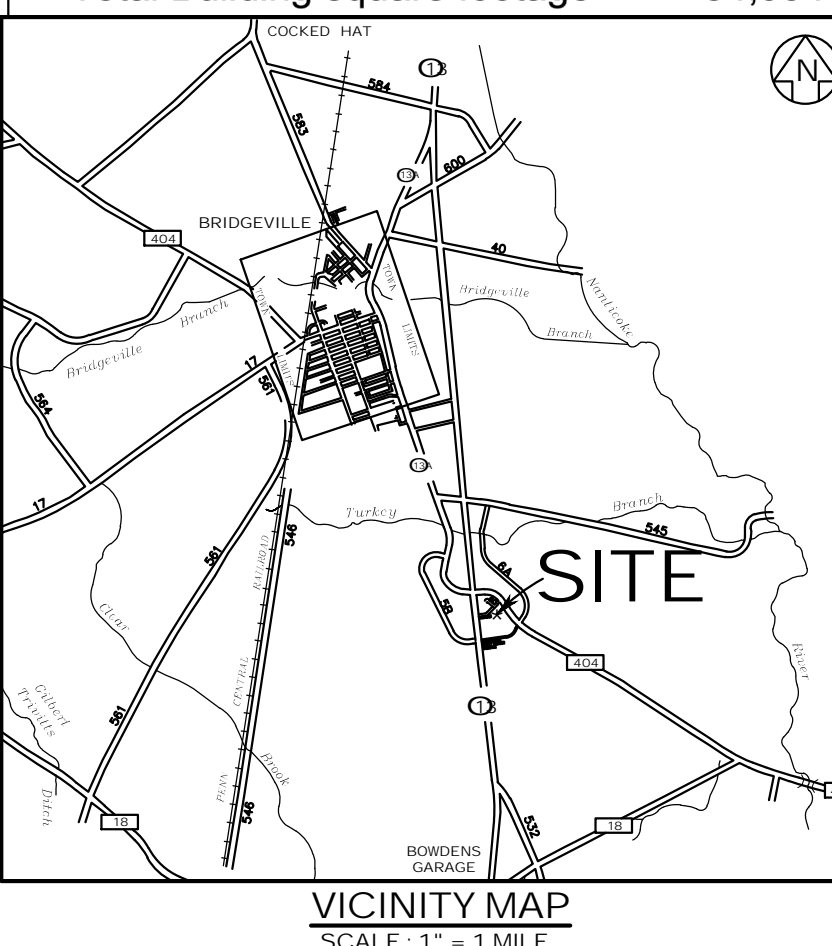
DELOD NOTES - RECORD PLAN (RED) - MARCH 21, 2019:

- 1. THIS RECORD PLAN, RED SATISFIES THE DEPARTMENT'S RECORDATION REQUIREMENTS AND ARE BASED ON THE PARCEL'S LOCATION...
2. NO LANDSCAPING SHALL BE ALLOWED WITHIN RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL...
3. SHURBERY, 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...
4. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELOD'S DEVELOPMENT COORDINATION MANUAL...
5. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS TO PROVIDE A PERMANENT REFERENCE FOR ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS...
6. A PERPETUAL CROSS ACCESS INGRESS/EGRESS ASSASSMENT WAS PREVIOUSLY RECORDED IN DEED BOOK 1760, PAGE 152...
7. THE POSTED SPEED LIMIT ON US 13 - SCR 004 IS 55 MPH. THE POSTED SPEED LIMIT ON DE 404 - SCR 006 IS 35 MPH...
8. THE POSTED SPEED LIMIT ON UNCLE WILLIE'S ROAD - SCR 6C IS 25 MPH...
9. THIS COMMERCIAL PARCEL HAS DIRECT FRONTAGE ALONG SUSSEX HIGHWAY (US 13 - SCR 004) AND SEASHORE HIGHWAY (DE RT 604 - SCR 006), WHICH HAVE A FUNCTIONAL CLASSIFICATION OF PRINCIPLE ARTERIAL AS DEFINED BY THE STATE OF DELAWARE...
10. PRIVATE STREETS WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER... THE PROPERTY OWNERS WITHIN THIS SUBDIVISION, OR BOTH, (TITLE 11, SECTION 131) DELOD ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.

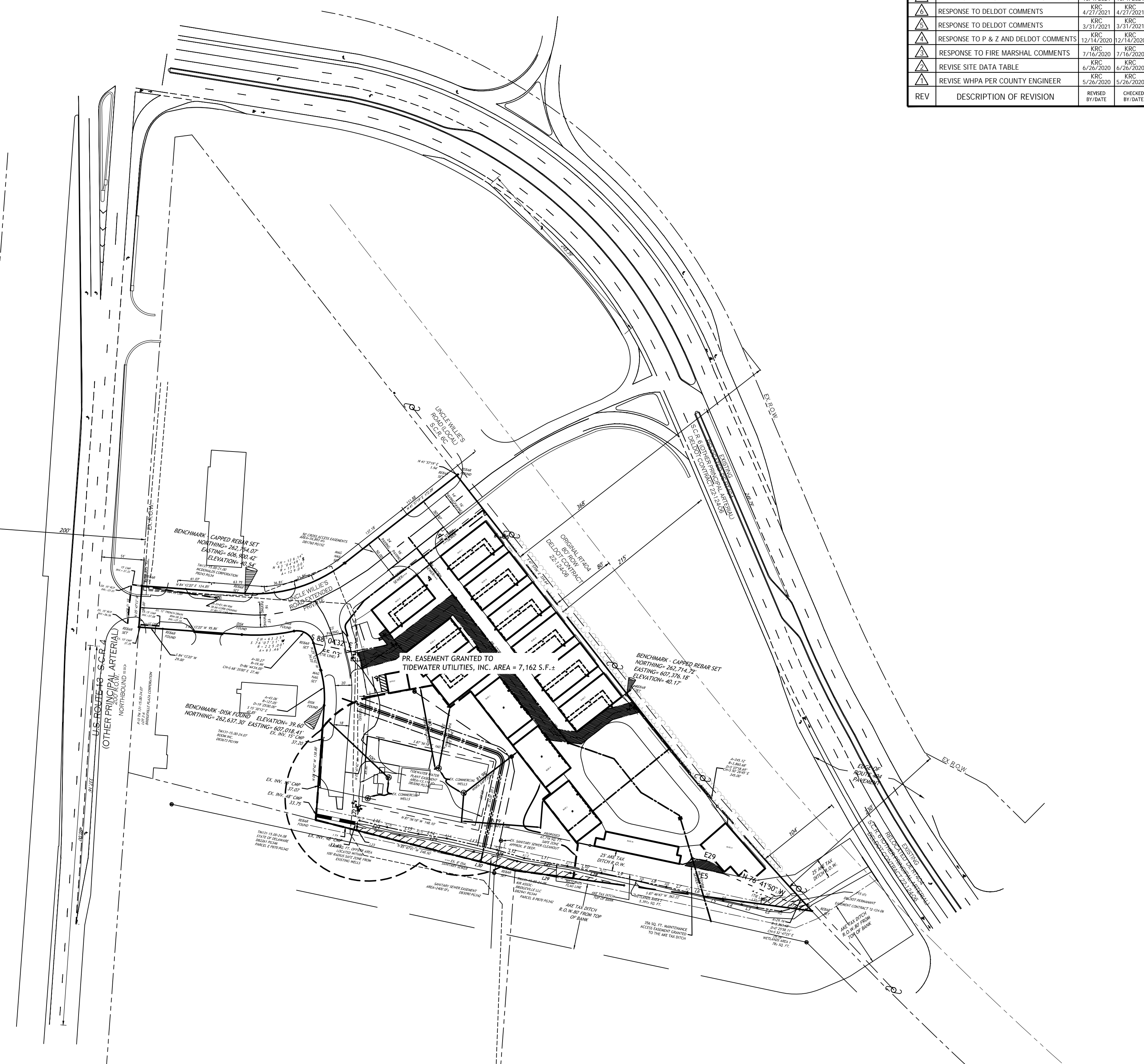
ZONING JURISDICTION: ZONING SUSSEX COUNTY: C-1 (GENERAL COMMERCIAL)
EXISTING USE: VACANT
PROPOSED USE: MINI-STORAGE & OFFICE
BUILDING SETBACKS: FRONT 60' BOA CASE 12237 REDUCED SETBACK TO 5', CORNER 15', REAR 5'
MAXIMUM BUILDING HEIGHT: 42'
PROPOSED BUILDING HEIGHT: 15'
BUILDING USE: 15 X MINI-STORAGE BUILDINGS 34,394, MINI-STORAGE OFFICE 600, TOTAL PARKING SPACES REQUIRED 3 (1 PER 200 SQ. FT.)
PARKING SPACES PROVIDED: HANDICAP 1, DIAGONAL (9'x18') 0, PERPENDICULAR (10' X 20') 3, COMPACT 0, TOTAL PARKING SPACES PROVIDED 4
CENTRAL SEWER PROVIDER: TOWN OF BRIDGEVILLE
CENTRAL WATER PROVIDER: TIDEWATER UTILITIES
AUTOMATIC BUILDING SPRINKLERS: NONE
PROPOSED CONSTRUCTION TYPE: STEEL FRAME WITH STEEL SIDING
HORIZONTAL CONTROL: NAD '83 DELAWARE STATE PLANE
VERTICAL CONTROL: NAVD 1988

Table with 4 columns: ID, WIDTH ft., DEPTH ft., AREA sq. ft. Rows A through N showing dimensions for various building sections.

Total Storage square footage = 34,394
OFFICE 23.25 25.81 600
Total Building square footage = 34,994



LEGEND
EX. PROPERTY LINE
EX. ROAD CL.
EX. ADJACENT PROPERTY LINES
EX. 404 WETLANDS
STATE (TIDAL) WETLANDS
EX. WELLSHEAD PROTECTION AREA
EX. MINOR CONTOUR
EX. MAJOR CONTOUR
EX. BUILDING RESTRICTION LINES
EX. ROAD CENTERLINE
EX. EASEMENT
EX. BUILDING
EX. SWALE
EX. SIDEWALK
EX. CURB
EX. STORM SEWER
EX. SANITARY SEWER
EX. WOODS LINE
EX. WATER LINE
EX. WELL
TRAFFIC SIGN
EX. ZONING BOUNDARY
EX. ELECTRIC LINES UTILITIES
EX. UTILITY POLES/LIGHT POLES
EX. FENCE
EX. SPOT ELEVATION
PR. DELDOT ENTRANCE PAVING
PR. ROTMILL 1 1/4" & OVERLAY
SOIL BORING
TEST PIT
EX. STREAM
LIMIT OF DISTURBANCE
SILT FENCE



RECORD PLAN - RED

PARCEL C - DELAWARE GATEWAY PLAZA
HARDY SELF STORAGE OF BRIDGEVILLE
 S.C.R. 6C - UNCLE WILLIE'S ROAD
 NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE

PROJECT NO: 0387-1802
 DRAWING: RP- 2
 SHEET: 2 of 3

SEAL

THIS DRAWING DOES NOT INCLUDE NECESSARY COMMENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREIN AND APPROPRIATE.

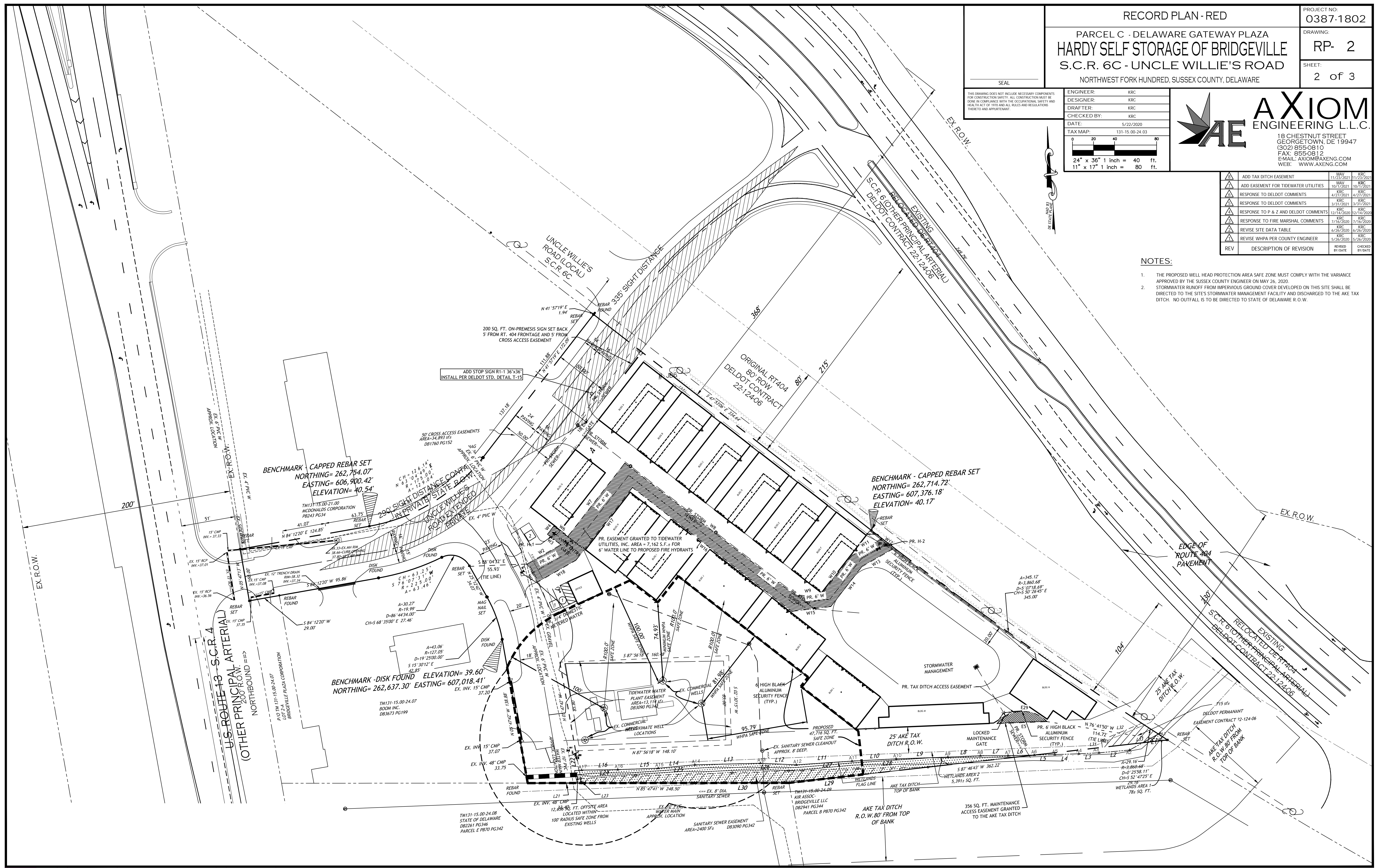
ENGINEER: KRC
 DESIGNER: KRC
 DRAFTER: KRC
 CHECKED BY: KRC
 DATE: 5/22/2020
 TAX MAP: 131-15-00-24 03

24" x 36" 1 inch = 40 ft.
 11" x 17" 1 inch = 80 ft.

AXIOM ENGINEERING L.L.C.
 18 CHESTNUT STREET
 GEORGETOWN, DE 19947
 (302) 855-0810
 FAX: 855-0812
 E-MAIL: AXIOM@AXIOM.COM
 WEB: WWW.AXIOM.COM

REV	DESCRIPTION OF REVISION	REVISION DATE	CHECKED BY
ADD TAX DITCH EASEMENT	11/23/2021	11/23/2021	KRC
ADD EASEMENT FOR TIDEWATER UTILITIES	10/27/2021	10/27/2021	KRC
RESPONSE TO DELDOT COMMENTS	4/27/2021	4/27/2021	KRC
RESPONSE TO DELDOT COMMENTS	3/23/2021	3/23/2021	KRC
RESPONSE TO P & Z AND DELDOT COMMENTS	12/14/2020	12/14/2020	KRC
RESPONSE TO FIRE MARSHAL COMMENTS	7/16/2020	7/16/2020	KRC
REVISE SITE DATA TABLE	6/26/2020	6/26/2020	KRC
REVISE WHPA PER COUNTY ENGINEER	5/28/2020	5/28/2020	KRC
REV	DESCRIPTION OF REVISION	REVISION DATE	CHECKED BY

- NOTES:**
- THE PROPOSED WEIR HEAD PROTECTION AREA SAFE ZONE MUST COMPLY WITH THE VARIANCE APPROVED BY THE SUSSEX COUNTY ENGINEER ON MAY 26, 2020.
 - STORMWATER RUNOFF FROM IMPERVIOUS GROUND COVER DEVELOPED ON THIS SITE SHALL BE DIRECTED TO THE SITE'S STORMWATER MANAGEMENT FACILITY AND DISCHARGED TO THE AKE TAX DITCH. NO OUTFALL IS TO BE DIRECTED TO STATE OF DELAWARE R.O.W.



WETLAND Line Table		
Line #	Length	Direction
L1	33.11'	S 65°06'39" W
L2	29.34'	S 88°59'33" W
L3	19.11'	N 88°31'42" W
L4	22.92'	N 87°36'22" W
L5	19.51'	N 87°07'31" W
L6	24.99'	N 87°02'28" W
L7	26.24'	N 85°53'41" W
L8	30.97'	N 88°09'35" W
L9	49.18'	N 87°42'18" W
L10	42.06'	N 88°35'07" W
L11	53.05'	N 89°39'20" W
L12	34.25'	N 83°09'24" W
L13	62.34'	N 87°07'58" W
L14	34.94'	S 88°53'31" W
L15	38.55'	N 87°44'47" W
L16	34.44'	N 86°31'13" W

Line Table		
Line #	Length	Direction
L21	51.20'	S 85° 47' 41" E
L22	31.07'	N 05° 47' 42" W
L23	4.46'	N 05° 47' 28" W
L24	52.17'	S 88° 34' 03" E
L25	92.10'	S 87° 29' 58" E
L26	53.57'	S 87° 38' 12" E
L27	66.01'	S 87° 38' 12" E
L28	66.57'	S 86° 59' 25" E
L29	133.01'	S 87° 46' 43" W
L30	197.30'	N 85° 47' 41" W
L31	6.95'	N 02° 00' 41" W
L32	41.45'	N 71° 33' 42" E
L33	62.35'	S 87° 46' 43" W

EASEMENT TABLE					
LINE #/CURVE #	LENGTH	CHORD LENGTH	BEARING/DELTA	RADIUS	CHORD DIRECTION
E5	47.81		N88° 04' 35" W		
E29	54.02	47.81	96.90	31.94	N88° 04' 35" W
W1	20.01	20.00	6.48	177.05	S24° 44' 13" E
W2	37.10		S64° 34' 44" W		
W3	16.18		S47° 53' 06" E		
W4	10.00		S42° 06' 54" W		
W6	16.56		N47° 53' 06" W		
W7	88.76		S42° 06' 54" W		
W8	206.16		N47° 53' 06" W		
W9	25.81		S87° 08' 54" W		
W10	44.98		S42° 06' 54" W		
W11	31.26		S64° 36' 54" W		
W12	15.19	15.19	0.23	3860.68	N48° 11' 01" W
W13	34.36		N64° 36' 54" E		
W14	48.00		N42° 06' 54" E		
W15	37.41		N87° 06' 54" E		
W16	191.96		S47° 53' 06" E		
W17	87.81		N42° 06' 54" E		
W18	42.31		N64° 34' 44" E		

RECORD PLAN - RED
 PARCEL C - DELAWARE GATEWAY PLAZA
 HARDY SELF STORAGE OF BRIDGEVILLE
 S.C.R. 6C - UNCLE WILLIE'S ROAD
 NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE

PROJECT NO:
0387-1802
 DRAWING:
RP- 3
 SHEET:
3 of 3

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 WEB: WWW.AXIOM.COM

ENGINEER: KRC
 DESIGNER: KRC
 DRAFTER: KRC
 CHECKED BY: KRC
 DATE: 5/22/2020
 TAX MAP: 131-15-00-24-03

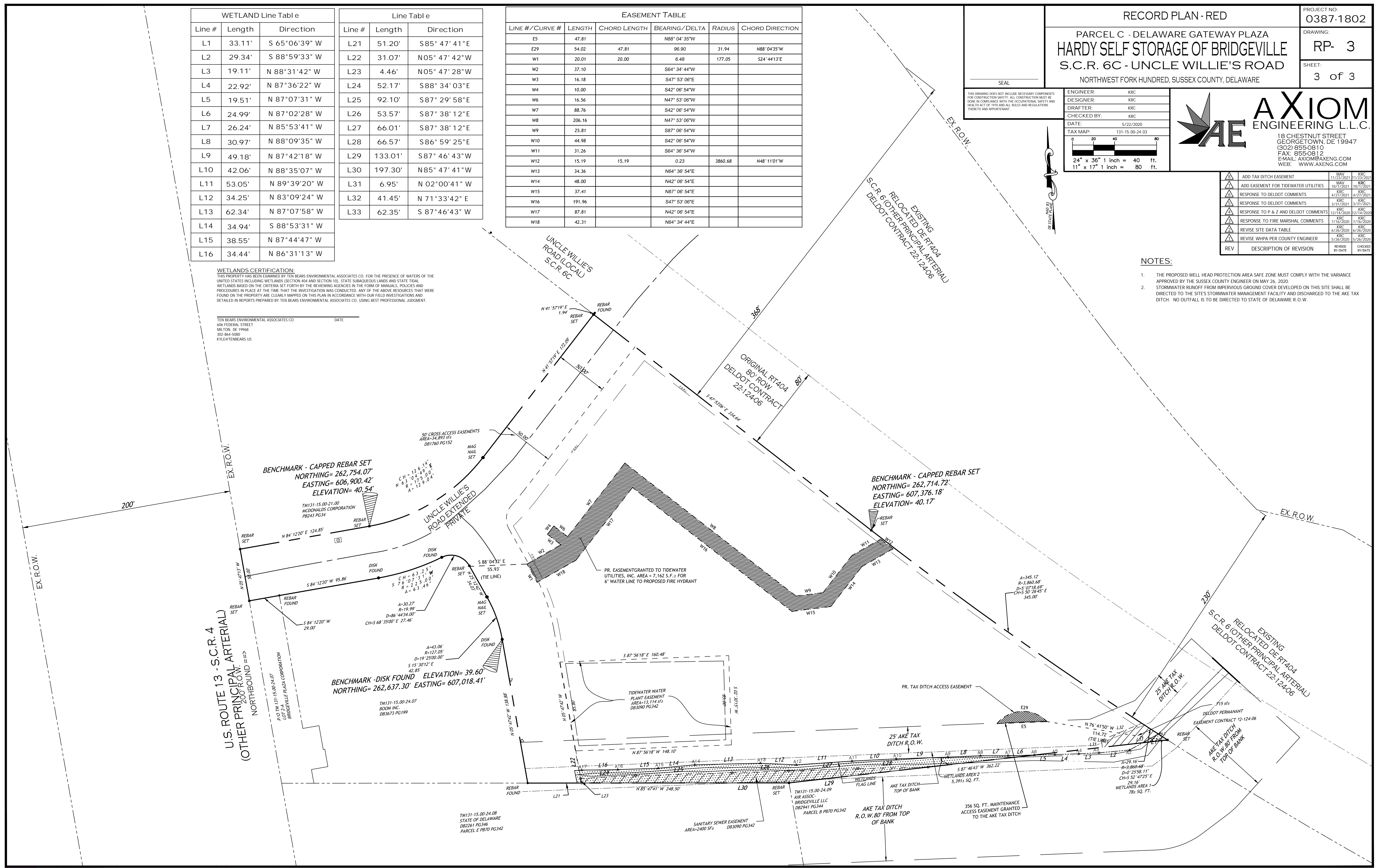
24" x 36" 1 inch = 40 ft.
 11" x 17" 1 inch = 80 ft.

REV	DESCRIPTION OF REVISION	REVISION DATE	CHECKED BY
ADD	TAX DITCH EASEMENT	MAY 11/23/2021	KRC
ADD	EASEMENT FOR TIDEWATER UTILITIES	MAY 10/27/2021	KRC
RESPONSE	TO DELDOT COMMENTS	4/27/2021	KRC
RESPONSE	TO DELDOT COMMENTS	3/31/2021	KRC
RESPONSE	TO P & Z AND DELDOT COMMENTS	12/14/2020	KRC
RESPONSE	TO FIRE MARSHAL COMMENTS	7/16/2020	KRC
REVISE	SITE DATA TABLE	6/26/2020	KRC
REVISE	WHPA PER COUNTY ENGINEER	5/26/2020	KRC
REV	DESCRIPTION OF REVISION	REVISION DATE	CHECKED BY

- NOTES:**
- THE PROPOSED WEIR HEAD PROTECTION AREA SAFE ZONE MUST COMPLY WITH THE VARIANCE APPROVED BY THE SUSSEX COUNTY ENGINEER ON MAY 26, 2020.
 - STORMWATER RUNOFF FROM IMPERVIOUS GROUND COVER DEVELOPED ON THIS SITE SHALL BE DIRECTED TO THE SITE'S STORMWATER MANAGEMENT FACILITY AND DISCHARGED TO THE AKE TAX DITCH. NO OUTFALL IS TO BE DIRECTED TO STATE OF DELAWARE R.O.W.

WETLANDS CERTIFICATION:
 THIS PROPERTY HAS BEEN EXAMINED BY TEN BEARS ENVIRONMENTAL ASSOCIATES CO. FOR THE PRESENCE OF WATERS OF THE UNITED STATES INCLUDING WETLANDS (SECTION 404 AND SECTION 10), STATE SUBORDINATE LANDS AND STATE TIDAL WETLANDS BASED ON THE CRITERIA SET FORTH BY THE REVIEWING AGENCIES IN THE FORM OF MANUALS, POLICIES AND PROCEDURES IN PLACE AT THE TIME THAT THE INVESTIGATION WAS CONDUCTED. ANY OF THE ABOVE RESOURCES THAT WERE FOUND ON THE PROPERTY ARE CLEARLY MAPPED ON THIS PLAN IN ACCORDANCE WITH OUR FIELD INVESTIGATIONS AND DETAILED IN REPORTS PREPARED BY TEN BEARS ENVIRONMENTAL ASSOCIATES CO. USING BEST PROFESSIONAL JUDGMENT.

TEN BEARS ENVIRONMENTAL ASSOCIATES CO. DATE
 609 FEDERAL STREET
 MILFORD, DE 19968
 302-864-5080
 KYLE@TENBEARS.US





November 15, 2021

Ken Christenbury
ken@axeng.com

RE: Hardy Self Storage of Bridgeville – Bridgeville, DE

Christin,
The design has been found to be acceptable to by SCD. I am submitting plans and fees to SCD today, 11/24/2021 for approval.
Ken

Mr. Christenbury,

Sussex Conservation District has reviewed the sediment and stormwater management plans submitted for the above referenced project. The District has found the submittal to be acceptable, please provide the District with the following:

- Submit 5 sets of plans for approval.
- Submit 1 set scaled 12 x 18 for approval.
- Submit an electronic copy (PDF) of the project's complete construction set.
- Submit an electronic copy (PDF) of the Stormwater Report (and all exhibits).
- Provide a check for inspection fee for \$3,675 and maintenance fee for \$850. (These fees can be combined on one check.)

Please note:

- Every plan sheet is to be signed and sealed by a qualified design professional.
- The SCD Owners Certification Statement is to be signed in ink on each set of plans.
- DeIDOT Entrance Permit is required prior to scheduling a Pre-Construction Meeting.

If plans are submitted with any of the above items missing, they will **not** be approved. Be advised if there are any deficiencies which cannot be addressed within 72 hours the plans will be considered withdrawn and therefore, you will need to entirely resubmit. We appreciate your cooperation in this matter as we are trying to maintain a professional and structured office to better serve you.

If ownership is going to change, the District will require a new application and two sets of plans with the new owner's information and signed certification statement. In addition, the authorization to discharge stormwater under the regulations *Part 2 Special Conditions for Storm*

Water Discharges Associated with Construction Activities, must be transferred by the original owner to the new owner, please contact DNREC at 302-739-9921 for assistance.

If you have any questions or concerns regarding the aforementioned, please do not hesitate to contact the District at 302-856-2105.

Sincerely,

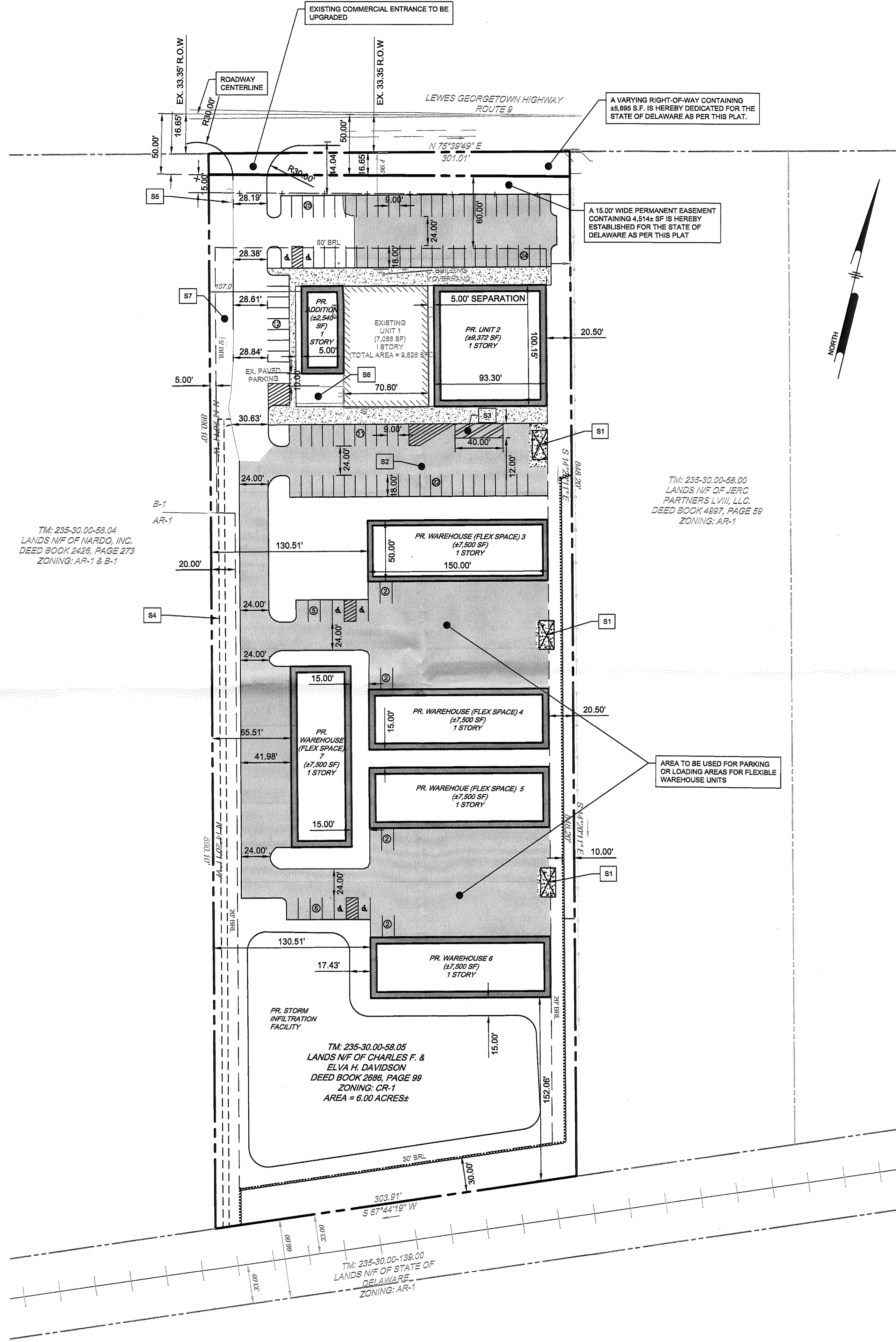
John Justice

Plan Reviewer

Cc:

SITE DATA TABLE:

