

JAMIE WHITEHOUSE, AICP
DIRECTOR OF PLANNING & ZONING
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Sussex County

DELAWARE
sussexcountyde.gov

PLEASE NOTE

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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, AICP, Director, Department of Planning & Zoning; Jenny Norwood, Planning and Zoning Manager; Lauren DeVore, AICP, Planner III; Michael Lowrey, Planner III; Chase Phillips, Planner II; Christin Scott, Planner II; Elliott Young, Planner I & Jesse Lindenberg, Planner I

CC: Vince Robertson, Assistant County Attorney

Date: November 29th, 2022

RE: Other Business for the December 8th, 2022, Planning Commission Meeting

This memo provides background for the Planning Commission to consider as a part of the Other Business to be reviewed during the December 8th, 2022, Meeting of the Planning & Zoning Commission.

S-22-19 Sussex Regional Recharge Facility (F.K.A. Artesian Wastewater Management KH
Preliminary Site Plan

This is a Preliminary Site Plan for the amendment of previously issued Conditions of Approval for Conditional Use No. 1724, the expansion of an existing Wastewater Treatment Plant and related facilities. Conditional Use No. 2208 was approved for the property by the Sussex County Council at their meeting of Tuesday, April 13th, 2021, and adopted through Ordinance No. 2768. There were three (3) additional and previous Conditional Use Applications on the site (Conditional Use Nos. 1810, 1725 and 1724.) Specifically, the Application includes the addition of 52.76 +/- acres to the existing site for a total acreage of 127.37 +/- and operation of a 90-million-gallon storage lagoon, a water treatment control building, treatment trains and other related processes on the site for the collection, storage, treatment and disposal of wastewater on the site. The property is located on the south side of Reynolds Pond Road (S.C.R. 231), approximately 635 feet east of Isaacs Road (Route 30). The Preliminary Site Plan complies with the Sussex County Zoning Code and all Conditions of Approval. A table originally submitted by the Applicant which further clarifies the changes to the Conditions of Approval has been provided in the Commission's packet this evening as an Exhibit. Tax Parcels: 235-6.00-28.00 & 28.09. Zoning: AR-1 (Agricultural Residential District). Staff are awaiting agency approvals. Should the Commission desire to act favorably on this proposal, staff are requesting final approvals to be made subject to staff upon the receipt of all agency approvals.

Lands of David & Bonnie Wootten BM

Minor off a 50-ft Easement

This is a Minor Subdivision Plan for the subdivision of an 18.64-acre parcel into four (4) lots including the residual lands. Proposed Lot 1 will consist of 2.78-acres +/-, proposed Lot 2 will consist of 2.57-acres +/-, proposed Lot 3 will consist of 2.54-acres +/-, and the residual lands will contain 10.75-acres +/- . Lots 1, 2, 3 and residual lands shall have shared access through a 50-ft ingress/egress access easement from the south side of Chipmans Pond Road (S.C.R. 465). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 232-18.00-2.00. Zoning: AR-1 (Agricultural Residential) District. Staff are in receipt of all agency approvals.



Lands of Lucas Perez Velasquez and Zayuri Perez

KH

Minor off a 50-ft Easement

This is a Minor Subdivision Plan for the subdivision of a 6.99-acre parcel into one (1) lot and residual lands off a 50-ft wide ingress/egress access easement. Proposed Lot 1 will consist of 5.16-acres +/- and the residual lands will consist of 1.84-acres +/- . Lot A and residual lands shall have shared access off an ingress/egress access easement known as Widen Way on south side of East Piney Grove Road (S.C.R. 329). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 133-10.00-38.04. Zoning: AR-1 (Agricultural Residential) District. Staff are awaiting agency approvals. Should the Commission desire to act favorably on this proposal, staff are requesting final approvals to be made subject to staff upon the receipt of all agency approvals

Lands of Lockhaven Farms

BM

Minor off a 50-ft Easement

This is a Minor Subdivision Plan for the subdivision of a 125.80-acre parcel into five (5) lots including the residual lands. Proposed Lot 1 will consist of 2.81-acres +/-, proposed Lot 2 will consist of 2.35-acres +/-, proposed Lot 3 will consist of 1.99-acres +/-, proposed Lot 4 will consist of 36.49-acres +/-, and the residual lands will contain 81.84-acres +/- . Lots 1 & 2 will have combined access from the northwest side of Round Pole Bridge Road (S.C.R. 257). Lot 3 and the residual lands will have combined access on the northwest side of Round Pole Bridge Road. Proposed Lot 4 will have access off a 50-ft ingress/egress access easement also located on the northwest side of Round Pole Bridge Road. The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 235-15.00-34.00. Zoning: AR-1 (Agricultural Residential) District. Staff are awaiting agency approvals. Should the Commission desire to act favorably on this proposal, staff are requesting final approvals to be made subject to staff upon the receipt of all agency approvals

Lands of Linda Bunch

HW

Minor off a 50-ft Easement

This is a Minor Subdivision Plan which proposes the creation of one lot to consist of approximately 0.98 acres +/- and residual lands to consist of 0.87 acres +/- . The proposed parcels will be accessed off Morris Lane, a 50-foot access easement that extends approximately 1,750 feet from Thorogoods Road. Additionally, the site will be subject to a 50-foot conservation buffer that will be established per the subdivision of the parcel. The property is located on the north side of Thorogoods Road (Route 333) in Dagsboro. This plan is submitted as a Concept Plan that is subject to final changes by staff. The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 233-6.00-1.00. Zoning: AR-1 (Agricultural Residential District). Staff are awaiting agency approvals. Should the Commission desire to act favorably on this proposal, staff are requesting final approvals to be made subject to staff upon the receipt of all agency approvals

Lands of Wyatt

KH

Minor off a 50-ft Easement

This is a Minor Subdivision Plan that proposes two (2) lots plus residual land. Lot 1 will consist of 1.71 acres +/-, Lot 2 will consist of 4.37 acres +/-, and the residual lands will consist of 1.52 acres +/- . A 50-foot-wide access easement will serve proposed Lots 1 and 2. Dwellings exist on the proposed lots, and staff have verified compliance with effective setbacks. The property is located on the east side of Dupont Boulevard (Route 113). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 135-9.00-32.00. Zoning: AR-1 (Agricultural Residential District). Staff are awaiting agency approvals. Should the Commission desire to act

favorably on this proposal, staff are requesting final approvals to be made subject to staff upon the receipt of all agency approvals

Lands of AAA Storage Limited Partnership

Minor off a 50-ft Easement

KH

This is a Minor Subdivision Plan for the subdivision of a 65.17 acre +/- parcel of land into two (2) lots. Proposed Lot 1 consists of 3.44 acres +/- and Proposed Lot 2 consists of 61.73 acres +/- . Access for both proposed lots is via an ingress/egress access easement on Lot 1. The property is located on the west side of Janice Road approximately 520 feet west of the intersection of Coastal Highway (Route 1) and Nassau Road (S.C.R. 266B). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 334-5.00-153.00. Zoning: AR-1 (Agricultural Residential District) and C-1 (General Commercial District). Staff are awaiting agency approvals. Should the Commission desire to act favorably on this proposal, staff are requesting final approvals to be made subject to staff upon the receipt of all agency approvals.

Lands of Delnova Properties, LLC

Minor off a 50-ft Easement

HW

This is a Minor Subdivision Plan for the subdivision of 5.09 acre +/- parcel of land into five (5) lots including the residual lands. Proposed Lot 1 consists of 1.0 acre +/-; Lot 2 consists of 1.0 acre +/-; Lot 3 consists of 1.0 acre +/-; Lot 4 consists of 1.0 acre +/-; and the residual (Lot 5) consists of 1.09 acres +/- . The plan proposes one (1) lot with direct access from Camp Arrowhead Road (S.C.R. 279) and four (4) lots off a 50-foot easement. The property is located on the east side of Camp Arrowhead Lane (Route 279). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 234-12.00-86.00. Zoning: GR (General Residential District). Staff are awaiting agency approvals. Should the Commission desire to act favorably on this proposal, staff are requesting final approvals to be made subject to staff upon the receipt of all agency approvals

Lands of Delnova Properties, LLC

Minor off a 50-ft Easement

HW

This is a Minor Subdivision Plan for the subdivision of a 1.96 acre +/- parcel of land into two (2) lots and lot line adjustments to the adjacent parcels which currently access via an easement parcel. The easement and related lots were approved as a Minor Subdivision by the Planning & Zoning Commission at their meeting of Thursday, August 11, 2016. The plan proposes to subdivide Parcel 87.00 and reconfigure the lot lines of Parcel 87.02 and Parcel 87.03 (Easement Lot) resulting in a total of four (4) lots and residual land. Proposed Lot 1 consists of 1.0 acre +/-; Parcel 87.00 (Residual) consists of (1.0) acre +/-; Parcel 87.01 consists of 1.0 acre +/-; Parcel 87.02 consists of (1.1) acres +/- . Parcel 87.03 consists of 1.0 acres +/- . The plan proposes one (1) lot with direct access from Camp Arrowhead Road (S.C.R. 279) and four (4) lots off a 50-foot easement. The property is located on the east side of Camp Arrowhead Lane (Route 279). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcels: 234-12.00-87.00, 87.01, 87.02 & 87.03. Zoning: GR (General Residential District). Staff are awaiting agency approvals. Should the Commission desire to act favorably on this proposal, staff are requesting final approvals to be made subject to staff upon the receipt of all agency approvals.

Lands of Kimberlee E. Lee

Minor Subdivision off of a 25-ft Easement

BM

This is a Minor Subdivision Plan for the Lands of Lands of Kimberlee E. Lee for the subdivision of 16.14 acre +/- parcel of land into one (1) lot and residual land. Proposed Lot 1 consists of 2.001 acres

+/- and the Residual Lot 2 consists of 12.688 acres +/- . Access for both proposed lots is via the existing entrance and a proposed 25-foot ingress/egress access easement. The property is located on the north side of Deer Forest Road (S.C.R. 565) approximately 0.38 miles west of Cedar Corners Road (S.C.R. 638). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Zoning: AR-1 (Agricultural Residential District). Tax Parcel: 430-17.00-16.14. Staff are in receipt of all agency approvals.



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

NICOLE MAJESKI
SECRETARY

September 01, 2022

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

SUBJECT: Letter of No Contention Approval
SRRF Wastewater Treatment Plant Conditional Use
Tax Parcel # 235-6.00-28.00
SCR00230-ISAACS ROAD
SCR00231-REYNOLDS POND ROAD
BroadKill Hundred, Sussex

Dear Mr. Whitehouse:

The Delaware Department of Transportation (DelDOT) has reviewed a request, dated August 8, 2022, to obtain a Letter of No Contention (LONC) to use an existing commercial building and site entrance for the above referenced project, and has approved the request. This approval shall be valid for a period of **one (1) year**.

This determination is based on the project information as provided in the completed Permit Application, and verification of the requirements on the LONC approval checklist.

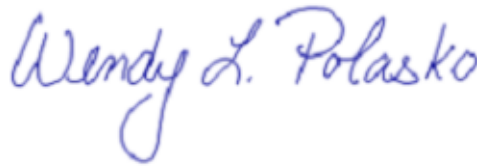
The following conditions are provided with this approval:

- 1) Site shall have access from the existing entrance located on Isaacs Road (SCR 230).
- 2) No entrance modifications or traffic pattern changes are proposed or authorized under this LONC approval.
- 3) DelDOT reserves the right to review, modify or revoke this LONC approval in the future if proposed activities create traffic conflicts, safety concerns or operational issues.
- 4) The property owner is responsible to:
 - a. Submit information to DelDOT, regarding any future operational or site changes, (including but not limited to: rezoning, site layout changes, changes in use, entrance modifications, expanded/additional uses, new uses, etc.). Changes of this nature may alter the flow and/or volume of traffic and could require a new LONC or formal review for Approvals and/or Permits.

- b. Establish and maintain clear sight lines at the entrance. There shall be no placement of structures, signs, objects, items for sale or parking of vehicles within State right-of-way or entrance limits. Shrubbery, Plantings, trees and/or other visual barriers that could obstruct the sight distance of a driver preparing to enter the roadway are prohibited.
- 5) The property owner and applicant are responsible to coordinate with DelDOT Outdoor Advertising & Roadside Control at (302) 853-1327, for information on obtaining specific permits for sign installation on private property. Permits for Utilities construction within State right-of-way require separate permit applications please contact DelDOT's South District at (302) 853-1345.

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

Sincerely,



Wendy L. Polasko, P.E.
Subdivision Engineer,
Development Coordination

cc: Daniel Konstanski, Artesian Water Company
Matt Schlitter, South District Public Works Engineer
James Argo, South District Project Reviewer
James Smith, South District Entrance Permit Supervisor
Kevin Hickman, Sussex County Review Coordinator
Derek Sapp, Subdivision Manager, Development Coordination

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
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Sussex County

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JAMIE WHITEHOUSE, AICP MRTPI
PLANNING & ZONING DIRECTOR

June 10, 2022

Mr. Daniel W. Konstanski, P.E.
Artesian Wastewater Management, Inc.
664 Churchmans Road
Newark, DE 19702

By email to: dkonstanski@artesianwater.com

RE: Staff Review of the Preliminary Site Plan for the Sussex Regional Recharge Facility (SRRF) (F.K.A. Artesian Wastewater Management) (S-22-19 & C/U 2208, 1810, 1725 & 1724) for the amendment of previously issued Conditions of Approval for C/U 1724 for and the expansion of an existing Wastewater Treatment Plant and related facilities to be located on the south side of Reynolds Pond Road (S.C.R. 231), approximately 635 feet east of Issacs Road (Route 30)
Tax Parcel: 235-6.00-28.00

Dear Mr. Konstanski,

Further to your submission of April 29, 2022, the Planning and Zoning Department has reviewed the submitted Preliminary Site Plan for the Sussex Regional Recharge Facility (SRRF) (F.K.A. Artesian Wastewater Management) (S-22-19 & C/U 2208, 1810, 1725 & 1724) for the amendment of previously issued Conditions of Approval for Conditional Use No. 1724 for and the expansion of an existing Wastewater Treatment Plant and related facilities to be located on the south side of Reynolds Pond Road (S.C.R. 231), approximately 635 feet east of Issacs Road (Route 30). Specifically, the Application includes the addition of 52.76 +/- acres to the existing site for a total acreage of 127.37 +/- and operation of a 90-million gallon storage lagoon, a water treatment control building, treatment trains and other related processes on the site for the collection, storage, treatment, and disposal of wastewater on the site. The parcel is zoned Agricultural Residential (AR-1) District. The parcel also lies within the Low Density Area per Sussex County's 2019 Comprehensive Plan. Staff have reviewed the proposed site plan for compliance with the Sussex County Zoning Code and have the following comments:

Revised Preliminary Site Plan

1. **Please include the following information within the Site Data Column which includes all related Application history for the parcel to establish a detailed parcel history. (This will also make this Application and all related Applications easier to track if any questions should arise in the future regarding this Application.)**



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

- a. This Application was also part of C/U 2208, to amend Conditions of Approval for C/U 1724 and allow for expansion of the original Conditional Use. The Application was approved by the Sussex County Council on 4/13/21. The change was adopted through Ordinance No. 2768.
 - b. This Application also included a previous Application for C/U 1810 to allow for a water treatment plant on 74 acres which was part of the original Conditional Use. The Application was approved by the Sussex County Council on 12/2/08 and adopted through Ordinance No. 2013.
 - c. This Application also included a previous Application for C/U 1725 for adjacent lands to be used as agricultural spray areas for treated effluent in relation to site activities. The Application was approved by the Sussex County Council on 7/31/07 and adopted through Ordinance No. 1923.
 - d. This Application also included a previous Application for C/U 1724 which was the original Application for a sewage treatment plant for 74.61 acres +/- for the collection, treatment, and disposal of waste. The Application was approved by the Sussex County Council on 7/31/07 and adopted through Ordinance No. 1922.
2. Condition “D” of the Conditions of Approval for the use requires a medium density landscape buffer of 20-ft in width to be included *“adjacent to the storage lagoons along Isaacs Road (Delaware Route 30) and along the back of properties along the northern boundary of the property with the exception of where the structures are located too close to the northern boundary of the property with the exception of where the structures are located too close to the northern boundary line for the location of the buffer.”* Although it is understood that hatching is provided on the plans to clearly delineate these areas on the plans, please provide a Final Site Plan including a separate Landscape Plan for these areas noting the species, height, character, and placement of all landscaping to be provided. Also, please note that the plans must be certified to by a licensed landscape architect. It is noted that a note has been provided to refer to the Landscape Plan prepared by Leann Schnappinger Bridgman, RLA dates 2/24/21 for further details. Please provide a copy of that plan with the Final Site Plan submittal.
3. Please confirm on the plans through clarifying annotation and for further compliance with Condition “F” that the sign to be provided along the existing DelDOT entrance will be a lighted sign.
4. Please note on the plans that the adjacent lands to the east are currently within Active Agricultural Use including an Agricultural Easement (Isaacs #3 Reed Jensen District).

5. **Please show the 50-ft buffer line measured from the mean high-water line of Ingram Branch Pond as this appears to be a tidal tributary stream, in order to comply with §115-193(B)) of the Sussex County Code.**
6. **Please show the location and nature of all parking to be proposed on the site to ensure that all parking spaces achieve the 162 square foot minimum as required per Sussex County's "Design Standards" (§115-166(A)(1)).**
7. **Although the Site Data Column indicates the total number of parking spaces proposed, these spaces and their locations are not delineated on the plans. Please add further detail to the plans which show the character and nature of all proposed parking areas including any striping proposed in these areas.**
8. Please include the County Project Reference Number in the header on the Cover Sheet. The County Project Reference Number for this project is S-22-19.
9. Please switch the title of the project to the Cover Sheet with the type of plan (Preliminary Site Plan) featured under the title.
10. Please change the term "Handicap Spaces" to "ADA Accessible Spaces" within the Site Data Column.
11. Staff notes that a total of one (1) ADA accessible space has been provided for this proposal. According to the IBC 2012 edition, the plan achieves the requirement of a minimum of a single required ADA accessible space for a total of 1-25 parking spaces (Table 1106.1 "Accessible Parking Spaces," Page 11-14).
12. Please note within the Site Data Column that the project is not located within a Wellhead Protection Area in order to comply with Chapter 89 "Source Water Protection" of the Sussex County Code (§89-6).
13. Please note within the Site Data Column that the proposal is located within an area of "Excellent" "Good" and "Fair" Groundwater Recharge Potential in order to comply with Chapter 89 "Source Water Protection" of the Sussex County Code (§89-7).
14. Please include the 15-ft corner front yard setback within the Site Data Column (§115-182(B)).
15. Please include topographic contours at one-foot intervals, unless waived by the Commission as clearly unnecessary to review the project or proposal (§115-220(B)(4)).
16. Please add to the plans the location and nature of all proposed construction, excavation, or grading, including but not limited to buildings, streets and utilities (§115-220(B)(5)).
17. Please provide the net development area of the parcel. As a general reminder, net development area shall refer to the total area of land available for development and shall not include open space, drainage land, regional roads and lands used for other public facilities (§115-220(B)(6)).

18. Please include the number of construction phases proposed, if any, with the plot showing the approximate boundaries of each phase and the proposed completion date of each phase (§115-220(B)(12)).
19. Please provide the acreage totals, type (tidal vs. nontidal), nature (State or federal) and agency of jurisdiction (Delaware Department of Natural Resources and Environmental Control (DNREC) or Army Corps of Engineers) responsible for any wetlands on the site within the Site Data Column. (§115-220(B)(13)).

Final Site Plan

1. **Please ensure that any proposed landscaping is shown on the plans. Any proposed landscaping must be certified to by a licensed landscape architect and the appropriate Certification Panel and signature line must appear on the plans.**
2. Please include a General Note on the plans which indicates that any proposed signage will require a separate permit issued from the County.
3. Please provide the net development area of the parcel. As a general reminder, net development area shall refer to the total area of land available for development and shall not include open space, drainage land, regional roads and lands used for other public facilities (§115-221(B)(3)).
4. Please add the location and character of all outdoor lighting systems to the plans (§115-221(B)(5)).
5. Please include full dimensioning of all proposed buildings and structures on the plans (§115-221(B)(7)).
6. Please include the proposed height of all fences, walls, screen planting and landscaping on the plans (§115-221(B)(9)). For example: Staff note that a chain link fence is proposed around the area designated as “Future Area for Lagoon Storage” on the plans. Please provide the height of this fence. Also, please amend the height of the 42-inch vinyl fence to 3.5-ft.
7. Please include the location, character, size, height, and orientation of all proposed signs on the plans (§115-221(B)(11)).
8. Please provide the location of all wetlands. Wetlands (both state and federal) shall be indicated by legal description with bearings and distances and with each flag point numbered. A signed and dated statement by an experienced, qualified professional shall be provided verifying the accuracy of the delineation (§115-221(B)(14)).
9. Please provide a breakdown to include the acreage and percentage of impervious surface cover area on the parcel (§115-221(B)(15)).
10. Please include with the submittal, a bulk grading plan for the proposal showing the nature of all ground disturbance on the site (§115-221(B)(17)).

11. Prior to approval of the Final Site Plan, approval letters or letters of no objection from the following agencies shall be submitted to the Sussex County Planning and Zoning Office (All items in which a check mark appears have been received by the Department. Any items in bold have not been received and still require submittal to the Department):

- a. **Sussex Conservation District**
- b. **Office of State Fire Marshal**
- c. **Delaware Department of Transportation (DelDOT)**
- d. **DNREC – documentation regarding the compliance status of any water, air quality and wastewater permits as may be necessary for the operation of the site.**

Once all of the above matters have been addressed, please provide **one (1) full-size copy** and **one (1) electronic copy** of a Revised Preliminary Site Plan at least ten (10) days prior to the Planning and Zoning Commission meeting you wish for your application to be considered at. If you wish for your application to be considered by the Planning and Zoning Commission as an “Other Business” item at their meeting scheduled for **Thursday, June 23, 2022**, please submit all required materials later than close of business on **Monday, June 13, 2022**.

Please feel free to contact me with any questions during business hours 8:30 A.M. – 4:30 P.M., Monday through Friday at 302-855-7878.

Sincerely,

A handwritten signature in black ink that reads "Lauren DeVore". The signature is written in a cursive, flowing style.

Ms. Lauren DeVore
Planner III

CHANGES TO CONDITIONAL USE 1724

Adds 52.76± acres for a total acreage of 127.37± acres

CONDITION 1 PC Recommendation “a”	Included the terms “storage” and “treatment” to better describe the entire process
CONDITION 2 PC Recommendation “b”	Added the information about CU 1810
CONDITION 3 PC Recommendation “c”	Modified the term “treatment plant building” to include “any buildings”
CONDITION 4 PC Recommended Removal	Removed because it was duplicative of Condition 1
CONDITION 5 PC Recommendation “d”	Clarified the location and density of the buffer with a landscaping plan
CONDITION 5 PC Recommendation “e”	Made the second sentence a separate condition
CONDITION 6 PC Recommendation “f”	Identifies the location of the sign (Isaacs Road, Delaware Route 30)
CONDITION 7 PC Recommendation “g”	Modified so that any motorized, non-vehicular equipment building within 600’ of a dwelling shall be located indoors



David C. Hutt
302.856.0018
dhutt@morrisjames.com

October 31, 2022

Via: Hand Delivery and Email to lauren.devore@sussexcountyde.gov

Lauren DeVore, Planner
Sussex County Planning & Zoning Office
2 The Circle, P.O. Box 417
Georgetown, DE 19947

RE: Preliminary Site Plan (Revised)
SCTP No. 235-6.00-28.00
Sussex Regional Recharge Facility (SRRF)
Planning & Zoning Matter: CU 2208

Dear Lauren,

Kindly find the following documents regarding the above-referenced property and conditional use:

- Preliminary Site Plan (revised pursuant to your comment letter dated June 10, 2022); and
- Letter of No Contention from DelDOT for this project.

My client is still working on the Fire Marshall approval but anticipates that will occur soon. Let me know if you have any questions or if you need any further information in order for this Site Plan to receive Preliminary (and Final) Site Plan approval.

Very Truly Yours,

MORRIS JAMES LLP

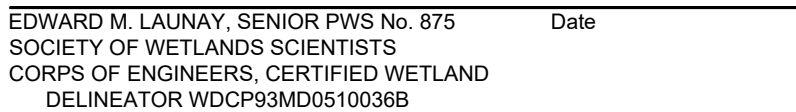
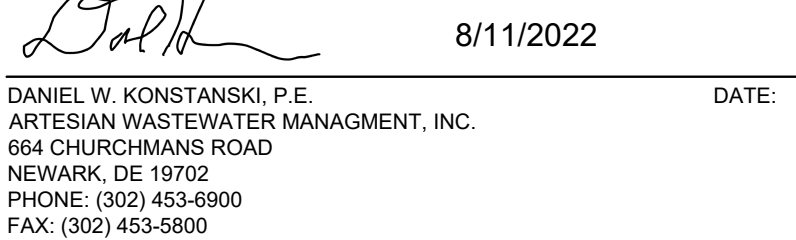

David C. Hutt, Esquire

Enclosures

ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

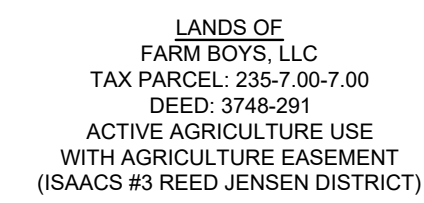
SCALE: 1"=2,500'

THE PURPOSE OF THIS PLAN IS TO REQUEST PRELIMINARY SITE PLAN APPROVAL FOR THE EXPANSION OF CONDITIONAL USE #2208 AND TO AMEND THE APPROVED FINAL SITE PLAN THAT WAS RECORDED BY PLAT BOOK 286, PAGE 46.



Budget No. 3003456

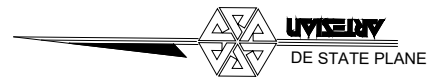
STATE OF DELAWARE



REVISIONS:

A circular professional engineer seal for Daniel W. Konstanski. The outer ring contains the text "DANIEL W. KONSTANSKI" at the top and "DELAWARE" at the bottom. Inside the ring, the word "LICENSE" is at the top and "PROFESSIONAL ENGINEER" is at the bottom. In the center, the license number "No. 18462" is displayed between two horizontal lines.

STATE OF DELAWARE



PHASE NUMBER AND COMPLETION DATE

- PHASE 1, AREA = 14.46 AC.
PHASE 2, AREA = 45.49 AC.
PHASE 3, AREA = 5.10 AC.

LANDS OF
FARM BOYS, LLC
TAX PARCEL: 235-7.00-7.00
DEED: 3748-291
ACTIVE AGRICULTURE USE
WITH AGRICULTURE EASEMENT
(ISAACS #3 REED JENSEN DISTRICT)

LANDS OF
W&B HUDSON FAMILY, LTD PARTNERSHIP
TAX PARCEL: 235-14.00-3.00
DEED: 3848-336

LANDS OF
FARM BOYS, LLC
TAX PARCEL: 235-7.00-7.00
DEED: 3748-291
ACTIVE AGRICULTURE USE
WITH AGRICULTURE EASEMENT
(ISAACS #3 REED JENSEN DISTRICT)

LANDS OF
THOMAS J. TOBIN JR. TTEE
& DARLENE KAY RUST REV TR
TAX PARCEL: 235-7.00-6.00
DEED: 4944-278

LANDS OF - LOT 1
RANDOLPH L. GOONER, SR.
TAX PARCEL: 235-6.00-28.01
DEED: 4345-108
PLOT 67 PAGE 151

PROPERTY LINE IS CENTERLINE
OF A 27 FOOT WIDE ACCESS/CROSS
EASEMENT AREA FOR INGRESS AND
EGRESS FOR LOT 1 AND REMNANT
LANDS OF COCKLES ACRES
PLOT 67 PAGE 151

LANDS OF
FARM BOYS, LLC
TAX PARCEL: 235-6.00-11.00
DEED: 3748-291

LANDS OF
PEMBERTON BRANCH PROPERTIES, LLC
TAX PARCEL: 235-6.00-26.02
DEED: 4497-143

LANDS OF
JEFFERY E. TRENCH
TAX PARCEL: 235-6.00-28.03
DEED: 4497-143

LANDS OF - LOT 8
PEMBERTON BRANCH PROPERTIES, LLC
TAX PARCEL: 235-6.00-28.08
DEED: 4497-143

LANDS OF - LOT 8
PEMBERTON BRANCH PROPERTIES, LLC
TAX PARCEL: 235-6.00-28.08
DEED: 4497-143

LANDS OF
FARM BOYS, LLC
TAX PARCEL: 235-6.00-21.00
DEED: 3748-291

LANDS OF
SARA KAY FRENCH TRUSTEE
TAX PARCEL: 235-6.00-23.00
DEED: 0-0

LANDS OF
THE NATURE CONSERVATORY
TAX PARCEL: 235-6.00-22.00
DEED: 2957-270

LANDS OF
GLENN L. MOORE &
CAROL A. MOORE
TAX PARCEL: 235-6.00-24.00
DEED: 2861-1

LANDS OF
WILLIAM ALFRED STOUT &
JOYCE A. STOUT
TAX PARCEL: 235-6.00-25.03
DEED: 2258-242

LANDS OF
JEFFERY E. MOORE
TAX PARCEL: 235-6.00-25.04
DEED: 4819-19

LANDS OF
GAIL ELLEN HARGREAVES &
JAMES ARTHUR HILUMMER
TAX PARCEL: 235-6.00-25.02
DEED: 4987-262

LANDS OF
AARON W. SMITH &
ELAINE E. SMITH
TAX PARCEL: 235-6.00-25.01
DEED: 2301-336

LANDS OF
CARL J. SHIRMER JR. &
JULIE Y. SHIRMER
TAX PARCEL: 235-13.00-31.00
DEED: 2301-336

LANDS OF
ANTHONY & SARAH PETRILLO
TAX PARCEL: 235-6.00-25.05
DEED: 4423-32

LANDS OF
INGRAM BRANCH LLC
TAX PARCEL: 235-6.00-25.06
DEED: 4253-192

LANDS OF
FOR HIS GLORY MINISTRIES INC.
TAX PARCEL: 235-6.00-25.00
DEED: 4660-17

LANDS OF
FARM BOYS, LLC
TAX PARCEL: 235-13.00-6.05
DEED: 3748-291



664 Churchmans Road
Newark, Delaware 19702
P.O. Box 15004, Wilmington, Delaware 19850
Phone: (302) 453-6900 Fax: (302) 453-5800

REVISIONS:

	DESCRIPTION	BY	DATE
1	REV. PER ARTESIAN, SIGN LOCATION WITH BUFFER	KEG	8/10/22
2	REV. PER SUSSEX COUNTY COMMENTS DATED 6/10/22	KEG	8/10/22



Date: 4/11/22

Checked By: DK

Sheet 5 of 5

Scale: 1"=150'

Page & Grid:

