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

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

Sussex County
Planning & Zoning Commission

REVISED AGENDA

December 19, 2019

6:00 P.M

Call to Order

Approval of Agenda

Approval of Minutes – October 24, 2019

Old Business

2019-8 Azalea Woods – Shingle Point Properties, LLC and Natelli Communities KS
A cluster subdivision to divide 316.02 acres +/- into 610 single-family lots to be located on a certain parcel of land lying and being in Georgetown Hundred and Broadkill Hundred, Sussex County. The property is located on between Shingle Point Rd. and Gravel Hill Rd., north of Lewes-Georgetown Hwy. (Rt. 9). Tax Parcels: 135-11.00-32.04, 49.00, 56.00 and a portion of 135-11.00-48.00. Zoning Districts. AR-1 (Agricultural Residential District) and C-1 (General Commercial District).

Public Hearings

2019-26 Michael W. Peterson & Mary E. Peterson BM
A standard subdivision to divide 2.0124 +/- acres into 6 single-family lots to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County. The property is lying at the northwest side of Railway Rd., approximately 1,354 ft. northeast of Old Mill Rd. Tax Parcel: 134-8.00-29.00, 30.00, & 30.01. Zoning District: GR (General Residential District).

2019-27 Lands of Habour Homes, LLC – Harbour Homes, LLC (C/O Mr. David Green) BM
A standard subdivision to divide 13.79 acres +/- into 2 single-family lots to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County. The property is lying at the east side of Cool Spring Rd., approximately 0.7 mile north of Stockley Rd. Tax Parcel: 234-5.00-38.16. Zoning District: AR-1 (Agricultural Residential District).

C/U 2202 John H. Passwaters KH
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a landscaping business to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 6.345 acres, more or less. The property is lying on the west side of Sussex Hwy. (Rt. 13), approximately 0.48 mile south

EQUAL HOUSING OPPORTUNITY

of S. Main St. 911 Address: 18956 Sussex Hwy., Bridgeville. Tax Parcel: 131-15.00-17.00.

C/U 2203 Christopher F. Booth HW
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a tree and landscaping business to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 1.227 acres, more or less. The property is lying on the north side of Omar Rd., approximately 0.36 mile west of Armory Rd. 911 Address: 30725 Omar Rd., Frankford. Tax Parcel: 433-7.00-13.01.

C/U 2204 Quality Care Homes C/O Kenneth Dominic Alton Drummond KS
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for home remodeling and repair services, storage repair and maintenance, light building material and storage, and general office to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.93 acres, more or less. The property is lying on west side of Hopkins Rd., approximately 0.57 mile northwest of Beaver Dam Rd. 911 Address: 20366 Hopkins Rd., Lewes. Tax Parcel: 234-5.00-46.04 (portion of).

Other Business

2018-13 Anchors Run Subdivision KS
Final Subdivision Plan & Landscape Plan

2019-7 Guy Subdivision #8 Phase II BM
Preliminary Subdivision Plan

Americana Bayside MR-RPC Weidman Property - Phase 1 BM
Final Site Plan

Americana Bayside MR-RPC (Point Amenity) BM
Request for Clarification of Conditions of Approval

****
Planning and Zoning Commission meetings can be monitored on the internet at www.sussexcountyde.gov.
****

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on December 12, 2019, at 4:10 p.m., and at least seven (7) days in advance of the meeting.

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

The Agenda was revised on 12.12.2019 at 11:35pm to add 2019-08 Azalea Woods as an item of Old Business.

Agenda items listed may be considered out of sequence.

####

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

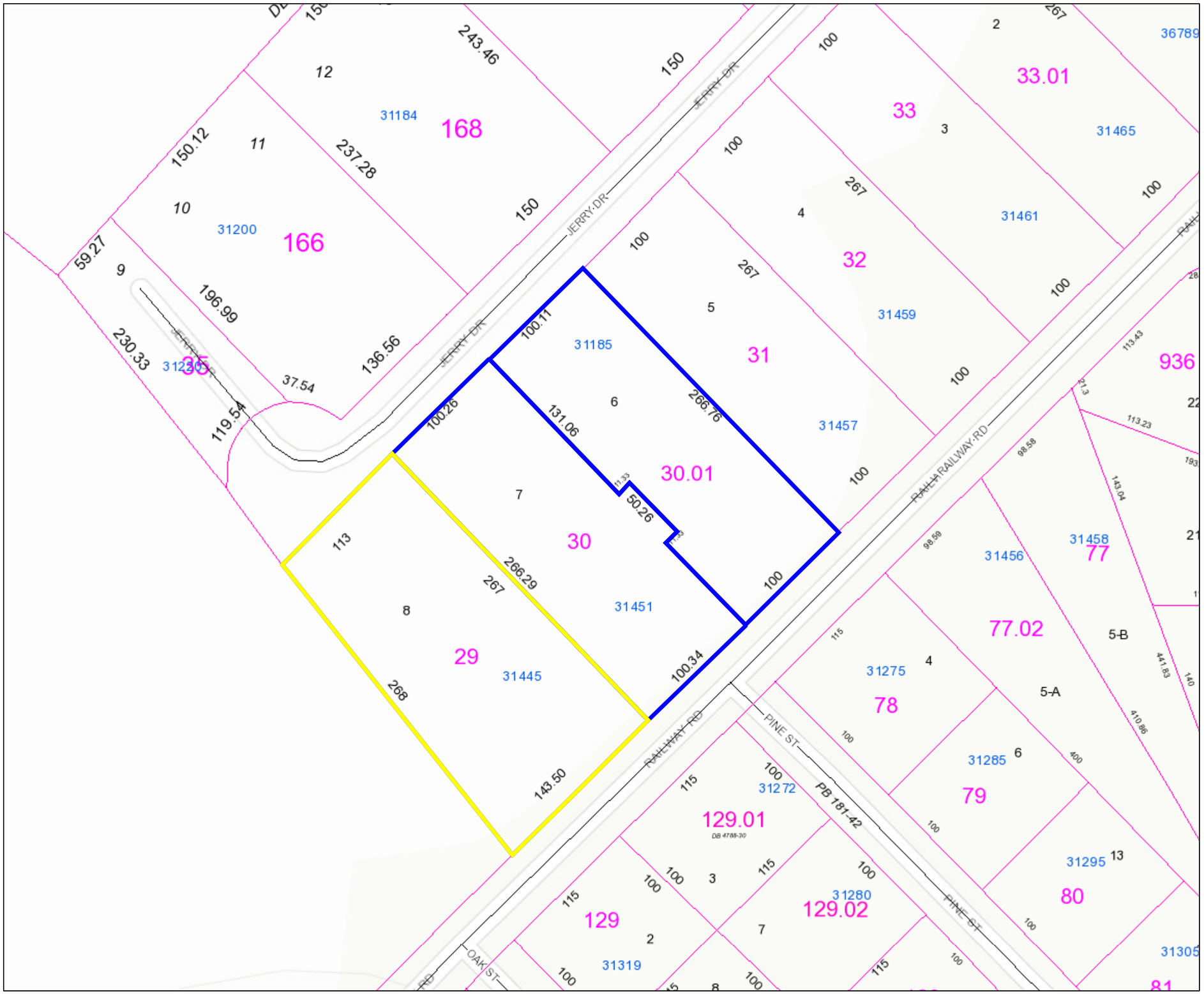
Sussex County
DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JANELLE CORNWELL, AICP
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date December 19, 2019

Application:	(2019-26) Lands of Michael W. Peterson & Mary E. Peterson
Applicant:	Michael W. Peterson, Sr. 134 Jackson School Road Oxford, PA 19363
Owner:	Michael W. Peterson & Mary E. Peterson 134 Jackson School Road Oxford, PA 19363
Site Location:	On the south side of Jerry Drive and the north side of Railway Road (SCR. 350).
Current Zoning:	General Residential (GR)
Proposed Use:	6 Single-Family Lots
Comprehensive Land Use Plan Reference:	Coastal Area
Councilmatic District:	Mr. Hudson
School District:	Indian River School District
Fire District:	Millville Fire District
Sewer:	Sussex County Sewer
Water:	Private (On-Site)
Site Area:	2.01 acres +/-
Tax Map ID.:	134-8.00-29.00, 30.00 & 30.01

EQUAL HOUSING OPPORTUNITY

Sussex County



PIN:	134-8.00-29.00
Owner Name	PETERSON MICHAEL W SR
Book	4440
Mailing Address	134 JACKSON SCHOOL RO
City	OXFORD
State	PA
Description	HWY #350 MILLVILLE
Description 2	TO INDIAN RIVER
Description 3	LOT 8 CT
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

911 Address

Streets

County Boundaries

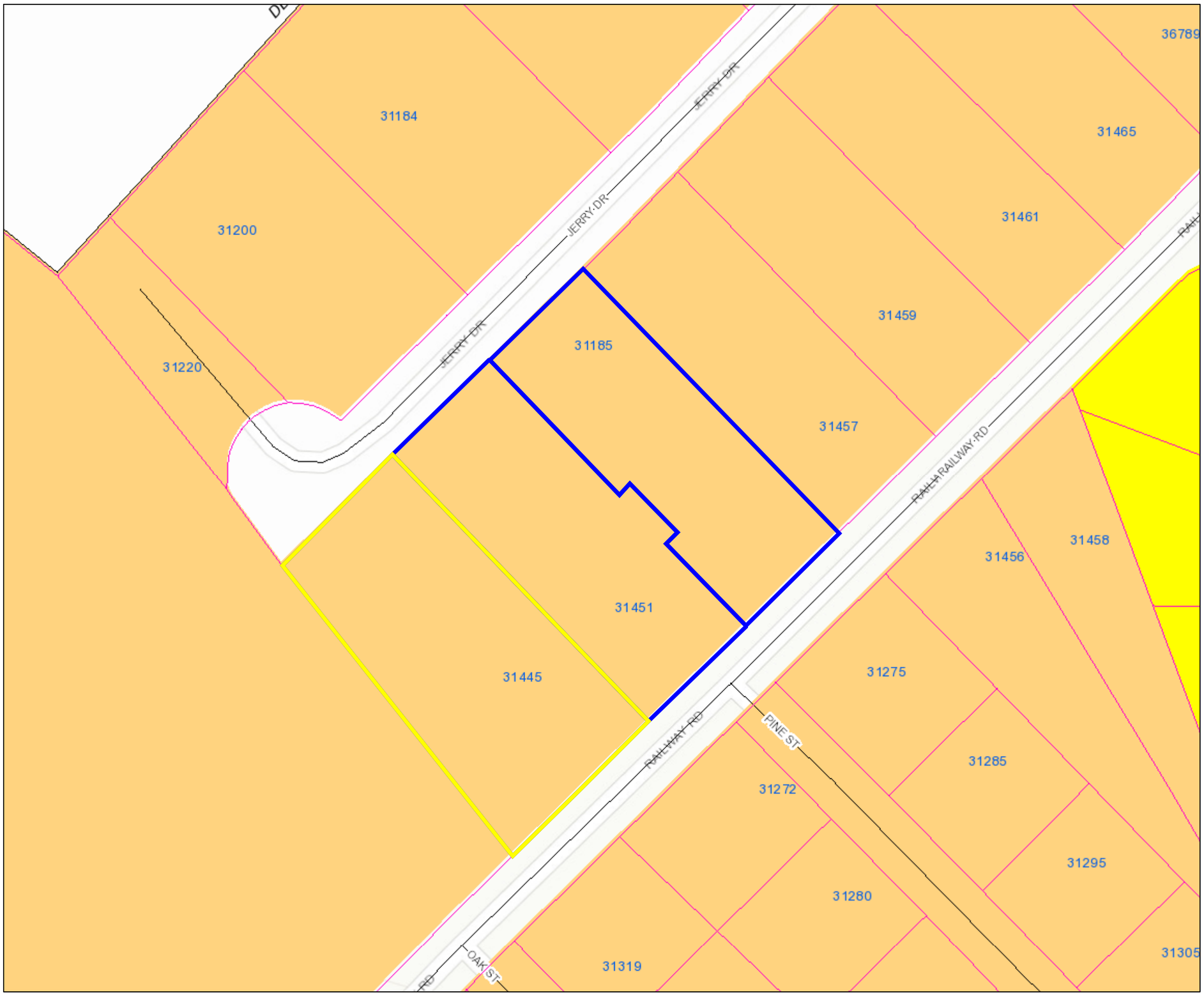
1:1,128

0 0.0125 0.025 0.05 mi

0 0.02 0.04 0.08 km

November 26, 2019

Sussex County



PIN:	134-8.00-29.00
Owner Name	PETERSON MICHAEL W SR
Book	4440
Mailing Address	134 JACKSON SCHOOL RO
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State	PA
Description	HWY #350 MILLVILLE
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polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

911 Address

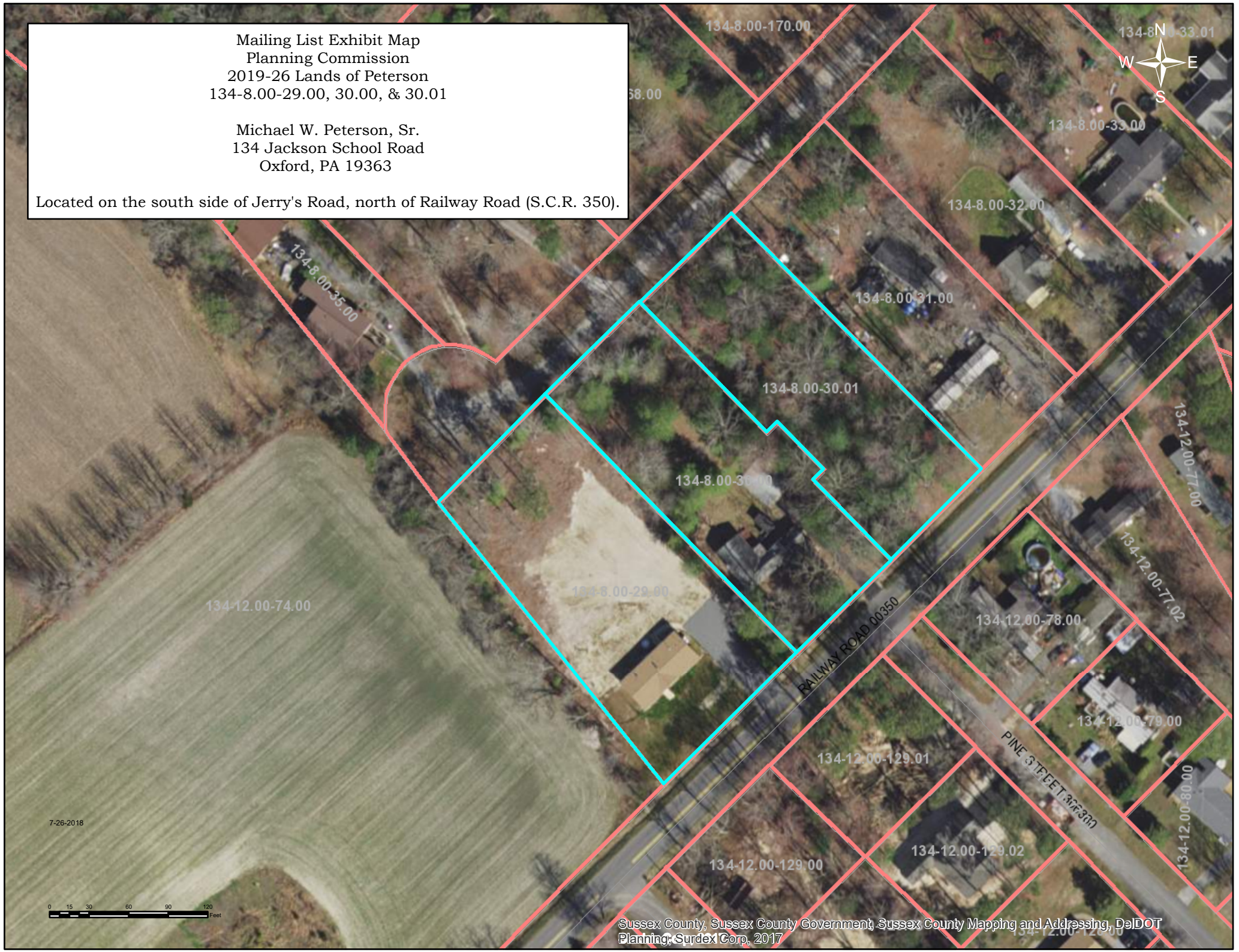
Streets

1:1,128

0 0.0125 0.025 0.05 mi

0 0.02 0.04 0.08 km

November 26, 2019


Mailing List Exhibit Map
Planning Commission
2019-26 Lands of Peterson
134-8.00-29.00, 30.00, & 30.01
Michael W. Peterson, Sr.
134 Jackson School Road
Oxford, PA 19363
Located on the south side of Jerry's Road, north of Railway Road (S.C.R. 350).
N
W
E
S
134-8.00-170.00
134-8.00-33.01
134-8.00-33.00
134-8.00-32.00
134-8.00-31.00
134-8.00-35.00
134-8.00-30.01
134-8.00-29.00
134-12.00-74.00
134-12.00-77.00
134-12.00-77.02
134-12.00-78.00
134-12.00-79.00
134-12.00-129.01
134-12.00-129.02
134-12.00-129.00
134-12.00-80.00
RAILWAY ROAD 00350
PINE STREET 00330
7-26-2018
0 15 30 60 90 120
Feet
Sussex County, Sussex County Government, Sussex County Mapping and Addressing, DelDOT Planning, Surdex Corp, 2017

File #: 2019-26
20191808
20191890
20191892

Sussex County Major Subdivision Application
Sussex County, Delaware

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

Type of Application: (please check applicable)
Standard: ✓
Cluster: __
ESDDOZ: __

Location of Subdivision:
Ocean View, DE; See attached for physical addresses.

Proposed Name of Subdivision:
N/A

Tax Map #: See attached. Total Acreage: See attached.

Zoning: GR-1 **Density:** _____ **Minimum Lot Size:** 10,000 **Number of Lots:** 6

Open Space Acres: _____

Water Provider: Tidewater (Railway) & Well (Jerry) **Sewer Provider:** Sussex County

Applicant Information

Applicant Name: Michael W. Peterson, Sr.
Applicant Address: 134 Jackson School Road
City: Oxford State: PA ZipCode: 19363
Phone #: (484) 880-3369 E-mail: mpeterson25@hotmail.com

Owner Information

Owner Name: Michael W. Peterson & Mary E. Peterson
Owner Address: 134 Jackson School Road
City: Oxford State: PA Zip Code: 19363
Phone #: (484) 880-3369 E-mail: mpeterson25@hotmail.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Harold E. Dukes, Esq; Taylor E. Trapp, Esq.
Agent/Attorney/Engineer Address: 30 East Pine
City: Georgetown State: DE Zip Code: 19948
Phone #: (302) 856-7313 E-mail: mackenzie@tunnellraysor.com

Check List for Sussex County Major Subdivision Applications

The following shall be submitted with the application

✓ **Completed Application**

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

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

✓ **Provide Fee $500.00**

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

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

— **PLUS Response Letter** (if required)

✓ **51% of property owners consent if applicable**

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

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

Signature of Applicant/Agent/Attorney

Taylor E. Trader Date: 10/14/19

Signature of Owner

_____ Date: _____

For office use only:

Date Submitted: _____ Fee: $500.00 Check #: _____

Staff accepting application: _____ Application & Case #: _____

Location of property: _____

Date of PC Hearing: _____ Recommendation of PC Commission: _____

LAW OFFICES

TUNNELL & RAYSOR, P.A.

HAROLD E. DUKES, JR.
KELLY DUNN GELOF
CHRISTOPHE CLARK EMMERT
JAMIE C. KING
A. DEAN BETTS, JR.
ETTA R. MAYERS
TAYLOR ELIZABETH TRAPP
BRANDON K. RICKWOOD
ASIM E. GULAB

MINDI MOORE TUNNELL **

** OF COUNSEL

REHOBOTH BEACH OFFICE:

PLAZA FIVE
323E REHOBOTH AVENUE
REHBOTH BEACH, DE 19971

PHONE (302) 227-1314
(800) 533-2897
FAX (302) 227-5829

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visit our website at:
www.tunnellraysor.com

BETHANY BEACH:
32892 COASTAL HIGHWAY, UNIT 1
STARBOARD CENTER
P.O. BOX 156
BETHANY BEACH, DE 19930
(302) 539-8222
FAX (302) 539-1089

GEORGETOWN:
30 EAST PINE STREET
GEORGETOWN, DE 19947
(302) 856-7313
FAX (302) 856-7329

LEWES OFFICE:
770 KINGS HIGHWAY
LEWES, DE 19958
(302) 644-4442
FAX (302) 644-4405

MILFORD:
820 SEABURY AVE.
MILFORD, DE 19963
(302) 491-6758

October 15, 2019

RECEIVED

OCT 21 2019

SUSSEX COUNTY
PLANNING & ZONING

Planning & Zoning Department
Attn: Director Janelle Cornwell
2 The Circle
Georgetown, DE 19947

Re: Major Subdivision Application
TMP 134-8.00-29.00, 30.00 & 30.01

Dear Director Cornwell and the Planning & Zoning Department,

Tunnell & Raysor, P.A. represents Michael Peterson of 134 Jackson School Road, Oxford, PA 19363 for his Major Subdivision Application for his property located in Ocean View, Delaware. The properties are identified by Tax Map Parcel Numbers 134-8.00-29.00, 30.00 & 30.01.

We submitted Mr. Peterson's Major Subdivision Application on October 14, 2019. We were informed that a soil feasibility study is required with our submission prior to the hearing date before the Planning & Zoning Commission. We believe that a soil feasibility study is not necessary for this small scale major subdivision. We have contacted Chris Calio, Planning Technician of the Sussex County Engineering Department, on this issue. Mr. Calio prepared a letter describing the referenced parcels' location within the boundaries of the Sussex County Unified Sanitary Sewer District, Millville Area. Please find Mr. Calio's letter attached.

Please also find the Applicant's signed Major Subdivision Application attached.

Please contact me to confirm that a soil feasibility study is not required and if there are any additional questions.

Sincerely,

Mackenzie Peet

Mackenzie Peet, Law Clerk
Enclosures

ENGINEERING DEPARTMENT

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

Sussex County
DELAWARE
sussexcountyde.gov

HANS M. MEDLARZ, P.E.
COUNTY ENGINEER

JOHN J. ASHMAN
DIRECTOR OF UTILITY PLANNING

October 14, 2019

Mr. John Murray
Kercher Engineering Inc.
413 E. Market St.
Georgetown, DE 19947

REF: SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT (MILLVILLE AREA)
SUSSEX COUNTY TAX MAP 134-8.00-29.00, 30.00 & 30.01
FILE: NM-1.01

Dear Mr. Murray:

The above referenced parcels are within the boundaries of the Sussex County Unified Sanitary Sewer District, Millville Area. The parcels are each served with six-inch laterals.

Parcels 29.00 and 30.00 are served from Railway Road and parcel 30.01 is served from Jerry Drive. All three parcels are currently connected to the sanitary sewer.

Should you have additional needs or questions, please do not hesitate to contact me at (302) 854-5088.

Sincerely,

SUSSEX COUNTY ENGINEERING DEPARTMENT

Chris Calio
PlanningTech

cc: Mr. Hans M. Medlarz, P.E. Mr. John J. Ashman

File #: _____

Sussex County Major Subdivision Application
Sussex County, Delaware

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

Type of Application: (please check applicable)
Standard: ✓
Cluster: __
ESDDOZ: __

Location of Subdivision:
Ocean View, DE; See attached for physical addresses.

Proposed Name of Subdivision:
N/A

Tax Map #: See attached. Total Acreage: See attached.

Zoning: GR-1 **Density:** _____ **Minimum Lot Size:** 10,000 **Number of Lots:** 6

Open Space Acres: _____

Water Provider: Tidewater (Railway) & Well (Jerry) **Sewer Provider:** Sussex County

Applicant Information

Applicant Name: Michael W. Peterson, Sr.
Applicant Address: 134 Jackson School Road
City: Oxford State: PA ZipCode: 19363
Phone #: 484-880-3369 E-mail: mpeterson25@hotmail.com

Owner Information

Owner Name: Michael W. Peterson & Mary E. Peterson
Owner Address: 134 Jackson School Road
City: Oxford State: PA Zip Code: 19363
Phone #: 484-880-3369 E-mail: mpeterson25@hotmail.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Harold E. Dukes, Esq; Taylor E. Trapp, Esq.
Agent/Attorney/Engineer Address: 30 East Pine
City: Georgetown State: DE Zip Code: 19948
Phone #: 302-856-7313 E-mail: mackenzie@tunnellraysor.com

EQUAL HOUSING OPPORTUNITY

Check List for Sussex County Major Subdivision Applications

The following shall be submitted with the application

✓ **Completed Application**

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

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

✓ **Provide Fee $500.00**

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

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

___ **PLUS Response Letter** (if required)

✓ **51% of property owners consent if applicable**

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

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

Signature of Applicant/Agent/Attorney

_____ Date: _____

Signature of Owner

Michael W Peterson Mary E Peterson Date: 10/14/2019

For office use only:

Date Submitted: _____ Fee: $500.00 Check #: _____

Staff accepting application: _____ Application & Case #: _____

Location of property: _____

_____

Date of PC Hearing: _____ Recommendation of PC Commission: _____

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

TO: **Janelle Cornwell**

REVIEWER: **Chris Calio**

DATE: **11/27/2019**

APPLICATION: **2019-26 Lands of Michael W. Peterson & Mary E. Peterson**

APPLICANT: **Michael W. Peterson, Sr.**

FILE NO: **NM-1.03**

TAX MAP & PARCEL(S): **134-8.00-29.00, 30.00, 30.01**

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DEC 03 2019
SUSSEX COUNTY
PLANNING & ZONING

LOCATION: **On the south side of Jerry Drive and the north side of Railway Road (SCR 350).**

NO. OF UNITS: **6 single-family lots**

GROSS ACREAGE: **2.01 +/-**

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **4**

SEWER:

(1). Is the project in a County operated and maintained sanitary sewer and/or water district?

Yes ☒ No ☐

a. If yes, see question (2).
b. If no, see question (7).

(2). Which County Tier Area is project in? **Tier 1**

(3). Is wastewater capacity available for the project? **Yes, As Proposed** If not, what capacity is available? **N/A**.

(4). Is a Construction Agreement required? **Yes** If yes, contact Utility Engineering at (302) 855-7717.

(5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **There are currently houses on proposed lots 8a, 7a and 6; which all currently have laterals. If these houses were disconnected and demolished then a 3.0 EDU credit would be realized**. Is it likely that additional SCCs will be required? **Yes**

If yes, the current System Connection Charge Rate is **Unified $6,360.00** per EDU. Please contact **Denise Burns** at **302-855-7719** for additional information on charges.

(6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**

☐ Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.

(7). Is project adjacent to the Unified Sewer District? **N/A**

(8). Comments: **There are three existing parcels that will be split into 6 total parcels. There are currently three six-inch laterals to serve the existing parcels. Developer/property owner will need to install three additional laterals to serve new lots 6a, 7, and 8.**

(9). Is a Sewer System Concept Evaluation required? **No**

(10). Is a Use of Existing Infrastructure Agreement Required? **Yes**

UTILITY PLANNING APPROVAL:

John J. Ashman
Director of Utility Planning

Xc: Hans M. Medlarz, P.E.
Jayne Dickerson
Denise Burns

Sussex County, Delaware
Technical Advisory Committee

Comment Sheet

****

DATE OF REVIEW: November 18, 2019

REVIEWING AGENCY: **Delaware State Fire Marshal's Office, Sussex Office**

INDIVIDUAL REVIEWERS: **Duane T. Fox, CFPS, CFPE, CFI, Asst. Chief Technical Services**
Dennett E. Pridgeon, CFPS, CFPE, CFI, Sr. Fire Protection Specialist
Jefferson L. Cerri, CFI, Sr. Fire Protection Specialist
Joseph Moran, CFI, Sr. Fire Protection Specialist
Desiree B. McCall, CFI, Sr. Fire Protection Specialist

AGENCY PHONE NUMBERS: **302-856-5298, Fax: 302-856-5800**

RE: LANDS OF PETERSON (2019-26)

The reasons and conditions applied to this project and their sources are itemized below:

****

At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

a. **Fire Protection Water Requirements**:
- Where a water distribution system is proposed for single-family dwellings it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 1000 feet spacing on centers are required. (One & Two- Family Dwelling)
- Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

b. **Fire Protection Features:**
-

c. **Accessibility**
- All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from Jerry Drive and Railway Road must be constructed so fire department apparatus may negotiate it.

- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.
- Any dead end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.
- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

d. **Gas Piping and System Information:**
   - Provide type of fuel proposed, and show locations of bulk containers on plan.

e. **Required Notes**:
   - Provide a note on the final plans submitted for review to read " All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations"
   - Proposed Use
   - Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units
   - National Fire Protection Association (NFPA) Construction Type
   - Maximum Height of Buildings (including number of stories)
   - Note indicating if building is to be sprinklered
   - Name of Water Provider
   - Letter from Water Provider approving the system layout
   - Provide Road Names, even for County Roads

Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website: www.statefiremarshal.delaware.gov, technical services link, plan review, applications or brochures.

THIS DOCUMENT IS INFORMATIONAL ONLY, AND DOES NOT CONSTITUTE ANY TYPE OF APPROVAL FROM THE DELAWARE STATE FIRE MARSHAL'S OFFICE

PLANNING & ZONING
JANELLE M. CORNWELL, AICP
DIRECTOR
(302) 855-7878 T
(302) 854-5079 F

Sussex County
DELAWARE
sussexcountyde.gov

RECEIVED
NOV 19 2019
SUSSEX COUNTY
PLANNING & ZONING

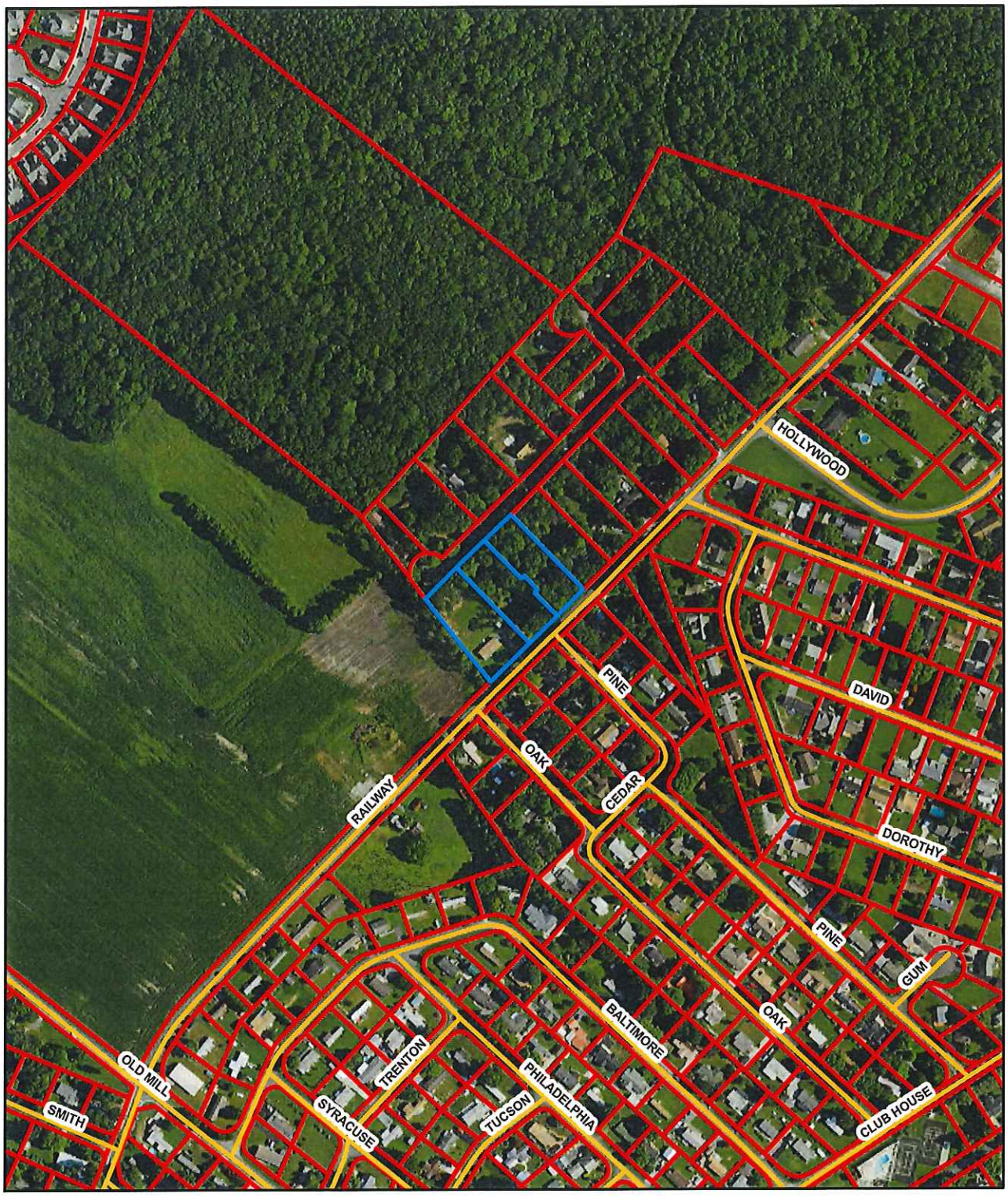
Memorandum

To: Sussex County Technical Advisory Committee
From: Christin Headley, Planning Technician
Date: October 21, 2019
RE: Major Subdivision

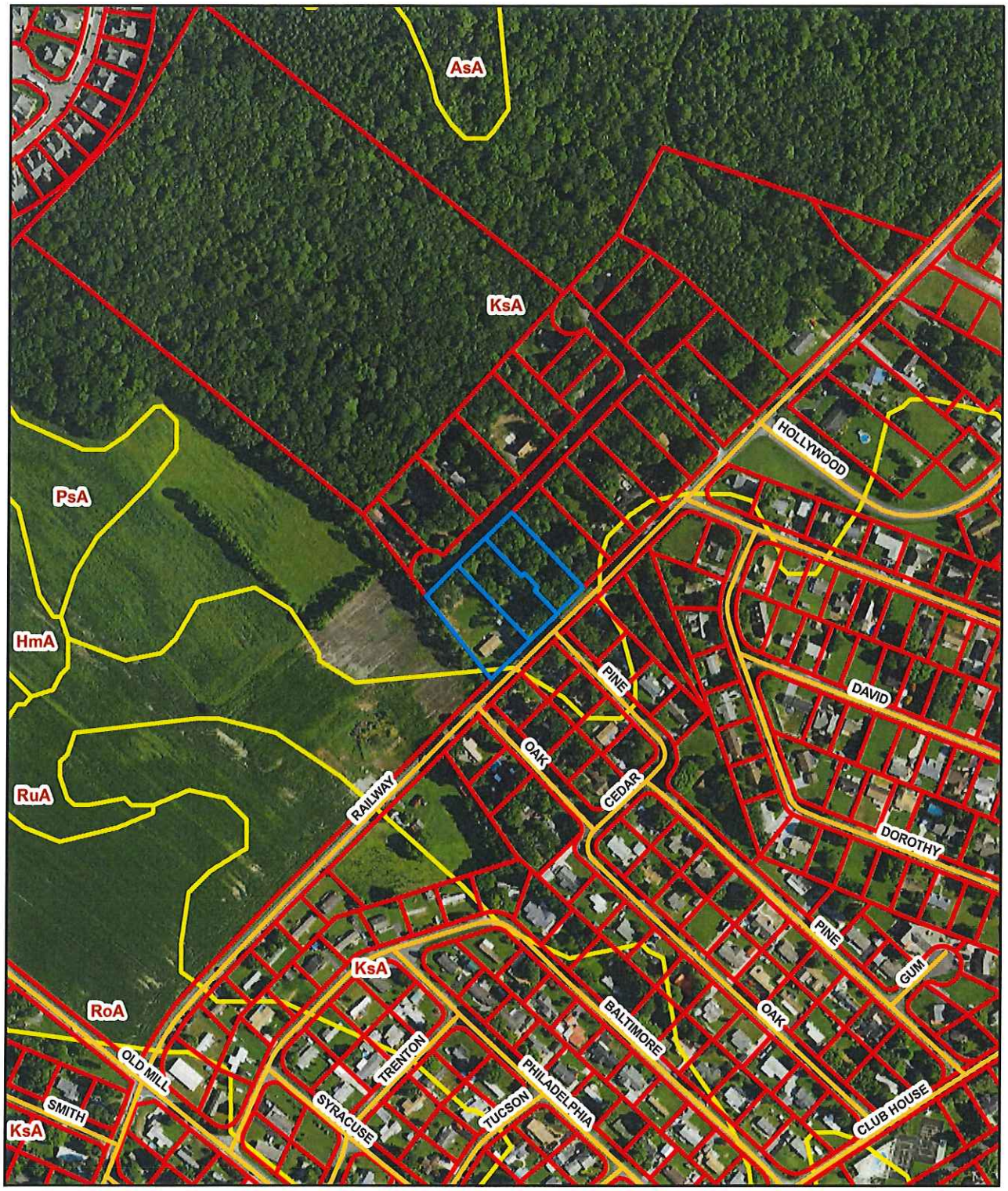
The Sussex County Planning and Zoning Office has received one (1) application for a major subdivision that requires review by the Sussex County Technical Advisory Committee. Please review the application and provide comments back to the Planning and Zoning Office on or before **Monday, December 23, 2019.**

1.) **2019-26 – Lands of Peterson** - This is a standard subdivision. The standard subdivision is for the creation of six (6) single family lots. The property is located on Railway Rd. and Jerry Dr. Tax Parcels: 134-8.00-29.00, 134-8.00-30.00. & 134-8.00-30.01 Zoning: GR (General Residential District). Owner: Michael & Mary Peterson.

Please feel free to send your comments via e-mail. Please feel free to contact me with any questions at (302) 855-7878 during normal business hours 8:30am-4:30pm Monday through Friday or e-mail me at christin.headley@sussexcountyde.gov.



2019-26
TM #134-8.00-29.00, 30.00, &30.01
Lands of Petersen



2019-26
TM #134-8.00-29.00, 30.00, &30.01
Lands of Petersen

USDA

United States Department of Agriculture

Natural Resources
Conservation Service

Georgetown
Service Center

21315 Berlin Road
Unit 3
Georgetown, DE
19947

Voice 302.856.3990
Fax 855.306.8272

November 19, 2019

Janelle M. Cornwell, Director
Sussex County Planning & Zoning
Sussex County Courthouse
Georgetown, DE 19947

RE: Lands of Peterson
31 single family lots

Dear Ms. Cornwell:

Soils within the delineated area on the enclosed map are:

KsA	Klej loamy sand, 0 to 2 percent slopes
RuA	Runclint loamy sand, 0 to 2 percent slopes

Soil Interpretation Guide

Soil Limitation Class

Buildings

Map Symbol	Urbanizing Subclass	With Basement	Without Basement	Septic Filter Fields
KsA	R2	Very limited	Very limited	Very limited
RuA	Y2	Somewhat limited	Not limited	Very limited

Definition of soil limitation ratings classes:

Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect building site development.

"Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected.

"Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected.

"Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation,

special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

R2:
The soils in this classification are nearly or gently sloping, very poorly, poorly, and somewhat poorly drained. Seasonal high water tables, local ponding, and high potential frost action severely limit these soils for residential developments. The principal soil limitations are: 1) soil is highly susceptible to frost action, 2) excavations are likely to fill with water in late winter or early spring, 3) wet foundations or basements probable, and 4) hazard of temporary ponding of water in areas lacking outlets. Loose running sand commonly encountered in deep excavations.

Y2:
The soils in this classification are nearly level or gently sloping, moderately well drained or well drained with ground water between four to six feet from the surface, and are subject to seasonal high water tables. Seasonal wetness and seepage around foundations moderately limits these soils for residential use. The principal soil limitations are: 1) lateral seepage in subsoil causes concentration of water around foundations, 2) soil is highly susceptible to frost action, 3) excavations are likely to fill with water in late winter or early spring, and 4) wet basements or foundations are probable.

The soil interpretations above do not eliminate the need for detailed investigations at each proposed construction site. However, the interpretations can serve as a guide to planning more detailed investigations. No consideration was given in these interpretations regarding the size and shape of the soil area; nor to the pattern they form with other soils in the landscape. Also, because of the scale of the maps used, small areas of other kinds of soils may be included within some delineations of the soil map. Thus, an individual lot or building site could occupy a small area that would not fit the interpretations given for the soils symbol representing the entire delineation of the map. Interpretations apply to the soils in their natural state and not for areas that may have been altered through grading, compacting, and the like.

Sincerely,

Thelton D. Savage
District Conservationist
USDA, Natural Resources Conservation Service

TDS/bh

LAW OFFICES

TUNNELL & RAYSOR, P.A.

TMP 134-8.00-29.00, 30.00, 30.01

Re: Peterson, Michael - Major Subdivision Application

Tunnell & Raysor, P.A. submits this small-scale Major Subdivision Application to the Sussex County Planning Commission on behalf of Applicant, Michael Peterson. The Applicant proposes the subdivision of three (3) existing lots in Layton Development of Ocean View, Delaware to create a total of six (6) lots. The existing and proposed lots are located within the General Residential (GR) District.

The following list identifies the lot identification number, surface area, and tax map and parcel (TMP) number for the residual and proposed lots:

- **Residual Lot 6** – 13,129 S.F.; TMP 134-8.00-30.01
- **Proposed Lot 6A** – 12,980 S.F.; TMP 134-8.00-30.01
- **Residual Lot 7** – 11, 031 S.F.; TMP 134-8.00-30.00
- **Proposed Lot 7A** – 16,259 S.F.; TMP 134-8.00-30.00
- **Residual Lot 8** – 13, 123 S.F.; TMP 134-8.00-29.00
- **Proposed Lot 8A** – 21, 139 S.F.; TMP 134-8.00-29.00

The Applicant, through his Surveyor, Simpler Surveying & Associates, Inc., prepared a Subdivision Plat. Fifteen (15) copies have been submitted with this Application. Please also find the deeds associated with the existing lots attached in Exhibit A. Please also find the attached subdivision plot for Layton Development, Section 2, recorded of record in the Sussex County Recorder of Deeds in Deed Book 8, Page 363 in Exhibit B.

This application is subject to the provisions of Chapter 99 Subdivision of Land in the Sussex County Code. This subdivision is considered a small-scale "Major Subdivision" defined as "A subdivision of land involving a proposed new street or the extension of an existing street." Sussex County Code § 99-5.

This application is subject to the provisions of § 99-13 'Re-subdivision and alterations to previously recorded plats.' In compliance with § 99-13 of the Sussex County Code, the Applicant "provides evidence that not less than 51% of the property owners consent to the application. Please find the petition for subdivision attached in Exhibit C, evidencing the 51% requirement.

This proposed subdivision complies with the provisions of Article VI General Residential District, meeting the minimum lot size and setback standards. Please find the minimum lot and setback standards attached in Exhibit D.

EXHIBIT A

LAW OFFICES

TUNNELL & RAYSOR, P.A.

PARID: 134-8.00-29.00
PETERSON MICHAEL W SR

ROLL: RP
31445 RAILWAY RD

Property Information

Property Location:	31445 RAILWAY RD
Unit:	
City:	OCEAN VIEW
State:	DE
Zip:	19970
Class:	RES-Residential
Use Code (LUC):	RT-RESIDENTIAL MH ON OWN LAND
Town	00-None
Tax District:	134 – BALTIMORE
School District:	1 - INDIAN RIVER
Council District:	4-Hudson
Fire District:	84-Millville
Deeded Acres:	.8860
Frontage:	144
Depth:	268.000
Irr Lot:	
Zoning 1:	GR-GENERAL RESIDENTIAL
Zoning 2:	-
Plot Book Page:	/PB
100% Land Value:	$5,000
100% Improvement Value	$25,000
100% Total Value	$30,000

Legal

Legal Description	HWY #350 MILLVILLE TO INDIAN RIVER LOT 8 CT

Owners

Owner	Co-owner	Address	City	State	Zip
PETERSON MICHAEL W SR	MARY E PETERSON	134 JACKSON SCHOOL ROAD	OXFORD	PA	19363

28791

BK: 4440 PG: 332

TAX MAP #: 1-34 8.00 29.00
PREPARED BY & RETURN TO:
Tunnell & Raysor, P.A.
30 E. Pine Street
Georgetown, DE 19947
File No. TS17548/SAD

THIS DEED, made this August 28, , 2015,

- BETWEEN -

FLOYD V. HABECKER, **THOMAS HABECKER**, **CHRISTINE CANTOR** and **DEBRA WILEY**, parties of the first part,

- AND -

MICHAEL W. PETERSON, SR. and **MARY E. PETERSON**, of 134 Jackson School Road, Oxford, PA 19363, as tenants by the entireties parties of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of **ONE DOLLAR ($1.00)**, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the parties of the second part, and their heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

All that certain lot, piece or parcel of land, lying and being situated in, Baltimore Hundred, Sussex County, State of Delaware, being known as **Lot No. 8, Section No. 1, Layton Development**, and being more particularly described as follows; to wit:

Beginning at a ¾" pipe found on the most Northerly right-of-way line of Railway Road (50' r/w), said pipe being 700'± in a Southwesterly direction from the right-of-way line of Elmer Avenue, said pipe also being a common property corner for this lot and Lot No. 7; thence running with said most Northerly right-of-way line of Railway Road, S 53°-05'-26" W – 144.86' to a 5/8" Re-Bar w/cap set on said right-

TUNNELL RAYSOR, P.A.
Georgetown, Delaware

of-way line, said Re-Bar being a common property corner for this lot and Lands of Linder & Company, Inc.; thence turning and running with common property line for this Lot and Partially with Lands of Linder & Company, Inc. N 30°-00'-00" W – 267.93 feet to a 5/8" Re-Bar w/cap set on most Southerly right-of-way line of Jerry Drive (50' r/w), said Re-Bar being a common property corner for this lot and the most Southerly right-of-way line of Jerry Drive; thence turning and running with said most Southerly right-of-way line of Jerry Drive, N 52°-56'-20" E – 112.63 feet to a 5/8" Re-Bar w/cap set, said Re-Bar being a common property corner for this lot and Lot No. 7, said Re-Bar also being on most Southerly right-of-way line of Jerry Drive; thence turning and running with common property corner for this lot and Lot No. 7, S 36°-54'-34" E – 266.29 feet home to the point and place of beginning, containing a total area of 34,262 square feet of land, be the same, more or less, as surveyed and shown on a plat prepared by Gregory M. Hook, P.L.S. 711, dated August 14, 2015.

BEING the same land conveyed to Ivan Carl Habecker by deed of Gertrude D. Layton and Archie e. Layton dated July 18, 1964, and filed for record in the Office of the Recorder of Deeds, Georgetown, Sussex County, Delaware, in Deed Book 578 Page 450. The said Ivan Carl Habecker departed this life, testate, on or about May 26, 2015. Pursuant to Article II of the decedent's Last Will and Testament, the above property passed to Floyd V. Habecker, Thomas Habecker, Christine Cantor and Debra Wiley, grantors herein.

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

BK: 4440 PG: 334

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Witness

Floyd V. Habecker (SEAL)
Floyd V. Habecker

STATE OF PENNSYLVANIA, COUNTY OF Lancaster : to-wit

BE IT REMEMBERED, that on August 22, 2015, personally came before me, the subscriber, Floyd V. Habecker, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed.

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

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Elina Opalko, Notary Public
Warwick Twp., Lancaster County
My Commission Expires Aug. 22, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Elina Opalko
Notary Public

My Commission Expires: 8/22/18

TUNNELL RAYSOR, P.A.
Georgetown, Delaware

BK: 4440 PG: 335

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Witness

Thomas Habecker (SEAL)

STATE OF PENNSYLVANIA, COUNTY OF Lancaster: to-wit

BE IT REMEMBERED, that on August 21st, 2015, personally came before me, the subscriber, Thomas Habecker, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed.

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

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
TONI C. RINEER, Notary Public
Penn Township, Lancaster County
My Commission Expires September 8, 2018

Notary Public

My Commission Expires: _____

TUNNELL RAYSOR, P.A.
Georgetown, Delaware

BK: 4440 PG: 336

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Witness

Christine Cantor (SEAL)
Christine Cantor

STATE OF PENNSYLVANIA, COUNTY OF LANCASTER : to-wit

BE IT REMEMBERED, that on August 21, 2015, personally came before me, the subscriber, Christine Cantor, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed.

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

Peggy A Sload
Notary Public

My Commission Expires: May 15 2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PEGGY A. SLOAD, Notary Public
Lancaster City, Lancaster County
My Commission Expires May 15, 2018

TUNNELL RAYSOR, P.A.
Georgetown, Delaware

BK: 4440 PG: 337

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Witness

Debra Wiley (SEAL)
Debra Wiley

STATE OF PENNSYLVANIA, COUNTY OF LANCASTER : to-wit

BE IT REMEMBERED, that on August 27, 2015, personally came before me, the subscriber, Debra Wiley, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed.

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

Notary Public

My Commission Expires: 06/22/2019

COMMONWEALTH OF PENNSYLVANIA
Notary Seal
Lidia J. Ortiz, Notary Public
City of Lancaster, Lancaster County
My Commission Expires June 22, 2019
Member, Pennsylvania Association of Notaries

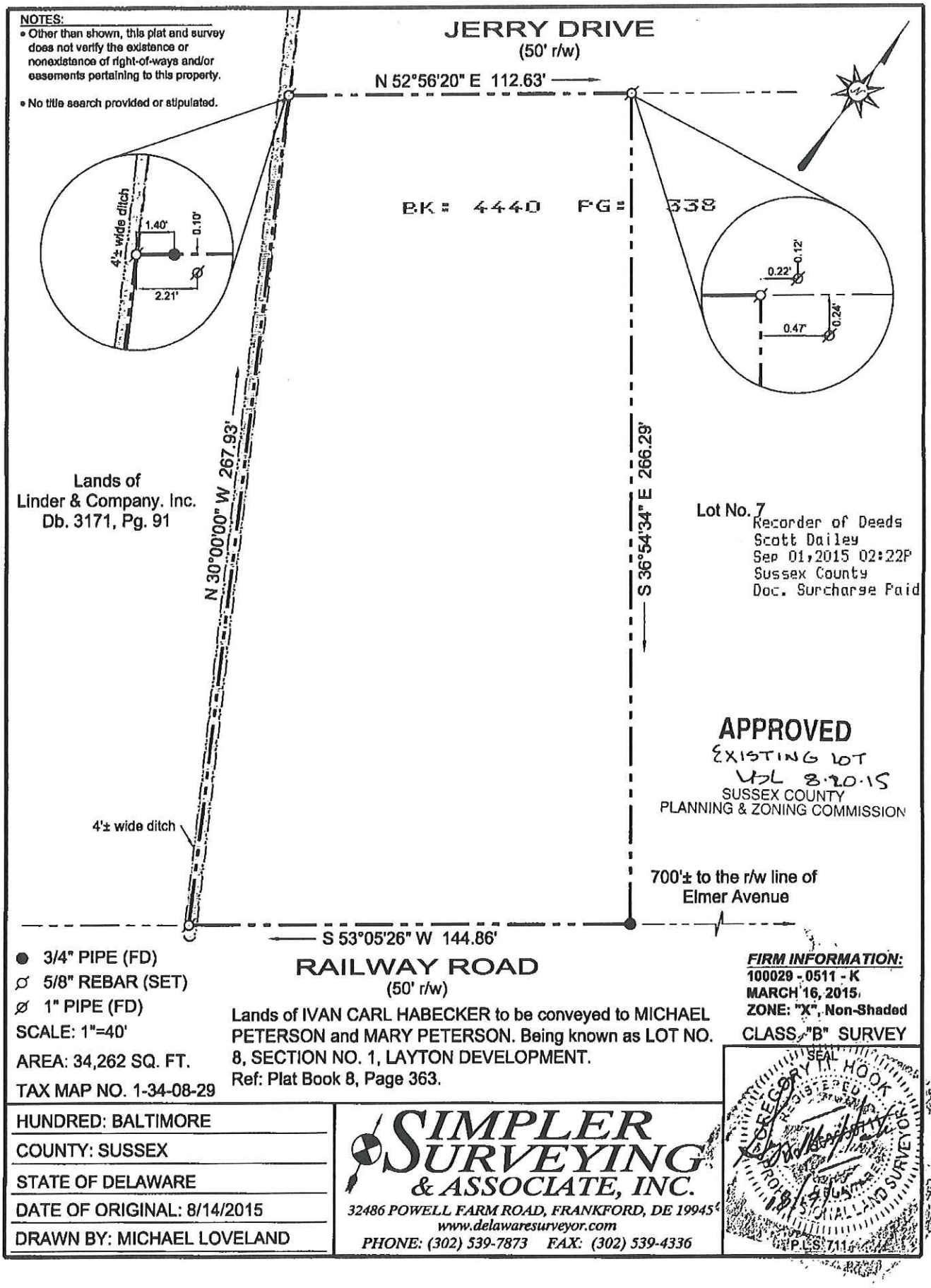
Consideration: 45,000.00

County		675.00
State		675.00
Town	Total	1,350.00

Received: Sue D Sep 01,2015

RECEIVED
Sep 01,2015
ASSESSMENT DIVISION
OF SUSSEX COUNTY

TUNNELL
RAYSOR, P.A.
Georgetown, Delaware


NOTES:
• Other than shown, this plat and survey does not verify the existence or nonexistence of right-of-ways and/or easements pertaining to this property.
• No title search provided or stipulated.
JERRY DRIVE
(50' r/w)
N 52°56'20" E 112.63'
BK: 4440 PG: 538
4'± wide ditch
1.40'
0.10'
2.21'
0.22'
0.12'
0.47'
0.24'
N 30°00'00" W 267.93'
S 36°54'34" E 266.29'
Lands of
Linder & Company. Inc.
Db. 3171, Pg. 91
Lot No. 7
Recorder of Deeds
Scott Dailey
Sep 01,2015 02:22P
Sussex County
Doc. Surcharge Paid
APPROVED
EXISTING LOT
VDL 8.20.15
SUSSEX COUNTY
PLANNING & ZONING COMMISSION
4'± wide ditch
700'± to the r/w line of
Elmer Avenue
S 53°05'26" W 144.86'
RAILWAY ROAD
(50' r/w)
● 3/4" PIPE (FD)
ø 5/8" REBAR (SET)
ø 1" PIPE (FD)
SCALE: 1"=40'
AREA: 34,262 SQ. FT.
TAX MAP NO. 1-34-08-29
Lands of IVAN CARL HABECKER to be conveyed to MICHAEL PETERSON and MARY PETERSON. Being known as LOT NO. 8, SECTION NO. 1, LAYTON DEVELOPMENT.
Ref: Plat Book 8, Page 363.
FIRM INFORMATION:
100029 - 0511 - K
MARCH 16, 2015
ZONE: "X", Non-Shaded
CLASS "B" SURVEY
HUNDRED: BALTIMORE
COUNTY: SUSSEX
STATE OF DELAWARE
DATE OF ORIGINAL: 8/14/2015
DRAWN BY: MICHAEL LOVELAND
SIMPLER SURVEYING & ASSOCIATE, INC.
32486 POWELL FARM ROAD, FRANKFORD, DE 19945
www.delawaresurveyor.com
PHONE: (302) 539-7873 FAX: (302) 539-4336
SEAL
GREGORY L. HOOK
REGISTERED
PROFESSIONAL LAND SURVEYOR
8/15/2015
P.L.S. 711

PARID: 134-8.00-30.00
PETERSON MICHAEL SR

ROLL: RP
31451 RAILWAY RD

Property Information

Property Location:	31451 RAILWAY RD
Unit:	
City:	OCEAN VIEW
State:	DE
Zip:	19970
Class:	RES-Residential
Use Code (LUC):	RT-RESIDENTIAL MH ON OWN LAND
Town	00-None
Tax District:	134 – BALTIMORE
School District:	1 - INDIAN RIVER
Council District:	4-Hudson
Fire District:	84-Millville
Deeded Acres:	1.2300
Frontage:	100
Depth:	267.000
Irr Lot:	
Zoning 1:	GR-GENERAL RESIDENTIAL
Zoning 2:	-
Plot Book Page:	249 82/PB
100% Land Value:	$5,000
100% Improvement Value	$19,000
100% Total Value	$24,000

Legal

Legal Description	N/RAILWAY RD S/JERRY DR LOT 7

Owners

Owner	Co-owner	Address	City	State	Zip
PETERSON MICHAEL SR	MARY E PETERSON	134 JACKSON SCHOOL RD	OXFORD	PA	19363

22129

BK: 4722 PG: 93

TAX MAP #: 1-34 8.00 30.00
PREPARED BY & RETURN TO:
Tunnell & Raysor, P.A.
323 Rehoboth Avenue
Suite E
Rehoboth Beach, DE 19971
File No. AS10198/MLG

THIS DEED, made this June 6, 2017,

- BETWEEN -

KARIN N DUNN, EXECUTRIX OF THE ESTATE OF PATRICIA NIBLETTE, of 59 East Mill Station Drive, Newark, DE 19711, party of the first part,

- AND -

MICHAEL PETERSON, SR. and **MARY E. PETERSON**, his wife, of 134 Jackson School Road, Oxford, PA 19363, as tenants by the entireties parties of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of **ONE DOLLAR ($1.00)**, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the parties of the second part, and their heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

ALL those certain lots, pieces or parcels of land situate in Baltimore Hundred, Sussex County, Delaware, fronting on Highway No. 350 leading from Millville to Indian River Bay, being designated as Lots Nos. 6 and 7 on a Plot of Lots of Gertrude D. Layton, said Plot being now of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, in Plot Book No. 1, Page 485, etc.