1. TAX MAP NUMBER:	235-30.00-58.05 DEED BOOK: D 5435, PG 116
2. OWNER: OWNER ADDRESS:	RRKS INVESTMENTS LLC 103 GREENBANK RD WILMINGTON, DE 19808
3. ADDRESS LOCATION: HUNDRED: COUNTY:	26850 LEWES GEORGETOWN HWY HARBESON, DE 19951 BROADKILL SUSSEX
4. CURRENT ZONING:	CR-1 (COMMERCIAL RESIDENTIAL)
5. PRESENT USE:	RETAIL
6. PROPOSED USE:	RETAIL/ WAREHOUSING
7. REQUIRED SETBACKS (B.R.L.): FRONT: SIDE: REAR:	(PER 115-83.8 B) 50 FT 5 FT (20' ADJACENT TO RESIDENTIAL ZONING DISTRICT) 5 FT (30' ADJACENT TO RESIDENTIAL ZONING DISTRICT)
8. BUILDING HEIGHT: REAR:	(PER 115-83.8 C) 42' MAX ALLOWED PROPOSED 20'± HEIGHT (ALL BUILDINGS)
9. REQUIRED LOT SIZE (MIN.): DEPTH: WIDTH: AREA:	(PER 115-83.8 A) 100 FT 75 FT 10,000 FT
10. PARKING REQUIRED PARKING: RETAIL: WAREHOUSE:	(ARTICLE XXI): OFF-STREET PARKING, CODE SECTION 115-162) 1 SPACE FOR EACH 200 SF OF FLOOR AREA USED FOR SALES/ DISPLAY OF MERCHANDISE PATRON USE AREA 18,998 SF / 200 = 95 SPACE PURPOSES, PLUS 1 FOR EACH 2 EMPLOYEES ON THE LARGEST SHIFT 20 EMPLOYEES ON THE LARGEST SHIFT = 10 SPACES
TOTAL REQUIRED SPACES: PROVIDED SPACES: HANDICAP SPACES:	106 SPACES 113 SPACE 6 SPACES INCLUDED
11. LOADING SPACE REQUIRED: LOADING SPACE PROVIDED:	6 SPACE 7 SPACE
12. SITE CALCULATIONS BUILDING AREA PAVEMENT/STONE AREA OPENSPACE AREA TOTAL	EX= 0.16 AC. PR= 1.30 AC. EX= 0.59 AC. PR= 2.14 AC. EX= 5.25 AC. PR= 2.86 AC. EX= 6.00 AC. PR= 6.00 AC.
PERCENTAGE OF IMPERVIOUS COVER: EXISTING IMPERVIOUS AREA PROPOSED IMPERVIOUS AREA	3.44 AC. (55.83%) 0.75 AC. (21.80%) 2.69 AC. (78.20%)
TOTAL FORESTED AREA WOODS TO BE REMOVED WOODS TO REMAIN	4.20 AC. (70.00%) 3.88 AC. (92.38%) 0.32 AC. (7.62%)
13. UTILITY SERVICES: SANITARY SEWER SUPPLIER: WATER SUPPLIER:	ARTESIAN WATER COMPANY INC ARTESIAN WATER COMPANY INC
14. SECTION 89 - SOURCE WATER PROPERTY:	A. SUBJECT PROPERTY IS WITHIN AN AREA OF "FAIR" GROUNDWATER RECHARGE. B. SUBJECT PROPERTY IS NOT LOCATED IN WELLHEAD PROTECTION AREA.
15. STATE INVESTMENT AREA: FIRE DISTRICT: SUSSEX COUNTY 2019 FUTURE LANDUSE MAP:	LEVEL 4 MILTON FIRE DEPARTMENT (STATION 85) EXISTING DEVELOPMENT AREA
16. LATITUDE AND LONGITUDE STATE PLANE COORDINATES: LONGITUDE: 75°16'18.1"W	LATITUDE: 38°43'36.2"N
17. WETLAND AREA:	0.00 ACRES
18. PROPOSED DISCHARGE LOCATION:	PROPOSED INFILTRATION BASIN
19. WATERSHED:	BEAVERDAM CREEK-BROADKILL RIVER
20. LIMIT OF DISTURBANCE:	4.9 ± AC.
21. FLOOD ZONE:	FIRM NUMBER 10006C0310L, DATED JUNE 20, 2018
22. TRANSPORTATION IMPROVEMENT DISTRICT (T10):	NONE
23. DATUM:	HORIZONTAL = NAD83 VERTICAL = NAVD88
24. LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL:	SUSSEX COUNTY



VICINITY MAP
SCALE: 1"=2000'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	BUILDING
[Symbol]	[Symbol]	FULL DEPTH PAVEMENT
[Symbol]	[Symbol]	BUILDING RESTRICTION LINE
[Symbol]	[Symbol]	CURB
[Symbol]	[Symbol]	EDGE OF PAVEMENT
[Symbol]	[Symbol]	EDGE OF GRAVEL
[Symbol]	[Symbol]	UTILITY EASEMENT
[Symbol]	[Symbol]	PERMANENT EASEMENT
[Symbol]	[Symbol]	FENCE
[Symbol]	[Symbol]	POWER, UTILITY POLE
[Symbol]	[Symbol]	PROPERTY, LINE
[Symbol]	[Symbol]	LEGAL RIGHT-OF-WAY
[Symbol]	[Symbol]	PROPERTY, CORNER FOUND
[Symbol]	[Symbol]	PROPERTY, ADJOINING LINED
[Symbol]	[Symbol]	SITE, MAIL BOX
[Symbol]	[Symbol]	SITE, TRAFFIC SIGN
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	STORMPIPE, INLET, MANHOLE, & FLARED END
[Symbol]	[Symbol]	MARKING, HANDICAP PARKING
[Symbol]	[Symbol]	DETECTABLE WARNING STRIP
[Symbol]	[Symbol]	CONCRETE
[Symbol]	[Symbol]	OVERHANG
[Symbol]	[Symbol]	TREELINE
[Symbol]	[Symbol]	STORMWATER INFILTRATION POND

KEYED NOTES:

S1	PROPOSED DUMPSTER AREA WITH CONCRETE PAD AND SCREENING
S2	EXISTING POND TO BE FILLED AND RELOCATED TO BACK OF THE SITE
S3	PROPOSED LOADING ZONE
S4	PROPOSED WALKWAY CONNECTING TO FUTURE RAILS TO TRAILS PATH
S5	EXISTING BUSINESS SIGN
S6	EXISTING LOADING DOCK
S7	EXISTING PAVED PARKING AREA TO BE REMOVED

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

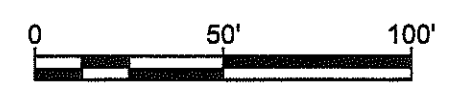
SIGNATURE: RRKS INVESTMENTS LLC
C/O RICHARD CAMPBELL
103 GREENBANK RD
WILMINGTON, DE 19808

DATE: _____

ENGINEER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE COMPLES WITH APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES. THE DESIGN REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE: ALAN DECKTOR, PE (DE PE17771)
PENNONI ASSOCIATES, INC
1872 DAVIDSON DRIVE
MILTON, DE 19968
OFFICE (302) 684-8030 - FAX (302) 684-8054

DATE: _____



Pennonni

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T. 302.684.8030 F. 302.684.8054

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

RRKS INVESTMENTS LLC
26850 LEWES GEORGETOWN HWY
HARBESON, DE 19951

PRELIMINARY SITE PLAN

RRKS INVESTMENTS LLC
103 GREENBANK RD
WILMINGTON, DE 19808

NO.	DATE	REVISIONS	BY
1	10/04/2021	REVISED PER PAZ COMMENTS	RPP

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

PROJECT: RCMBL20000
DATE: 2021-08-04
DRAWING SCALE: 1"=50'
DRAWN BY: RPP
APPROVED BY: AMD

PP-1001

SHEET 1 OF 2

Revision Copy



18072 Davidson Drive
Milton, DE 19968
T: 302-684-8030
F: 302-684-8054

www.pennoni.com

October 4, 2021
RCMBL21001

Mr. Elliott Young
Sussex County Planning and Zoning Commission
2 The Circle
Georgetown, DE 19958

RE: Preliminary Site Plan Submission
RRKS Investments, LLC
Tax Map # 235-30.00-58.05
Broadkill Hundred
Harbeson, DE 19951

Dear Mr. Young:

On behalf of RRKS Investments, LLC., Pennoni Associates Inc. (Pennoni) is submitting the below responses to comment #1 written as follows:

- Staff notes 49 parking spaces are located within the front yard setback. Please provide a written request for relief from parking in the front setback.*

The property has an existing commercial building with parking located in front, between it and the right-of-way. It currently includes 12 paved parking spaces and uses a gravel/sand area adjacent to the paved parking for another 12 spaces. As shown on the proposed plan, we are adding paving to the frontage, and adding approximately 25 parking spaces to extend the existing parking lot in this front yard area. The added parking is in keeping with the existing and adjacent properties which have parking within their front yard setback areas.

RRKS Investments is proposing a varying width dedication, without fee, to meet the required 100' right-of-way (50' from centerline) to DelDOT's regulations. This in turn has pushed back the required 60' - front yard setback further into the parcel, encumbering the lot further. A shared use path will be constructed along the frontage for safe pedestrian access, and the parking is separated from the pathway by a grass buffer.

The parking area does not encroach any further forward than the existing parking area, and does not inhibit site distance safety for vehicles exiting the existing property.

For these reasons we do not feel the parking within the front yard setback will diminish or impair property values within the neighborhood, nor will it create a public nuisance when additional improvements are necessary along the Lewes Georgetown Highway. Therefore, respectfully request that the Planning Commission grant approval of the preliminary site plan as submitted.

Respectfully Submitted,
PENNONI

Alan Decktor, PE, ENV SP
Senior Engineer

Mark H. Davidson, Vice President
Principal Land Planner



June 23, 2021

Mr. Alan Decktor, PE

Pennoni

Via email: ADecktor@Pennoni.com

RE: Prettyman Farms
TMP#: 334-11.00-47.00

Dear Mr. Decktor,

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

If you have any questions or need additional information, please do not hesitate to contact our office for assistance 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

NICOLE MAJESKI
SECRETARY

September 24, 2021

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

SUBJECT: Letter of No Impact
Prettyman Farms
Tax Parcel # 334-11.00-47.00
Robinsonville Road (SCR 277)
Lewes & Rehoboth Hundred, Sussex County

Dear Mr. Whitehouse:

The Department has received an application regarding the above referenced project. This application has been reviewed by the Department with respect to DelDOT's formal review requirements. The Department has determined that the proposal does not appear to create any transportation impacts and does not trigger entrance/access improvements that would require further review by the Department. The County may use this correspondence as the basis to finalize processing of this project/site application.

Sincerely,

A handwritten signature in blue ink that reads "Richard S. McCabe".

R. Stephen McCabe
Sussex County Review Coordinator
Development Coordination

Prettyman Farms
Mr. Jamie Whitehouse
Page 2
September 24, 2021

cc: Joseph Prettyman, Joseph Prettyman
Alan Decktor, Pennoni Associates, Inc.
Nicholas Torrance, Sussex County Planning & Zoning
Matt Schlitter, South District Public Works Engineer
Scott Rust, South District Public Work Manager
James Argo, South District Project Reviewer
William Kirsch, South District Entrance Permit Supervisor
Tim Phillips, Maintenance Support Manager
Wendy L. Polasko, P.E., Subdivision Engineer
Brian Yates, Sussex County Reviewer

SITE DATA

OWNER / DEVELOPER
GULFSTREAM DEVELOPMENT
27 ATLANTIC AVE.
SUITE 101
OCEAN VIEW, DELAWARE 19970
PH: 302-538-6178

CONSULTANT
VISTA DESIGN, INC.
11634 WORCESTER HIGHWAY
SHOWELL, MARYLAND 21862
PHONE: (410) 352-3874
FAX: (410) 352-3875

ZONING INFORMATION

TAX MAP

533-19.00-52.00*	
TRACT 1*	±13.15 AC
TRACT 2*	±0.18 AC
533-19.00-56.05**	±8.33 AC
TOTAL	±21.66 AC

DeiDOT DEDICATION

TOTAL SITE AREA	±21.18 AC
NET DEVELOPMENT AREA	±21.16 AC

EXISTING LAND USE AGRICULTURAL
PROPOSED LAND USE RESIDENTIAL - SINGLE FAMILY ATTACHED (DUPLIX) DWELLINGS
PROPOSED UNITS 50 DWELLING UNITS ON PARCEL 52.00*, 32 DWELLING UNITS ON PARCEL 56.05**
TOTAL 82 DWELLING UNITS (PARCELS TO BE COMBINED)

DENSITY TOTAL (BOTH) 3.87 UNITS/ACRE

ZONING: PARCEL 52.00* MR / CONDITIONAL USE - COASTAL
PARCEL 56.05** MR / CONDITIONAL USE - COASTAL

*PARCEL 52.00 CZ #1896 & CU #2197 - APPROVED ON JANUARY 14, 2020
**PARCEL 56.05 CZ #1945 & CU #2292 - APPROVED ON SEPTEMBER 21, 2021

REQUIRED LOT SIZE:

MIN. WIDTH	N/A
MIN. DEPTH	N/A
MIN. AREA	4,560 SF
AVERAGE	4,624 SF

BUILDING SETBACKS

FRONT	30' (INTERIOR LOTS)
CORNER	40' (FROM DE ROUTE 54)
REAR	10'
SIDES	10'

MAX BUILDING HEIGHT 42'
UNIT BUILDING HEIGHT 2 STORIES, NOT TO EXCEED 42'
UNIT SQUARE FOOTAGE 2,847 SF
MIN BUILDABLE FRONTAGE 28' WIDE
MIN BUILDABLE DEPTH 80' DEEP

UTILITY PROVIDER WATER ARTESIAN
SEWER SUSSEX COUNTY - FENWICK ISLAND DISTRICT

FLOOD ZONE THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X PER FEMA MAP # 100503035K DATED 03/16/2015.

SITE AREA CALCULATIONS

ROW DEDICATION TO STATE OF DELAWARE	±0.48 AC
PRIVATE R.O.W.	±3.34 AC
LOTS	±8.74 AC
OPEN SPACE	±8.62 AC (43%)
TOTAL	±21.18 AC

OPEN SPACE BREAKDOWN

FOREST PRESERVATION	±0.75 AC
PLANTED FOREST BUFFER	±1.14 AC
DELDOT PERMANENT EASEMENT (SHARED USE PATH)	±0.66 AC
STORMWATER MANAGEMENT POND 'A'	±0.58 AC
STORMWATER MANAGEMENT POND 'B'	±0.52 AC
CEMETERY CONSERVATION EASEMENT	±0.29 AC
NON-TIDAL WATERS OF THE U.S.	±0.03 AC
NON-TIDAL WETLANDS	±0.01 AC
ACTIVE / PASSIVE AREAS	±4.64 AC
TOTAL	±8.62 AC

EXISTING FOREST AREAS BREAKDOWN
REMOVAL OF HEALTHY, MATURE TREES SHALL BE LIMITED AND PRESERVE SCENIC VIEWS WITHIN THE PROPERTY SHALL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE.

EXISTING FOREST ON PROPERTY	±1.37 AC
FOREST TO REMAIN (PRESERVATION)	±0.75 AC (55%)
FOREST TO BE CLEARED	±0.62 AC (45%)

PARKING CALCULATIONS

COMMUNITY CENTER / POOL HOUSE	
STANDARD (10'X20')	18 SPACES
ADA SPACES	02 SPACES
TOTAL	20 SPACES
HUDSON FAMILY CEMETERY	
STANDARD (10'X20')	06 SPACES
ADA SPACES	02 SPACES
TOTAL	08 SPACES
TOTAL SPACES PROVIDED	28 SPACES

- NOTES:**
- THIS PROJECT IS NOT LOCATED WITHIN A TRANSPORTATION IMPROVEMENT DISTRICT.
 - THESE PARCELS ARE NOT LOCATED IN A WELLHEAD PROTECTION AREA.
 - THESE PARCELS ARE LOCATED WITHIN AN AREA OF 'EXCELLENT / GOOD' GROUNDWATER RECHARGE POTENTIAL.
 - A SEPARATE AMENITIES PLAN WILL BE PROVIDED TO SUSSEX COUNTY FOR REVIEW AND APPROVAL.
 - THE DEVELOPER AND/OR VISTA DESIGN WILL COORDINATE WITH THE INDIAN RIVER SCHOOL DISTRICT TO ESTABLISH A SCHOOL BUS STOP & SIGNAGE. IF REQUIRED, AN AREA WILL BE PROVIDED ON THE FINAL SITE PLAN.

CONDITIONS OF APPROVAL - CONDITIONAL USE #2912

- The maximum number of residential units shall be 32.
- All entrances, intersection, roadway, and multi-modal improvements shall be completed by the developer in accordance with all DeiDOT requirements.
- The project shall be served by Sussex County sewer. The developer shall comply with all Sussex County Engineering Department requirements, including any off-site upgrades necessary to provide service to the project.
- The project shall be served by central water to provide drinking water and fire protection.
- Interior Street design shall meet or exceed the Sussex County Street design requirements.
- As proffered by the applicant, there shall be sidewalks on both sides of all streets and roadways.
- The applicant shall submit as part of the Final Site Plan a Landscape Plan showing the proposed tree and shrub landscape design, including any buffer areas. The landscape plan shall clearly designate all existing forested areas that will be preserved (77% of the existing forested area, according to the Applicant). The landscape plan shall also identify all "Limits of Disturbance" within the site. These "Limits of Disturbance" shall be clearly marked on the site itself.
- All construction and site work on the property, including deliveries of materials to or from the property, shall only occur between 7AM and 6PM, Monday through Saturday. There shall be no construction activities at the site on Sundays. A 24 inch by 36 inch "NOTICE" sign in English and Spanish confirming these hours shall be permanently displayed at all entrances to the site during construction.
- Street naming and addressing shall be subject to the review and approval of the County Mapping and Addressing Departments.
- The amenities shall include a community center and pool area, with at least 20 off-street parking spaces set aside for these areas. These amenities shall be completed and open to use by the residents of this project and Bay Knolls upon issuance of the 50th building permit within the combined projects.
- The applicant shall form a homeowner's or condominium association responsible for the perpetual maintenance, repair, and replacement of the roads, any buffers and landscaping, stormwater management facilities, erosion and sediment control facilities and other common elements.
- The stormwater management shall meet or exceed the requirements of the State and County. It shall be constructed and maintained using best management practices.
- The Final Site Plan shall contain the approval of the Sussex County Conservation District for the design and location of all stormwater management areas and erosion and sedimentation control facilities.
- The applicant shall coordinate with the Indian River School District to establish a school bus stop area, which shall be shown on the Final Site Plan if required by the District.
- The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission.

CONDITIONS OF APPROVAL - CONDITIONAL USE #2197

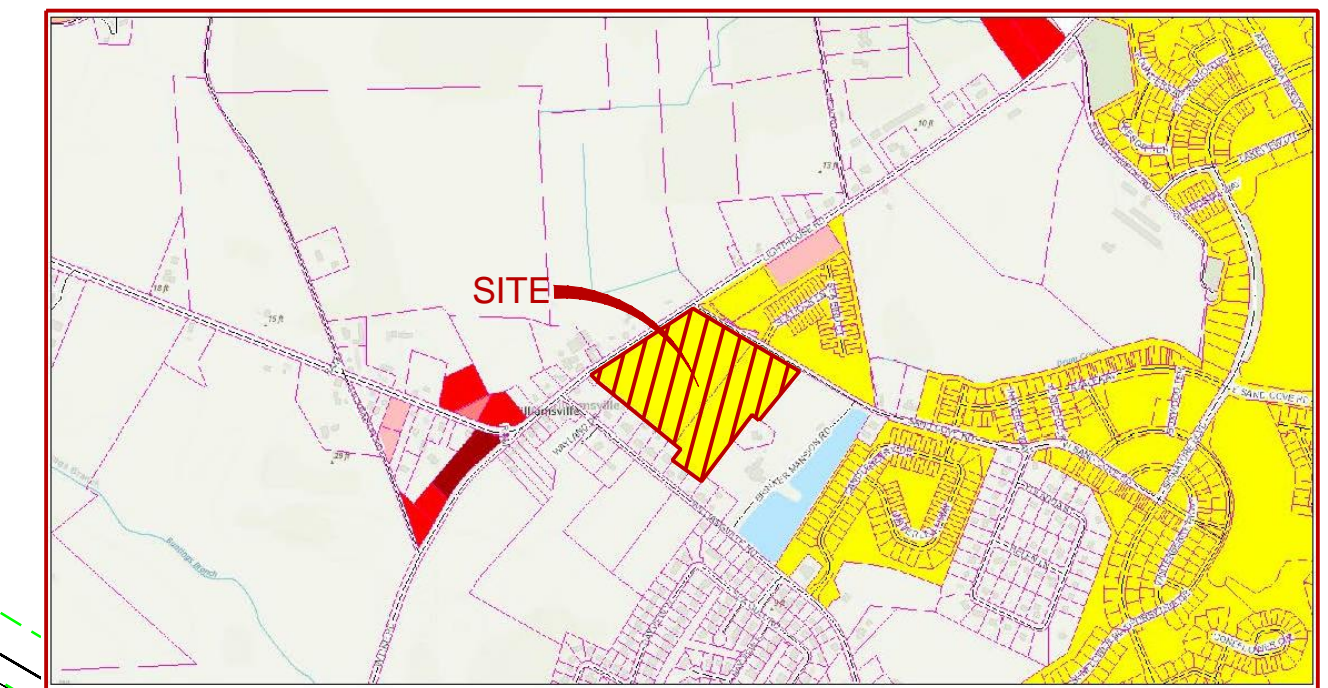
- All dwelling units shall not exceed 52.
- Final site plan review by Planning and Zoning shall be required.
- Interior or street design shall comply with or exceed Sussex County standards and shall include sidewalks on both sides of the street and street lighting.
- All entrances, intersections, roadway improvements, and multi-modal facilities required by DeiDOT shall be completed by the applicant as required by DeiDOT and within the time periods required.
- The project's amenity package shall be complete prior to the issuance of the 25th building permit.
- All dwelling units shall be served by a central wastewater treatment system designed and constructed to State and County standards.
- All dwelling units shall be served by a central potable drinking water system designed and constructed to State standards.
- Storm water management and erosion and sediment control shall be constructed in accordance with all applicable state and county requirements and shall be operated utilizing best management practices to provide positive groundwater recharge.
- No wetlands shall be included in individual lots.
- The developer shall protect and preserve the Hudson Family Cemetery on the property by installing a perimeter fence around the cemetery made of wrought iron or anodized aluminum and will provide parking in common for Hudson family members wishing to visit the cemetery at the parking lot for the community amenity area. Access to the cemetery will be shown on the final record plan.
- A homeowner's association shall be formed to provide for the perpetual maintenance, repair and replacement of buffers, stormwater management facilities, recreational facilities and other common areas, in compliance with DuCICOA.
- Road naming and addressing shall be subject to the approval of the Sussex County Mapping and Addressing Department.
- The applicant shall coordinate and cooperate with the Indian River School District's transportation manager to establish a school bus stop area, if the school district requires.

BAY KNOLLS

PRELIMINARY SITE PLAN SUBMISSION
SUSSEX COUNTY, DELAWARE



VICINITY MAP
NOT TO SCALE



ZONING MAP
NOT TO SCALE

SHEET INDEX

- PSP-1 COVER SHEET
- PSP-2 EXISTING CONDITIONS
- PSP-3 PRELIMINARY SITE PLAN
- PSP-4 PRELIMINARY SITE PLAN DETAILS
- PSP-5 PRELIMINARY SITE PLAN ENLARGEMENTS

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTIES DESCRIBED AND 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 AGEN SHALL HAVE THE RIGHT TO CONDUCT ON-SITE INSPECTIONS.

OWNERS AGENT _____ DATE _____
GULFSTREAM DEVELOPMENT, LLC
27 ATLANTIC AVE, SUITE 101
OCEAN VIEW, DELAWARE 19970
PH: (302) 538-6178

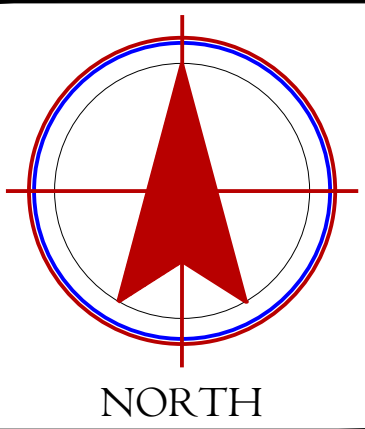
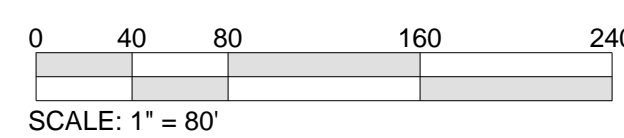
LICENSED PROFESSIONAL CERTIFICATION

I, STEVEN D. ENGEL, R.L.A. HEREBY CERTIFY THAT I AM A REGISTERED LANDSCAPE ARCHITECT IN THE STATE OF DELAWARE AND THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES OF THE STATE OF DELAWARE.

STEVEN D. ENGEL, R.L.A. _____ DATE _____
VISTA DESIGN, INC.
11634 WORCESTER HWY.,
SHOWELL, MD 21862
LICENSE NO. S1-000282 EXPIRATION DATE: 01/31/2023

NOTE:
This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for this project only, and remain the copyrighted property of VDI. No use or reproduction of any of the instruments of service of VDI by the Client or assignees without the written permission of VDI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.



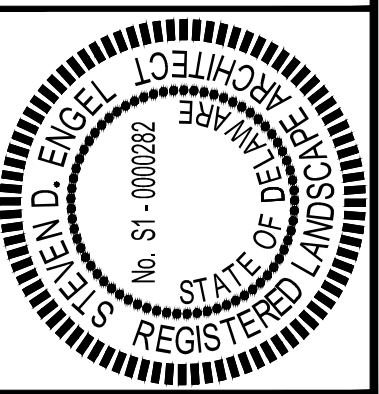
REVISIONS
11/29/21 Per Staff/Review Comments - 11/4/21

PROJECT DATA
Project No.: 21-015
File Name: PSP-092221.dwg
BALTIMORE HUNTERED
SUSSEX COUNTY, DELAWARE
Date: 09/28/21
Scale: 1" = 80'

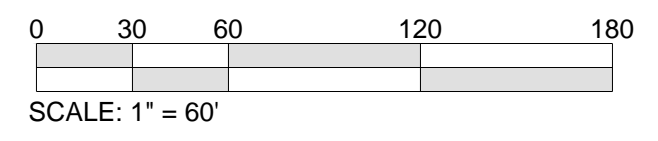
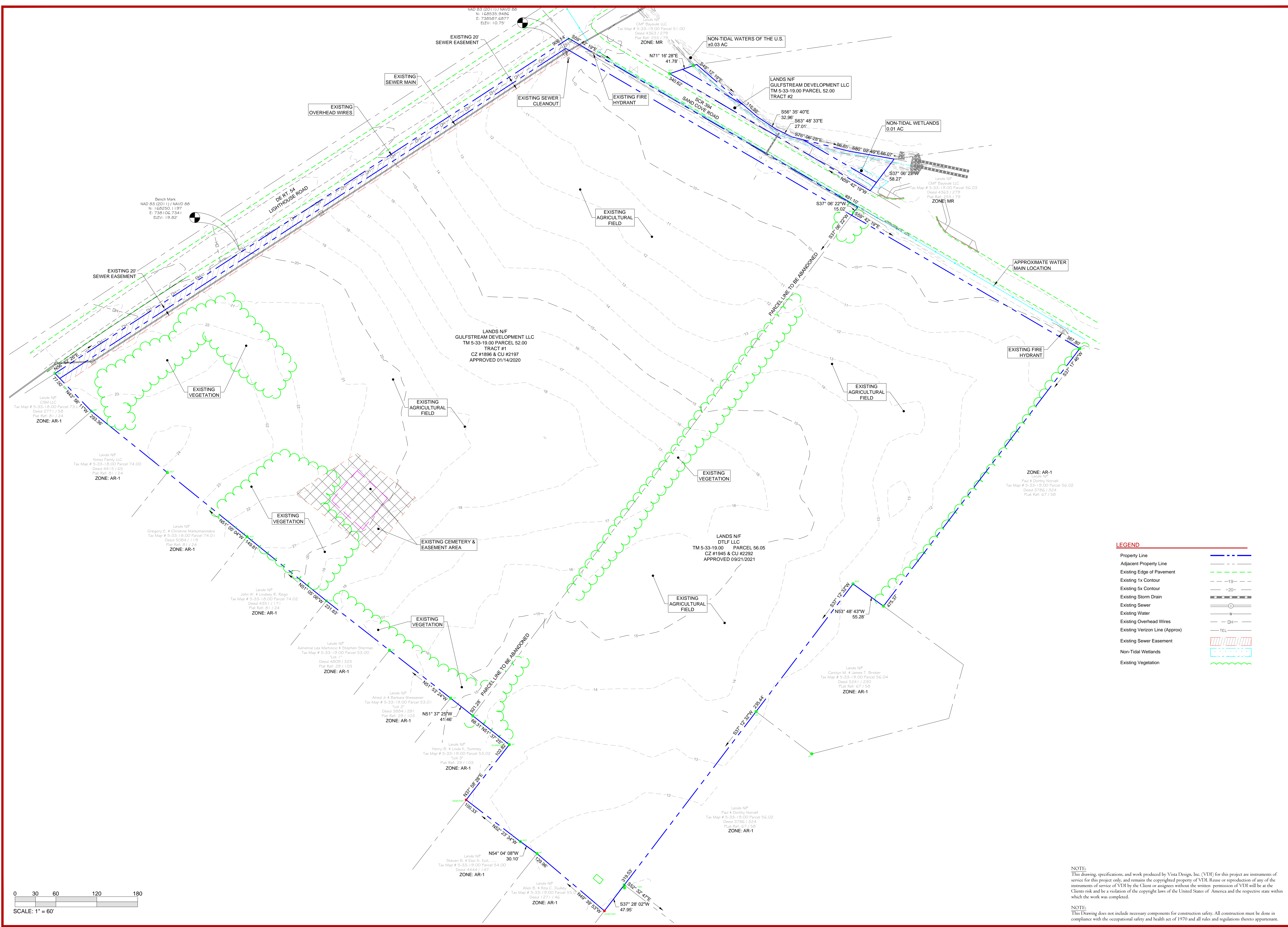
COVER SHEET

BAY KNOLLS
SUBDIVISION

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
PH: 410-352-3874 • Fax: 410-352-3875 • www.vistadesign.com



Sheet No.: **PSP I**

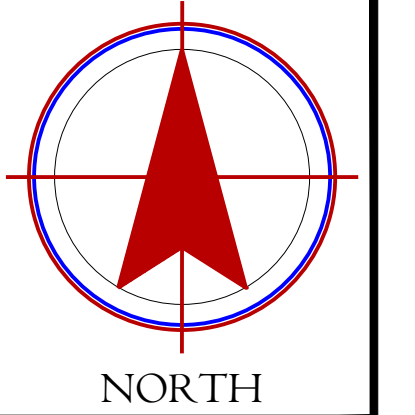


LEGEND

Property Line	---
Adjacent Property Line	---
Existing Edge of Pavement	---
Existing 1x Contour	---
Existing 5x Contour	---
Existing Storm Drain	---
Existing Sewer	---
Existing Water	---
Existing Overhead Wires	---
Existing Verizon Line (Approx)	---
Existing Sewer Easement	---
Non-Tidal Wetlands	---
Existing Vegetation	---

NOTE:
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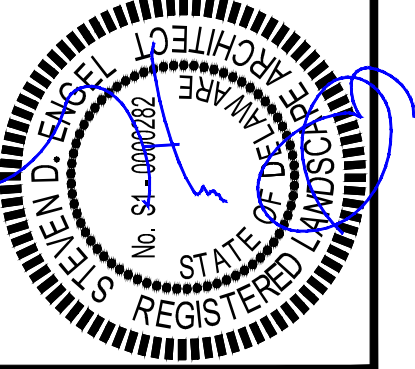
REVISIONS
11/29/21 Per Staff/Review Comments - 11/4/21

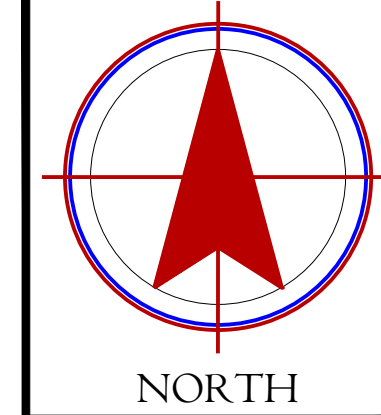
PROJECT DATA
Project No.: 21-015
File Name: PSP 002221.dwg
Baltimore Hundred
Sussex County, Delaware
Date: 09/28/21
Scale: 1" = 60'

**EXISTING
CONDITIONS PLAN**

**BAY KNOLLS
SUBDIVISION**

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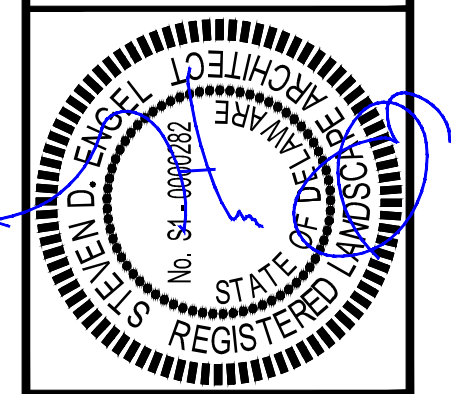
REVISIONS
11/24/21 Per Staff/Review Comments - 11/4/21

PROJECT DATA
Project No.: 21-015
File Name: PSP 092221.dwg
Author: BALTIMORE HUNTERD
SUSSEX COUNTY, DELAWARE
Date: 09/28/21
Scale: 1" = 60'

PRELIMINARY SITE PLAN

BAY KNOLLS SUBDIVISION

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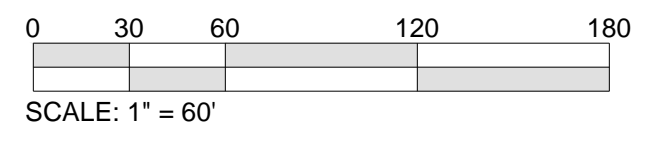