Hundred: BROADKILL

Drawn By: KEG

CAD File: PRELIM SITE PLAN.dwg

Budget No. 3003456

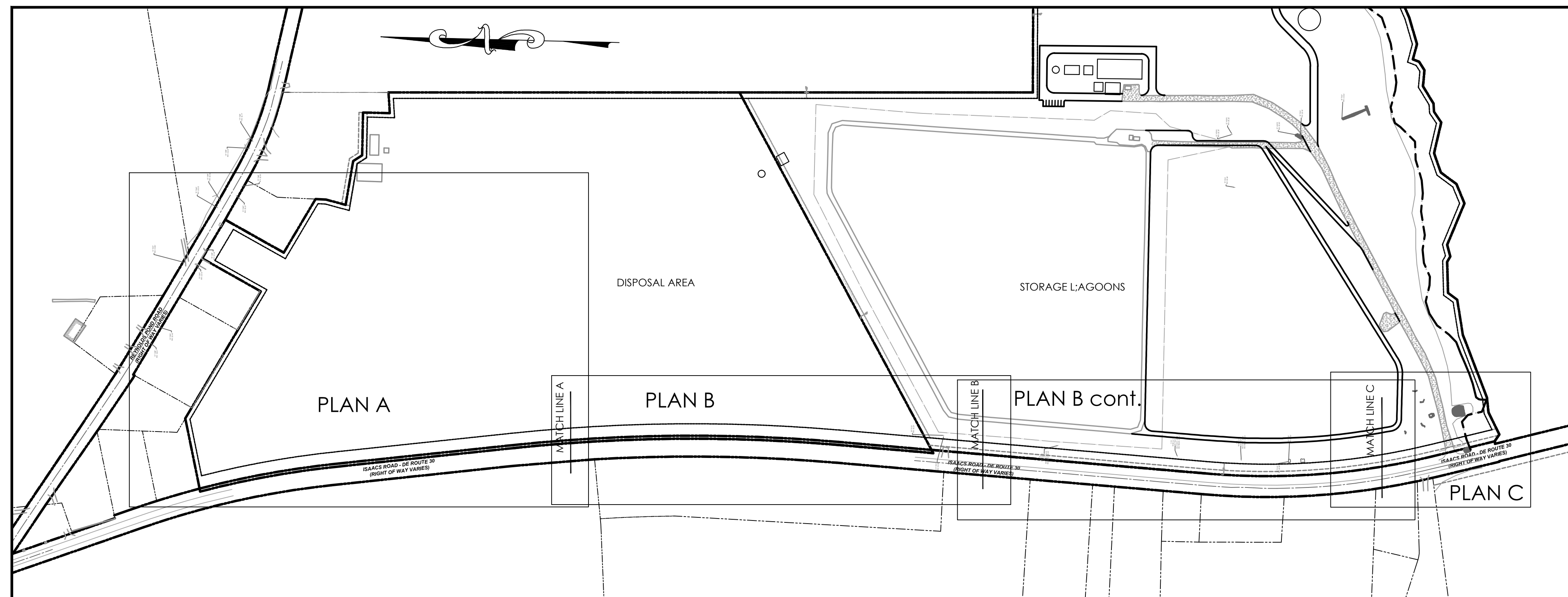
PHASE PLAN
SUSSEX REGIONAL RECHARGE FACILITY

SUSSEX COUNTY



STATE OF DELAWARE

FORMERLY KNOWN AS ARTESIAN NORTHERN SUSSEX REGIONAL WATER RECHARGE FACILITY (ANSRWRF)



KEY PLAN
SCALE: 1"=250'

	<u>EXISTING</u>	<u>PROPOSED</u>
PROPERTY LINE		
ADJACENT PROPERTY LINE		
SETBACK LINE		
CENTERLINE		
PUBLIC R.O.W.		
EASEMENT LINE		
BUILDING		
PAVEMENT		
EXISTING EASEMENT LINE		
WETLANDS LINE		
TREELINE		
SANITARY SEWER		
FORECEMAIN		
WATER LINE		
STORM SEWER		
ELECTRIC		
CONTOUR		
FIBER OPTIC LINE		
SIGN		
WELL		
IRON PIPE FOUND		
IRON PIPE SET		
CONCRETE MONUMENT FOUND		
TREES		
FENCE		
TELEPHONE PEDESTAL		
MAILBOX		

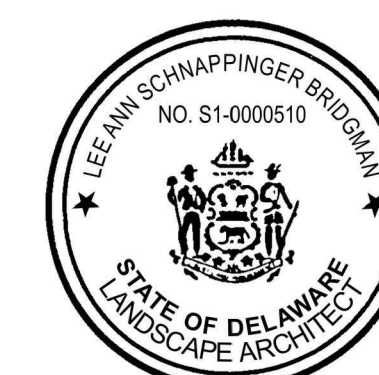
<u>PLAN DATA</u>			
PARCEL I.D. NO.	*	235-6.00-28.09 AND 235-6.00-28.00	
ZONING DISTRICT	*	AR-1 C/U # 1724	
PROPOSED USE	*	WASTEWATER TREATMENT/DISPOSAL FACILITY AND WATER TREATMENT FACILITY	
GROSS ACREAGE	*	127.37+/- ACRES	
OWNER/DEVELOPER	*	ARTESIAN WASTEWATER MANAGEMENT, INC. 664 CHURCHMAN'S ROAD NEWARK, DE 19702 (302) 453-7300	
DEED REFERENCE	*	DEED BOOK 3595, PAGE 064	
PLAT BOOK REFERENCE	*	PLAT BOOK 286, PAGE 46	
SEWAGE DISPOSAL	*	ARTESIAN WASTEWATER MANAGEMENT, INC. SEWAGE SYSTEMS SEWERAGE IS SUBJECT TO APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.	
WATER SUPPLY	*	ARTESIAN WATER COMPANY, INC. WATER IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.	
WATERSHED	*	BROADKILL RIVER	

NOTES:

1. SURVEY SHOWN IS BASED ON A FIELD SURVEY BY ARTESIAN WATER COMPANY, INC., FOUND MONUMENTS IN THE FIELD AND ALSO BASED ON A PLAN AND SURVEY BY MERIDIAN ARCHITECTS AND ENGINEERS DATED 2-21-06, ENTITLED RECORD MINOR SUBDIVISION PLAN - OCKELS FARM, RECORDED IN THE OFFICE OF RECORDER OF DEEDS, SUSSEX COUNTY, DELAWARE IN PLAT BOOK 112 PAGE 95. IT IS ALSO BASED ON PLOT BOOK 61 PAGE 278, SURVEY BY ADAMS-KEMP FOR THE ABOVE PARCEL, PLOT BOOK 61 PAGE 151 SURVEY BY ADAMS-KEMP DATED 5-1-2000 AND PLOT BOOK 95 PAGE 281 A SUBDIVISION PLAN BY ADAMS-KEMP DATED 8-4-2005.
2. THERE ARE WETLANDS ON THIS SITE AS PER THE NATIONAL WETLANDS INVENTORY MAP.
3. AREAS OF THIS SITE ARE LOCATED IN: ZONE X (AREA OF MINIMAL FLOOD HAZARD) AND ZONE A (AREAS OF SPECIAL FLOOD HAZARD, WITHOUT BASE FLOOD ELEVATION) AS PER FIRM MAP 100050C0165 LEFT EFFECTIVE J 11/4/2005.

BUFFER CALCULATIONS

BUFFER TYPE	= 20' MEDIUM DENSITY
AREA OF 20' BUFFER TO BE PLANTED	= 78,060 SQ. FT.
LENGTH OF 20' BUFFER TO BE PLANTED	= 3,903 LINEAR FEET
TREES REQUIRED TO BE PLANTED IN BUFFER	= $3,903/100 = 39.03 \times 5 = 195$
TREES PROVIDED IN BUFFER	= 195



LANDSCAPE ARCHITECT'S CERTIFICATION

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

Heidi L. S. By 2-24-21

LEE ANN SCHNAPPIINGER BRIDGMAN, RLA
BRIDGMAN LANDSCAPE ARCHITECTURE, LLC

DATE



 303 North Bedford Street
 Georgetown, DE 19340
 T. 302.291.9211

 3003 Merritt Mill Road
 Salisbury, MD 21803
 T. 410.572.8833

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Seal _____
Date _____

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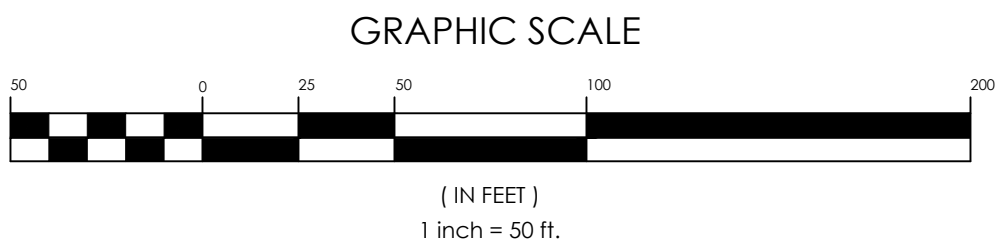
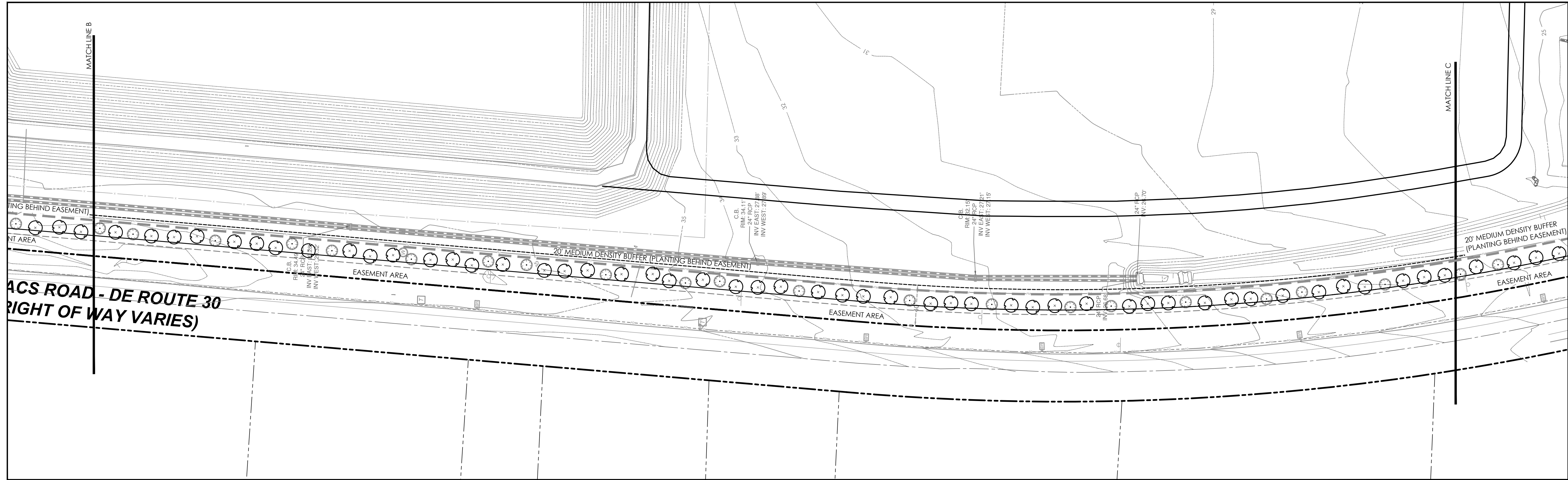
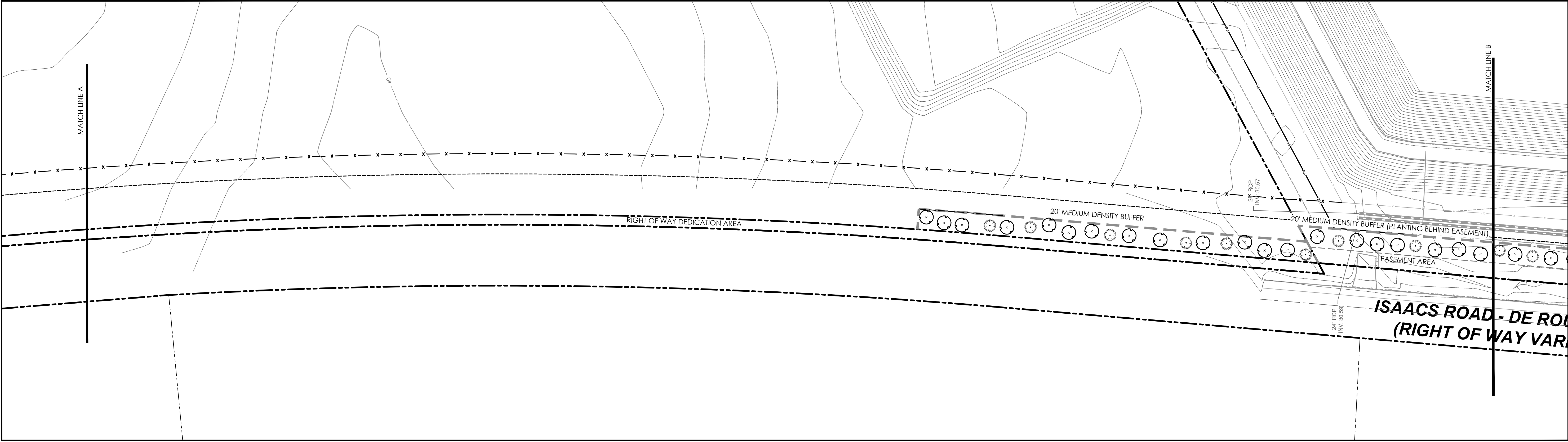
LANDSCAPE COVER SHEET

for
**SUSSEX COUNTY
RECHARGE FACILITY**
SUSSEX COUNTY, DELAWARE

Date:	3/12/20
Job Number:	20020
Scale:	AS NOTED
Drawn By:	ML
Designed By:	LSB
Approved By:	LSB

Sheet No.: 01

File Name: 20020-landscape



LANDSCAPE ARCHITECT'S CERTIFICATION
I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED
UNDER MY SUPERVISION.
Lee Ann Schnappinger Bridgman 2-24-21
LEE ANN SCHNAPPINGER BRIDGMAN, RLA DATE
BRIDGMAN LANDSCAPE ARCHITECTURE, LLC

REVISIONS

NO.	DATE	DESCRIPTION

LANDSCAPE PLAN B

for
**SUSSEX COUNTY
RECHARGE FACILITY**
SUSSEX COUNTY, DELAWARE

Date:	3/12/20
Job Number:	20020
Scale:	1"=50'
Drawn By:	ML
Designed By:	LSB
Approved By:	LSB

Sheet No.:
03
File Name:
20020-landscape

PLANTING SPECIFICATIONS

A. MATERIALS:

- PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. THEY SHALL HAVE BEEN ROOT PRUNED WITHIN THE LAST TWO YEARS. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, PEST EGGS OR LARVAE, AND SHALL HAVE A HEALTHY, DEVELOPED ROOT SYSTEM. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH A DAMAGED OR CROOKED LEADER OR MULTIPLE LEADERS, ABRASIONS ON THE BARK, SUNSCALD, DISFIGURING KNOTS OR FRESH CUTS OVER 1 1/2" WILL BE REJECTED. NO CHANGE IN QUANTITY, SIZE, KIND OR QUALITY OF PLANT SPECIFIED WILL BE PERMITTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/ DESIGNER.
- TOPSOIL SHALL BE FERTILE, FRIABLE AND TYPICAL OF THE LOCALITY; IT SHALL BE FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS AND SHALL NOT BE DELIVERED IN A FROZEN OR MUDDY CONDITION.
- PLANTING SOIL (BACKFILL MIX) SHALL BE FIVE PARTS TOPSOIL AND ONE PART WET LOOSE PEAT MOSS.
- STAKING MATERIALS: GUY WIRE SHALL BE PLIABLE 12 GAUGE GALVANIZED TWISTED TWO STRAND WIRE. HOSE SHALL BE A SUITABLE LENGTH OF TWO-PLY, REINFORCED BLACK RUBBER HOSE 3/4" INCH IN DIAMETER; STAKES SHALL CONFORM TO THE DETAIL ON THIS SHEET.
- WRAPPING MATERIAL SHALL BE A STANDARD MANUFACTURED TREE WRAPPING PAPER, BROWN IN COLOR WITH CRINKLED SURFACE AND FASTENED BY AN APPROVED METHOD.

B. APPLICABLE SPECIFICATIONS AND STANDARDS:

- "STANDARDIZED PLANT NAMES," LATEST EDITION AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
- "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, AMERICAN ASSOCIATION OF NURSEYMEN.

C. DIGGING AND HANDLING OF PLANT MATERIALS:

- IMMEDIATELY BEFORE DIGGING, SPRAY ALL EVERGREEN OR DECIDUOUS PLANT MATERIAL IN FULL LEAF WITH ANTI-DESICCANT, APPLYING AN ADEQUATE FILM OVER TRUNKS, BRANCHES, TWIGS, AND/ OR FOLIAGE.
- DIG BALL AND BURLAP (B&B) PLANTS WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER NOT LESS THAN THAT RECOMMENDED BY AMERICAN STANDARD FOR NURSERY STOCK, AND IF SUFFICIENT DEPTH TO INCLUDE THE FIBROUS AND FEEDING ROOTS. PLANTS MOVED WITH A BALL WILL NOT BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATIONS.

D. EXCAVATION OF PLANTING AREAS:

- STAKE OUT ON THE GROUND LOCATIONS FOR PLANTS AND OUTLINES OF AREA TO BE PLANTED AND OBTAIN APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER BEFORE EXCAVATION IS BEGUN.

E. PLANTING OPERATIONS:

- SET PLANTS AT SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DUG. USE PLANTING SOIL TO BACKFILL APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE INSTALLING REMAINDER OF THE PLANTING SOIL TO TOP OF PIT, ELIMINATING ALL AIR POCKETS.
- SET PLANTING PLUMB AND BRACE RIGIDLY IN POSITION UNTIL THE PLANTING SOIL HAS BEEN STAMPED SOLIDLY AROUND THE BALL AND ROOTS. CUT ROPES OR STRINGS FROM TOP OF BALL AFTER PLANT HAS BEEN SET. LEAVE BURLAP OR CLOTH WRAPPING INTACT AROUND BALLS. TURN UNDER AND BURY PORTIONS OF BURLAP AT TOP OF BALL.
- PROTECT PLANTS AT ALL TIMES FROM SUN OR DRYING WINDS. PLANTS THAT CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE KEPT IN THE SHADE, WELL PROTECTED WITH SOIL, WET MOSS OR OTHER ACCEPTABLE MATERIAL AND SHALL BE KEPT WELL WATERED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY.
- PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL ONLY.
- MULCH ALL PITS AND BEDS WITH A THREE INCH LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH IMMEDIATELY AFTER PLANTING AND WORK INTO THE TOP. THREE INCHES OF THE PLANTING SOIL. FORM A 3" EARTH SAUCER AROUND EACH PLANT. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
- REMOVE ANY TREE WRAPPING FROM TRUNK FOLLOWING INSTALLATION.

F. STAKING AND PRUNING:

- STAKING SHALL BE COMPLETED IMMEDIATELY AFTER PLANTING. PLANTS SHALL STAND PLUMB AFTER STAKING. STAKES AND GUY WIRES SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD AND DEPOSITED OF OFF SITE BY THE CONTRACTOR.
- PRUNE PLANTS AT THE TIME OF PLANTING ONLY TO REMOVE DEAD WOOD, SUCKERS, OR BROKEN BRANCHES.

G. GUARANTEE:

ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE THAT THE LANDSCAPE INSTALLATION IS ACCEPTED AS COMPLETE. PLANT MATERIAL NOT FOUND TO BE IN A HEALTHY, VIGOROUS CONDITION AT THE BEGINNING OF THE SECOND GROWING SEASON IS TO BE REPLACED.

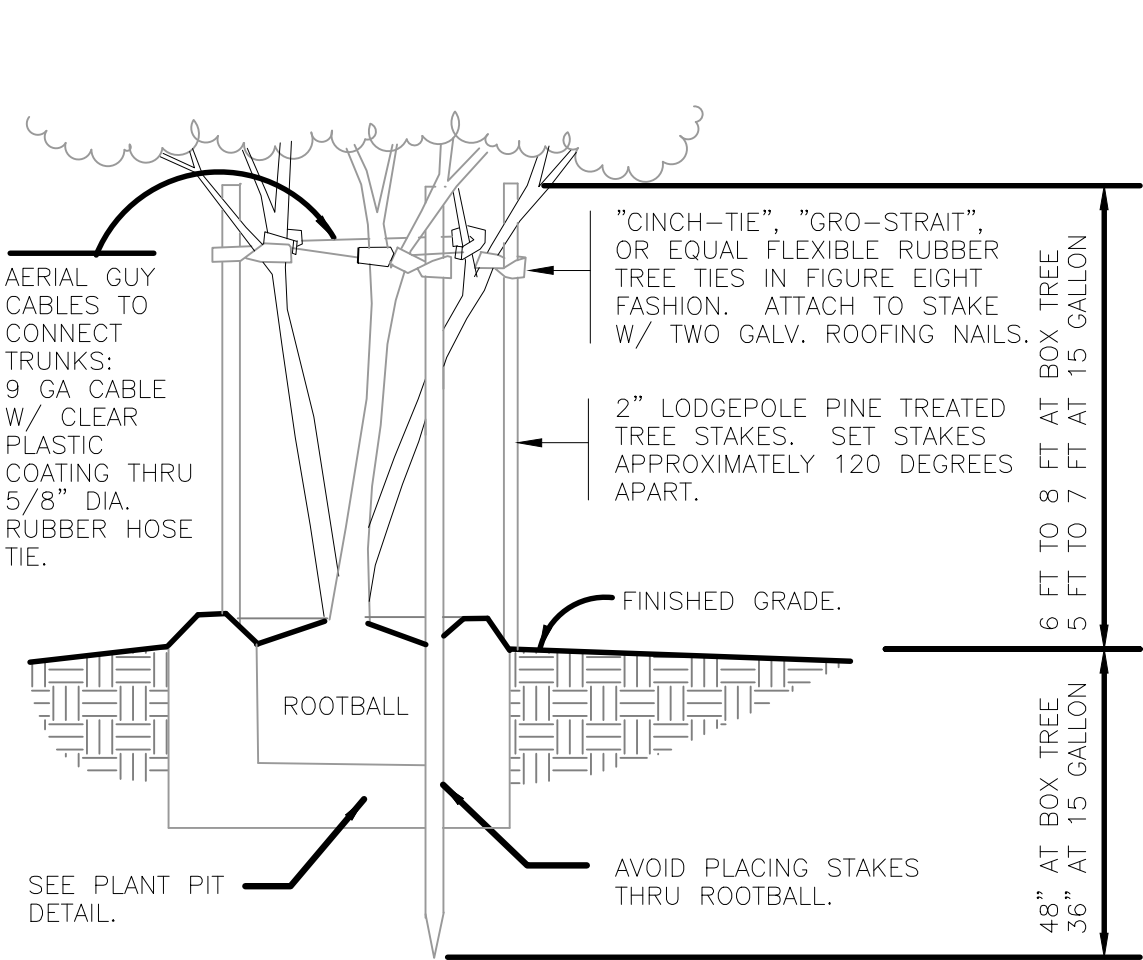
H. SEEDING:

- ALL AREAS REMAINING DISTURBED AFTER CONSTRUCTION, PAVING AND INSTALLATION OF THE LANDSCAPING ARE TO BE SEEDDED.
- SEED BED PREPARATION: APPLY 25 LBS. OF 10-10-10 FERTILIZER PER 1000 SQ.FT. HARROW OR DISC INTO SOIL TO A DEPTH OF 3-4 INCHES. APPLY PULVERIZED GROUND LIMESTONE, 50 LBS. PER 1000 SQ. FT.
 - SEEDING: APPLY 4.5 LBS PER 1000 SQ. FT. OF KENTUCKY 31 TALL FESCUE OR A SUITABLE COMPARABLE MIX ON A MOIST SEED BED WITH SUITABLE EQUIPMENT.
 - MULCHING: IMMEDIATELY AFTER SEEDING, UNIFORMLY MULCH ENTIRE AREA WITH UNDERWEATHERED SMALL GRAIN STRAW AT A RATE OF 1 1/2"-2" TONS PER ACRE.

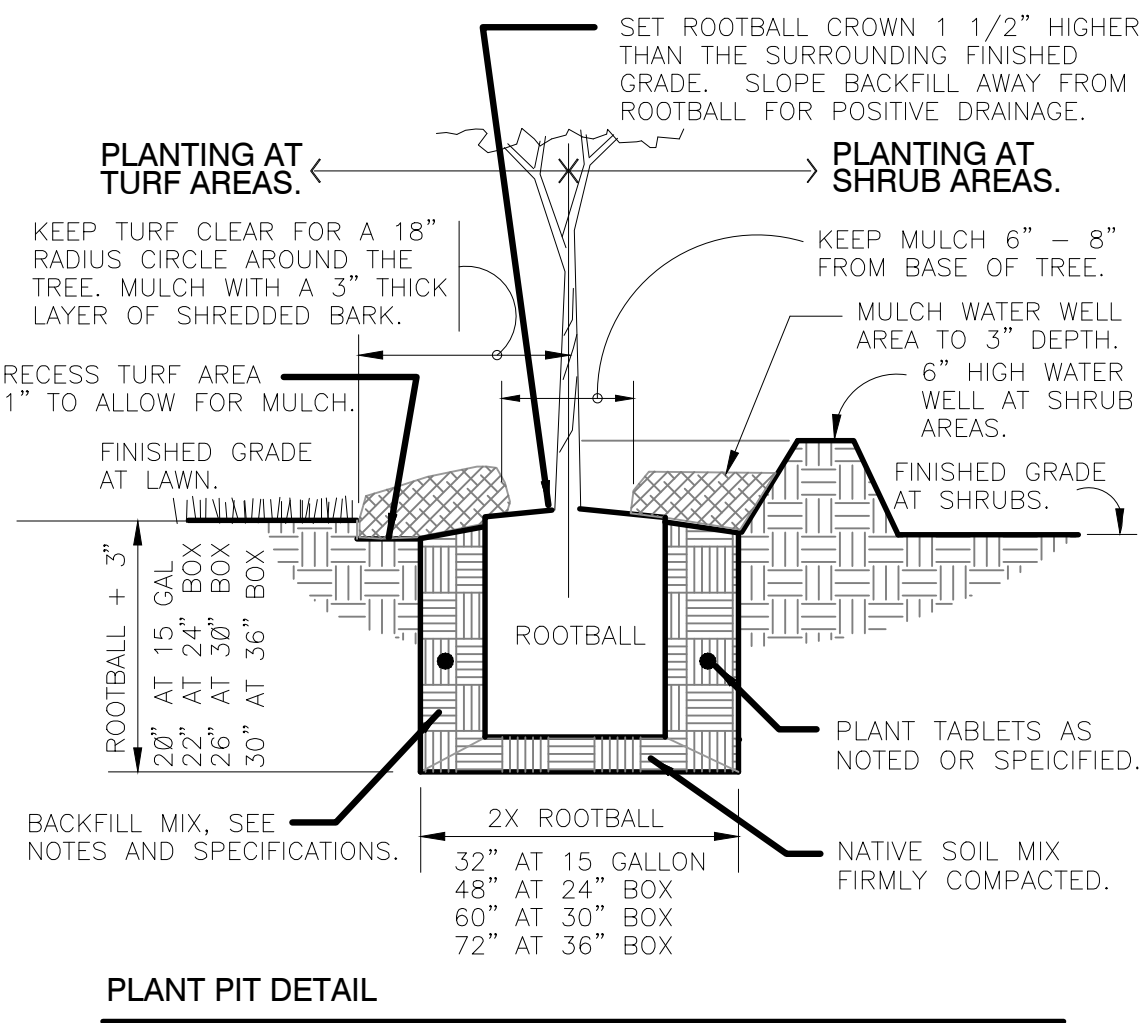
FOR BEST RESULTS, SEEDING SHOULD BE PERFORMED BETWEEN MARCH 1ST AND APRIL 30TH OR AUG. 15TH TO OCT. 31ST.

LANDSCAPE BUFFER NOTES

- THE LANDSCAPE AND/OR FORESTED 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.
- 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 TREES THAT DIE DURING THE MINIMUM 2 YEAR DEVELOPER MAINTENANCE PRIOR TO TRANSFERRING MAINTENANCE RESPONSIBILITIES TO A CONDOMINIUM ASSOCIATION.
- 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.
- 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 5 TREES FOR A MEDIUM DENSITY BUFFER.
- ALL DECIDUOUS TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM CALIPER OF 1.5 INCHES AND 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.
- 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 5 YEARS OF BEING PLANTED.
- 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 CONTAINED 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 PLATED GRASS BETWEEN THE BUFFER TREES IN RESPECT TO BOTH NEWLY PLANTED AND EXISTING TREES, AS DETERMINED BY THE LANDSCAPE ARCHITECT.
- IF SUBSTITUTIONS ARE MADE FOR PLANTS IN THE BUFFER, ONLY SUBSTITUTE DECIDUOUS FOR DECIDUOUS OR EVERGREEN FOR EVERGREEN TO MAINTAIN THE REQUIRED MIX OF TREES.



STAKING DETAIL



PLANT PIT DETAIL

TREE PLANTING MULTI-STAKE

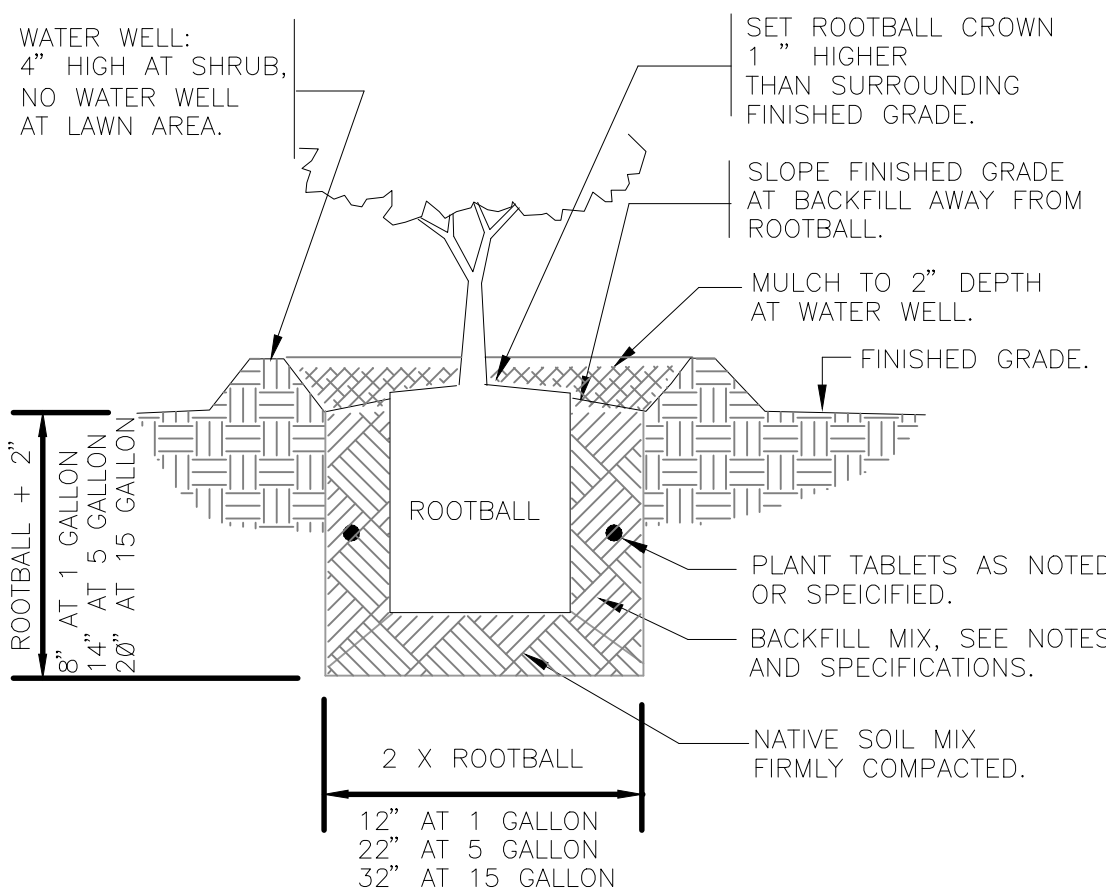
1" = 1'-0" FX-PL-FX-TREE-15

BUFFER SEEDING SCHEDULE		
QUANTITY	MIX	VENDOR
78,040 SQ. FT.	NEWSOM LC SHADE MIX OR APPROVED EQUAL	NEWSOM SEED 800-553-2719

DECIDUOUS TREES:		
BOTANICAL NAME	COMMON NAME	SIZE
<i>Acer saccharum</i>	Sugar Maple	1.5" CAL., 6' HGT. MIN.
<i>Acer rubrum</i>	Red maple	1.5" CAL., 6' HGT. MIN.
<i>Carpinus caroliniana</i>	American Hornbeam	1.5" CAL., 6' HGT. MIN.
<i>Liriodendron tulipifera</i>	Tuliptree	1.5" CAL., 6' HGT. MIN.
<i>Nyssa sylvatica</i>	Black Gum	1.5" CAL., 6' HGT. MIN.
<i>Platanus acerifolia</i>	London Plane Tree	1.5" CAL., 6' HGT. MIN.
<i>Taxodium distichum</i>	Bald Cypress	1.5" CAL., 6' HGT. MIN.