The above described lots have a frontage on Highway No. 350 of 200 feet and a depth of 257 feet and contain 53,400 square feet of land, more or less.

TUNNELL & RAYSOR, P.A.
Rehoboth Beach, DE

BK: 4722 PG: 94

BEING the same lands conveyed to John W. Niblette and Patricia Niblette, his wife from Getrude D. Layton and Archie E. Layton, her husband, by Deed dated September 1, 1966, recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware, on September 22, 1966, in Deed Book 511, Page 273.

The said John W. Niblette departed this life on or about April 4, 2005. His interest in the property passed to Patricia Niblette by rights of survivorship.

The said Patricia Niblette departed this life on or about June 19, 2015. Per Article 4A of the Last Will and Testament of Patricia Niblette, the Executrix is order to sell property.

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

Consideration: 113,500.00

County		1,702.50
State		1,702.50
Town	Total	3,405.00

Received: Margaret P Jun 13,2017

RECEIVED
Jun 13,2017
ASSESSMENT DIVISION
OF SUSSEX COUNTY

TUNNELL RAYSOR, P.A.
Rehoboth Beach, DE

BK: 4722 PG: 95

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal the day and year first above written.

THE ESTATE OF PATRICIA NIBLETTE

Witness

(SEAL)
Karin N. Dunn, Executrix

STATE OF DELAWARE, COUNTY OF New Castle: to-wit

BE IT REMEMBERED, that on June 6, 2017, personally came before me, the subscriber, Karin N Dunn, Executrix of The Estate of Patricia Niblette, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be its act and deed.

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

SONYA L. CORDELL
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires September 2, 2017

Notary Public

My Commission Expires: 9/2/17

Recorder of Deeds
Scott Dailey
Jun 13,2017 11:07A
Sussex County
Doc. Surcharge Paid

TUNNELL RAYSOR, P.A.
Rehoboth Beach, DE

PARID: 134-8.00-30.01
PETERSON MICHAEL SR

ROLL: RP
31185 JERRY DR

Property Information

Property Location:	31185 JERRY DR
Unit:	
City:	OCEAN VIEW
State:	DE
Zip:	19970
Class:	RES-Residential
Use Code (LUC):	RT-RESIDENTIAL MH ON OWN LAND
Town	00-None
Tax District:	134 – BALTIMORE
School District:	1 - INDIAN RIVER
Council District:	4-Hudson
Fire District:	84-Millville
Deeded Acres:	1.2300
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Irr Lot:	
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Zoning 2:	-
Plot Book Page:	249 82/PB
100% Land Value:	$5,000
100% Improvement Value	$17,700
100% Total Value	$22,700

Legal

Legal Description	N/RAILWAY RD S/JERRY DR LOT 6

Owners

Owner	Co-owner	Address	City	State	Zip
PETERSON MICHAEL SR	MARY E PETERSON	134 JACKSON SCHOOL RD	OXFORD	PA	19363

22129

BK: 4722 PG: 93

TAX MAP #: 1-34 8.00 30.00
PREPARED BY & RETURN TO:
Tunnell & Raysor, P.A.
323 Rehoboth Avenue
Suite E
Rehoboth Beach, DE 19971
File No. AS10198/MLG

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- BETWEEN -

KARIN N DUNN, EXECUTRIX OF THE ESTATE OF PATRICIA NIBLETTE, of 59 East Mill Station Drive, Newark, DE 19711, party of the first part,

- AND -

MICHAEL PETERSON, SR. and **MARY E. PETERSON**, his wife, of 134 Jackson School Road, Oxford, PA 19363, as tenants by the entireties parties of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of **ONE DOLLAR ($1.00)**, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the parties of the second part, and their heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

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TUNNELL & RAYSOR, P.A.
Rehoboth Beach, DE

1

BK: 4722 PG: 94

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

Consideration: 113,500.00

County		1,702.50
State		1,702.50
Town	Total	3,405.00

Received: Margaret P Jun 13,2017

RECEIVED
Jun 13,2017
ASSESSMENT DIVISION
OF SUSSEX COUNTY

TUNNELL & RAYSOR, P.A.
Rehoboth Beach, DE

BK: 4722 PG: 95

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal the day and year first above written.

THE ESTATE OF PATRICIA NIBLETTE

Sonya Cordell
Witness

Karin N. Dunn (SEAL)
Karin N. Dunn, Executrix

STATE OF DELAWARE, COUNTY OF New Castle: to-wit

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

SONYA L. CORDELL
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires September 2, 2017

Sonya Cordell
Notary Public

My Commission Expires: 9/2/17

Recorder of Deeds
Scott Dailey
Jun 13,2017 11:07A
Sussex County
Doc. Surcharge Paid

TUNNELL & RAYSOR, P.A.
Rehoboth Beach, DE

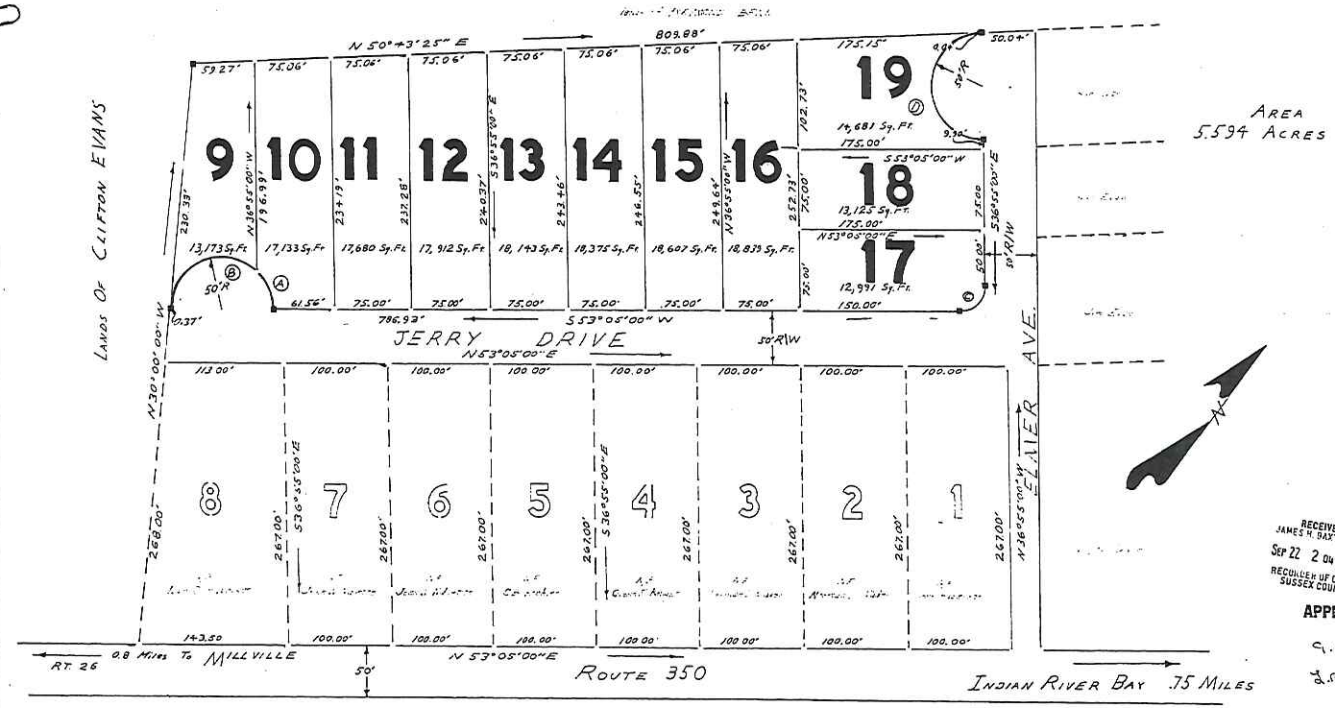
EXHIBIT B

LAW OFFICES

TUNNELL & RAYSOR, P.A.

XB-56

LAYTON DEVELOPMENT
SECTION 2



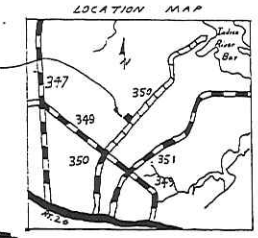
RECEIVED
JAMES H. BAXTER JR.
SEP 22 2 04 PM '71
RECORDER OF DEEDS
SUSSEX COUNTY

APPROVED
9.13.71
J.B. Sarh
COUNTY PLANNING & ZONING COMM.
OF SUSSEX COUNTY

CURVE DATA

	TAN	RAD	DELTA	ARC
A	19.70'	50.00'	43°00'46"	37.54'
B	126.89'	50.00'	136°59'14"	119.54'
C	25.00'	25.00'	90°00'00"	39.27'
D	00.00'	50.00'	180°00'00"	157.08'

LOCATION MAP



NOTE: PRIVATE ROADS
ZONED: GR

01790

OWNER ~ GERTRUDE D. LAYTON

LAYTON DEVELOPMENT
Section 2
BATIMORE HUNDRED ~ SUSSEX COUNTY ~ DELAWARE

SCALE: 1" = 60'
DATE: June 10, 1971
APPROVED BY: J.J. McCANN P.L.S. 299
DRAWN BY: HCM

J.J. McCANN, Inc.
SURVEYORS
GEORGETOWN

DRAWING NUMBER

Book 84 Page 363

127914 (35) 5.00

BUSINESS RECORDS CORPORATION

EXHIBIT C

LAW OFFICES

TUNNELL & RAYSOR, P.A.

PETITION FOR SUBDIVISION

ORIGINAL Copy

March 13, 2019

TO: Residents of Layton Development in Ocean View Delaware 19970
FOR: Proposal of Subdivision of Lots 6, 7 and 8

We, Mary E & Michael W Peterson Sr the undersigned proprietors of the lands described in Paragraph #1 listed below, do hereby respectfully ask the residents of Layton Development in Ocean View Delaware for their compliance and agreement to allow the proprietors to subdivide the lots described in paragraph 1 and by signing this petition, you are in agreement of this subdivision.

1. That the tract of land proposed to be divided is described as follows:
   Lot 6 31185 Jerry Drive parcel # 134-8.00-30.01
   Lot 7 31451 Railway Road parcel # 134-8.00-30.00
   Lot 8 31445 Railway Road parcel # 134-8.00-29.00

2. The petition for subdivision is for the following:

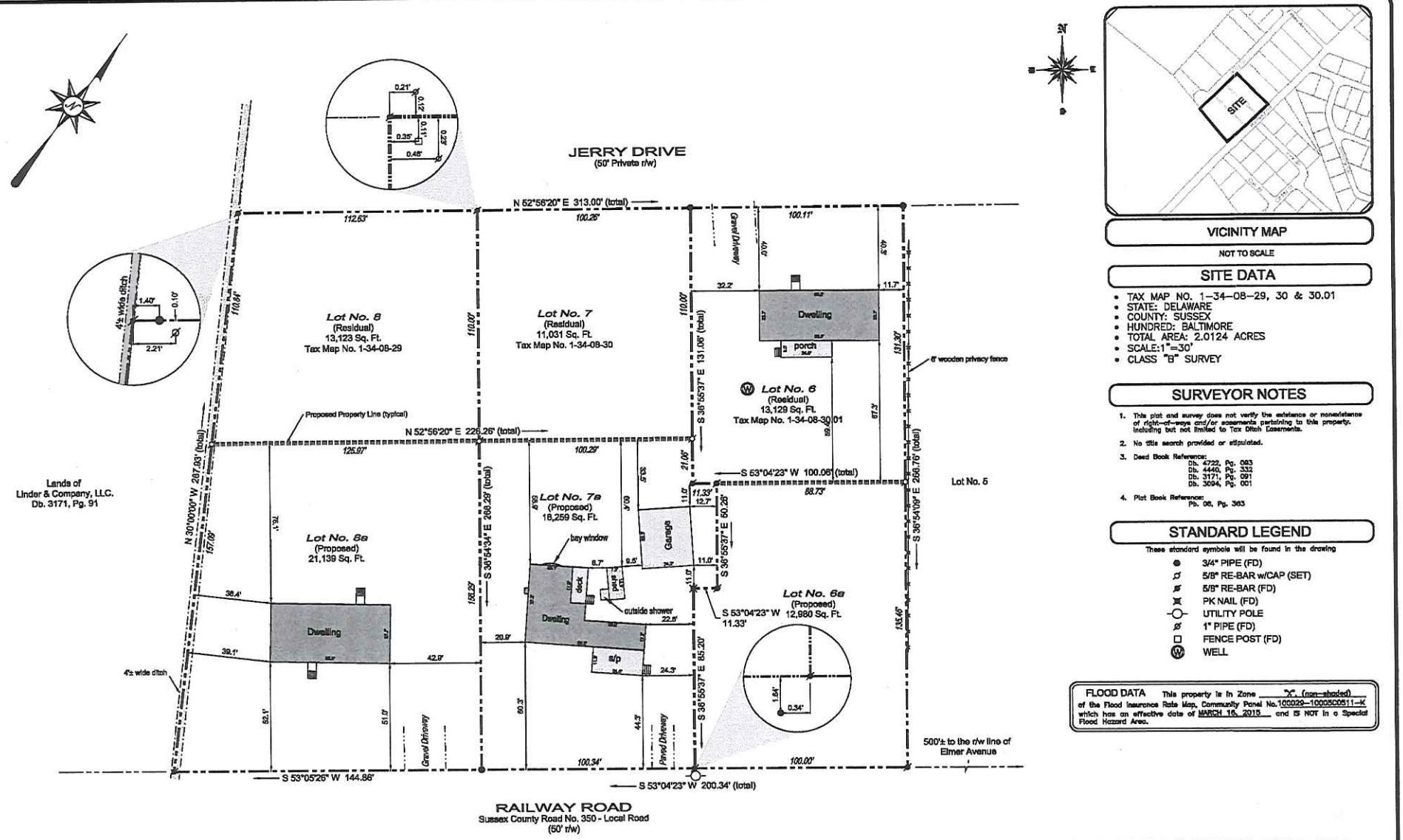
   (Lot 6) Will be divided into 2 plats (1) already existing the other plat will be facing Railway Road. The other is 31185 Jerry Drive parcel # 134-8.00-30.01

   (Lot 7) Will be divided into 2 plats (1) already existing the other plat will be facing Jerry Drive. The other is 31451 Railway Road Drive parcel # 134-8.00-30.01

   (Lot 8) Will be divided into 2 plats (1) already existing the other plat will be facing Jerry Drive. The other is 31445 Railway Road Drive parcel # 134-8.00-30.01

3. The current zoning classification for the land proposed to be subdivided is:
   Class G (General Residential)

4. The below listed persons are ALL of the owners (contract buyers) of lands within Layton Development Ocean View Delaware of the tract proposed to be subdivided:



VICINITY MAP

NOT TO SCALE

SITE DATA

- TAX MAP NO. 1-34-08-29, 30 & 30.01
- STATE: DELAWARE
- COUNTY: SUSSEX
- HUNDRED: BALTIMORE
- TOTAL AREA: 2.0124 ACRES
- SCALE:1"=30'
- CLASS "B" SURVEY

SURVEYOR NOTES

1. This plat and survey does not verify the existence or nonexistence of right-of-ways and/or easements pertaining to this property, including but not limited to Tax Ditch Easements.
2. No title search provided or stipulated.
3. Deed Book Reference:
   Db. 4722, Pg. 063
   Db. 4440, Pg. 332
   Db. 3171, Pg. 091
   Db. 3094, Pg. 001
4. Plat Book Reference:
   Pb. 06, Pg. 363

STANDARD LEGEND

These standard symbols will be found in the drawing

- 3/4" PIPE (FD)
- 5/8" RE-BAR w/CAP (SET)
- 5/8" RE-BAR (FD)
- PK NAIL (FD)
- UTILITY POLE
- 1" PIPE (FD)
- FENCE POST (FD)
- WELL

FLOOD DATA This property is in Zone "X" (non-shaded) of the Flood Insurance Rate Map, Community Panel No.10029-10005C0511-K which has an effective date of MARCH 16, 2015 and IS NOT in a Special Flood Hazard Area.

MINOR SUBDIVISION SURVEY

Lands of MICHAEL PETERSON and MARY PETERSON. Being known as LOT NOS. 6, 7 & 8 LAYTON DEVELOPMENT. Ref: Plat Book 8, Page 363.

SURVEYOR CERTIFICATION

I, GREGORY M. HOOK, 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.

GREGORY M. HOOK, PLS 711 Date

OWNER CERTIFICATION

I, MICHAEL PETERSON and MARY PETERSON, certify that I am the owner of the property which is the subject of this plan and that the land use action proposed by this plan is at my direction.

MICHAEL PETERSON Date

MARY PETERSON Date

DATE OF ORIGINAL: MAY 20, 2019

REVISION: DATE: , 2019
REVISION: DATE: , 2019
REVISION: DATE: , 2019
REVISION: DATE: , 2019
REVISION: DATE: , 2019
REVISION: DATE: , 2019
REVISION: DATE: , 2019
REVISION: DATE: , 2019

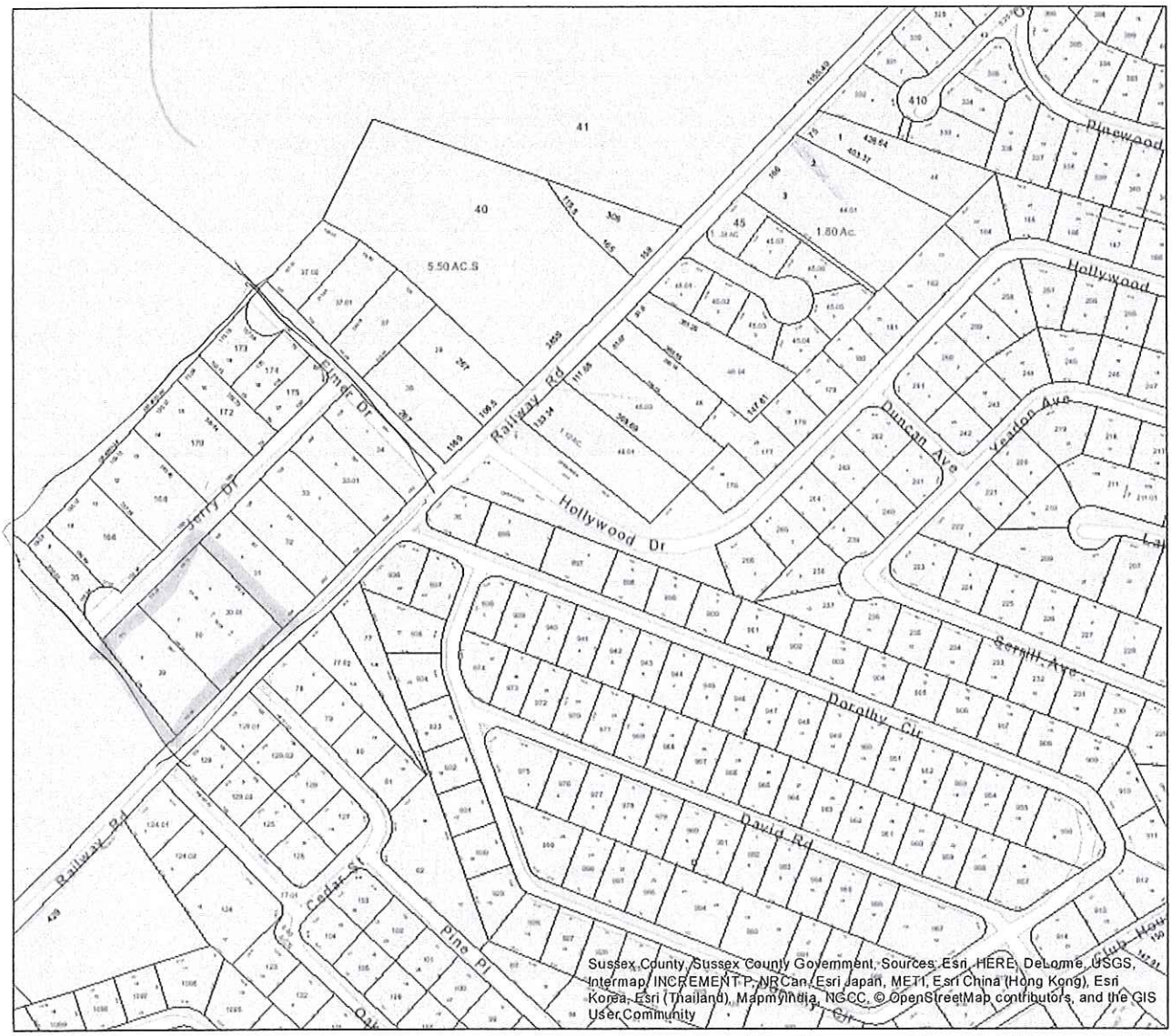
Drawn by: MICHAEL LOVELAND Checked by: GREGORY M. HOOK

SEAL

P.L.S. 711

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

Parcel 7 134-8.00-30.00 Lot 6 134-8.00-30.01



Addresses / Parcels
- TaxParcels

Council Districts
- Fire Districts
- County District 01
- County District 02
- County District 03
- County District 04
- County District 05
- County Boundaries

Schools/Libraries
- School Buildings (Various)
- School Library
- Public Library
- Special Library
- DOE School Districts
- DOE VoTech School Districts

Hydrology
- Streams / Rivers
- Lakes, Ponds, Bays

Flood Zones
- 0.2% Annual Chance Flood Hazard
- A
- AE
- AO
- Open Water
- VE

- Public Protected Lands
- Municipalities
- Communities
- Boundaries State County

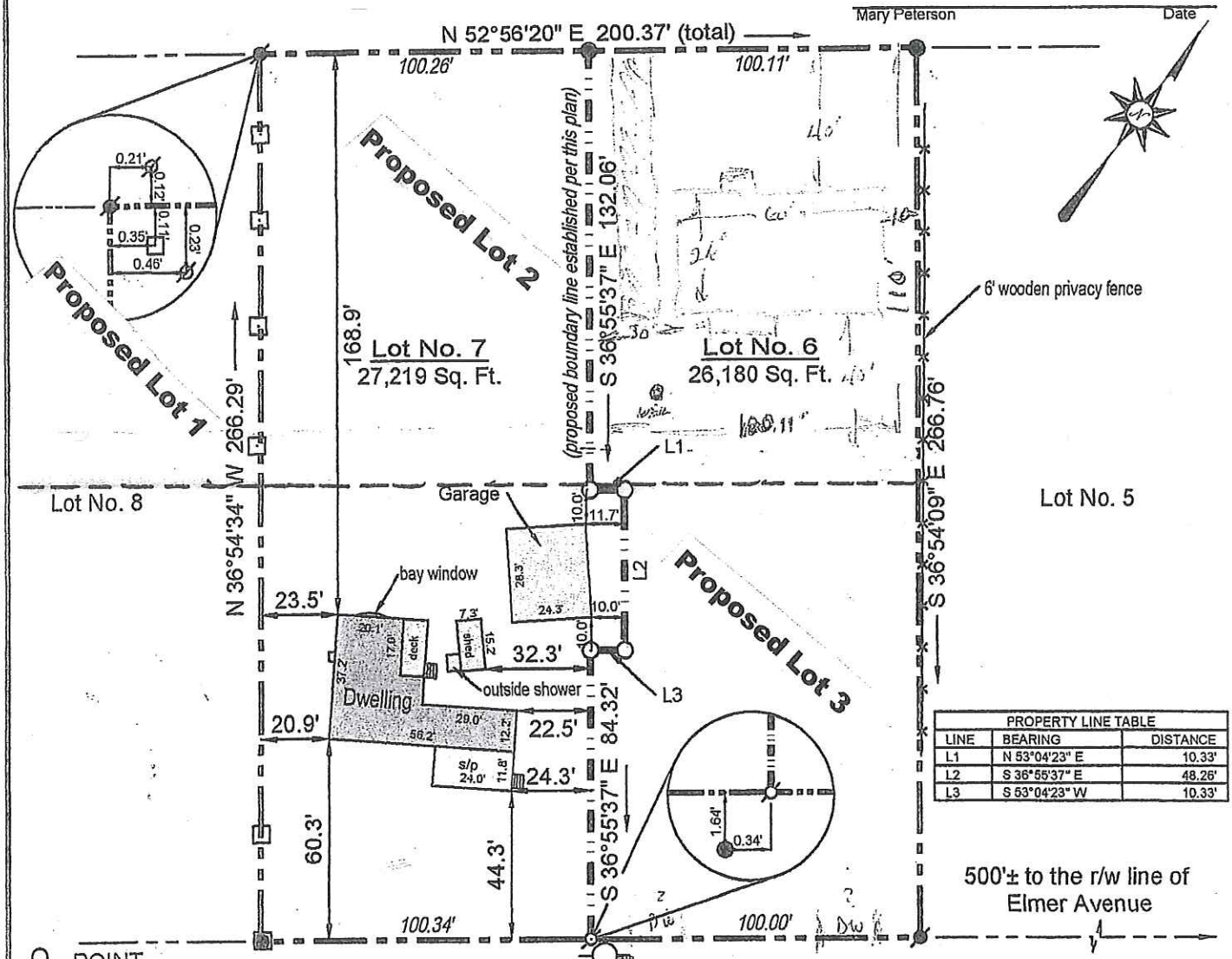
NOTES:

- Other than shown, this plat and survey does not verify the existence or nonexistence of right-of-ways and/or easements pertaining to this property.
- No title search provided or stipulated.

I, Michael Peterson and Mary Peterson, certify that I am the owner of the property which is the subject of this plan and that the land use action proposed by this plan is at my direction.

Michael Peterson Date

Mary Peterson Date



PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 53°04'23" E	10.33'
L2	S 36°55'37" E	48.26'
L3	S 53°04'23" W	10.33'

- POINT
- UTILITY POLE
- 3/4" PIPE (FD)
- FENCE POST (FD)
- 5/8" REBAR (SET)
- 5/8" REBAR (FD)
- 1" PIPE (FD)

SCALE: 1"=50'

TOTAL AREA: 53,399 SQ. FT.

