

JAMIE WHITEHOUSE, AICP
DIRECTOR OF PLANNING & ZONING
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Sussex County

DELAWARE
sussexcountyde.gov

PLEASE NOTE

This paperless packet is published on the County's website for convenience purposes, and only includes information received up to the close of business on the day before a public hearing. Documents received after this, or documents submitted during the public hearing are not uploaded to the Paperless Packet. The legal record is the paper record maintained in the Offices of the Planning & Zoning Department.



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



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

NICOLE MAJESKI
SECRETARY

December 05, 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 Objection to Recordation
(for Right of Way, Easement, Dedication Plan)
Ritter Farm
Tax Parcel # 334-5.00-153.00
SCR00014-COASTAL HIGHWAY
SCR00014B-FIREHOUSE ROAD
Lewes & Rehoboth Hundred, Sussex County**

Dear Mr. Whitehouse:

The Department of Transportation has determined that there is a need to establish additional Right-of-Way (ROW) and Permanent Easements (PE's) with respect to this parcel. This Record Plan – Right of Way, Easement and Dedication dated September 2022 (last revised November 28, 2022), satisfies the Department's recordation requirements and are based on the parcel's location as referred to above. No commitments are stated or implied by DelDOT through the issuance of this letter with respect to: entrance location(s), access configuration, auxiliary lanes and/or roadway improvements which will be evaluated and required as necessary at time of Entrance Construction Plan Review or Approval for this site.

Prior to Entrance Construction Plan Approval, the following items (when applicable) shall be coordinated with DelDOT, and executed or recorded:

- 1) TIS/TOA improvements
- 2) Letter Agreements
- 3) Site Distance Easements
- 4) Project specific notes (Site restrictions)

This "No Objection to Recordation" letter does not authorize the commencement of entrance construction. Entrance plans shall be developed in accordance with DeIDOT's [Development Coordination Manual](#) and submitted to the Development Coordination Section for review and approval.

This "No Objection to Recordation" letter is not a DeIDOT endorsement of any proposed project or conceptual site plan. Rather, it is a confirmation that further review will be required by DeIDOT with respect to: transportation improvements which the applicant may be required to make; entrance/access configurations; notes regarding site development restrictions; deed restrictions or recorded agreements. If transportation investments are determined to be necessary, they will be based on an analysis of the proposed project, its location, and its estimated impact on traffic movements and densities. Such improvements will conform to DeIDOT's published rules, regulations and standards. Ultimate responsibility for the approval of any project rests with the local government in which the land use decisions are authorized. There may be other reasons (environmental, historic, neighborhood composition, etc.) which compel that jurisdiction to modify or reject a proposed plan independent of any action that DeIDOT may have undertaken with regard to this site/parcel.

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

Sincerely,



John Pietrobono
New Castle County Review Coordinator,
Development Coordination

cc: Jonathan Hoffman, Janice CRP3 LLC
Joseph Caloggero, The Traffic Group, Inc.
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
Jennifer Pinkerton, Chief Materials & Research Engineer
Linda Osiecki, Pedestrian Coordinator
John Fiori, Bicycle Coordinator
Mark Galipo, Traffic Development Coordination Engineer
Tim Phillips, Maintenance Support Manager
Dan Thompson, Safety Officer North District
Jared Kauffman, DTC Planner
James Kelley, JMT
Wendy L. Polasko, P.E., Subdivision Engineer
Derek Sapp, Sussex County Reviewer