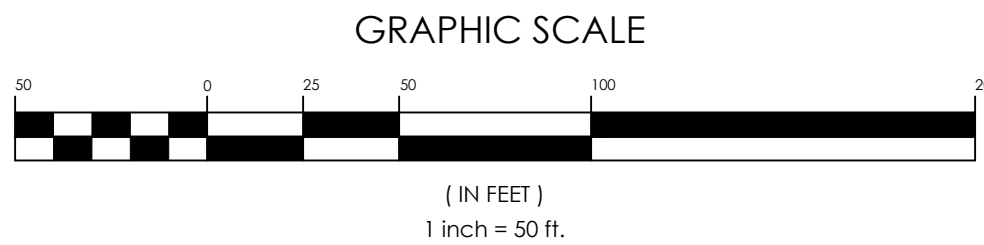
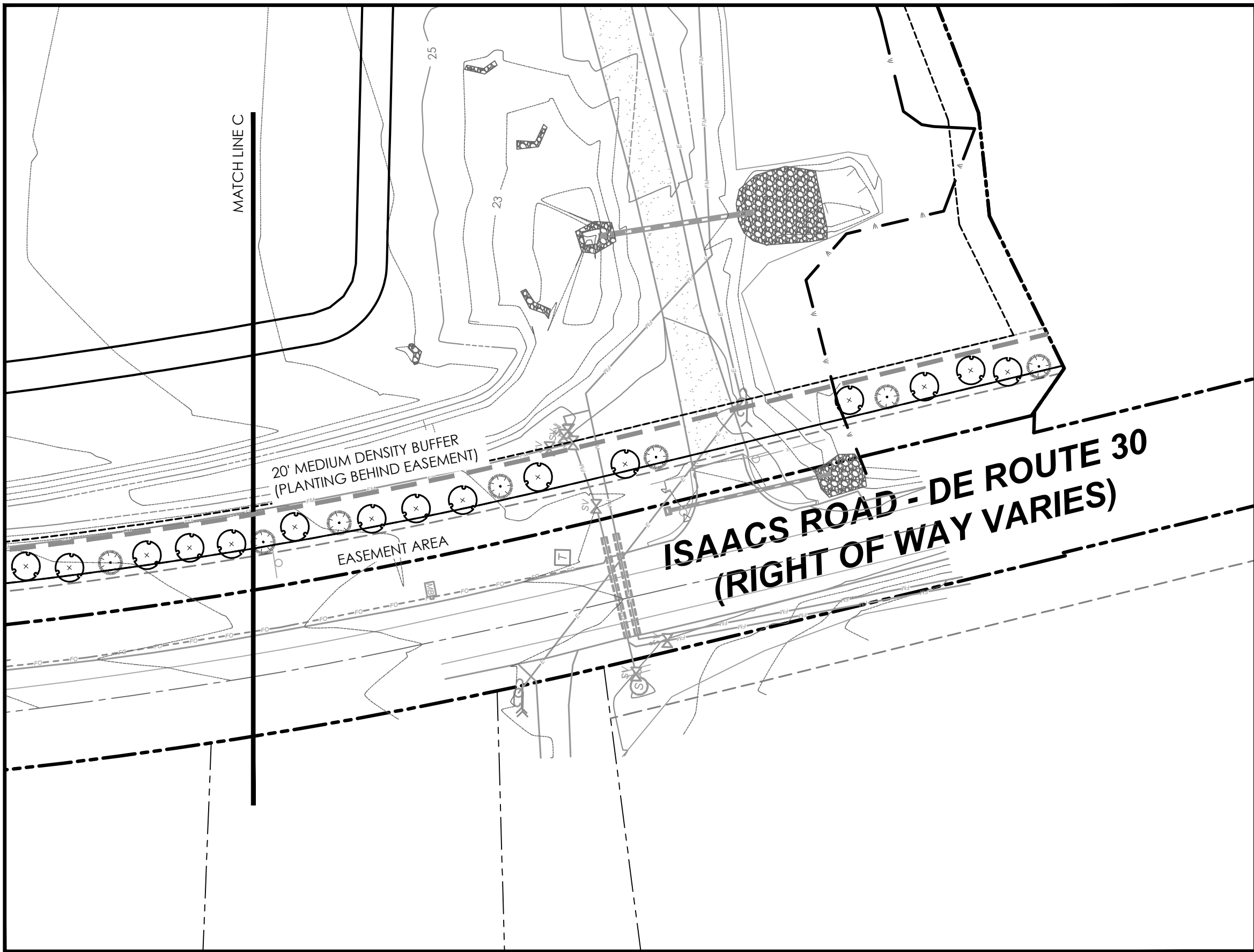
EVERGREEN TREES:		
BOTANICAL NAME	COMMON NAME	SIZE
<i>Ilex opaca</i>	American Holly	5' HGT. MIN.
<i>Juniperus virginiana</i>	Red Cedar	5' HGT. MIN.
<i>Magnolia virginiana</i>	Sweetbay Magnolia	5' HGT. MIN.
<i>Picea abies</i>	Norway Spruce	5' HGT. MIN.
<i>Pinus rigida</i>	Pitch Pine	5' HGT. MIN.
<i>Pinus virginiana</i>	Virginia Pine	5' HGT. MIN.
<i>Thuja standishi x pilcata</i> 'Green Giant'	Green Giant Arborvitae	5' HGT. MIN.

BUFFER TREE PLANTING SCHEDULE			
SYMBOL	QUANTITY	TREE TYPE	SIZE
	136	DECIDUOUS	1.5" CAL., 6' HGT. MIN.
	59	EVERGREEN	5' HGT. MIN.



SHRUB PLANTING

1" = 1'-0" FX-PL-FX-SHRB-07



LANDSCAPE ARCHITECT'S CERTIFICATION

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

Lee Ann Schnappinger Bridgman 2-24-21 DATE

LEE ANN SCHNAPPINGER BRIDGMAN/RLA
BRIDGMAN LANDSCAPE ARCHITECTURE, LLC

REVISIONS

NO.	DATE	DESCRIPTION

LANDSCAPE PLAN C

for
**SUSSEX COUNTY
RECHARGE FACILITY**
SUSSEX COUNTY, DELAWARE

Date:	3/12/20
Job Number:	20020
Scale:	1"=50'
Drawn By:	ML
Designed By:	LSB
Approved By:	LSB

Sheet No.:

04

File Name:
20020-landscape



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Solisbury, MD 21804
T. 410.572.8833

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Seal
Date

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



Sussex County
DELAWARE
sussexcountyde.gov

April 16, 2021

Mr. Daniel W. Konstanski, P.E.
664 Churchmans Road
Newark, DE 19702

By e-mail to: dkonstanski@artesianwater.com

RE: Notice of Decision Letter for Conditional Use (CU 2208) Artesian Wastewater Management Inc. to allow for the expansion of, and amendment of conditions of approvals for CU #1724.
Tax Parcels: 235-6.00-28.00 & 28.09

Dear Mr. Konstanski,

At their meeting of April 13, 2021, the Sussex County Council approved the Conditional Use application to allow for the expansion of, and amendment of conditions of approval for CU #1724 subject to nine (9) conditions. The Conditional Use shall be substantially underway within three (3) years of the County Council approval otherwise the Conditional Use shall expire. A Site Plan showing the conditions of approval shall be reviewed and approved by the Planning Commission prior to commencement of the use on the parcel. The following are the conditions which amend and replace the conditions of approval of CU #1724 and Ordinance No. 1922:

- A. The regional Sewage Treatment Plant and its accompanying systems and facilities for the collection, storage, treatment and disposal of waste shall continue to operate with all changes or modifications to those systems and facilities being reviewed and approved by DNREC and they shall be operated, designed and constructed in accordance with all other applicable Federal, State and County requirements including those mandated by DNREC and other agencies having jurisdiction over same.
- B. The water treatment plan shall be subject to the conditions imposed on December 2, 2008 when Sussex County Council adopted Ordinance No. 2013 approving Conditional Use No. 1810.
- C. Any buildings constructed on the site shall be constructed with an agricultural appearance.
- D. There shall be a medium density landscaped buffer twenty feet (20') in width adjacent to the storage lagoons along Isaacs Road (Delaware Route 30) and along the back of the properties along the northern boundary of the property with the exception of where the structures are located too close to the northern boundary line for the location of the buffer (being within Tax Parcel No: 235-6.00-28.01). The density and location of these landscaped buffers shall be shown on the final site plan. These buffer areas and the plantings within them must be maintained by the property owner during the entire lifetime of this permitted use. For example, if a tree or shrub that is part of the landscaped buffer dies, it must be replanted with a similar tree or shrub in a timely manner.
- E. Any lagoons, Rapid Infiltration Basins or similar structures shall be located at least 100 feet from any dwellings.

- F. One lighted sign shall be permitted along Isaacs Road (Delaware Route 30) not to exceed 32 square feet in size per side.
- G. Any motorized, non-vehicular equipment utilized in the operation of the facility within 600 feet of a dwelling shall be located indoors.
- H. Any security lighting shall be screened so that it does not shine onto neighboring properties or County Roads.
- I. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission.

The Final Site Plan shall be prepared by a licensed Delaware Surveyor or Engineer and shall contain the conditions of approval on the plan. The Final Site Plan shall be approved prior to the commencement of the use on the property. The Site Plan shall be reviewed and approved by the Planning Commission. Agency approvals include but are not limited to: DelDOT, the Sussex Conservation District and the Office of the State Fire Marshal.

Please submit a minimum of two (2) full size paper copies and an electronic copy (PDF) of the Preliminary Site Plan to the Planning and Zoning Office a minimum of twenty (20) days prior to a Planning Commission meeting.

An approved copy of the Ordinance granting approval of the Conditional Use will be sent to you from the Clerk of Council.

Please feel free to contact the Planning and Zoning Department with any questions during business hours 8:30 am to 4:30 pm, Monday through Friday, at (302)-855-7878.

Sincerely,



Ms. Lauren DeVore
Planner III

CC: Mr. Lester Shaffer, Chief Constable
Ms. Susan Isaacs, Public Works
Mr. Andy Wright, Building Code
Mr. John Ashman, Engineering
Mr. David Spacht, President, Artesian Wastewater Management, Inc.
Mr. David Hutt, Partner, Morris James, LLP



**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: 2022-04-211522-MIS-01

Tax Parcel Number: 232-18.00-2.00

Status: Approved as Submitted

Date: 09/06/2022

Project

Wootten Subdivision

Chipman Pond Road

Wootten Property

Laurel DE 19956

Scope of Project

Number of Stories:

Square Footage:

Construction Class:

Fire District: 81 - Laurel Fire Dept

Occupant Load Inside:

Occupancy Code: 9601

Applicant

Alan Kent
9505 Sussex Street
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:

A handwritten signature in black ink, appearing to read "D McCall", is written over a horizontal line.

Desiree McCall

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2022-04-211522-MIS-01

Tax Parcel Number: 232-18.00-2.00

Status: Approved as Submitted

Date: 09/06/2022

PROJECT COMMENTS

- 1002 A** This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) ADOPTED September 1, 2021. The 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.
- 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).
- 1171 A** Any dead end road more than 300 feet in length shall be provided with a turn around or cul-de-sac arranged such that emergency apparatus will be able to turn around by making not more than one backing maneuver. Any turn-arounds and cul-de-sacs shall be designed in accordance with DSFPR Regulation 705, Chapter 2, Sections 2.3, 2.3.1, and 2.3.
- 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.

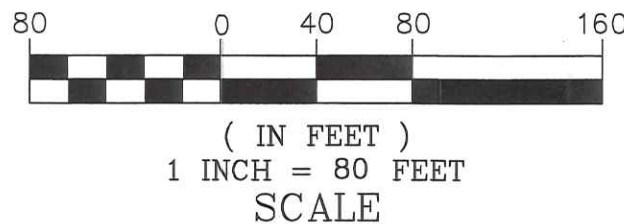
DeIDOT NOTES

- 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 THE 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 ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
- LOT 1, LOT 2, LOT 3, AND RESIDUAL LANDS SHALL HAVE ACCESS TO SCR 465 VIA THE 50-FOOT WIDE INGRESS/EGRESS EASEMENT.
- THE POSTED SPEED LIMIT FOR CHIPMANS POND ROAD IS 45 MPH.

99-6 (G) STATEMENT - FOR ANY NEW SUBDIVISION DEVELOPMENT LOCATED IN WHOLE OR IN PART WITHIN 300 FEET OF THE BOUNDARY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES, THE OWNER OF THE DEVELOPMENT SHALL PROVIDE IN THE DEED RESTRICTIONS AND ANY LEASES OR AGREEMENTS OF SALE FOR ANY RESIDENTIAL LOT OR DWELLING UNIT THE FOLLOWING NOTICE: "THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES."

AGRICULTURE NOTES

- THERE IS A FIFTY FOOT BUILDING SETBACK FROM LANDS USED FOR AGRICULTURAL PURPOSES UNLESS THE APPLICANT ACQUIRES A LETTER OF CONSENT FROM THE ADJACENT OWNER.



FIRE MARSHAL

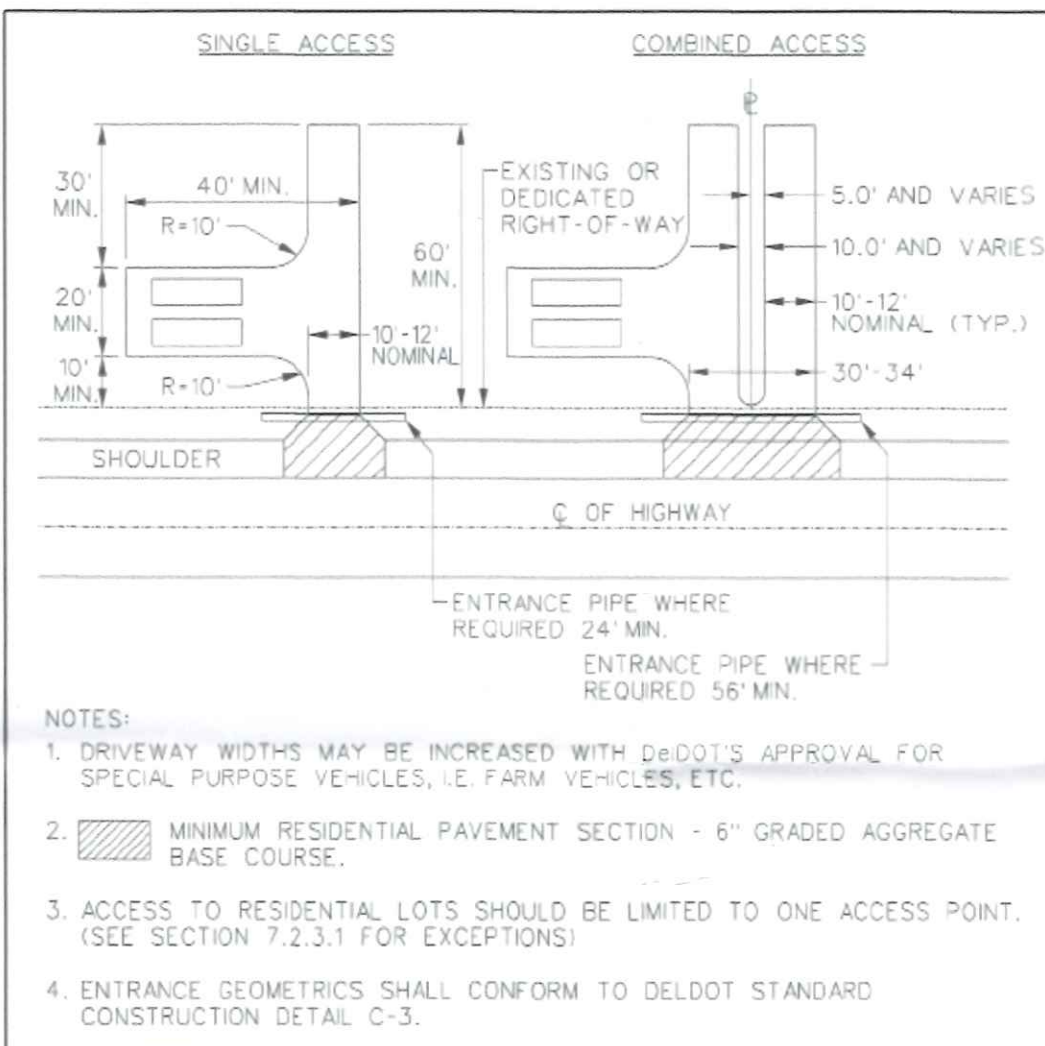
- PROPOSED BUILDING USE RESIDENTIAL.
- MAXIMUM HEIGHT PER SUSSEX COUNTY CODE 42FT.
- PROPOSED CONSTRUCTION WOOD FRAMED.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.

LEGEND:

- IRON PIPE FOUND
- CAPPED IRON PIN FOUND
- CAPPED IRON PIN SET
- CONCRETE MONUMENT FOUND
- IRON REBAR FOUND
- UTILITY POLE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ADJOINING PROPERTY LINE
- BUILDING RESTRICTION LINE
- EDGE OF PAVE LINE
- CENTERLINE OF ROAD

DeIDOT Development Coordination Manual

Figure 7.2.3.3-a Residential Access Design Requirements



SITE DATA

- TAX PARCEL (ALL): 232-18.00-2.00, DB 5651, PG 72
OWNER'S NAME: BONNIE JO WOOTTEN AND DAVID WOOTTEN SR.
PROPERTY ADDRESS: CHIPMANS POND ROAD, LAUREL, DE 19956
- TOTAL ACREAGE PRIOR TO SUBDIVISION: 612,006±SQ.FT. OR 16.6410±ACRE
- TABLE OF AREAS:
RESIDUAL LANDS: 468,268±SQ.FT. 10.7499±ACRES
LOT 1: 121,196±SQ.FT. 2.7823±ACRES
LOT 2: 111,963±SQ.FT. 2.5703±ACRES
LOT 3: 110,579±SQ.FT. 2.5385±ACRES

- ZONING: "AR-1"
PRESENT USE: AGRICULTURAL
PROPOSED USE: AGRICULTURAL/RESIDENTIAL
SEWER: ON SITE PRIVATE SEPTIC
WATER: ON SITE PRIVATE WELL

BUILDING SETBACKS:
CHIPMANS POND ROAD: 40FT
PERMANENT INGRESS/EGRESS EASEMENT: 30FT
SIDE: 15FT
REAR: 20FT

- EXISTING NUMBER OF LOTS: 1
PROPOSED NUMBER OF LOTS: 4 INCLUDING RESIDUAL LANDS
- THIS PROPERTY IS LOCATED 19.87±MILES OUTSIDE THE NEAREST TRANSPORTATION IMPROVEMENT DISTRICT.
- NO TITLE SEARCH PERFORMED OR PROVIDED IN PREPARATION OF THIS PLAN

OWNER OF RECORD

I HEREBY CERTIFY TO THE OWNERSHIP 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 OUR ACT AND THAT I DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

DAVID WOOTTEN, SR. 9/29/2022
35442 JOANN DRIVE, MILLSBORO, DE 19966
(443)-735-8216

BONNIE JO WOOTTEN 9-29-22
35442 JOANN DRIVE, MILLSBORO, DE 19966

SURVEYOR'S CERTIFICATION

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



ALAN O'DALE KENT, PLS#738
ALAN O KENT LAND SURVEYING LLC
9505 SUSSEX STREET
SEAFORD, DE 19973
PHONE: (302) 745-1735
EMAIL: aok@oaklandsurvey.com

JOB # 2022031 THIS IS A SUBURBAN CLASS SURVEY

DATE OF PLAN	18 AUG 2022
DATE OF LAST FIELD WORK	11 AUG 2021
MINOR SUBDIVISION PLAN OF THE LANDS NOW OR FORMERLY OF DAVID WOOTTEN SR AND BONNIE JO WOOTTEN LAUREL, DE BROAD CREEK HUNDRED, SUSSEX COUNTY PREPARED BY ALAN O KENT LAND SURVEYING 9505 SUSSEX STREET SEAFORD, DE 19973 (302) 745-1735	



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

NICOLE MAJESKI
SECRETARY

October 04, 2022

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
2022031 WOOTTEN MIN SUB
Tax Parcel # 232-18.00-2.00
Chipmans Pond Road (SCR 465)
Broad Creek Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Minor Subdivision Plan dated August 18, 2022 (Signed and Stamped September 29, 2022), 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

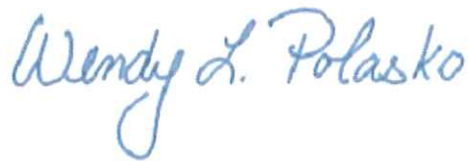


October 04, 2022

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.

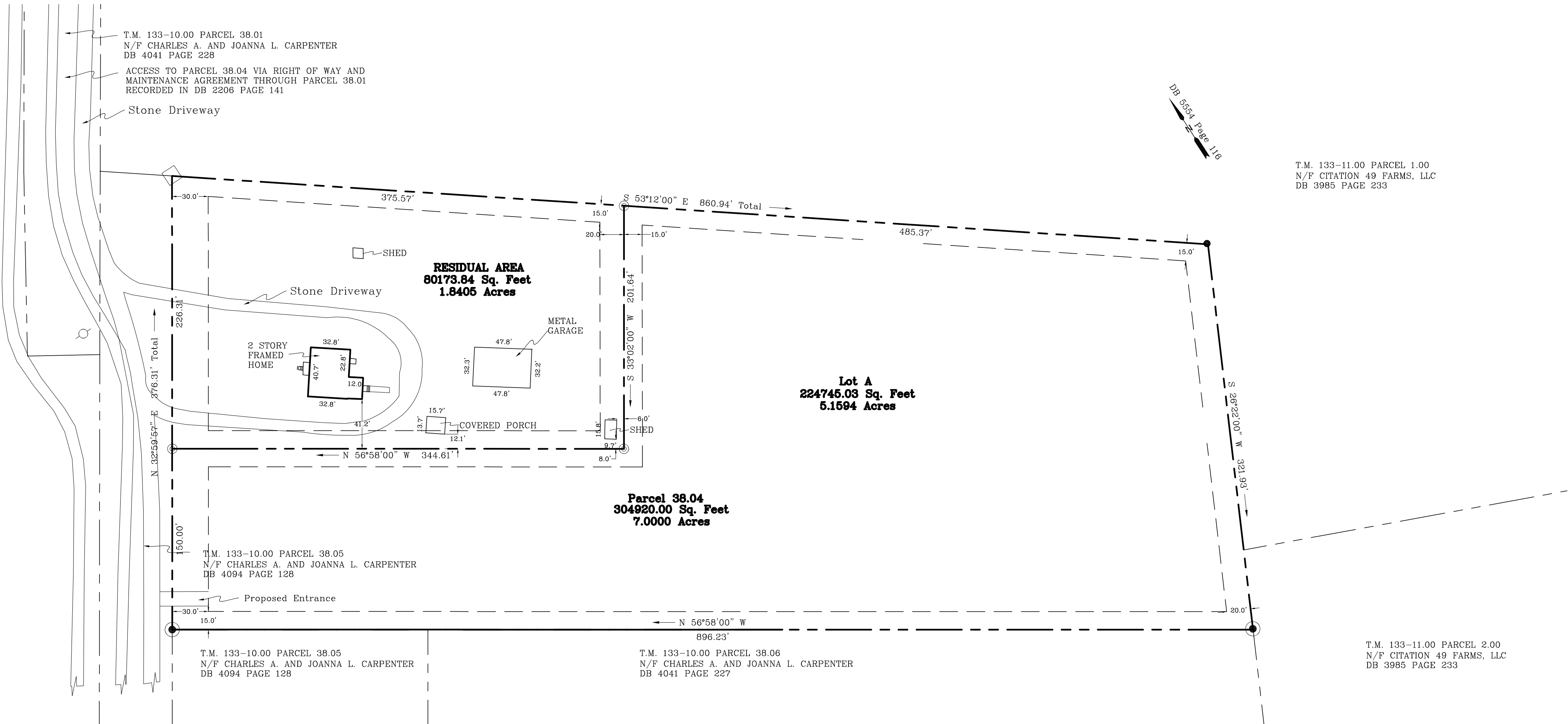
The owner shall be responsible to submit a copy of the recorded Minor Subdivision Plan showing all appropriate signatures, seals, plot book and page number to the South District Public Works office (302) 853-1341 in order to obtain the entrance permit(s) for the proposed minor subdivision.

Sincerely,



Wendy L. Polasko, P.E.
Subdivision Engineer
Development Coordination

cc: Alan Kent, Alan O Kent Land Surveying LLC
Sussex County Planning & Zoning
Jessica L. Watson, Sussex Conservation District
Matt Schlitter, South District Public Works Engineer
James Argo, South District Project Reviewer
James Smith, South District Entrance Permit Supervisor
Shannon Anderson, South District Public Work Admin Specialist
Kevin Hickman, Sussex County Review Coordinator
Thomas Gagnon, Sussex County Reviewer

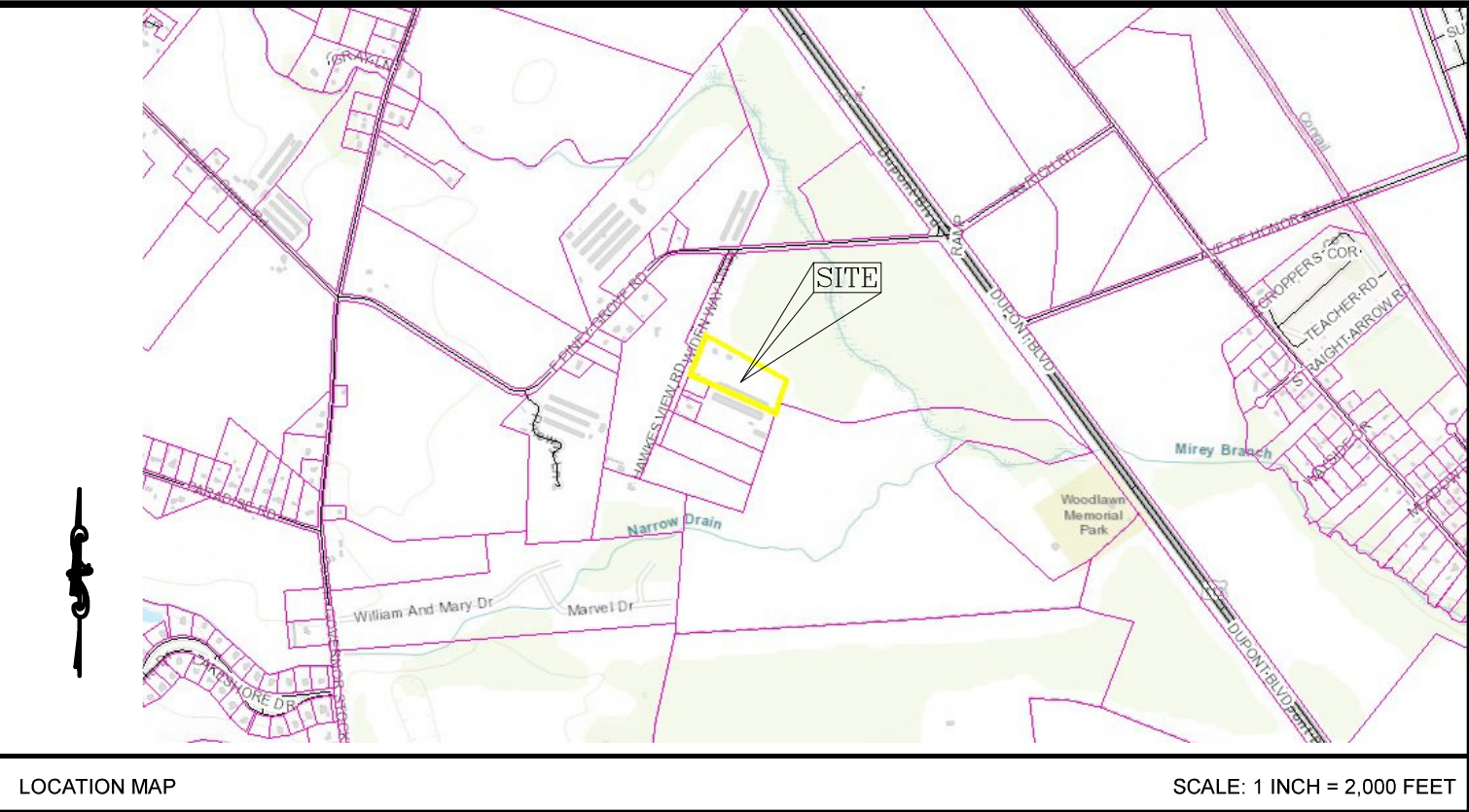


LEGEND

- Power Pole
- Pipe and Cap Found
- Rebar and Cap Set
- Iron Pipe Found
- Concrete Monument Found
- Access Easement
- Building Setback Line
- Boundary Line

NOTES

- THIS SURVEY IS CLASSIFIED AS A "RURAL" SURVEY.
- UNLESS THIS PLAT HAS AN EMBOSSED 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.
- THIS LOT AND PARCEL ARE NOT WITHIN A FEMA FLOOD PLANE.
- THERE ARE NO WETLANDS ON THIS SITE.