TAX MAP NO. 1-34-08-30

PARTITIONING SURVEY

Lands of MICHAEL PETERSON and MARY PETERSON. Being known as LOT NOS. 6 & 7, LAYTON DEVELOPMENT.
Ref: Plat Book 8, Page 363.

FIRM INFORMATION:
100029 - 0511 - K
MARCH 16, 2015
ZONE: "X",Non-Shaded
CLASS "B" SURVEY

SEAL

HUNDRED: BALTIMORE

COUNTY: SUSSEX

STATE OF DELAWARE

DATE OF ORIGINAL: 07/25/17

DRAWN BY: MICHAEL LOVELAND

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

P.L.S. 711

Layton Development

PETITION FOR SUBDIVISION of Lots 6, 7 & 8

Page 2

3/28/19

	Name	Address
1.	Paul & Cecilia Clark	36820 Railway Rd Ocean View DE
2.	Paul & Cecilia Clark	36818 Railway Rd Ocean View DE
3.	Paul & Cecilia Clark	36819 Railway Rd Ocean View DE
4.	[illegible]	30789 Railroad RD
5.	Heather Wiles	31154 Jerry Dr.
6.	[illegible]	1137 W Cumberland St. 2 Lots Jerry Drive
7.	A. Rose	31200 Jerry Dr. Ocean View De
8.	Carol Coulson	31220 Jerry DR
9.	William [illegible]	31170 Jerry Dr Ocean View DE
10.	[illegible]	3146 Railway Rd Ocean View
11.	[illegible]	31957 Railway Rd Ocean View DE
12.	Michael W. Peterson	31154 Jerry Drive Ocean View DE
13.	Michael Peterson	31451 Railway Rd Ocean View DE
14.	Mary Peterson	31445 Railway Rd Ocean View DE
15.	[illegible]	36814 - ELMER AVE
16		
17		
18		
19		

Number of lots in proposed subdivision: 3 Plats

Signature(s):

By: _____ Date_____

By: _____ Date_____

PETITION FOR SUBDIVISION

Page 2

4/13/19

	Name	Address
1.	Christopher + Wendy Dill	31465 Railway Rd, Ocean View, DE 19970
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		

Number of lots in proposed subdivision: 3 Plats

Signature(s):

By: _____ Date_____

By: _____ Date_____

PETITION FOR SUBDIVISION

March 13, 2019

TO: Residents of Layton Development in Ocean View Delaware 19970
FOR: Proposal of Subdivision of Lots 6, 7, and 8 Layton Development Ocean View DE

We have spoken to many of the residents that are there on a full-time basis and they do agree it would be nice to sub divided their lots. We where hoping all would agree. To be able to enhance the community. We have agreed with some of the residents on Jerry Drive we will take part in maintaining Jerry Drive free of debris and filling in pot holes. Bringing all our property valve up as well.

Condition

We ask if you could sign and return with your signature, we have enclosed self-addressed envelope. If you have any question please don't hesitate to call Michael 484-880-3369

We, Mary E & Michael W Peterson Sr the undersigned proprietors of the lands described in Paragraph #1 listed below, do hereby respectfully ask the residents of Layton Development in Ocean View Delaware for their compliance and agreement to allow the proprietors to subdivide the lots described in paragraph 1 and by signing this petition, you are in agreement of this subdivision.

1. That the tract of land proposed to be divided is described as follows:
   Lot 6 31185 Jerry Drive parcel # 134-8.00-30.01
   Lot 7 31451 Railway Road parcel # 134-8.00-30.00
   Lot 8 31445 Railway Road parcel # 134-8.00-29.00

2. The petition for subdivision is for the following:

   (Lot 6) Will be divided into 2 plats (1) already existing the other plat will be facing Railway Road. The other is 31185 Jerry Drive parcel # 134-8.00-30.01

   (Lot 7) Will be divided into 2 plats (1) already existing the other plat will be facing Jerry Drive. The other is 31451 Railway Road Drive parcel # 134-8.00-30.01

   (Lot 8) Will be divided into 2 plats (1) already existing the other plat will be facing Jerry Drive. The other is 31445 Railway Road Drive parcel # 134-8.00-30.01

3. The current zoning classification for the land proposed to be subdivided is:
   Class G (General Residential)

4. The below listed persons are ALL of the owners (contract buyers) of lands within Layton Development Ocean View Delaware of the tract proposed to be subdivided:

EXHIBIT D

LAW OFFICES

TUNNELL & RAYSOR, P.A.

Chapter 115. Zoning

Article VI. GR General Residential District

§ 115-36. Purpose.

[Amended 3-25-1997 by Ord. No. 1131; 10-12-2010 by Ord. No. 2152]
The purpose of this district is to provide for medium-density residential use, including all manufactured homes. Manufactured homes shall include those which do not meet certain characteristics of manufactured homes permitted in AR Districts, as contained in § **115-20A(1)**.

§ 115-37. Permitted uses.

Permitted uses are as follows:

A. Any use permitted in the AR Districts.

B. Detached single-family manufactured homes on individual lots, provided that the manufactured home shall comply in all respects with the requirements of § **115-187**.
[Amended 10-12-2010 by Ord. No. 2152]

§ 115-42. Height, area and bulk requirements.

[Amended 11-7-1989 by Ord. No. 632; 10-31-1995 by Ord. No. 1062; 3-25-1997 by Ord. No. 1131]

A. Minimum lot sizes. Minimum lot sizes shall be as follows:

Area** (square feet)	Width* (feet)	Depth (feet)
10,000	75	100

*NOTE: A lot fronting on a numbered road shown on the General Highway Map for Sussex County of 1964, as revised, shall have a minimum lot width of 150 feet.
[Added 11-7-1989 by Ord. No. 632]

NOTE: Any lot which is not connected to a central sewer system, as defined by § **115-194A, or which is located within a planning area as defined by a sewer planning study approved by the Sussex County Council, shall have a minimum area of 3/4 acre.
[Added 7-15-1997 by Ord. No. 1157]

B. Minimum yard requirements. Minimum yard requirements shall be as follows:

Depth of Front Yard (feet)	Width of Side Yard (feet)	Depth of Rear Yard (feet)
40 (30)**	10	10

**NOTE: See also the table of district regulations at the end of this chapter.

C. Maximum height requirements. Maximum height requirements shall be as follows: 42 feet.

RECEIVED

DEC 12 2019

SUSSEX COUNTY
PLANNING & ZONING

December 9, 2019

Planning & Zoning Department
County Admin Office Building
2 The Circle
Georgetown, DE 19947

RE: Zoning Hearing for Tax Parcel # 134-8.00-29.00, 30.00 and 30.01

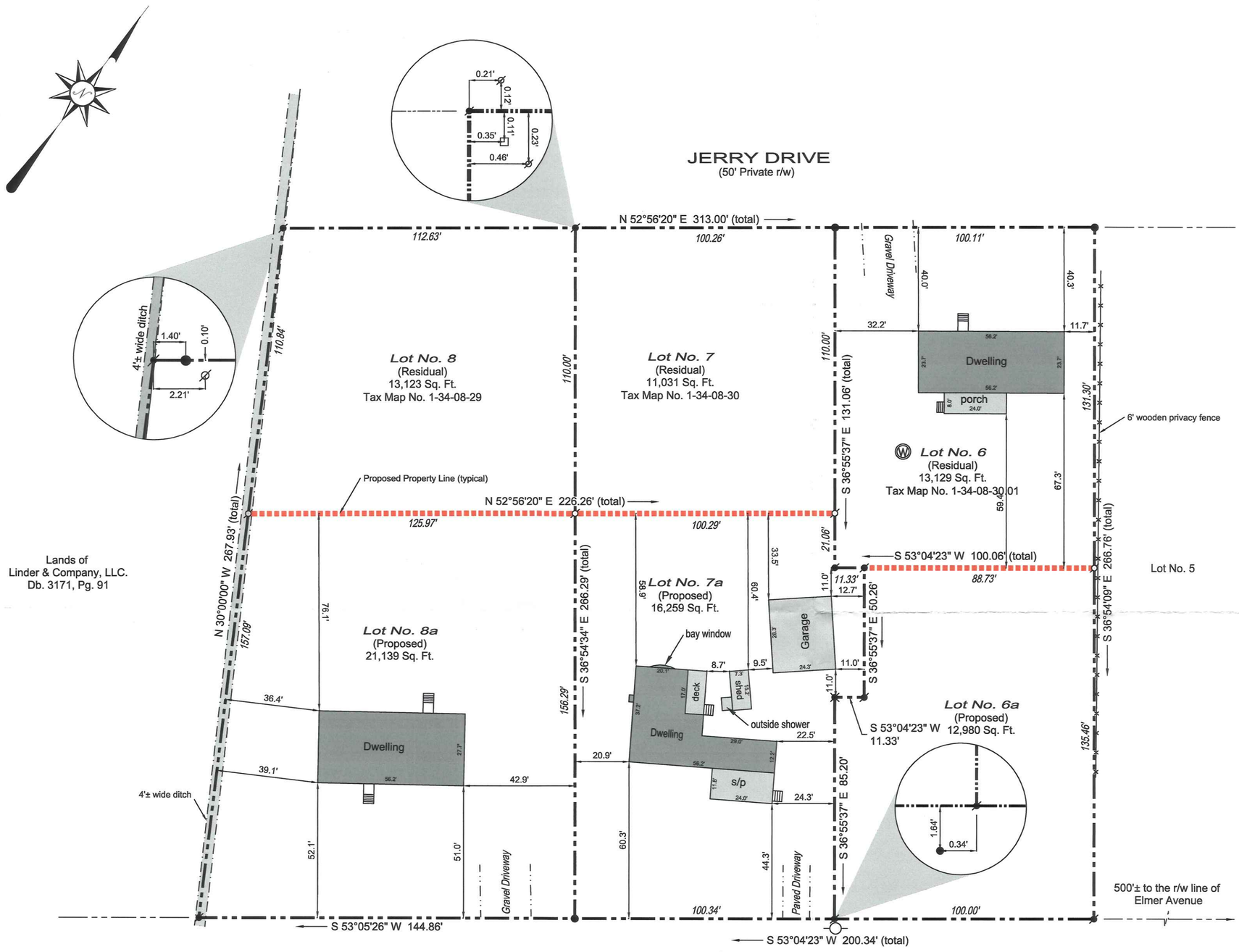
To Whom It May Concern:

Please be advised that we, as neighbors of the above parcel, do not approve the dividing of said parcel into 6 single family home lots. The additional homes will add more traffic to Railway Road which already is quite busy and will add to the rain water runoff problems we have in this location.

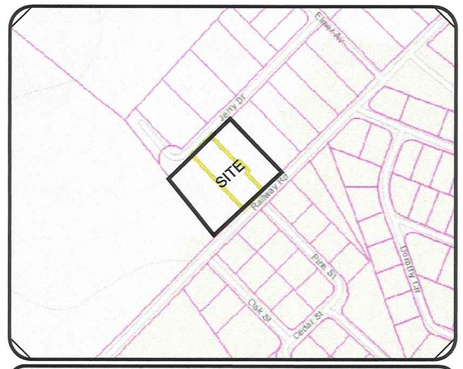
Thank you for allowing us to present our case.

Sincerely,

John and Kim Johnson
31280 Pine Street
Ocean View, DE 19970



RAILWAY ROAD
Sussex County Road No. 350 - Local Road
(50' r/w)



VICINITY MAP

NOT TO SCALE

SITE DATA

- TAX MAP NO. 1-34-08-29, 30 & 30.01
- STATE: DELAWARE
- COUNTY: SUSSEX
- HUNDRED: BALTIMORE
- TOTAL AREA: 2.0124 ACRES
- SCALE:1"=30'
- CLASS "B" SURVEY

SURVEYOR NOTES

1. This plat and survey does not verify the existence or nonexistence of right-of-ways and/or easements pertaining to this property. Including but not limited to Tax Ditch Easements.
2. No title search provided or stipulated.
3. Deed Book Reference:
   Db. 4722, Pg. 093
   Db. 4440, Pg. 332
   Db. 3171, Pg. 091
   Db. 3094, Pg. 001
4. Plat Book Reference:
   Pb. 08, Pg. 363

STANDARD LEGEND

These standard symbols will be found in the drawing

- 3/4" PIPE (FD)
- 5/8" RE-BAR w/CAP (SET)
- 5/8" RE-BAR (FD)
- PK NAIL (FD)
- UTILITY POLE
- 1" PIPE (FD)
- FENCE POST (FD)
- WELL

FLOOD DATA This property is in Zone "X", (non-shaded) of the Flood Insurance Rate Map, Community Panel No. 100029-10005C0511-K which has an effective date of MARCH 16, 2015 and IS NOT in a Special Flood Hazard Area.

SURVEYOR CERTIFICATION

I, GREGORY M. HOOK, 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.

GREGORY M. HOOK, PLS 711 Date 07/03/19

OWNER CERTIFICATION

I, MICHAEL PETERSON and MARY PETERSON, certify that I am the owner of the property which is the subject of this plan and that the land use action proposed by this plan is at my direction.

MICHAEL PETERSON Date

MARY PETERSON Date

DATE OF ORIGINAL: JULY 02, 2019
REVISION: _____ DATE: _____, 2019
REVISION: _____ DATE: _____, 2019
REVISION: _____ DATE: _____, 2019
REVISION: _____ DATE: _____, 2019
REVISION: _____ DATE: _____, 2019
REVISION: _____ DATE: _____, 2019
REVISION: _____ DATE: _____, 2019
REVISION: _____ DATE: _____, 2019
Drawn by: MICHAEL LOVELAND Checked by: GREGORY M. HOOK

MAJOR SUBDIVISION

Lands of MICHAEL PETERSON and MARY PETERSON. Being known as LOT NOS. 6, 7 & 8 LAYTON DEVELOPMENT. Ref: Plat Book 8, Page 363.

SEAL

07/03/19

P.L.S. 711

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

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

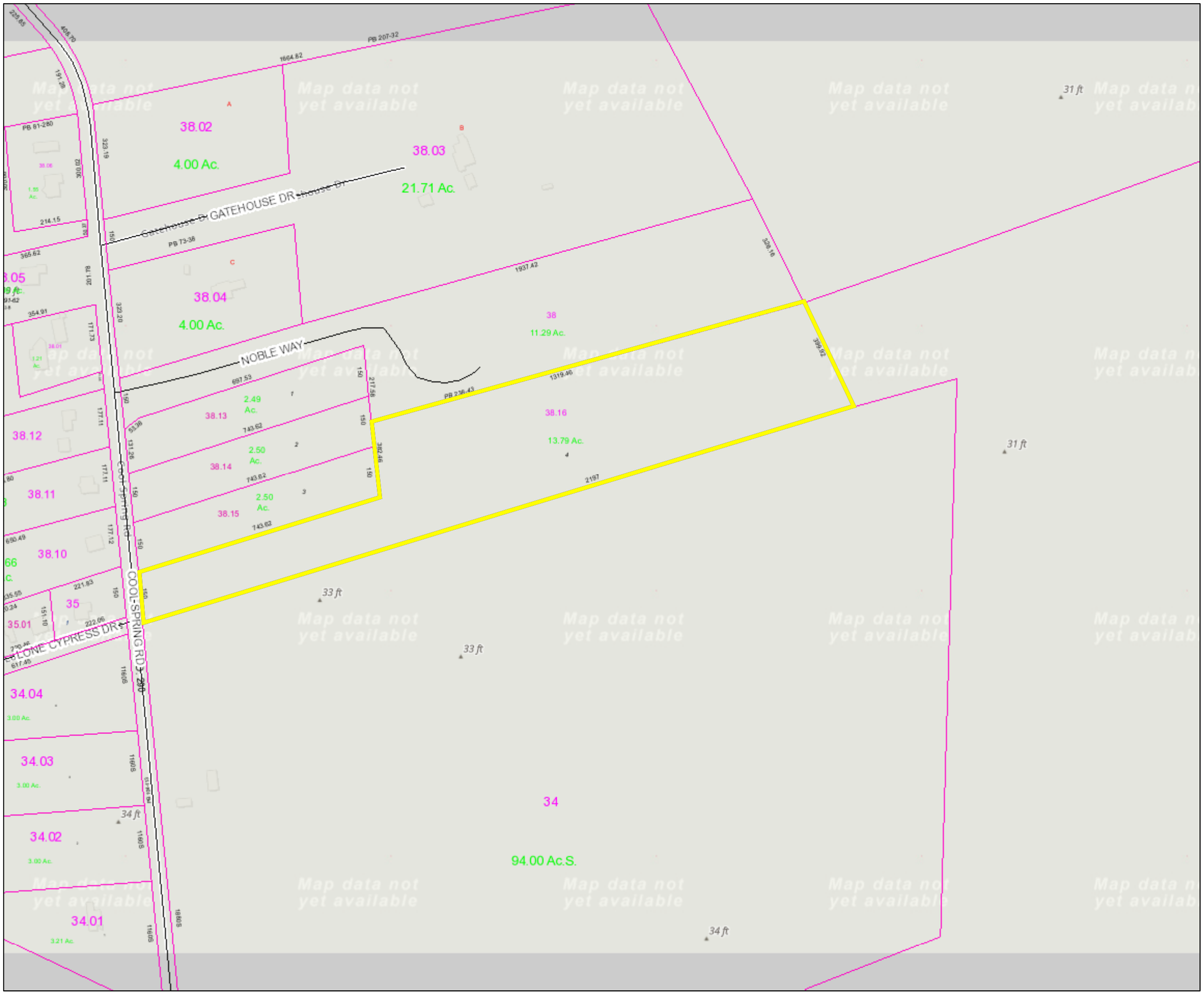
Sussex County
DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JANELLE CORNWELL, AICP
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date December 19, 2019

Application:	(2019-27) Harbour Homes, LLC
Applicant:	Harbour Homes, LLC (C/o Mr. David Green) 22549 Rocky Road Lewes, DE 19958
Owner:	Harbour Homes, LLC (C/o Mr. David Green) 22549 Rocky Road Lewes, DE 19958
Site Location:	On the east side of Cool Spring Road (S.C.R. 290), approximately 3,700 feet north of Stockley Road (S.C.R. 280).
Current Zoning:	Agricultural Residential (AR-1)
Proposed Use:	2 Single-Family Lots
Comprehensive Land Use Plan Reference:	Low Density Area
Councilmatic District:	Mr. Burton
School District:	Cape Henlopen School District
Fire District:	Lewes Fire District
Sewer:	Private (On-Site)
Water:	Private (On-Site)
Site Area:	13.79 acres +/-
Tax Map ID.:	234-5.00-38.16

EQUAL HOUSING OPPORTUNITY

Sussex County



PIN:	234-5.00-38.16
Owner Name	HARBOUR HOMES LLC
Book	4242
Mailing Address	22549 ROCKY RD
City	LEWES
State	DE
Description	E/RD 290
Description 2	S/RD 292
Description 3	LOT 4
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

Streets

County Boundaries

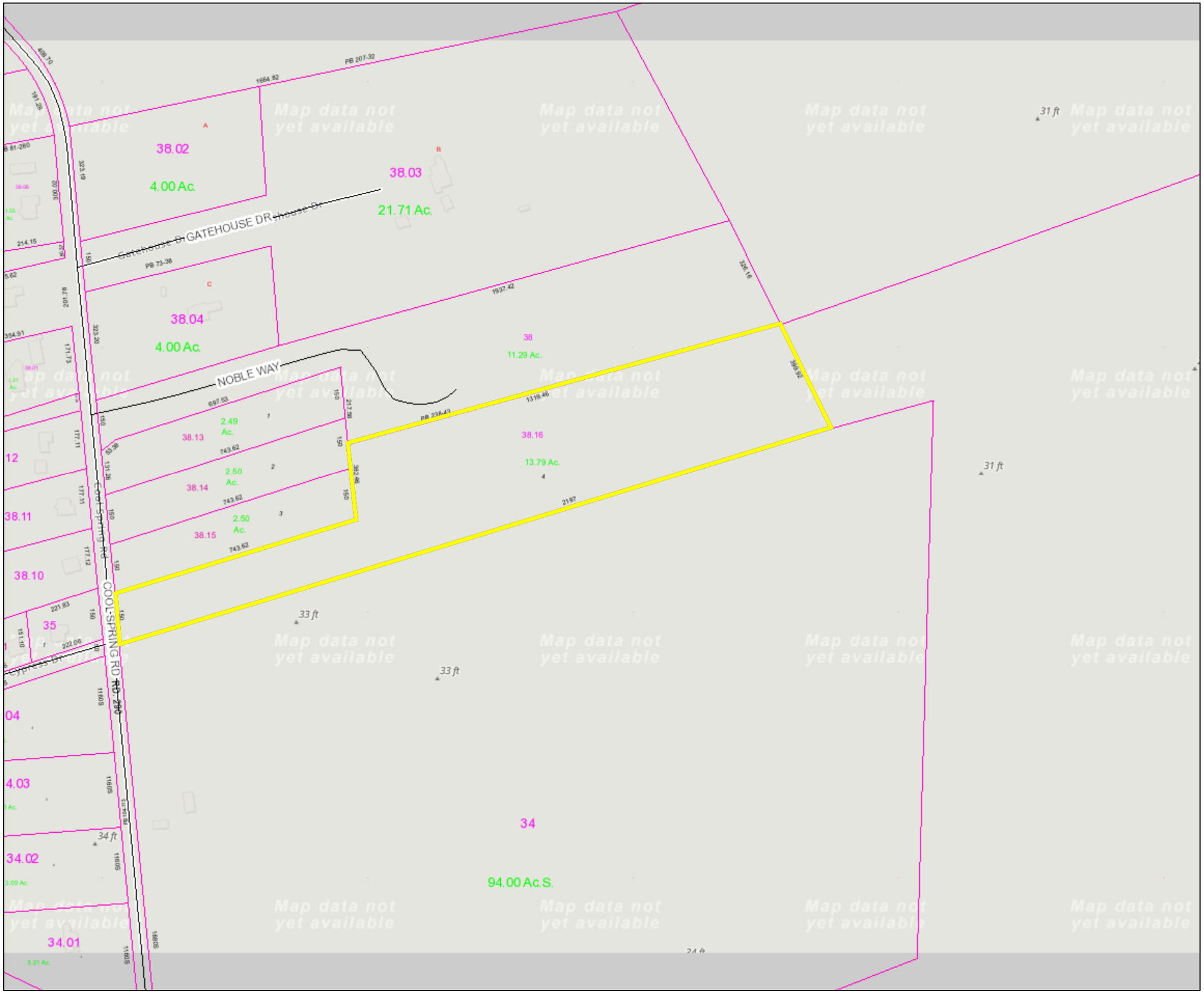
1:4,514

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

November 26, 2019

Sussex County



PIN:	234-5.00-38.16
Owner Name	HARBOUR HOMES LLC
Book	4242
Mailing Address	22549 ROCKY RD
City	LEWES
State	DE
Description	E/RD 290
Description 2	S/RD 292
Description 3	LOT 4
Land Code	

polygonLayer
Override 1

polygonLayer
Override 1

Tax Parcels

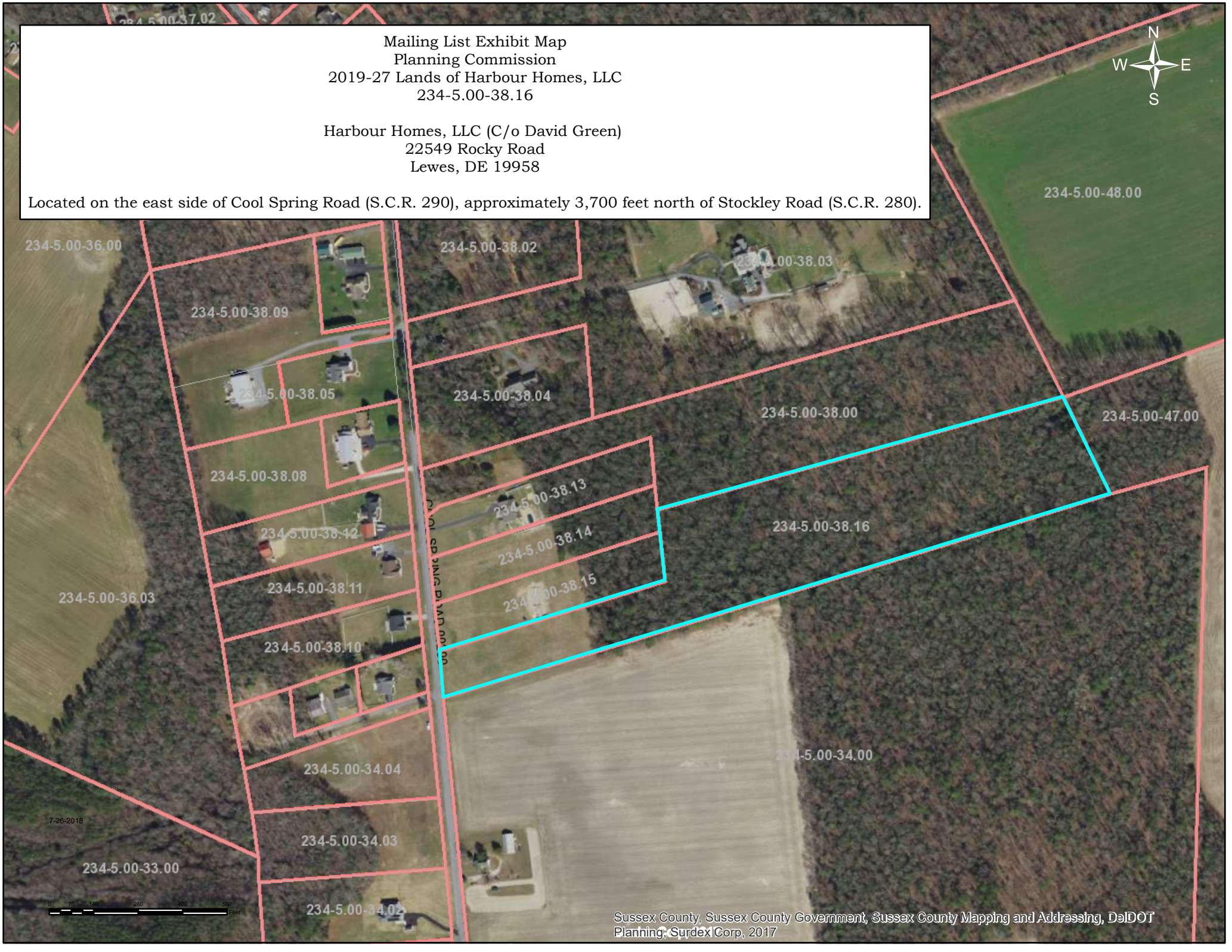
Streets

1:4,514

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

November 26, 2019


Mailing List Exhibit Map
Planning Commission
2019-27 Lands of Harbour Homes, LLC
234-5.00-38.16
Harbour Homes, LLC (C/o David Green)
22549 Rocky Road
Lewes, DE 19958
Located on the east side of Cool Spring Road (S.C.R. 290), approximately 3,700 feet north of Stockley Road (S.C.R. 280).
N
W
E
S
234-5.00-48.00
234-5.00-36.00
234-5.00-38.02
234-5.00-38.03
234-5.00-38.09
234-5.00-38.05
234-5.00-38.04
234-5.00-38.00
234-5.00-47.00
234-5.00-38.08
234-5.00-38.13
234-5.00-38.12
234-5.00-38.14
234-5.00-38.16
234-5.00-38.11
234-5.00-36.03
234-5.00-38.15
234-5.00-38.10
234-5.00-34.00
234-5.00-34.04
7-26-2018
234-5.00-34.03
234-5.00-33.00
234-5.00-34.02
Sussex County, Sussex County Government, Sussex County Mapping and Addressing, DelDOT Planning, Surdex Corp, 2017

File #: 2019-27
2019 13209

Sussex County Major Subdivision Application
Sussex County, Delaware

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

RECEIVED
NOV 12 2019
SUSSEX COUNTY
PLANNING & ZONING

Type of Application: (please check applicable)
Standard: ✓
Cluster: ___
ESDDOZ: ___

Location of Subdivision:
East side of Cool Spring Road (SCR 290), approximately 3,700' north of Stockley Road (SCR 280)

Proposed Name of Subdivision:
Lands of Harbour Homes, LLC

Tax Map #: 234-5.00-38.16 Total Acreage: 13.79

Zoning: AR **Density:** 0.15 **Minimum Lot Size:** 3.72 A **Number of Lots:** 2

Open Space Acres: N/A

Water Provider: Private Well **Sewer Provider:** Private Septic

Applicant Information

Applicant Name: Harbour Homes, LLC (C/o Mr. David Green)
Applicant Address: 22549 Rocky Road
City: Lewes State: DE ZipCode: 19958
Phone #: 302.245.4794 E-mail: davidgreen@remax.net

Owner Information

Owner Name: Harbour Homes, LLC (C/o Mr. David Green)
Owner Address: 22549 Rocky Road
City: Lewes State: DE Zip Code: 19958
Phone #: 302.245.4794 E-mail: davidgreen@remax.net

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: The Kercher Group, Inc.
Agent/Attorney/Engineer Address: 37385 Rehoboth Avenue, Unit #11
City: Rehoboth Beach State: DE Zip Code: 19971
Phone #: 302.854.9063 E-mail: jom@kerchergroup.com

EQUAL HOUSING OPPORTUNITY

Check List for Sussex County Major Subdivision Applications

The following shall be submitted with the application

✓ **Completed Application**

✓ **Provide fifteen (15) copies of the Site Plan or Survey of the property and a PDF (via e-mail)**
- Plan shall show the existing conditions, setbacks, roads, floodplain, wetlands, topography, proposed lots, landscape plan, etc. **Per Subdivision Code 99-22, 99-23 & 99-24**
- Provide compliance with Section 99-9.
- Deed or Legal description, copy of proposed deed restrictions, soil feasibility study

✓ **Provide Fee $500.00**

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

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

___ **PLUS Response Letter** (if required)

___ **51% of property owners consent if applicable**

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

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

Signature of Applicant/Agent/Attorney

Date: 11/05/19

Signature of Owner

Date: 11/05/19

For office use only:

Date Submitted: 11/12/19

Staff accepting application: ceh

Fee: $500.00 Check #: 2110

Application & Case #: 201913209

Location of property: _____

Date of PC Hearing: _____

Recommendation of PC Commission: _____

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

RECEIVED
DEC 0 8 2019
SUSSEX COUNTY
PLANNING & ZONING

TO: **Janelle Cornwell**

REVIEWER: **Chris Calio**

DATE: **11/27/2019**

APPLICATION: **2019-27 Harbour Homes, LLC**

APPLICANT: **Harbour Homes, LLC**

FILE NO: **NCPA-5.03**

TAX MAP & PARCEL(S): **234-5.00-38.16**

LOCATION: **On the east side of Cool Spring Road (SCR 290), approximately 3,700 feet north of Stockley Road (SCR 280)**

NO. OF UNITS: **2 single-family lots**

GROSS ACREAGE: **13.79 +/-**

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

SEWER:

(1). Is the project in a County operated and maintained sanitary sewer and/or water district?