Sheet No.: **PSP 3**



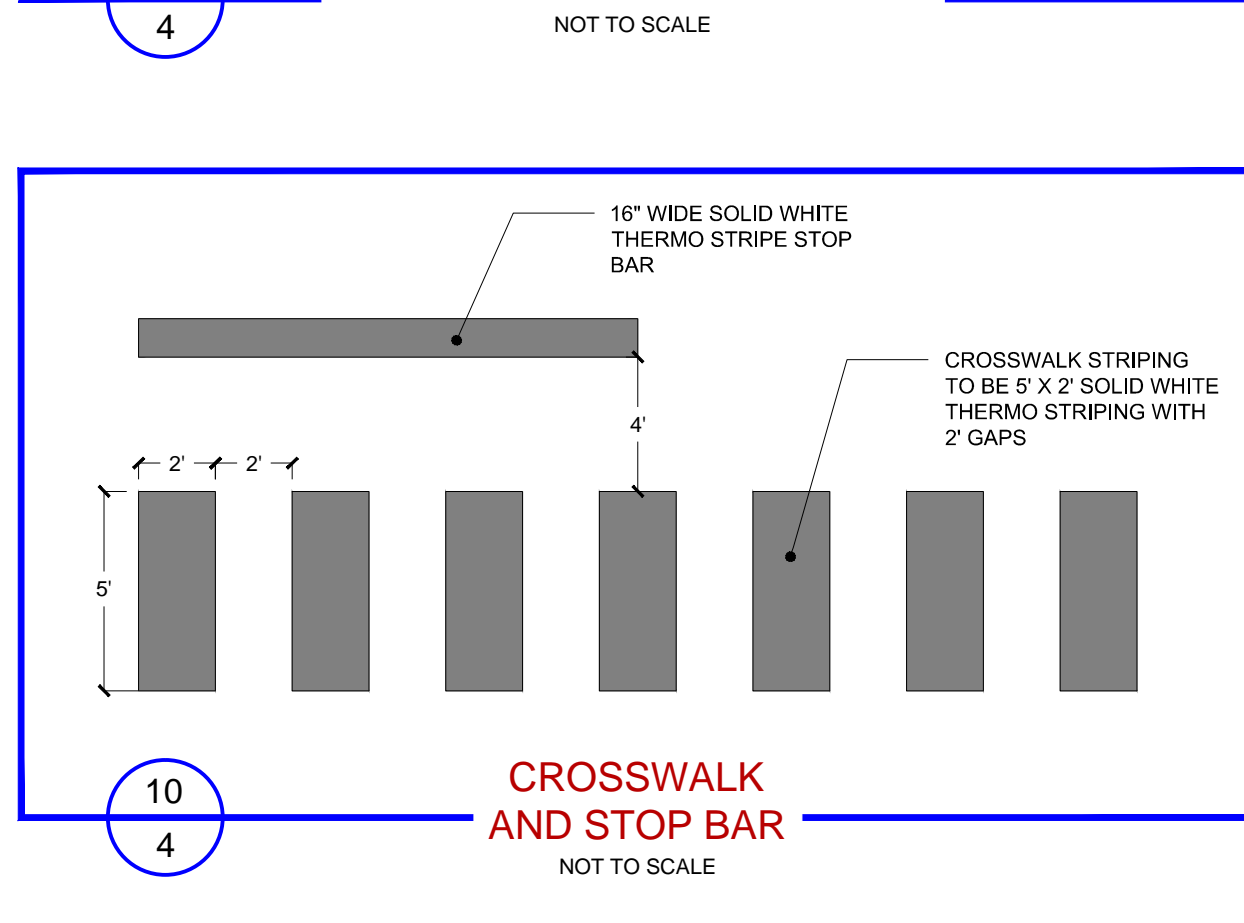
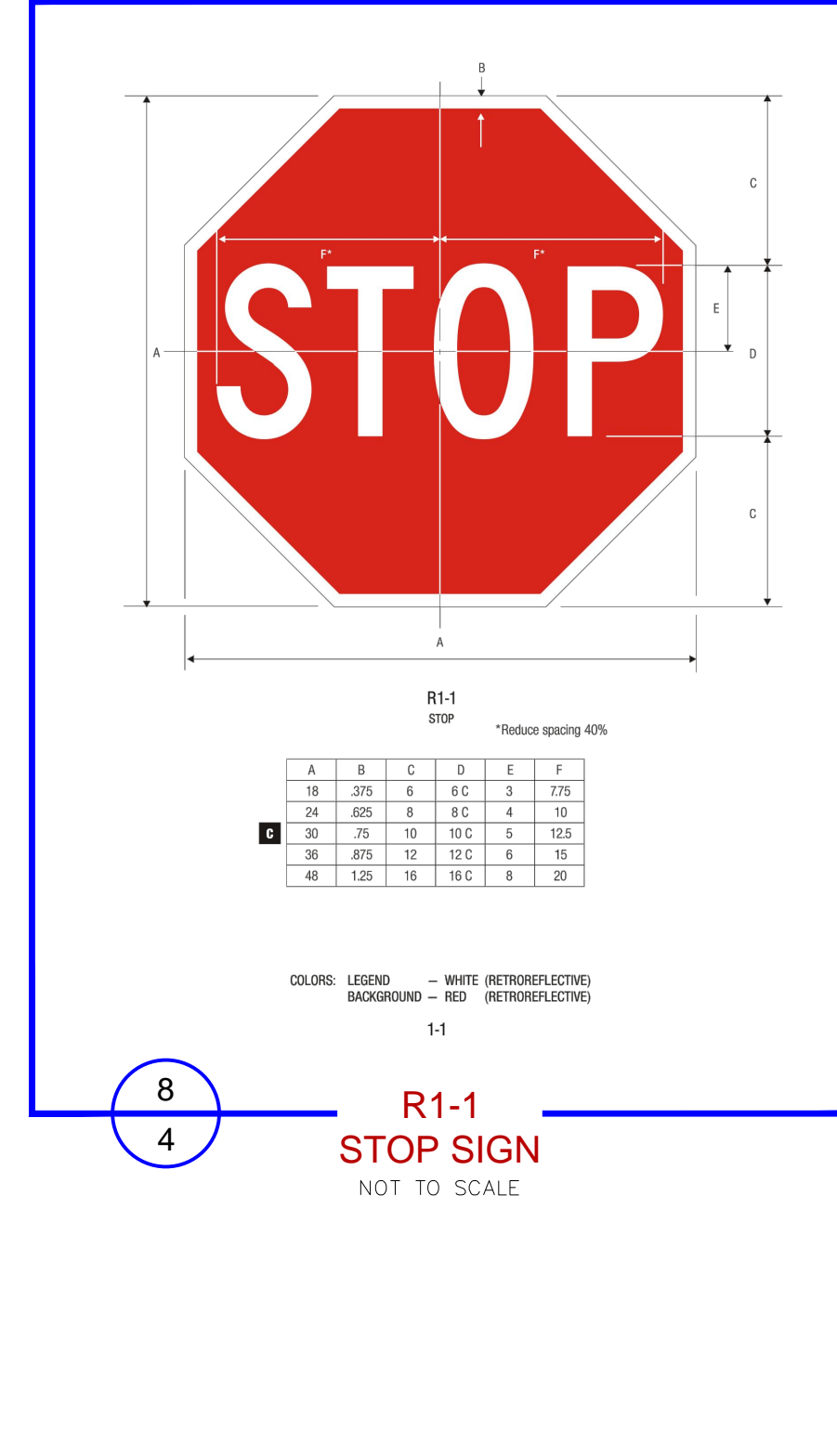
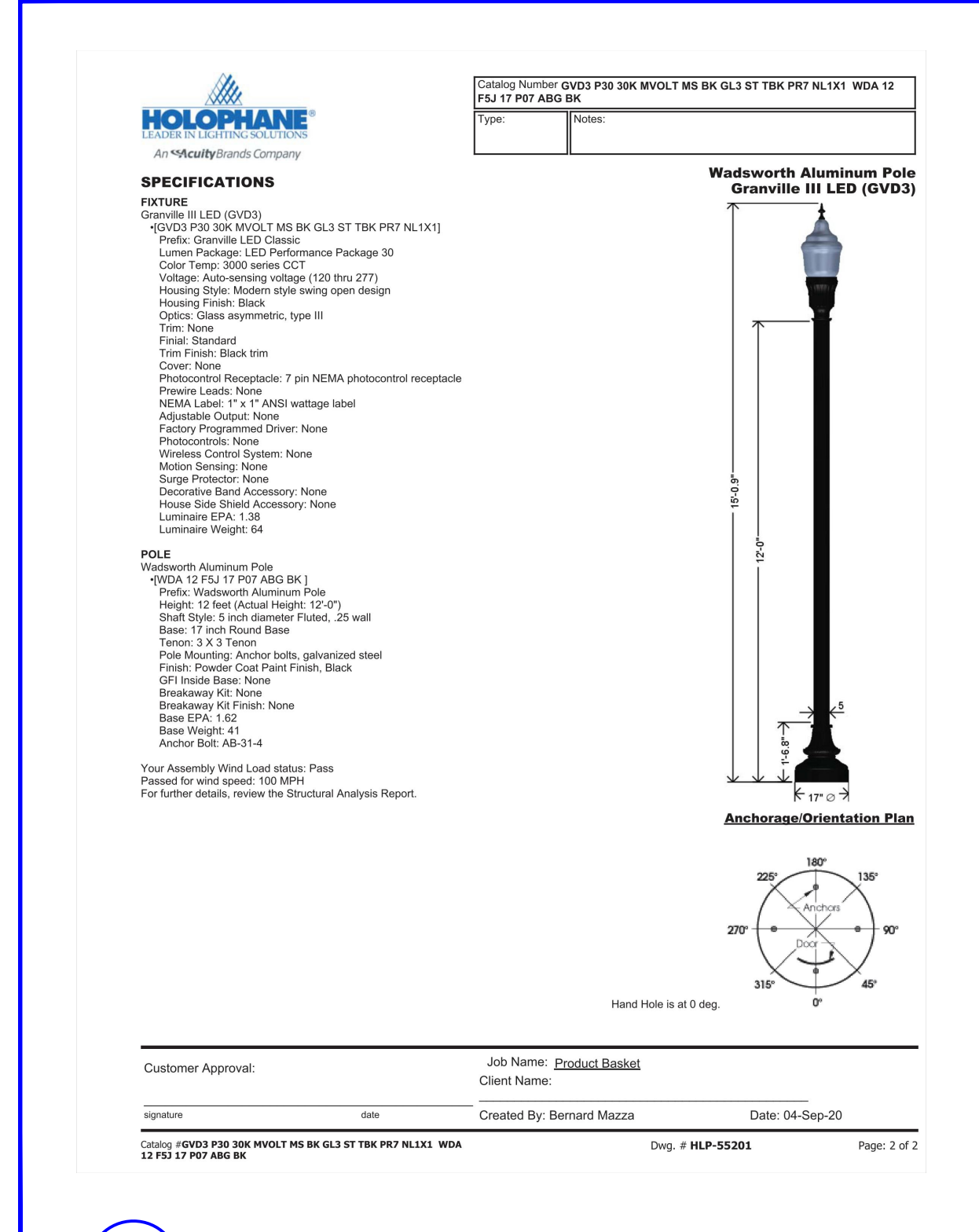
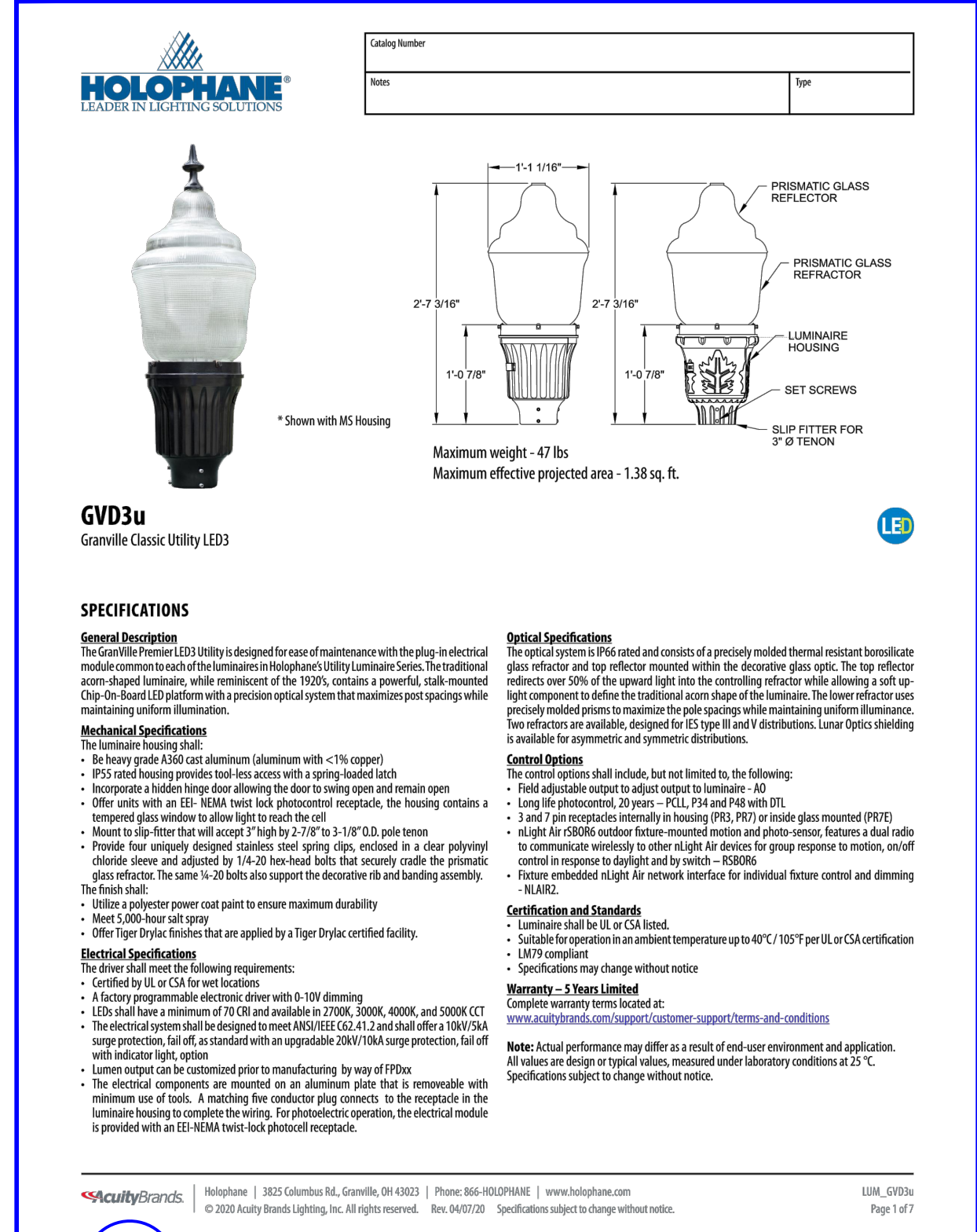
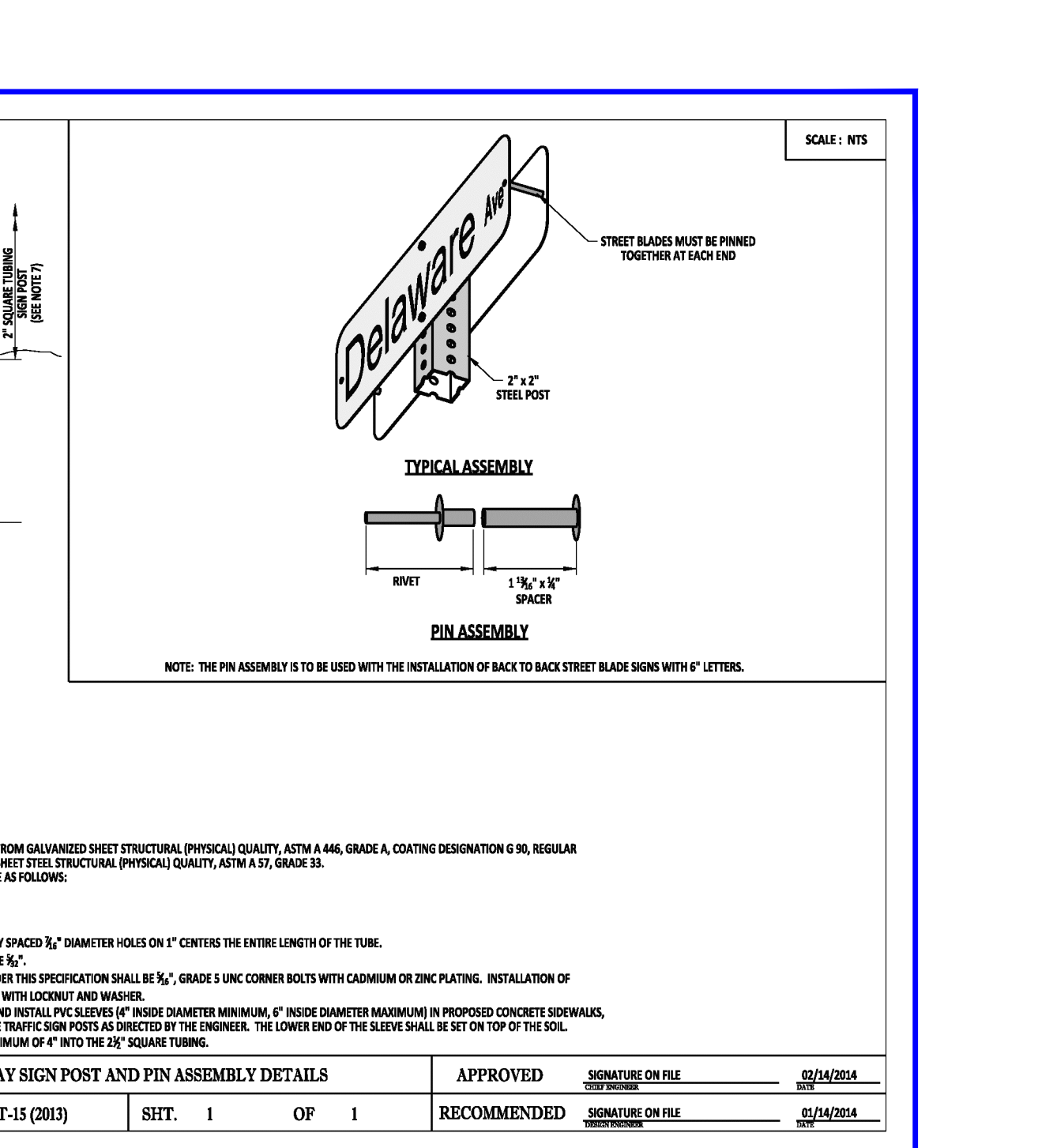
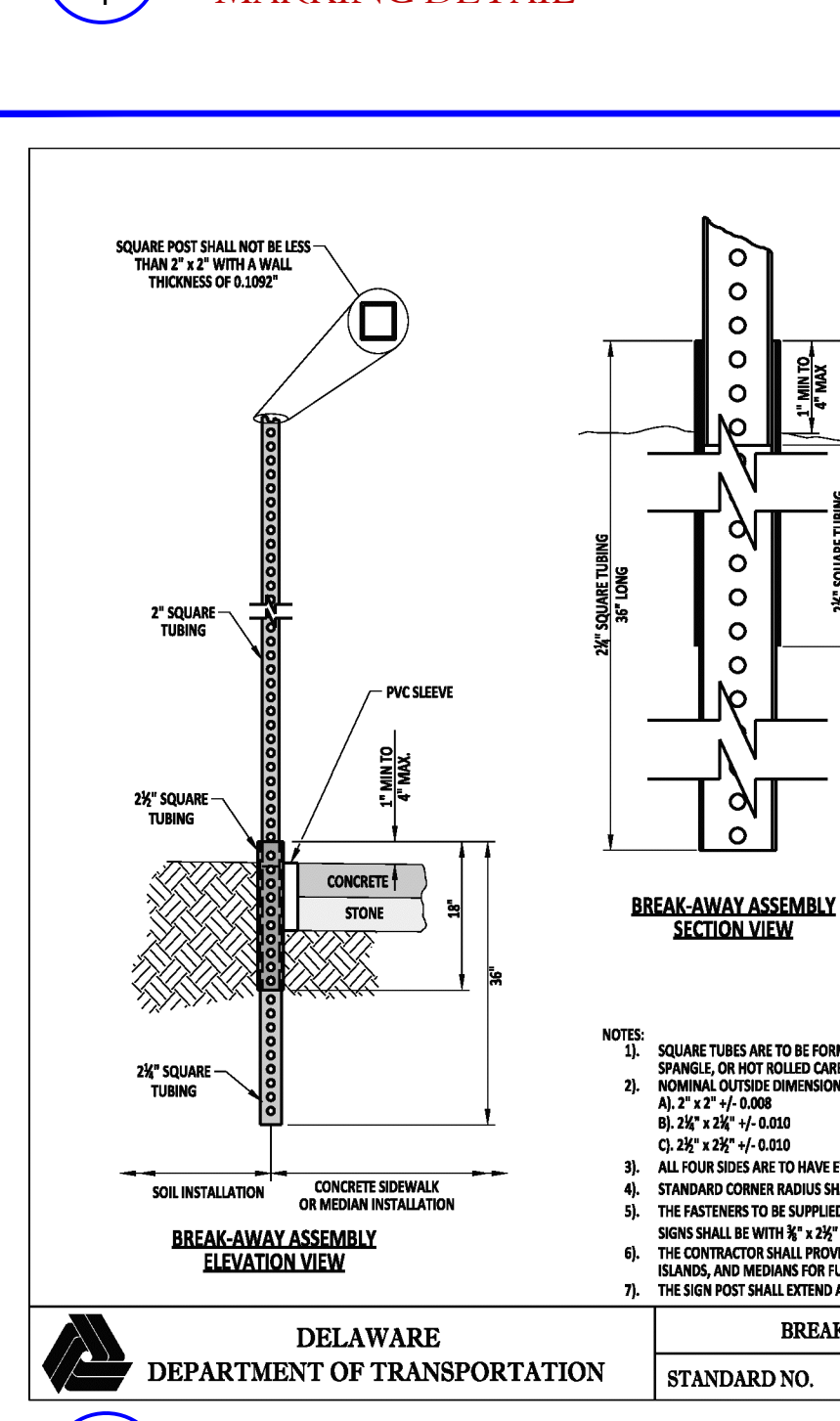
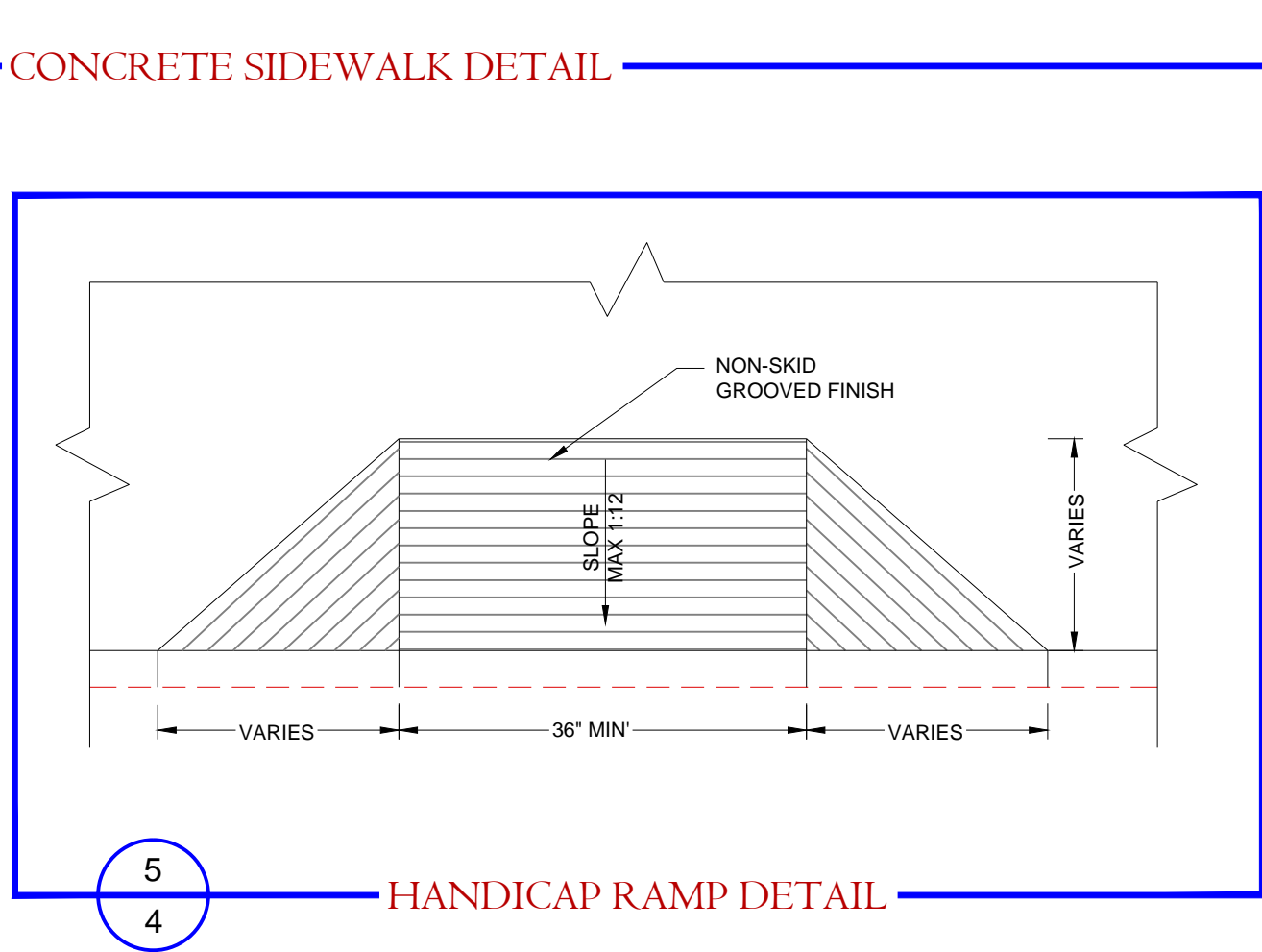
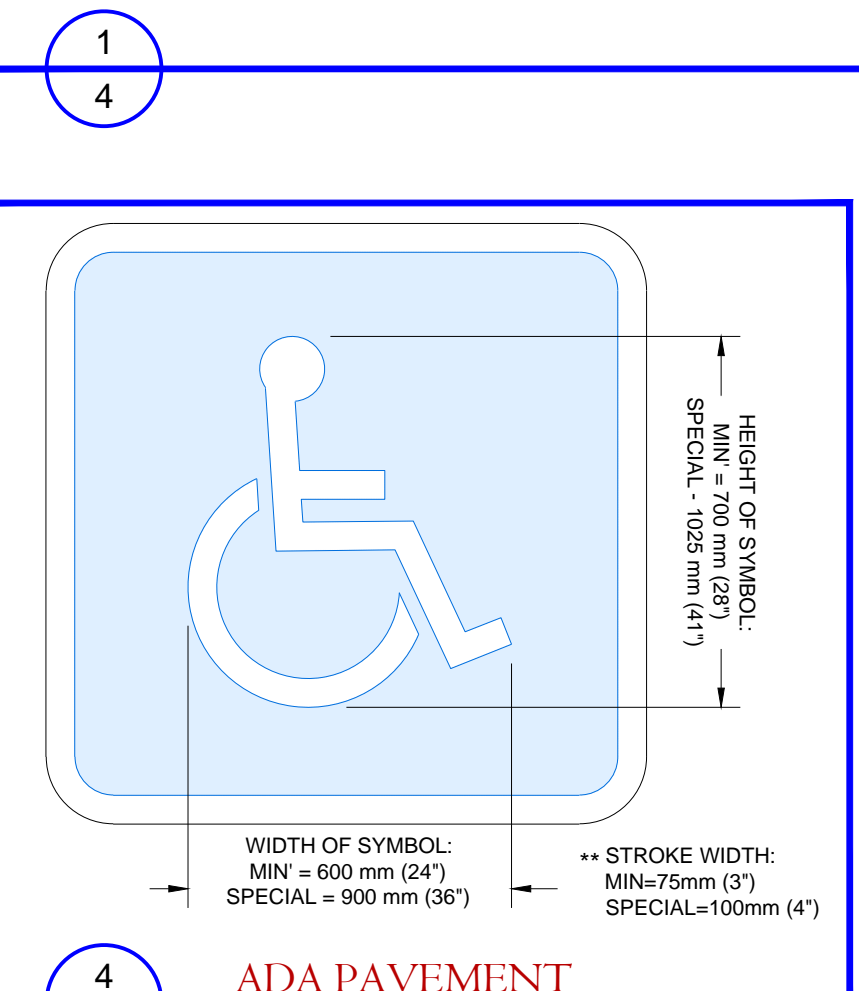
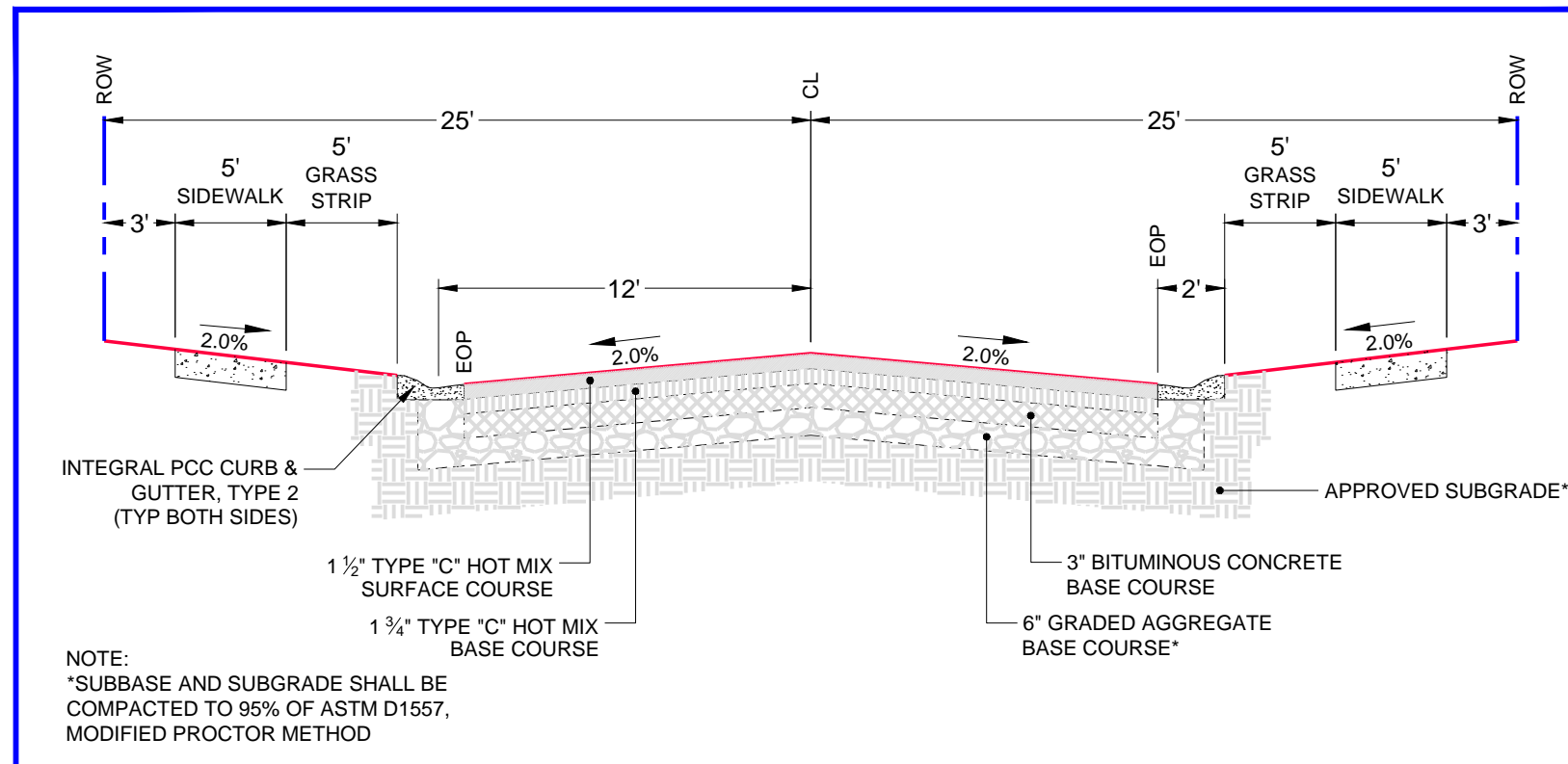
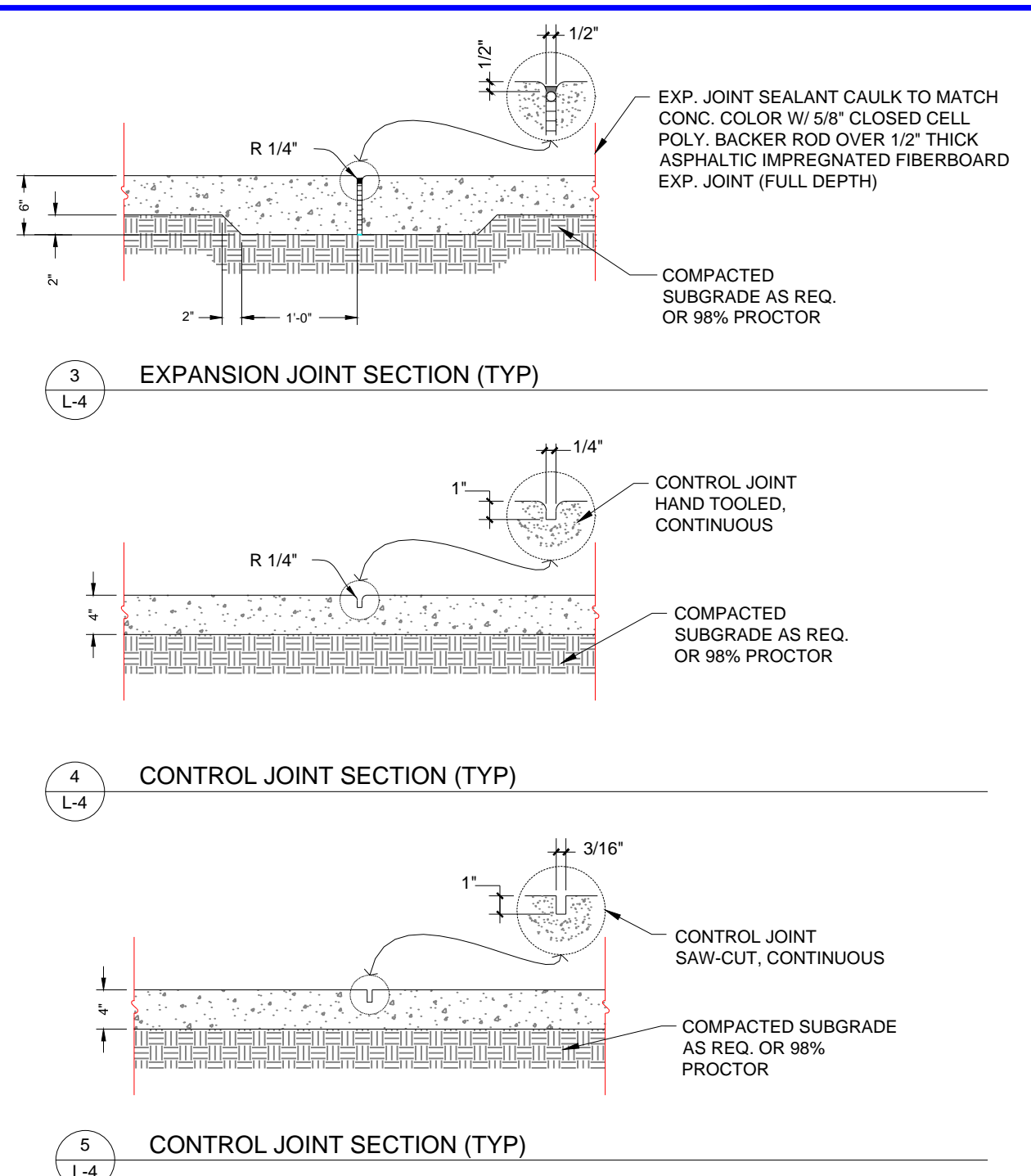
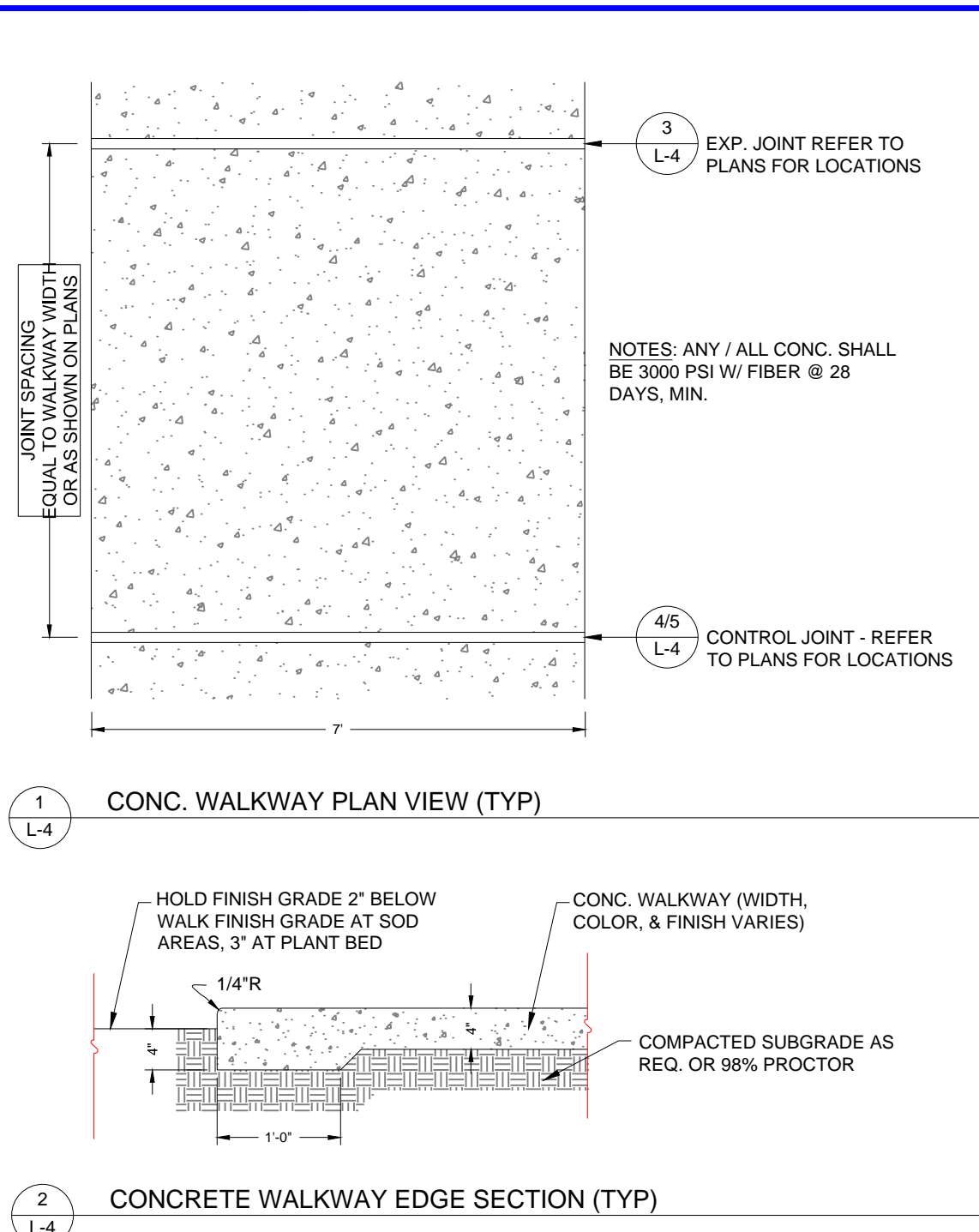
LEGEND