PLAN DATA:

PARCEL I.D. No	* 133-10.00-38.04
PLAT REFERENCE	* D.B. 5554, PAGE 116
ZONING DISTRICT	* AR-1 (ZONING CLASSIFICATION)
ROADWAY CLASSIFICATION	* SCR 329 (MINOR COLLECTOR ROAD)
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	* MR. LUCAS PEREZ VELASQUEZ & MRS. ZAYURI PEREZ 26925 WIDEN WAY GEORGETOWN, DE 19947
LOT AREA RATIONALE	* RESIDUAL LOT AREA = 1.8405 ACRES AREA IN REMAINING LANDS = 5.1594 ACRES GROSS AREA = 6.9999 ACRES
TOTAL No. OF LOTS	* 2 SINGLE FAMILY DWELLING UNITS

OWNER'S CERTIFICATION

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

ZAYURI PEREZ 26925 WIDEN WAY GEORGETOWN, DE 19947	LUCAS PEREZ VELASQUEZ	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
--------------------------	------

RECORD MINOR SUBDIVISION PLAN

FOR PROPERTY KNOWN AS:

**LANDS OF "LUCAS PEREZ VELASQUEZ
AND ZAYURI PEREZ"**

ALSO KNOWN AS:

"26925 WIDEN WAY, GEORGETOWN, DE"

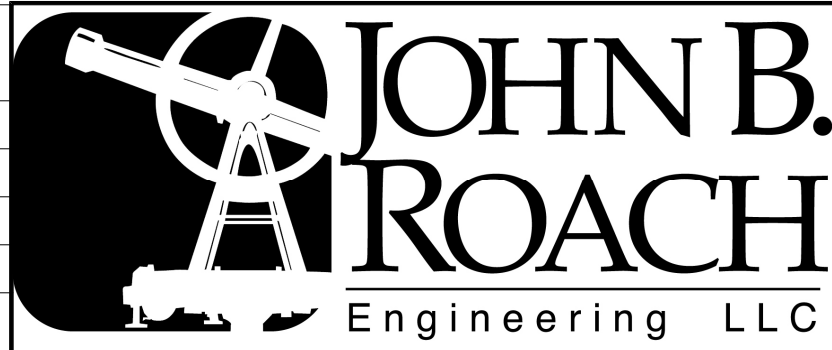
SITUATE IN:

DAGSBORO HUNDRED * SUSSEX COUNTY

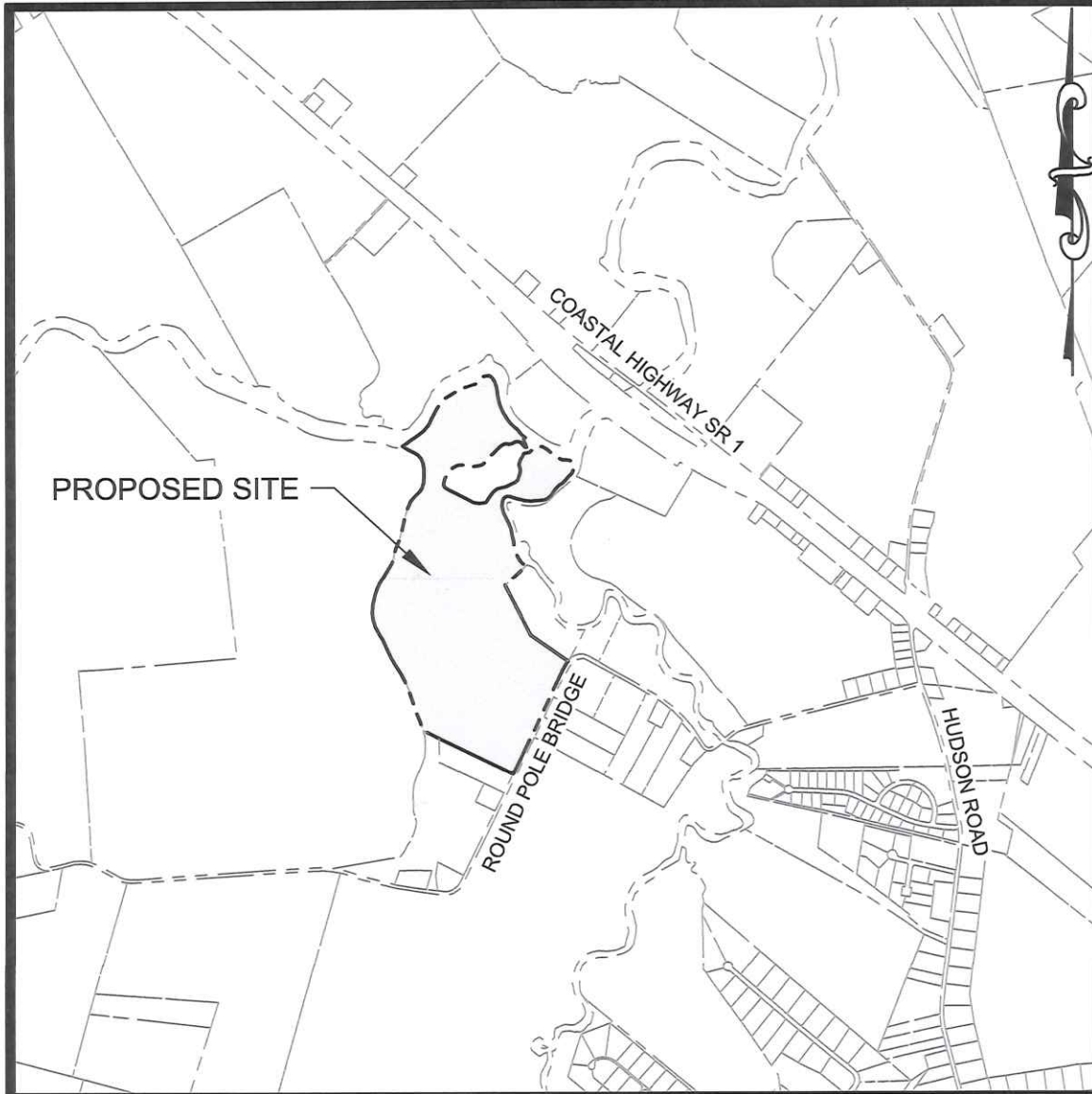
STATE OF DELAWARE

TAX MAP#: 133-10.00 PARCEL 38.04

Revision Number	Revision Date	Revision Description



22184 MELSON ROAD GEORGETOWN, DELAWARE 19947 PHONE NO. 302-655-1555	
Drawn By: JBR	Date: 07-31-2022
Scale: 1"=60'	Sheet 1/1



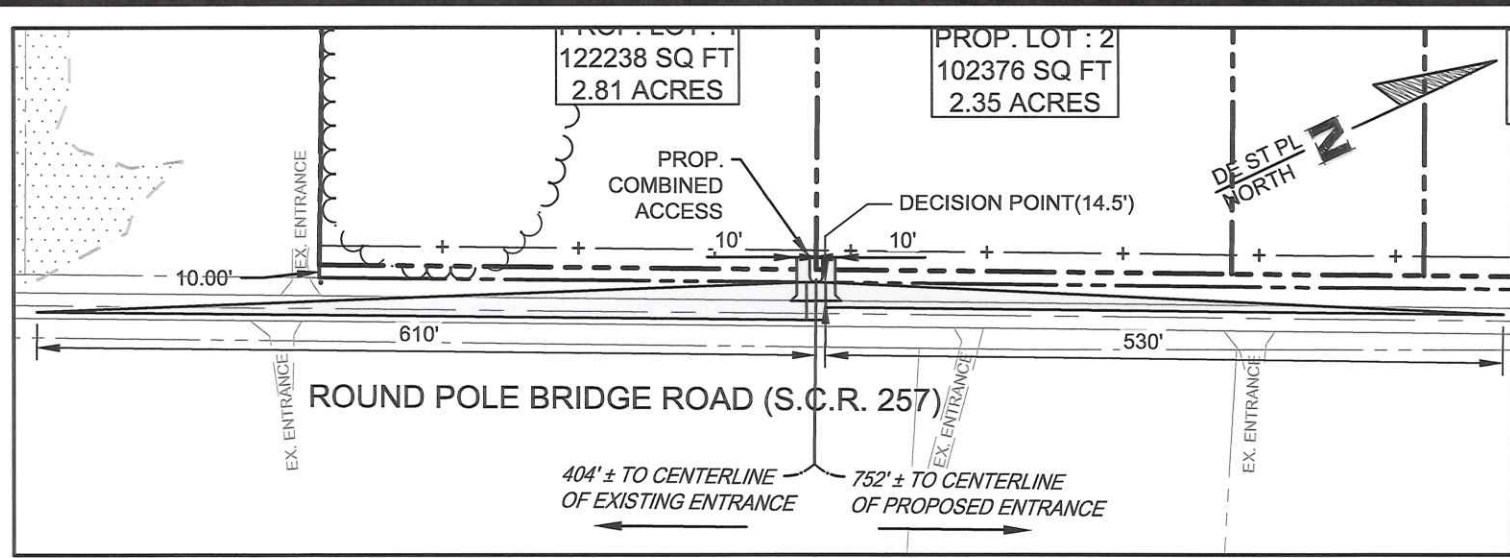
LOCATION MAP

SCALE: 1" = 2,000'

DELDOT NOTES:

- IF EXISTING ENTRANCES ARE ALTERED, THEY SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL. NO CONSTRUCTION ACTIVITY SHALL OCCUR IN THE RIGHT-OF-WAY (ROW) WITHOUT A DELDOT PERMIT.
- 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.
- REFER TO DELDOT STANDARD DETAIL M-2 FOR RIGHT-OF-WAY MONUMENTS.
- ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
- LOTS 1 & 2 SHALL HAVE COMBINED ACCESS FROM SCR 257.
- LOT 3 & RESIDUAL SHALL HAVE COMBINED ACCESS FROM SCR 257.
- LOT 4 SHALL HAVE COMBINED ACCESS FROM EXISTING ENTRANCE OFF SCR 257.

MAINTENANCE OF EASEMENT SHALL BE SHARED BY THE ABOVE DESCRIBED PARCELS.



SIGHT DISTANCE TRIANGLE (LOTS 1 & 2)

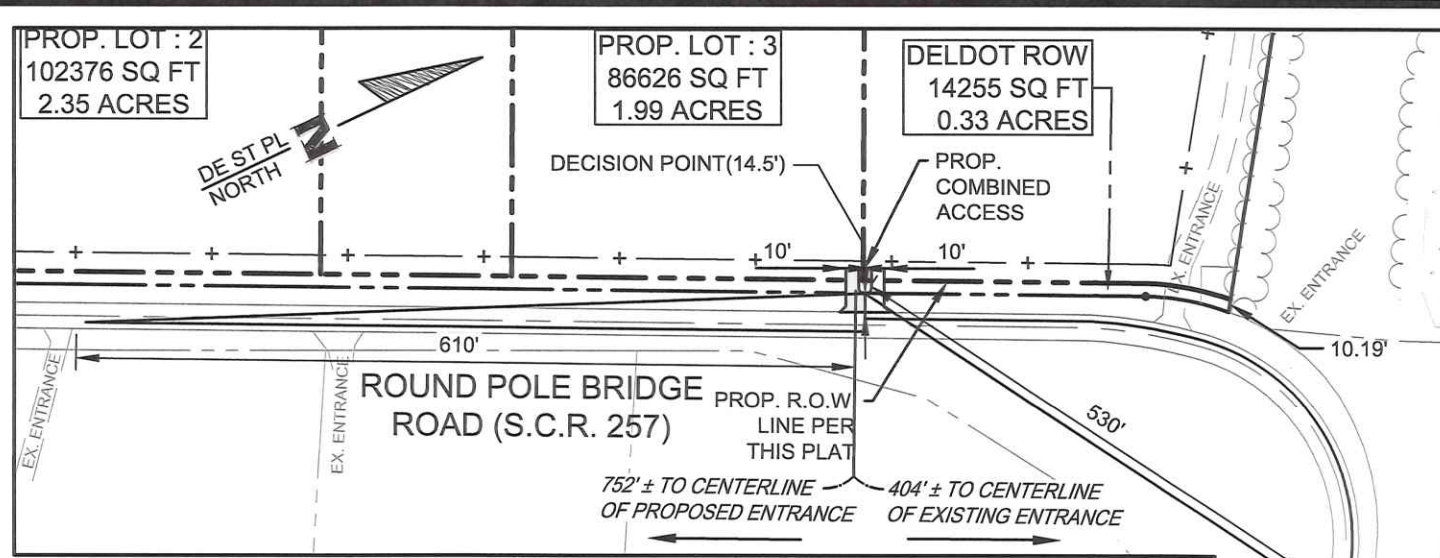
1" = 150'

WETLANDS DELINEATION CERTIFICATION STATEMENT:

I, BRUCE BAGLEY, CERTIFY THAT THIS PROPERTY HAS BEEN EXAMINED FOR WETLANDS IN ACCORDANCE WITH CRITERIA FOUND IN THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND ASSOCIATED REGULATORY DOCUMENTS. THE DELINEATION HERE SHOWN, IN MY BEST PROFESSIONAL JUDGEMENT, ACCURATELY DEPICTS WETLAND BOUNDARIES PRESENT WITHIN THE PROJECT AREA.

BRUCE BAGLEY
420 COSDEN RD.
BARCLAY, MD 21607

DATE



SIGHT DISTANCE TRIANGLE (LOT 3 & RESIDUAL)

1" = 150'

OWNER CERTIFICATION:

I, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND THAT I 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:

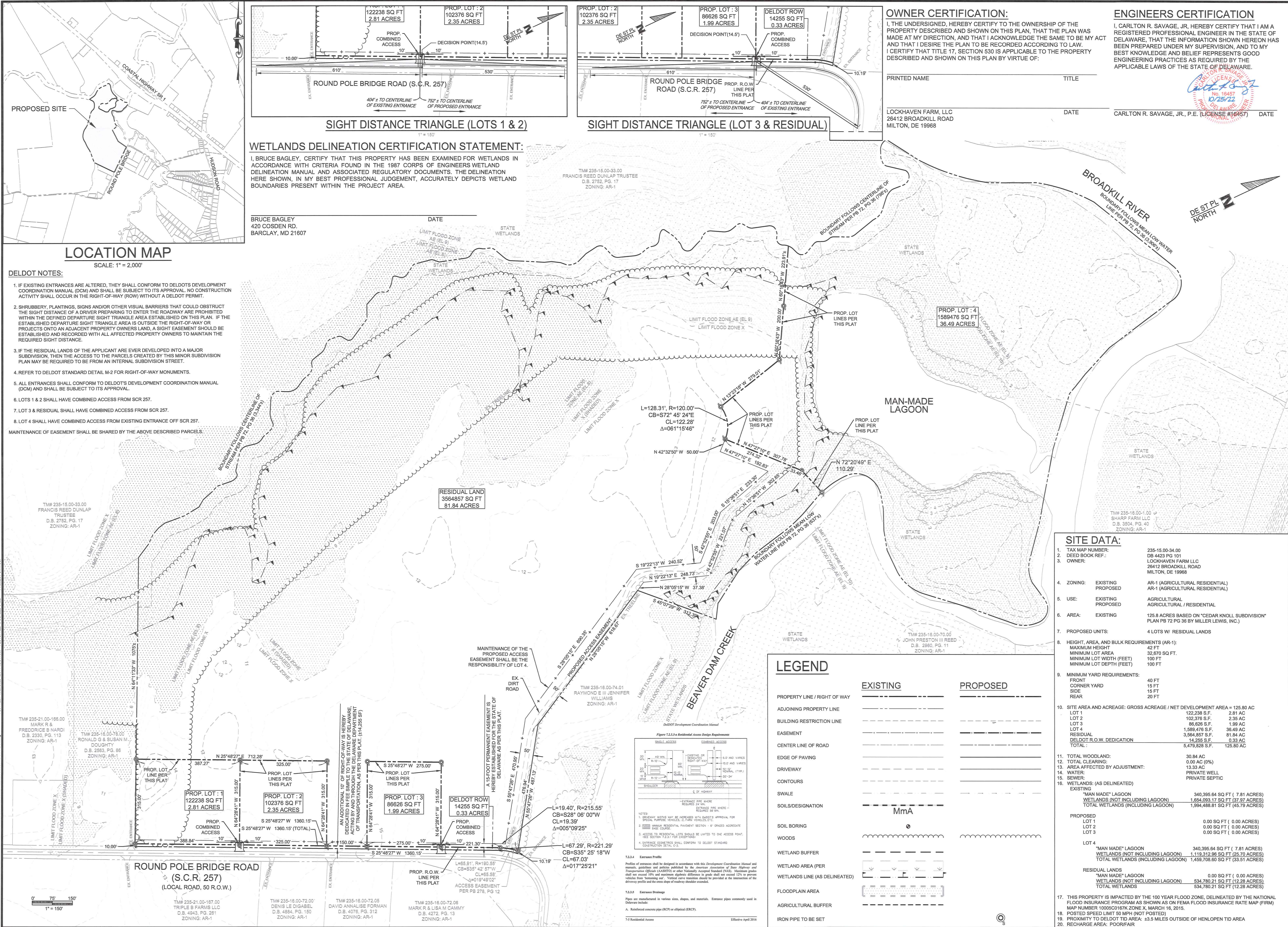
PRINTED NAME: LOCKHAVEN FARM, LLC
26412 BROADKILL ROAD
MILTON, DE 19968

TITLE: DATE:

ENGINEERS CERTIFICATION

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

CARLTON R. SAVAGE, JR., P.E. (LICENSE #16457)
DATE:



LOCKHAVEN FARM MINOR SUBDIVISION

TM: 235-15.00-34.00

LOCKHAVEN FARM, LLC

REVISIONS:

10-25-22 SCP&Z COMMENTS

Date: 9-21-22

Scale: 1" = 150'

Dwn By: JRE

Proj No: LDC0005

Dwg No: 1

SCALED
ENGINEERING

MINOR SUBDIVISION PLAN

Scaled Engineering Inc.
20246 Coastal Highway
Rehoboth Beach, DE 19871
Phone: (302) 236-3600

Review Copy



56341

2046 Coastal Highway
Rehoboth Beach, DE 19971
PH: (302) 632-7548
www.scaledengineering.com

SITE EVALUATION – APPROVAL PAGE

The soils on this site are approved when the following is completed in full and signed by the approving authority. The information contained in this site evaluation reflects Delaware Department of Natural Resources and Environmental Control (DNREC) policies and procedures at the time of the review. Exhibits and Regulations cited in this report refer to the most current DNREC "Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems". Isolation distance requirements, limited area of suitable soils, filling, removal, and/or compaction of the soil may negate construction permit approval or modify the type of system that can be permitted. All information shall be verified by interested parties prior to design and installation of the septic system. This is not a construction permit. Approval of this site evaluation is limited to five years. Upon expiration, a new site evaluation will be required in compliance with regulations in effect at that time.

Owner's Name: Lockhaven Farm, LLC

Lot/Parcel #: 15 (Proposed), Lockhaven Subdivision

Tax Map #: 235-15.00-34.00

Owner/Client Email: dal@lockwooddesigns.com

Disposal Option 1: Capping Fill Gravity On-Site Wastewater Treatment and Disposal System (OWTDS). Trenches are highly recommended.

Location of Option 1: In the immediate vicinity of Soil Borings (BOR) #1 (see plot drawing).

Depth to Limiting Zone: 48 inches to indication of saturation/seasonal high water table.

Disposal Option 2: Full Depth Low Pressure Pipe OWTDS.

Location of Option 2: In the immediate vicinity of BOR #3 (see plot drawing).

Depth to Limiting Zone: 36 inches to indication of saturation/seasonal high water table.

RECEIVED
08/26/2020
GROUNDWATER

Disposal Option 3: Capping Fill Low Pressure Pipe OWTDS.

Location of Option 3: In the immediate vicinity of BOR #2 (see plot drawing).

Depth to Limiting Zone: 32 inches to indication of saturation/seasonal high water table.

Design Considerations and Comments: See Exhibit M and N (Option 1); Exhibit O and P (Options 2 & 3). Maintain all isolation distances specified in Exhibit C. See Exhibit C for ways to reduce well isolation distances. Other disposal options include any conventional or innovative/alternative technologies approved by DNREC. See Report for additional design information.

Replacement Disposal System: Same as above if space allows or a sand-lined upgrade in area of initial system.

Location of Replacement System: Adjacent to Initial Disposal System.

Depth to Limiting Zone (Replacement System): Same as above.

Instructions to Property Owner / Client

1. Contact a Licensed Class **B (Option 1 Only)** or **C** System Designer.
2. A permeability rate of **30 (Option 1)** and **45 (Options 2 & 3)** minutes per inch has been estimated based on the soils found on this site, guidelines set forth in the Regulations, and other factors. You may use the estimated rate or, at your expense, have a percolation test conducted. If you do not choose to use the estimated permeability rate, contact a Licensed Class A Percolation Tester. The depth, location, number, and method of percolation test is to be determined by the Class D Soil Scientist.
3. If you have questions, call the evaluator at (302) 632-7548 or DNREC Sussex County (302) 856-4561; Kent County (302) 739-9947.
4. See attached Site Evaluation Report for additional information.

Owner Name: Lockhaven Farm LLC
Lot/Parcel #: 15 (Proposed), Lockhaven Subdivision

SITE EVALUATION – APPROVAL PAGE 2
Tax Map: 235-15.00-34.00

This report has been prepared by: M. Josh Stallings, License # D4601

M. Josh Stallings

Disclaimer: Approval of this site evaluation indicates only that the site evaluation, **based on information presented to us**, was conducted in compliance with the Regulations. It is not an indication of the correctness or quality of the evaluation nor does it guarantee the evaluation is free of omissions.

Field Checked _____

For Office Use Only

Date 8/27/20

J
DNREC Reviewing Soil Scientist

Expiration Date 8/27/25

IF THERE ARE QUESTIONS
REGARDING THIS REPORT
CONTACT CLASS D LICENSEE

THE CLASS D LICENSEE
IS RESPONSIBLE FOR
ERRORS/OMISSIONS



2 46 Coastal Highway
Rehoboth Beach, DE 19971
PH: (302) 632-7548
www.scaledengineering.com

SITE EVALUATION – REPORT PAGE

Owner's Name: Lockhaven Farm, LLC

Lot/Parcel #: 15 (Proposed), Lockhaven Subdivision

Tax Map #: 235-15.00-34.00

Evaluation Date: 08/21/2020

Owner's Address: 26412 Broadkill Road, Milton, DE 19968

Phone: 302-684-4844

Property Location: Proposed Lot 15, Lockhaven Subdivision; Round Pole Bridge Road, Milton, DE 19968

Evaluator's Name: M. Josh Stallings

License Number: D4601

Inland Bay Watershed: **NO** w/in 1,000' of Chesapeake Bay Tidal Area: **NO** Wetlands: **YES**

Central Sewer/Water: **N/A (both)** 12 Unit HUC: 020402070803 Flood Plain: See Attached Map

Depth to and Type of Limiting Zones Encountered:

BOR 1: 48 inches to redoximorphic features as an indication of saturation/seasonal high water table
>72 inches to freewater; **Lamellic Hapludult**

BOR 2: 32 inches to redoximorphic features as an indication of saturation/seasonal high water table
>72 inches to freewater; **Aquic Arenic Hapludult**

BOR 3: 36 inches to redoximorphic features as an indication of saturation/seasonal high water table
>72 inches to freewater; **Oxyaquic Quartzipsamment**

Summary of Evaluation:

The site at the time of the evaluation was a vacant, partially wooded, 125.8± acre agricultural/residential lot planted with soybeans. Plans have been submitted to subdivide the property into a major subdivision, named Lockhaven. Soil investigation was performed within proposed Lot 15. Site evaluation was conducted to determine OWTDS suitability for residential construction. The site has minor limitations for OWTDS design/installation. Disposal Option 1 was delineated on the backslope/shoulder of a subtle, but distinct ridge. Estimated permeability rate for Disposal Options 2 and 3 was established from the most restrictive soil within said disposal areas. Limiting zones encountered appeared to be associated with slowly permeable subsoil/substratum, rather than differences in elevation. The site is bordered to the north by a manmade lagoon and wetlands. No pertinent easements/setbacks were listed per Deed Book 4423, Page 101, nor Plot Book 72, Page 36. Soil boring locations and existing site features were established with GPS and/or existing site reference points, and are approximate. System designer shall field-verify all site features (isolation distances, slope direction/percentage, measurements, etc.) prior to permitting. Care should be taken during lot clearing in the proposed disposal area to minimize soil disturbance, loss, and compaction. Placing a substantial barrier around the proposed disposal area prior to beginning any site development will help avoid accidental soil compaction.

08/26/2020

Date

Evaluator's Signature

Note: Site Evaluation information was collected for on-site wastewater treatment and disposal interpretations only. The information in this site evaluation and plot plan have been compiled from any of the following sources: tax map, deed, survey, record plot, or field located property corners; and may include anecdotal information supplied by property owners, adjacent residents, and/or other interested parties. Location of wells and septic systems are by direct observation where possible, but are often based on information provided by permits, property owners, adjacent residents, and/or other interested parties. This plot plan represents site conditions at the time of the evaluation. All site features (slope direction, slope percentage, etc.) provided in this site evaluation are approximate. No survey was provided nor performed by Scaled Engineering Inc. No title search has been performed; any easements shown are from record plans or deed. Subsequent alteration of the site or adjacent properties may negate approval by the regulatory agency(ies) involved in permitting. All information shall be verified by interested parties.





20246 Coastal Highway
Rehoboth Beach, DE 19971
PH: (302) 632-7548
www.scaledengineering.com

Date: 8/21/2020

Tax ID Number: 235-15.00-34.00

Property Owner: Lockhaven Farm, LLC

Project Number: LDCO005

Property Location: Proposed Lot 15, Lockhaven Subdivision, Milton, DE 19968

Profile #: BOR 1 Slope: 1-2% Estimated Permeability: 30 mpi

Profile Type: Soil Boring ☒ Test Pit ☐ GPS: See Plot

		Colors		Mottles Desc.			
Horizon	Depth (in.)	Matrix	Mottles	Ab. S. Con.	Texture	Structure	Consistence
Ap	0-10	10yr 4/3			LS	m	pr
BE	10-28	10yr 5/4			LS	m	vfr
EandB+	28-48	10yr 5/8	7.5yr 4/6	30-50% Lamellae	LS SL	m m	vfr pr
BC+	48-54	10yr 7/6	7.5yr 6/8 7.5yr 4/6	pzd Lamellae	(<5%) LS	m	vfr
C	54-60	2.5yr 7/3			LS	m	vfr
2C	60-72	10yr 6/6	2.5yr 6/2 7.5yr 5/8	c1p c2d	SL	m	pr/fi

Soil Classification: Lamellic Aepudult

Relief: backslope

Depth to Limiting Zone: 48" to Redox Features

Depth to Freewater: >72"

Comments:

Soil Scientist:

M. Josh Stalling



20246 Coastal Highway
Rehoboth Beach, DE 19971
PH: (302) 632-7548
www.scaledengineering.com

Date: 8/21/2020

Tax ID Number: 235-15.00-34.00

Property Owner: Lockhaven Farm, LLC

Project Number: LDCO005

Property Location: Proposed Lot 15, Lockhaven Subdivision, Milton, DE 19968

Profile #: BOR 2 Slope: 1-3% Estimated Permeability: 40 mpi

Profile Type: Soil Boring ☒ Test Pit ☐ GPS: See Plot

		Colors		Mottles Desc.			
Horizon	Depth (in.)	Matrix	Mottles	Ab. S. Con.	Texture	Structure	Consistence
Ap	0-10	10yr 4/3			LS	m	fr
BE	10-18	10yr 5/4			LS	m	vfr
EandBt	18-32	10yr 5/4	7.5yr 4/6	5% Lamellae	LS	m	vfr
Bt1	32-42	7.5yr 4/6 10yr 6/6	2.5yr 6/2 7.5yr 5/8	fzP c2d	(Lenses) LS + SCL	m	fr
Bt2	42-52	7.5yr 4/6			SL	m	fr
BCt	52-58	7.5yr 4/6 10yr 5/6	(SL - 30%) (LS - 70%)		SL LS	m m	fr vfr
C	58-72	10yr 7/6	2.5yr 7/2 7.5yr 6/8	C2P C2d	LS	m	vfr

Soil Classification: Aquic Arenic Hapludult Relief: backslope

Depth to Limiting Zone: 32" to Redox Features Depth to Freewater: >72"

Comments: Bt had lenses of LS throughout

Soil Scientist:

M. Josh Stalling



20246 Coastal Highway
Rehoboth Beach, DE 19971
PH: (302) 632-7548
www.scaledengineering.com

Date: 8/21/2020

Tax ID Number: 235-15.00-34.00

Property Owner: Lockhaven Farm, LLC

Project Number: LDCO005

Property Location: Proposed Lot 15, Lockhaven Subdivision, Milton, DE 19968

Profile #: BOR 3 Slope: 1-2% Estimated Permeability: 45 mpi

Profile Type: Soil Boring ☒ Test Pit ☐ GPS: See Plot

		Colors		Mottles Desc.			
Horizon	Depth (in.)	Matrix	Mottles	Ab. S. Con.	Texture	Structure	Consistence
Ap	0-8	10yr 4/3			LS	m	fr
BE	8-20	10yr 5/4			LS	m	vfr
EandBt	20-36	10yr 5/6	7.5yr 4/6	5% Lamellae	LS	m	vfr
BC	36-44	10yr 7/6	7.5yr 5/8	c2d	LS	m	vfr
C	44-54	2.5yr 7/4	10yr 6/8	c2p	LS	m	vfr
2C	54-72	10yr 6/4	2.5yr 6/1 7.5yr 6/8	m2p m2p	pSL	m	vfi

Soil Classification: Oxyaquic Quartzipsamment Relief: backs/cpe

Depth to Limiting Zone: 36" to Redox Conc. Depth to Freewater: >72"

Comments:

Soil Scientist:

M. Josh Stalling

PARID: 235-15.00-34.00
LOCKHAVEN FARM LLC

ROLL: RP

Property Information

Property Location:

Unit:

City:

State:

Zip:

Class:	AGR-Agriculture
Use Code (LUC):	AG-AG
Town	00-None
Tax District:	235 – BROAD KILL
School District:	6 - CAPE HENLOPEN
Council District:	3-Burton
Fire District:	85-Milton
Deeded Acres:	125.8000
Frontage:	0
Depth:	.000
Irr Lot:	
Zoning 1:	AR-1-AGRICULTURAL/RESIDEINTIAL
Zoning 2:	-
Plot Book Page:	72 36/PB
100% Land Value:	\$12,600
100% Improvement Value	
100% Total Value	

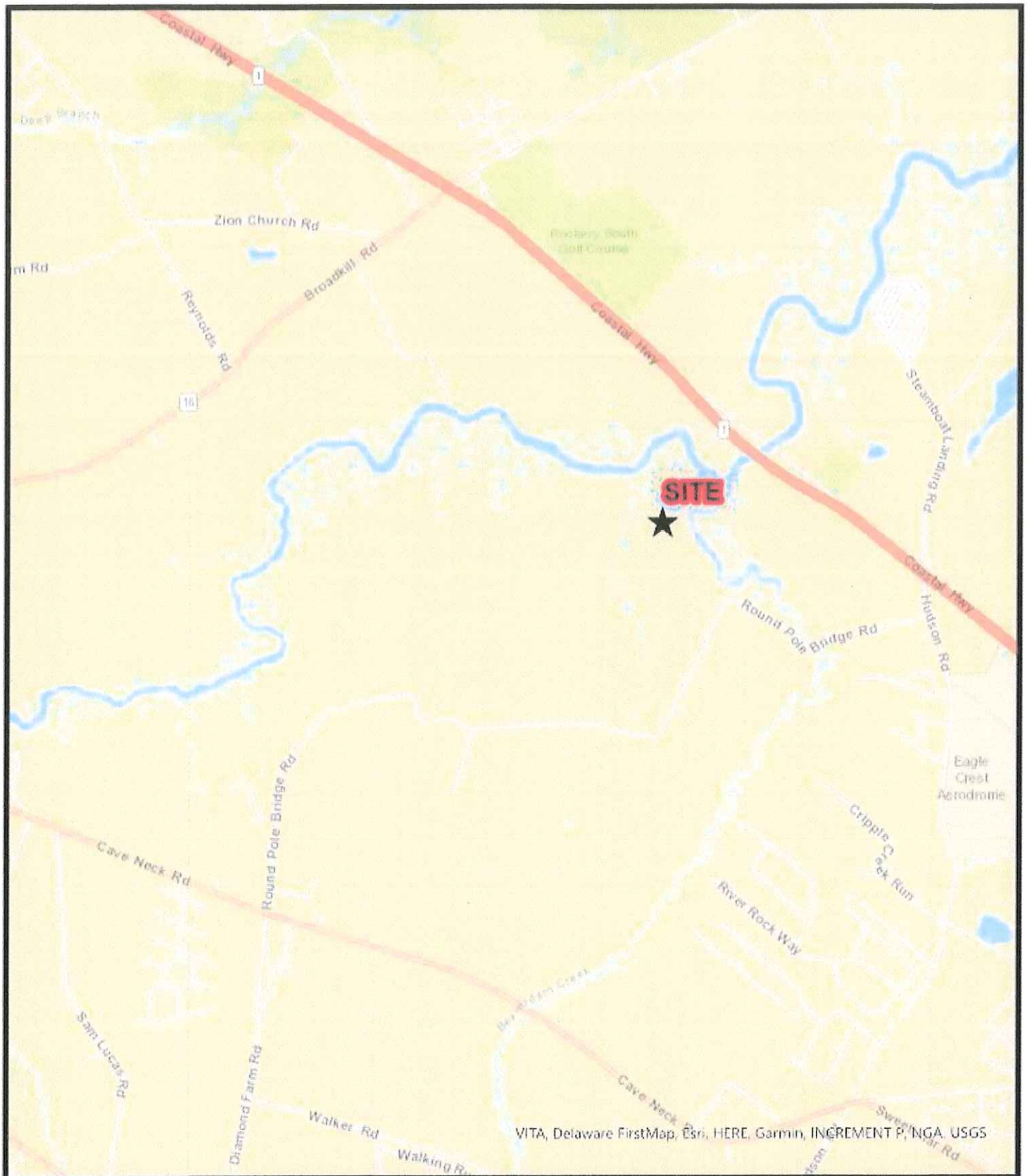
Legal

Legal Description	RD MILTON TO DRAWBRIDGE VIA CAVE NECK
-------------------	---

Owners

Owner	Co-owner	Address	City	State	Zip
LOCKHAVEN FARM LLC		26412 BROADKILL ROAD	MILTON	DE	19968