RITTER FARM

TITLE SHEET

LEWES AND REHOBOTH HUNDRED

CITY OF LEWES, SUSSEX COUNTY, DELAWARE

SEPTEMBER 2022

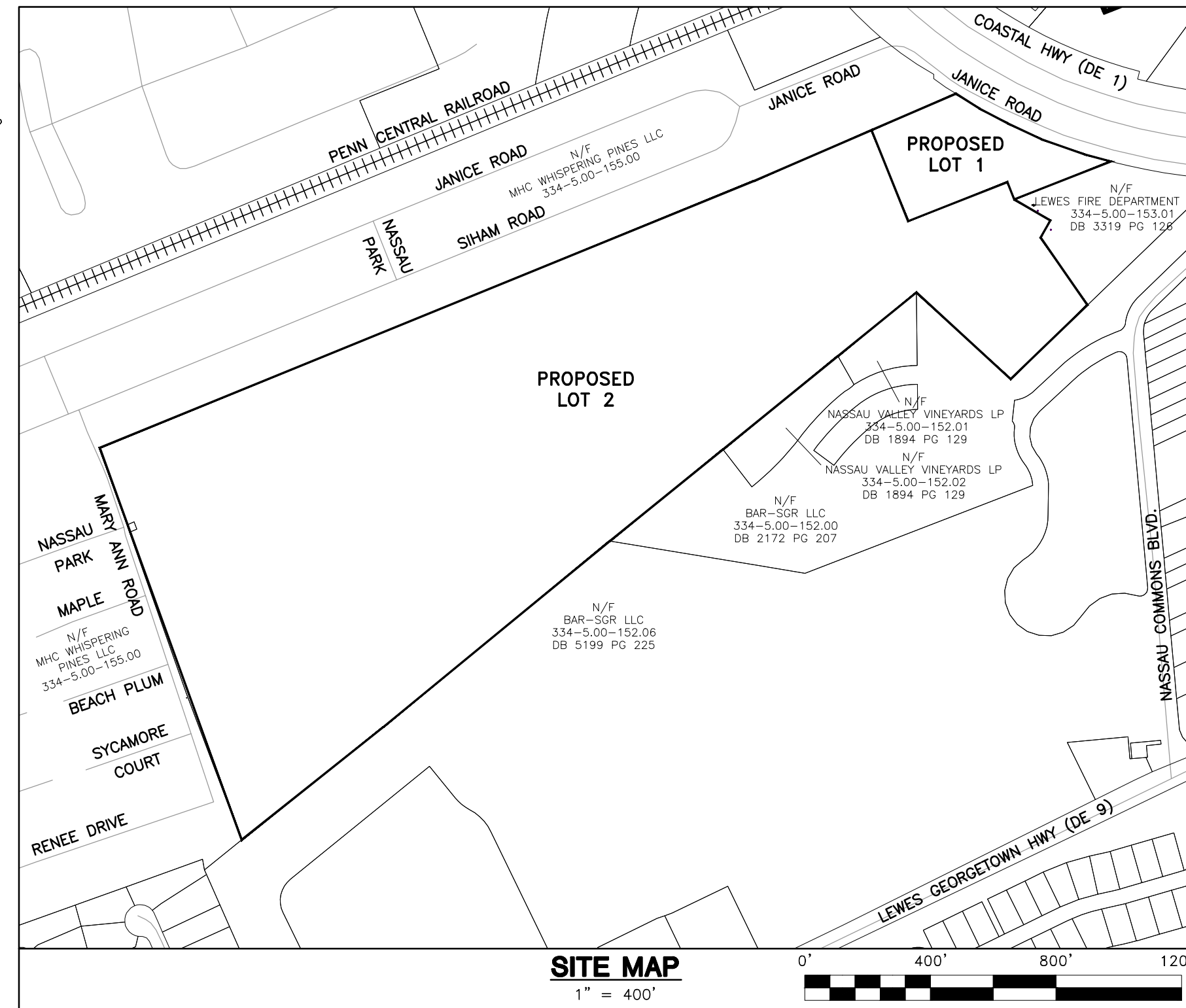