Yes ☐ No ☒

a. If yes, see question (2).
b. If no, see question (7).

(2). Which County Tier Area is project in? **Tier 3**

(3). Is wastewater capacity available for the project? **N/A** If not, what capacity is available? **N/A**.

(4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.

(5). Are there any System Connection Charge (SCC) credits for the project? **N/A** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **N/A** If yes, the current System Connection Charge Rate is **Click or tap to enter a fee** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.

(6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**

☐ Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.

(7). Is project adjacent to the Unified Sewer District? **N/A**

(8). Comments: **The proposed Subdivision of land is not in an area where the Sussex County Engineering Department has a schedule to provide sanitary sewer service.**

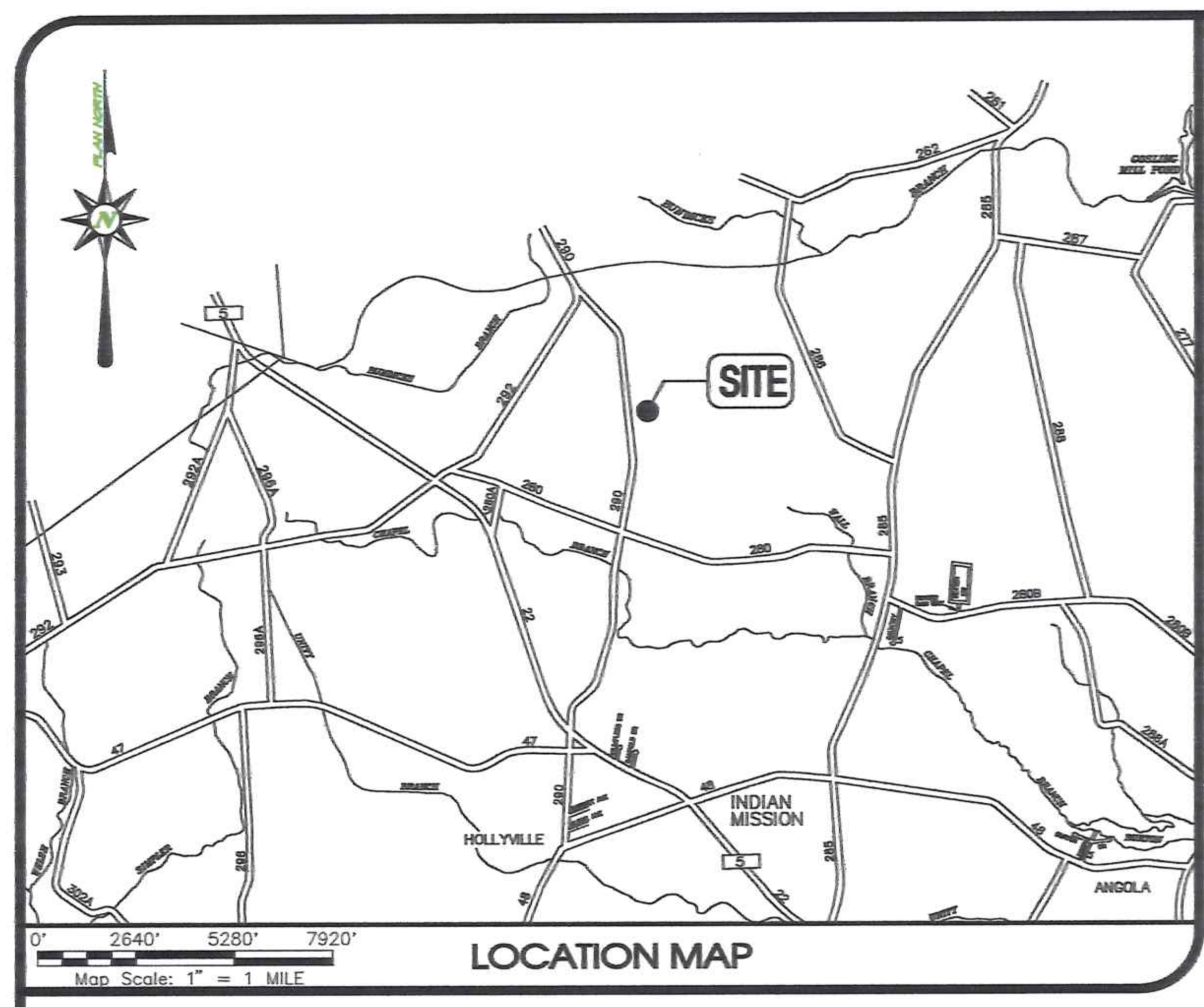
(9). Is a Sewer System Concept Evaluation required? **No**

(10). Is a Use of Existing Infrastructure Agreement Required? **No**

UTILITY PLANNING APPROVAL:

John J. Ashman
Director of Utility Planning

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



PLAN LEGEND

- EXISTING PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE
- EXISTING PAVEMENT EXTENTS
- EXISTING ROAD RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY DEDICATION
- PROPOSED CROSS-ACCESS EASEMENT
- PROPOSED BUILDING RESTRICTION LINE
- EXISTING MARBLE MONUMENT FOUND
- IRON PIPE TO BE SET

SITE DATA and ZONING SCHEDULE

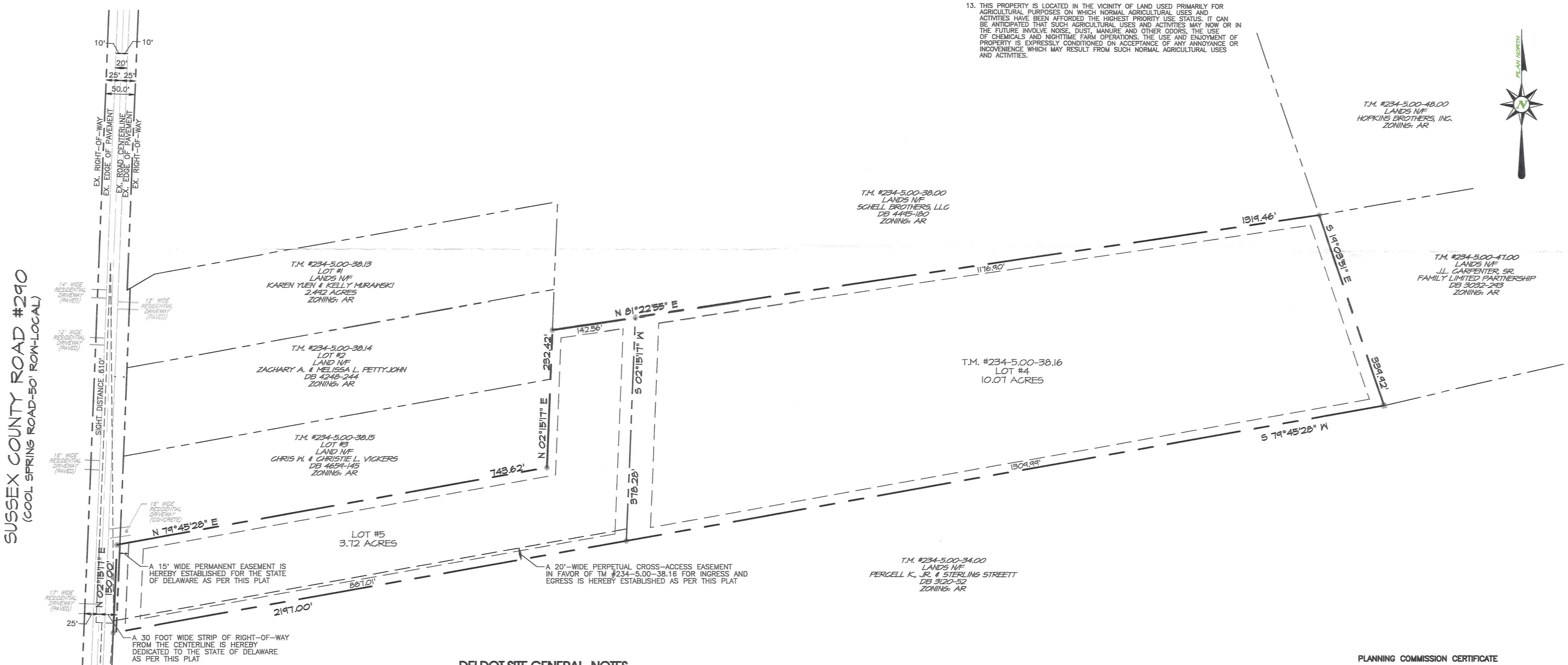
TAX PARCEL No.:	234-5.00-38.16
PROPERTY ADDRESS:	COOL SPRING ROAD, LEWES, DE 19958
EXISTING SITE USE:	VACANT
PROPOSED SITE USE:	TWO (2) SINGLE-FAMILY PARCELS
EXISTING ZONING:	AR (AGRICULTURAL RESIDENTIAL)

ORDINANCE ITEM	REQUIREMENT:	PROVIDED:
MINIMUM LOT AREA	32,670 S.F.	162,043 S.F.
MINIMUM LOT WIDTH	150 Ft.	150.0 Ft.
MINIMUM LOT DEPTH	100 Ft.	883.3 Ft.
MINIMUM SETBACKS: FRONT / SIDE / REAR	40 Ft. / 15 Ft. / 20 Ft.	40 Ft. / 15 Ft. / 20 Ft.
MAXIMUM BUILDING HEIGHT	42 Ft./3 STORIES	42 Ft./3 STORIES
PARKING SPACE QTY. (RESIDENTIAL USE)	2 PER DWELLING UNIT 4 SPACES	4 SPACES
SEWER SERVICE	PRIVATE SEPTIC	
WATER SERVICE	PRIVATE WELL	
PROPERTY OWNER		

HARBOUR HOMES, LLC
22549 ROCKY ROAD
LEWES, DE 19958
302.245.4794

GENERAL NOTES

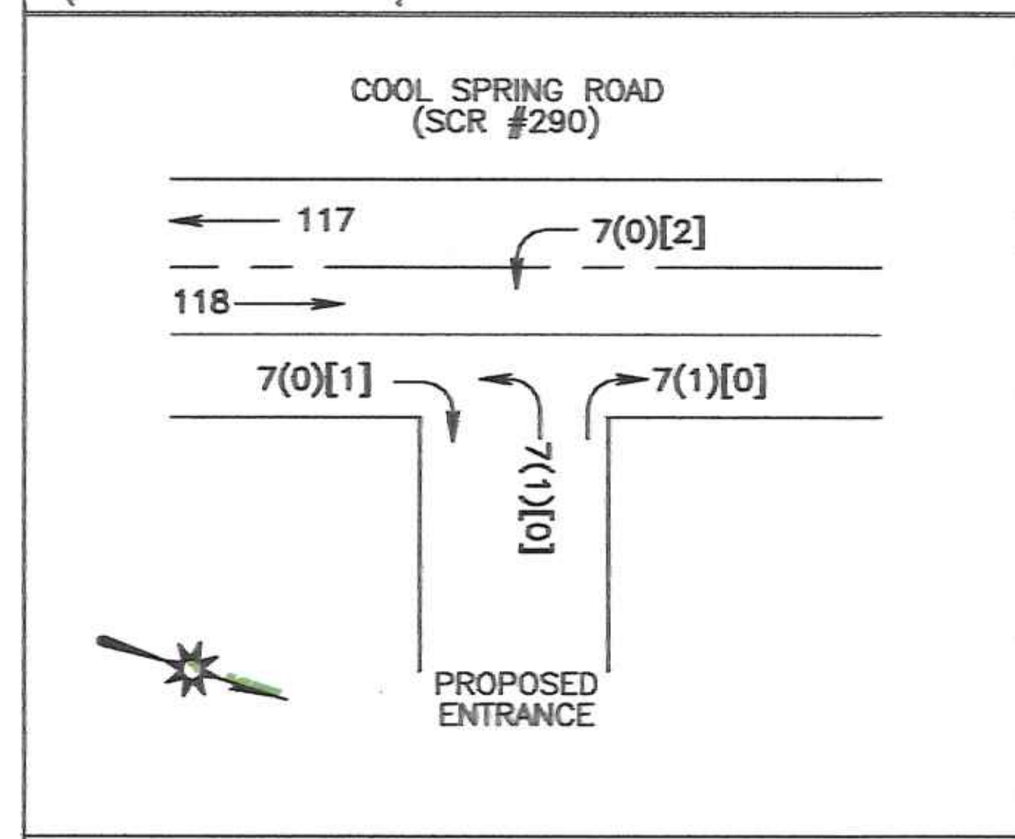
1. THE PROJECT SITE IS KNOWN AS LANDS OF HARBOUR HOMES, LLC, (T.P. 234-5.00-38.16), AND IS LOCATED ON THE EAST SIDE OF COOL SPRING ROAD, APPROXIMATELY 3,700 FEET NORTH OF STOCKLEY ROAD IN LEWES,DE.
2. THE PROPERTY BOUNDS AND EXISTING FEATURES INFORMATION SHOWN ON THIS PLAN ARE THE RESULT OF A FIELD SURVEY BY MILLER-LEWIS, INC., 1560 MIDDLEFORD ROAD, SEAFORD, DELAWARE 19973. NORTH REFERENCE IS PER DEED BOOK 4047 PAGE 60.
3. THE PROPOSED LOTS SHALL BE ACCESSED FROM THE INTERIOR DRIVEWAY ONLY. NO ADDITIONAL ACCESS TO SCR 290 SHALL BE PERMITTED.
4. THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
5. THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES.
6. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST EDITION).
7. CONSTRUCTION MATERIALS AND PROCEDURES SHALL FOLLOW THE SUSSEX COUNTY ENGINEERING DEPARTMENT SPECIFICATIONS AND STANDARD DRAWINGS (LATEST EDITION).
8. EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY MILLER-LEWIS, INC. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS AN AID IN THE PROJECT DESIGN. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORED LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION.
9. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 100029 0330 J, MAP NUMBER 10005C0330J, DATED JANUARY 6, 2005, THIS PROPERTY IS LOCATED IN A ZONE "X"-UNSHADED WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
10. NO STATE OR FEDERAL WETLANDS EXIST WITHIN THE SUBJECT PROPERTY BOUNDS.
11. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
12. IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS PART V, CHAPTER 4, SECTION 4-1.1, THE DEVELOPER SHALL PROVIDE, TO THE EMERGENCY DISPATCH CENTER HAVING JURISDICTION, A PLOT PLAN OF THE DEVELOPMENT SHOWING EACH LOT LOCATION. THE DEVELOPER SHALL ALSO ASSIGN NUMBERS TO ALL HOMES IN A CONSECUTIVE MANOR AND HAVE PLACED THE ASSIGNED NUMBER IN A READILY VISIBLE LOCATION ON EACH HOME TO ELIMINATE CONFUSION IN THE EVENT THAT AN EMERGENCY VEHICLE IS NEEDED.
13. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF CHEMICALS AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCOVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.



DELDOT SITE GENERAL NOTES

1. NO LANDSCAPING SHALL BE ALLOWED WITHIN R/W UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).
2. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
3. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
4. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, HE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S "SHARED-USE PATH AND/OR SIDEWALK TERMINATION POLICY".
5. THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.
6. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
7. 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.
8. THE ENDS OF ALL CURBS SHALL BE TRANSITIONED TO BE FLUSH WITH THE PAVEMENT AT A RATIO OF TWELVE TO ONE (12:1).

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



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

ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION – S-290 (COOL SPRING ROAD) – LOCAL
POSTED SPEED LIMIT – 50 MPH
AADT = 235 TRIPS (FROM 2018 DelDOT TRAFFIC SUMMARY)
10-YR PROJECTED AADT = 1.20 x 235 TRIPS = 282 TRIPS
10-YR PROJECTED AADT + SITE ADT = 310 TRIPS
TRAFFIC PATTERN GROUP – 7 (FROM 2018 DelDOT TRAFFIC SUMMARY)
PEAK HOUR = 13.70% x 282 = 39 TRIPS

SITE TRIPS GENERATED:

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

ONE ENTRANCE – FULL MOVEMENT
DESIGN VEHICLE: SU-30
2 SINGLE FAMILY DETACHED UNITS
WEEKDAY = 28 TRIPS
SATURDAY = 25 TRIPS
SUNDAY = 17

TOTAL ADT FOR SUBDIVISION (WEEKDAY) = 28 TRIPS
DIRECTIONAL DISTRIBUTION:
50% TO AND FROM THE NORTH: 14 TRIPS (1 A.M. PEAK) [2 P.M. PEAK]
50% TO AND FROM THE SOUTH: 14 TRIPS (1 A.M. PEAK) [1 P.M. PEAK]
5.36% TRUCKS & BUSES x 28 = 30

PLANNING COMMISSION CERTIFICATE

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

SECRETARY (ATTEST) ______________________________

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

PRESIDENT ______________________________

OWNER CERTIFICATE

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

______________________________ DATE

HARBOUR HOMES, LLC
22549 ROCKY ROAD
LEWES, DE 19958
Phone: 302.245.4794
Fax: 888.245.5359

No.:	DATE:	DESCRIPTION:	BY:

REVISIONS

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

DESIGN PROFESSIONAL DATE

APPROVED BY:	DESIGNED BY:	DRAWN BY:	LAYER LIST:
J.C.W.	J.O.M.	J.O.M.	B-02

SCALE IN FEET (1" = 100') 100' 0' 100' 200'

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

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OWNER/APPLICANT:
HARBOUR HOMES, LLC
22549 ROCKY ROAD
LEWES, DE 19958
Phone: 302.245.4794
Fax: 888.245.5359

PARCEL INFORMATION:
T.P.: 234-5.00-38.16
DB 4047 PG 60
GROSS AREA: 13.791 Acres
ROW DED: 0.00 Acres
NET AREA: 13.791 Acres

RECORD PLAN
LANDS OF HARBOUR HOMES, LLC
INDIAN RIVER HUNDRED – SUSSEX COUNTY – DELAWARE

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

JOB No: 19-1007ES
PLAN DATE: Nov. 4, 2019
SHEET No.: R1

LANDS OF HARBOUR HOMES, LLC Mon, Nov 4, 2019 (16:08)

FILE COPY

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

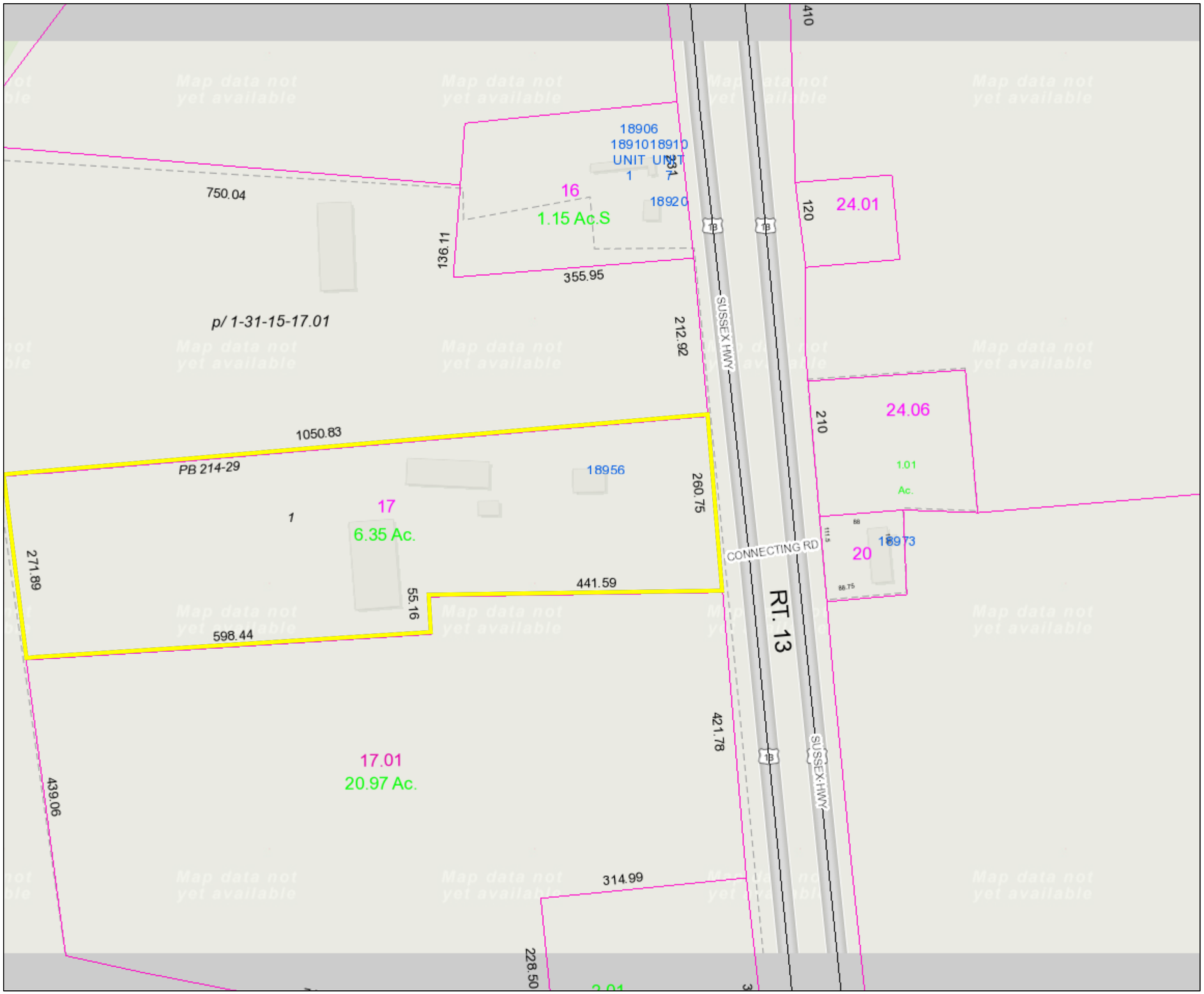
Sussex County
DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JANELLE CORNWELL, AICP
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date December 19, 2019

Application:	CU 2202 John Passwaters
Applicant:	John Passwaters 18956 Sussex Highway Bridgeville, DE 19933
Owner:	John Passwaters 18956 Sussex Highway Bridgeville, DE 19933
Site Location:	On the west side of Sussex Highway (Route 13) in Bridgeville, DE.
Current Zoning:	Agricultural Residential (AR-1)
Proposed Use:	Landscape Office
Comprehensive Land Use Plan Reference:	Developing Area
Councilmatic District:	Mr. Vincent
School District:	Woodbidge School District
Fire District:	Bridgeville Fire District
Sewer:	Private (On-Site
Water:	Private (On-Site)
Site Area:	6.35 acres +/-
Tax Map ID.:	131-15.00-17.00

EQUAL HOUSING OPPORTUNITY

Sussex County



PIN:	131-15.00-17.00
Owner Name	PASSWATERS JOHN H
Book	5003
Mailing Address	18956 SUSSEX HWY
City	BRIDGEVILLE
State	DE
Description	SW/RT 13
Description 2	1/4 MILE N/HERITAGE
Description 3	SHORES DR LOT 1
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

911 Address

Streets

County Boundaries

1:2,257

0 0.0275 0.055 0.11 mi

0 0.0425 0.085 0.17 km

November 26, 2019

Sussex County



PIN:	131-15.00-17.00
Owner Name	PASSWATERS JOHN H
Book	5003
Mailing Address	18956 SUSSEX HWY
City	BRIDGEVILLE
State	DE
Description	SW/RT 13
Description 2	1/4 MILE N/HERITAGE
Description 3	SHORES DR LOT 1
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

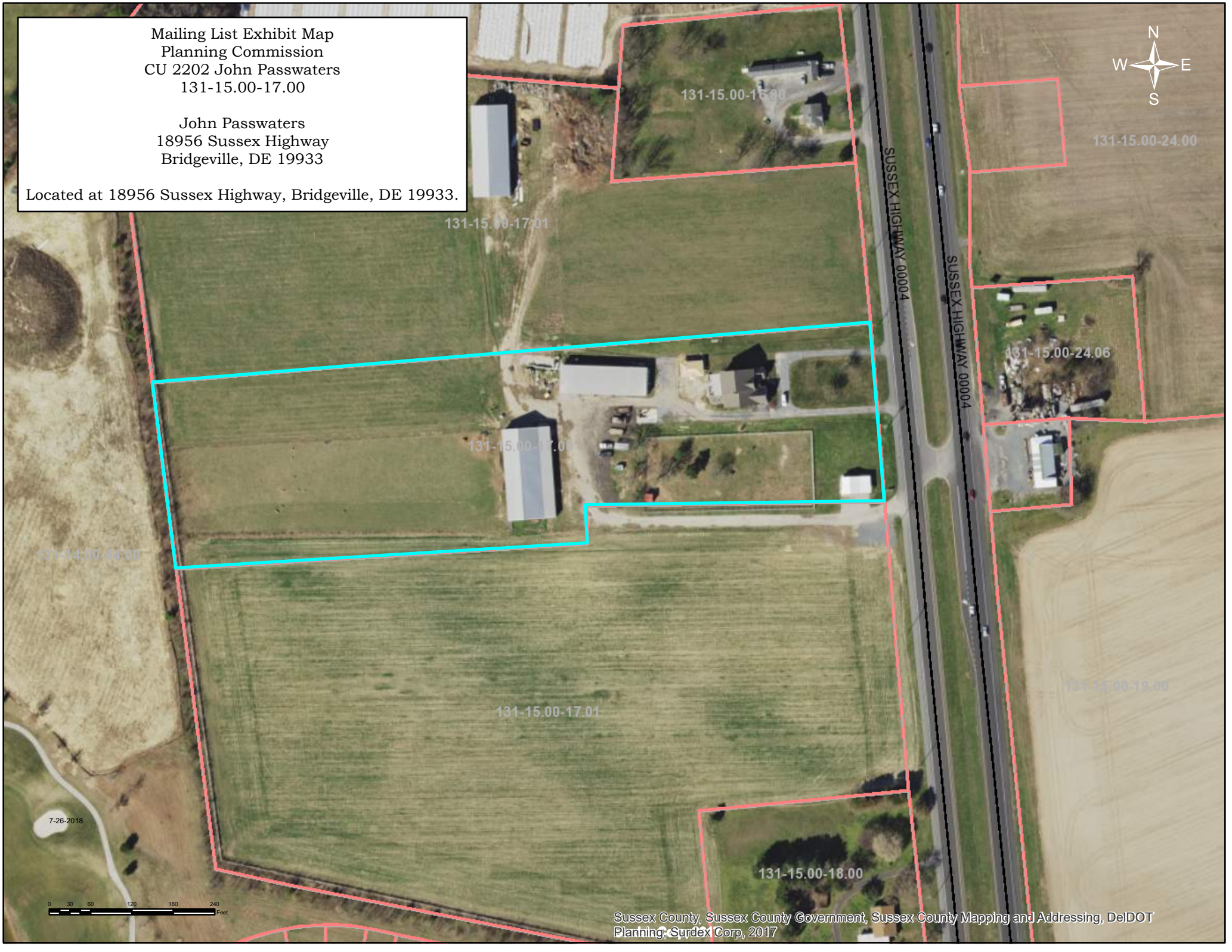
Streets

1:4,514

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

November 26, 2019


Mailing List Exhibit Map
Planning Commission
CU 2202 John Passwaters
131-15.00-17.00
John Passwaters
18956 Sussex Highway
Bridgeville, DE 19933
Located at 18956 Sussex Highway, Bridgeville, DE 19933.
N
W
E
S
131-15.00-16.00
131-15.00-24.00
131-15.00-17.01
SUSSEX HIGHWAY 00004
SUSSEX HIGHWAY 00004
131-15.00-24.06
131-15.00-17.00
131-14.00-44.00
131-15.00-17.01
131-15.00-19.00
131-15.00-18.00
7-26-2018
0 30 60 120 180 240
Feet
Sussex County, Sussex County Government, Sussex County Mapping and Addressing, DelDOT
Planning, Surdex Corp, 2017

PLANNING & ZONING
JANELLE M. CORNWELL, AICP
DIRECTOR
(302) 855-7878 T
(302) 854-5079 F

Sussex County
DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Planning Commission Members
From: Lauren DeVore, Planner III
CC: Vince Robertson, Assistant County Attorney and Applicant
Date: December 12, 2019
RE: Staff Analysis for CU 2202 John Passwaters

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2202 John Passwaters to be reviewed during the December 19, 2019 Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for parcel 131-15.00-17.00 to allow for a Landscaping Office to be located at 18956 Sussex Highway in Bridgeville, Delaware 19933. The size of the property is 6.35 acres +/-.