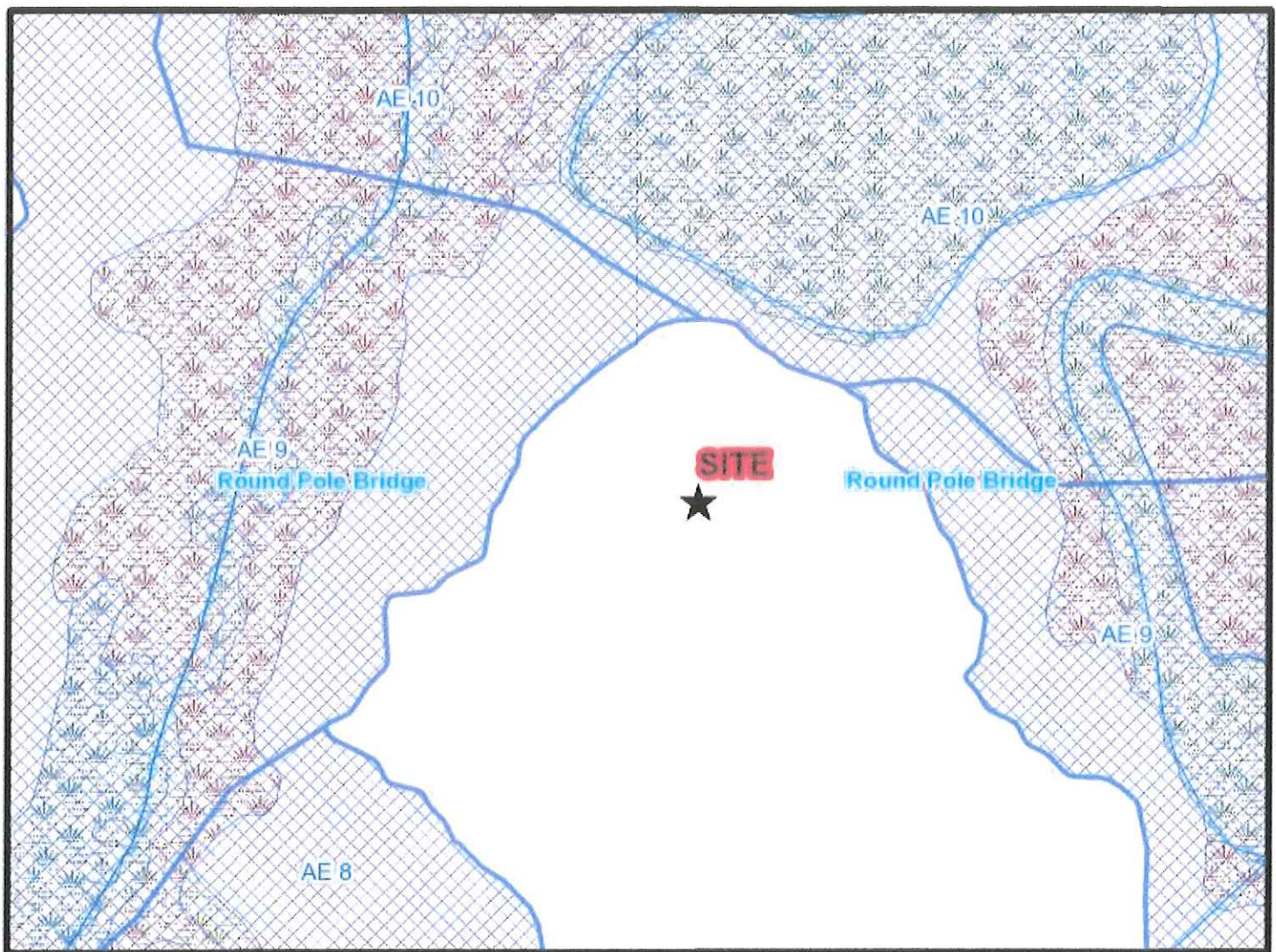
SITE LOCATION



0 0.42 0.85 1.7 Miles



DNREC MAPPING



Legend

DNREC Features

Watersheds



Tax Ditch Segments

1 - 989

990

991 - 993

994 - 999

Bay Building Line



Ocean Building Line



Tax Ditch Maximum ROWs

Extent of Right-of-Way

Tax Ditch Areas

Approx. Watershed Boundary

Groundwater Management Zones

HSCA, 1 Zone

Multiple, Zone A

Multiple, Zone B

SHWMB, 1 Zone

SIRB, 1 Zone

SIRB, Zone A

SIRB, Zone B

SIRB, Zone C

TMB, 1 Zone

TMB, Zone A

TMB, Zone B

GWPB, 1 Zone

FEMA Flood Maps

X 500

A

AE

AO

VE

State Wetlands 2007

Agriculture

Estuarine Non-Vegetated

Estuarine Vegetated

Lacustrine

Marine Non-vegetated

Palustrine Emergent

Palustrine Forested

Palustrine Forested Deciduous

Palustrine Forested Evergreen

Palustrine Open Water/ Flats

Palustrine Open Water/Flats

Palustrine Scrub/Shrub

Palustrine Scrub/shrub

Palustrine Tidal Emergent

Palustrine Tidal Forested

Palustrine Tidal Forested

Palustrine Tidal Scrub/Shrub

Riverine Non-vegetated

Riverine Vegetated

Recharge Areas



Wellhead Protection Areas



Delaware State Parcels



TAX MAP AND PARCEL #:
2-35-15.00-34.00
PREPARED BY & RETURN TO:
Young Malmberg, P.A.
30 The Green
Dover, DE 19901
File No. 15RE7367/CFM

No new survey requested or performed.

THIS DEED, made this 13th day of July, 2015,
- BETWEEN -

TAC BEACON I, LLC, a Delaware limited liability company, of PO BOX 1855,
Orange Park, FL 32067, Grantor

- AND -

LOCKHAVEN FARM L.L.C., a Delaware limited liability company, c/o 30 The Green,
Dover, DE 19901, Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, and other good and valuable consideration, the receipt whereof is hereby acknowledged, Grantor hereby grants and conveys unto the Grantee, and its heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

ALL that certain piece, parcel and tract of land, situate, lying and being in Broadkill Hundred, Sussex County, State of Delaware, and being described more particularly:

BEGINNING at an iron pipe (set) on the northeasterly right of way line of Sussex County Road #257 (50' R/W); said pipe being situated a distance of 4,200 feet, more or less from Sussex County Road #258; thence with Sussex County Road #257 and along a curve to the left having a radius of 190.55 feet, the central angle being 19 degrees 49 minutes 01 second, the arc length being 65.91 feet, the chord bearing South 54 degrees 54 minutes 30 seconds West a distance of 65.58 feet to a point; thence continuing with Sussex County Road #257 South 45 degrees 00 minutes 00 seconds West, a distance of 1,360.15 feet to an iron pipe (found); thence with Lands of Wallace C. & Nancy G. Edmanson, now or formerly North 45 degrees 00 minutes 00 seconds West a distance of 1,075.00 feet, more or less, to a point; thence with the centerline of a stream and lands of Francis Reed Dunlap, now or formerly, a distance of 4,141.00 feet to a point;

thence with the low water line of Broadkill River and the low water line of Beaver Dam creek a distance of 4,259.00 feet, more or less, to a point; thence with Lands of Jenny L. Hoch, now or formerly, the following three (3) courses and distances: (1) South 64 degrees 36 minutes 10 seconds West a distance of 207.82 feet to an iron pipe (set); thence continuing the same courses a distance of 162.30 feet to an iron pipe (found); (2) South 08 degrees 53 minutes 42 seconds East a distance of 618.67 feet to an iron pipe (found); (3) South 36 degrees 35 minutes 53 seconds East a distance of 487.13 feet home to the point and place at beginning said to contain 125.8 acres of land, be the same more or less.

BEING part of the same lands and premises which were conveyed unto TAC Beacon I, LLC, by deed of Land-Lock, L.L.C., Bethany Grand, LLC and Darin A. Lockwood and Don Allen Lockwood, dated January 14, 2015, and recorded in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, on January 20, 2015, in Deed Book 4354, Page 301.

TOGETHER with all the rights, title and interest of the Grantor in and all street roads and public places, opened or proposed, adjoining the said Land, and all easements and rights of way, public or private, now or hereafter used in connection with said Land.

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

IN WITNESS WHEREOF, the said TAC Beacon I, LLC, a Delaware limited liability company, has caused its name to be hereunto set under seal by Robert L. Supple Jr., an authorized member of TAC Beacon I, LLC, the day and year first above written.

TAC BEACON I, LLC

By: **Beacon Asset Managers, LLC**
Authorized Member

By: **Pharos Funding, LLC**
Manager

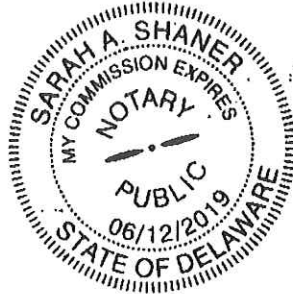
Sarah L. Hanes
Witness

BY: [Signature] (SEAL)
Name: Robert L. Supple Jr
Its: Manager

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on this 13th day of July, A.D. 2015, personally appeared before me, the Subscriber, a Notary Public in and for the State and County aforesaid, Pharos Funding, LLC, Manager of TAC Beacon I, LLC, a Delaware limited liability company, by Robert L. Spahr its Manager party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said limited liability company; that the signature of the Manager is in his own proper handwriting and by his authority to act; and that the act of signing, sealing, acknowledging and delivering the said Indenture was first duly authorized by a resolution of the limited liability company.

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



Sarah A. Shaner
NOTARY PUBLIC

My Commission Expires: 6-12-19

Consideration:

500,000.00

County	7,500.00
State	7,500.00
Town	Total 15,000.00
Received: Faith D Jul 21, 2015	

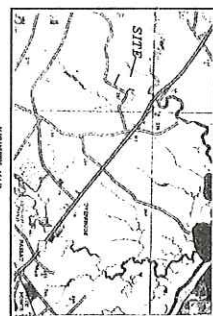
RECEIVED

JUL 21 2015

**ASSESSMENT DIVISION
OF SUSSEX COUNTY**

Recorder of Deeds
Scott Dailey
Jul 21, 2015 03:12P
Sussex County
Doc. Surcharge Paid

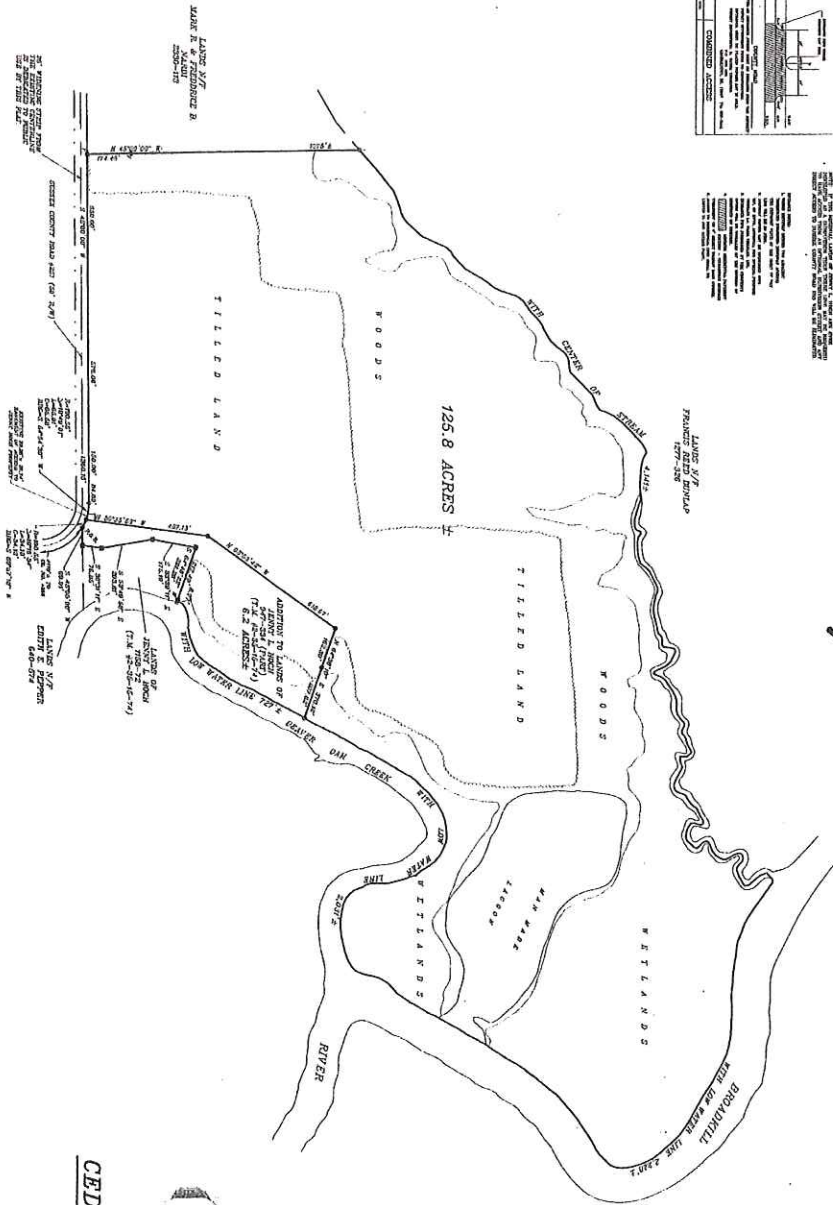
ACTS FROM REPUTABLE SOURCES AND SHOULD BE CONSIDERED AS A COUNTERPART TO THE OTHER SIDE OF THE COIN. IT IS NOT KNOWN THAT ANY OF THE INDIVIDUALS LISTED HAVE BEEN CONVICTED OF ANY CRIMES OR ARE CURRENTLY UNDER INVESTIGATION BY ANY LAW ENFORCEMENT AGENCY. IT IS NOT KNOWN THAT ANY OF THE INDIVIDUALS LISTED HAVE BEEN CONVICTED OF ANY CRIMES OR ARE CURRENTLY UNDER INVESTIGATION BY ANY LAW ENFORCEMENT AGENCY. IT IS NOT KNOWN THAT ANY OF THE INDIVIDUALS LISTED HAVE BEEN CONVICTED OF ANY CRIMES OR ARE CURRENTLY UNDER INVESTIGATION BY ANY LAW ENFORCEMENT AGENCY.



SCALE 1" = 1 MILE

72 72 33

RECEIVED OF DEOS
1. 10/10/11
01/10/11 PM 2:57
SUSSEX COUNTY
EOL SURCHARGE PAID



- CONCRETE MOUNTMENT (POUND)
- IRON PIPE (FOOT/IN)
- IRON PIPE (SET)
- POLYNT

A C S GOVERNMENT SERVICES

CEDAR KNOLL SUBDIVISION

OFFICE: JENNY L. NOCH
R.R. 4, BOX 250-A
MILTON, DE 19968

SCALE: 1" = 200'

APPROVED
Sgt. [illegible] on my hand
adding to those [illegible]
[illegible] 01/24/01
[illegible] [illegible]
[illegible] [illegible]

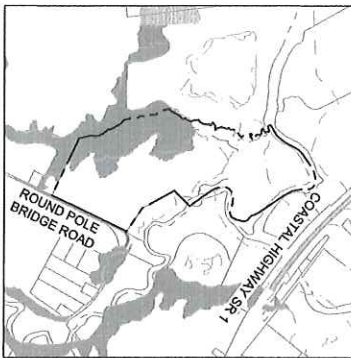
CLASS - 8 SURVIVIT

**MILLER
LEWIS, INC.**
LAND SURVEYING
109C SOUTH DUL, PKY.
SEAFORD, DELAWARE 19073

NAF 29, 2001

PRODUCTION	BROADRILL	STATE	DELAWARE	REG.	047-384
PROPERTY	SUSSEX	SHEAR INT.	D. K. MILLER	SPE. NO.	2-35-15-3

A map of the project area showing the location of Round Pole Bridge Road and Coastal Highway SR-1. The map includes a north arrow pointing towards the top right. The project area is outlined in black and contains several numbered points (1 through 10) indicating specific locations. The map also shows the coastline and surrounding roads.

[illegible]

SCALE: 1" = 1,000'



SCALE: 1" = 1,000'

[illegible]

Scale: 1 = 60%

CORRESPONDENT NAMES:
JAMILLIE BOO OR WILLIAMANT CONQUESTING, INC.

LEE PETERSEN & SONS
25 WALD LANE, SUITE 100
2008 COASTAL HIGHWAY
REDWOOD CITY, CA 94061
(415) 356-3600

LIMIT OF DISTURBANCE: ACRES

**CALL Miss Utility of Delmarva
BEFORE YOU DIG
800-282-8555 or 811**

ADDITIONAL INFORMATION:

[illegible][illegible]

PROPOSED

Sheet Number	Sheet Title
T-1	COVER SHEET
T-2	PROJECT NOTES
B-1	EXISTING FEATURES PLAN
D-1	CONCRETE SHEET
C-1	PRELIMINARY SITE PLAN
C-2	PRELIMINARY SITE PLAN
C-3	PRELIMINARY SITE PLAN
C-4	PRELIMINARY SITE PLAN
C-5	PRELIMINARY SITE PLAN
C-6	PRELIMINARY SITE PLAN
C-7	PRELIMINARY SITE PLAN

1. THE UNDERSIGNED HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE PROPERTY DESCRIBED ABOVE AND THAT THE PLANS AND SPECIFICATIONS SHOWN ON THESE PLANS ARE TRUE AND CORRECT. I AM NOT PROVIDING ANY WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE ACCURACY OF THE INFORMATION PROVIDED HEREON. I AM NOT PROVIDING ANY WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE ACCURACY OF THE INFORMATION PROVIDED HEREON. I AM NOT PROVIDING ANY WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

IT IS HEREBY CERTIFIED THAT A RECDISTRICTED PRIOR CISIONAL CONSUMER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS TRUE AND CORRECT INFORMATION AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

DAVID R. SAVANT, JR., P.E. (ADDRESS ONLY)
20340 COASTAL HIGHWAY
REDHONCHILL, DE 19871

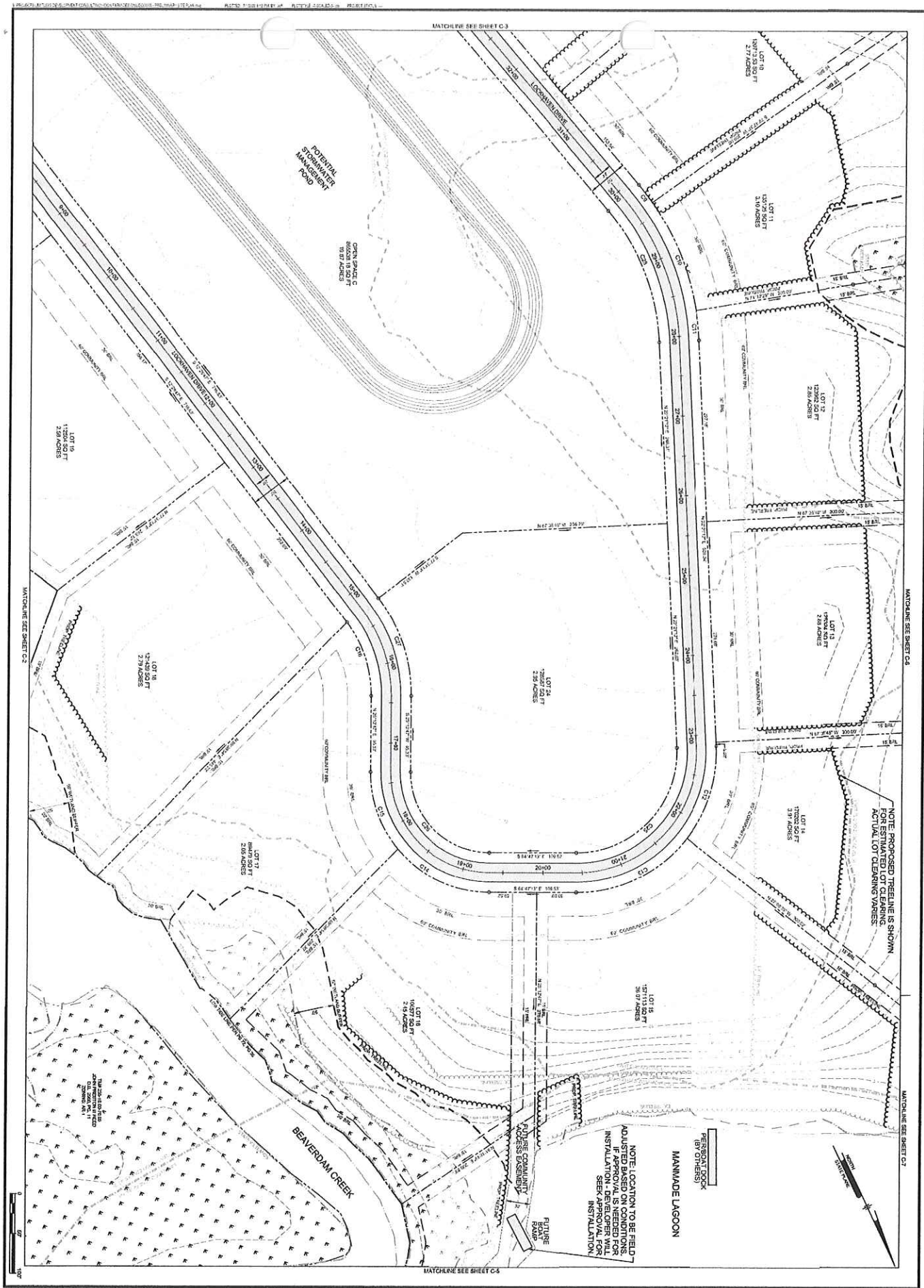
T-1

LOCKHAVEN
TM: 235-15.00-34.00
LIMITLESS DEVELOPMENT CONSULTING, LLC



G Scaled Engineering Inc.
20245 Coastal Highway
Rehoboth Beach, DE 1997
Phone: (302) 235-3500

COVER SHEET



C-4	LOCKHAVEN TM: 235-15.00-34.00 LIMITLESS DEVELOPMENT CONSULTING, LLC	
	PRELIMINARY SITE PLAN	Scaled Engineering Inc. 2018 Coastal Highway Rehoboth Beach, DE 19971 Phone: (302) 236-3600

RECEIVED

DEC 10 2015

GROUNDWATER

REPORT OF
SOIL FEASIBILITY STUDY

GAITLYN FARM
Tax Map # 2-35-15-34
Sussex County, Delaware

MARCH 2006

Prepared For:

Meridian Architects and Engineers
26412 Broadkill Road
Milton, Delaware 19968

Attn: Ms. Jessica Nichols, P.E.

Prepared By:

GEO-TECHNOLOGY ASSOCIATES, INC.
Geotechnical and Environmental Consultants
3445-A Box Hill Corporate Center Drive
Abingdon, Maryland 21009

GTA Job No: 060037

01 121015 14:10 01113 PLU FEASIBILITY 1995 00

March 24, 2006

Meridian Architects and Engineers
26412 Broadkill Road
Milton, Delaware 19968

Attn: Ms. Jessica Nichols, P.E.

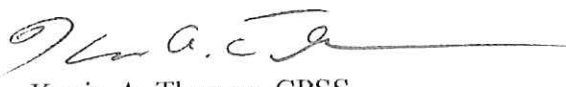
Re: Soil Feasibility Report
Gaitlyn Farm
Tax Map# 2-35-15-34
Sussex County, Delaware

Dear Ms. Nichols:

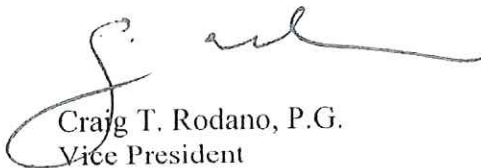
In accordance with our agreement, Geo-Technology Associates, Inc. (GTA) has performed a Soil Feasibility Study (SFS) for the proposed Gaitlyn Farm subdivision, in Sussex County, Delaware. The SFS was performed to evaluate the suitability of soil conditions for wastewater disposal via individual on-lot systems. The results of the SFS are summarized in the attached report.

We appreciate the opportunity to be of assistance to you on this project. Should you have any questions, or should you require additional information, please contact the undersigned.

Sincerely,
GEO-TECHNOLOGY ASSOCIATES, INC.



Kevin A. Thomas, CPSS
Soil Scientist License # 4395



Craig T. Rodano, P.G.
Vice President

KAT/CTR/klt

050864 L:\Shared\Aquifer\Reports\WW - Perc Rpts\060037 Gaitlyn Farm\GAILLYN FARM SF rpt.doc

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APPENDICES

Appendix A	Preliminary Test Pit/Hand Auger Location and Soil Taxonomy Plan
Appendix B	Infiltration Test Data
Appendix C	Soil Profile Notes

REPORT OF SOIL FEASIBILITY STUDY

**GAITLYN FARM
SUSSEX COUNTY, DELAWARE
MARCH 2006**

1.0 INTRODUCTION

Geo-Technology Associates, Inc. (GTA) has performed a Soil Feasibility Study (SFS) at the Gaitlyn Farm site, located approximately 2,000 feet west of Brickyard Road and Hudson Road intersection, in Sussex County, Delaware. GTA understands that the site is proposed for development with 25 single-family homes to be serviced by private on-site wastewater disposal systems and wells.

The purpose of the SFS was to evaluate the suitability of soil conditions for wastewater disposal via individual on-lot wastewater disposal systems. The SFS was performed within an approximate 79-acre portion of the site, excluding the northwestern portion based on previous wetland delineation by Mr. Kenneth W. Redinger. The results of the field observations, testing, and analysis associated with the SFS are summarized herein.

2.0 SITE LOCATION AND DESCRIPTION

The subject property consists of an approximate 126-acre tract consisting primarily of open agricultural fields and woodlands. The woodlands are situated at the central and western portions of the site, including areas along the banks of the Broadkill River and Beaverdam Creek.

According to the *Preliminary Subdivision Plat for Gaitlyn Farm* (Preliminary Plan), prepared by Meridian Architects and Engineers (MAE), the elevations on the site range from a minimum of approximately 4 feet above Mean Sea Level (ft MSL), at the western and eastern portions of the site along the Broadkill River and Beaverdam Creek, to a maximum of approximately 16 ft MSL near the south-central portion of the site. The topography of the site is

gently to moderately sloping, with surface water drainage generally directed to the west on the western portion of the site, toward the Broadkill River and east on the eastern portion of the site, toward Beaverdam Creek. A *Site Location Map* is inset on the *Preliminary Test Pit/Hand Auger Location and Soil Taxonomy Plan* (Soils Plan), which is attached to this Report in Appendix A.

3.0 GEOLOGY AND SOILS

According to the *Geology of Southern Delaware*, published by the Delaware Geologic Survey in 1990 (DGS, 1990), the site is situated on the alluvial deposits of the Coastal Plain Physiographic Province. The Coastal Plain is characterized by undifferentiated and interlayered sedimentary materials, derived from eroded and transported rock formations to the north and west. Specifically, the DGS (1990) indicates that the surficial deposits that underlie the site are the Pleistocene Age sediments of the Columbia Formation. The Columbia Formation is characterized by quartz sands and gravels, with the uppermost portion of the Formation being silty, and thin clay beds occurring locally.

According to the *Sussex County Soil Survey*, issued by the U.S. Department of Agriculture, and dated October 1971 (USDA, 1971), the site is underlain by the well-drained Evesboro loamy sand (EvA); Kalmia sandy loam (Ka), Kenansville loamy sand (KbA) and Sassafras sandy loam (SaA); the moderately well-drained Rumford loamy sand (RuB); the very poorly drained Johnston silt loam (Jo) and Tidal Marsh (Tm).

4.0 SOIL FEASIBILITY STUDY

The SFS was performed on February 1, 2, 3, 6 and 7, 2006, and included the excavation of 50 test pits and 18 hand auger borings at the approximate locations indicated on the Soils Plan attached to this Report in Appendix A. In addition, infiltrometer testing was performed at twelve locations, also indicated on the Soils Plan.

The soils encountered by the test pits and hand auger borings were classified by a D-Licensed Soil Scientist, in accordance with the Delaware Natural Resources and Environmental Control (DNREC) protocol. Mr. Jack Hayes of DNREC was present on February 2, 2006, and observed the soils encountered within approximately 32 of the 50 evaluated test pits. The results of the SFS are summarized herein, with the infiltrometer testing and soil profile evaluations summarized on the *Infiltration Data* table and *Soil Profile Notes*, attached to this Report in Appendices B and C.

4.1 General Description of Soils

The soils at the western and eastern portions of the site, and along the side slopes of the Broadkill River and Beaver Dam Creek, are characterized by a sandy epipedon (surface soil) of variable thickness, which overlies a sandy loam to sandy clay loam subsoil. These soils appear to be well- to moderately well-drained. Water bearing fine to coarse sands to loamy fine to coarse sands were generally encountered below the subsoil. The sandy loam to sandy clay loam subsoil materials generally appear to be uniformly present beneath these portions of the site, in contrast to the soils at the central portion of the site.

The soils at the central portion of the site are characterized by a sandy epipedon of variable thickness, which overlies a sandy loam to clay subsoil and appear to be moderately to somewhat poorly drained. Fine to coarse sands to loamy fine to coarse sands were generally encountered below the subsoil. The loamy to clayey subsoil materials generally appear to be uniformly present beneath the central portion of the site and appear to be hydraulically restrictive.

4.2 Soil Taxonomic Descriptions in the Context of Wastewater Disposal Suitability

The soils encountered by the test pits and hand augers were classified by a D-Licensed Soil Scientist, in accordance with DNREC protocol. A description of the Soil Taxonomic groups with regard to wastewater disposal suitability is as follows:

4.2.1 Arenic Hapludult (HCGK), Lamellic Hapludult (HCGI) and Typic Dystrudept (KGEX)

The Arenic Hapludult (HCGK) soil is typically comprised of surface horizon(s) that may include a plow horizon, if currently or previously under agricultural production; an elluvial horizon, or a zone of clay loss, with textures of loamy sand or sand to depths ranging from approximately 20 to 40 in. bgs. These surface soils typically transition to or terminate into argillic horizon(s), or zone(s) of clay increase, greater than 10 inches thick. The HCGK soil has a seasonal high groundwater table or saturated soil conditions greater than or equal to 40 in. bgs.

The Lamellic Hapludult (HCGI) soil is typically comprised of surface horizon(s) that may include a plow horizon, if currently or previously under agricultural production; and an elluvial horizon. These surface soils transition or terminate into horizons known as lamellae (argillic horizons that are less than 1 to 2 inches thick). The lamellae can form multiple thin bands of clay, bridging sand and silt grains, within the soil profile. The HCGI soil has a seasonal high groundwater table or saturated soil conditions greater than or equal to 40 in. bgs.

The Typic Dystrudept (KGEX) soil is typically comprised of surface horizon(s) that may include a plow horizon, if currently or previously under agricultural production; and an elluvial horizon with textures of loamy sand or sand to depths ranging from approximately 20 to 40 in. bgs. These surface soils transition to or terminate into cambic horizon(s), or zone(s) of physical alterations, chemical transformations or removals. The KGEX soils have a seasonal high groundwater table or saturated soil conditions greater than or equal to 40 in. bgs.