Property Line	---
Adjacent Property Line	---
Building Setback Line	---
Existing Edge of Pavement	---
Existing 1x Contour	---
Existing 5x Contour	---
Existing Storm Drain	---
Existing Sewer	---
Existing Water	---
Existing Overhead Wires	---
Existing Verizon Line (Approx)	---
Existing Sewer Easement	---
Non-Tidal Wetlands	---
Proposed Lot Lines	---
Proposed Community Center	---
Proposed Storm Pond	---
Proposed EOP / Curb	---
Proposed Storm Drain	---
Proposed Water Main	---
Proposed DeDOT Permanent Easement	---
Proposed Sewer Main	---
Existing Forest Area to Remain	---
Proposed 20' Planted Forest Buffer	---
Proposed Subdivision Pavement	---
Proposed DeDOT Pavement	---
Proposed 10' Wide Shared Use Path	---



NOTE:
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PRELIMINARY SITE PLAN DETAILS

BAY KNOLLS SUBDIVISION

North Arrow

REVISIONS

No.	Description	Date
1	11/2/21 Per Staff/Review Comments - 11/4/21	

PROJECT DATA

Project No.: 21-015
File Name: PSP 092321.dwg
BALTIMORE HUNTERD
SUSSEX COUNTY, DELAWARE
Date: 09/28/21
Scale: As Shown

DEPARTMENT OF TRANSPORTATION

STANDARD NO. T-15 (2013)

SHT. 1 OF 1

APPROVED

RECOMMENDED

DATE: 09/28/2021

DATE: 09/28/2021

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REGISTERED PROFESSIONAL ENGINEER

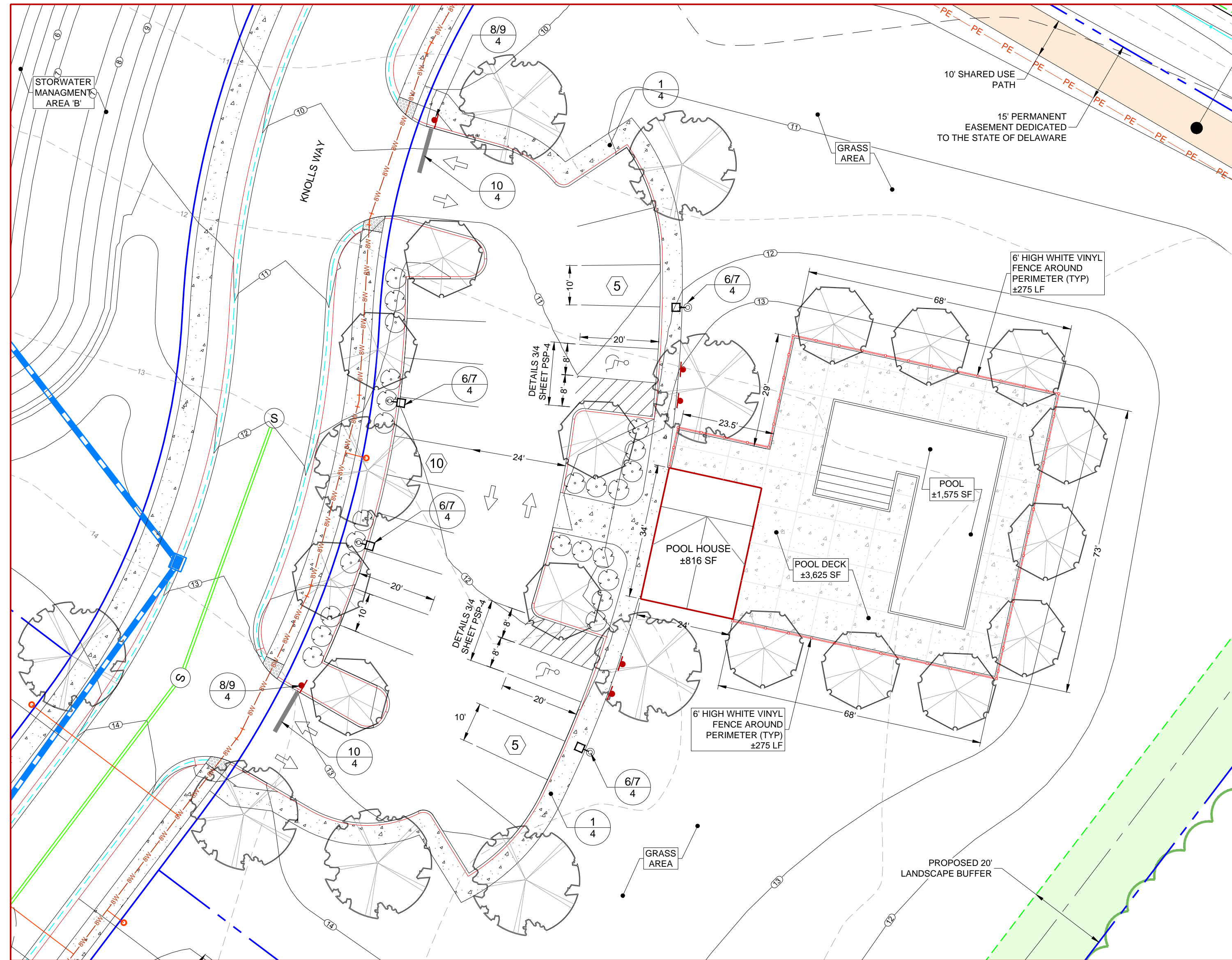
STATE OF DELAWARE

NOV 2 2021

Sheet No.: PSP 4

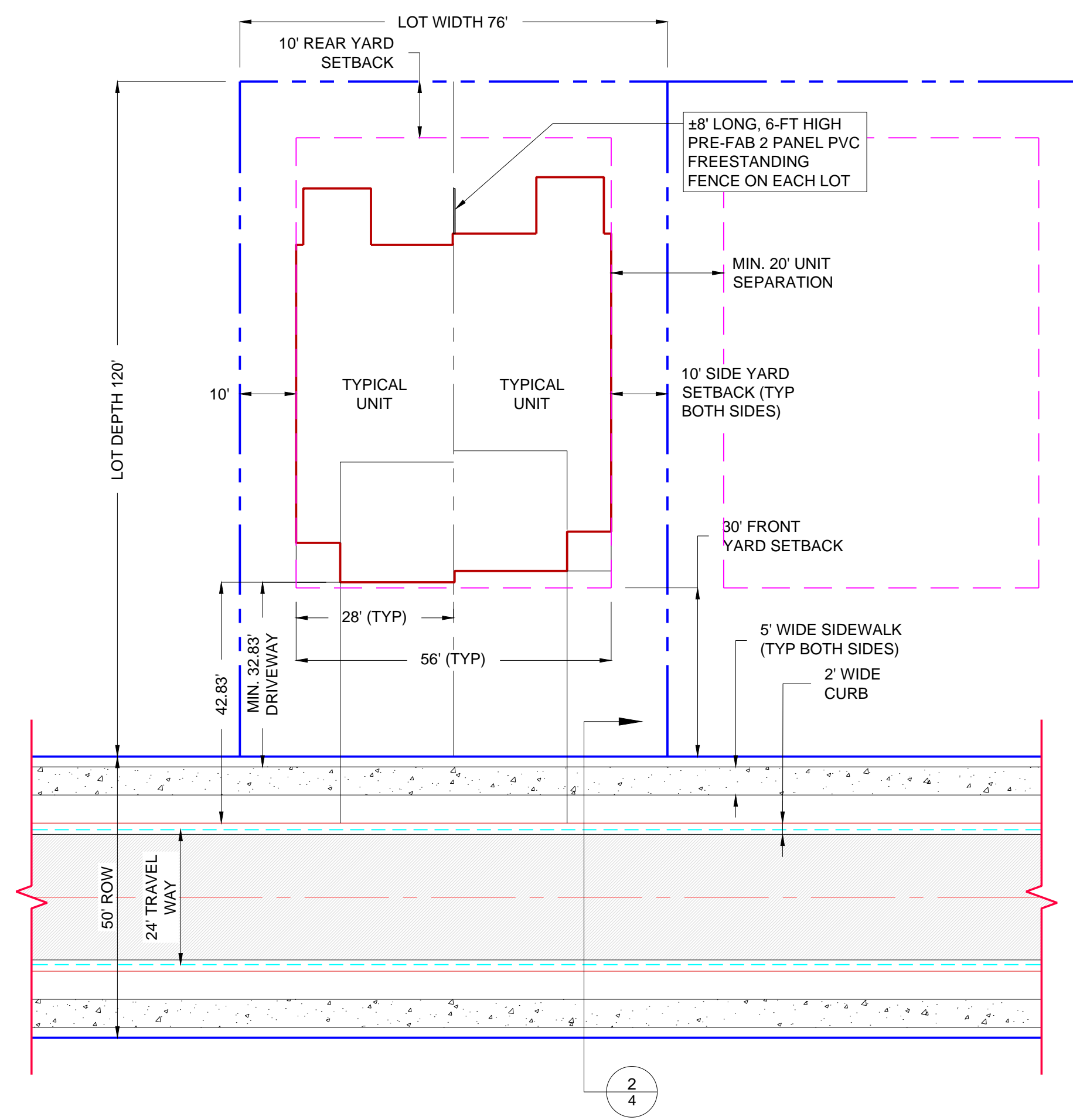
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POOL HOUSE ENLARGEMENT

SCALE: 1" = 20'

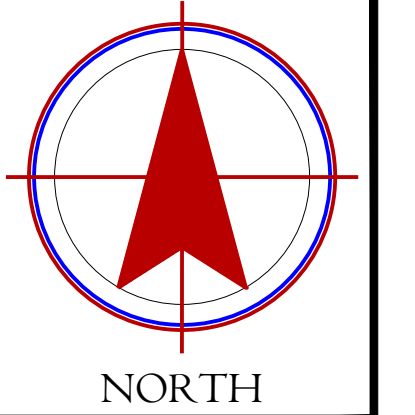


TYPICAL LOT LAYOUT

SCALE: 1" = 20'

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REVISIONS

11/23/21 Per Staff/Reviewer Comments - 11/4/21

PROJECT DATA

Project No.: 21-015

File Name: PSP 092221.dwg

DATE PLOTTED: 09/28/21

PLANNER: BALTIMORE HUNTERD

DATE: 09/28/21

SCALE: As Shown

LOCATION: SUSSEX COUNTY, DELAWARE

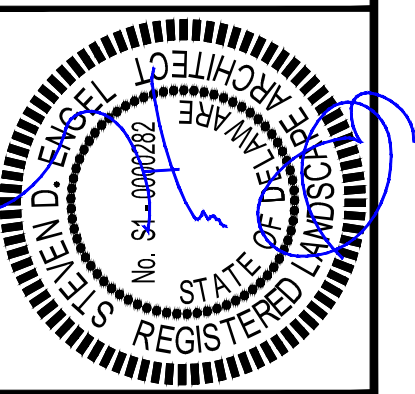
PRELIMINARY
SITE PLAN
ENLARGEMENT

BAY KNOLLS
SUBDIVISION

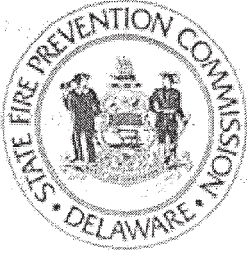
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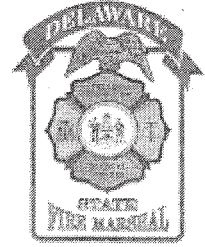


Sheet No.: PSP 5



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

22705 Park Avenue
Georgetown, DE 19947



SFMO PERMIT – SHALL BE POSTED ON JOBSITE UNTIL FINAL INSPECTION

Plan Review Number: 2021-04-208683-MIS-01
Status: Approved as Submitted

Tax Parcel Number: 234-6.00-59.01
Date: 11/05/2021

Project

LeDigabel Minor Subdivision
Janet LeDigabel Property

20408 Wil King Road
Lewes DE 19958

Scope of Project

Number of Stories:
Square Footage:
Construction Class:
Fire District: 82 - Lewes Fire Dept Inc

Occupant Load Inside:
Occupancy Code: 9601

Applicant

Robert Nash
33516 Crossing Avenue, Unit 1
Lewes, DE 19958

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

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

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

A final inspection is required.

This Plan Review Project was prepared by:

Dennett Pridgeon

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2021-04-208683-MIS-01

Tax Parcel Number: 234-6.00-59.01

Status: Approved as Submitted

Date: 11/05/2021

PROJECT COMMENTS

- 1002 A** This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) ADOPTED September 1, 2. The current Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
- 1010 A** The following water for fire protection requirements apply: NONE. On-Site Wells Proposed. this site meets Water Flow Table 1. therefore the provisions of NFPA 1142 shall apply to this site (DSFPR Regulation 702, Chapter 6, Section 3). Since wells are proposed for this site, no additional requirements will be made by this Agency for water for fire protection.
- 1011 A** Per Fire Flow Table 1, the following occupancies: One and Two Family Detached Dwellings, Multi Family & Other Residential, Rowhouses & 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 & Townhouses shall have an internal fire separation of two hour fire rated walls per SFPR Part II, Chapter 2.
- 1408 A** All premises where emergency personnel may be called upon to provide emergency services, which are not readily accessible from streets, shall be provided with suitable gates, access roads, and fire lanes so that all buildings on the premises are accessible to emergency apparatus. (DSFPR Regulation 705, Chapter 5, Section 2).
- 1093 A** In the case of one and two-family dwellings emergency service access shall be provided in such a manner so that emergency apparatus will be able to locate within 100 feet from the street to the primary entrance. Where alleys are provided, pumpers shall be able to access all portions of the alley without strict restrictions for entrance radii. (DSFPR Regulation 705, Chapter 5, Sections 2.2 and 2.2.1).

2500 A A final inspection is required for this project prior to occupancy (DSFPR Part I, Section 4-7). Contact this Agency to schedule this inspection. Please have the plan review number available. A MINIMUM OF FIVE (5) WORKING DAYS NOTICE IS REQUIRED.





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

NICOLE MAJESKI
SECRETARY

November 08, 2021

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

SUBJECT: Minor Subdivision - Letter of No Objection to Recordation
Lands of: Janet Le Digabel
Tax Parcel # 234-6.00-59.01
Wil King Road (SCR 288)
Indian River Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Minor Subdivision Plan dated March 1, 2021 (last revised October 29, 2021), 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

Lands of: Janet Le Digabel
Mr. Jamie Whitehouse
Page 2
November 08, 2021

may be other reasons (environmental, historic, neighborhood composition, etc.) which compel 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,



R. Stephen McCabe
Sussex County Review Coordinator
Development Coordination

cc: Robert Nash, Merestone Consultants, Inc
Sussex County Planning & Zoning
Jessica L. Watson, Sussex Conservation District
Matt Schlitter, South District Public Works Engineer
James Argo, South District Project Reviewer
William Kirsch, South District Entrance Permit Supervisor
Shannon Anderson, South District Public Work Admin Specialist
Wendy L. Polasko, P.E., Subdivision Engineer
Brian Yates, Sussex County Reviewer

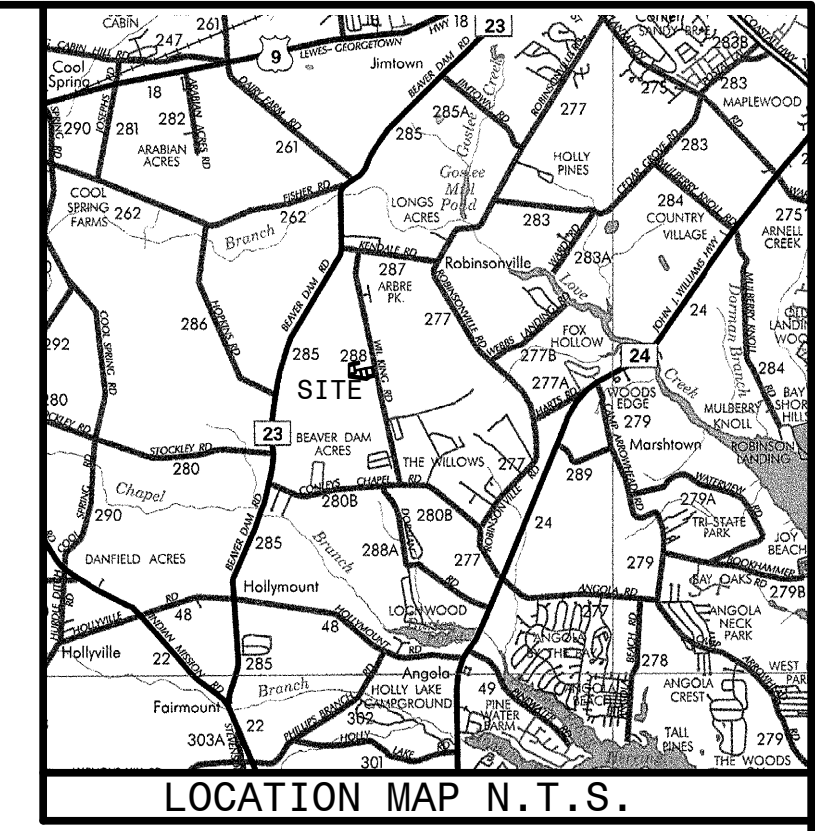
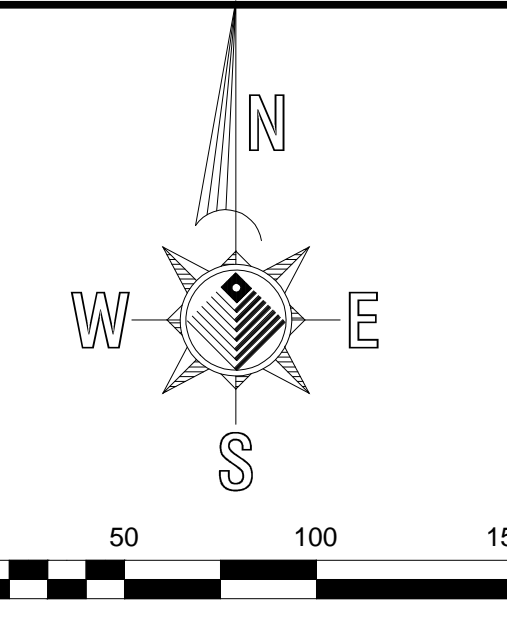
Warning: Original paper plans contain a raised impression of a professional seal. Original paper plans contain a red ink stamp of a professional seal. Unauthorized copies may contain fraudulent, incorrect, erroneous or misleading information or omit important and relevant information. Do not use or rely on unauthorized copies.

N OR F JANET N. LINTON
 TM 2-34-6.00-59.18
 D.R. 3108-201
 ZONE AR-1/GR

N OR F MAURICE R. &
 MIYOSHI C. TUNNELL
 TM 2-34-6.00-28.00
 ZONE GR

DEDICATED TO STATE OF
 DELAWARE D.O.T.
 TM 2-34-6.00-59.02
 DR 4226-322
 ZONE GR

LA JOLLA SHORES DRIVE
 DEDICATED TO PUBLIC USE
 PRIVATELY MAINTAINED 50' WIDE



N OR F KENNETH A. LINTON
 TM 2-34-6.00-59.19
 D.R. 3108-191
 ZONE AR-1

LOT 1
 1.288 AC.±

N OR F JANET
 LINTON
 TM 2-34-6.00-27.00
 D.R. 2934-201
 ZONE GR

N OR F MABEL L.
 HARMON
 TM 2-34-6.00-59.09
 ZONE GR

N OR F RHONDA MORRIS
 D.R. NOT LISTED
 TM 2-34-6.00-59.02
 ZONE GR

N OR F VERA C. MORRIS
 D.R. 2511-218
 TM 2-34-6.00-59.08
 ZONE GR

LOT 4
 0.727 AC.±

LOT 2
 0.596 AC.±

LOT 3
 0.750 AC.±

EXISTING PRIVATE ROAD PLOT BK 86 PG 229
 50' WIDE

N OR F RODNEY E. HARMON
 TM 2-34-6.00-28.03
 D.R. 2798-66
 ZONE AR-1/GR

N OR F FRANCIS R. SMOOT
 TM 2-34-6.00-59.10
 D.R. 3735-188
 ZONE GR

- LEGEND**
- IRON PIPE FOUND
 - CONCRETE MONUMENT FOUND
 - ⊙ CAPPED REBAR SET
 - R/W — EXISTING RIGHT OF WAY
 - - - PROPOSED RIGHT OF WAY
 - — — PROPOSED BOUNDARY LINE
 - — — EXISTING BOUNDARY LINE
 - - - ZONING BOUNDARY LINE

OWNER OF RECORD
 JANET N. LINTON
 20824 ROUND POLE BRIDGE RD.
 MILTON, DE 19968
 302-344-3644

SURVEYOR'S CERTIFICATION

I, ROBERT W. NASH, P.L.S. #551, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR 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 SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

ROBERT W. NASH, PLS 551 _____ DATE _____

OWNERS CERTIFICATION

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

_____ AUTHORIZED SIGNATURE _____ DATE _____

PRESENT ZONING.....AR-1/ GR
 TAX MAP NUMBER.....2-34-6.00-59.01 PART
 FRONT YARD SETBACK.....PRIVATE EASEMENT 30'
 SIDE YARD SETBACK.....AR=15' GR=10'
 REAR YARD SETBACK.....AR=20' GR=10'
 TOTAL NUMBER OF LOTS.....1
 EXISTING.....1
 PROPOSED.....4
 TOTAL ACREAGE WITHIN BOUNDARIES.....4.124 ACRES±
 TOTAL ACREAGE WITHIN LOTS.....3.361 ACRES±
 AREA OF STREET EXISTING.....0.763 ACRES±
 AREA OF ACCESS EASEMENT.....0.304 ACRES±
 TYPE OF UTILITIES.....INDIVIDUAL ON SITE WATER AND SEWER
 PRESENT USE.....VACANT
 PROPOSED USE.....RESIDENTIAL
 ROADWAY CLASSIFICATION.....WIL KING RD. LOCAL RD.
 POSTED SPEED LIMIT.....50 MPH

PROXIMITY TO (TID).....THE PROPOSED MINOR SUBDIVISION IS LOCATED WITHIN THE HENLOPEN TRANSPORTATION IMPROVEMENT DISTRICT (TID). PURSUANT TO SECTION 6(C) OF THE HENLOPEN TID AGREEMENT BETWEEN THE STATE OF DELAWARE AND SUSSEX COUNTY, THE PROPOSED MINOR SUBDIVISION SHALL BE EXEMPT FROM TID PARTICIPATION. IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION OR ARE FURTHER SUBDIVIDED BY A MINOR SUBDIVISION, THE APPLICANT SHALL BE REQUIRED TO PARTICIPATE WITHIN THE ESTABLISHED TID.

THIS SITE LIES OUTSIDE THE FLOOD HAZARD ZONE, AS DEPICTED ON FIRM PANEL 10005C0330J, DATED 1/6/2005.

LOT 1 IS THROUGH LOT REQUIRING 30' SETBACK ON PRIVATE ROAD AND ACCESS EASEMENT.

ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.

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 DISTANCE TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE OF THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL THE AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.

LOTS 1, 2, 3 AND 4 SHALL HAVE ACCESS TO WIL KING ROAD (SCR 288) VIA THE 50 FOOT WIDE PRIVATE ROAD AS RECORDED IN PLOT BOOK 86 PAGE 229 AND NO DIRECT ACCESS TO WIL KING RD. (SCR 288.) SHALL BE PERMITTED.

PARCEL 2-34-6.00-59.18 SHALL HAVE ACCESS TO WIL KING ROAD (SCR 288) VIA THE 50 FOOT WIDE ACCESS EASEMENT AND LA JOLLA SHORES DRIVE.

PRIVATE MAINTENANCE- PRIVATE STREETS WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17, SECTION 131). DELDOT ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.

MINOR SUBDIVISION PLAN FOR:

Lands of:	
JANET LE DIGABEL	
INDIAN RIVER HUNDRED	
SUSSEX COUNTY, DELAWARE	
DATE: 1 MARCH 2021	
W.O.: 20884RA	
SCALE: 1" = 50'	
F.B.: BOB O	DRAWN BY: RWN
DISK: 20884RA MINOR II	

REVISIONS
10/29/2021 REVISED PDCA COMMENTS
10/11/2021 REVISED PDCA COMMENTS

MERESTONE CONSULTANTS, INC.
 ENGINEERS - PLANNERS - SURVEYORS

5215 WEST WOODMILL DRIVE
 WILMINGTON, DE 19808
 PH: 302-992-7900
 FAX: 302-992-7911

33516 CROSSING AVE.
 FIVE POINTS SQUARE UNIT 1
 LEWES, DE 19958
 PH: 302-226-5880

T.M.: 2-34-6.00-59.01

SITE DATA:

Owner's / Tax Map #

JOHN D. & DONNA L. WORKMAN
22891 MILTON ELLENDALE HIGHWAY
MILTON DE 19968

Surveyor:

VISTA DESIGN, INC.
11634 WORCESTER HIGHWAY
SHOWELL, MD 21662
PH: 410-352-3874

Site Area

LOT 1 87,500 S.F. ± OR 2.00 ACRES ±
LOT 2 261,352 S.F. ± OR 6.00 ACRES ±
LOT 3 261,352 S.F. ± OR 6.00 ACRES ±
RIGHT OF WAY DEDICATION: 18,450 S.F. ± OR 0.42 ACRES ±
REMAINING LANDS OF PARCEL 1.00: 2,688,309 S.F. ± / 61.71 ACRES

Flood Zone

THIS SITE IS LOCATED WITHIN FLOOD ZONE "X" (AREA OF DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM MAP # 10005C140 K EFFECTIVE DATE MARCH 16, 2015

Zoning Information

EXISTING ZONING: AR-1
LAND USE: RESIDENTIAL / AGRICULTURAL
MAX ROOF HEIGHT: 42'
WATER: PRIVATE WELLS
SEWER: PRIVATE SEPTIC

Horizontal Datum

NAD 83(2011) DELAWARE STATE PLANE GRID

Vertical Datum

NAVD 88

Class Survey

CLASS "C" SURVEY

Notes

1. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A FORMAL TITLE REPORT. EASEMENTS, RIGHTS-OF-WAY, COVENANTS AND OTHER RESTRICTIONS MAY AFFECT THIS PROPERTY AND NOT BE SHOWN.
2. THIS SURVEY IS BASED ON DEEDS AND PLATS OF RECORD OF SUSSEX COUNTY DELAWARE AS SHOWN.
3. THIS SURVEY SHOWS ONLY VISIBLE ABOVE GROUND IMPROVEMENTS AND DOES NOT ADDRESS WETLANDS, CONTAMINATED WASTE OR TOXIC SOIL CONDITIONS, NOR HAVE ANY REPORTS, STUDIES OR INFORMATION REGARDING SUCH BEEN PROVIDED.
4. THIS SURVEY WAS CONDUCTED USING FIELD RECONNAISSANCE LOCATING ORIGINAL PORTIONS OF THE DITCH THAT WERE OBSERVED. PLAT AND DEED CALLS WERE USED TO SUPPLEMENT THOSE AREAS WHERE THE DITCH DITCH CAUSED THE ORIGINAL DITCH TO BE FILLED, CHANGED OR OBLITERATED DURING CONSTRUCTION.
5. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS

Purpose Statement

THE PURPOSE OF THIS SURVEY IS TO CREATE 3 NEW LOTS AS SHOWN

Surveyors Certification

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

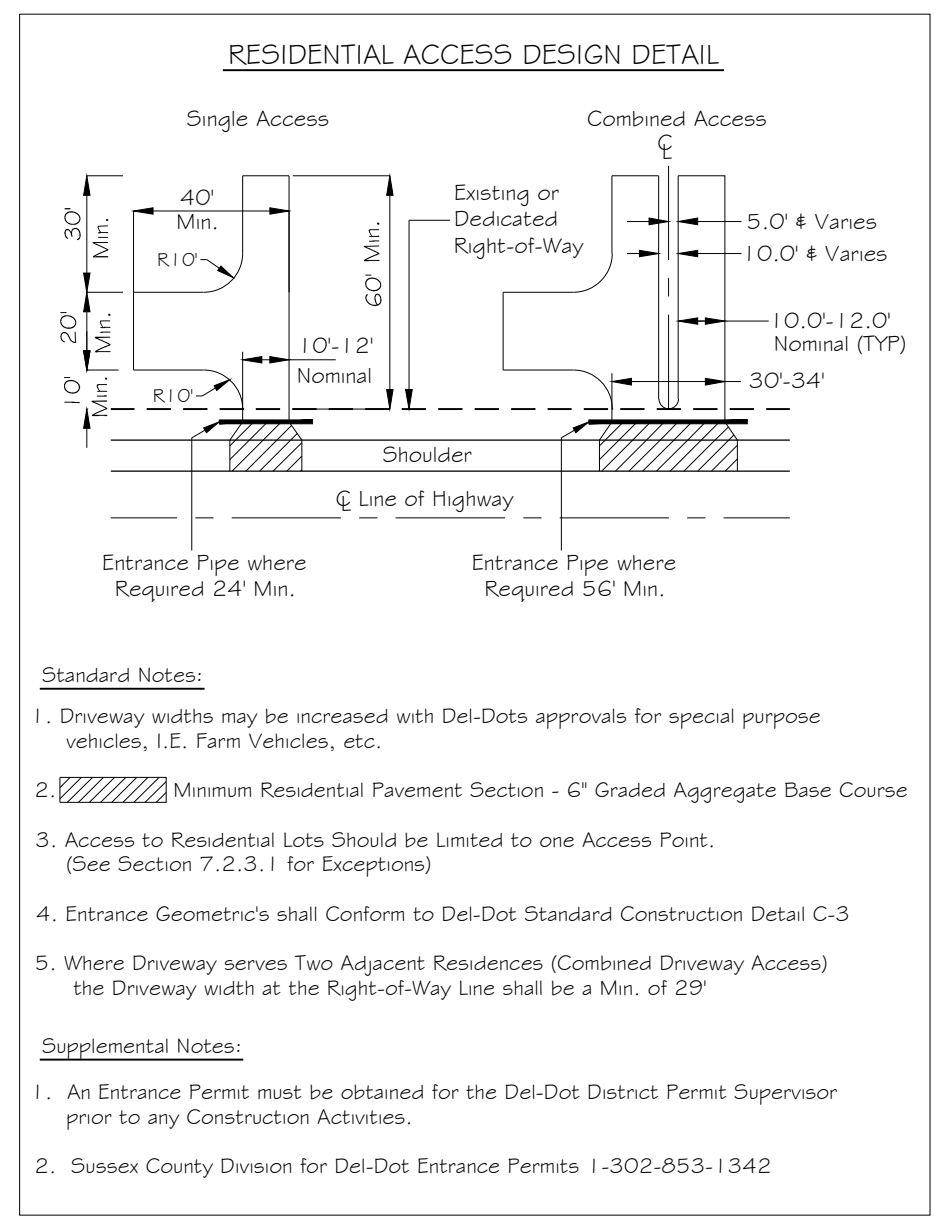
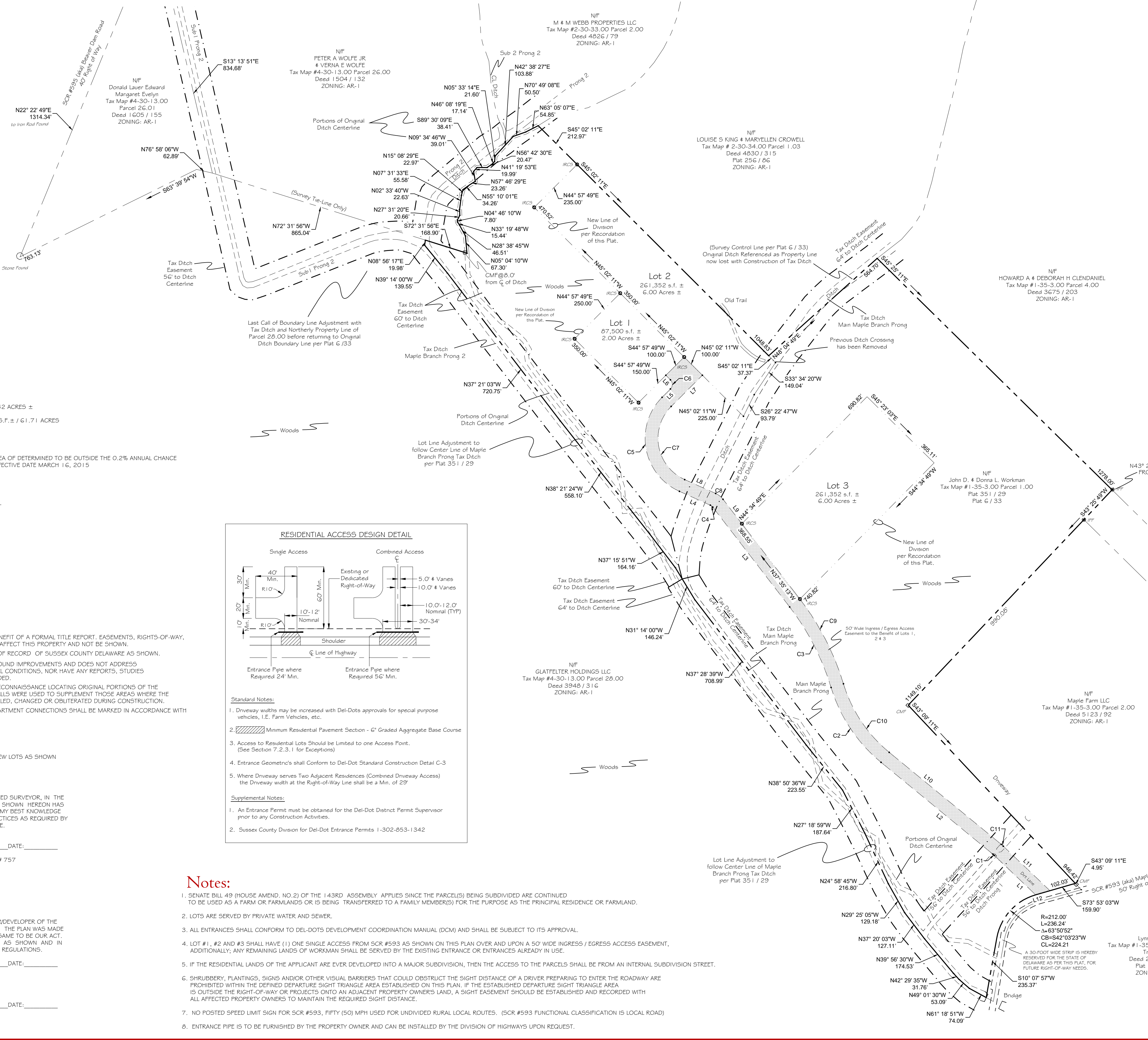
SIGNATURE: _____ DATE: _____
DOMINIC AGRISTA, PLS DELAWARE REGISTRATION# 757
11634 WORCESTER HIGHWAY
SHOWELL, MARYLAND
(410) 352-3478

Owners Certification

WE HEREBY CERTIFIED THAT WE ARE THE OWNER/DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT OUR DIRECTION, THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT. IT IS OUR DESIRE TO HAVE THE PLAN DEVELOPED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

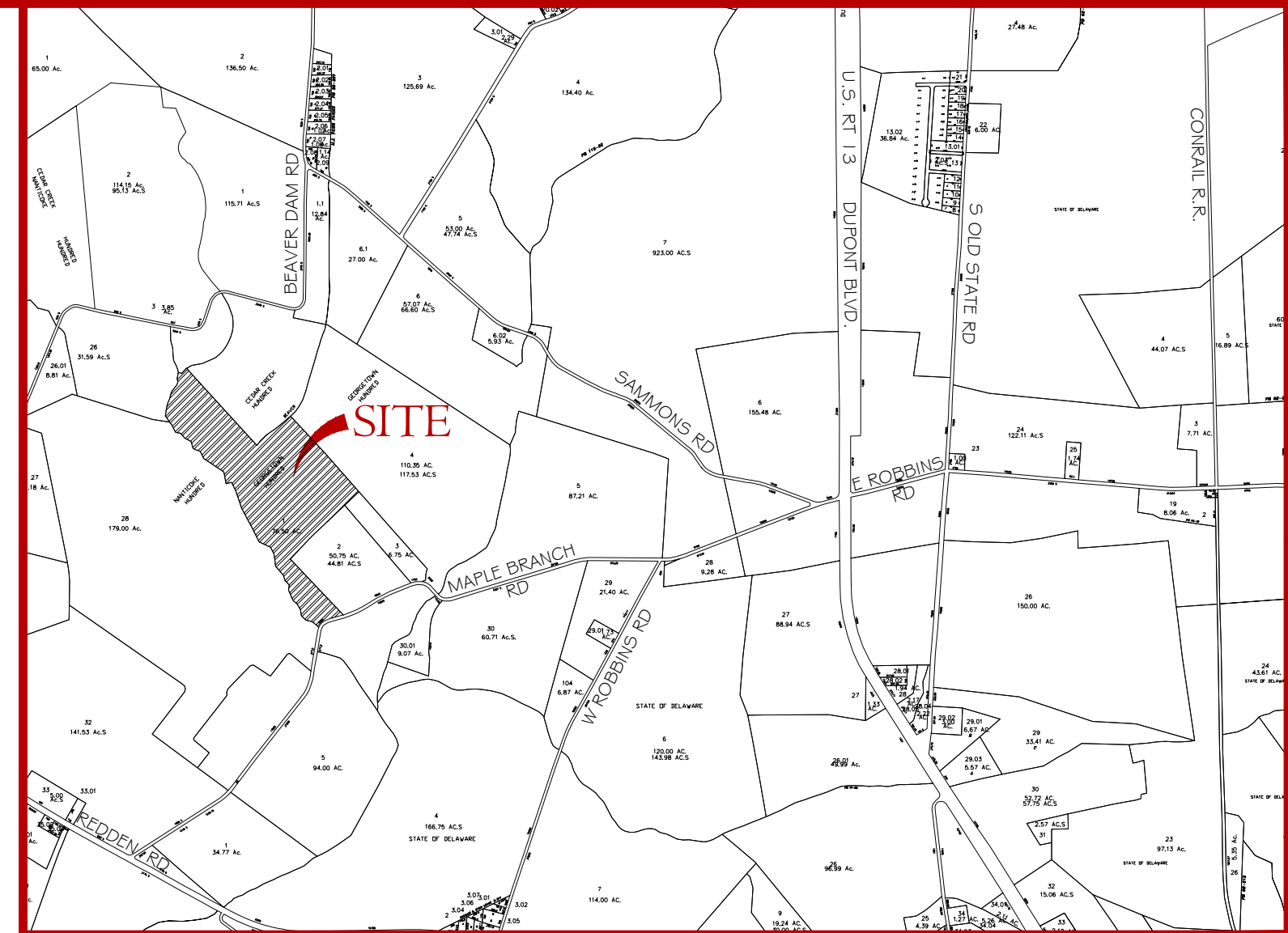
SIGNATURE: _____ DATE: _____
JOHN D. WORKMAN
22891 MILTON ELLENDALE HIGHWAY
MILTON DE 19968

SIGNATURE: _____ DATE: _____
DONNA L. WORKMAN
22891 MILTON ELLENDALE HIGHWAY
MILTON DE 19968



Notes:

1. SENATE BILL 49 (HOUSE AMEND. NO.2) OF THE 143RD ASSEMBLY APPLIES SINCE THE PARCEL(S) BEING SUBDIVIDED ARE CONTINUED TO BE USED AS A FARM OR FARMLANDS OR IS BEING TRANSFERRED TO A FAMILY MEMBER(S) FOR THE PURPOSE AS THE PRINCIPAL RESIDENCE OR FARMLAND.
2. LOTS ARE SERVED BY PRIVATE WATER AND SEWER.
3. ALL ENTRANCES SHALL CONFORM TO DEL-DOTS DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
4. LOT #1, #2 AND #3 SHALL HAVE (1) ONE SINGLE ACCESS FROM SCR #593 AS SHOWN ON THIS PLAN OVER AND UPON A 50' WIDE INGRESS / EGRESS ACCESS EASEMENT, ADDITIONALLY; ANY REMAINING LANDS OF WORKSMAN SHALL BE SERVED BY THE EXISTING ENTRANCE OR ENTRANCES ALREADY IN USE.
5. IF THE RESIDENTIAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS SHALL BE FROM AN INTERNAL SUBDIVISION STREET.
6. 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.
7. NO POSTED SPEED LIMIT SIGN FOR SCR #593, FIFTY (50) MPH USED FOR UNDIVIDED RURAL LOCAL ROUTES. (SCR #593 FUNCTIONAL CLASSIFICATION IS LOCAL ROAD)
8. ENTRANCE PIPE IS TO BE FURNISHED BY THE PROPERTY OWNER AND CAN BE INSTALLED BY THE DIVISION OF HIGHWAYS UPON REQUEST.



VICINITY MAP

SCALE 1" = 200'

Note:

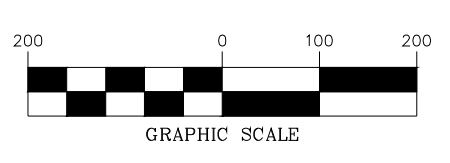
I, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY/OUR DIRECTION, AND THAT I/WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND THAT I/WE DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

I CERTIFY THAT TITLE 17, SECTION 530 IS APPLICABLE TO THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN BY VIRTUE OF: (CHECK APPLICABLE SECTION).

THE PARCEL IS SUBDIVIDED INTO NO MORE THAN 2 PARCELS WHICH WILL BE CONTINUED TO BE USED AS A FARM OR FARMLAND, OR

THE SUBDIVIDED PARCEL OR PARCELS WILL BE TRANSFERRED TO A FAMILY MEMBER OR MEMBERS FOR PURPOSES OF USE AS A FAMILY MEMBER OR MEMBERS' PRINCIPAL RESIDENCE OR FARMLAND.

OWNER _____ DATE _____
OWNER _____ DATE _____
APPROVED BY SUSSEX COUNTY PLANNING AND ZONING _____
PRESIDENT OF SUSSEX COUNTY COUNCIL _____ DATE _____
CHAIRMAN OR SECRETARY OF SUSSEX COUNTY _____ DATE _____



Line #	Direction	Length
L1	N46° 21' 36"W	220.54
L2	N50° 35' 40"W	561.46
L3	N37° 35' 13"W	488.00
L4	N65° 52' 45"W	131.15
L5	N44° 57' 49"E	45.89
L6	N45° 02' 11"W	25.00
L7	S44° 57' 49"W	170.89
L8	S65° 52' 45"E	131.15
L9	S37° 35' 13"E	119.45
L10	S50° 35' 40"E	561.46
L11	S46° 21' 36"E	249.69
L12	S73° 53' 02"W	57.88

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C2	600.00	353.52	33°45'33"	N33°42'54"W	348.43
C3	975.00	353.13	20°45'05"	N27°12'40"W	351.20
C4	25.00	12.34	28°17'32"	N51°43'59"W	12.22
C5	225.00	435.28	110°50'34"	N10°27'28"W	370.51
C6	25.00	39.27	90°00'00"	N00°02'11"W	35.36
C7	175.00	338.55	110°50'34"	S10°27'28"E	288.17
C8	75.00	37.03	28°17'32"	S51°43'59"E	36.66
C9	1025.00	371.24	20°45'05"	S27°12'40"E	369.21
C10	550.00	324.06	33°45'33"	S33°42'54"E	319.40

LEGEND:

- Property Line
- Adjacent Property Line
- Trees Marked "Boundary Line"
- Control Point
- Benchmark
- Iron Pipe Found
- Capped Rebar Found
- Concrete Monument Found
- Stone Found
- Axe Found
- Unmarked Point

NOTE: This drawing, specifications and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for this project only, and remains the copyrighted property of VDI. Reuse or reproduction of any of the instruments of service of VDI by the Client or assignees without the written permission of VDI will be at the Clients risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

NOTE: This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.

VISTA DESIGN, INC.
Landscape Architects, Land Planning Consultants, Engineers, and Surveyors
11634 Worcester Hwy, Showell, MD 21862
ph. 410-352-3874 fax 410-352-3875 email vista@vistadesigninc.com

LANDS N/F
JOHN & DONNA WORKMAN

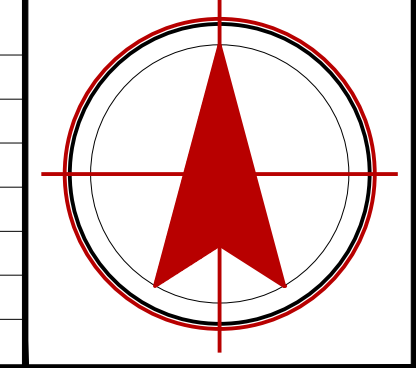
MINOR
SUBDIVISION

PROJECT DATA

Tax Map:	1-35-300	Parcel:	100
GORETOWN HUNDRED			
SUSSEX COUNTY, DELAWARE			
Drawn By:	DLA	Checked By:	DLA
Date:	11/19/21		
Scale:	1" = 200'		

REVISIONS

1.	Revised Lot 3 per Client Comments 11/04/21
2.	
3.	
4.	
5.	
6.	
7.	



Project No: **2I-080**
File Name: **2I-080 SurvBase.dwg**
Sheet No: **1 of 2**

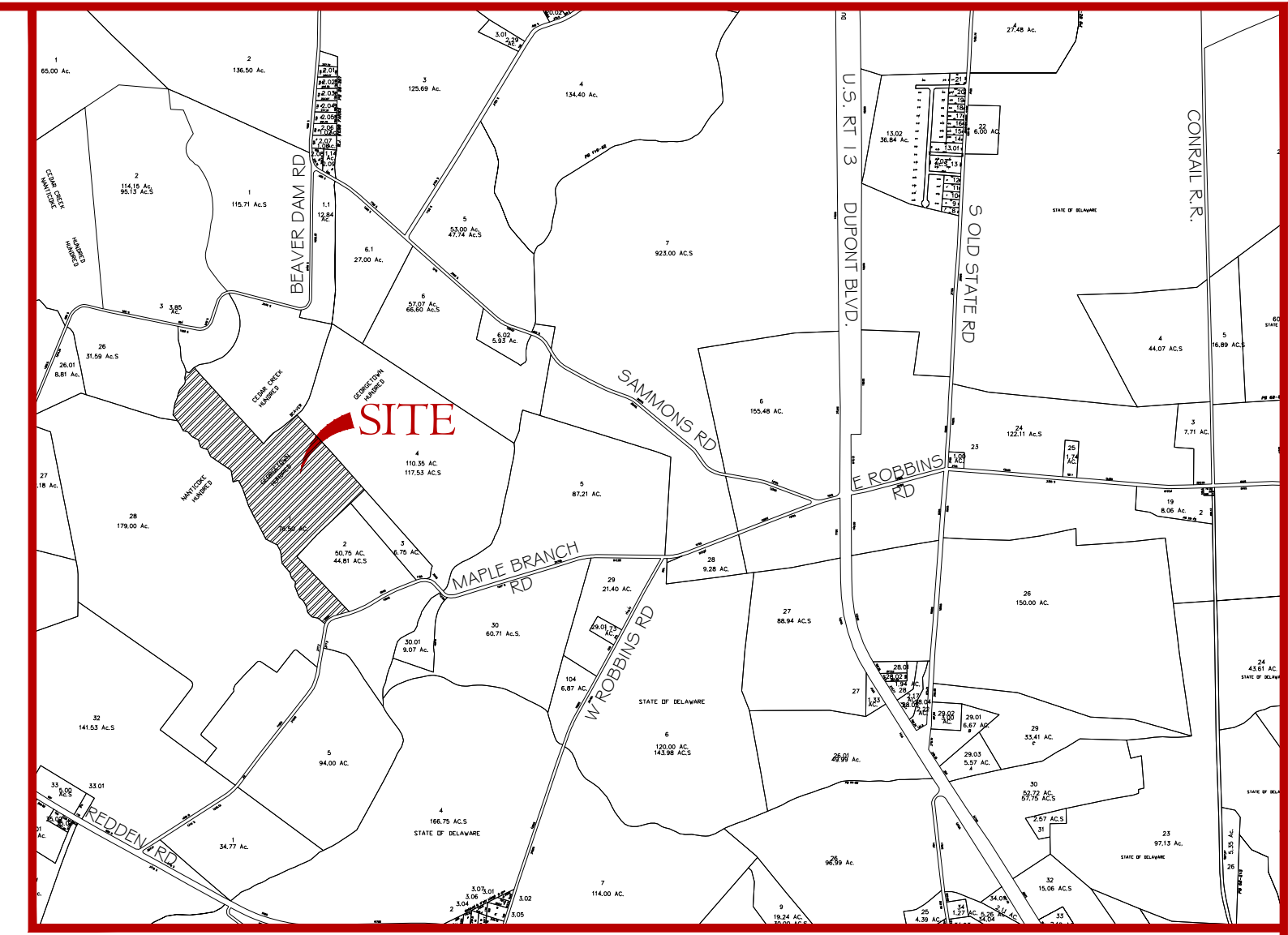
SITE DATA:

Owner's / Tax Map #

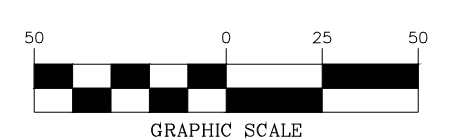
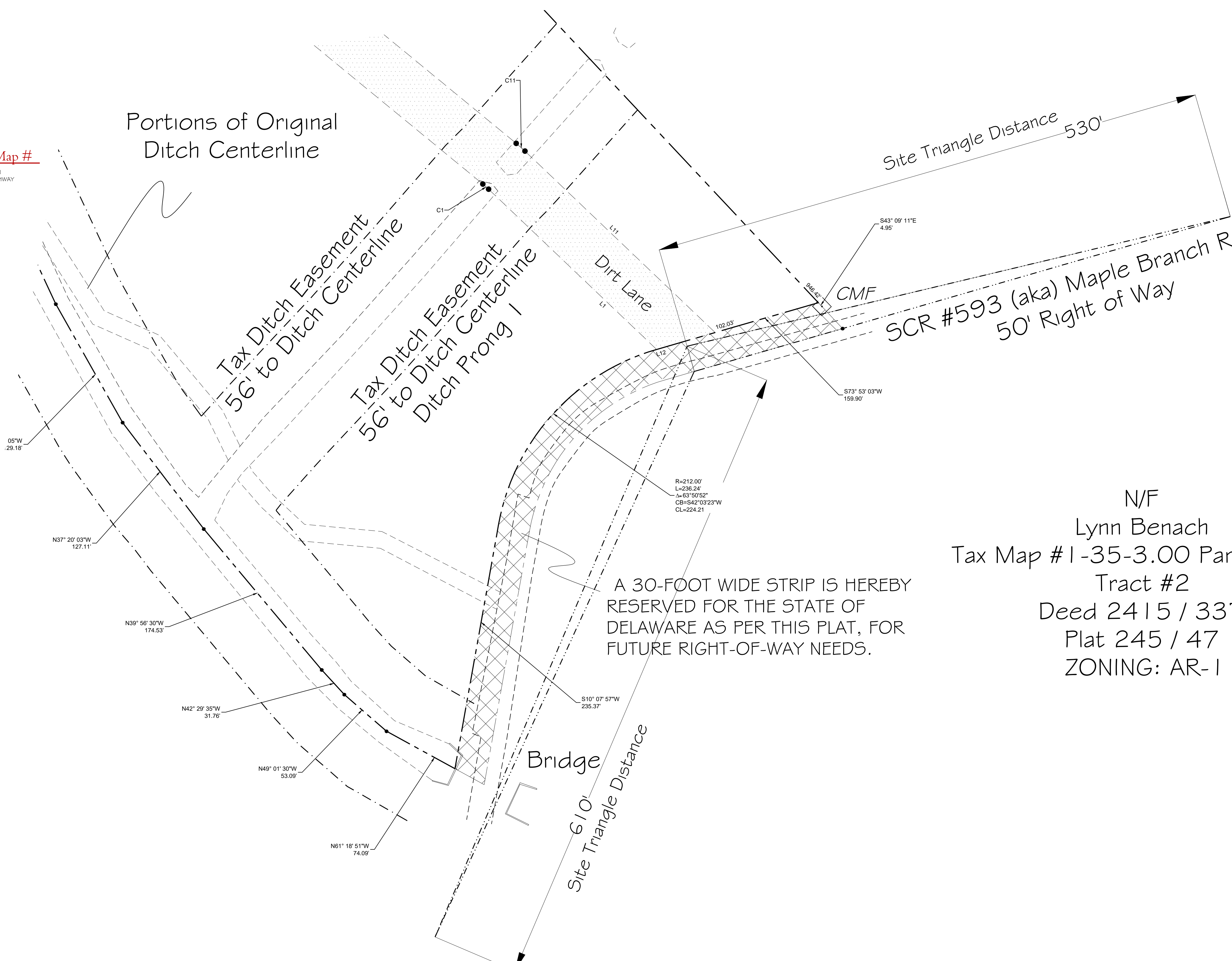
JOHN D. & DONNA L. WORKMAN
22891 MILTON ELLENDALE HIGHWAY
MILTON DE 19969

Surveyor:

VISTA DESIGN, INC.
11634 WORCESTER HIGHWAY
SHOWELL, MD 21862
PH: 410-352-3874



VICINITY MAP
SCALE 1" = 2,000'



LEGEND:

- Property Line
- Adjacent Property Line
- Trees Marked "Boundary Line"
- Control Point
- Benchmark
- Iron Pipe Found
- Capped Rebar Found
- Capped Rebar Set
- Concrete Monument Found
- Stone Found
- Axe Found
- Unmarked-Point

NOTE:
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NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.

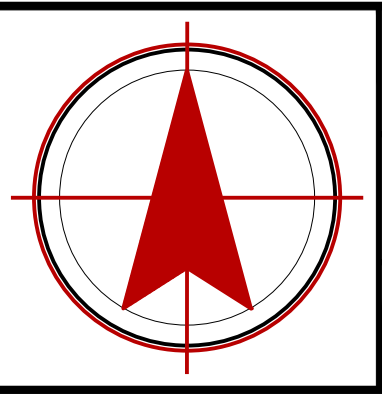
VISTA
DESIGN, INC.
Landscape Architects, Land Planning Consultants, Engineers, and Surveyors
11634 Worcester Hwy, Showell, MD 21862
ph 410-352-3874 fax 410-352-3875 email vista@vistadesigninc.com

LANDS N/F
JOHN & DONNA WORKMAN

MINOR
SUBDIVISION

PROJECT DATA	
Tax Map: 1-35-3.00	Parcel: 1.00
GEORGETOWN HUNDRED	
SUSSEX COUNTY, DELAWARE	
Drawn By: DLA	Checked By: DLA
Date: 11/19/21	
Scale: 1" = 200'	

REVISIONS	
1.	
2.	
3.	
4.	
5.	
6.	
7.	



Project No: **21-080**
File Name: **21-080 SurvBase.dwg**
Sheet No: **2 of 2**



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

22705 Park Avenue
Georgetown, DE 19947



SFMO PERMIT

Plan Review Number: 2021-04-208430-MIS-01

Tax Parcel Number: 132-6.00-67.00

Status: Approved as Submitted

Date: 10/19/2021

Project

Absher Farms Minor Subdivision - River Road
Absher Farms LLC

26705 River Road
Seaford DE 19973

Scope of Project

Number of Stories:
Square Footage:
Construction Class:
Fire District: Blades Volunteer Fire Company

Occupant Load Inside:
Occupancy Code: 9601

Applicant

Donald K Miller
1560 Middleford Road
Seaford, DE 19973

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

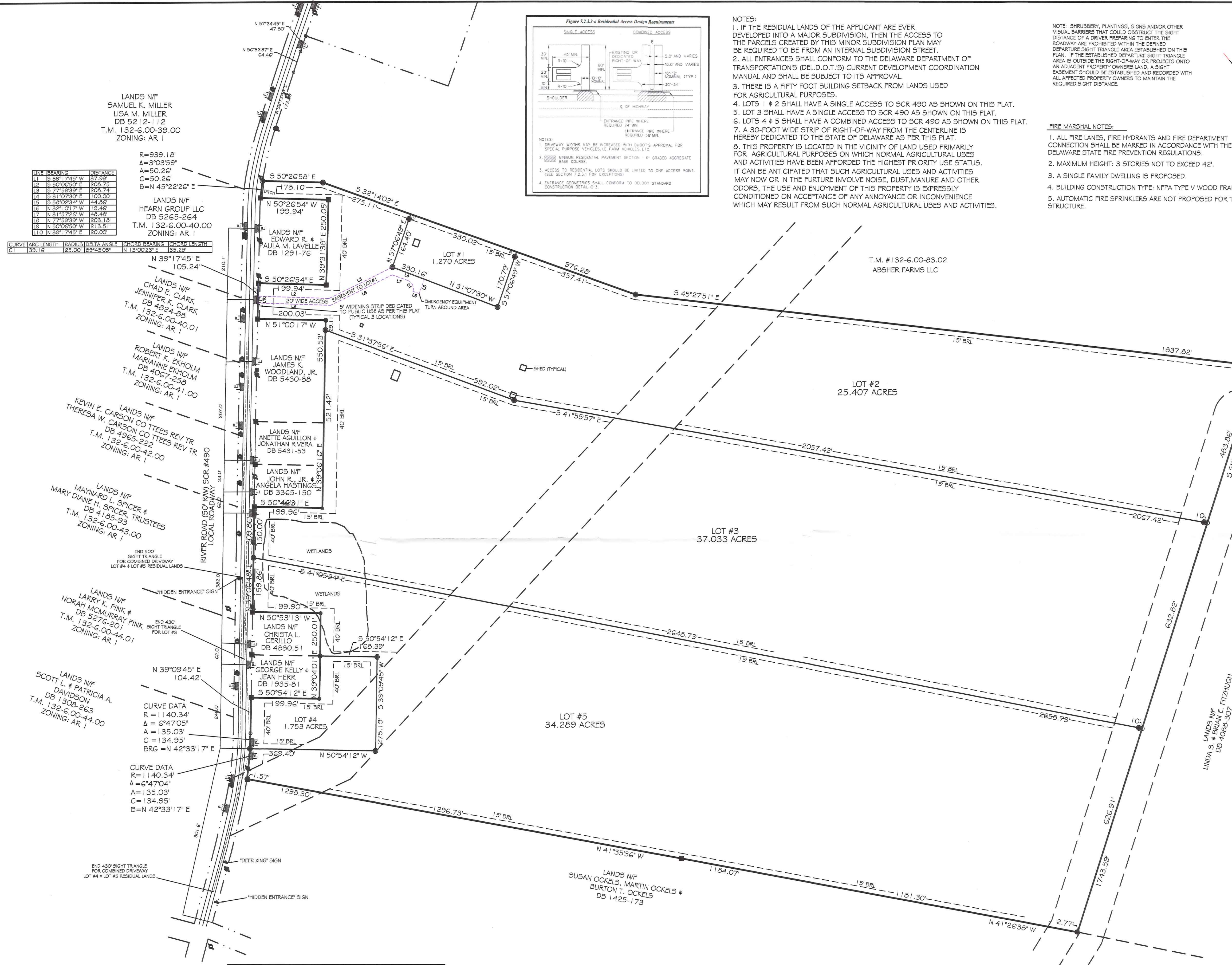
A Review Status of "Approved as Submitted" or "Not Approved as Submitted" must comply with the provisions of the attached Plan Review Comments.

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

A final inspection is required.

This Plan Review Project was prepared by:

Jefferson Cerr
Fire Protection Specialist II



LANDS N/F
SAMUEL K. MILLER
USA M. MILLER
DB 5212-112
T.M. 132-6-00-39.00
ZONING: AR 1

LINE	BEARING	DISTANCE
L1	S 39°17'45" W	137.99
L2	S 50°06'50" E	208.79
L3	S 77°59'39" E	205.74
L4	S 31°07'30" E	1100.00
L5	S 50°26'54" W	44.86
L6	N 32°10'17" W	19.46
L7	N 31°47'26" W	45.45
L8	N 77°59'39" W	203.19
L9	N 50°06'50" W	213.51
L10	N 39°17'45" E	120.00

R=939.18'
Δ=3°03'59"
A=50.26'
C=50.26'
B=N 45°22'26" E

LANDS N/F
HEARN GROUP LLC
DB 5265-264
T.M. 132-6-00-40.00
ZONING: AR 1

LANDS N/F
CHAD E. CLARK
JENNIFER K. CLARK
DB 4824-88
T.M. 132-6-00-40.01
ZONING: AR 1

LANDS N/F
ROBERT K. EKHOLM
MARIANNE EKHOLM
DB 4067-258
T.M. 132-6-00-41.00
ZONING: AR 1

LANDS N/F
KEVIN E. CARSON CO TRS REV TR
THERESA W. CARSON CO TRS REV TR
DB 4965-222
T.M. 132-6-00-42.00
ZONING: AR 1

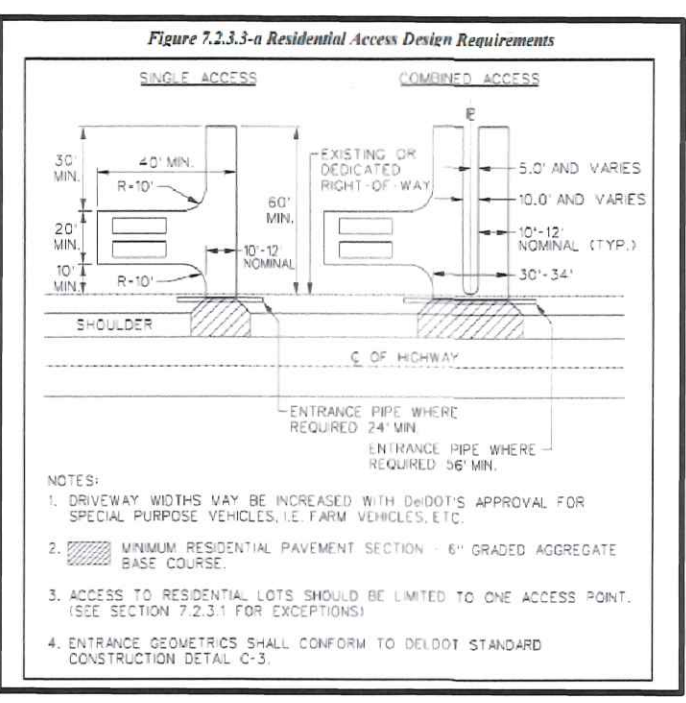
LANDS N/F
MAYNARD L. SPICER &
MARY DIANE H. SPICER, TRUSTEES
DB 4185-83
T.M. 132-6-00-43.00
ZONING: AR 1

LANDS N/F
LARRY K. FINK &
NORAH McMURRAY FINK
DB 5276-201
T.M. 132-6-00-44.01
ZONING: AR 1

LANDS N/F
SCOTT L. & PATRICIA A.
DAVIDSON
DB 1308-263
T.M. 132-6-00-44.00
ZONING: AR 1

CURVE DATA
R=1140.34'
Δ=6°47'04"
A=135.03'
C=134.95'
BRG=N 42°33'17" E

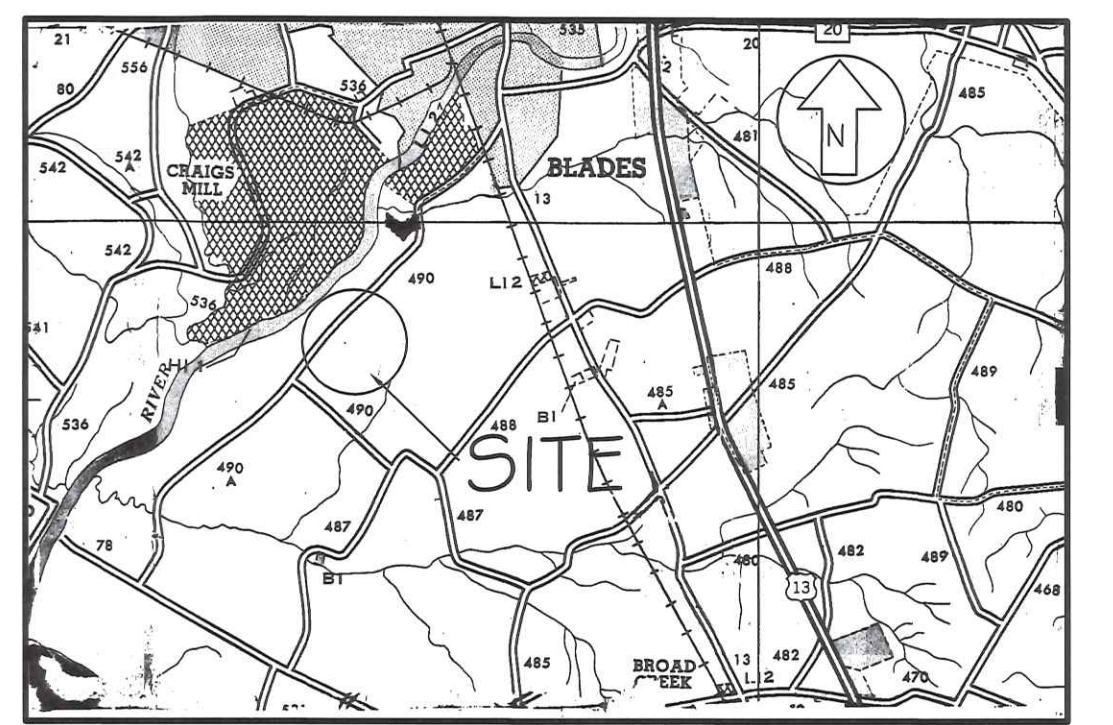
CURVE DATA
R=1140.34'
Δ=6°47'04"
A=135.03'
C=134.95'
B=N 42°33'17" E



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 SHALL HAVE A SINGLE ACCESS TO SCR 490 AS SHOWN ON THIS PLAT.
5. LOT 3 SHALL HAVE A SINGLE ACCESS TO SCR 490 AS SHOWN ON THIS PLAT.
6. LOTS 4 & 5 SHALL HAVE A COMBINED ACCESS TO SCR 490 AS SHOWN ON THIS PLAT.
7. A 30-FOOT WIDE STRIP OF RIGHT-OF-WAY FROM THE CENTERLINE IS HEREBY DEDICATED TO THE STATE OF DELAWARE AS PER THIS PLAT.
8. 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.