DBF PROJECT NO. 3808A21

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

MINOR SUBDIVISION

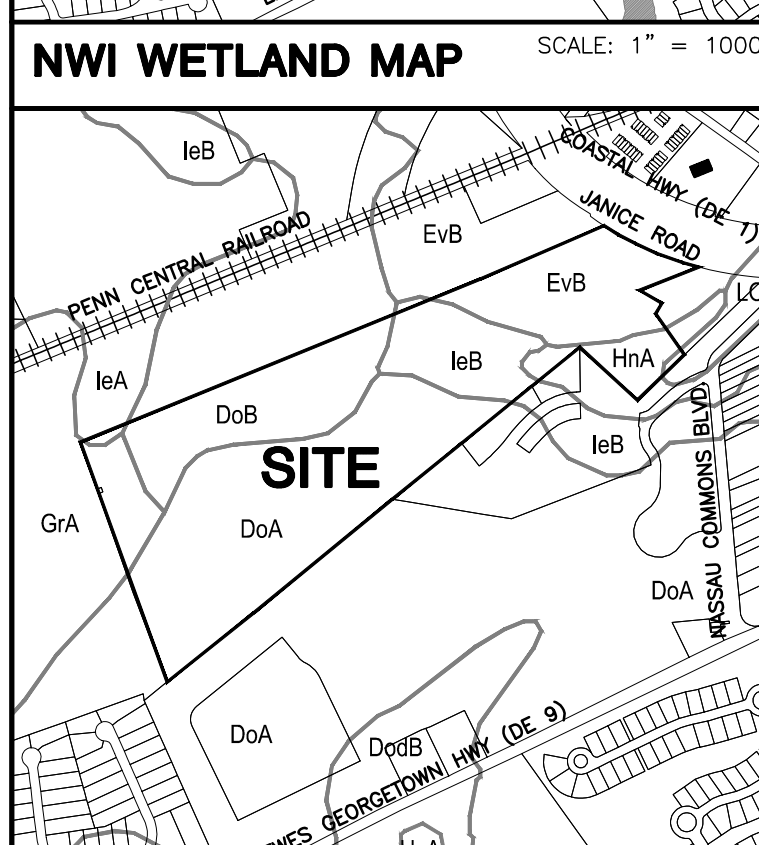