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

The surrounding land use to the north, south, east and west are designated on the Future Land Use Map as "Municipalities" (with the exception of the adjacent parcels directly to the north and south and two parcels on the opposite side of Route 13 (Sussex Highway) labeled as "Developing Area.") Developing Areas recognize a range of housing types including single family homes, townhomes, and multi-family units. Developing Areas may also include a variety of uses such as office uses, businesses, and careful mixtures of homes, with light commercial and institutional uses.

The property is zoned AR-1 (Agricultural Residential Zoning District.) The adjoining and surrounding parcels to the north, south, and west are all zoned Agricultural Residential (AR-1) (except for a single parcel to the east zoned General Commercial (C-1).

Since 2011, there have been no Conditional Use applications located within a 1-mile radius of the application site.

Based on the analysis of the land use, surrounding zoning and uses, the Conditional Use for a landscaping business could be considered consistent with the land use, area zoning and surrounding uses.

File #: CU2202
20190960

Planning & Zoning Commission Application
Sussex County, Delaware

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

Type of Application: (please check applicable)
Conditional Use ✓
Zoning Map Amendment ___

Site Address of Conditional Use/Zoning Map Amendment
18956 Sussex Highway Bridgeville DE 19933

Type of Conditional Use Requested:

To Have Landscape office on Property

Tax Map #: 131-15.00-17.00 **Size of Parcel(s):** 6.35 Ac

Current Zoning: RS **Proposed Zoning:** Conditional use **Size of Building:** 960 sq ft

Land Use Classification: _____

Water Provider: Well **Sewer Provider:** _____

Applicant Information

Applicant Name: John Passwaters
Applicant Address: 18956 Sussex Highway
City: Bridgeville State: DE ZipCode: 19933
Phone #: 302-542-8077 E-mail: passwaterslandscaping@gmail.com

Owner Information

Owner Name: John Passwaters
Owner Address: 18956 Sussex Hwy
City: Bridgeville State: DE Zip Code: 19933
Phone #: 302-542-8077 E-mail: _____

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: _____
Agent/Attorney/Engineer Address: _____
City: _____ State: _____ Zip Code: _____
Phone #: _____ E-mail: _____

EQUAL HOUSING OPPORTUNITY

Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

✓ **Completed Application**

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

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

___ **Provide Fee $500.00**

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

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

✓ **DelDOT Service Level Evaluation Request Response**

✓ **PLUS Response Letter** (if required)

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

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

Signature of Applicant/Agent/Attorney

X John Passwater

Date: 8/28/19

Signature of Owner

X John Passwater

Date: 8/28/19

For office use only:

Date Submitted: 8/29/19

Staff accepting application: CM

Fee: $500.00 Check #: 7456

Application & Case #: 201969960

Location of property: _____

Subdivision: _____

Date of PC Hearing: _____

Recommendation of PC Commission: _____

Date of CC Hearing: _____

Decision of CC: _____

PLANNING & ZONING
JANELLE M. CORNWELL, AICP
DIRECTOR
(302) 855-7878 T
(302) 854-5079 F

Sussex County
DELAWARE
sussexcountyde.gov

Service Level Evaluation Request Form

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

Date: 4/11/19

Site Information:

Site Address/Location: 18956 Sussex Highway Bridgeville DE 19933

Tax Parcel Number: 131-15.00-17.00
Current Zoning: AR1
Proposed Zoning: Conditional use for A business
Land Use Classification: Residental

Proposed Use(s):

To use building as A office for A business

Square footage of any proposed buildings or number of units: 960 sq ft

Applicant Information:

Applicant's Name: John PASSWaters

Applicant's Address: 18956 Sussex Highway
City: Bridgeville State: DE Zip Code: 19933

Applicant's Phone Number: 302-542-8077
Applicant's e-mail address: info@passwaterslawn.com

LEFT MESSAGE
337 5/8/2019

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

JENNIFER COHAN
SECRETARY

May 6, 2019

Ms. Janelle Cornwell, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request for the **John Passwaters** conditional use application, which we received on April 11, 2019. This application is for a 6.35-acre of parcel (Tax Parcel: 131-15.00-17.00). The subject land located on the west side of US Route 13 and approximately half a mile (½) mile south of the intersection of US Route 13 and Delaware Route 404, south of the Town of Bridgeville. The subject land is currently zoned as AR-1 (Agricultural Residential) and the applicant is seeking a conditional use approval to utilize the existing 960 square-foot building as an office for business.

Per the 2017 Delaware Vehicle Volume Summary, the annual average daily traffic volumes along the segment of US Route 13 where the subject land is located, which is from Cannon Road (Sussex Road 18) to Delaware Route 404, is 22,486 vehicles per day.

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

The respective land is located on US Route 13, and is therefore subject to the Department's Corridor Capacity Preservation Program. The main goal of the Program is to maintain the capacity of the existing highway. According to the Office of State Planning Coordination's *Strategies for State Policies and Spending* document, the property is located within a Level 2 Investment Area. In this area, State policies will encourage redevelopment and reinvestment. The property owner will be permitted to develop one rights-in / rights-out access to US Route 13. Median improvements / channelization along US Route 13 may be

required depending upon the number of trips generated by the proposed land use. Also, the Department would like to promote shared entrances and interconnections between properties. For additional information regarding the Corridor Capacity Preservation Program, an electronic manual detailing the policy can be viewed at www.deldot.gov . The manual is located under the publication link.

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

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence or Mr. Thomas Felice, at (302) 760-2338, if you have any questions concerning the Corridor Capacity Preservation Program.

Sincerely,

T. William Brockenbrough, Jr.

T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm
cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
John Passwaters, Applicant
J. Marc Coté, Assistant Director, Development Coordination
Thomas Felice, Corridor Capacity Preservation Program Manager, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance and Operations
Susanne Laws, Sussex County Subdivision Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination

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

RECEIVED
DEC 03 2019
SUSSEX COUNTY
PLANNING & ZONING

TO: **Janelle Cornwell**

REVIEWER: **Chris Calio**

DATE: **11/27/2019**

APPLICATION: **CU 2202 John Passwaters**

APPLICANT: **John Passwaters**

FILE NO: **WS-4.06**

TAX MAP & PARCEL(S): **131-15.00-17.00**

LOCATION: **On the west side of Sussex Highway (Route 13) in Bridgeville, DE**

NO. OF UNITS: **Landscape office**

GROSS ACREAGE: **6.35 +/-**

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

SEWER:

(1). Is the project in a County operated and maintained sanitary sewer and/or water district?

Yes ☐ No ☒

a. If yes, see question (2).
b. If no, see question (7).

(2). Which County Tier Area is project in? **Tier 2**

(3). Is wastewater capacity available for the project? **Yes** If not, what capacity is available? **N/A**.

(4). Is a Construction Agreement required? **Yes** If yes, contact Utility Engineering at (302) 855-7717.

(5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **Yes** If yes, the current System Connection Charge Rate is **Unified $6,360.00** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.

(6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **Yes**

☐ Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.

(7). Is project adjacent to the Unified Sewer District? **Yes**

(8). Comments: **The proposed Conditional Use is contiguous to the Sussex County Unified Sanitary Sewer District (Western Sussex Service Area)**

(9). Is a Sewer System Concept Evaluation required? **Yes, Contact Utility Planning at 302-855-1299 to apply**

(10). Is a Use of Existing Infrastructure Agreement Required? **Yes**

UTILITY PLANNING APPROVAL:

John J. Ashman
Director of Utility Planning

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

Document# 2019000001203 BK: 5003 PG: 218
Recorder of Deeds, Scott Dailey On 1/10/2019 at 2:31:06 PM Sussex County, DE
Consideration: $0.00 County/Town: $0.00 State: $0.00 Total: $0.00
Doc Surcharge Paid Town: SUSSEX COUNTY

TAX PARCEL NO. 131-15.00-17.00

Prepared by and Return to:
Sussex County Engineering
P.O. Box 589
Georgetown, DE 19947

EASEMENT AND AGREEMENT

THIS EASEMENT AND AGREEMENT is made and entered into this 27th day of December, A.D. 2018, by and between **JOHN H. PASSWATERS AND LAURA ANN PASSWATERS**, with an address of 18956 Sussex Highway, Bridgeville, Delaware 19933, party of the first part, (hereinafter referred to as "Grantor"), and **SUSSEX COUNTY**, a political subdivision of the State of Delaware, with an address of 2 The Circle, Georgetown, Delaware 19947 (hereinafter referred to as "Grantee").

WHEREAS, Grantor is the owner of that certain tract of lands and premises located in the North West Fork Hundred, Sussex County and State of Delaware, and said parcel of land (hereinafter referred to as "the Property", being described as Tax Parcel Number 131-15.00-17.00, and further described in Deed Book 4398 Page 61.

WHEREAS, SUSSEX COUNTY is preparing plans for certain improvements (hereinafter referred to as "Improvements") to its Sanitary Sewer Utilities (hereinafter referred to as "the Systems").

WHEREAS, it is necessary that the Improvements to the Systems pass under and through the Property.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, as well as the sum of **ONE THOUSAND THREE HUNDRED DOLLARS ($1,300.00)** in hand paid to the Grantor, the receipt and sufficiency of which are hereby acknowledged, the parties to this Easement and Conveyance Agreement do hereby agree as follows:

1. The Grantor does hereby grant and convey unto the Grantee a fifteen (15) feet wide **permanent easement** parallel to the western property line under, across, and through a limited portion of the Property as defined and described herein below for the purpose of locating, establishing, laying, constructing, using, operating, maintaining, relaying, repairing and removing the Improvements to the Systems, including, but not limited to, any and all pipes and associated structures thereto, at any time, for the benefit of the Grantee, its successors heirs and assigns. The permanent easement and right of way granted hereunder shall be as shown on plate PL-11, dated July 2018 prepared by GMB, LLC attached as **EXHIBIT "A"**.

2. The Grantor does hereby grant a fifteen (15) feet wide **temporary construction easement** for access to the property as needed for construction and testing activities through substantial completion of the Improvements.

3. Notwithstanding the granting of the aforesaid permanent easement, the Grantor reserves unto itself and its successors, heirs and assigns, the full use and enjoyment of the property. However, the Grantor shall not construct or permit the construction of any structure with a permanent foundation within the boundaries of the aforesaid permanent utility easement.

Document# 2019000001203 BK: 5003 PG: 219
Recorder of Deeds, Scott Dailey On 1/10/2019 at 2:31:06 PM Sussex County, DE
Doc Surcharge Paid

4. As part of the Improvements Grantee shall install a tap in the Improvements approximately midpoint of said easement for the future use of the Grantor.

5. As part of the Improvements Grantee shall install a twelve feet wide gate at each end of the easement. Gates shall match existing fence in material and quality.

6. All earth which is removed shall be replaced in such a manner not to change any grades or disturb any existing drainage features, and after the construction of the Improvements to the Systems, or after any repairs to same, the Property shall be restored to its former condition, consistent with good engineering and construction practices.

7. Any latent settlement of the construction trench reported by the Grantor to Grantee shall be backfilled and restored by the Grantee within 30-days of notice for a period of 5-years from completion of the Improvements.

8. Grantee shall have uninterrupted right of ingress and egress to and from the easement with 48-hour notice to Grantee unless an emergency requires immediate access.

9. The easements and rights of way granted hereunder, all of the mutual promises and covenants contained herein shall be deemed to be easements, rights of way, and promises and covenants running with the land, and, accordingly, the same shall be binding upon the successors, heirs and assigns or the respective parties hereto.

10. Grantee agrees to abide by all applicable laws, rules and regulations pertaining to the use and operation of the Systems.

IN WITNESS WHEREOF, intending to be legally bound hereby, the parties to this Easement and Agreement have hereunto set their respective hands and seals on the day and year first above written.

Signed in the Presence of:

Attest:

John H. Passwaters (SEAL)

STATE OF DELAWARE :
: SS.
COUNTY OF Sussex :

BE IT REMEMBERED, that on the 27 day of December, 2018, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, John H. Passwaters and, known to be personally to be such, and he acknowledged said Indenture to be his act and deed. Given under my hand and seal of office the day and year aforesaid.

Jayne E. Dickerson
Notary Public

JAYNE E. DICKERSON
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires on April 12, 2021

Document# 2019000001203 BK: 5003 PG: 220
Recorder of Deeds, Scott Dailey On 1/10/2019 at 2:31:06 PM Sussex County, DE
Doc Surcharge Paid

Attest:

Laura Ann Passwaters (SEAL)

STATE OF DELAWARE :
: SS.
COUNTY OF Sussex :

BE IT REMEMBERED, that on the 27th day of December, 2018, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Laura Ann Passwaters and, known to be personally to be such, and she acknowledged said Indenture to be her act and deed. Given under my hand and seal of office the day and year aforesaid.

JAYNE E. DICKERSON
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires on April 12, 2021

Notary Public

Attest:

Michael H. Vincent, President (SEAL)

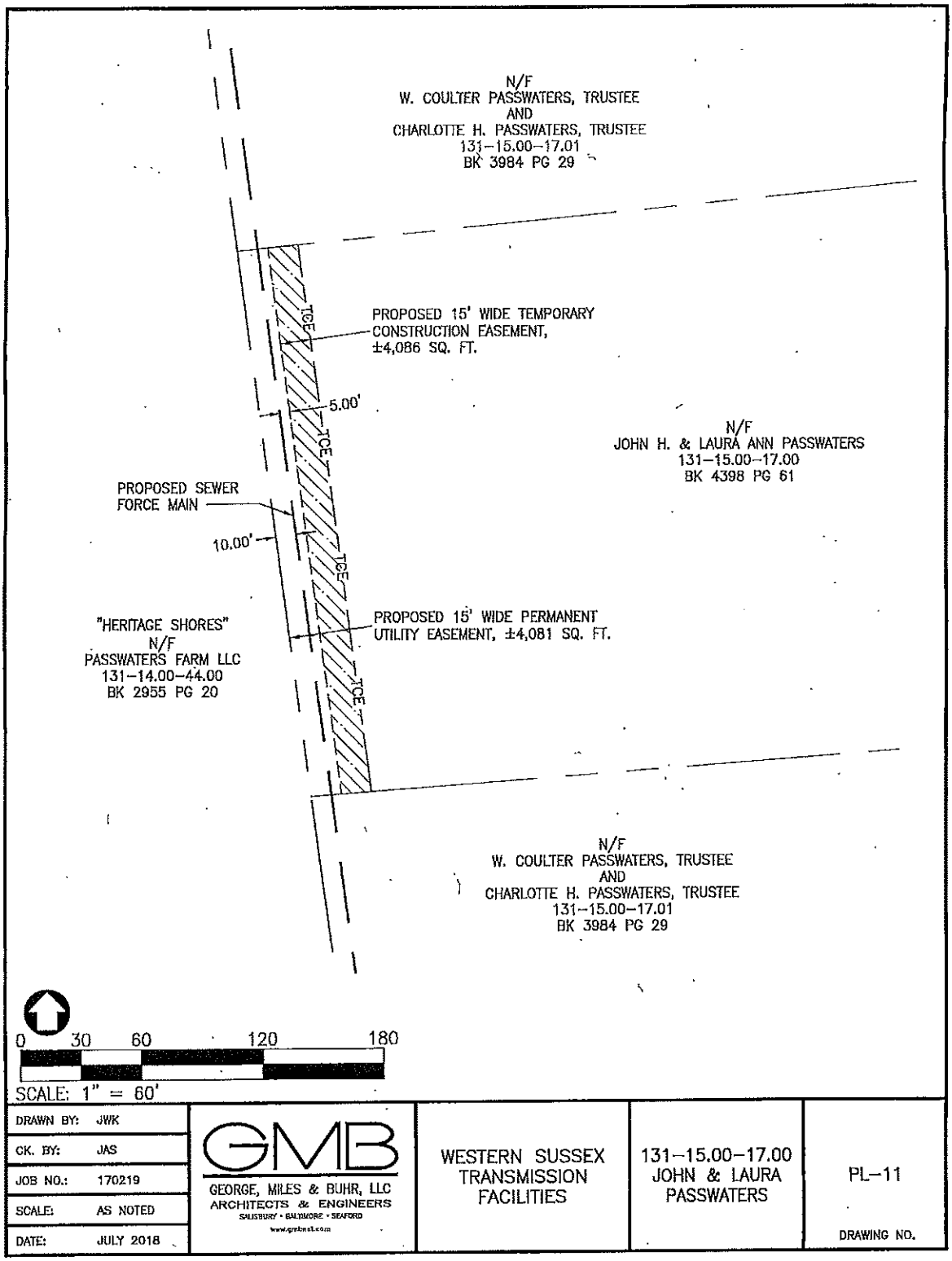
STATE OF DELAWARE :
: SS.
COUNTY OF Sussex :

BE IT REMEMBERED, that on the 8th day of January, 2019, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Michael H. Vincent, President of the Sussex County Council, a political subdivision of the State of Delaware, known to be personally to be such, and he acknowledged said Indenture to be his act and deed and the act and deed of said county. Given under my hand and seal of office the day and year aforesaid.

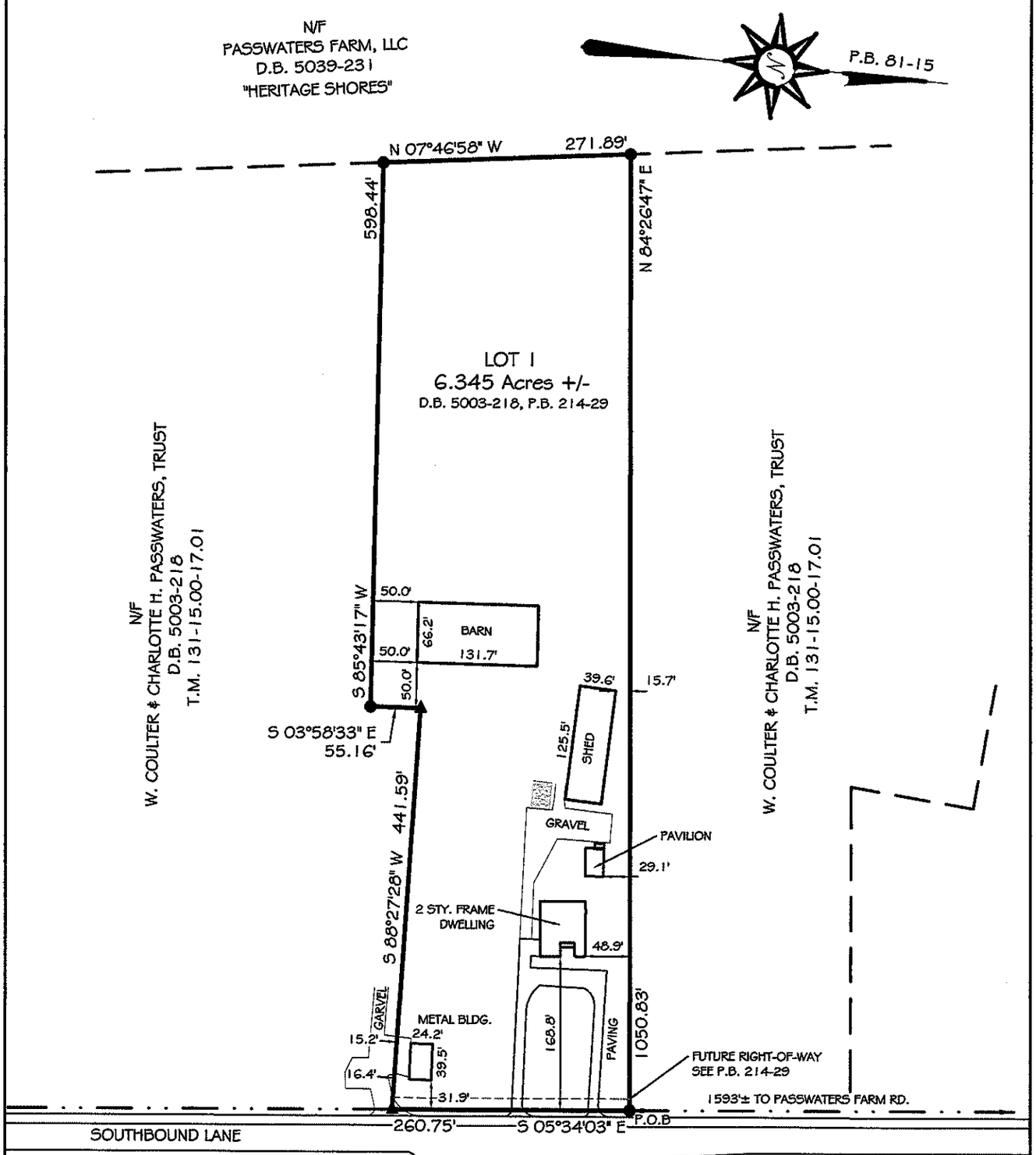
Notary Public

ROBIN A. GRIFFITH
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires on June 5, 2019

Document# 2019000001203 BK: 5003 PG: 221
Recorder of Deeds, Scott Dailey On 1/10/2019 at 2:31:06 PM Sussex County, DE
Doc Surcharge Paid



T.M. #131-15.00-17.00



U. S. ROUTE 13 - SUSSEX HIGHWAY

● PIPE
▲ R.R. SPIKE

SEE PLOT BOOK 214 PAGE 29 FOR EASEMENT RESERVATIONS. THIS SURVEY AND PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS CROSSING THIS PROPERTY OTHER THAN THOSE SHOWN. NO TITLE SEARCH PROVIDED OR STIPULATED.