Redoximorphic features, or indicators of seasonally saturated conditions, were generally encountered within 43 to 64 in. bgs for the soils observed and designated as Arenic Hapludult, Lamellic Hapludult and Typic Dystrudept. The Arenic Hapludult and

Lamellic Hapludult soils encountered at the site were typically comprised of loamy sand to depths of approximately 20 to 39 in. bgs. The soils transitioned to or terminated in an argillic horizon, i.e., the subsoil or solum comprised of loamy sand to sandy clay loam, to depths ranging from approximately 39 to 60 in. bgs. Below the solum, the soil transitioned into the water-bearing parent or geologic material, typically comprised of loamy sand or sand to depths of approximately 60 to greater than 72 in. bgs.

The Typic Dystrudept soil encountered at the site was typically comprised of loamy sand to depths of approximately 20 to 39 in. bgs. These soils transitioned to or terminated in a cambic horizon, i.e., the subsoil or solum comprised of loamy sand, to depths ranging from approximately 39 to 50 in. bgs. Below the solum, the soil transitioned into the water-bearing parent or geologic material, typically comprised of loamy sand or sands to depths of approximately 50 to greater than 72 in. bgs.

Based on observed soil textures, infiltrometer testing, and DNREC's *Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems* (Regulations), amended on April 11, 2005, the observed Arenic Hapludult, Lamellic Hapludult and Typic Dystrudept soils are generally associated with rapid to moderately rapid percolation rates of approximately 8 to 25 minutes per inch (mpi). However, some areas exhibited slight cementation and/or finer textures deeper in the soil profile, indicating potentially slow 50 to 80 mpi, permeability.

The Arenic Hapludult, Lamellic Hapludult and Typic Dystrudept soils encountered appear to be generally favorable for the following wastewater disposal systems: capping fill pressure dosed; full-depth or capping fill low pressure pipe; and elevated sand mound.

It should be noted that soils at the site are heterogeneous and may have Oxyaquic or Aquic inclusions (see section 4.3.2 for soil morphology). Such inclusions may be associated with relatively shallow limiting zones.

4.2.2 Oxyaquic Hapludult (HCGH), Oxyaquic Dystrudept (KGEL) and Oxyaquic Udipsamment (LCFC)

The Oxyaquic Hapludult (HCGH) soils are typically comprised of one or both surface horizon(s) that may include a plow horizon, if currently or previously under agricultural production; and elluvial horizon if present. HCGH soils transition to or terminate into an argillic horizon(s) greater than 10 inches thick, with redoximorphic features at depths less than or equal to 39 in. bgs. Oxyaquic Hapludult soils are typically saturated for at least 20 consecutive days, or more than 30 cumulative days, within the upper 39 inches of the soil profile, and include redoximorphic features at depths less than or equal to 39 in. bgs.

The Oxyaquic Dystrudept (KGEL) soils are typically comprised of one or both surface horizon(s) that may include a plow horizon, if currently or previously under agricultural production; and elluvial horizon. These surface soils transition to or terminate into cambic horizon(s), or zone(s) of physical alterations, chemical transformations or removals and include redoximorphic features at depths less than or equal to 39 in. bgs. Oxyaquic Dystrudept soils are typically saturated for at least 20 consecutive days, or more than 30 cumulative days, within the upper 39 inches of the soil profile.

The Oxyaquic Udipsamment (LCFC) soils are typically comprised of one or both surface horizon(s) that may include a plow horizon, if currently or previously under agricultural production; and elluvial horizon if present. These surface soils transition or terminate into the original parent material. The Oxyaquic Udipsamment is a sandy-textured soil associated with a lack of pedogenic horizons, and is typically saturated for at least 20 consecutive days, or more than 30 cumulative days, within the upper 39 inches of the soil profile, and include redoximorphic features at depths less than or equal to 39 in. bgs.

Faint to prominent redoximorphic features were encountered at depths of 21 to 39 in. bgs within the soils designated as Oxyaquic Hapludult, Oxyaquic Dystrudept and Oxyaquic Udipsamment. The Oxyaquic Hapludult soils encountered on the site are comprised of sandy loam to loamy sand surface horizon(s), i.e., plow and elluvial horizon(s), at depths ranging from 9 to 29 in. bgs, transitioning to or terminating into sandy loam to sandy clay loam argillic horizon(s), at depth ranging from 9 to 39 in. bgs, and include redoximorphic features at depths less than or equal to 39 in. bgs.

The Oxyaquic Dystrudept soils encountered on the site are comprised of sandy loam to loamy sand surface horizon(s) that may include plow and elluvial horizon(s), at depths ranging from 9 to 29 in. bgs. These soils transitioned to or terminated into loamy sand to sandy loam cambic horizon(s), at depths ranging from 9 to 39 in. bgs, and included redoximorphic features less than or equal to 39 in. bgs.

The Oxyaquic Udipsamment soils encountered on the site are comprised of sandy loam to loamy sand surface horizon(s) and may include plow and elluvial horizon(s), at depths ranging from 9 to 29 in. bgs. These soils transitioned to or terminated into the geologic parent material, and included redoximorphic features at depths less than or equal to 39 in. bgs.

The Oxyaquic Hapludult, Oxyaquic Dystrudept and Oxyaquic Udipsamment soils parent or geologic material typically is comprised of loamy sand to loamy fine sand or sands at approximately 24 to greater than 72 in. bgs. The Oxyaquic Hapludult, Oxyaquic Dystrudept and Oxyaquic Udipsamment soils observed on this site appear to be associated with relatively shallow seasonal saturated conditions at depths of approximately 21 to 39 in. bgs.

Based on observed soil textures, infiltrometer results, and the Regulations, the Oxyaquic Hapludult soils are associated with a rapid to moderately rapid percolation

rates of approximately 7 to 18 mpi (see *Soil Profile Notes*). These soils are associated with limited options with respect to emplacement of on-site wastewater disposal systems due to the observed redoximorphic features and shallow saturated conditions within the soil profile. The Oxyaquic Hapludult, Oxyaquic Dystrudept and Oxyaquic Udipsamment soils encountered at the site are potentially favorable for emplacement of the following systems: full-depth and capping-fill low pressure pipe and elevated sand mound.

It should be noted that soils at the site are heterogeneous and may have Aquic inclusions (see below for soil description). Such inclusions may be associated with different limiting zones.

4.2.3 Aquic Hapludults (HCGF) Aquic Arenic Hapludult (HCGE) Soil Taxonomic Complex

Aquic Hapludult (HCGF) soils are typically comprised of surface horizon(s) that may include a plow horizon, if currently or previously under agricultural production; and may or may not have an elluvial horizon. Additionally, these soils transition to or terminate into an argillic horizon(s) to more than 10 inches thick. These soils have redoximorphic features within the upper 24 inches of the argillic horizon(s). The redoximorphic feature is described as a soil color value of 4 or more and a soil chroma value of 2 or less. Aquic Hapludult soils are associated with a seasonal high groundwater table or saturated soil conditions less depths than or equal to 39 in. bgs.

Aquic Arenic Hapludult (HCGE) soils are typically comprised of surface horizon(s) that may include a plow horizon, if currently or previously under agricultural production; and have an elluvial horizon at least 20 inches thick. HCGE soils transition to or terminate into an argillic horizon(s) greater than 10 inches thick. These soils have redoximorphic features within the upper 24 inches of the argillic horizon(s) with a soil color value of 4 or more and a soil chroma value of 2 or less. HCGE soils are generally

associated with a seasonal high groundwater table or saturated soil conditions at depths less than or equal to 39 in. bgs.

Faint to prominent redoximorphic features were encountered at depths of approximately 11 to 20 in. bgs. within the soils observed and were designated as Aquic Hapludult and Aquic Arenic Hapludult. It should be noted that soils encountered in Test Pit TP-K1 had prominent redoximorphic features at a depths of approximately 36 in. bgs. The Aquic Hapludult soils encountered at the site generally included sandy loam to loamy sand surface horizon(s) that may include plow and elluvial horizon(s), at depths ranging from 9 to 19 in. bgs. The Aquic Arenic Hapludult soils encountered on this site were generally comprised of loamy sand surface horizon(s) that may include plow and elluvial horizon(s) at depths ranging from 20 to 36 in. bgs. The HCGF and HCGE surface soils transitioned to or terminated into sandy loam to clay loam argillic horizon(s) at depths ranging from 19 to 36 in. bgs. These soils had redoximorphic features with a soil color value of 4 or more and a soil chroma value of 2 or less within the top 24 inches of the argillic horizon(s). Below the argillic horizons, the soil transitioned into the parent or geologic material typically comprised of loamy sand to loamy fine sand or sands at approximately 60 to more than 72 in. bgs. The Aquic Hapludult and Aquic Arenic Hapludult soils observed on this site appeared to be associated with relatively shallow seasonal saturated conditions at depths of approximately 11 to 20 in. bgs, with the exception of TP-K1, which had a water depth of 57 in. bgs.

Based on observed soil textures, infiltrometer testing, and the Regulations, the Aquic Hapludult and Aquic Arenic Hapludult soils are associated with a slow to very slow percolation rate of approximately 80 to more than 120 mpi, with the exception of TP-K1 witch had a rapid percolation rate of 7 mpi (see *Appendix B*). Aquic Hapludults and Aquic Arenic Hapludult on this site are likely to be associated with limited options with respect to emplacement of on-site wastewater disposal systems due to the observed

redoximorphic features, slow permeability and shallow saturated conditions observed within the soil profile. The Aquic Hapludult and Aquic Arenic Hapludult soils encountered are potentially favorable for emplacement of alternative wastewater disposal systems, with the exception of the area within the vicinity of TP-K1, which is suitable for full-depth and capping-fill low pressure pipe, and elevated sand mound wastewater disposal systems. Areas with less than 18 in. bgs. to the water table and/or redoximorphic features will require advanced pre-treatment.

4.3 Infiltrometer Testing

Infiltrometer testing was performed in Test Pits TP-A9, TP-B6, TP-B7, TP-C4, TP-C8, TP-E3, TP-E9, TP-G7, TP-H3, TP-I2, TP-J4 and TP-K1 at depths ranging from approximately 16 to 40 in. bgs. The tests resulted in the following infiltration rates: approximately 16, 3 and 10 minutes per inch (mpi) in the Arenic Hapludult and Typic Dystrudept soil encountered by Test Pits TP-A9, TP-B6 and TP-B7, respectively; approximately 7 to 18 minutes per inch (mpi) in the Oxyaquic Hapludult and Oxyaquic Dystrudept soils encountered in Test Pits TP-C4, TP-C8, TP-E3, TP-I2 and TP-J4; and approximately 7 to greater than 120 minutes per inch (mpi) in the Aquic Hapludult and Aquic Arenic Hapludult soils encountered in Test Pits TP-G7, TP-H3 and TP-K1. The results of the infiltrometer testing are summarized in Appendix B. In accordance with DNREC protocol, percolation rates were assigned for the encountered soils based on soil texture, DNREC's Regulations and the infiltrometer testing results. Assigned percolation rates are indicated on the *Soil Profile Notes*, attached in Appendix C.

5.0 SUMMARY AND CONCLUSIONS

GTA performed an SFS during the period of February 1, 2, 3, 6 and 7, 2006, consisting of the excavation of 50 test pits and 18 hand auger borings and performance of twelve double-ring infiltrometer tests. Mr. Jack Hayes of DNREC was present during the field evaluation performed on February 2, 2006. Soil profiles encountered within the test pits and hand auger borings were classified by a D-Licensed Soil Scientist, in general accordance with DNREC protocol. Based on the observed soil profiles, a *Preliminary Test Pit/Hand Auger Boring Location and Soil*

Taxonomy Plan was prepared, and is attached to this Report in Appendix A. Conclusions associated with each of the encountered soil taxonomic class, with respect to wastewater disposal feasibility follows.

5.1 Arenic Hapludult (HCGK), Lamellic Hapludult (HCGI) and Typic Dystrudept (KGEX)

Redoximorphic features were generally encountered at depths of approximately 43 to 64 in. bgs for the soils observed and designated as Arenic Hapludult, Lamellic Hapludult and Typic Dystrudept. Based on observed soil textures, infiltrometer testing, and the Regulations, these soils are associated with very rapid to moderately rapid percolation rates of approximately 3 to 16 mpi (see *Appendices B and C*). The Arenic Hapludult, Lamellic Hapludult and Typic Dystrudept soils encountered within Lots 1, 16, 17, 18, and 20 through 25 are potentially favorable for capping fill pressurized, full-depth and capping fill low pressure pipe and elevated sand mound systems.

5.2 Oxyaquic Hapludult (HCGH), Oxyaquic Dystrudept (KGEL) and Oxyaquic Udipsamment (LCFC)

Faint to prominent redoximorphic features were encountered at depths of approximately 21 to 39 in. bgs within the soils designated as Oxyaquic Hapludult, Oxyaquic Dystrudept and Oxyaquic Udipsamment. The soils are associated with limitations with respect to emplacement of on-site wastewater disposal systems due to the observed redoximorphic features and high water tables observed within the test pits and/or hand auger borings. Based on observed soil textures and the Regulations the Oxyaquic Hapludult, Oxyaquic Dystrudept and Oxyaquic Udipsamment soils are associated with a rapid to moderately rapid percolation rates of approximately 7 to 18 mpi (see *Soil Profile Notes and Appendix B*). The Oxyaquic Hapludult, Oxyaquic Dystrudept and Oxyaquic Udipsamment soils encountered within Lots 1, 5 through 11, 14 through 23 and 25 are potentially favorable for full-depth and capping fill low pressurize pipe or elevated sand mound wastewater disposal systems.

5.3 Aquic Hapludults (HCGF) and Aquic Arenic Hapludults (HCGE)

Faint to prominent redoximorphic features were generally encountered at approximate depths of 11 to 22 in. bgs within the soils designated as Aquic Hapludult and Aquic Arenic Hapludult. The Aquic Hapludult and Aquic Arenic Hapludult soils observed on this site appear to be associated with relatively shallow seasonal saturated conditions at depths of approximately 11 to 30 in. bgs.

Based on observed soil textures and the Regulations the Aquic Hapludult and Aquic Arenic Hapludult soils are generally associated with a slow to very slow percolation rate of approximately 80 to greater than 120 mpi. The Aquic Hapludult and Aquic Arenic Hapludult soils encountered at portions of proposed Lots 1 through 22 appear to be unsuitable for emplacement of conventional disposal systems, but may be favorable for alternative wastewater disposal systems.

If wastewater systems are proposed within the soil types delineated as Aquic Arenic Hapludult or Aquic Hapludult, monitoring of groundwater levels within the proposed disposal areas through the "wet season," i.e., the annual period extending from January through April is recommended. It is recommended that well installation for monitoring during this 2006 "wet season" be initiated immediately to establish suitability of soil conditions for potential alternative system emplacement.

6.0 LIMITATIONS

This Report has been prepared for the exclusive use of Meridian Architects and engineers in accordance with generally accepted soil science practice. No warranty, express or implied, is made.

The analyses and conclusions contained in this Report are based on the data obtained from limited observations utilizing test pits and hand auger borings which indicate soil conditions only within specific areas at specific times, and only to the depths penetrated. They

do not necessarily reflect variations in soil conditions that may exist outside of their zone of penetration.

In the event that any changes in the nature, design, or location of the facilities are planned, the conclusions contained in this Report should not be considered valid unless the changes are reviewed and conclusions of this Report are verified in writing. Geo-Technology Associates, Inc. is not responsible for any claims, damages, or liability associated with interpretation of subsurface data or reuse of the subsurface data or engineering analysis without the expressed written authorization of Geo-Technology Associates, Inc.

This Report and the attached appendices are instruments of service. If certain conditions or items are noted during our investigation, Geo-Technology Associates, Inc. may be required by prevailing statutes to notify and provide information to regulatory or enforcement agencies. Geo-Technology Associates, Inc. will notify our Client should a required disclosure condition exist.

This Report was prepared by Geo-Technology Associates, Inc. for the sole and exclusive use of GTA and Meridian Architects and Engineers. Use and reproduction of this Report by any other person without the expressed written permission of Geo-Technology Associates, Inc. and Meridian Architects and Engineers is unauthorized, and such use is at the sole risk of the user.

***** END OF REPORT *****

Infiltration Test Data
GAITLYN FARM
Sussex County, Delaware

Test Pit	Test Depth (inches)	Test Rate: Drop (in inches)/Unit Time	Infiltration Rate Minutes Per Inch (mpi)	Free Water (in. bgs.)	Soil Type
A9	32	0.63/10min	16	>80	Arenic Hapludult
B6	36	3.06/10min	3	>72	Typic Dystrudept
B7	35	1/10min	10	>72	Arenic Hapludult
C4	24	1.38/10min	7	39	Oxyaquic Dystrudept
C8	30	0.75/10min	14	>82	Oxyaquic Hapludult
E3	25	1.38/10min	7	26	Oxyaquic Dystrudept
E9*	22	0.125/30min	240	17	Aquic Hapludult
G7	20	0.38/30min	80	24	Aquic Arenic Hapludult
H3	22	NM	*	23	Aquic Arenic Hapludult
	16**	0.69/30min	43		
I2	26	1.13/10min	9	42	Oxyaquic Hapludult
J4	40	0.56/10min	18	53	Oxyaquic Dystrudept
K1	32	1.38/10min	7	57	Aquic Arenic Hapludult

Notes:

in. bgs. = inches below ground surface

mpi = minutes per inch

NM = no movement

* During test the water table rose above the base of the infiltrometer ring

** Within Test Pit H3, the second test was pre-soaked for only 2 hours, with only one measurement during the pre-soak



STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES
& ENVIRONMENTAL CONTROL
DIVISION OF WATER RESOURCES
20653 DUPONT BLVD
UNIT 5
GEORGETOWN, DE 19947

December 17, 2015

Lockwood Design & Construction
and Development Companies
c/o Don A. Lockwood
26412 Broadkill Road
Milton, Delaware 19968

RE: Soil Feasibility Study
Gaitlyn Farm
Tax Map No.: 235-15.00-34.00

Dear Mr. Lockwood:

The Department of Natural Resources and Environmental Control (the Department) has received a submittal from Meridian Architects and Engineers (MAE) requesting a non-binding statement of feasibility for subdivision as required by the Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems, dated January 4, 1985, last amended on January 11, 2014 (the Regulations).

The submittal consists of a report titled "Report of Soil Feasibility Study, Gaitlyn Farm, Tax Map # 2-35-15-34, Sussex County, Delaware," dated March 2006" prepared by Geo-Technology Associates, Inc (GTA). The report includes a written summary of the study, soil profile notes and the results of permeability testing. In addition, the report includes a plan titled "Preliminary Test Pit/Hand Auger Location and Soil Taxonomy Plan, Gaitlyn Farm, Sussex County, Delaware," dated March 2006, sheet 1 of 1, prepared by GTA and hereafter referred to as the Plan. Information shown by the Plan includes, but is not necessarily limited to, the boundaries of the evaluated area, the conceptual lot layout, test pit and hand soil boring locations, soil mapping units, permeability test locations and on-site topographic information at an apparent one-foot contour.

Background Information

The property is located along the northwest side of Brickyard Road (CR 257) about 2,000 feet west of Hudson Road (CR 258), Sussex County, Delaware. The property consists of 126 acres of which approximately 79 acres were reportedly evaluated by GTA. This 79-acre portion of the property will hereafter be referred to as the project site. The owner(s)/developer propose to subdivide the project site into 25 lots to be occupied by single-family homes and on-site wastewater treatment and disposal systems (OWTDS).

Delaware's good nature depends on you!

Based on information provided by GTA and a review of aerial photography the project site consists of agricultural land and woods. The project site is bordered by the Broadkill River to the north, Beaverdam Creek to the east, agriculture and residential land use to the south and an unnamed tributary off Broadkill River to the west.

Soils Investigations by GTA and Discussion

Sixty-eight (68) observations (test pits and soil borings) and twelve (12) permeability tests were reportedly performed by GTA as part of the study. GTA delineated the project site into three areas being the HCGK-HCGI-KGEX complex, the HCGH-KGEL-LCFC complex and the HCGF-HCGE complex.

The HCGK-HCGI-KGEX complex has estimated limiting zones of 43 to 64 inches and estimated permeability rates of 20 to 35 minutes per inch (MPI). Three permeability tests were performed in this complex with measured rates of 3 to 16 MPI.

The HCGH-KGEL-LCFC complex has estimated limiting zones of 21 to 44 inches and estimated permeability rates of 20 to 65 MPI. Six permeability tests were performed in this complex with measured rates of 7 to 18 MPI.

The information above suggests that areas encompassed by the HCGK-HCGI-KGEX and HCGH-KGEL-LCFC complexes have limiting zones and permeability rates that conform to current Regulations and therefore, feasible for OWTDS.

The HCGF-HCGE complex has estimated limiting zones of 0 to 43 inches and estimated permeability rates of 20 to slower than 120 MPI. The estimated limiting zone of 43 inches is considered by the Department as an anomaly for this complex. Also, the observations with estimated limiting zones of zero inches are located outside proposed lot boundaries. The removal of these observations results in a limiting zone range of 7 to 22 inches which better represents this complex.

A review of soil profile notes for those observations located in the HCGF-HCGE complex suggests that proposed Lot 3 may not have sediments with limiting zones feasible for OWTDS. Therefore, proposed Lot 3 may need to be combined with proposed Lot 2 and/or 4.

Three permeability tests were performed in this complex at observations E9, G7 and H3 with measured rates of 240, 80 and 43 MPI, respectively. The rate of 240 MPI at E9 is suspect based on the observation by GTA that the water table rose above the base of the infiltration ring during the test which serves to disallow the infiltration into soil of water added as part of the test. The test at E9 was reportedly performed at a depth of 22 inches in sandy clay loam sediments (no consistence noted). Also, it is the Department's opinion that the measured rate of 80 MPI at G7 is unusual since the test was reportedly located in loamy sand sediments having friable consistence. It was reported that the water table was located just four inches below the depth of the test which may have served to limit downward movement of the water added as part of the test. The test at H3 is likely the most representative of this complex. GTA attempted to perform

the test at a depth of 22 inches, but the water table rose above the base of the infiltration ring forcing GTA to run the test at a shallower depth. The test was run at a depth of 16 inches in a sandy loam with friable consistence.

The Department reviewed soil profile notes for those observations within the HCGF-HCGE complex and determined that test pits/soil borings located on proposed lots encountered sediments with textures, structures and consistencies that are usually associated with estimated permeability rates that conform to regulatory requirements (rates of 120 MPI and faster). This is confirmed by the rates measured in sediments tested in both the HCGK-HCGI-KGEX and HCGH-KGEL-LCFC complexes. Tests were performed in similar sediments with measured rates of 3 to 18 MPI.

The information above suggests that certain portions of the areas encompassed by the HCGF-HCGE complex do not have limiting zones that conform to current Regulations and therefore, are not feasible for OWTDS. It is the opinion of the Department that permeability tests performed in this complex were compromised by the height of the water table during testing and that for the most part sediments in this complex that were encountered in areas encompassed by proposed lots likely have similar permeability rates as those measured in the other two complexes.

Conclusions

- Based on information collected, analyzed and presented by GTA as part of the soil feasibility study, it appears that proposed Lots 1, 5 through 11 and 14 through 25 as shown by the Plan have sufficient area occupied by either the HCGK-HCGI-KGEX complex or HCGH-KGEL-LCFC complex to locate an initial OWTDS.
- Based on information collected, analyzed and presented by GTA as part of the soil feasibility study, it appears that proposed Lots 2, 4, 12 and 13 as shown by the Plan are located on the HCGF-HCGE complex which is marginal for on-site OWTDS. Sand Mounds and Innovative/Alternative OWTDS will be required based on estimated limiting zones.
- Based on information collected, analyzed and presented by GTA as part of the soil feasibility study, proposed Lot 3 will likely need to be combined with proposed Lots 2 and/or 4. No information contained by the study suggests that soils on proposed Lot 3 are feasible for an initial OWTDS.

Site Preparation

Removal, disturbance or compaction of soils mapped as being feasible for OWTDS during any portion of the construction and building phase other than that necessary for system installation may result in the rescission of the site evaluation approval. Soil material from road cuts and other excavated sources should not be placed on any portion of areas proposed for OWTDS. It is best to keep all areas proposed for OWTDS free from any form of disturbance by methods such as staking,

flagging or fencing. Tree clearing, if necessary, should be performed in accordance with current Department "Lot Clearing Guidelines." The Department reserves the right to inspect the construction site at any time to ensure compliance with the above.

Future Requirements and Comments

Prior to obtaining individual OWTDS construction permits complete site evaluation reports will be required for all lots in accordance with the Regulations. The Department requires one copy of the **Record Plat** following final subdivision approval by the Planning and Zoning Commission of Sussex County prior to processing and approving any site evaluations.

Non-Binding Statement of Feasibility

Based on the information prepared, analyzed and presented by GTA, it is the opinion of the Department that the proposed major subdivision as shown by the Plan would be feasible (at least an initial OWTDS on each proposed lot) in accordance with the Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems, dated January 4, 1985, last amended on January 11, 2014, as long as judicious and coordinated use of land is exercised, areas delineated by GTA as being feasible for OWTDS as depicted by the Plan are accurate and if proposed Lot 3 is combined with proposed Lots 2 and/or 4.

The comments in this letter are technical and are not intended to suggest that the Department supports this development proposal. This letter does not in any way suggest or imply that you may receive or may be entitled to permits or other approvals necessary to construct the development you indicate or any subdivision thereof on these lands.

Sincerely,



J. Scott Kline
Environmental Scientist

Cc: file



26412 Broadkill Road
Milton, Delaware 19968
(302) 684-4844
Lockwooddesigns.com

TRANSMITTAL

DATE:

12/10/15

PROJECT:

Ga. + Lyn Farm

TO:

DNREC

RE:

Soil Feasibility Report

WE ARE SENDING YOU THE FOLLOWING:

		Prints	
		Prints	
1		Other	Complete Report of Soil Feasibility
		Other	

	Herewith
	For Your Files
✓	For Approval And/Or Correction
	For Final Approval
	As Requested

Notes/Comments:

As landowner, I have decided to proceed with the project.

Kindly advise us if you desire additional information.

Lockwood Design & Construction

Don A. Lockwood



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: 2022-04-212226-MIS-01

Tax Parcel Number: 235-15.00-34.00

Status: Approved as Submitted

Date: 11/09/2022

Project

Lockhaven Farm Minor Subdivision

Round Pole Bridge Road
Milton DE 19968

Lockhaven Farm LLC

Scope of Project

Number of Stories:

Square Footage:

Construction Class:

Fire District: 85 - Milton Fire Dept

Occupant Load Inside:

Occupancy Code: 9601

Applicant

Carlton Savage
20246 Coastal Hwy
Rehoboth, DE 19971

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: 2022-04-212226-MIS-01

Tax Parcel Number: 235-15.00-34.00

Status: Approved as Submitted

Date: 11/09/2022

PROJECT COMMENTS

1002 A This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) ADOPTED September 1, 2021. The 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.

1171 A Any dead end road more than 300 feet in length shall be provided with a turn around or cul-de-sac arranged such that emergency apparatus will be able to turn around by making not more than one backing maneuver. Any turn-arounds and cul-de-sacs shall be designed in accordance with DSFPR Regulation 705, Chapter 2, Sections 2.3, 2.3.1, and 2.3.

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.