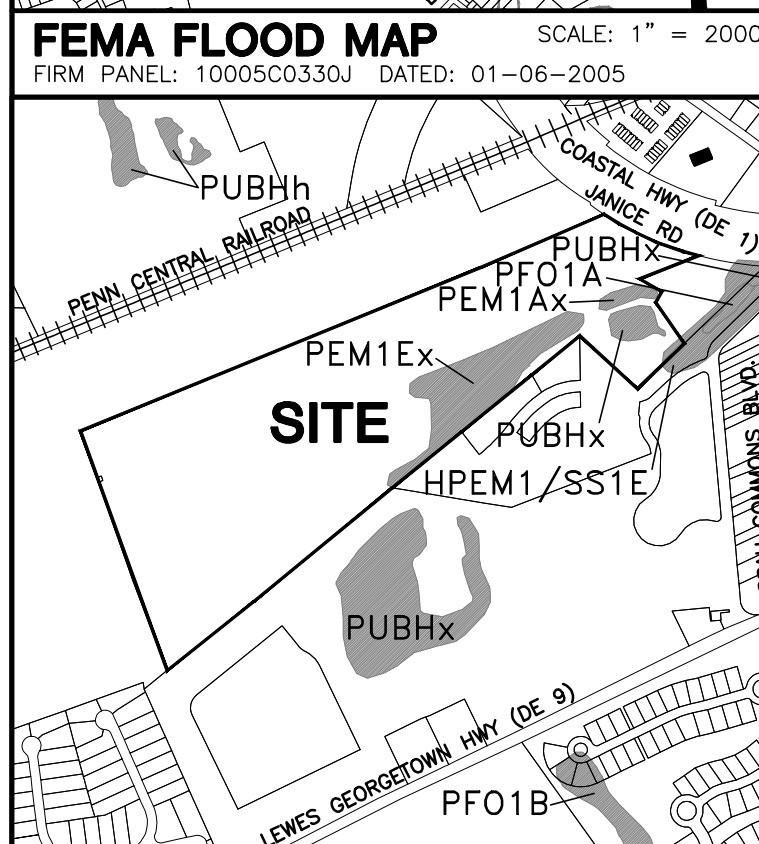
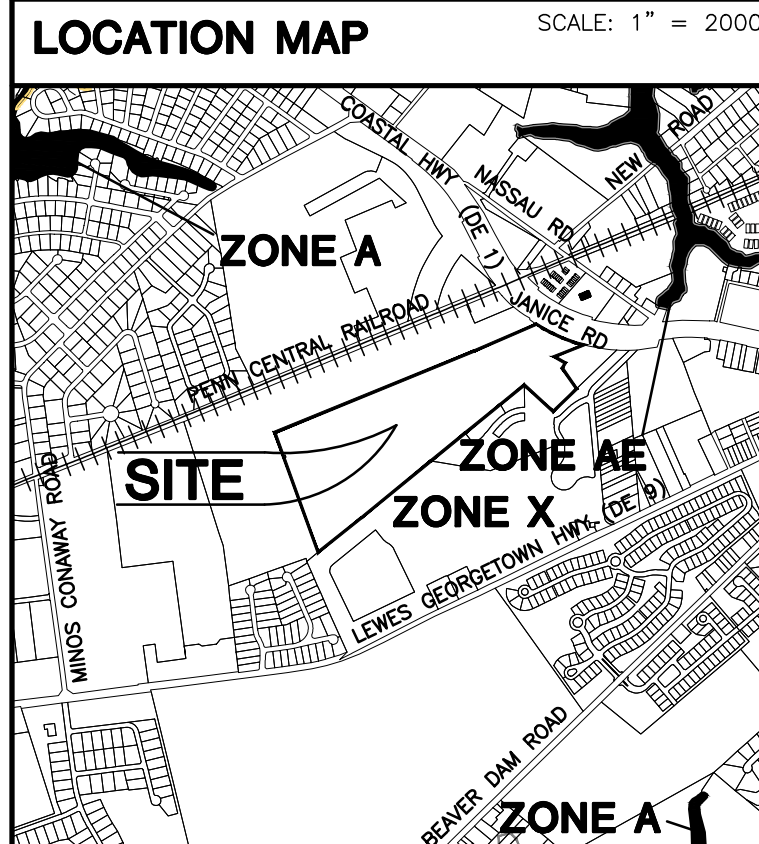
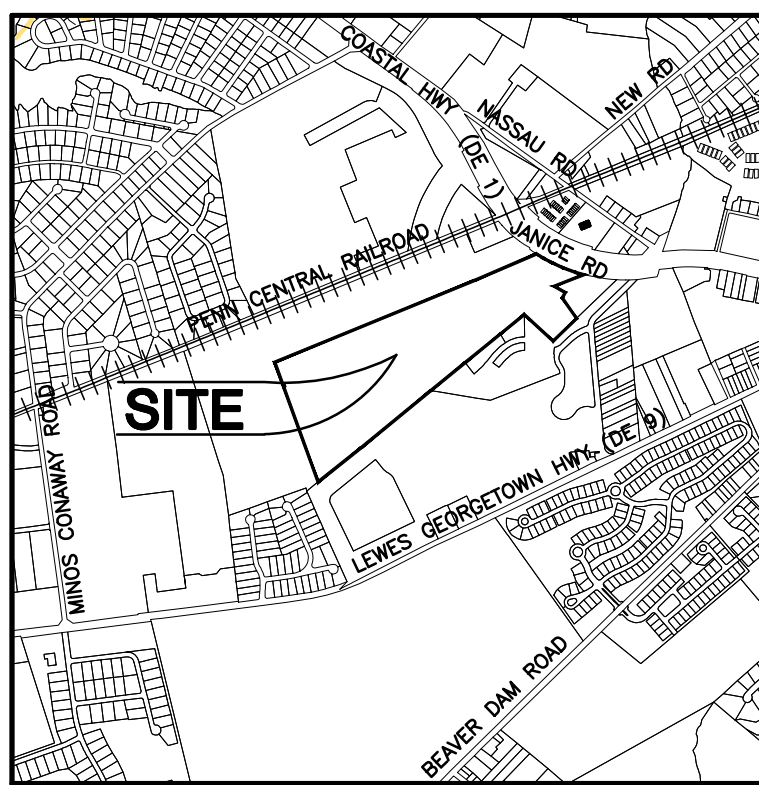
DELDOT GENERAL NOTES (REVISED: MARCH 21, 2019)