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 — DATE 7/25/19

SURVEY CLASS: SUBURBAN

LOCATION PLAN FOR

JOHN H. & LAURA ANN PASSWATERS

18956 SUSSEX HIGHWAY, BRIDGEVILLE, DE. 19933
LOT #1 OF "W. COULTER & CHARLOTTE H. PASSWATERS, TRUST"
NORTHWEST FORK HUNDRED SUSSEX COUNTY
STATE OF DELAWARE
SCALE 1" = 150' JULY 25, 2019

PREPARED BY:
MILLER LEWIS, INC.
LAND SURVEYING
PH: 302-629-9895
FAX: 302-629-2391
1560 MIDDLEFORD RD. • SEAFORD, DE. 19973

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

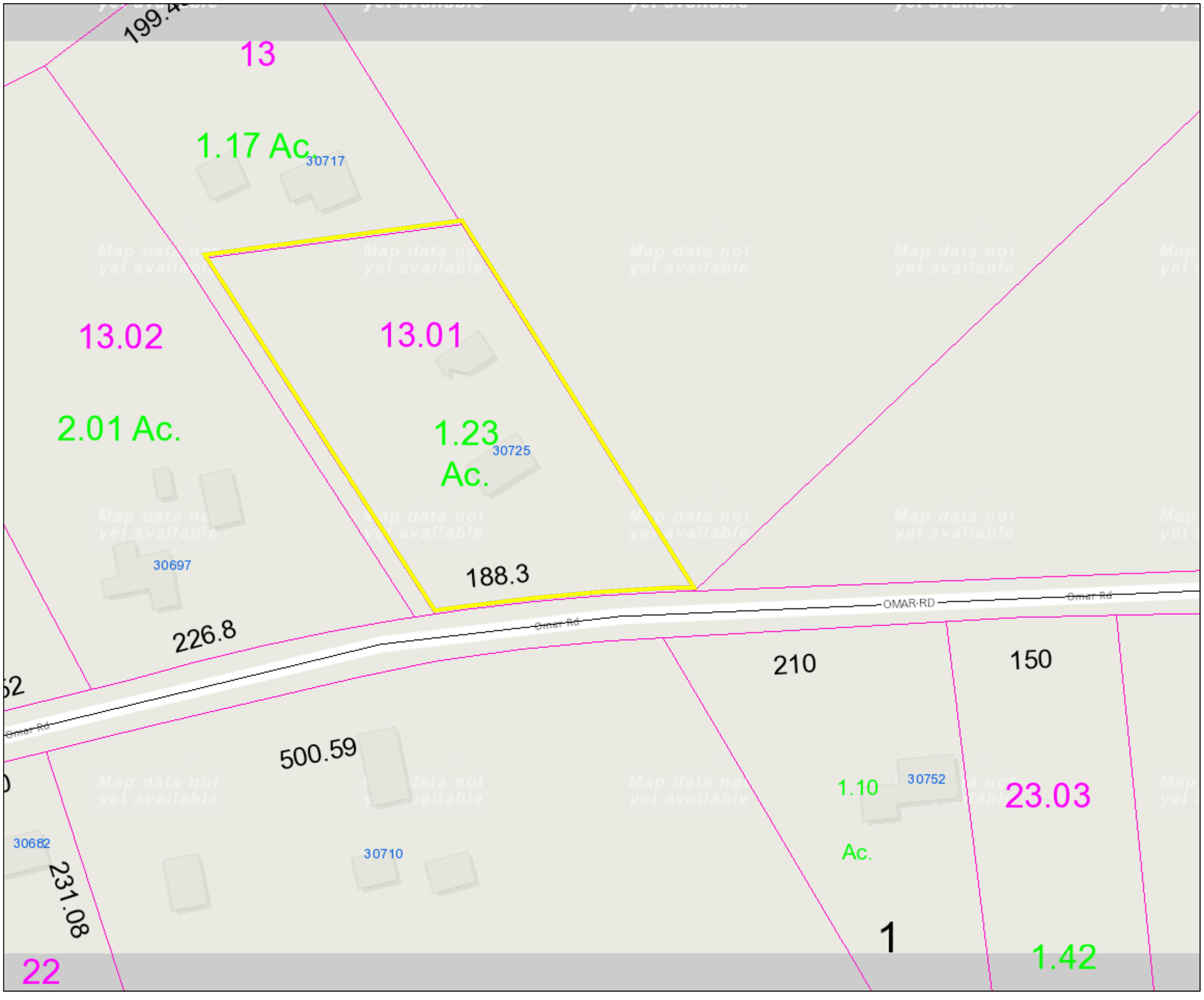
Sussex County
DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JANELLE CORNWELL, AICP
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date December 19, 2019

Application:	CU 2203 Christopher F. Booth
Applicant:	Christopher F. Booth 30725 Omar Road Frankford, DE 19945
Owner:	Christopher F. Booth 30725 Omar Road Frankford, DE 19945
Site Location:	On the north side of Omar Road in Frankford, DE.
Current Zoning:	Agricultural Residential (AR-1)
Proposed Use:	Tree and Landscaping Business
Comprehensive Land Use Plan Reference:	Coastal Area
Councilmatic District:	Mr. Rieley
School District:	Indian River School District
Fire District:	Frankford Fire District
Sewer:	Private (On-Site)
Water:	Private (On-Site)
Site Area:	1.227 acres +/-
Tax Map ID.:	433-7.00-13.01

EQUAL HOUSING OPPORTUNITY

Sussex County



PIN:	433-7.00-13.01
Owner Name	BOOTH CHRISTOPHER F
Book	3950
Mailing Address	30725 OMAR RD
City	FRANKFORD
State	DE
Description	FRANKFORDOMAR
Description 2	N/A
Description 3	N/A
Land Code	

polygonLayer

Override 1

polygonLayer

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Tax Parcels

911 Address

Streets

1:1,128

0 0.0125 0.025 0.05 mi

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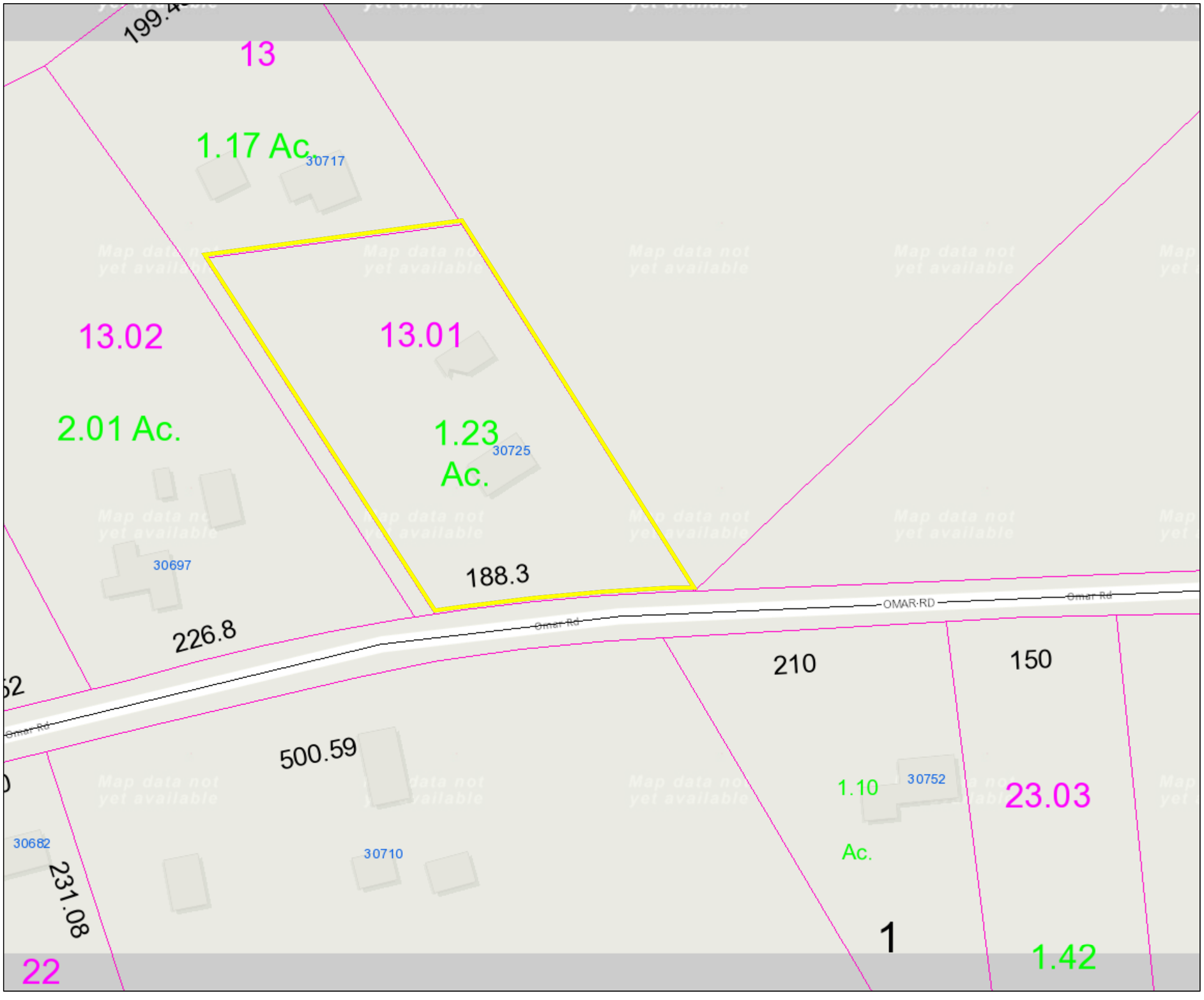
November 26, 2019

Sussex County



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polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

911 Address

Streets

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0 0.0125 0.025 0.05 mi

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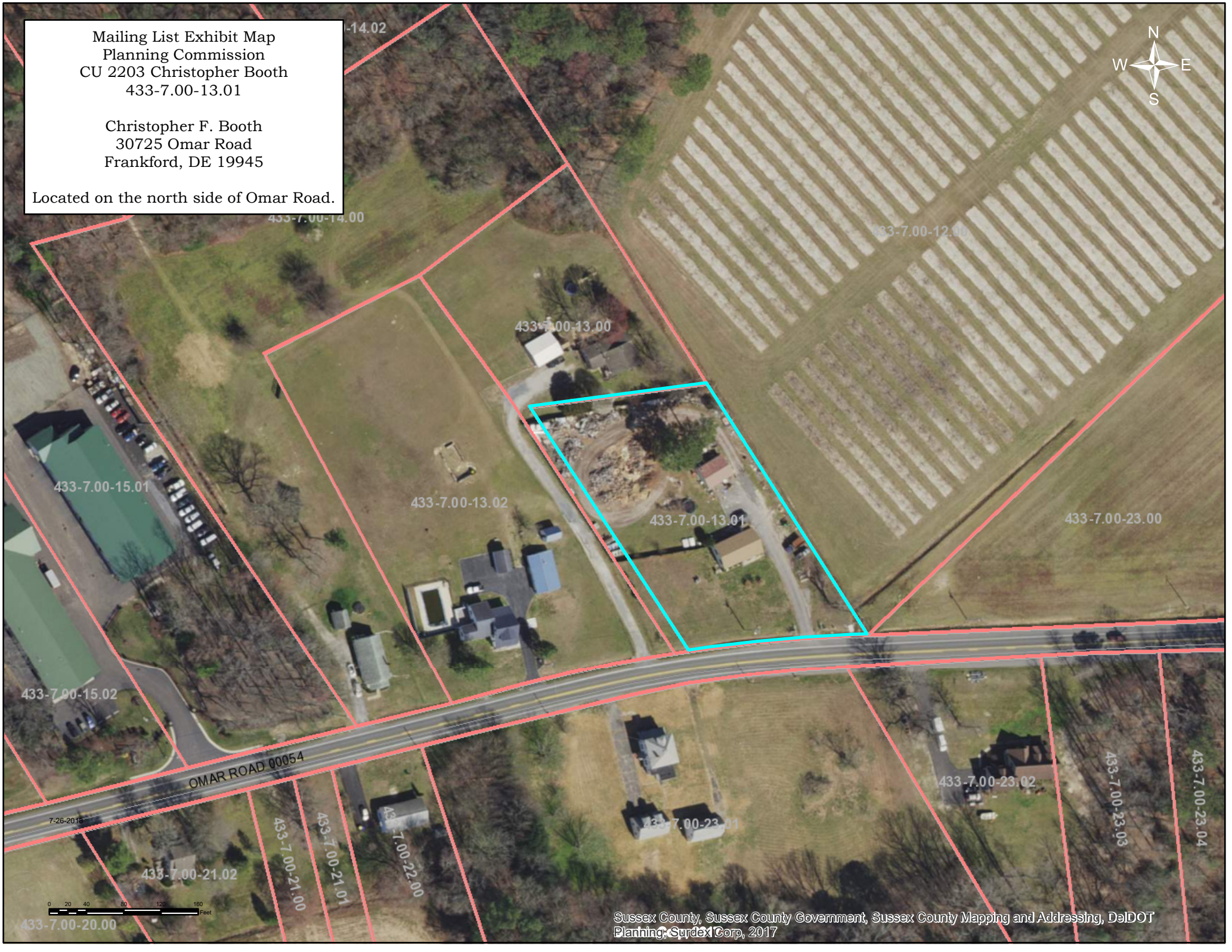
November 26, 2019


Mailing List Exhibit Map
Planning Commission
CU 2203 Christopher Booth
433-7.00-13.01
Christopher F. Booth
30725 Omar Road
Frankford, DE 19945
Located on the north side of Omar Road.
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433-7.00-13.01
433-7.00-23.00
433-7.00-15.02
OMAR ROAD 00054
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433-7.00-23.02
433-7.00-23.03
433-7.00-23.04
433-7.00-21.02
433-7.00-21.00
433-7.00-21.01
433-7.00-22.00
433-7.00-20.00
0 20 40 80 120 160
Feet
Sussex County, Sussex County Government, Sussex County Mapping and Addressing, DelDOT
Planning, Surdex Corp, 2017

PLANNING & ZONING
JANELLE M. CORNWELL, AICP
DIRECTOR
(302) 855-7878 T
(302) 854-5079 F

Sussex County
DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Planning Commission Members
From: Janelle Cornwell, AICP, Planning & Zoning Director
CC: Vince Robertson, Assistant County Attorney and applicant
Date: December 12, 2019
RE: Staff Analysis for CU 2203 Christopher F. Booth

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2203 Christopher F. Booth to be reviewed during the December 19, 2019 Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for parcel 433-7.00-13.01 to allow for a tree and landscaping business to be located on the north side of Omar Rd. The size of the properties is 1.227 ac. +/-.

The 2008 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map indicates that the properties have the land use designation of Coastal Area.

The surrounding lands located to the north, south, east and west of the application site are designated as being in Coastal Area. The Coastal Areas land use designation recognizes that a range of housing types should be permitted in Coastal Area, including single-family homes, townhouses, and multifamily units. Retail and office uses are appropriate but larger shopping centers and office parks should be confined to selected locations with access along arterial roads Appropriate mixed-use development should be allowed. It also recognizes a careful mixture of homes with light commercial, office and institutional uses can be appropriate to provide convenient services and to allow people to work close to home.

The property is zoned AR-1 (Agricultural Residential Zoning District). The properties to the north, south, east and west are also zoned AR-1 (Agricultural Residential Zoning District). There are no known Conditional Uses in the area that have been approved since 2011.

Based on the analysis of the land use, surrounding zoning and uses, the Conditional Use for a tree and landscaping business could be considered consistent with the land use, area zoning and nearby uses.

File #: CU 2203
20191024O

Planning & Zoning Commission Application
Sussex County, Delaware

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

Type of Application: (please check applicable)
Conditional Use X
Zoning Map Amendment ___

Site Address of Conditional Use/Zoning Map Amendment
30725 Omar Rd., Frankford, DE 19945

Type of Conditional Use Requested:

Tree + Landscaping Business

Tax Map #: 4-33-7-13.01 **Size of Parcel(s):** 1.227 Ac.

Current Zoning: AR-1 **Proposed Zoning:** C/U. **Size of Building:** 24x24 Existing

Land Use Classification:

Water Provider: well **Sewer Provider:** Septic.

Applicant Information

Applicant Name: Christopher F. Booth
Applicant Address: 30725 Omar Road, Frankford, DE.
City: Frankford State: DE ZipCode: 19945
Phone #: 302-228-0850 E-mail: oceanviewtree@gmail.com
302 249-8723

Owner Information

Owner Name: SAME
Owner Address:
City: State: Zip Code:
Phone #: E-mail:

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: N/A
Agent/Attorney/Engineer Address:
City: State: Zip Code:
Phone #: E-mail:

EQUAL HOUSING OPPORTUNITY

Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

✓ **Completed Application**

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

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

✓ **Provide Fee $500.00**

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

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

✓ **DelDOT Service Level Evaluation Request Response**

___ **PLUS Response Letter** (if required)

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

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

Signature of Applicant/Agent/Attorney

_____ Date: _____

Signature of Owner

✓ Marco Rocco Date: ✓ 9-6-19

For office use only:

Date Submitted: 9/6/19 Fee: $500.00 Check #: CC

Staff accepting application: EFQ Application & Case #: 20191024O

Location of property: 30725 Omar Rd Frankford, DE 19945

Subdivision: _____

Date of PC Hearing: _____ Recommendation of PC Commission: _____

Date of CC Hearing: _____ Decision of CC: _____

PLANNING & ZONING
JANELLE M. CORNWELL, AICP
DIRECTOR
(302) 855-7878 T
(302) 854-5079 F

Sussex County
DELAWARE
sussexcountyde.gov

Service Level Evaluation Request Form

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

Date: 3-11-2019

Site Information:

Site Address/Location: 30725 Omar Road

Tax Parcel Number: 4-33-7.00 -13.01
Current Zoning: AR-1
Proposed Zoning: C/use
Land Use Classification: _____

Proposed Use(s):

Conditional use for Tree + Landscaping Bus.

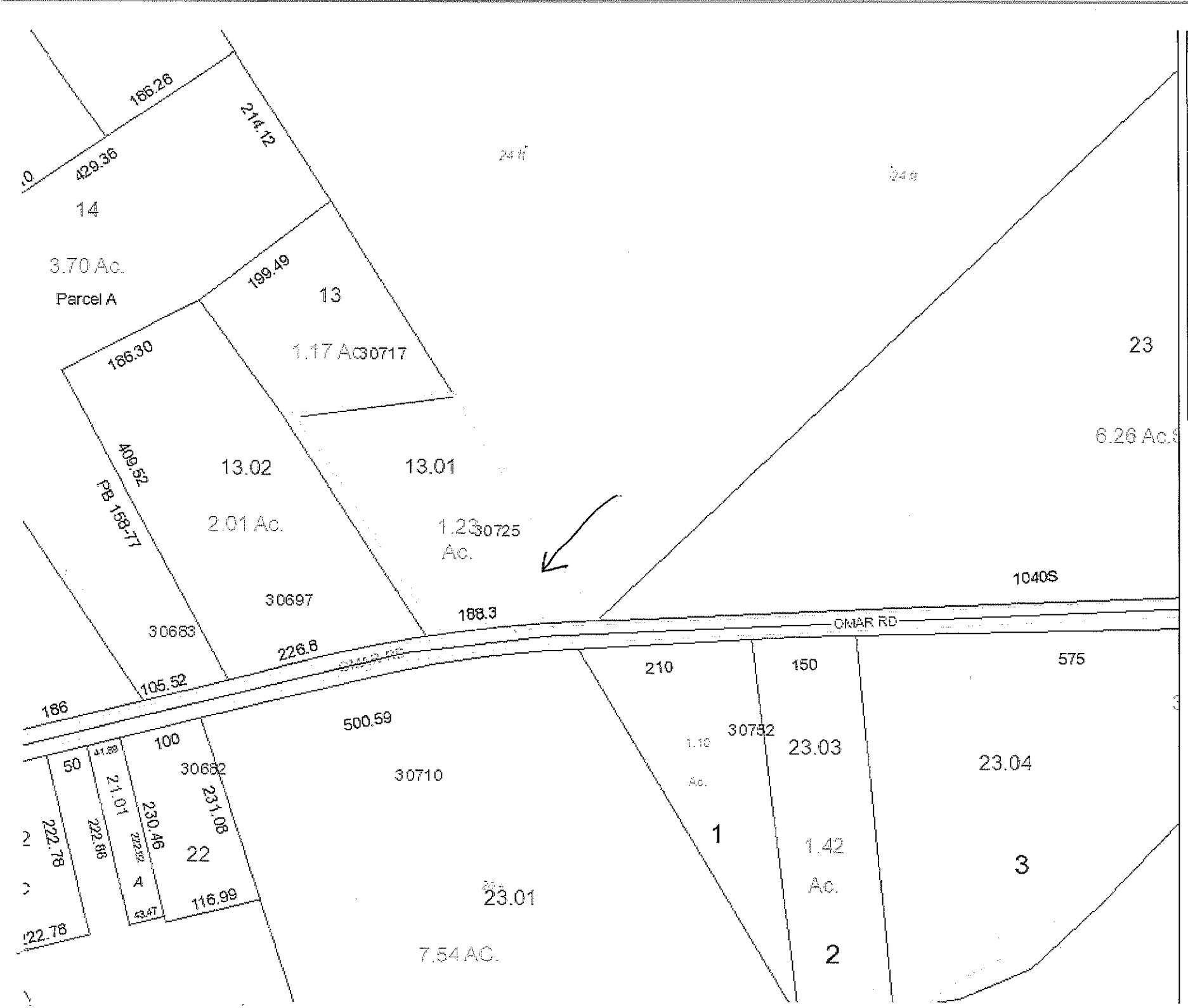
Square footage of any proposed buildings or number of units: None proposed
House & Garage Existing

Applicant Information:

Applicant's Name: Christopher F. Booth / Chris of All Trades
Applicant's Address: 30725 Omar Rd.
City: Frankford State: DE Zip Code: 19945

Applicant's Phone Number: 302-228-0858
Applicant's e-mail address: _____

LEFT MESSAGE
4/9
10:44 AM



PIN:

Owner Nam

Book

Mailing Add

City

State

Description

Description

Description

Land Code

polygonLayer

Override

polygonLayer

Override

Tax Parc

911 Addr

Streets

County B

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

JENNIFER COHAN
SECRETARY

April 5, 2019

Ms. Janelle Cornwell, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request for the **Christopher F. Booth / Chris of All Trades** conditional use application, which we received on March 11, 2019. This application is for a 1.23-acre parcel (Tax Parcel: 433-7.00-13.01). The subject land is located on the north side of Omar Road (Sussex Road 54), approximately 2,000 feet west of the intersection of Omar Road and Armory Road (Sussex Road 382). The subject land is currently zoned AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval to utilize the existing facility to operate a tree and landscaping business.

Per the 2017 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Omar Road where the subject land is located, which is from the northeast Frankford limits to Delaware Route 26, are 3,341 and 4,300 vehicles per day, respectively.

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

DelDOT

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

Sincerely,

T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm
cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Christopher F. Booth / Chris of All Trades, Applicant
J. Marc Coté, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance and Operations
Susanne Laws, Sussex County Subdivision Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination

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

RECEIVED
DEC 03 2019
SUSSEX COUNTY
PLANNING & ZONING

TO: **Janelle Cornwell**

REVIEWER: **Chris Calio**

DATE: **12/2/2019**

APPLICATION: **CU 2203 Christopher F. Booth**

APPLICANT: **Christopher F. Booth**

FILE NO: **DFPA-6.03**

TAX MAP & PARCEL(S): **433-7.00-13.01**

LOCATION: **On the north side of Omar Road, 1,700 feet east of Clark Trl.**

NO. OF UNITS: **Tree and Landscaping Business**

GROSS ACREAGE: **1.227 +/-**

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

SEWER:

(1). Is the project in a County operated and maintained sanitary sewer and/or water district?

Yes ☐ No ☒

a. If yes, see question (2).
b. If no, see question (7).

(2). Which County Tier Area is project in? **Tier 2**

(3). Is wastewater capacity available for the project? **N/A** If not, what capacity is available? **N/A**.

(4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.

(5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **N/A** If yes, the current System Connection Charge Rate is **Click or tap to enter a fee** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.

(6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**

☐ Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.

(7). Is project adjacent to the Unified Sewer District? **No**

(8). Comments: **The proposed Conditional Use is not in an area where the Sussex County Engineering Department has a schedule to provide sanitary sewer service.**

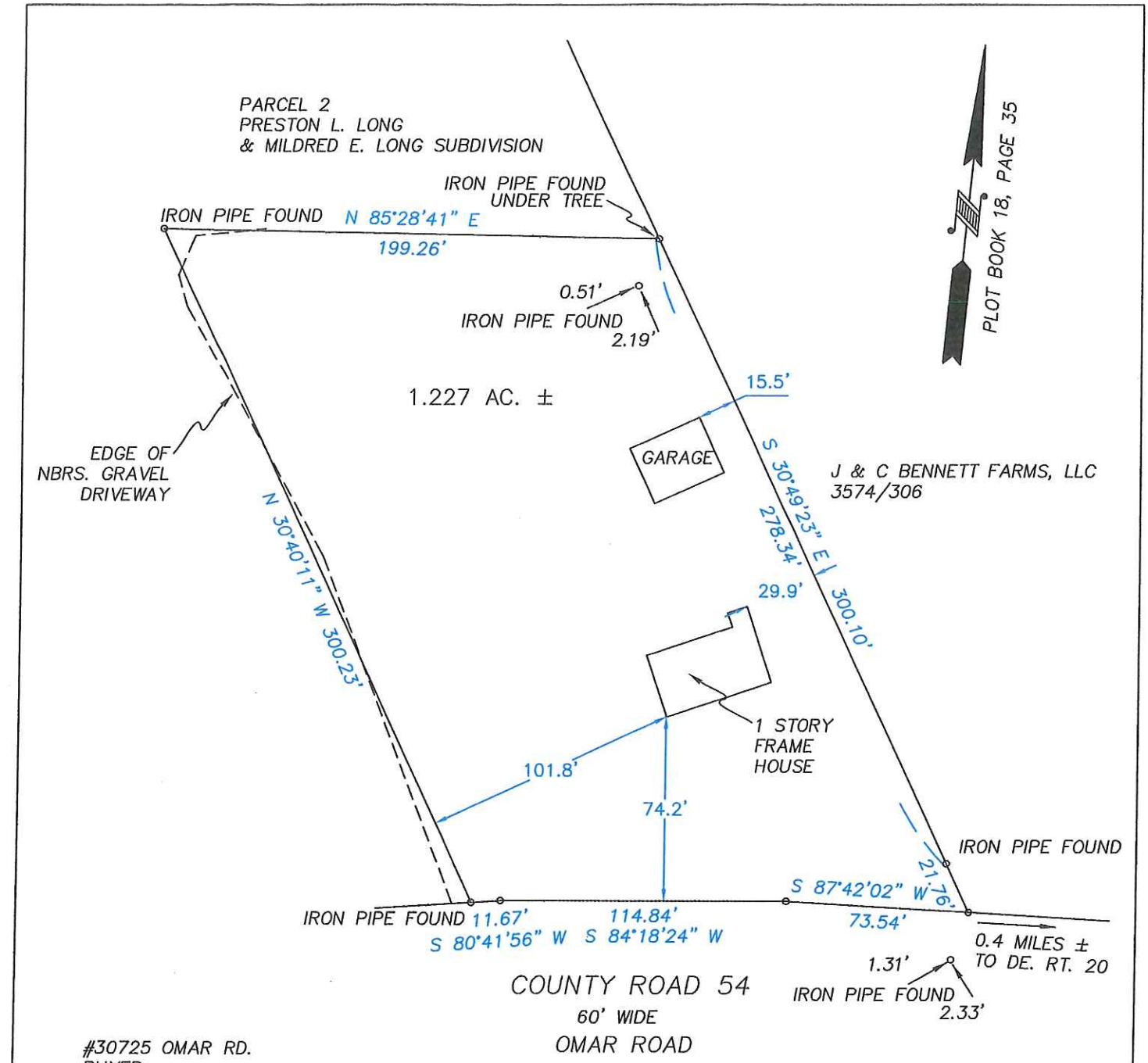
(9). Is a Sewer System Concept Evaluation required? **No**

(10). Is a Use of Existing Infrastructure Agreement Required? **No**

UTILITY PLANNING APPROVAL:

John J. Ashman
Director of Utility Planning

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



#30725 OMAR RD.
BUYER:
CHRISTOPHER F. BOOTH
KRYSTAL A. BOOTH

JANE ANN LONG

DAGSBORO HUNDRED
SUSSEX COUNTY, DELAWARE

JOHN ELLIOTT SURVEYING, INC.
11249 TUCKERS RD.
GREENWOOD, DE 19950
302-349-4748

CLASS "B" SURVEY
4-33-7.00-13.01

Scale: 1"=60'	Date: 10/24/11	Job: 701

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

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

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date December 19, 2019

Application:	CU 2204 Quality Care Homes
Applicant:	Kenneth Dominic Alton Drummond – Quality Care Homes 20366 Hopkins Road Lewes, DE 19958
Owner:	Kenneth Dominic Alton Drummond – Quality Care Homes 20366 Hopkins Road Lewes, DE 19958
Site Location:	On the west side of Hopkins Road (S.C.R. 286) in Lewes, Delaware.
Current Zoning:	Agricultural Residential (AR-1)
Proposed Use:	Home remodeling and repair services; storage repair and maintenance, light building material and storage, and general office for Quality Care Homes.
Comprehensive Land Use Plan Reference:	Low Density Area
Councilmatic District:	Mr. Burton
School District:	Cape Henlopen School District
Fire District:	Lewes Fire District
Sewer:	Private (On-Site)
Water:	Private (On-Site)
Site Area:	1.93 acres +/-
Tax Map ID.:	234-5.00-46.04

EQUAL HOUSING OPPORTUNITY

Sussex County



PIN:	234-5.00-46.04
Owner Name	DRUMMOND KENNETH DOMINIC ALTON
Book	4848
Mailing Address	20366 HOPKINS RD
City	LEWES
State	DE
Description	SW/RT 286
Description 2	3115' NW/RT 285
Description 3	N/A
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