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.

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.



DATA COLUMN:
TM # 132-6-00-67.00
ZONING: AR-1
TRACT AREA: 99.752 ACRES± (INCLUDING RESIDUAL AREA)
EXISTING LOTS: 1
PROPOSED LOTS: 4 NEW (5 TOTAL INCLUDING RESIDUAL LANDS)
PRESENT USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
ACCESS: S.C.R. 490 (RIVER ROAD)
ROADWAY CLASSIFICATION: LOCAL ROADWAY
WATER AND SEWER: INDIVIDUAL ON-SITE
100 YEAR FLOODPLAIN: SITE IS NOT IMPACTED
AS PER FIRM # 1000500382K DATED 3/16/15
THIS PROJECT IS NOT IN THE VICINITY OF A TID
SPEED LIMIT ON RIVER ROAD IS 40 MPH

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 AN OFFICIAL OR LEGAL USE.

DONALD K. MILLER, PLS 407 _____ DATE _____

LEGEND:
 ■ CONCRETE MONUMENT (FOUND)
 ● IRON PIPE (FOUND)
 ○ IRON PIPE (SET)
 ○ POINT
 ● SOIL BORING
 ● UTILITY POLE
 ● TELEPHONE BOX
 ● MAIL BOX

SCALE: 1" = 150'

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.

SURVEY CLASS: SUBURBAN

DATE	REVISION

MILLER LEWIS, INC.
1560 MIDDLEFORD RD.
SEAFORD, DELAWARE 19973
PH: 302-629-9895 FAX: 302-629-2391

HUNDRED	COUNTY
BROAD CREEK	SUSSEX
STATE	DRAWN BY
DELAWARE	D. K. MILLER
REF.	FILE NO.
DB 1541-96	PANICO
DB 4184-72	1-32-6-40.01

26705 RIVER ROAD, SEAFORD, DE 19973
AUGUST 24, 2021



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

NICOLE MAJESKI
SECRETARY

November 08, 2021

Ms. Carol Houck, Town Manager
Town of Ocean View
201 Central Avenue
Ocean View, DE, 19970

SUBJECT: Minor Subdivision - Letter of No Objection to Recordation
1-34-17-06.01 CULLEN
Tax Parcel # 134-17.00-6.01
SCR00361-WEST AVENUE
Ocean View, Baltimore Hundred, Sussex County

Dear Ms. Houck:

The Department of Transportation has reviewed the Minor Subdivision Plan dated November 2, 2021 (last revised October 27, 2021), 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

1-34-17-06.01 CULLEN
Ms. Carol Houck
Page 2
November 08, 2021

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

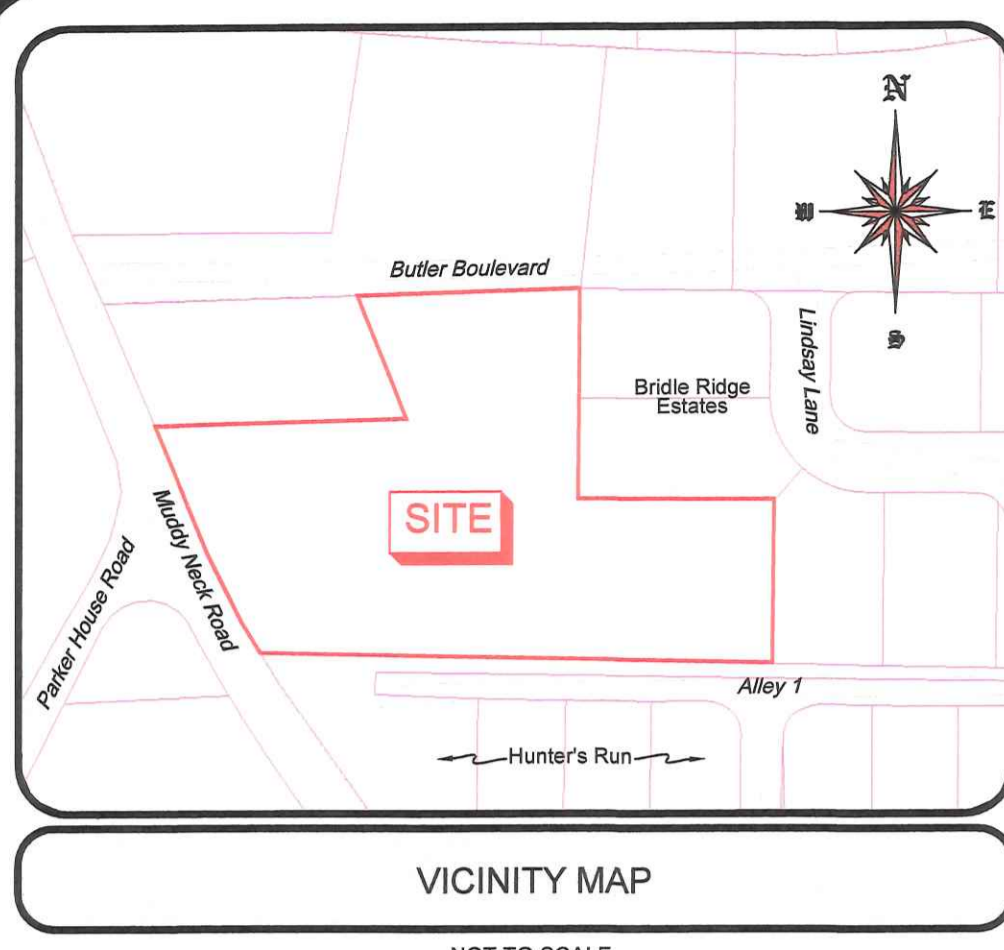
The owner shall be responsible to submit a copy of the **recorded Minor Subdivision Plan** showing all appropriate signatures, seals, plot book and page number to the South District Public Works office (302) 853-1341 in order to obtain the entrance permit(s) for the proposed minor subdivision.

Sincerely,



R. Stephen McCabe
Sussex County Review Coordinator
Development Coordination

cc: Michael Loveland, Simpler Surveying and Associate
Jessica L. Watson, Sussex Conservation District
Matt Schlitter, South District Public Works Engineer
James Argo, South District Project Reviewer
William Kirsch, South District Entrance Permit Supervisor
Shannon Anderson, South District Public Work Admin Specialist
Wendy L. Polasko, P.E., Subdivision Engineer
Kevin Hickman, Sussex County Reviewer



SITE DATA

- TAX MAP NO. 1-34-17-06.01
- STATE: DELAWARE
- COUNTY: SUSSEX
- HUNDRED: BALTIMORE
- TOTAL AREA: 2.3916 ACRES
- SCALE: 1" = 40'
- CLASS "B" SURVEY

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

ZONING - AR-1
BUILDING RESTRICTION LINE (B.R.L.)
A. -FRONT = 40'
B. -SIDE = 15'
C. -REAR = 20'
D. -HEIGHT RESTRICTIONS - NOT TO EXCEED 3 STORIES OR 42'

1. PRESENT USE: RESIDENTIAL
2. PROPOSED USE: RESIDENTIAL
3. POSTED SPEED LIMIT: 35 MPH
4. SEWER PROVIDER: Sussex County
5. WATER PROVIDER: Tidewater
6. TOTAL NUMBER OF LOTS: 3
7. PROXIMITY TO IDENTIFIED TRANSPORTATION IMPROVEMENT DISTRICTS: N/A

VERTICAL DATUM - NAVD'88 (1988 NORTH AMERICAN VERTICAL DATUM)
HORIZONTAL DATUM - NAD'83 (1983 NORTH AMERICAN DATUM)

SURVEYOR NOTES

- This plot and survey does not verify the existence or nonexistence of right-of-ways and/or easements pertaining to this property. Including but not limited to Tax Ditch Easements.
- No title search provided or stipulated.
- Deed Book References:
Db. 2900, Pg. 181
Db. 3144, Pg. 181
Db. 4885, Pg. 174
Db. 5073, Pg. 225
Db. 5117, Pg. 288
Db. 1277, Pg. 242
Db. 2942, Pg. 105
- Plot Book References:
Pb. 89, Pg. 300
Pb. 80, Pg. 88
Pb. 82, Pg. 104
Pb. 31, Pg. 168

DEL-DOT NOTE

- If 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.
- Lot No. 1, Lot No. 2 and Lot No. 3 shall have access to SCR 361, via the 25-foot wide ingress/easement.
- All entrance shall conform to DelDOT's Development Coordination Manual (DCM) and shall be subject to its approval.
- Shrubbery, plantings, signs and/or other visual barriers that could obstruct the sight distances 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.

SURVEYOR CERTIFICATION

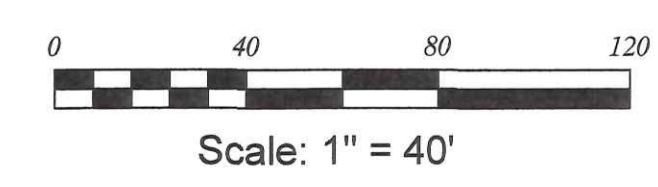
I, GREGORY M. HOOK, registered as a Professional Land Surveyor in the State of Delaware, hereby certify that the information shown on this plan has been prepared under my supervision and meets the standards of practice as established by the State of Delaware Board of Professional Land Surveyors. Any changes to the property conditions, improvements, boundary or proposed corners after the date shown herein shall necessitate a new review and certification for any official or legal use.

GREGORY M. HOOK, PLS 711
Date: 11/16/21

OWNER CERTIFICATION

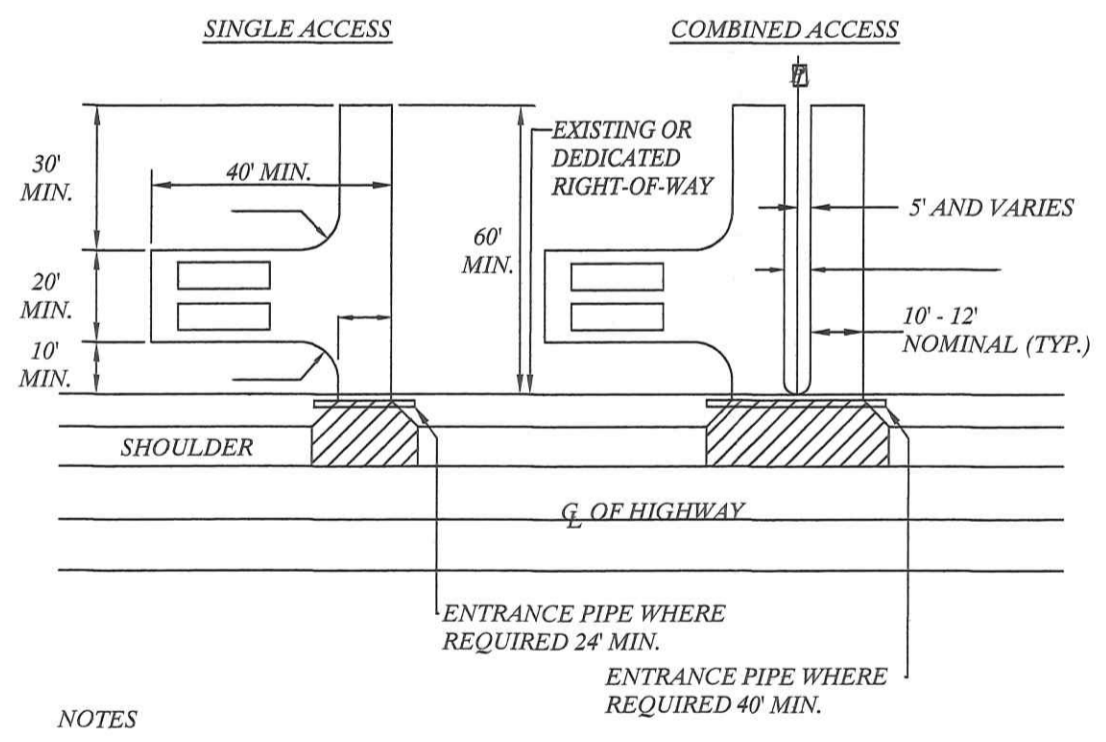
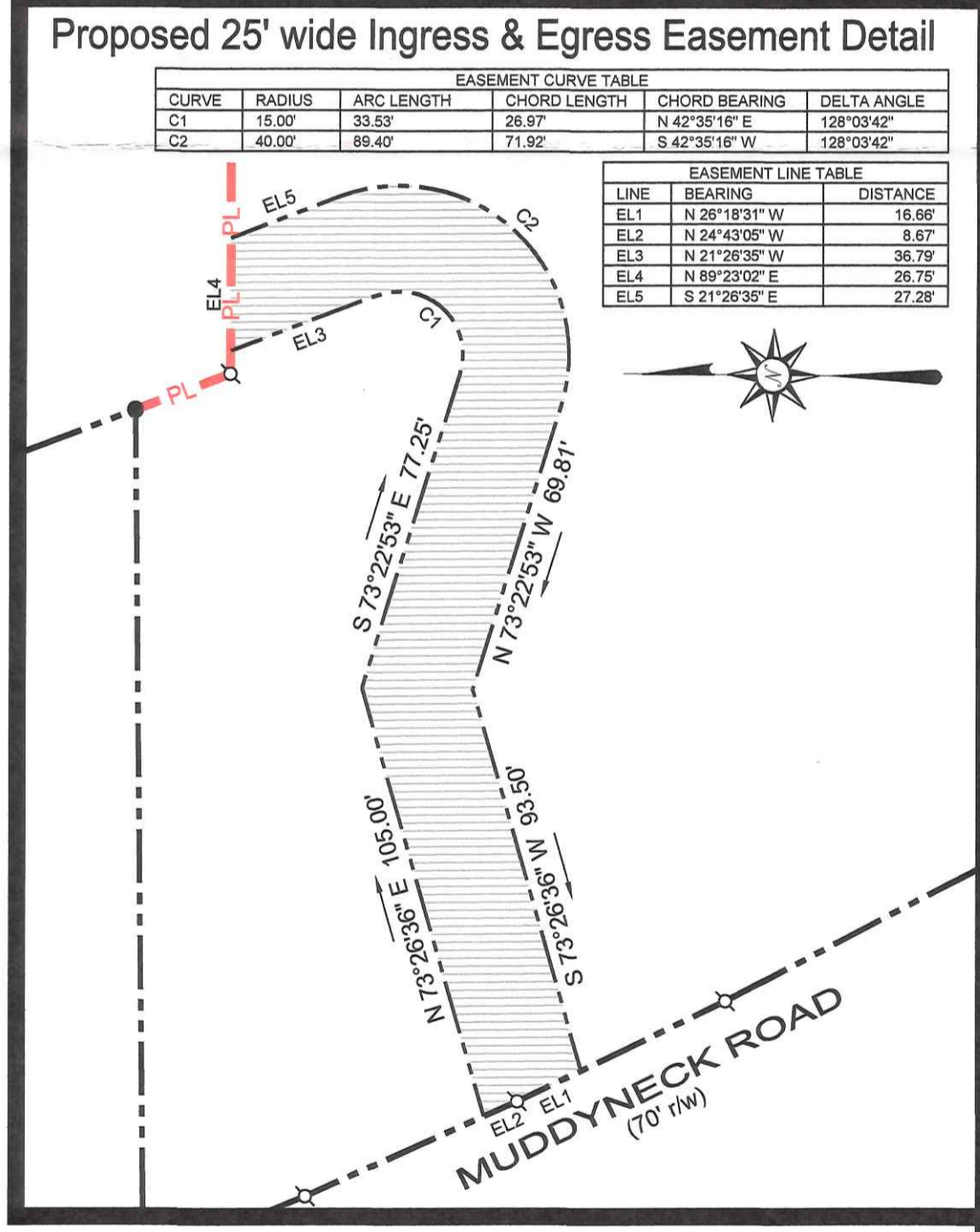
I (Kimberlee Cullen) do hereby certify that I am an authorized agent of (NAME) and hereby certify that (Marie Cullen, Heirs) is the owner of the property which is the subject of this plan and that the land use action proposed by this plan is of my direction.

Kimberlee Cullen 11/17/21
Date



PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 30°50'52" W	30.74'
L2	N 28°10'27" W	55.92'
L3	N 28°18'31" W	54.38'
L4	N 24°43'05" W	54.70'
L5	N 22°32'32" W	36.38'
L6	N 22°03'34" W	4.69'



- NOTES**
- DRIVEWAY WIDTHS MAY BE INCREASED WITH DELDOT'S APPROVAL FOR SPECIAL PURPOSE VEHICLES, I.E. FARM VEHICLES, ETC.
 - MINIMUM RESIDENTIAL PAVEMENT SECTION - 6" GRADED AGGREGATE BASE COURSE.
 - ACCESS TO RESIDENTIAL LOTS SHOULD BE LIMITED TO ONE ACCESS POINT. (SEE SECTION 7.2.3.1 FOR EXCEPTIONS)

STANDARD LEGEND

These standard symbols will be found in the drawing

5/8" RE-BAR (FD)	UTILITY POLE
POINT	ROAD SIGN
5/8" RE-BAR w/ CAP (SET)	ELECTRIC BOX
3/4" PIPE (FD)	RR SPIKE (FD)
CONC. MON. (FD)	MANHOLE
12" PIPE (FD)	TELEPHONE BOX
FIRE HYDRANT	GUY WIRE
PL - NEW PROPERTY LINE	WATER VALVE

DATE OF ORIGINAL	APRIL 01, 2020
REVISION: Proposed Minor Subdivision	DATE: OCTOBER 07, 2021
REVISION: per DelDOT Comments	DATE: OCTOBER 27, 2021
REVISION:	DATE: 2021
REVISION:	DATE: 2021
REVISION:	DATE: 2021
REVISION:	DATE: 2021
REVISION:	DATE: 2021
REVISION:	DATE: 2021
REVISION:	DATE: 2021
Drawn by: MICHAEL LOVELAND	Checked by: GREGORY M. HOOK

FLOOD DATA This property is in Zone X (non-shaded) of the Flood Insurance Rate Map, Community Panel No. 100029-100050514-K which has an effective date of MAR. 16, 2015 and IS NOT in a Special Flood Hazard Area.

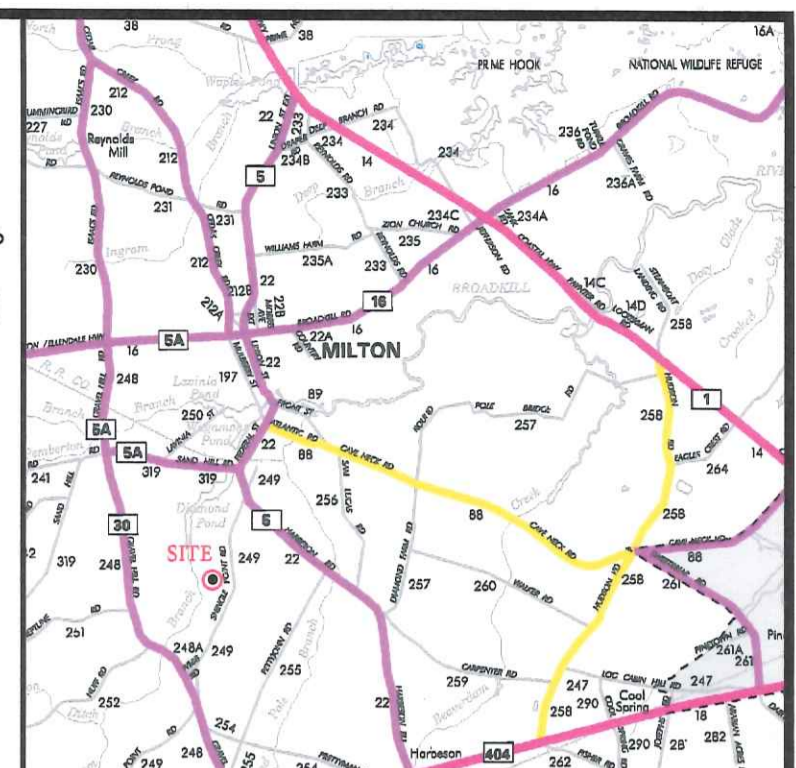
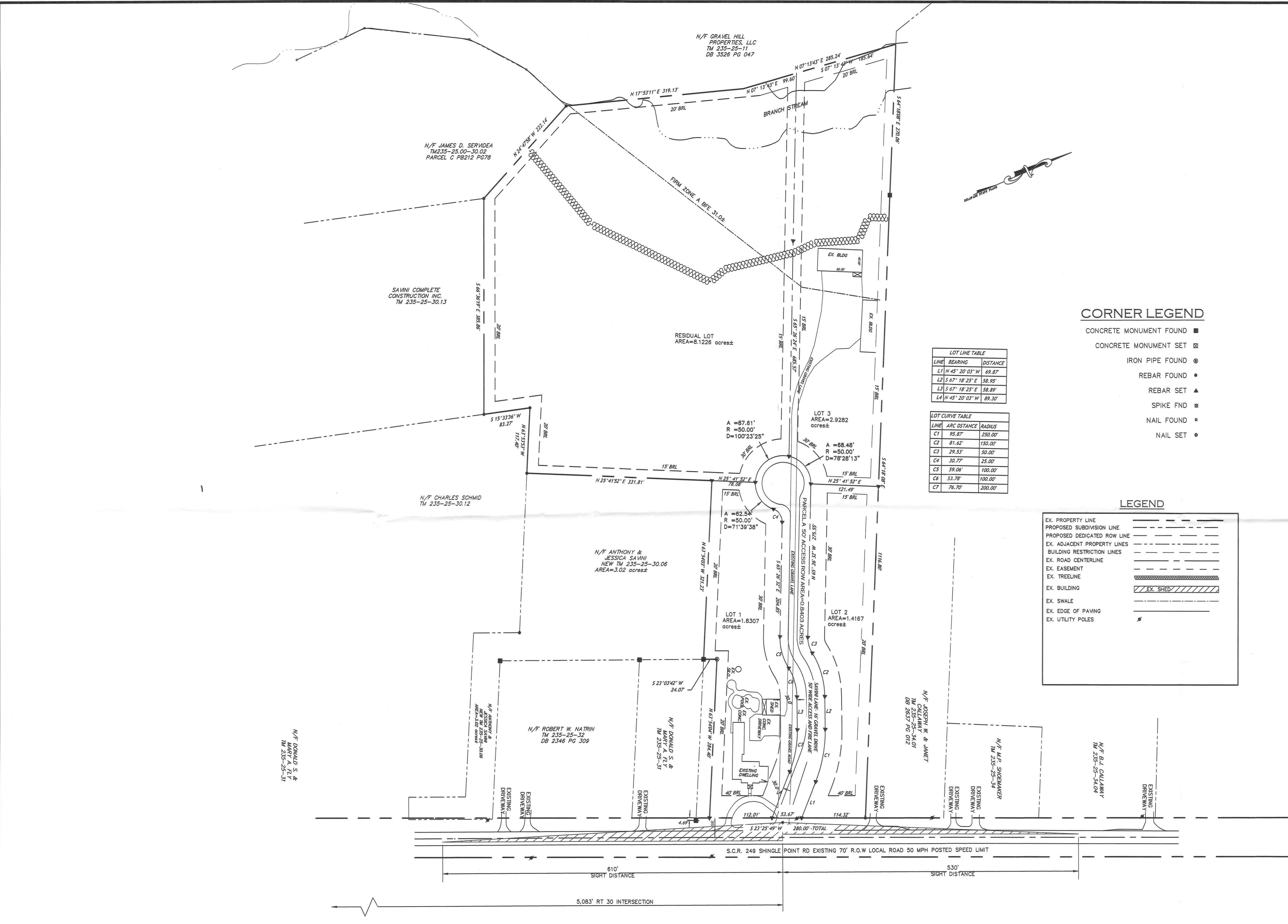
MINOR SUBDIVISION
Lands of MARIE CULLEN, HEIRS. Being known as TRACT 2, LANDS OF MARIE CULLEN. Ref. Plat Book 82, Page 104.

SEAL

(Signature)
11/16/21

SIMPLER SURVEYING & ASSOCIATE, INC.
32486 POWELL FARM ROAD, FRANKFORD, DE 19945
www.delawaresurveyor.com
PHONE: (302) 539-7873 FAX: (302) 539-4336

P.L.S. 711



SITE DATA:
 CURRENT OWNERS-
 ANTHONY SAVINI, II & JESSICA SAVINI
 TM 2-35-25.00 PARCEL 33.00

LOCATION MAP
 SCALE 1"=2 MILES

CURRENT ADDRESS:
 16902 SHINGLE POINT RD.
 MILTON, DE 19968

DEED REFERENCES- DB 3672 PG 296, DB 3765 PG 158,
 DB 4996 PG 256

TOTAL GROSS AREA=15.14 ACRES±
 3 NEW LOTS PLUS RESIDUAL LOT
 MINIMUM LOT AREA= 32,670SF

ZONE AR-1
 PRESENT USE AGRICULTURE/RESIDENTIAL
 PROPOSED USE AGRICULTURE/RESIDENTIAL
 SETBACKS-
 FRONT 30' (40' ALONG NUMBERED COUNTY ROADS)
 SIDE 15'
 REAR 20'

EXISTING ON LOT SEWER AND WELL WATER
 PROPOSED ON LOT SEWER AND WELL WATER

GENERAL NOTES-
 1) OTHER THAN SHOWN, THIS SURVEY PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS ON THIS PROPERTY. NO TITLE SEARCH WAS REQUESTED OR PERFORMED.
 2) THERE ARE NO DELAWARE STATE REGULATED TIDAL WETLANDS ON THIS SITE.

DELDOT NOTES-
 1) NO ADDITIONAL RIGHT-OF-WAY IS REQUIRED TO BE DEDICATED TO THE STATE OF DELAWARE AS PER THIS PLAT.
 2) THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS ALONG THE FRONTAGE OF ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL AND THE REQUIREMENTS OF THE LAND USE AGENCY.

3) WITH THE PROPOSED MINOR SUBDIVISION PLAN, DELDOT SHALL REQUIRE A COPY OF THE RECORDED RECORD PLAT SHOWING ALL APPROPRIATE SIGNATURES, SEALS, PLAT BOOK AND PAGE NUMBER, PRIOR TO ISSUING THE ENTRANCE PERMIT. THE OWNER SHALL SUBMIT THIS INFORMATION TO THE SOUTH DISTRICT ENTRANCE PERMIT SUPERVISOR (853-1340), TO OBTAIN THE ENTRANCE PERMITS. ENTRANCES MUST BE INSTALLED PRIOR TO SALES OF THE LOTS.
 4) ENTRANCE NOTES:
 A) 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 PROJECT'S 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.
 B) ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
 C) ALL DRIVEWAYS WILL ACCESS THE PARCEL A 50 FOOT EASEMENT AS SHOWN.

FIRE MARSHAL NOTES-
 PLAN REVIEW NUMBER 2021-04-208269-MIS-01

1) ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
 A) SAVINI LANE, A 50' PRIVATE ACCESS TO ALL LOTS WILL SERVE AS THE DESIGNATED FIRE LANE TO ALL LOTS.
 B) THERE ARE NO EXISTING NOR PROPOSED FIRE DEPARTMENT CONNECTIONS TO BE PROVIDED.
 2) PROPOSED ON LOT SEWER AND WELLS.
 3) PROPOSED WOOD STRUCTURE DWELLINGS AND OUT BUILDINGS WITH THE POTENTIAL FOR 3 1/2 STORY 42 FOOT MAXIMUM BUILDING HEIGHTS AS ALLOWED AS PER SUSSEX COUNTY CODE.

OWNER'S CERTIFICATION:
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESIGNATED AS TM 235-25-00-PARCEL 33.00 AS SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

Anthony Savini II 10/7/21
 DATE:

Jessica Savini 10/7/21
 DATE:

CORNER LEGEND

- CONCRETE MONUMENT FOUND ■
- CONCRETE MONUMENT SET □
- IRON PIPE FOUND ⊙
- REBAR FOUND ●
- REBAR SET ▲
- SPIKE FND ⊞
- NAIL FOUND ◻
- NET SET ⊕

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 45° 20' 03" W	69.87
L2	S 67° 18' 25" E	58.95
L3	S 67° 18' 25" E	58.89
L4	N 45° 20' 03" W	89.30

LOT CURVE TABLE

LINE	ARC DISTANCE	RADIUS
C1	95.87	250.00'
C2	61.62	150.00'
C3	39.53	50.00'
C4	30.77	25.00'
C5	39.06	100.00'
C6	53.78	100.00'
C7	76.70	200.00'

LEGEND

- EX. PROPERTY LINE
- PROPOSED SUBDIVISION LINE
- PROPOSED DEDICATED ROW LINE
- EX. ADJACENT PROPERTY LINES
- BUILDING RESTRICTION LINES
- EX. ROAD CENTERLINE
- EX. EASEMENT
- EX. TREELINE
- EX. BUILDING
- EX. SWALE
- EX. EDGE OF PAVING
- EX. UTILITY POLES

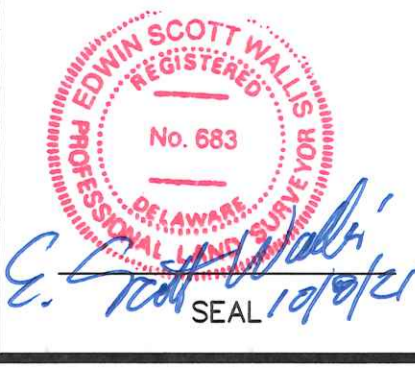
REV	DESCRIPTION OF REVISION	REVISION BY/DATE	CHECKED BY/DATE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF AND APPURTENANT.