- 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.



LEGEND

EXISTING BOUNDARY/RIGHT-OF-WAY	
CENTERLINE/BASELINE & STATIONING	
EXISTING ADJACENT PROPERTY LINE	
PROPOSED BOUNDARY/PROPERTY LINE	
PROPOSED/PERMANENT EASEMENTS	



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	HAMMONTON 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)
 VERTICAL: NAVD 88
 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 CRPS 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

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.

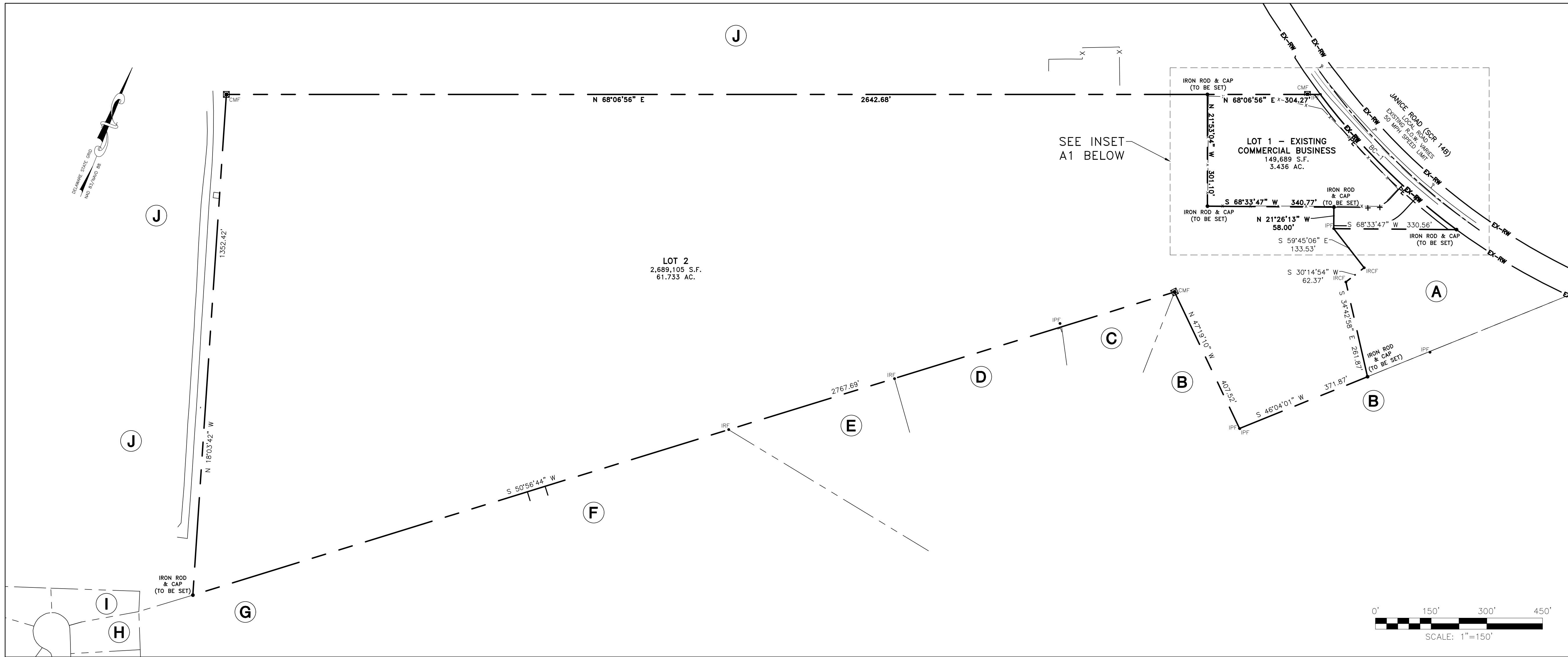
JANICE CRPS LLC _____ DATE _____
 4750 OWINGS MILL BLVD.
 OWINGS MILL, MD 21117
 CONTACT: JON HOFFMAN
 (CHESAPEAKE REALTY PARTNERS)
 PHONE: 410-356-9900 ext. 755