1961 AERIAL IMAGERY

IMAGE COURTESY OF DELAWARE FIRSTMAP

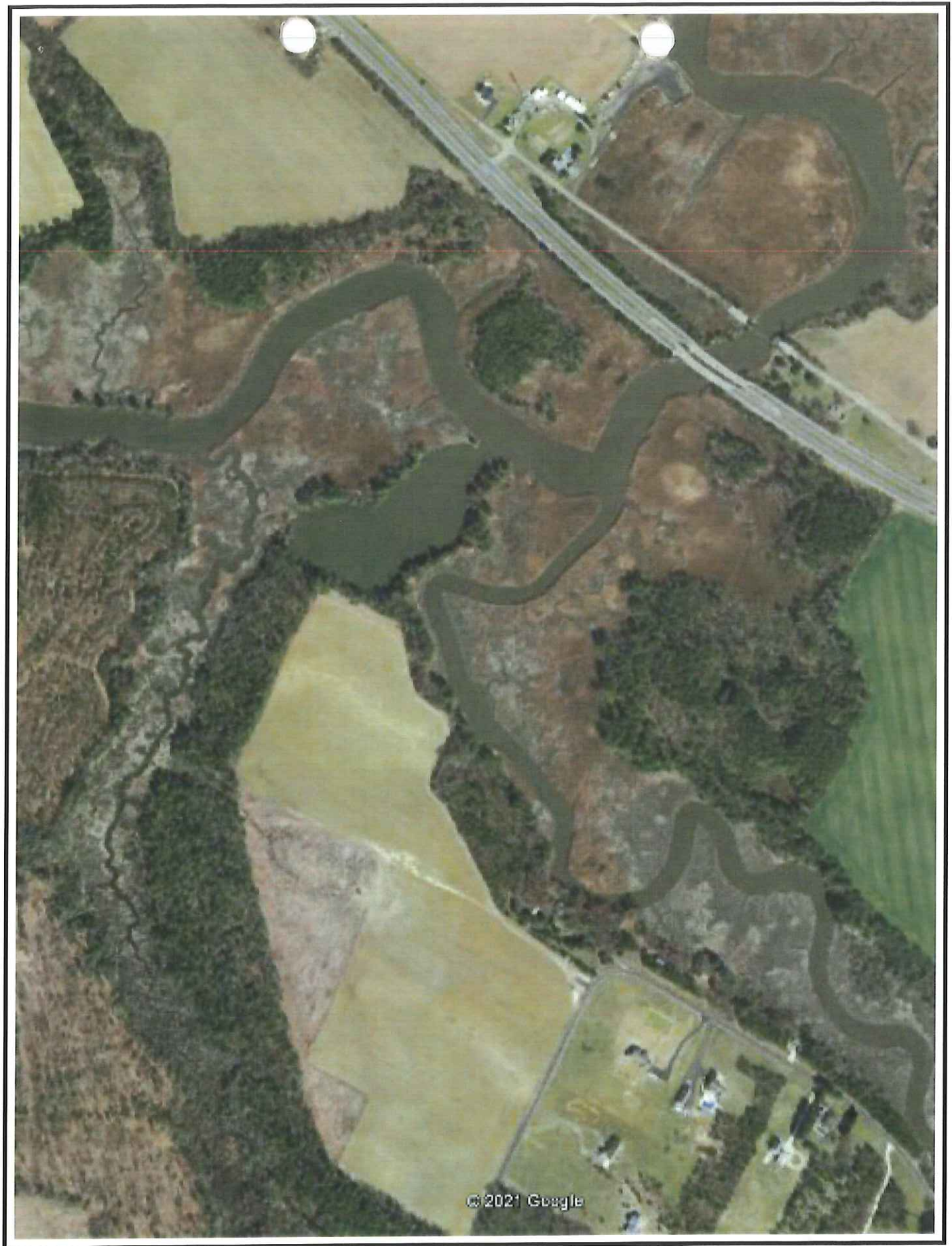




1968 AERIAL IMAGERY

IMAGE COURTESY OF DELAWARE FIRSTMAP

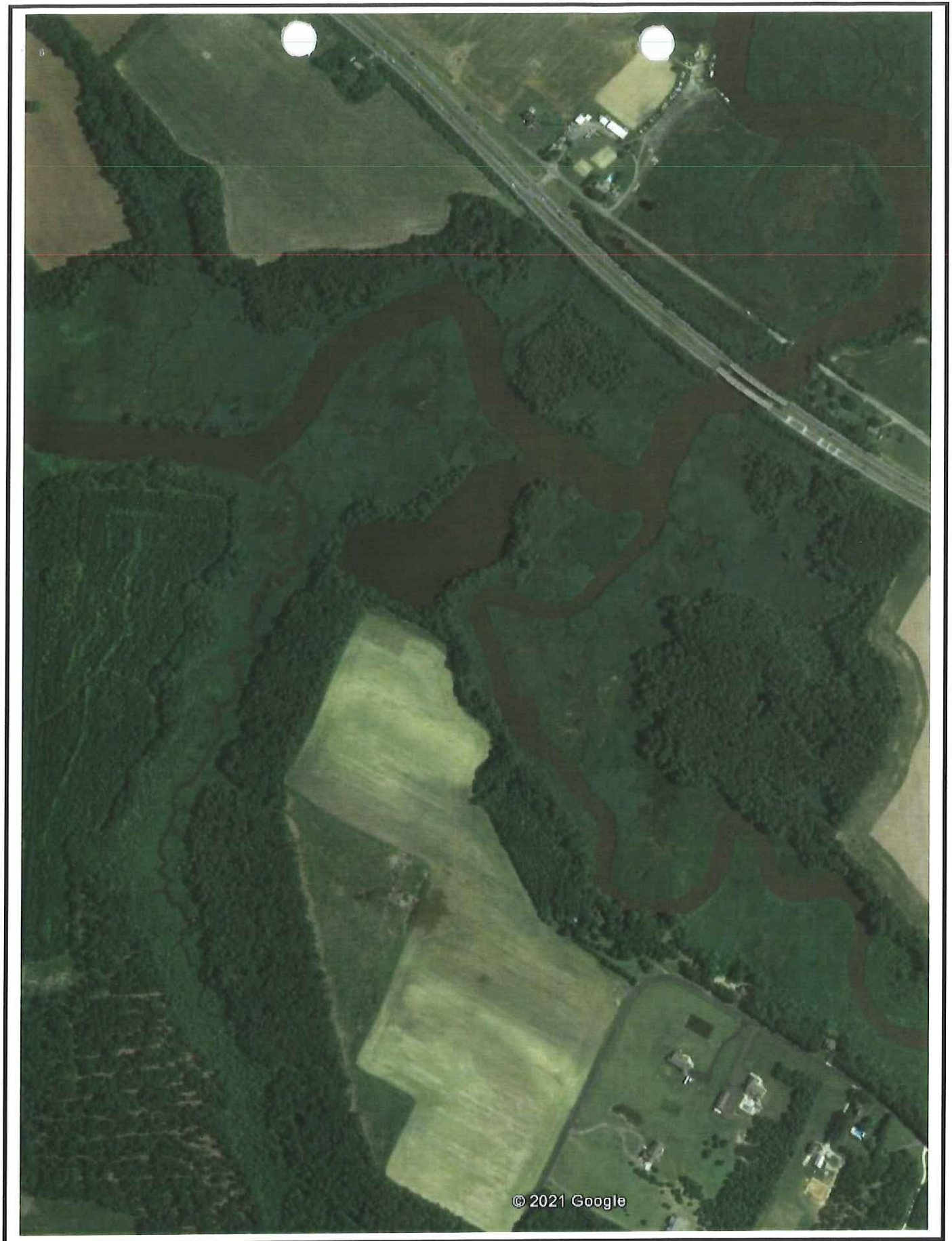




2017 AERIAL IMAGERY

IMAGE COURTESY OF DELAWARE FIRSTMAP

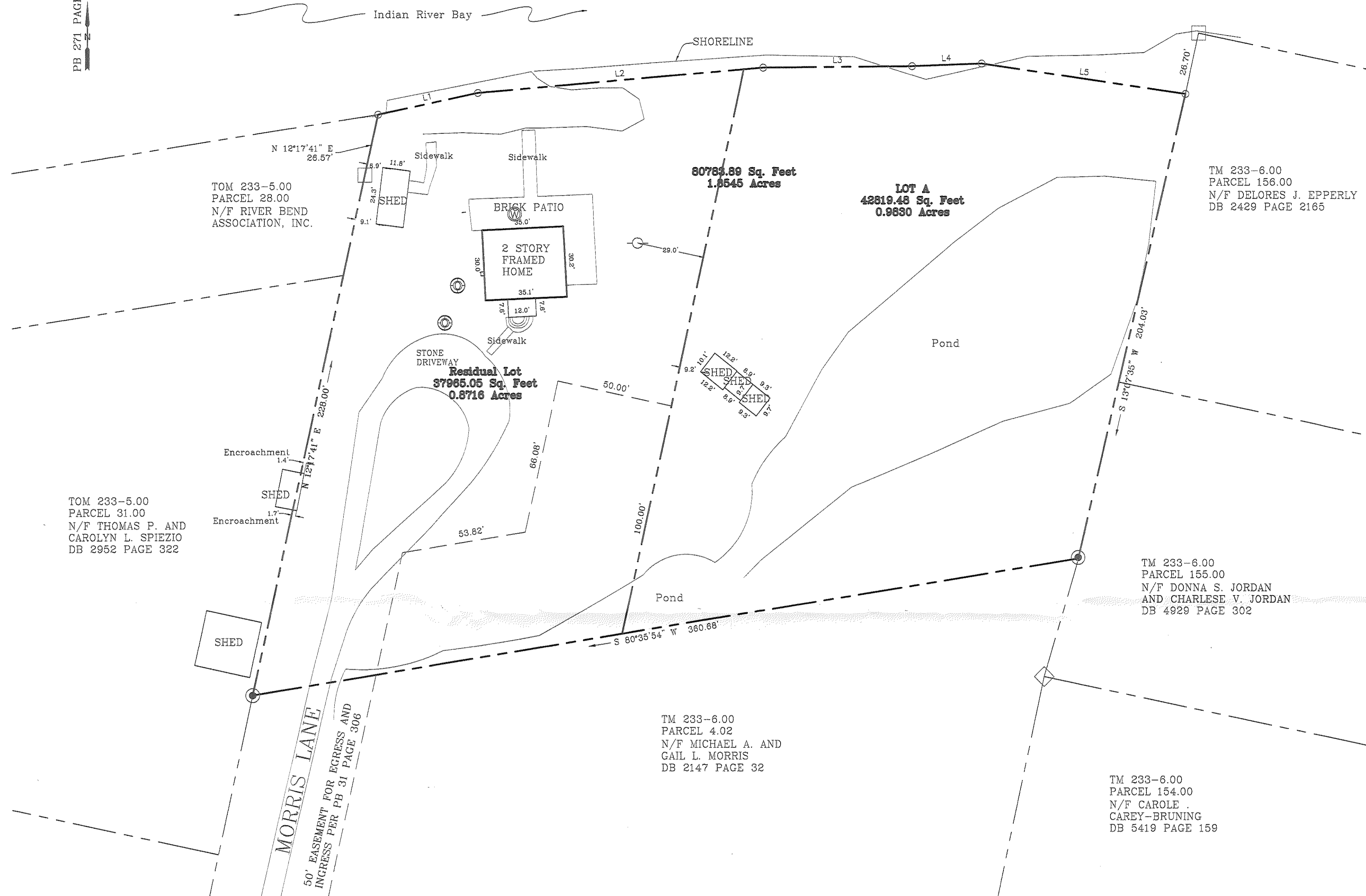




2018 AERIAL IMAGERY

IMAGE COURTESY OF DELAWARE FIRSTMAP





PLAN VIEW
1" = 30'

LINE	BEARING	DISTANCE
L1	N 77°50'50" E	44.16'
L2	N 84°57'51" E	123.39'
L3	N 89°27'07" E	64.09'
L4	N 87°48'18" E	30.00'
L5	S 81°34'28" E	188.77'

LEGEND

- Property Line
- Easement Line
- Concrete Monument Found
- Pipe and Cap Found



PLAN DATA:

- PARCEL I.D. No * 233-6.00-PARCEL 1.00
- PLAT REFERENCE * D.B. 4965, PAGE 35
- ZONING DISTRICT * AR-1 (ZONING CLASSIFICATION)
- ROADWAY CLASSIFICATION * SCR 333 (THOROGOODS ROAD)
- SEWAGE DISPOSAL * INDIVIDUAL ON-SITE WASTEWATER DISPOSAL SYSTEMS (PRIVATE)
- WATER SUPPLY * INDIVIDUAL ON-SITE WELLS (PRIVATE)
- OWNER * MS. LINDA BUNCH
28758 MORRIS LANE
DAGSBORO, DE 19939
- LOT AREA RATIONALE * RESIDUAL LOT = 0.8718 ACRES
LOT A = 0.9830 ACRES
PARCEL 1.00 = 1.8545 ACRES
- TOTAL No. OF LOTS * 2 SINGLE FAMILY DWELLING UNITS
- (TID) PROXIMITY * 10 MILES

RECORD MINOR SUBDIVISION PLAN

FOR PROPERTY KNOWN AS:
LANDS OF "LINDA BUNCH"

ALSO KNOWN AS:
"28758 MORRIS LANE, DAGSBORO, DE"
SITUATE IN:
DAGSBORO HUNDRED * SUSSEX COUNTY
STATE OF DELAWARE
TAX MAP#: 233-6.00 PARCEL 1.00

NOTES

- THIS SURVEY IS CLASSIFIED AS A "SUBURBAN" 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.

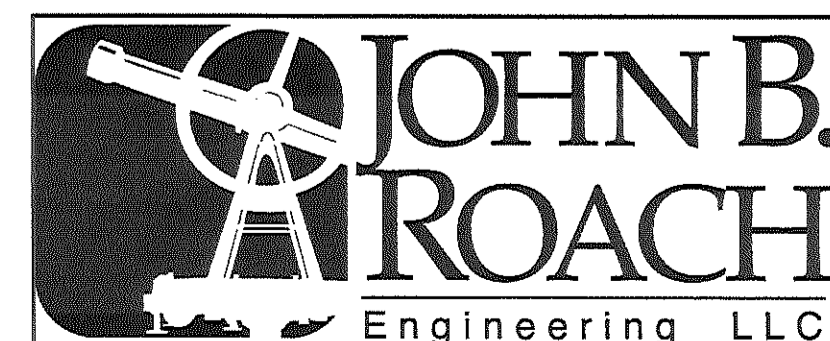
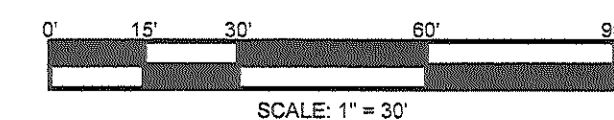
ENGINEER'S CERTIFICATION

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.

11/16/22

DATE



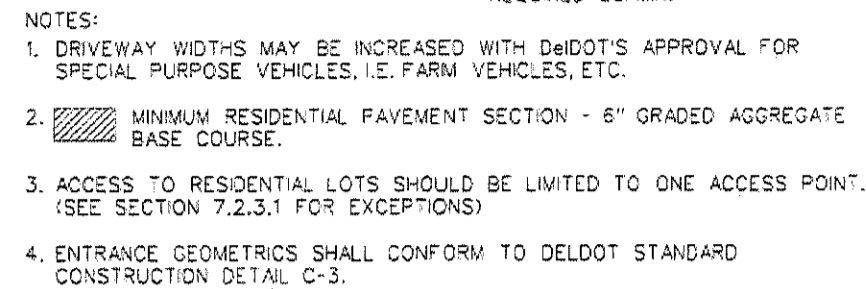
22184 MELSON ROAD
GEORGETOWN, DELAWARE 19947
PHONE NO. 302-856-1565

Drawn By: JBR

Date: 11-13-20












Scale: 1"=30'

Sheet 1/1



1. ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
2. SHRUBBERY, PLANTINGS, SIGNS AND/OR 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.
3. THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEPENDENT ON THE SUBDIVISION, THEN ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
4. LOT 1 (RESIDUAL) SHALL HAVE ACCESS TO US13 VIA THE EXISTING GRAVEL ENTRANCE.
5. LOTS 2 & 3 SHALL HAVE ACCESS TO US 13 VIA THE PROPOSED 50' WIDE INGRESS/EGRESS EASEMENT.

A) SUSSEX CONSERVATION DISTRICT.....(302) 856-7219
B) FIRE MARSHAL.....(302) 856-5298
C) SUSSEX COUNTY UTILITY CONSTRUCTION DIVISION.....(302) 855-7717
D) DELAWARE HEALTH & SOCIAL SERVICES-DIVISION OF HEALTH.....(302) 739-7431
E) SUSSEX COUNTY ASSESSMENT OFFICE.....(302) 855-7824
F) SUSSEX COUNTY PLANNING AND ZONING.....(302) 855-7878
G) DELDOT.....(302) 853-1340
H) DNREC.....(302) 739-5931

-  POINT
 IRON REBAR FOUND
 CAPPED IRON REBAR TO BE SET
 CONCRETE MONUMENT FOUND
 EX. PROPERTY LINE/R.O.W. LINE
 PROP. PROPERTY LINE
 ADJACENT PROPERTY LINE
 EXISTING EDGE OF PAVEMENT
 EXISTING GRAVEL
 EASEMENT
 BUILDING SETBACK LINE
 FEMA FLOOD ZONE
 UTILITY POLE

1. TITLE REFERENCED TO DEED BOOK 4743, PAGE 291.
2. SUBJECT TO ANY AND ALL RESTRICTIONS, RESERVATIONS, CONDITIONS, EASEMENTS & AGREEMENTS OF RECORD IN THE OFFICE OF RECORDER OF DEEDS, SUSSEX COUNTY, DE.
3. ALL AREAS LISTED REFER TO LOT AREA PRIOR TO DEDICATION.
4. THIS PLAN DOES NOT CERTIFY AS TO THE EXISTENCE OR NON EXISTENCE OF ANY EASEMENTS OR RIGHTS OF WAY AFFECTING THIS PROPERTY.
5. THIS PLAN DOES NOT CERTIFY AS TO THE EXISTENCE OR NON EXISTENCE OF ANY STATE AND/OR FEDERAL WETLANDS. NO DELINEATION WAS PERFORMED OR PROVIDED.



GENERAL PROJECT

1. Developer
TIMOTHY WYATT
549 CANTERBURY ROAD
MILFORD, DE 19063
PHONE:
2. Civil/Site Engineer:
COTTEN ENGINEERING LLC
10087 CONCORD RD
SEAFORD, DELAWARE 19973
Phone/Fax: (302) 628-9164
c/o: Michael S. Cotten, P.E.
3. Surveyor
COTTEN ENGINEERING LLC
10087 CONCORD RD
SEAFORD, DELAWARE 19973
Phone/Fax: (302) 628-9164
c/o: Michael S. Cotten, P.E.
4. The project is located on the northeast side of DuPont Boulevard (US Route 113, 200' wide, Principal Arterial).
5. Class "C" Survey
6. All entrances are existing residential accesses and shall continue to be used as residential accesses.



(IN FEET)
1 inch = 60 ft

APPROVED BY SUSSEX COUNTY PLANNING AND ZONING

DATE _____

MINOR SUBDIVISION PLAN OF LANDS N/F OF RICHARD, TIMOTHY, & BRIGATTA WYATT 18375 DUPONT BOULEVARD GEORGETOWN, DE. 19947 GEORGETOWN HUNDRED SUSSEX COUNTY, DELAWARE TM# 135-9.00-32.00		MINOR SUBDIVISION OF LANDS OF WYATT COTTEN ENGINEERING LLC CIVIL ENGINEERING, SURVEYING, ENVIRONMENTAL PLANNING CONSULTANTS 10897 CONCORD ROAD SEAFORD, DE. 19773 PH: (302) 658-9144 FAX: (302) 658-9144	
SCALE: AS SHOWN	#	INITIAL SUBMISSION	07/12/22
DESIGNED: CE	1.		
PLANNED: CE	2.		
DRAWN: JCD	3.		
APPROVED: MC	4.		
JOB: 21-463	5.		
	6.		
MICHAEL S. COTTEN, P.E. LICENSE# 12769			
SHEET NO. 1 OF 1			

MINOR SUBDIVISION OF
LANDS OF WYATT

COTTEN ENGINEERING LLC
CIVIL ENGINEERING SURVEYING ENVIRONMENTAL PLANNING

CONSULTANTS
10087 CONCORD RD
SEAFORD DE, 19973
PH: (302) 628-9164
FAX: (302) 628-9164

MICHAEL S. COTTEN, P.E.
LICENSE# 12769

MINOR SUBDIVISION PLAN
OF LANDS N/F OF
RICHARD, TIMOTHY, & BRIGATTA WYATT
18375 DUPONT BOULEVARD
GEORGETOWN, DE 19947
GEORGETOWN HUNDRED
SUSSEX COUNTY, DELAWARE
TM# 135-9.00-32.00

SCALE: AS SHOWN

DESIGNED: CE

PLANNED: CE

DRAWN: JCD

APPROVED: MC

JOB: 21-463

SHEET NO. 1 OF 1

RITTER FARM
TITLE SHEET
LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE
SEPTEMBER 2022
DBF PROJECT NO. 3808A21

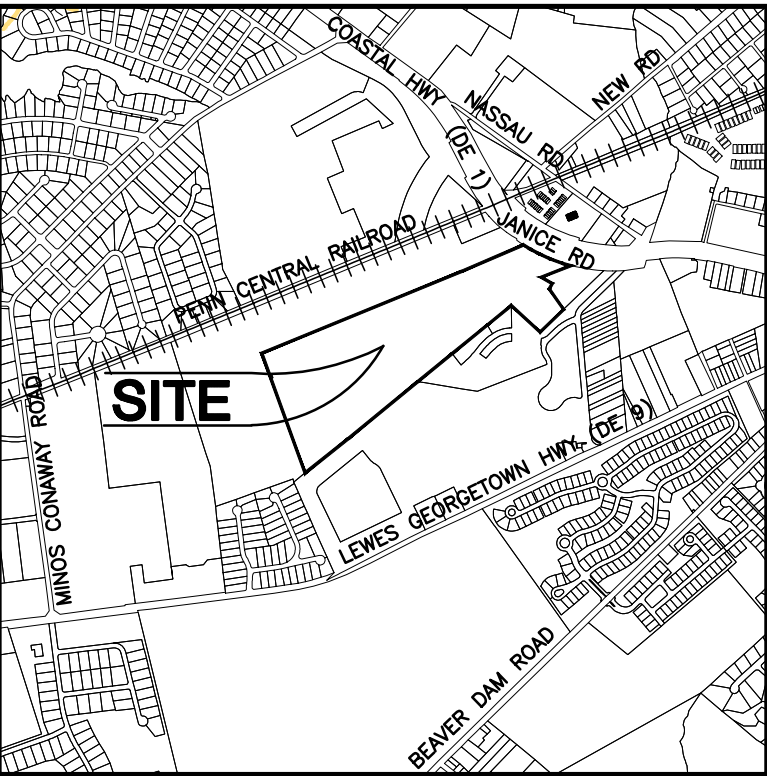
INDEX OF SHEETS	
MINOR SUBDIVISION TITLE SHEET	MS-01
MINOR SUBDIVISION SITE PLAN	MS-02

MINOR SUBDIVISION

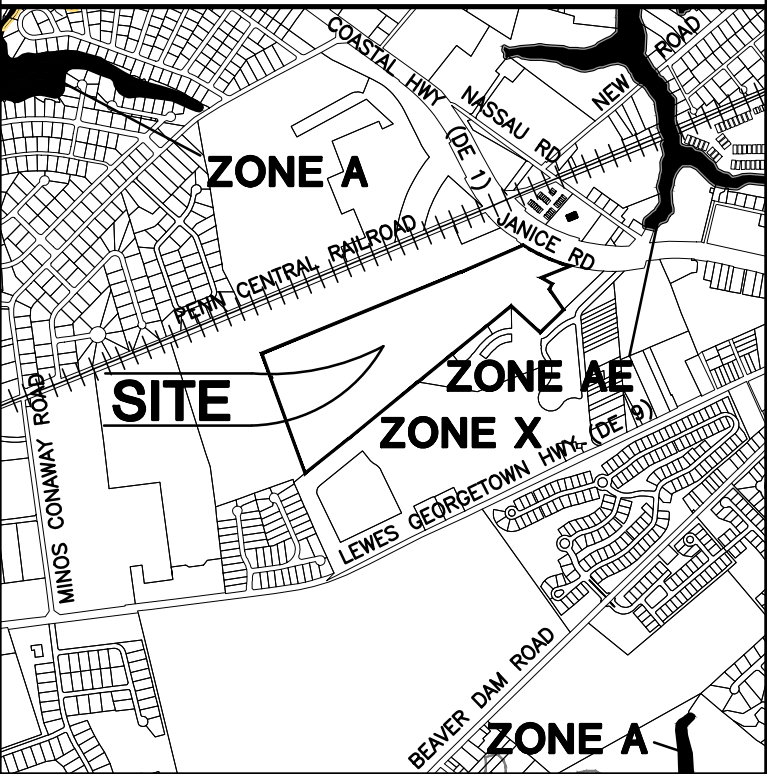
DELDOT GENERAL NOTES

(REVISED: MARCH 21, 2019)

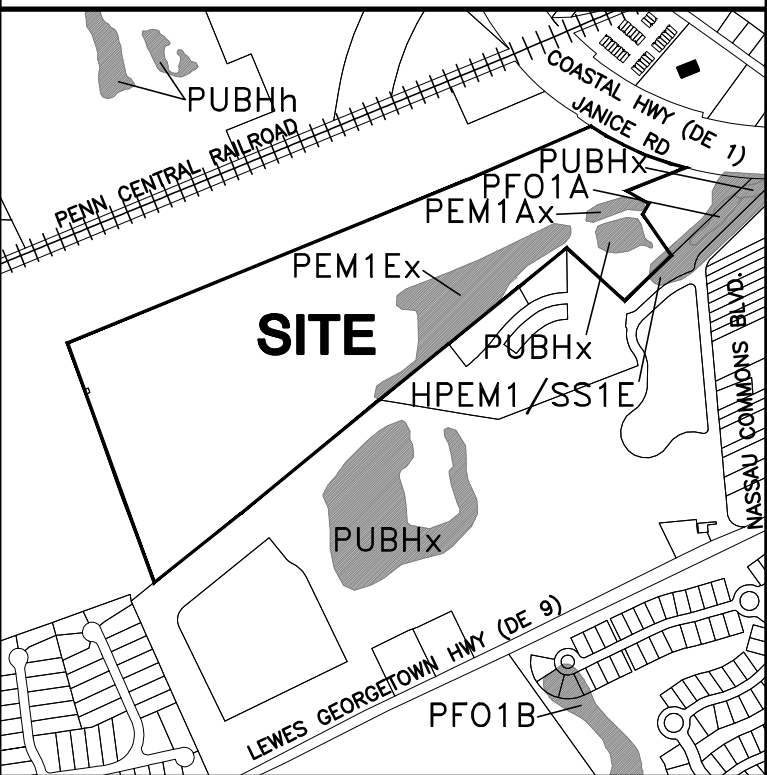
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION 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.
- 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.
- A PERPETUAL CROSS ACCESS INGRESS/EGRESS EASEMENT IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAT.



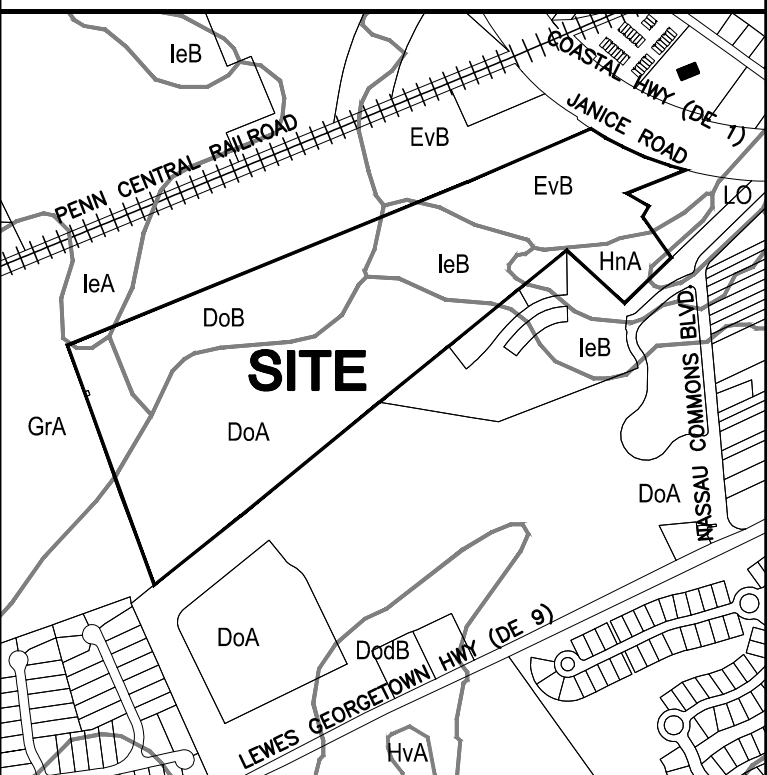
LOCATION MAP SCALE: 1" = 2000'



FEMA FLOOD MAP SCALE: 1" = 2000'
FIRM PANEL: 10005C0330J DATED: 01-06-2005



NWI WETLAND MAP SCALE: 1" = 1000'

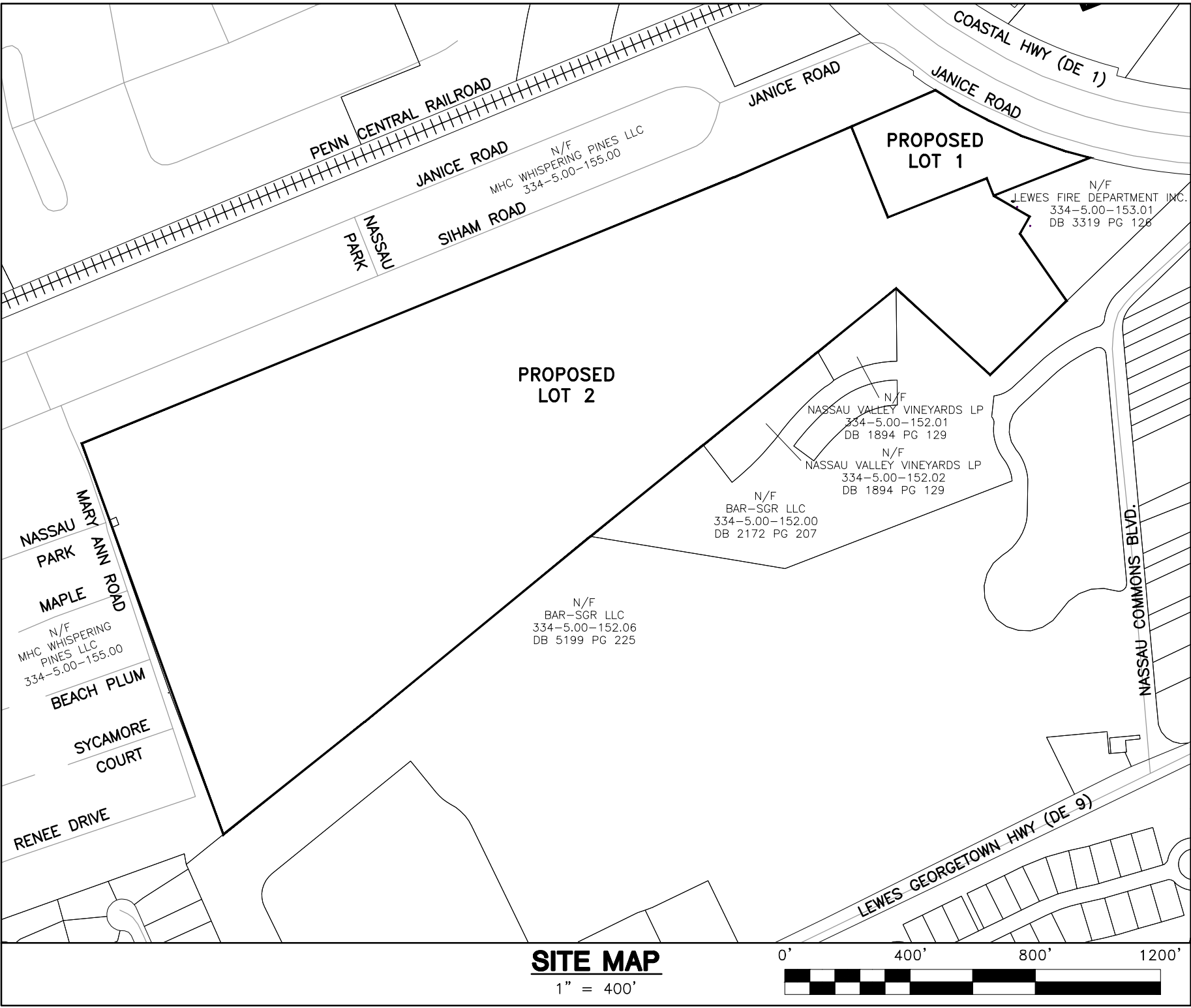


SOILS MAP SCALE: 1" = 1000'

SYMBOL	SOILS DATA
GrA	GREENWICH LOAM, 0 TO 2 PERCENT SLOPES (TYPE B)
IaA	INGLESIDE LOAMY SAND, 0 TO 2 PERCENT SLOPES (TYPE A)
IaB	INGLESIDE LOAMY SAND, 2 TO 5 PERCENT SLOPES (TYPE A)
EvB	EVESBORO LOAMY SAND, 0 TO 5 PERCENT SLOPES (TYPE B)
HnA	HAMMONT SANDY LOAM, 0 TO 2 PERCENT SLOPES (TYPE B)
DoA	DOWNER SANDY LOAM, 0 TO 2 PERCENT SLOPES (TYPE A)
DoB	DOWNER SANDY LOAM, 2 TO 5 PERCENT SLOPES (TYPE A)

DATA COLUMN

TAX MAP ID:	3-34-5.00-153.00
DEED REFERENCE:	DB: 3319 PG: 126
DATUM:	NAD 83 (DE STATE PLANE)
HORIZONTAL:	NAVD 88
VERTICAL:	
LAND USE EXISTING:	COMMERCIAL BUSINESS
PROPOSED:	COMMERCIAL BUSINESS
ZONING EXISTING:	C-1 (COMMERCIAL RESIDENTIAL) AR-1 (AGRICULTURAL RESIDENTIAL)
PROPOSED:	C-1 (GENERAL COMMERCIAL) AR-1 (AGRICULTURAL RESIDENTIAL))
AREAS:	
EXISTING SITE AREA:	65.169± ACRES
PROPOSED SITE:	
LOT 1 - EXISTING COMMERCIAL BUSINESS	3.436± ACRES
LOT 2 - RESIDUAL LANDS	61.733± ACRES
TOTAL SITE AREA	65.169± ACRES
UTILITIES:	
SEWER PROVIDER:	PUBLIC (SUSSEX COUNTY)
WATER PROVIDER:	PUBLIC (TIDEWATER UTILITIES, INC.)
FLOODPLAIN - THE PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10005C0330J DATED JANUARY 06, 2005. FLOOD ZONE X (MINIMAL FLOODING)	
STATE STRATEGIES MAP: INVESTMENT LEVEL 1 & 2	
FIRE DISTRICT:	82ND
SCHOOL DISTRICT:	CAPE HENLOPEN
ELECTION DISTRICT:	3RD
PROPERTY OWNER:	
AAA STORAGE LIMITED PARTNERSHIP	
22114 RITTER LN.	
HARBESON, DE 19951	
PROPERTY DEVELOPER:	
JANICE CRP3 LLC	
4750 OWINGS MILL BLVD.	
OWINGS MILL, MD 21117	
CONTACT: JON HOFFMAN	
(CHESAPEAKE REALTY PARTNERS)	
PHONE: 410-356-9900 EXT. 755	
ENGINEER:	
DAVIS, BOWEN, & FRIEDEL, INC.	
RING W. LARDNER, P.E.	
1 PARK AVENUE	
MILFORD, DE 19963	
PHONE: 302-424-1441	
FAX: 302-424-0430	



LEGEND

EXISTING BOUNDARY/RIGHT-OF-WAY	EX-RW
CENTERLINE/BASELINE & STATIONING	1+00
EXISTING ADJACENT PROPERTY LINE	- - - -
PROPOSED BOUNDARY/PROPERTY LINE	PE
PROPOSED/PERMANENT EASEMENTS	+ + + +

CERTIFICATION OF OWNERSHIP:

I, _____, HEREBY CERTIFY THAT _____ IS THE LEGAL OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN, AND THAT THE RECORD MAJOR/MINOR LAND DEVELOPMENT PLAN HEREOF WAS MADE AT ITS DIRECTION; THAT I ACKNOWLEDGE THE SAME TO BE ITS ACT AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS AND ZONING CODE OF SUSSEX COUNTY.