TAX MAP: 235-25-00-33.00

ENGINEER:
 DESIGNER: ESW
 DRAFTER: ESW
 CHECKED BY:
 DATE: 8/4/21
 SCALE: 1"=80'

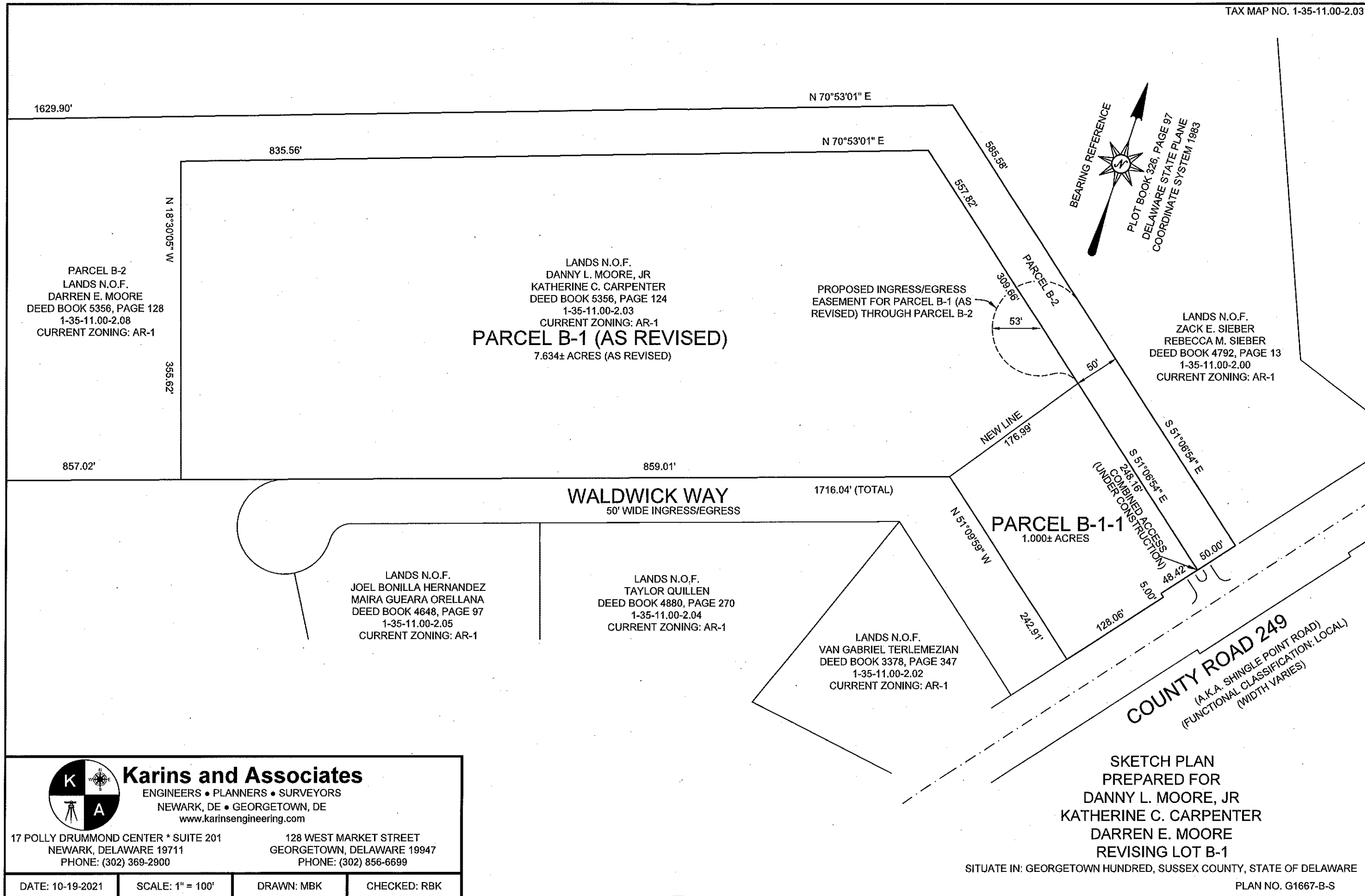
WARNING
 0 1/2 1 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE



AXIOM ENGINEERING L.L.C.
 18 CHESTNUT STREET
 GEORGETOWN, DE 19947
 (302) 855-0810
 FAX: 855-0812
 E-MAIL: AXIOM@AXENG.COM
 WEB: WWW.AXENG.COM

PROJECT NO: 0152-1701XX
 DRAWING: MS
 SHEET: 1 OF 1

SAVINI MINOR SUBDIVISION
 LANDS OF ANTHONY AND JESSICA SAVINI
 1 6902 SHINGLE POINT RD
 BROADKILL HUNDRED, SUSSEX COUNTY, DELAWARE



Karins and Associates

ENGINEERS • PLANNERS • SURVEYORS
 NEWARK, DE • GEORGETOWN, DE
 www.karinsengineering.com

17 POLLY DRUMMOND CENTER * SUITE 201
 NEWARK, DELAWARE 19711
 PHONE: (302) 369-2900

128 WEST MARKET STREET
 GEORGETOWN, DELAWARE 19947
 PHONE: (302) 856-6699

SKETCH PLAN
 PREPARED FOR
 DANNY L. MOORE, JR
 KATHERINE C. CARPENTER
 DARREN E. MOORE
 REVISING LOT B-1

SITUATE IN: GEORGETOWN HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE

PLAN NO. G1667-B-S

DATE: 10-19-2021

SCALE: 1" = 100'

DRAWN: MBK

CHECKED: RBK

SITE DATA:

- TAX MAP NUMBERS : 135-17.00-17.06
- OWNER INFO: BRIAN VANDRUNEN
20339 DODDTOWN ROAD
HARBESON, DE 19951
302-684-3636
DEED, BK.: 5573, PG.: 238
- SITE ADDRESS : 20339 DODDTOWN ROAD
HARBESON, DE 19951
GEORGETOWN HUNDRED
- EXISTING TOTAL ACREAGE: 5.00 ACRES±
- PROPOSED ACREAGE:
LOT 1: 48,653± SF 1.11± ACRES
LOT 2: 50,337± SF 1.16± ACRES
LOT 3: 62,115± SF 1.43± ACRES
RESIDUAL LANDS: 56,694± SF 1.30± ACRES
TOTAL: 217,800± SF 5.00± ACRES
- TOTAL NUMBER OF LOTS: 1 EXISTING
4 PROPOSED
- MONUMENTS FOUND: 2
- MONUMENTS TO BE SET: 7
- FUTURE LAND USE AREA: RESIDENTIAL / COMMERCIAL
- EXISTING ZONING: AR-1, AGRICULTURAL / RESIDENTIAL
- PROPOSED ZONING: AR-1, AGRICULTURAL / RESIDENTIAL
- PRESENT USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL
- SEWER PROVIDER: ON-SITE PRIVATE SEPTIC
- WATER PROVIDER: ON-SITE PRIVATE WELL
- DISTANCE TO NEAREST INTERSECTION: 3000 FEET S-E (HARBESON ROAD)
- PROXIMITY TO (TID): N/A
- POSTED SPEED LIMIT: 30 MPH (DODDTOWN ROAD)
- BUILDING RESTRICTION LINES: AR-1 (115-25 C)
FRONT - 30 FEET
SIDE - 15 FEET
REAR - 20 FEET
CORNER - 15 FEET
- MAXIMUM BUILDING HEIGHT: (115-25D) 42 FEET MAX.
- STATE INVESTMENT AREA: LEVEL 4
- COMPREHENSIVE PLAN: LOW DENSITY
- SCHOOL DISTRICT: INDIAN RIVER
- FIRE DISTRICT: 85 (MILTON)
- LONGITUDE AND LATITUDE: BENCHMARK: #1103 MONUMENT FOUND
STATE PLANE COORDINATE: LONGITUDE: W075° 17' 18.29"
LATITUDE: N038° 42' 34.30"
- TOTAL LOTS EXISTING 1 (AGRICULTURAL / RESIDENTIAL)
PROPOSED 2 (AGRICULTURAL / RESIDENTIAL)
- FLOOD ZONE: THIS PROPERTY IS LOCATED ON THE FEMA INSURANCE RATE MAP NUMBER 10005C0310L, MAP REVISED JUNE 20, 2018. PROPERTY LIES WITH IN ZONE X WHICH IS AN AREA LOCATED OUTSIDE THE 500 YEAR FLOOD PLAN.
- WATERSHED: BEAVER DAM CREEK / BROADKILL RIVER.
- DATUM: HORIZONTAL = NAD83, VERTICAL = NAVD88
- LOCAL GOVERNMENT RESPONSIBLE: SUSSEX COUNTY
FOR LAND USE APPROVAL

GENERAL NOTES:

- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORD. PLAT REFERENCE: 24, PG. 98.
- THIS SURVEY DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS OF WAY CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS REQUESTED OR PROVIDED. OTHER THAN THOSE SHOWN.
- THIS PROPERTY APPEARS ON SUSSEX COUNTY TAX MAP AS 135-17.00-17.06
- CLASS OF SURVEY: SUBURBAN
- THERE ARE NO WETLAND AREAS ON THE PROPERTY, PER THE DNREC ENVIRONMENTAL NAVIGATOR WEBSITE.
- THE PROPERTY IS LOCATED IN ZONE "X", ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C0310L MAP REVISED JUNE 20, 2018. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.
- THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES UPON 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 DUST, NOISE, MANURE AND OTHER ODORS. THE USE OF AGRICULTURAL CHEMICALS, AND NIGHTTIME FARMING OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE ON ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM ANY SUCH AGRICULTURAL USES AND ACTIVITIES

DELDOT NOTES:

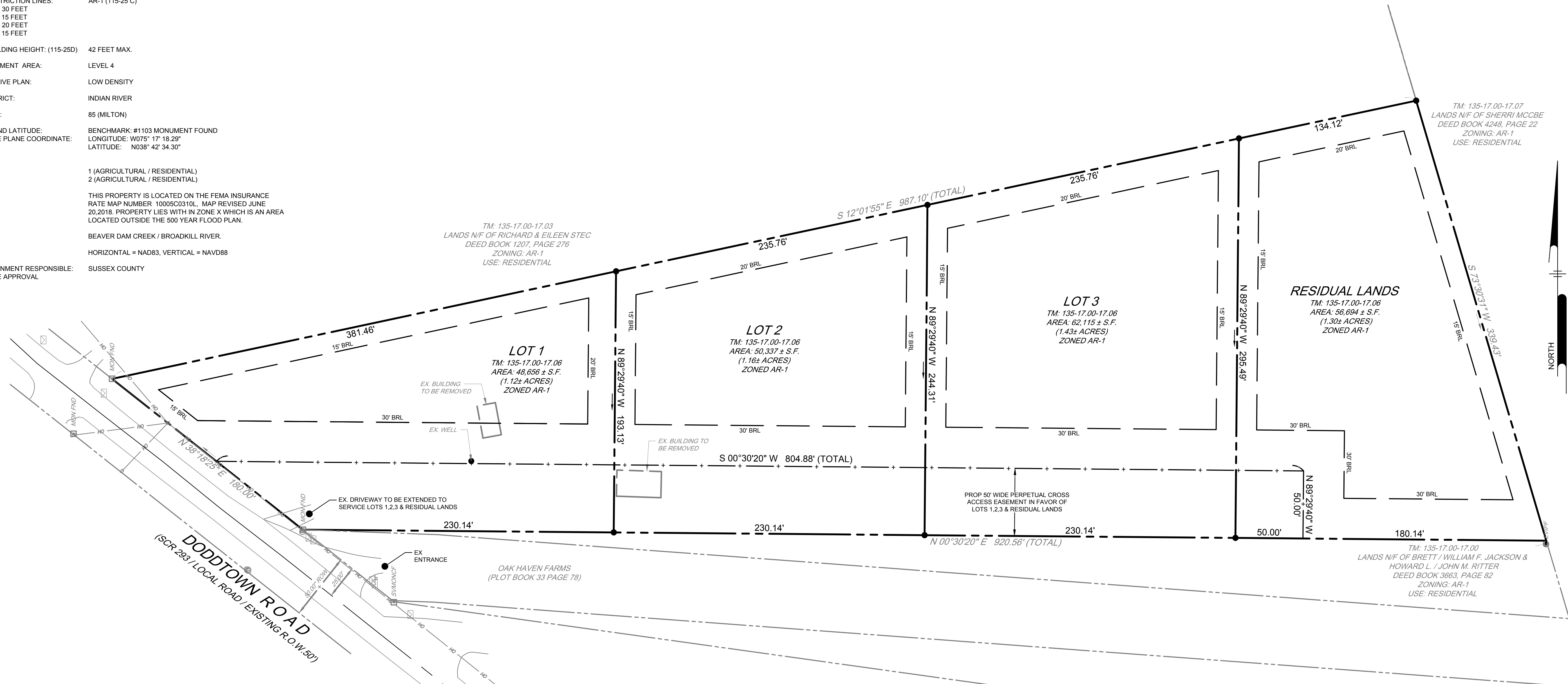
- ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE 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.
- 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.
- THE RESIDUAL LANDS WILL MAINTAIN THERE EXISTING ACCESS FROM SCR 293 AS SHOWN ON THIS PLAT.

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE OF ROAD
- EXISTING TREE LINE
- EXISTING FENCE LINE
- OVERHEAD POWER LINES
- TIE LINE
- EASEMENT LINE
- PROPOSED PROPERTY CORNER
- CAPPED IRON PIPE FOUND
- UTILITY POLE
- CONCRETE MONUMENT FOUND



LOCATION MAP
Scale: 1" = 2000'



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

DUTCH BROTHERS, LLC
TAX MAP: 135-17.00-17.06
20339 DODDTOWN ROAD (SCR 293)
HARBESON, DE 19951
GEORGETOWN HUNDRED

MINOR SUBDIVISION PLAN

BRIAN VANDRUNEN
20339 DODDTOWN ROAD
HARBESON, DE 19951

NO.	DATE	REVISIONS	BY

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

PROJECT: **DUTCH21001**
DATE: 2021-10-07
DRAWING SCALE: 1"=50'
DRAWN BY: TPM
APPROVED BY: AMD

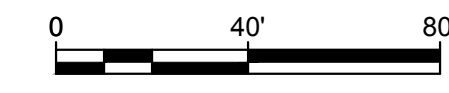
V-0001
SHEET 1 OF 1

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

BRIAN VANDRUNEN _____ DATE _____
20339 DODDTOWN ROAD
HARBESON, DELAWARE 19951
DUTCHBROTHERS.DE@GMAIL.COM
(302)684-3636

ENGINEER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE. THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

ALAN M. DECKTOR, PE (DE PE#17711) _____ DATE _____
PENNONI ASSOCIATES, INC
18072 DAVIDSON DRIVE MILTON, DE 19968
ADECKTOR@PENNONI.COM
302-684-8030



PROJECT STATUS: PLOTTED: 11/02/2021 10:03 AM BY: bryan@pb.com



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

NICOLE MAJESKI
SECRETARY

September 24, 2021

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

SUBJECT: Minor Subdivision - Letter of No Objection to Recordation
Mark H Davidson Minor Subdivision Plan
Tax Parcel # 235-25.00-76.00
SCR00252-HUFF ROAD
BroadKill Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Minor Subdivision Plan dated August 20, 2021 (signed by the Engineer and Owner on September 23, 2021), 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.



Mark H Davidson Minor Subdivision Plan
Mr. Jamie Whitehouse
Page 2
September 24, 2021

There may be other reasons (environmental, historic, neighborhood composition, etc.) which compel that jurisdiction to modify or reject this proposed plan even though DelDOT has established that these enumerated transportation improvements are acceptable.

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,



R. Stephen McCabe
Sussex County Review Coordinator
Development Coordination

cc: Alan Decktor, Pennoni Associates, Inc.
Nicholas Torrance, Sussex County Planning & Zoning
Jessica L. Watson, Sussex Conservation District
Matt Schlitter, South District Public Works Engineer
James Argo, South District Project Reviewer
William Kirsch, South District Entrance Permit Supervisor
Shannon Anderson, South District Public Work Admin Specialist
Wendy L. Polasko, P.E., Subdivision Engineer
Derek Sapp, Subdivision Manager, Development Coordination



OFFICE OF THE STATE FIRE MARSHAL
Technical Services

22705 Park Avenue
Georgetown, DE 19947



SFMO PERMIT

Plan Review Number: 2021-04-208331-MIS-02

Tax Parcel Number: 235-25.00-76.00

Status: Approved as Submitted

Date: 10/05/2021

Project

Davidson Minor Subdivision

18072 Davidson Drive

Davidson Property

Milton DE 19968

Scope of Project

Number of Stories:

Square Footage:

Construction Class:

Fire District: 77 - Georgetown Fire Co Inc

Occupant Load Inside:

Occupancy Code:

Applicant

Alan Decktor
18072 Davidson Drive
Milton, DE 19968

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

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

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

A final inspection is required.

This Plan Review Project was prepared by:


Desiree McCall

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2021-04-208331-MIS-02

Tax Parcel Number: 235-25.00-76.00

Status: Approved as Submitted

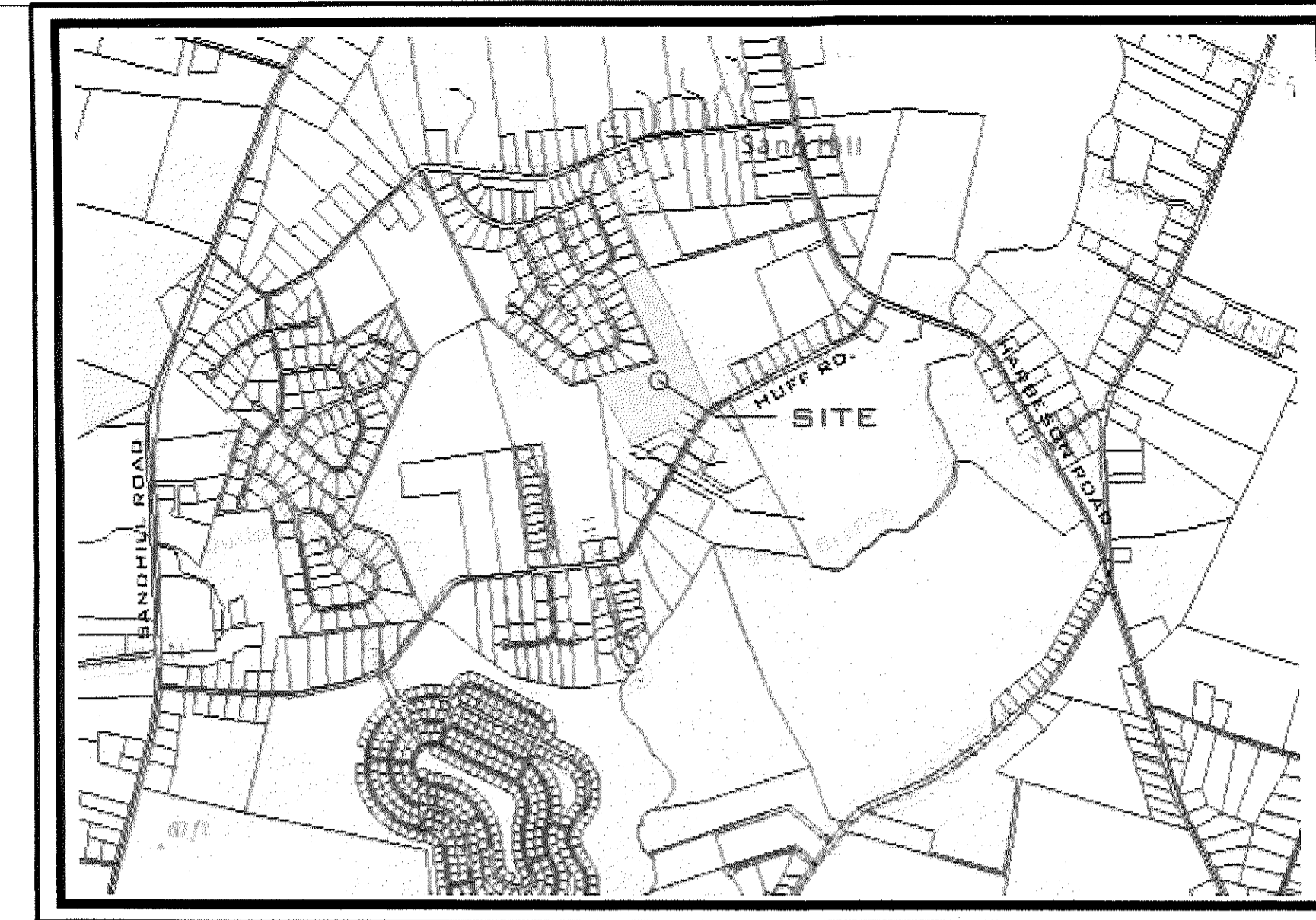
Date: 10/05/2021

PROJECT COMMENTS

- 1002 A This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
- 1010 A The following water for fire protection requirements apply: NONE. On-Site Wells Proposed. this site meets Water Flow Table 1. therefore the provisions of NFPA 1142 shall apply to this site (DSFPR Regulation 702, Chapter 6, Section 3). Since wells are proposed for this site, no additional requirements will be made by this Agency for water for fire protection.
- 1180 A This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.
- 1190 A Separate plan submittal is required for the building(s) proposed for this project.
- 1501 A If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes or revisions to the plans occur, plans are required to be submitted, reviewed, and approved.

MINOR SUBDIVISION

FOR THE LANDS NOW OR FORMERLY OF
MARK H. DAVIDSON
 BROADKILL HUNDRED, SUSSEX COUNTY, DELAWARE



LOCATION MAP
 SCALE: 1" = 2000'

SITE DATA:

TAX MAP NUMBERS :	235-25.00-76.00
OWNER INFO:	MARK H. DAVIDSON 8684 CEDAR CREEK ROAD LINCOLN, DELAWARE 19960
SITE ADDRESS :	18072 DAVIDSON DRIVE (18061 & 18062 DAVIDSON DRIVE) MILTON, DELAWARE 19968
1. EXISTING TOTAL ACREAGE:	22.25± ACRES
2. PROPOSED ACREAGE:	
PARCEL B:	5.70± ACRES
PARCEL C:	5.00± ACRES
PARCEL D:	0.03± ACRES
ROW DEDICATION:	
REMAINING LANDS:	6.52± ACRES
3. AREA AFFECTED BY SUBDIVISION:	15.73± ACRES
4. TOTAL NUMBER OF LOTS:	1 EXISTING (10/04/2006 PB108, PG 149) 3 PROPOSED 6 PERMITTED BY-RIGHT AS A MINOR SUBDIVISION PER §99-7 C.
5. FUTURE LAND USE AREA: (SUSSEX COUNTY COMPREHENSIVE PLAN, JUNE 2018)	LOW DENSITY
6. ZONING:	AR-1/CONDITIONAL USE
7. EXISTING USE:	RESIDENTIAL/BUSINESS
8. SEWER PROVIDER:	ON-SITE PRIVATE SEPTIC (ARTESIAN CPCN)
9. WATER PROVIDER:	ON-SITE PRIVATE WELL
10. DISTANCE TO NEAREST INTERSECTION:	1,800± (GRAVEL HILL ROAD)
11. PROXIMITY TO (TID):	N/A
12. POSTED SPEED LIMIT:	40 MPH
13. BUILDING RESTRICTION LINES: FRONT - 40 FEET SIDE - 15 FEET REAR - 20 FEET	
14. GOVERNMENT JURISDICTION:	SUSSEX COUNTY (§115- 20 A. AND §9-7 C.)

DELDOT NOTES:

- ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER 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.
- EXISTING PARCEL A (PB 108 - PG 149) SHARES A SINGLE ACCESS (EXISTING DAVIDSON DRIVE) WITH PARCEL B AND PARCEL C TO HUFF ROAD, IN WHICH THE ACCESS SHALL BE FROM THE EXISTING ENTRANCE AS SHOWN ON THIS PLAT.
- PARCEL B SHALL HAVE A SINGLE ACCESS TO HUFF ROAD THROUGH AN EXISTING ACCESS EASEMENT (P/O DAVIDSON DRIVE), IN WHICH THE ACCESS SHALL BE FROM THE EXISTING ENTRANCE AS SHOWN ON THIS PLAT.
- PARCEL C SHALL HAVE A SINGLE ACCESS TO HUFF ROAD THROUGH A 50-FOOT WIDE ACCESS EASEMENT TO AN EXISTING ACCESS EASEMENT (P/O DAVIDSON DRIVE), IN WHICH THE ACCESS SHALL BE FROM THE EXISTING ENTRANCE AS SHOWN ON THIS PLAT.
- PARCEL D SHALL HAVE A SINGLE ACCESS TO HUFF ROAD THROUGH A 50-FOOT WIDE ACCESS EASEMENT TO P/O DAVIDSON DRIVE, IN WHICH THE ACCESS SHALL BE FROM THE EXISTING ENTRANCE AS SHOWN ON THIS PLAT.
- EXISTING AND PROPOSED ACCESS EASEMENTS ARE SHOWN PER THIS PLAT.

GENERAL NOTES

- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM PLOT BOOK 58, PAGE 145; PLOT BOOK 108, PAGE 149 AND SURVEYS PREPARED BY ECI CORPORATION, DESIGN CONSULTANTS GROUP, LLC AND PENNONI ASSOCIATES INC.
- THIS SURVEY DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS OF WAY CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS REQUESTED OR PROVIDED. OTHER THAN THOSE SHOWN.
- THIS PROPERTY APPEARS ON SUSSEX COUNTY TAX MAP AS 235-25.00-76.00.
- THE PROPERTY IS PART OF CONDITIONAL USES #1293 AND #1486 AND AS SHOWN ON THE COUNTY MAPS.
- THERE ARE NO WETLAND AREAS ON THE PROPERTY, PER PENNONI AND KENNETH R. REDINGER, WETLAND SCIENTIST.
- THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED) ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C0325L MAP REVISED JUNE 20, 2018. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN. (AREA OF MINIMAL FLOOD HAZARD).
- THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES UPON 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 DUST, NOISE, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS, AND NIGHTTIME FARMING OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE ON ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM ANY SUCH AGRICULTURAL USES AND ACTIVITIES.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.

LEGEND

	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	ADJOINER PROPERTY LINE
	EDGE OF PAVEMENT
	DEDICATED RIGHT OF WAY LINE
	CONCRETE MONUMENT FOUND
	IRON PIPE FOUND

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

MARK H. DAVIDSON
 8684 CEDAR CREEK ROAD
 LINCOLN, DELAWARE 19960

11-05-2021
 DATE

ENGINEER CERTIFICATION:
 IT IS HEREBY CERTIFIED THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE AND BELIEF IT REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

ALAN M. DECKTOR, PE
 PENNONI ASSOCIATES, INC.
 18072 DAVIDSON DRIVE MILTON, DE 19968

11/5/2021
 DATE



Pennonni
 PENNONI ASSOCIATES INC.
 18072 Davidson Drive
 Milton, DE 19968
 T 302.684.8030 F 302.684.8054

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

place double seal here
 place single seal here
 place double seal here

LANDS OF MARK H. DAVIDSON
 18072 DAVIDSON DRIVE, MILTON, DELAWARE 19968
 BROADKILL HUNDRED | SUSSEX COUNTY | DELAWARE

MINOR SUBDIVISION PLAT

MARK H. DAVIDSON
 8684 CEDAR CREEK ROAD
 LINCOLN, DELAWARE 19960

NO.	DATE	REVISIONS	BY
1	2021-10-01	REVISED PER FIRE MARSHALL COMMENTS	ECG
2	2021-11-03	REVISED PER PZ COMMENTS DATED 05-13-2021	MHD

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

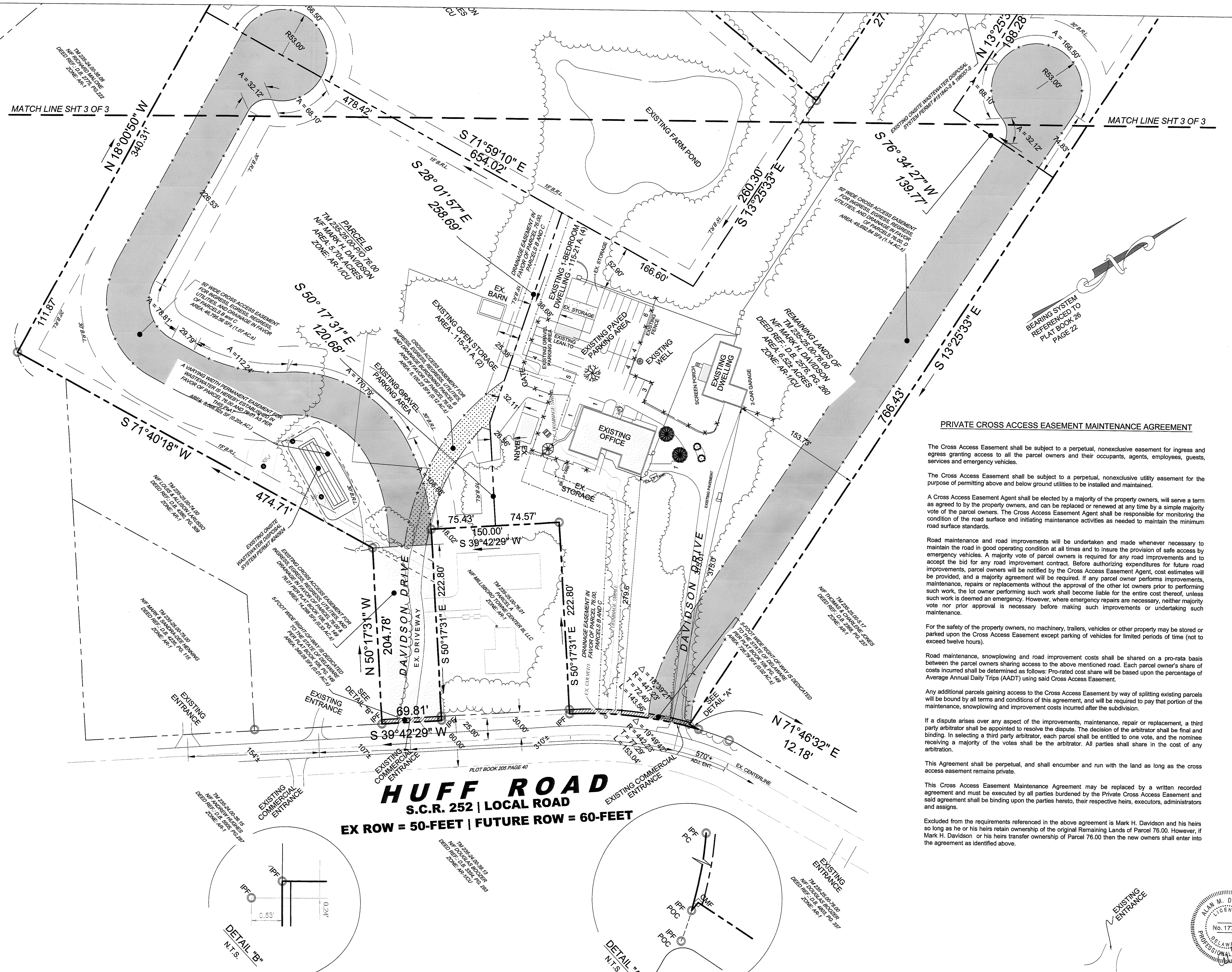
PROJECT: DCG991203
 DATE: 2021-08-20
 DRAWING SCALE: 1" = 100'
 DRAWN BY: MHD
 APPROVED BY: MHD | AD

0 100' 200'

SHEET 1 OF 3

PLOTTED: 10/26/2021 1:07 PM BY: MARK H. DAVIDSON PLOTTED BY: DCG991203.DWG PROJECT STATUS: ...
 S:\Market and Projects\2021\DCG991203\MKD SUBD PLAT 2021-08-20.dwg

Revised Copy



HUFF ROAD
 S.C.R. 252 | LOCAL ROAD
 EX ROW = 50-FEET | FUTURE ROW = 60-FEET

PRIVATE CROSS ACCESS EASEMENT MAINTENANCE AGREEMENT

The Cross Access Easement shall be subject to a perpetual, nonexclusive easement for ingress and egress granting access to all the parcel owners and their occupants, agents, employees, guests, services and emergency vehicles.

The Cross Access Easement shall be subject to a perpetual, nonexclusive utility easement for the purpose of permitting above and below ground utilities to be installed and maintained.

A Cross Access Easement Agent shall be elected by a majority of the property owners, will serve a term as agreed to by the property owners, and can be replaced or renewed at any time by a simple majority vote of the parcel owners. The Cross Access Easement Agent shall be responsible for monitoring the condition of the road surface and initiating maintenance activities as needed to maintain the minimum road surface standards.

Road maintenance and road improvements will be undertaken and made whenever necessary to maintain the road in good operating condition at all times and to insure the provision of safe access by emergency vehicles. A majority vote of parcel owners is required for any road improvements and to accept the bid for any road improvement contract. Before authorizing expenditures for future road improvements, parcel owners will be notified by the Cross Access Easement Agent, cost estimates will be provided, and a majority agreement will be required. If any parcel owner performs improvements, maintenance, repairs or replacements without the approval of the other lot owners prior to performing such work, the lot owner performing such work shall become liable for the entire cost thereof, unless such work is deemed an emergency. However, where emergency repairs are necessary, neither majority vote nor prior approval is necessary before making such improvements or undertaking such maintenance.

For the safety of the property owners, no machinery, trailers, vehicles or other property may be stored or parked upon the Cross Access Easement except parking of vehicles for limited periods of time (not to exceed twelve hours).

Road maintenance, snowplowing and road improvement costs shall be shared on a pro-rata basis between the parcel owners sharing access to the above mentioned road. Each parcel owner's share of costs incurred shall be determined as follows: Pro-rated cost share will be based upon the percentage of Average Annual Daily Trips (AADT) using said Cross Access Easement.