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

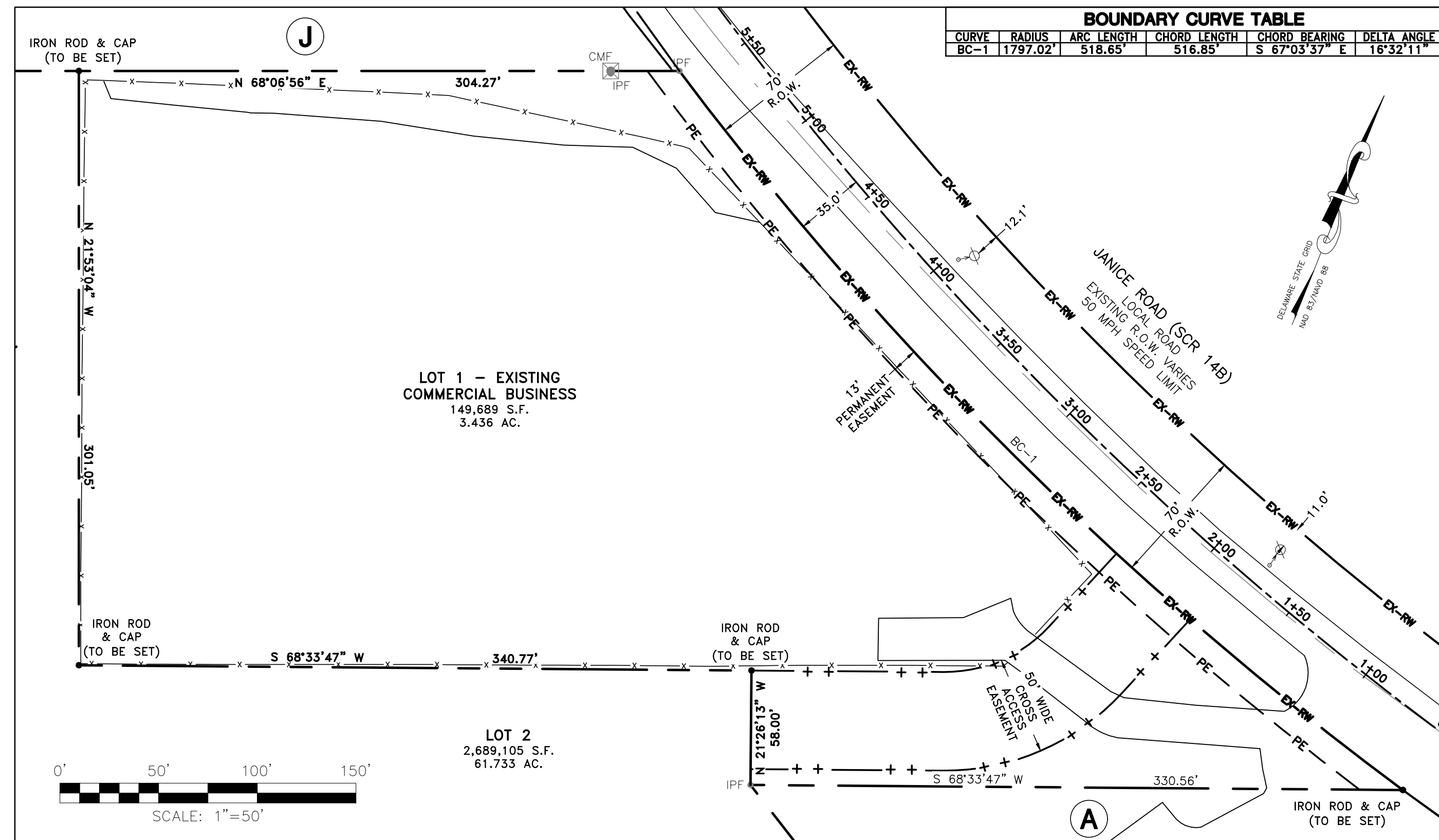
dbf DAVIS, BOWEN & FRIEDEL, INC. ARCHITECTS ENGINEERS SURVEYORS
 SAUSBURY, MARYLAND (410) 543-9091
 MILFORD, DELAWARE (302) 424-1441
 EASTON, MARYLAND (410) 770-4744

Revisions:
 MS-01



ADJACENT PROPERTY OWNERS

PARCEL#	OWNER	DEED	PG	ZONING
A	LEWES FIRE DEPARTMENT INC.	DB 3319	PG 126	C-1
B	BAR-SGR LLC	DB 2172	PG 207	C-1
C	NASSAU VALLEY VINEYARDS LP	DB 1894	PG 129	C-1
D	NASSAU VALLEY VINEYARDS LP	DB 1894	PG 129	C-1
E	NASSAU VALLEY VINEYARD LP	DB 1894	PG 129	C-1
F	BAR-SGR LLC	DB 5199	PG 225	C-1
G	334-5.00-152.12	DB 5270	PG 285	C-1
H	334-5.00-287.00	DB 3520	PG 84	AR-1
I	334-5.00-288.00	DB 3097	PG 209	AR-1
J	334-5.00-155.00	DB 0	PG 0	AR-1
K	334-5.00-155.02	DB 2106	PG 3	AR-1
L	334-5.00-154.00	DB 0	PG 0	C-1



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
BC-1	1797.02'	518.65'	516.85'	S 67°03'57" E	16°32'11"

INSET A1
SCALE: 1"=50'

ARCHITECTS ENGINEERS SURVEYORS
DAVIS, BOWEN & FRIEDEL, INC.
 1000 MARKET STREET, SUITE 200
 WILMINGTON, DELAWARE 19801
 (302) 424-1441
 (302) 424-1441
 (410) 770-4744

RITTER FARM
LEWES AND REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

Revisions:
 Date: **SEPTEMBER 2022**
 Scale: **AS NOTED**
 Dwn. By: **DEG**
 Proj. No.: **3808A21**
 Dwg. No.: **MS-02**