AAA STORAGE LIMITED PARTNERSHIP DATE _____

DEVELOPER'S STATEMENT:

WE, THE UNDERSIGNED, CERTIFY THAT WE ARE THE EQUITABLE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO ORDINANCE.

JANICE CRP3 LLC
4750 OWINGS MILL BLVD.
OWINGS MILL, MD 21117
CONTACT: JON HOFFMAN
(CHESAPEAKE REALTY PARTNERS)
PHONE: 410-356-9900 ext. 755

DATE _____

CERTIFICATION OF ACCURACY:

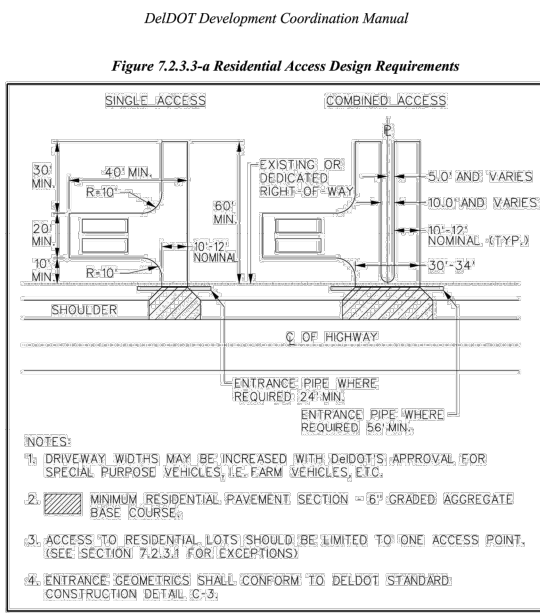
I, RING W. LARDNER, P.E., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER (LAND SURVEYOR) IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES, AND IN ACCORDANCE WITH THE TOWN OF MIDDLETOWN SUBDIVISION REGULATIONS AND ZONING CODE.

RING W. LARDNER, P.E. DATE _____
LICENSE #15647

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

Revisions:

MS-01



7.2.3.4 Entrance Profile

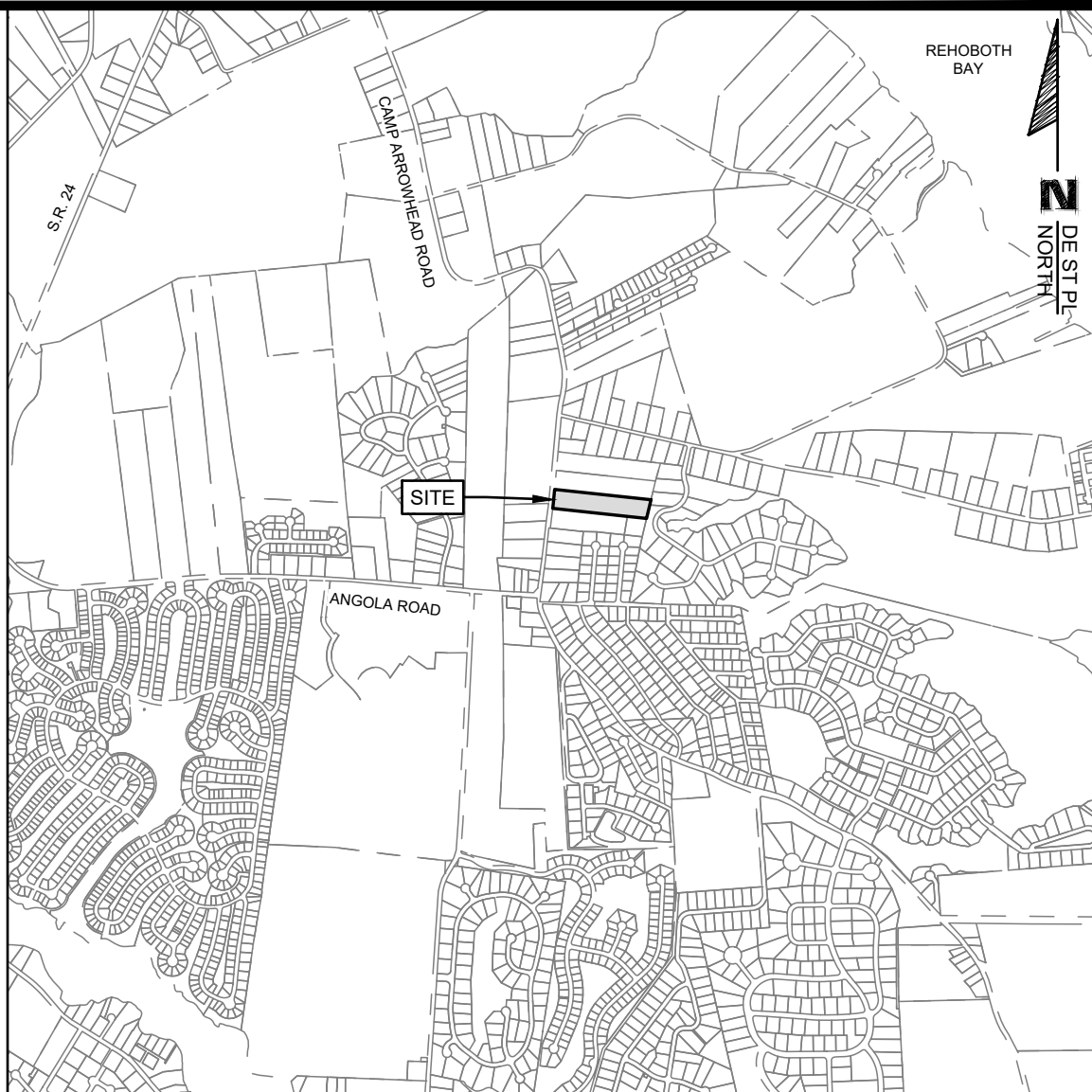
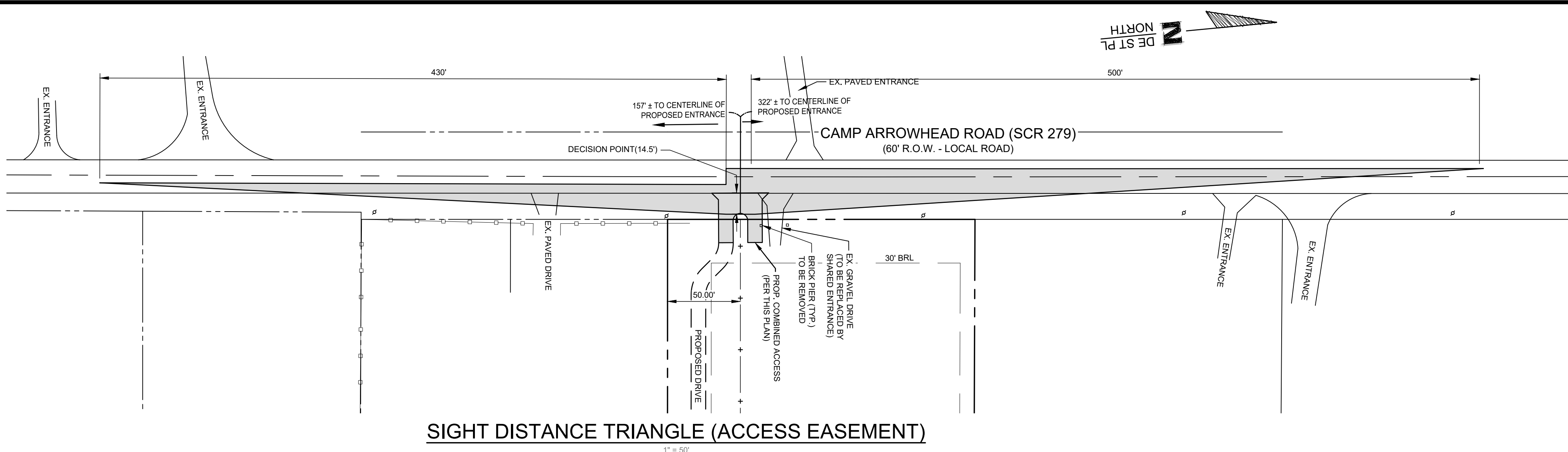
Profile of entrance shall be designed in accordance with this Development Coordination Manual and various guidelines and criteria published by the Delaware Department of Transportation (DelDOT) and the Delaware Department of Transportation (DelDOT) or other Nationally Accepted Standard (NAS). Maximum grades shall not exceed 10% and maximum driveway slope shall not exceed 12% to prevent vehicles from "bottoming out". Vertical curve transition should be provided at the intersection of the driveway profile and the cross slope of roadway shoulder corridor.

7.2.3.5 Entrance Drainage

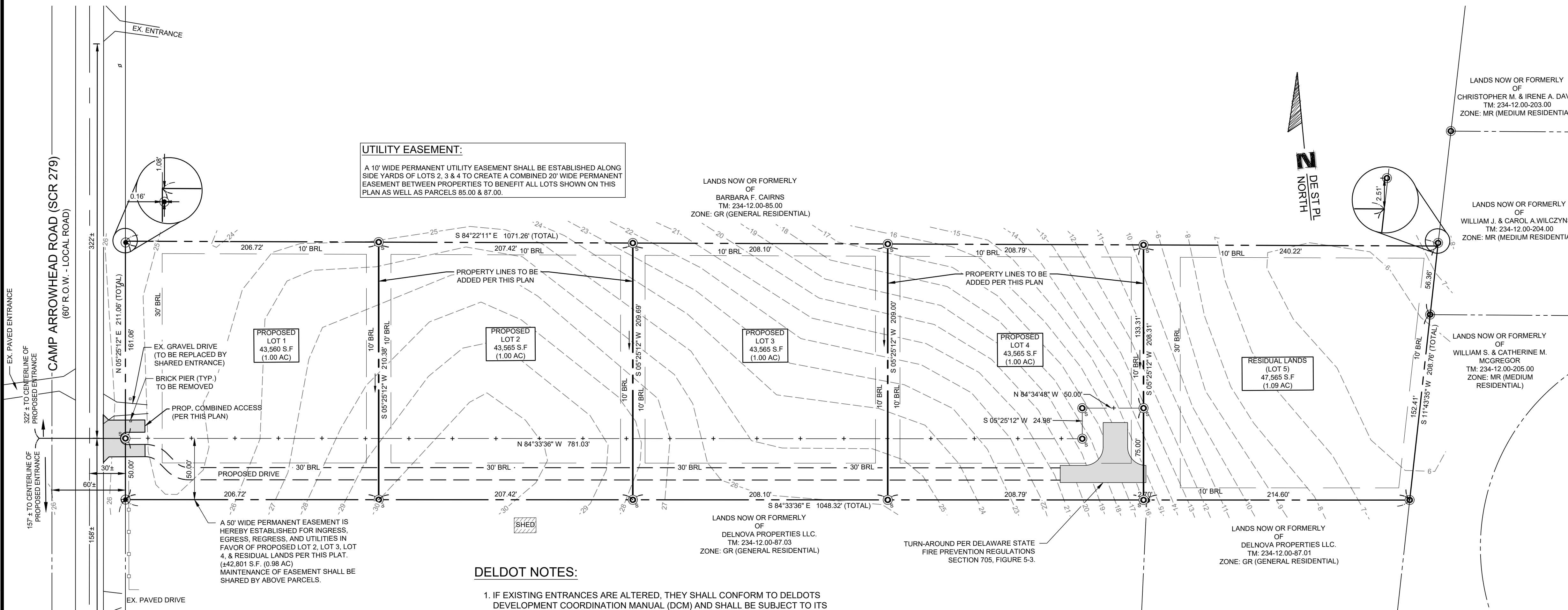
Pipes are manufactured in various sizes, shapes, and materials. Entrance pipes commonly used in Delaware include:

A. Reinforced concrete pipe (RCP) or elliptical (EBCP).

7-5 Residential Access Effective April 2016



LOCATION MAP
SCALE: 1" = 2,000'



DELDOT NOTES:

1. IF EXISTING ENTRANCES ARE ALTERED, THEY SHALL CONFORM TO DELDOTS DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL. NO CONSTRUCTION ACTIVITY SHALL OCCUR IN THE RIGHT-OF-WAY (ROW) WITHOUT A DELDOT PERMIT.
2. 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.
3. 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.
4. REFER TO DELDOT STANDARD DETAIL M-2 FOR RIGHT-OF-WAY MONUMENTS.
5. ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
6. LOT 2, LOT 3, LOT 4 AND RESIDUAL SHALL HAVE ACCESS TO SCR 279 VIA THE 50-FOOT WIDE INGRESS/EGRESS EASEMENT.
7. 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.

LEGEND:

- IRON REBAR FOUND
- CAPPED IRON REBAR FOUND
- IRON PIPE FOUND
- CAPPED IRON PIPE FOUND
- CAPPED IRON PIPE TO BE SET
- PROPOSED BOUNDARY LINE
- SUBJECT BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- PROPERTY LINE TO BE EXTINGUISHED
- PROPOSED EASEMENT
- BUILDING RESTRICTION LINE
- FENCE
- UTILITY POLE
- BUILDING

ENGINEERS CERTIFICATION

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

CARLTON R. SAVAGE, JR., P.E. (LICENSE #16457) DATE

SITE DATA:

1. TAX MAP NUMBER: 234-12.00-86.00
2. ADDRESS: 22425 CAMP ARROWHEAD ROAD, LEWES, DE 19958
3. OWNER: DELNOVA PROPERTIES LLC
35993 DUTCH DRIVE
LEWES, DE 19958
4. ZONING: EXISTING: GR (GENERAL RESIDENTIAL)
PROPOSED: GR (GENERAL RESIDENTIAL)
5. USE: EXISTING: AGRICULTURAL / RESIDENTIAL
PROPOSED: LOT 1 - RESIDENTIAL
RESIDUAL LANDS - AGRICULTURAL / RESIDENTIAL
6. BUILDING SETBACKS (FOR PROPOSED LOT):
FRONT 30'
SIDE 10'
REAR 10'
7. LOT REQUIREMENTS: AREA 10,000 S.F. (PUBLIC SEWER)
32,670 S.F. (0.75 ACRE) (ON-SITE SEWER)
WIDTH 75'
DEPTH 100'
8. TOTAL NUMBER OF LOTS: EXISTING: 1 LOT
PROPOSED: 4 LOTS & A RESIDUAL
9. AREA:
EXISTING: SIZE 221,819 S.F. (5.09 AC) FRONTAGE 211.06 (CAMP ARROWHEAD RD)
PARCEL 234-12.00-86.00:
PROPOSED: SIZE 161.06 (CAMP ARROWHEAD RD)
LOT 1: 43,560 S.F. (1.00 AC) 207.42 (EASEMENT)
LOT 2: 43,565 S.F. (1.00 AC) 208.10 (EASEMENT)
LOT 3: 43,565 S.F. (1.00 AC) 233.77 (EASEMENT)
LOT 4: 47,565 S.F. (1.09 AC) 75.00 (EASEMENT)
RESIDUAL (LOT 5): 76,187 S.F. (1.09 AC)
234-12.00-86.00
10. AREA AFFECTED BY ADJUSTMENT: 5.09 AC
11. POSTED SPEED LIMIT: 40 MPH
12. SEWER PROVIDER: ON-SITE SEPTIC / SUSSEX COUNTY (IF AVAILABLE)
13. WATER PROVIDER: ON-SITE WELL
14. THIS PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOOD ZONE, DELINEATED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS SHOWN AS ON FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 10005C0341K REVISED MARCH 16, 2015 (ZONE X).
15. WETLANDS DO EXIST ON THIS SITE AS SHOWN PER PER THE U.S. FISH AND WILDLIFE NATIONAL WETLANDS INVENTORY.
16. PROXIMITY TO DELDOT TID AREA: LOCATED WITHIN THE HENLOPEN TID AREA
17. RECHARGE AREA: GOOD

OWNER CERTIFICATION:

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

DELNOVA PROPERTIES LLC
35993 DUTCH DRIVE
LEWES, DE 19958
DATE

LANDS OF DELNOVA PROPERTIES LLC.

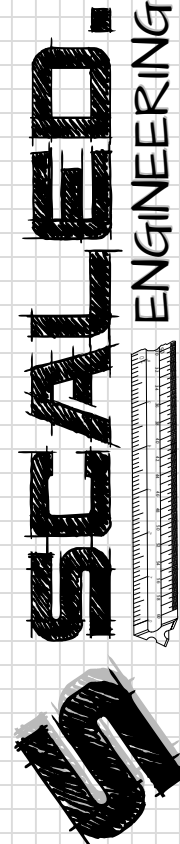
SCR 279 - TAX MAP 234-12.00-86.00

INDIAN RIVER HUNDRED, LEWES, DELAWARE

REVISIONS:
6-29-22
7-13-22
9-12-22

DATE: 6-2-22
SCALE: 1" = 50'
DRAWN BY: JRE
PROJECT NO. PWE0001

DELNOVA PROPERTIES LLC
35993 DUTCH DRIVE
LEWES, DE 19958
DATE



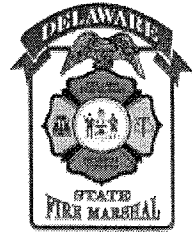
Scaled Engineering Inc.
20246 Coastal Highway
Rehoboth Beach, DE 19971
Phone: (302) 227-7608

MINOR SUBDIVISION PLAN



**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: 2022-04-212326-MIS-01

Tax Parcel Number: 234-12.00-86.00

Status: Approved as Submitted

Date: 11/22/2022

Project

Lands of Delnova

22425 Camp Arrowhead Road
Lewes DE 19958

Lands of Delnova Properties LLC (86.00)

Scope of Project

Number of Stories:

Square Footage:

Construction Class:

Fire District: 86 - Rehoboth Beach Vol Fire Co

Occupant Load Inside:

Occupancy Code: 9601

Applicant

Carlton Savage
20246 Coastal Hwy
Rehoboth, DE 19971

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: 2022-04-212326-MIS-01

Tax Parcel Number: 234-12.00-86.00

Status: Approved as Submitted

Date: 11/22/2022

PROJECT COMMENTS

- 1002 A** This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) ADOPTED September 1, 2021. The 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.
- 1171 A** Any dead end road more than 300 feet in length shall be provided with a turn around or cul-de-sac arranged such that emergency apparatus will be able to turn around by making not more than one backing maneuver. Any turn-arounds and cul-de-sacs shall be designed in accordance with DSFPR Regulation 705, Chapter 2, Sections 2.3, 2.3.1, and 2.3.
- 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.



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: 2022-04-212328-MIS-01

Tax Parcel Number: 234-12.00-87.00

Status: Approved as Submitted

Date: 11/22/2022

Project

Lands of Delnova (87.00)

22449 Camp Arrowhead Road

Lands of Delnova Properties LLC (87.00)

Lewes DE 19958

Scope of Project

Number of Stories:

Square Footage:

Construction Class:

Fire District: 86 - Rehoboth Beach Vol Fire Co

Occupant Load Inside:

Occupancy Code: 9601

Applicant

Carlton Savage
20246 Coastal Hwy
Rehoboth, DE 19971

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: 2022-04-212328-MIS-01

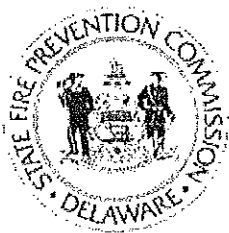
Tax Parcel Number: 234-12.00-87.00

Status: Approved as Submitted

Date: 11/22/2022

PROJECT COMMENTS

- 1002 A** This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) ADOPTED September 1, 2021. The 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.
- 1171 A** Any dead end road more than 300 feet in length shall be provided with a turn around or cul-de-sac arranged such that emergency apparatus will be able to turn around by making not more than one backing maneuver. Any turn-arounds and cul-de-sacs shall be designed in accordance with DSFPR Regulation 705, Chapter 2, Sections 2.3, 2.3.1, and 2.3.
- 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.



**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: 2022-04-211633-MIS-01

Tax Parcel Number: 430-17.00-16.14

Status: Approved as Submitted

Date: 09/07/2022

Project

Lee Minor Subdivision

14401 Deer Forest Road
Bridgeville DE 19933

Lee Property

Scope of Project

Number of Stories:

Square Footage:

Construction Class:

Fire District: 72 - Bridgeville Volunteer Fire Co

Occupant Load Inside:

Occupancy Code: 9601

Applicant

Kimberlee Lee
14401 Deer Forest Road
Bridgeville, DE 19933

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:


Duane Fox

Fire Protection Specialist III

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2022-04-211633-MIS-01

Tax Parcel Number: 430-17.00-16.14

Status: Approved as Submitted

Date: 09/07/2022

PROJECT COMMENTS

- 1002 A** This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) ADOPTED September 1, 2021. The 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.
- 1000 A** The site plans have been approved as submitted. The Office of DE State Fire Marshal has no objection to recordation.
- 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.



October 7, 2022

Mr. Steve Sellers
Miller-Lewis, INC
Via email: stevesellers@millerlewisinc.com

RE: Minor Subdivision – Kimberlee E. Lee
TM# 430-17.00-16.14

Dear Mr. Sellers,

The Sussex Conservation District has reviewed the plan for the above referenced site. The District concurs with the information provided and has no objection with recordation of the two proposed lots.

A Residential Standard Plan will be needed for each lot prior to home construction. Please contact the District if you have any questions or concerns 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

August 25, 2022

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
JOSHUA SWANK
Tax Parcel # 430-17.00-16.14
SCR00565-DEER FOREST ROAD
Nanticoke Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Minor Subdivision Plan sealed on May 5, 2021, and signed on August 19, 2022 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.

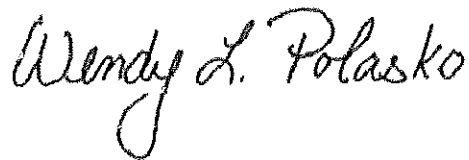


JOSHUA SWANK
Mr. Jamie Whitehouse
Page 2
August 25, 2022

There 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.

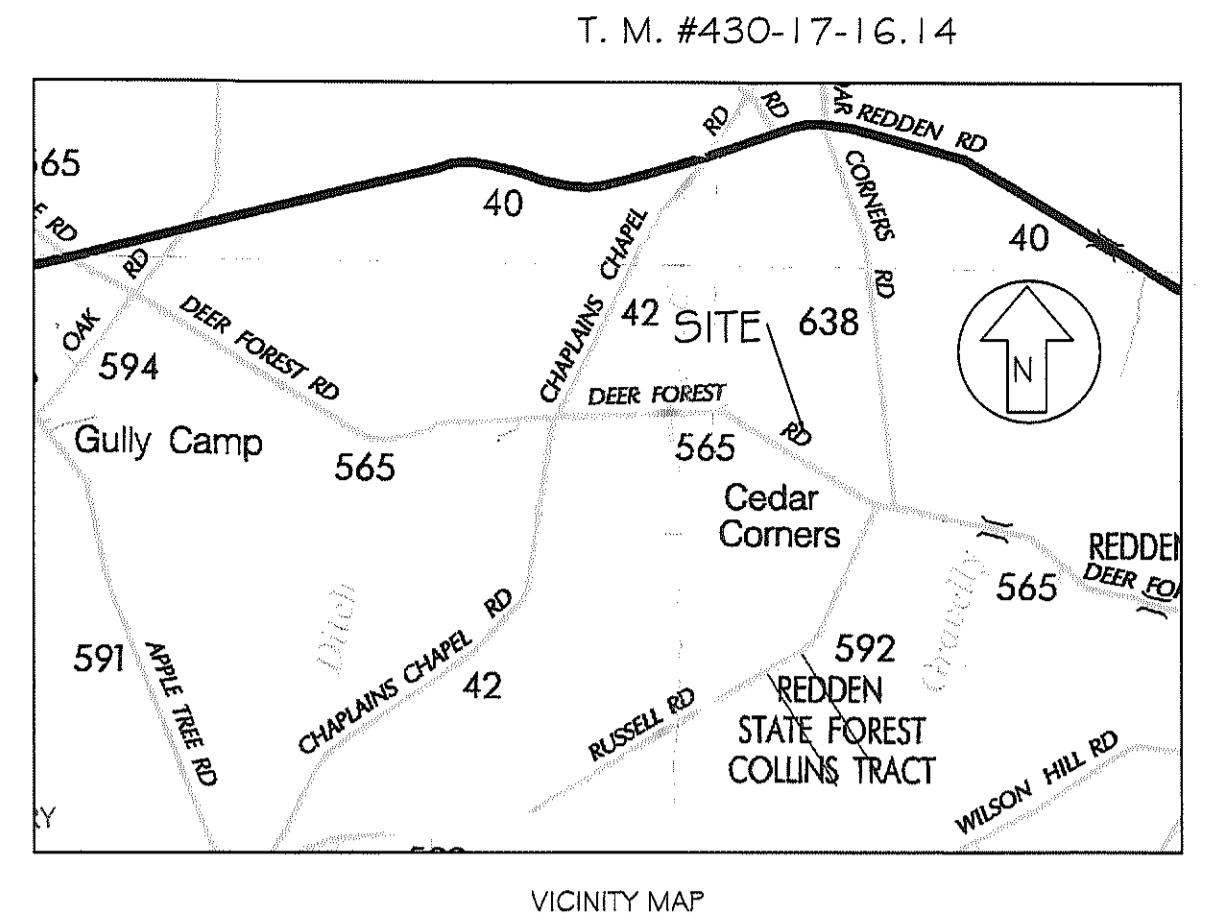
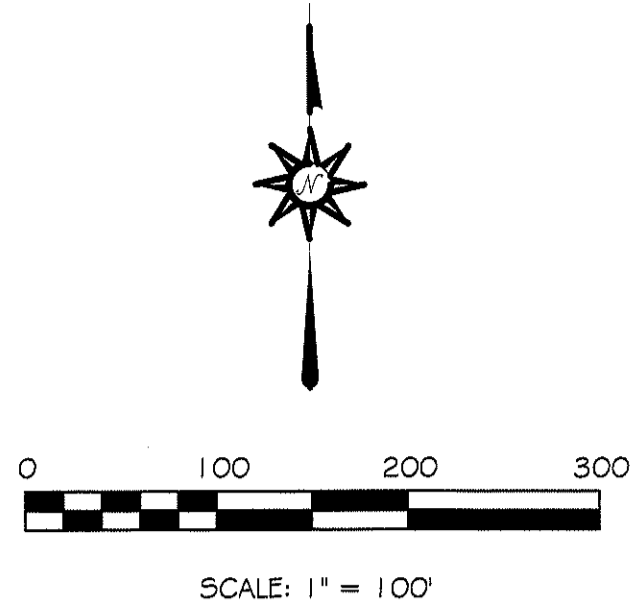
The owner shall be responsible to submit a copy of the **recorded Minor Subdivision Plan** showing all appropriate signatures, seals, plot book and page number to the South District Public Works office (302) 853-1341 in order to obtain the entrance permit(s) for the proposed minor subdivision.

Sincerely,

A handwritten signature in black ink that reads "Wendy L. Polasko". The signature is written in a cursive, flowing style.

Wendy L. Polasko, P.E.
Subdivision Engineer
Development Coordination

cc: Stephen Sellers, Miller Lewis
Jessica L. Watson, Sussex Conservation District
Matt Schlitter, South District Public Works Engineer
James Argo, South District Project Reviewer
James Smith, South District Entrance Permit Supervisor
Shannon Anderson, South District Public Work Admin Specialist
Kevin Hickman, Sussex County Review Coordinator
Derek Sapp, Subdivision Manager, Development Coordination



**RESIDUAL LOT
KIMBERLEE E. LEE
T.M. 430-17-00-16.14
D.B. 4034-142
12.686 Acres±**

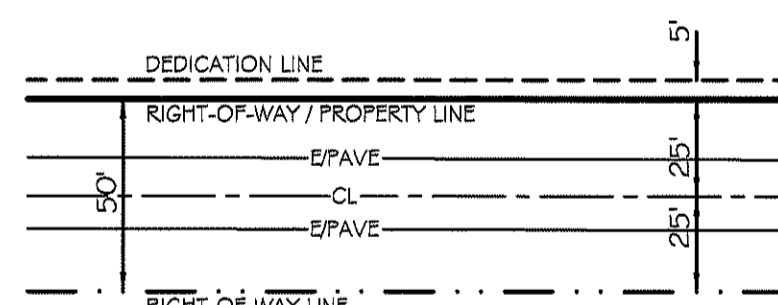
**LOT #1
87150.9 Sq. Feet
2.001 Acres**

DATA COLUMN:
T.M. #430-17-16.14
ZONING: AR-1
BUILDING SETBACKS: FRONT: 30' (40' ON COUNTY RD.)
SIDE: 15'
REAR: 20'
MINIMUM LOT AREA: 32,670 SQ. FT.
MINIMUM LOT WIDTH: 100'
MINIMUM LOT DEPTH: 100'
TRACT AREA: 14.69 ACRES± (INCLUDING RESIDUAL AREA)
EXISTING LOTS: 1
PROPOSED LOTS: 2 TOTAL INCLUDING RESIDUAL LANDS
PRESENT USE: AGRICULTURAL/RESIDENTIAL
PROPOSED USE: AGRICULTURAL/RESIDENTIAL
ACCESS: S.C.R. 565 (DEER FOREST ROAD)
ROADWAY CLASSIFICATION: LOCAL ROADWAY
WATER AND SEWER: INDIVIDUAL ON-SITE
100 YEAR FLOODPLAIN: SITE IS NOT IMPACTED
AS PER FIRI #110005C0860L DATED 6/20/2018
THIS PROJECT IS NOT IN THE PROXIMITY OF A TID
SPEED LIMIT ON DEER FOREST RD. IS 50 MPH (POSTED)

LEGEND:

- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- CENTERLINE
- NEXT PROPERTY LINE
- DITCH LINE
- EDGE OF PAVING
- TAX DITCH EASEMENT LINE
- SIGHT TRIANGLE LINE

- CONCRETE MONUMENT (FOUND)
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- POINT
- EXISTING ENTRANCE
- PROPOSED ENTRANCE
- MAILBOX
- ELECTRIC BOX
- TELEPHONE BOX



GENERAL NOTES:

- IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATIONS (DEL.D.O.T.S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- THERE IS A FIFTY FOOT BUILDING SETBACK FROM LANDS USED FOR AGRICULTURAL PURPOSES.
- LOT NO 1 AND THE RESIDUAL PARCEL SHALL HAVE ACCESS TO S.C.R. #545 VIA THE EXISTING ACCESS ENTRANCE AND THE PROPOSED EASEMENT AS SHOWN.
- PRIVATE MAINTENANCE: PRIVATE STREETS WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER. THE PROPERTY OWNERS WITHIN THE SUBDIVISION OR BOTH (TITLE 17, SECTION 131). DELDOT ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THESE STREETS.
- 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. REFER TO DELDOT DEVELOPMENT COORDINATION MANUAL REFERENCE 3.3.3.

FIRE MARSHAL NOTES:

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

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

STEPHEN M. SELLERS, PLS 566 8/19/2022 DATE

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

KIMBERLEE E. LEE 8/19/2022 DATE
14401 DEER FOREST ROAD
BRIDGEVILLE, DE. 19933

MINOR SUBDIVISION PLAN
KIMBERLEE E. LEE

SITE ADDRESS: 14401 DEER FOREST ROAD
BRIDGEVILLE, DELAWARE 19933
PHONE: 302-361-9745

SURVEY CLASS: SUBURBAN

**MILLER
Lewis, Inc.**
LAND SURVEYING

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

MAILED
MAY 5, 2021

HUNDRED	COUNTY
NANTICOKE	SUSSEX
STATE	DRAWN BY
DELAWARE	D.K. MILLER
REF.	FILE NO.
D.B. 4034-142	SWANK 430-17-16.14

DATE	REVISION