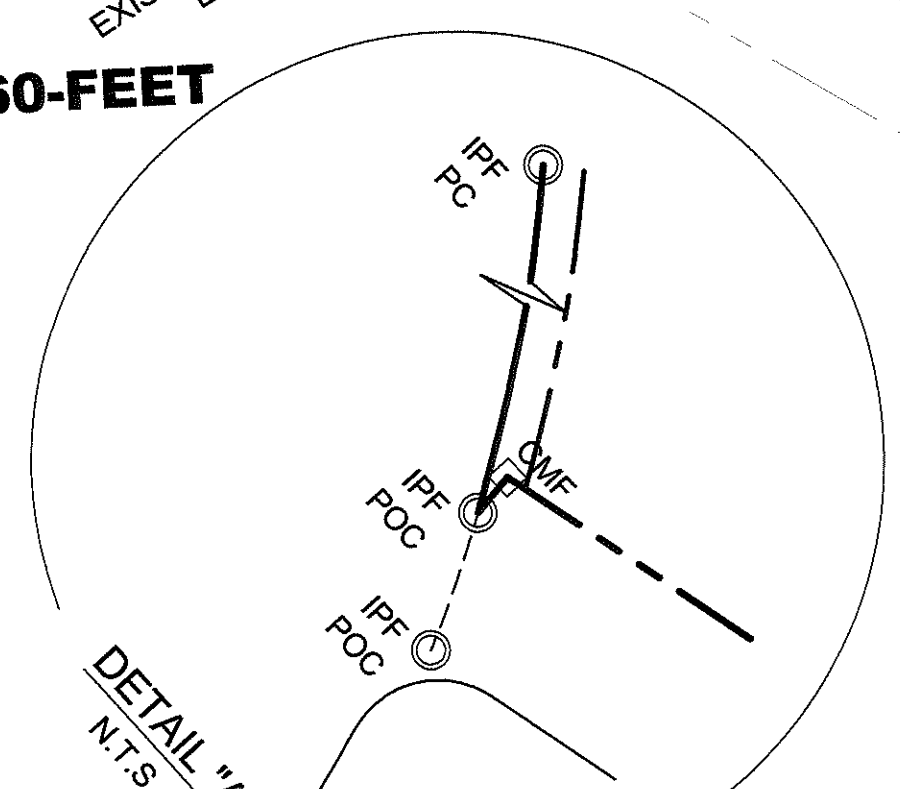
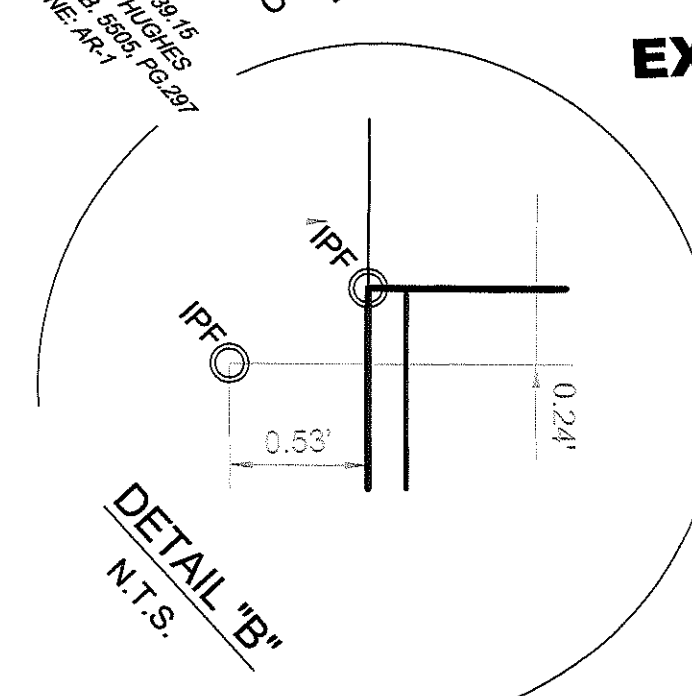
Any additional parcels gaining access to the Cross Access Easement by way of splitting existing parcels will be bound by all terms and conditions of this agreement, and will be required to pay that portion of the maintenance, snowplowing and improvement costs incurred after the subdivision.

If a dispute arises over any aspect of the improvements, maintenance, repair or replacement, a third party arbitrator shall be appointed to resolve the dispute. The decision of the arbitrator shall be final and binding. In selecting a third party arbitrator, each parcel shall be entitled to one vote, and the nominee receiving a majority of the votes shall be the arbitrator. All parties shall share in the cost of any arbitration.

This Agreement shall be perpetual, and shall encumber and run with the land as long as the cross access easement remains private.

This Cross Access Easement Maintenance Agreement may be replaced by a written recorded agreement and must be executed by all parties burdened by the Private Cross Access Easement and said agreement shall be binding upon the parties hereto, their respective heirs, executors, administrators and assigns.

Excluded from the requirements referenced in the above agreement is Mark H. Davidson and his heirs so long as he or his heirs retain ownership of the original Remaining Lands of Parcel 76.00. However, if Mark H. Davidson or his heirs transfer ownership of Parcel 76.00 then the new owners shall enter into the agreement as identified above.



Pennoni
 PENNONI ASSOCIATES INC.
 18072 Davidson Drive
 Milton, DE 19968
 T 302.684.8030 F 302.684.8054

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

place double seal here
 place single seal here
 place double seal here

LANDS OF MARK H. DAVIDSON
 18072 DAVIDSON DRIVE, MILTON, DELAWARE 19868
 BROADKILL HUNDRED | SUSSEX COUNTY | DELAWARE

MINOR SUBDIVISION PLAT

MARK H. DAVIDSON
 8884 CEDAR CREEK ROAD
 LINCOLN, DELAWARE 19960

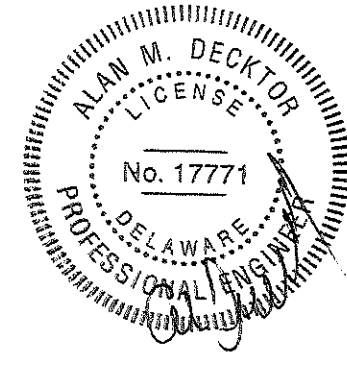
#	#	#	#	#	#	BY
					MHD	ECC
					REVISED PER PZ COMMENTS DATED 10-13-2021	
					REVISED PER PER FIRE MARSHALL COMMENTS	
					2021-11-03	NO.
					2021-10-01	DATE
						REVISIONS

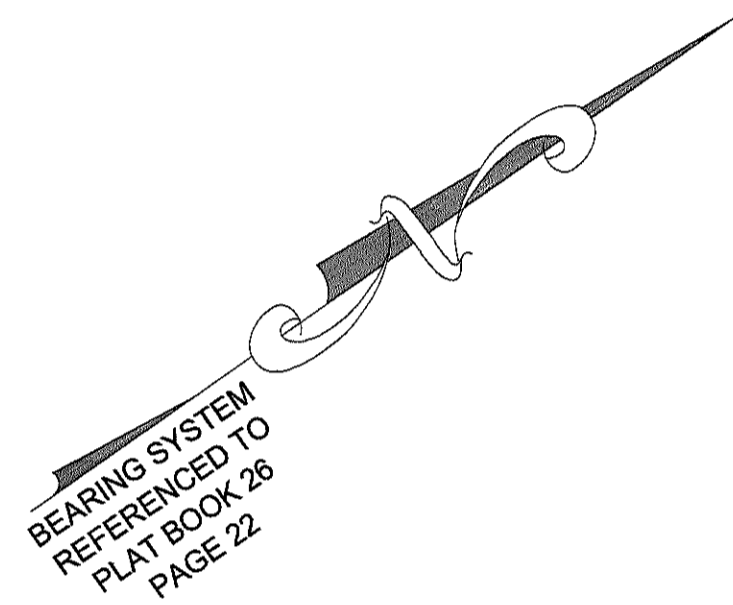
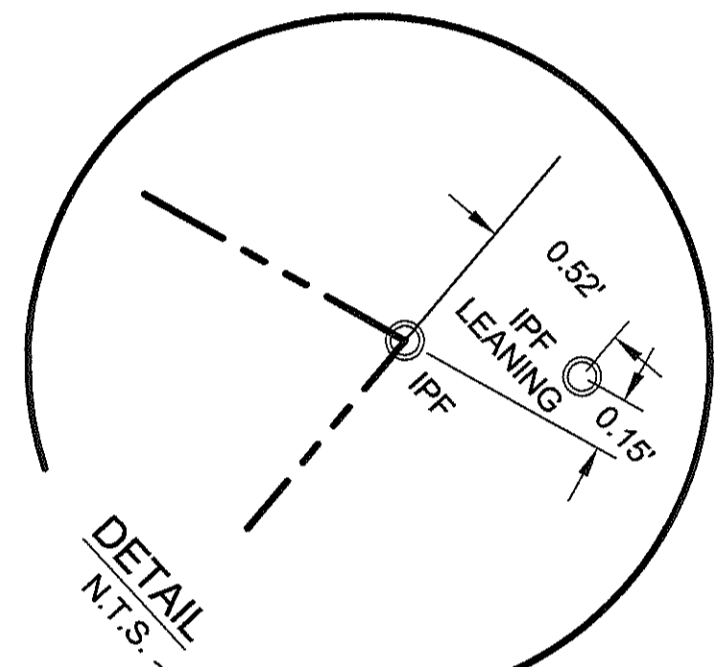
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PROJECT: DCG991203
 DATE: 2021-08-20
 DRAWING SCALE: 1" = 50'
 DRAWN BY: MHD
 APPROVED BY: MHD | AD

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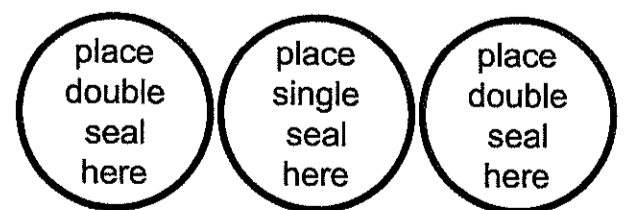
SHEET 2 OF 3





Pennoni
PENNONI ASSOCIATES INC.
 18072 Davidson Drive
 Milton, DE 19968
 T 302.684.8030 F 302.684.8054

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



LANDS OF MARK H. DAVIDSON
 18072 DAVIDSON DRIVE, MILTON, DELAWARE 19968
 BROADKILL HUNDRED | SUSSEX COUNTY | DELAWARE

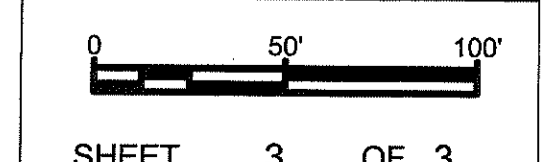
MINOR SUBDIVISION PLAT

MARK H. DAVIDSON
 8884 CEDAR CREEK ROAD
 LINCOLN, DELAWARE 19960

#	DATE	NO.	REVISIONS	BY
1	2021-10-01	1	REVISED PER FIRE MARSHALL COMMENTS	EOC
2	2021-11-03	2	REVISED PER PZ COMMENTS DATED 10-13-2021	MHD

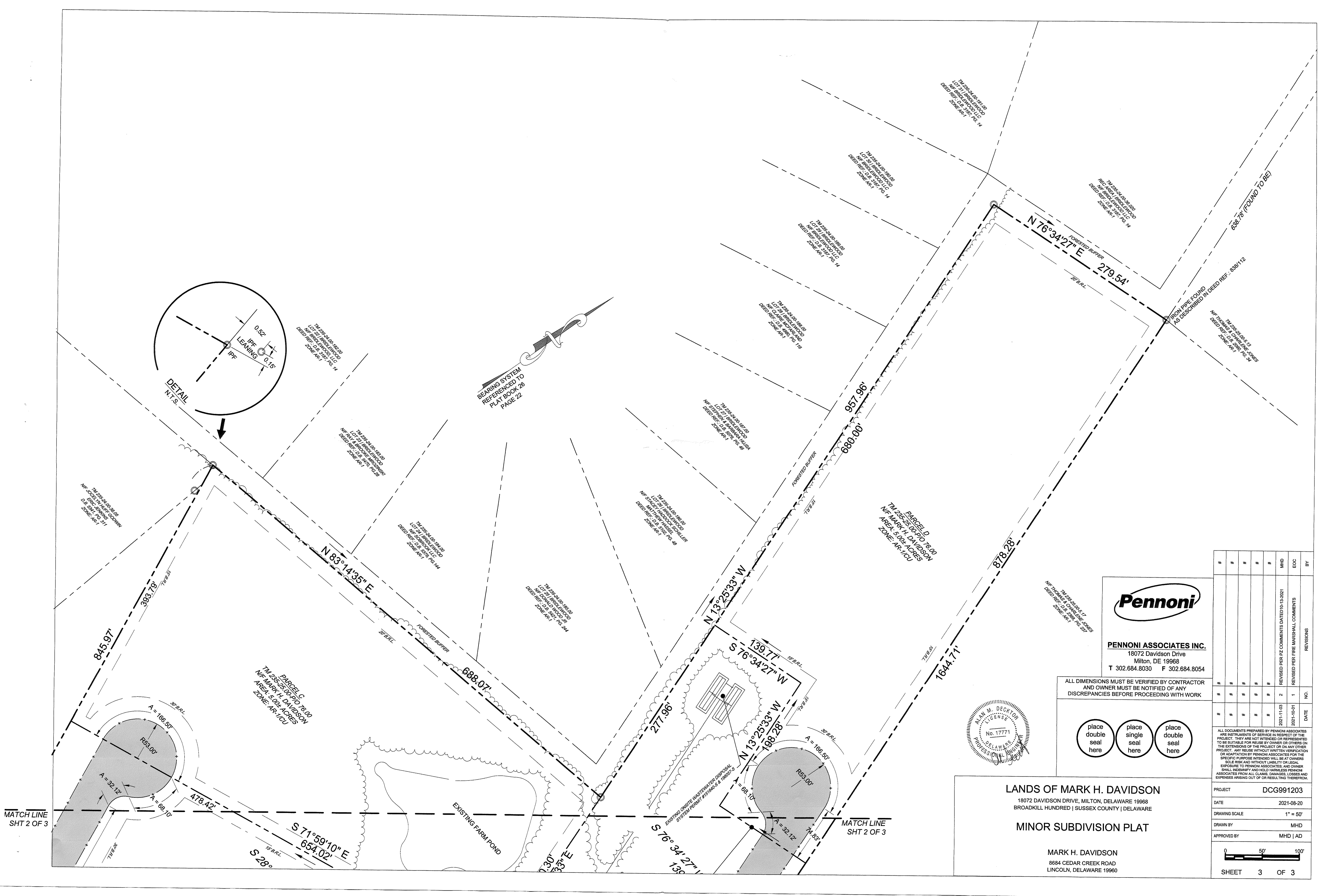
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PROJECT	DCG991203
DATE	2021-08-20
DRAWING SCALE	1" = 50'
DRAWN BY	MHD
APPROVED BY	MHD AD



MATCH LINE SHT 2 OF 3

MATCH LINE SHT 2 OF 3





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

NICOLE MAJESKI
SECRETARY

September 22, 2021

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

**SUBJECT: Minor Subdivision - Letter of No Objection to Recordation
Dino and Ronda Hashman Minor Subdivision
Tax Parcel # 530-2.00-18.00
SCR00063-HICKMAN ROAD
Northwest Fork Hundred, Sussex County**

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Minor Subdivision Plan dated May 31, 2021 (signed and sealed September 19, 2021), 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

Dino and Ronda Hashman Minor Subdivision
Mr. Jamie Whitehouse
Page 2
September 22, 2021

may be other reasons (environmental, historic, neighborhood composition, etc.) which compel that jurisdiction to modify or reject this proposed plan even though DelDOT has established that these enumerated transportation improvements are acceptable.

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

Sincerely,

A handwritten signature in black ink that reads "Richard S. McCabe". The signature is written in a cursive style with a large, stylized "M" and "C".

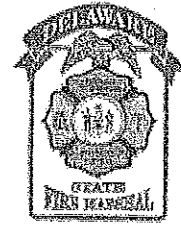
R. Stephen McCabe
Sussex County Review Coordinator
Development Coordination

cc: John Roach, John B. Roach Engineering, LLC
Nicholas Torrance, Sussex County Planning & Zoning
Jessica L. Watson, Sussex Conservation District
Matt Schlitter, South District Public Works Engineer
James Argo, South District Project Reviewer
William Kirsch, South District Entrance Permit Supervisor
Shannon Anderson, South District Public Work Admin Specialist
Wendy L. Polasko, P.E., Subdivision Engineer
John Andrescavage, Sussex County Reviewer



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

22705 Park Avenue
Georgetown, DE 19947



SFMO PERMIT

Plan Review Number: 2021-04-208328-MIS-02
Status: Approved as Submitted

Tax Parcel Number: 530-2.00-18.00
Date: 10/07/2021

Project

Hashman Minor Subdivision
Hashman Property

4299 Mount Holly Road
Greenwood DE 19950

Scope of Project

Number of Stories:
Square Footage:
Construction Class:
Fire District: 78 - Greenwood Volunteer Fire Co #1
Inc

Occupant Load Inside:
Occupancy Code: 9601

Applicant

John Roach
22184 Melson Road
Georgetown, DE 19947

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

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

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

A final inspection is required.

This Plan Review Project was prepared by:



John Colpo
Fire Protection Specialist

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2021-04-208328-MIS-02

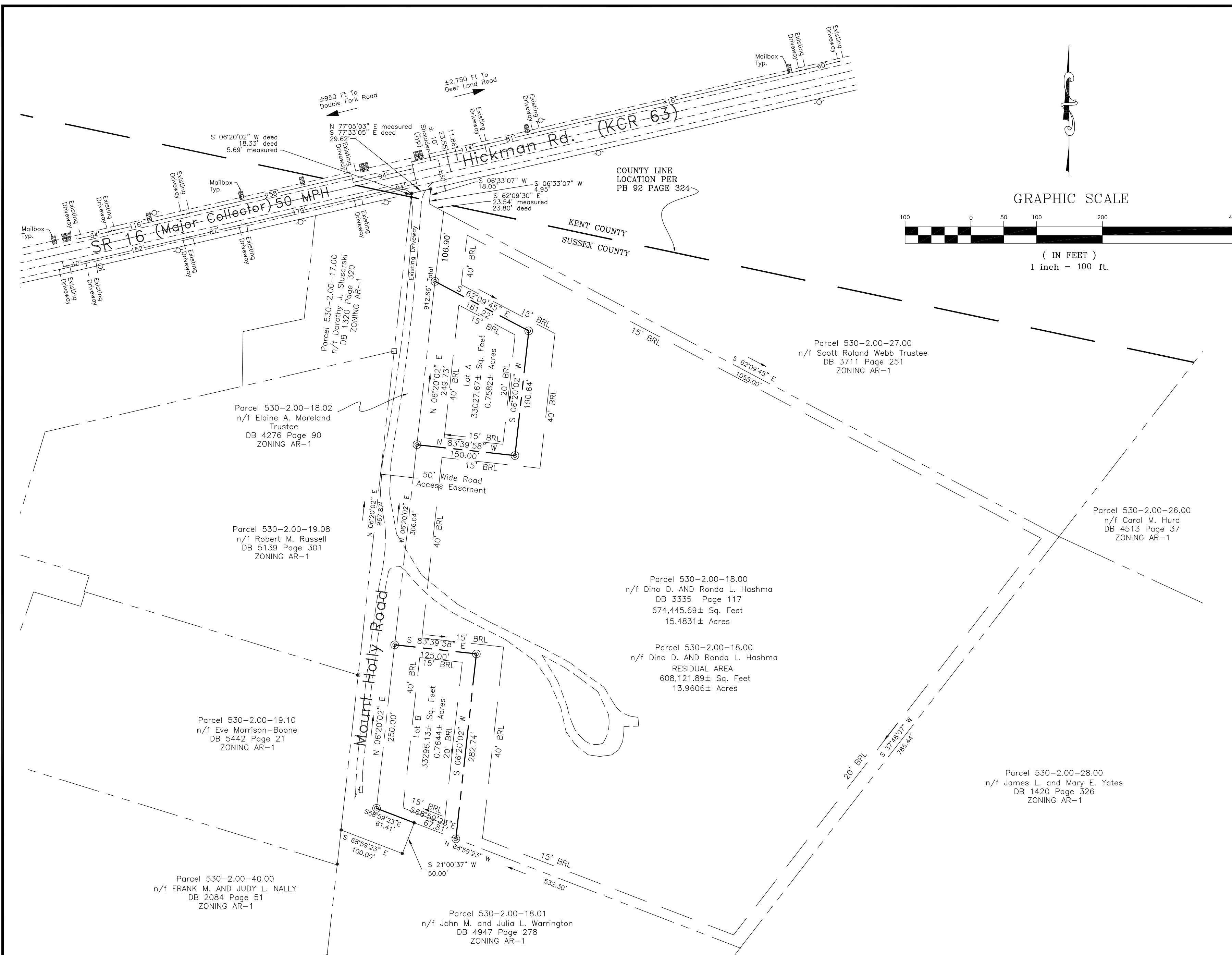
Tax Parcel Number: 530-2.00-18.00

Status: Approved as Submitted

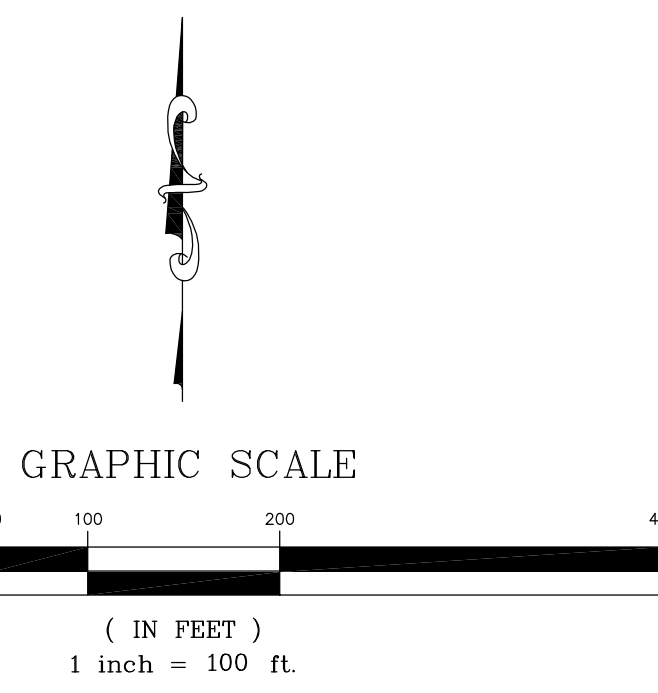
Date: 10/07/2021

PROJECT COMMENTS

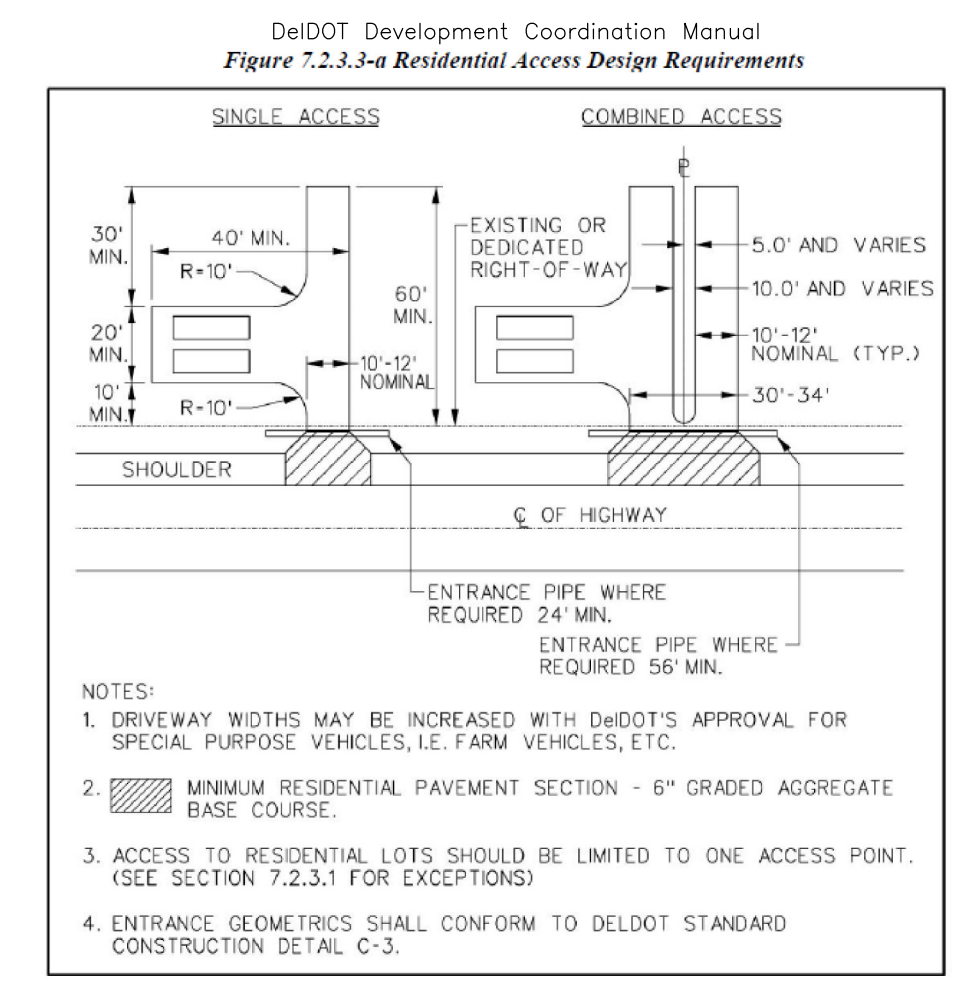
- 1002 A** This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
- 1010 A** The following water for fire protection requirements apply: NONE. On-Site Wells Proposed. this site meets Water Flow Table 1. therefore the provisions of NFPA 1142 shall apply to this site (DSFPR Regulation 702, Chapter 6, Section 3). Since wells are proposed for this site, no additional requirements will be made by this Agency for water for fire protection.
- 1180 A** This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.
- 1501 A** If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes or revisions to the plans occur, plans are required to be submitted, reviewed, and approved.



PLAN
1" = 100'



- LEGEND**
- Iron Pipe To Be Set
 - Iron Pipe Found
 - Existing Telephone Box
 - Existing Utility Pole
 - Existing Light Pole
 - MB Existing Mail Box
 - Existing Property Line
 - Proposed Property Line
 - County Line



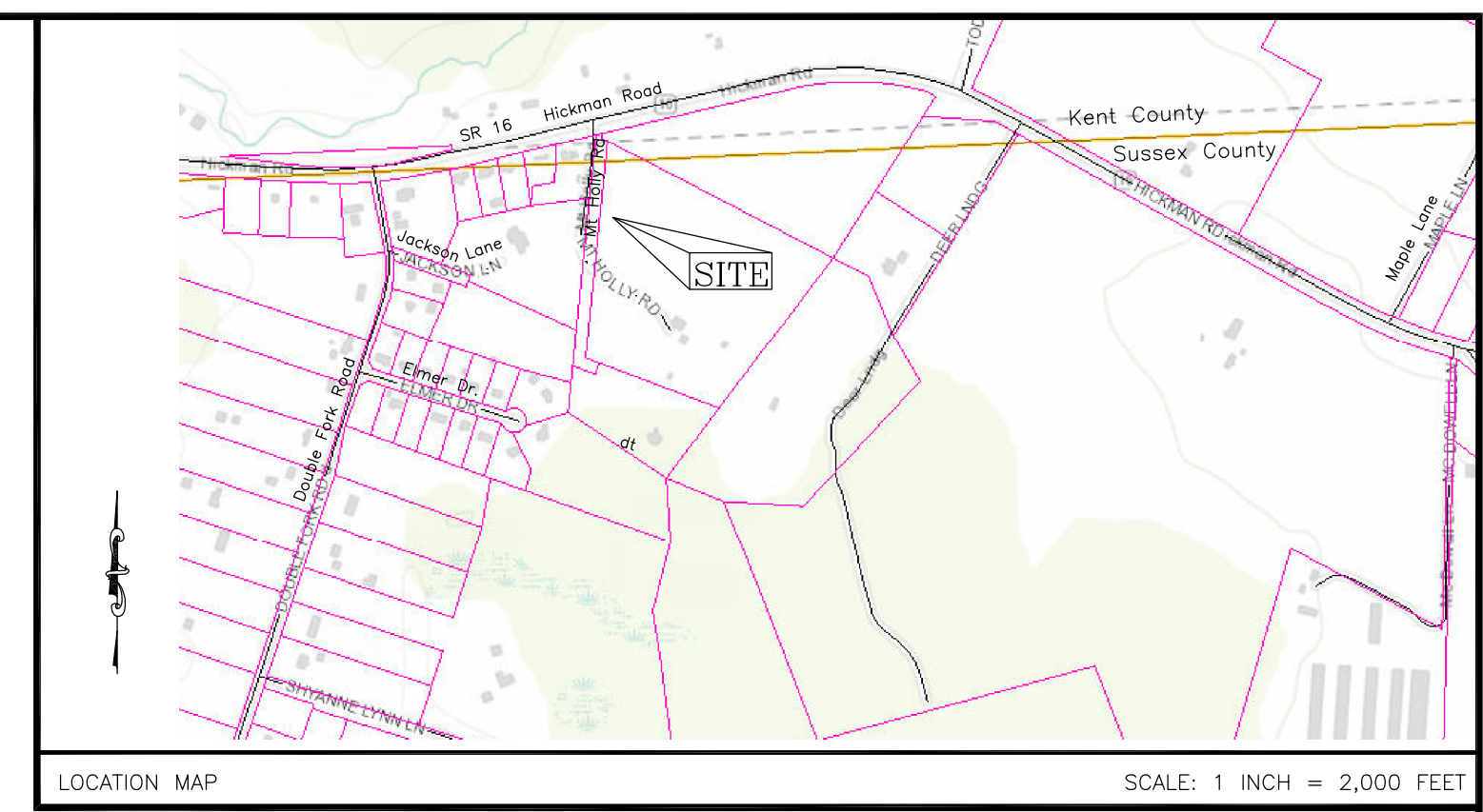
- DELDOT NOTES:**
- ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
 - SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE 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.
 - 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.
 - LOT A AND LOT B SHALL HAVE ACCESS TO MOUNT HOLLY ROAD (A PRIVATE ROAD) VIA THE EXISTING 50-FOOT WIDE INGRESS/EGRESS EASEMENT.
 - ENTRANCES TO PRIVATE STREETS SERVING MULTIPLE RESIDENTIAL LOTS SHOULD BE PAVED FROM THE EDGE OF THE TRAVEL LANE TO THE ROW LINE (AT A MINIMUM) WITH A DRIVEWAY/THROAT WIDTH OF 16 TO 24 FEET.
 - PRIVATE STREETS WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS DEVELOPMENT. DELDOT ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
 - I/WE, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN AND THAT THE PLAN WAS MADE AT MY/OUR DIRECTION, AND THAT I/WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND THAT I/WE DESIRE THE PLAN TO BE RECORDED ACCORDING TO THE LAW. I/WE CERTIFY THAT TITLE 17, SECTION 530 IS APPLICABLE TO THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN BY VIRTUE OF: THE SUBDIVIDED PARCEL OR PARCELS WILL BE TRANSFERRED TO A FAMILY MEMBER OR MEMBERS FOR PURPOSES OF USE AS A FAMILY MEMBER OR MEMBERS' PRINCIPAL RESIDENCE OR FARMLAND.

DINO D. HASHMAN _____ DATE _____

RONDA L. HASHMAN _____ DATE _____

ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

JOHN B. ROACH, JR., P.E. _____ DATE _____



- PLAN DATA:**
- PARCEL I.D. No * 530-2.00-18.00
 - PLAT REFERENCE * D.B. 3335, PAGE 117
 - ZONING DISTRICT * AR-1 (ZONING CLASSIFICATION)
 - ROADWAY CLASSIFICATION * SR 16 (MAJOR COLLECTOR ROAD)
 - Land Use * Existing - Farm Field
* Proposed - Single Family Homes
 - BUILDING SETBACKS * FRONT 40', SIDE 15', REAR 20'
 - SEWAGE DISPOSAL * INDIVIDUAL ON-SITE WASTEWATER DISPOSAL SYSTEMS (PRIVATE)
SEWERAGE IS SUBJECT TO APPROVAL OF THE THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
 - WATER SUPPLY * INDIVIDUAL ON-SITE WELLS (PRIVATE)
WATER IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.
 - OWNER * DINO D. AND RONDA L. HASHMAN
4299 MOUNT HOLLY ROAD
GREENWOOD, DE 19950
302-236-7857
 - LOT AREA RATIONALE * EXISTING PARCEL GROSS AREA = 15.4831 ACRES
LOT A = 0.7582 ACRES
LOT B = 0.7644 ACRES
AREA IN RESIDUAL LANDS = 13.9605 ACRES
 - TOTAL No. of LOTS * 3 SINGLE FAMILY DWELLING UNIT (INCLUDING RESIDUAL LANDS)
 - (TID) PROXIMITY * 20 MILES
 - BUILDING SETBACKS: * 40' FRONTYARD UNLESS OFF PRIVATE ROAD THEN 30'
* 15' SIDE YARD
* 20' REAR YARD
 - BUILDING HEIGHT * MAXIMUM, 3 STORY AND 42'
 - FLOOD PLAN * NONE PER FEMA MAP NUMBER 10005C0083L REVISED JUNE 20, 2018
 - WETLANDS * THERE ARE NO FEDERAL OR STATE WETLANDS ON THIS PARCEL
 - SURVEY CONTROL * HORIZONTAL - LOCAL
VERTICAL - NAVD '88

- SURVEY NOTES**
- THIS SURVEY IS CLASSIFIED AS A "RURAL" SURVEY.
 - UNLESS THIS PLAT HAS A SEAL WITH AN ORIGINAL SIGNATURE OF ENGINEER, IN RED INK, THIS IS NOT AN AUTHORIZED COPY.
 - THE SURVEY DOES NOT VERIFY THE EXISTENCE OF OR NONEXISTENCE OF ANY EASEMENTS OR RIGHT OF WAYS.
- SHEET NOTES**
- THE EXISTING ACCESS LANE (MOUNT HOLLY ROAD) WITHIN PARCEL 18.02 WILL HAVE A SHARED USE ACCESS AGREEMENT FOR ALL THE LOTS WHICH ARE SERVED BY THE LANE. THE OWNERS OF PARCELS 18.00, 18.01 AND 18.02 AND THE NEW LOTS A AND B WILL SHARE THE MAINTENANCE OF THE ACCESS ROAD.

RECORD MINOR SUBDIVISION PLAN
FOR PROPERTY KNOWN AS:
LANDS OF "DINO D. AND RONDA L. HASHMAN"
ALSO KNOWN AS:
"4299 MOUNT HOLLY ROAD, GREENWOOD, DE"
SITUATE IN:
NORTHWEST FORK HUNDRED * SUSSEX COUNTY
STATE OF DELAWARE
TAX MAP#: 530-2.00-18.00

Revision Number	Revision Date	Revision Description
1	9/13/21	Revised Per DeIDOT Comments Dated: 9/9/21
2	9/17/21	Revised Per SC P&Z Comments Dated: 9/16/21

22184 MELSON ROAD
GEORGETOWN, DELAWARE 19947
PHONE NO. 302-656-1565

Drawn By: JBR Date: 05-31-2021
Scale: 1"=100' Sheet 1/1