911 Address

Streets

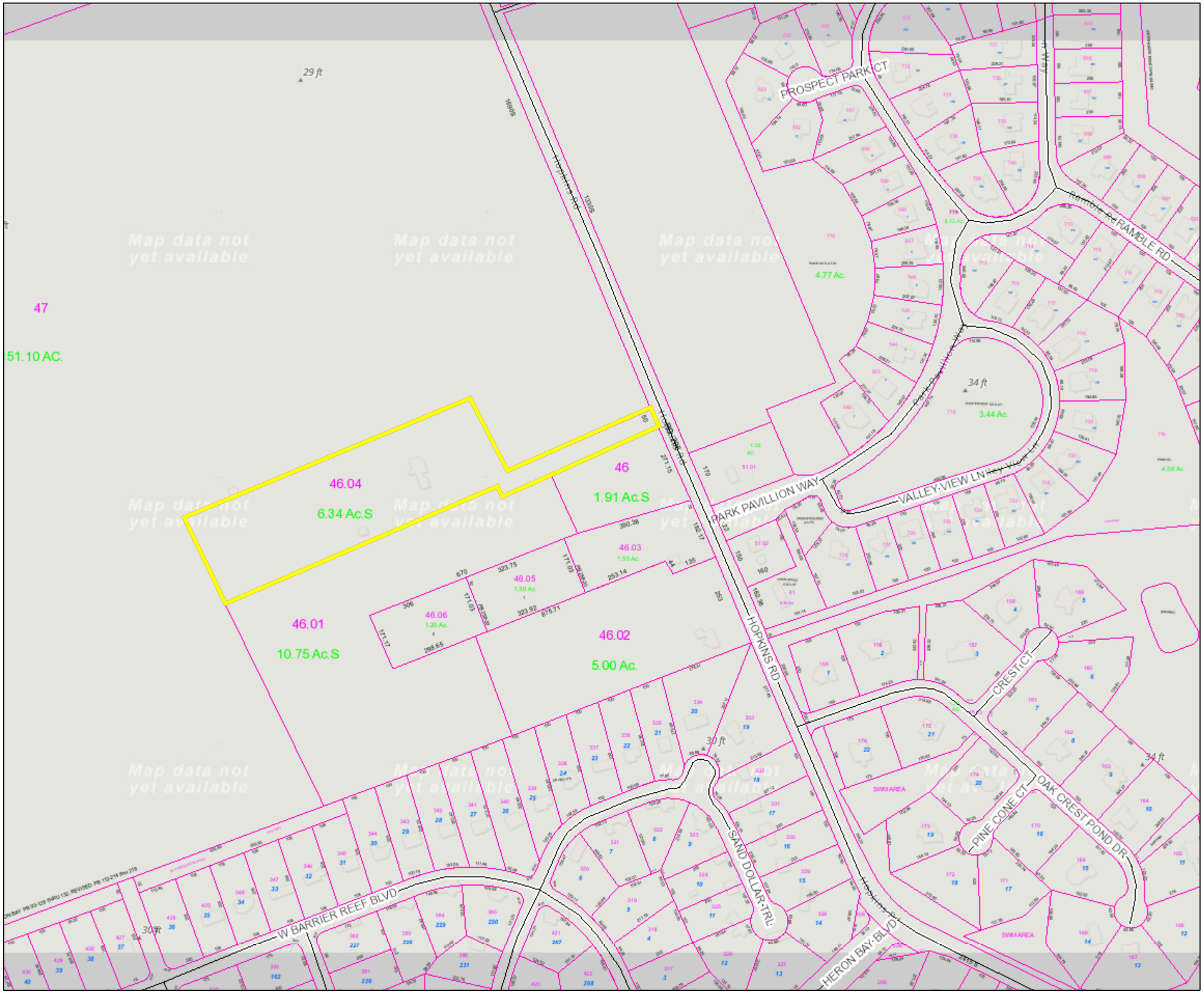
1:2,257

0 0.0275 0.055 0.11 mi

0 0.0425 0.085 0.17 km

November 26, 2019

Sussex County



PIN:	234-5.00-46.04
Owner Name	DRUMMOND KENNETH DOMINIC ALTON
Book	4848
Mailing Address	20366 HOPKINS RD
City	LEWES
State	DE
Description	SW/RT 286
Description 2	3115' NW/RT 285
Description 3	N/A
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

Streets

1:4,514

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

November 26, 2019


Mailing List Exhibit Map
Planning Commission
CU 2204 Quality Care Homes
234-5.00-46.04
Kenneth Dominic Alton Drummond - Quality Care Homes
20366 Hopkins Road
Lewes, DE 19958
Located at 20366 Hopkins Road (S.C.R. 286) in Lewes, Delaware.
N
W
E
S
HOPKINS ROAD 00286
234-5.00-47.00
234-5.00-46.04
234-5.00-46.00
234-5.00-51.01
234-5.00-46.03
234-5.00-46.01
234-5.00-46.05
234-5.00-46.06
234-5.00-46.02
234-5.00-334.00
7-26-2018
0 30 60 120 180 240
Feet
Sussex County, Sussex County Government, Sussex County Mapping and Addressing, DelDOT
Planning, Surdex Corp, 2017

PLANNING & ZONING
JANELLE M. CORNWELL, AICP
DIRECTOR
(302) 855-7878 T
(302) 854-5079 F

Sussex County
DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Planning Commission Members
From: Lauren DeVore, Planner III
CC: Vince Robertson, Assistant County Attorney and Applicant
Date: December 12, 2019
RE: Staff Analysis for CU 2204 Quality Care Home c/o Kenneth Dominic Alton Drummond

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2204 Quality Care Home c/o Kenneth Dominic Alton Drummond to be reviewed during the December 19, 2019 Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for a portion of parcel 234-5.00-46.04 to allow for home remodeling and repair services, storage repair and maintenance, light building material and storage, and a general office for Quality Care Homes to be located at 20366 Hopkins Road in Lewes, Delaware and consisting of 1.93 acres +/-.

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

The surrounding parcels located to the north, south, east and west are all designated on the Future Land Use Map as "Low Density Area." Primary uses in Low Density Areas are agricultural activities and homes. Business and development should be largely confined to those addressing industrial and agri-businesses that support or depend on agriculture. Commercial uses should be limited in their size and scope.

The property is zoned AR-1 (Agricultural Residential Zoning District.) The adjoining and surrounding parcels to the north, south, east and west are all zoned Agricultural Residential (AR-1).

Since 2011, there have been no Conditional Use approvals within a 1-mile radius of the application site.

Based on the analysis of the land use, surrounding zoning and uses, the Conditional Use for the abovementioned uses as part of a general office for Quality Care Homes subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.

File #: CU 2204
2019 10255

Planning & Zoning Commission Application
Sussex County, Delaware

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

RECEIVED
SEP 06 2019
SUSSEX COUNTY
PLANNING & ZONING

Type of Application: (please check applicable)
Conditional Use ✓
Zoning Map Amendment ___

Site Address of Conditional Use/Zoning Map Amendment

20366 Hopkins Road Lewes, DE 19958

Type of Conditional Use Requested:

Home remodeling & Repair Services; Storage Repair and Maintenance; Light Building Material and Storage and General Office for Quality Care Homes.

Tax Map #: 234-5.00-46.04 **Size of Parcel(s):** 1.93 +/- AC

Current Zoning: AR-1 **Proposed Zoning:** AR-1 CU **Size of Building:** N/A

Land Use Classification: LOW DENSITY AREA | LEVEL 4

Water Provider: PRIVATE **Sewer Provider:** PRIVATE

Applicant Information

Applicant Name: Kenneth Dominic Alton Drummond - Quality Care Homes
Applicant Address: 20366 Hopkins Road
City: Lewes State: DE ZipCode: 19958
Phone #: (302) 313-4773 E-mail: qualitycarehomesde@gmail.com

Owner Information

Owner Name: Kenneth Dominic Alton Drummond - Quality Care Homes
Owner Address: 20366 Hopkins Road
City: Lewes State: DE Zip Code: 19958
Phone #: (302) 313-4773 E-mail: qualitycarehomesde@gmail.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Alan M Decktor | PENNONI Project: DDRUM19001
Agent/Attorney/Engineer Address: 18072 Davidson Drive
City: Milton State: DE Zip Code: 19968
Phone #: (302) 684-8030 E-mail: adecktor@pennoni.com

EQUAL HOUSING OPPORTUNITY

Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

✓ **Completed Application**

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

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

✓ **Provide Fee $500.00**

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

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

✓ **DelDOT Service Level Evaluation Request Response**

___ **PLUS Response Letter** (if required)

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

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

Signature of Applicant/Agent/Attorney

_____ Date: 8/29/19

Signature of Owner

_____ Date: 8/29/19

For office use only:

Date Submitted: 9.6.19 Fee: $500.00 Check #: 002476

Staff accepting application: SR Application & Case #: 2019 1025 5

Location of property: _____

_____

Subdivision: _____

Date of PC Hearing: _____ Recommendation of PC Commission: _____

Date of CC Hearing: _____ Decision of CC: _____

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

JENNIFER COHAN
SECRETARY

August 21, 2019

Ms. Janelle Cornwell, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request (SLER) for the **Kenneth Dominic / Alton Drummond – Quality Care Homes** conditional application, which we received on July 30, 2019. This application is for an approximately 6.34-acre parcel (Tax Parcel: 234-5.00-46.04). The subject land is located on the west side of Hopkins Road (Sussex Road 286), approximately 3,000 feet northwest of the intersection of Beaver Dam Road (Sussex Road 285). The subject land is currently zoned as AR-1 (Agricultural Residential) and the applicant is seeking a conditional use approval to operate a variety of uses including home remodeling and repair services, storage repair and maintenance, light building material and storage, and general office.

Per the 2018 Delaware Vehicle Volume Summary, the annual average daily traffic volume along the segment of Hopkins Road where the subject land is located, which is from Fisher Road (Sussex Road 262) to Beaver Dam Road, is 885 vehicles per day.

Our volume-based criteria for requiring a traffic impact study (TIS), addressed in Section 2.2.2.1 of the Development Coordination Manual, are that a development generates more than 500 trips per day or 50 trips during a weekly peak hour. While it seems that the above criteria could be met, we presently cannot predict the site's trip generation with enough accuracy to make a TIS useful. Thus, we recommend that this rezoning application be considered without a TIS and that the need for a TIS be evaluated when a subdivision or land development plan is proposed.

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

DelDOT

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

Sincerely,

T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm
cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Kenneth Dominic / Alton Drummond – Quality Care Homes, Applicant
J. Marc Coté, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance & Operations
Susanne Laws, Sussex County Subdivision Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination

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

JENNIFER COHAN
SECRETARY

August 21, 2019

Ms. Janelle Cornwell, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request (SLER) for the **Kenneth Dominic / Alton Drummond – Quality Care Homes** conditional application, which we received on July 30, 2019. This application is for an approximately 6.34-acre parcel (Tax Parcel: 234-5.00-46.04). The subject land is located on the west side of Hopkins Road (Sussex Road 286), approximately 3,000 feet northwest of the intersection of Beaver Dam Road (Sussex Road 285). The subject land is currently zoned as AR-1 (Agricultural Residential) and the applicant is seeking a conditional use approval to operate a variety of uses including home remodeling and repair services, storage repair and maintenance, light building material and storage, and general office.

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DelDOT

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Sincerely,

T. William Brockenbrough, Jr.

T. William Brockenbrough, Jr.
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Development Coordination

TWB:cjm
cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Kenneth Dominic / Alton Drummond – Quality Care Homes, Applicant
J. Marc Coté, Assistant Director, Development Coordination
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Claudy Joinville, Project Engineer, Development Coordination

PLANNING & ZONING
JANELLE M. CORNWELL, AICP
DIRECTOR
(302) 855-7878 T
(302) 854-5079 F

Sussex County
DELAWARE
sussexcountyde.gov

Service Level Evaluation Request Form

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

Date: 7/29/19

Site Information:

Site Address/Location: 20366 Hopkins Road Lewes DE 19958

Tax Parcel Number: 234-5.00-46.04
Current Zoning: AR-1
Proposed Zoning: AR-1/CONDITIONAL USE
Land Use Classification: LOW DENSITY AREA | LEVEL 4

Proposed Use(s): HOME REMODELING & REPAIR SERVICES; STORAGE REPAIR AND MAINTENANCE; LIGHT BUILDING MATERIAL AND STORAGE AND GENERAL OFFICE FOR **QUALITY CARE HOMES.**

Square footage of any proposed buildings or number of units: N/A

Applicant Information:

Applicant's Name: Kenneth Dominic Alton Drummond - Quality Cate Homes

Applicant's Address: 20366 Hopkins Road
City: Lewes State: DE Zip Code: 19958

Applicant's Phone Number: (302) 313-4773
Applicant's e-mail address: qualitycarehomesde@gmail.com

PREPARED BY: ALAN DECKTOR
- PENNONI
18072 DAVIDSON DRIVE
MILTON DE 19968
302-684-8030
ADECKTOR@PENNONI.COM

SENT EMAIL 8/22/2019
8:33 AM

NOTES:

1. THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORD AND IS THE RESULT OF AN ACTUAL FIELD SURVEY BY PENNONI ASSOCIATES INC PERFORMED ON MAY 6, 2019.
2. THE TOTAL AREA FOR THE SUBJECT PROPERTY IS 6.34 ACRES±.
3. THIS SURVEY DOES NOT VERIFY THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS-OF-WAY CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS REQUESTED OR PROVIDED.
4. THIS PROPERTY APPEARS ON SUSSEX COUNTY TAX MAP 234-5.00 AS PARCEL 46.04, AND IS CURRENTLY ZONED AR-1 (AGRICULTURAL RESIDENTIAL).
5. CLASS OF SURVEY: SUBURBAN.
6. DEED REFERENCE: DEED BOOK 4848, PAGE 210.
   PLAT REFERENCE: PLAT BOOK 66, PAGE 215.
7. PROPERTY BOUNDARY BEARING SYSTEM IS BASED ON DELAWARE STATE PLANE COORDINATE SYSTEM. HORIZONTAL DATUM NAD83.
8. THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED) ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C0330K, LAST REVISED 1/05/05, ZONE "X" (UNSHADED) IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.
9. THERE ARE NO WETLANDS ON THE PROPERTY ACCORDING TO THE DNREC ENVIRONMENTAL NAVIGATOR WEBSITE.
10. THE PROPERTY IS ZONED AR-1 (AGRICULTRUAL-RESIDENTIAL DISTRICT).
11. BUILDING SETBACKS (CH, 115-25C): FRONT- 40'
    SIDE - 15'
    REAR - 20'
12. THE SUBJECT SITE IS LOCATED IN THE LOVE CREEK AND THE HERRING CREEK AREAS OF THE REHOBOTH BAY WATERSHED, PER DELAWARE DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENTAL CONTROL (DNREC) ENVIRONMENTAL NAVIGATOR WEBSITE, STORMWATER DISCHARGE WILL BE HANDLED VIA EXISTING DISCHARGE TO THESE WATERSHEDS.
13. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
    13.1. RIGHTS OR INTEREST OF THE UNITED STATES OF AMERICA OR STATE OF DELAWARE OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER, BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OR ANY FEDERAL, STATE, OR LOCAL AGENCY.
    13.2. BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
    13.3. ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS, INCLUDING, BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
14. NO UNDERGROUND UTILITY MARKING WAS PERFORMED FOR THIS SURVEY.
15. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER.
16. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
17. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
18. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED. IT MUST BE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
19. PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND RECORD ANY DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REMOVED OR REPLACED, ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.
20. DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER. CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED WORK WITHOUT CHARGE TO THE OWNER.
21. ALL SECURITY LIGHTING (IF NECESSARY) SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.
22. ALL FIRE LANES, EXITS, STANDPIPE AND SPRINKLER CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.
23. MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
24. MAINTENANCE OF THE STREETS WITHIN THE SITE WILL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR PROPERTY OWNERS WITHIN THE SITE. THE STATE AND COUNTY ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
25. THE HEIGHT, LOCATION, AND MATERIAL OF ALL FENCES, WALLS, SCREEN PLANTING AND LANDSCAPING WILL BE SHOWN ON THE FINAL SITE PLAN.
26. ANY PROPOSED SIGN DETAILS WILL BE SUBMITTED SEPARATELY.

SITE DATA:

1. TAX MAP NUMBER: 234-5.00-46.04
   DEED BOOK 4848, PG 210
2. DEVELOPER NAME: KENNETH DOMINIC ALTON DRUMMOND
3. DEVELOPER ADDRESS: 20366 HOPKINS ROAD
   LEWES, DE 19958
4. SITE ADDRESS: 20366 HOPKINS ROAD
   LEWES, DE 19958
5. CURRENT ZONING: AR-1 (AGRICULTURAL-RESIDENTIAL)
6. PROPOSED ZONING: AR-1/CONDITIONAL USE
7. PRESENT USE: RESIDENTIAL
   HOME REPAIR & IMPROVEMENTS
8. PROPOSED USE: RESIDENTIAL
   HOME REPAIR & IMPROVEMENTS
9. REQUIRED SETBACKS:
   FRONT - 40 FEET
   SIDE - 15 FEET
   REAR - 20 FEET
10. BUILDING HEIGHT: 42' ALLOWED
11. PARKING (ARTICLE XXII: OFF-STREET PARKING, CODE SECTION 115-162):
    STORAGE/GARAGE SPACE: NO REQUIREMENT
    EXISTING EMPLOYEE PARKING: 8 SPACES
11. WATER SUPPLY: EXISTING PRIVATE ON-SITE WELL
    WATER IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENTS OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH
12. SEWER SUPPLY: EXISTING PRIVATE ON-SITE SEPTIC
13. LATITUDE AND LONGITUDE STATE PLAN COORDINATES:
    LONGITUDE: W075° 13' 21.65" LATITUDE: N038° 42' 16.39"
14. TOTAL AREA (GROSS): 6.34± ACRES
    CONDITIONAL USE AREA: 1.93± ACRES
    REMAINING PARCEL 46.04 AREA: 4.41± ACRES
    MINIMUM LOT AREA: 32,670 SF
    MINIMUM LOT WIDTH: 100 FT
    MINIMUM LOT DEPTH: 100 FT
15. NET DEVELOPMENT AREA: 6.34± AC.
16. WETLAND AREA: 0.00± AC. (DNREC NAVMAP)
17. PROPOSED DISCHARGE LOCATION: REHOBOTH BAY VIA HERRING CREEK & LOVE CREEK
18. LIMIT OF DISTURBANCE: 0.00± AC.
19. 2015 STATE STRATEGIES & INVESTMENT LEVELS: LEVEL 4
20. SITE CALCULATIONS

BUILDING AREA	EX. = 0.14 AC.	PR. = 0.14 AC.
GRASS AREA	EX. = 5.01 AC.	PR. = 5.01 AC.
PAVEMENT/STONE AREA	EX. = 0.65 AC.	PR. = 0.65 AC.
WOODED AREA	EX. = 0.54 AC.	PR. = 0.54 AC.
TOTAL	EX. = 6.34 AC.	PR. = 6.34 AC.

21. DELDOT
    21.1. ROAD NAME - SCR 48 | HOPKINS ROAD
    21.1.1. FUNCTIONAL CLASSIFICATION - LOCAL
    21.1.2. AADT = 885 (2018)
    21.2. SPEED LIMIT = 40 MPH
    21.3. EXISTING RESIDENTIAL/COMMERCIAL ENTRANCE
    21.4. PROXIMITY TO TRANSPORTATION DISTRICTS; NONE KNOWN



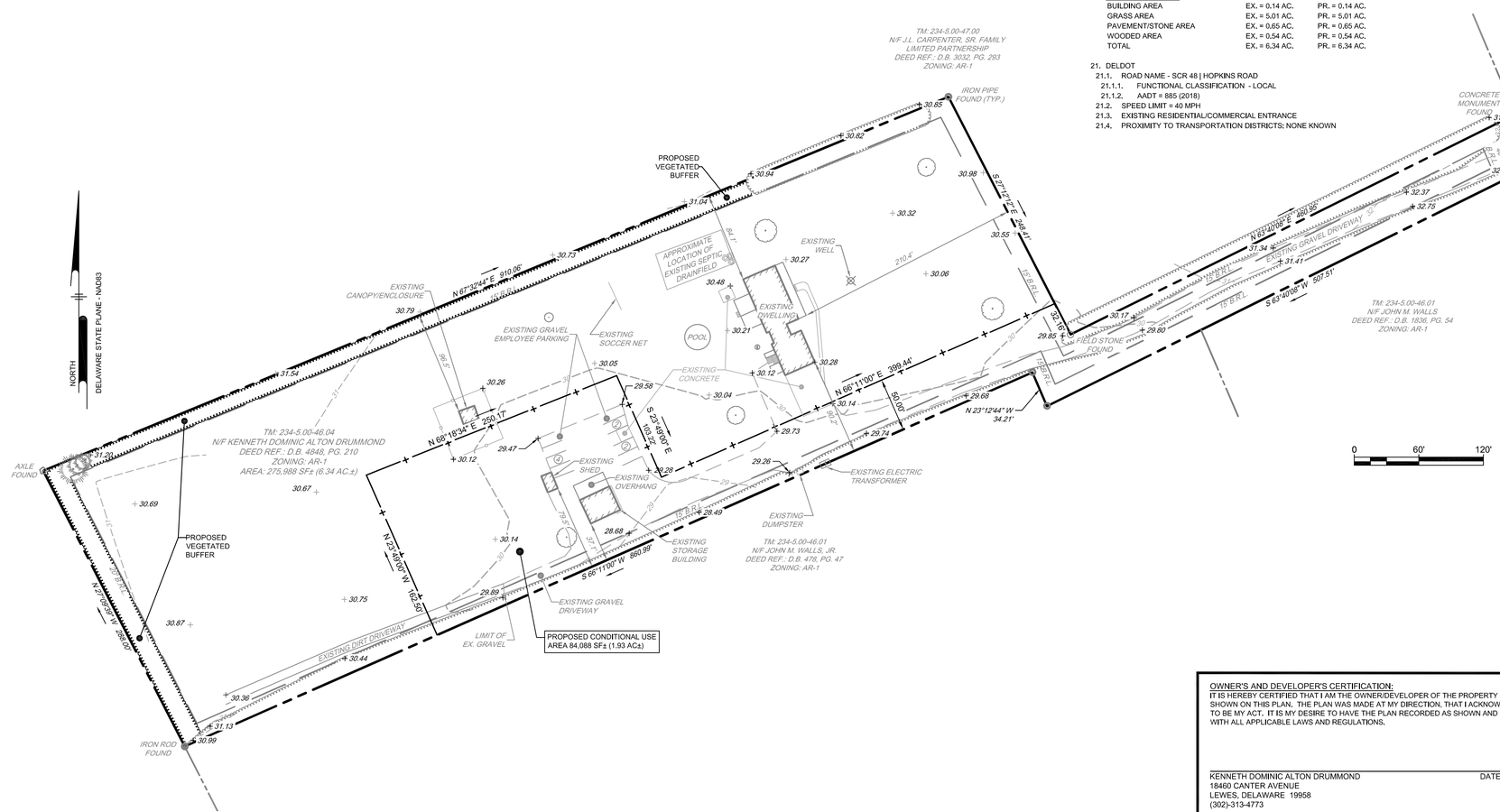
VICINITY MAP
SCALE: 1" = 2000'

SITE INFORMATION:

SITE ADDRESS:
20366 HOPKINS ROAD
LEWES, DE 19958

OWNER/DEVELOPER:
KENNETH DOMINIC ALTON DRUMMOND
20366 HOPKINS ROAD
LEWES, DE 19958

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING RESTRICTION LINE
- CONDITIONAL USE BOUNDARY LINE
- EXISTING BUILDING
- EXISTING CONTOUR LINE
- EXISTING EDGE OF GRAVEL
- EXISTING EDGE OF CONCRETE
- EXISTING FENCE LINE
- EXISTING EDGE OF TREELINE/WOODS
- PROPOSED EDGE OF TREELINE/WOODS
- + 25.00 EXISTING SPOT ELEVATION
- AXLE FOUND
- IRON ROD FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND

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

KENNETH DOMINIC ALTON DRUMMOND — DATE
18460 CANTER AVENUE
LEWES, DELAWARE 19958
(302)-313-4773

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

SIGNATURE — DATE
ALAN M. DECKTOR, PE (DE PE #17771) (302) 684-8030
PENNONI ASSOCIATES, INC
18072 DAVIDSON DRIVE MILTON, DE 19968

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

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

LANDS OF KENNETH DOMINIC ALTON DRUMMOND

SUSSEX COUNTY TM# 234-5.00-46.04
LEWES & REHOBOTH HUNDRED
LEWES, DELAWARE 19958

CONDITIONAL USE SITE PLAN

KENNETH DOMINIC ALTON DRUMMOND
20366 HOPKINS ROAD
LEWES, DELAWARE 19958

BY	NO.	REVISIONS	DATE

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

PROJECT	DDRUM19001
DATE	2019-07-16
DRAWING SCALE	1" = 60'
DRAWN BY	MW
APPROVED BY	AMD

CS1001

SHEET 1 OF 1

U:\Accounts\DDRUM\DRUM19001 - 20366 Hopkins Road\DESIGN_SHEETS\DDRUM19001-CS1001.dwg PLOTTED: 9/6/2019 8:22 AM BY: Keith Davidson PLOTSTYLE: Pennoni MCS.ctb PROJECT STATUS: —

PLANNING & ZONING
JAMIE WHITEHOUSE
PLANNING & ZONING MANAGER

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

Sussex County
DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Planning Commission Members
From: Jamie Whitehouse, Planning and Zoning Manager; Lauren DeVore, Planner III; and Jenny Norwood, Planner I
CC: Vince Robertson, Assistant County Attorney
Date: December 13, 2019
RE: Other Business for December 19, 2019 Planning Commission Meeting

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This memo is to provide background for the Planning Commission to consider as a part of the Other Business to be reviewed during the December 19, 2019 Planning Commission meeting.

2018-13 Anchors Run KS
Final Subdivision & Landscape Plan
This is a Final Subdivision Plan for the creation of a major cluster subdivision to consist of 265 single-family lots and other ancillary works on a 132.71-acre parcel of land accessed from Beaver Dam Road (S.C.R. 23). The property is located on the east side of Beaver Dam Road (S.C.R. 23). Preliminary Subdivision Plan approval was granted by the Commission at its meeting of October 11, 2018. The Final Subdivision Plan complies with the Sussex County Zoning and Subdivision Code and all Conditions of Approval. Staff are in receipt of all agency approvals. Tax Parcel: 234-6.00-19.00 & 20.01. Zoning: AR-1 (Agricultural Residential District).

2019-7 Guy Subdivision #8 Phase II BM
Final Subdivision Plan
This is a Final Subdivision Plan for the subdivision of a 28.414-acre parcel of land into 4 lots and a residual parcel of land consisting of 16.518-acres. This project is Phase II of the existing, Phase I of the (2019-7) Guy Subdivision #8 which was approved by the Commission at its meeting of June 27, 2019. The parcels are located on the south side of Waterview Road (S.C.R. 279A). The subdivision complies with the Sussex County Zoning and Subdivision Code. Staff are in receipt of all agency approvals. Tax Parcel: 234-12.00-22.00 (part of). Zoning: AR-1 (Agricultural Residential District).

Americana Bayside MR-RPC (Weidman Property) Phase 1 BM
Final Site Plan
This is a Final Site Plan for Phase 1 of the 116 Duplex Unit development approved under CZ 1846. The Planning & Zoning Commission approved the Preliminary Site Plan at its meeting of December 13, 2018. The Final Site Plan shows the 116-duplex units split into two phases, with Phase 1 containing 58 duplex units. The Phase 1 Site Plan complies with the Zoning Code and the Subdivision Code, and all Conditions of Approval for the RPC. All agency approvals for Phase 1 have been received. Tax Parcel 533-19.00-39.00. Zoning MR-RPC (Medium Density Residential Planned Community)

Americana Bayside MR-RPC (Point Amenity) BM
Request for Clarification of Conditions of Approval
This is a request for clarification of conditions of approval for the Americana Bayside Medium Density Residential Planned Community (MR-RPC) accessed from Lighthouse Rd (Rt. 54). The 1,700 unit

RPC was approved by County Council at its meeting of February 6, 2001 subject to 24 conditions, some of which were subsequently revised in 2003 and 2010. Following a series of discussions with staff, the Applicant is requesting clarification of the following matters:

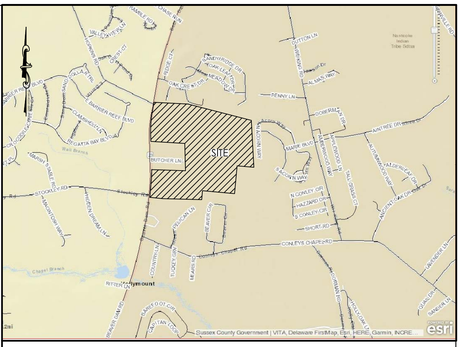
1) Condition 22 – This condition requires that "*Public Access shall be permitted at the end of State Route 394. Access shall include sufficient parking for eight vehicles*". In 2018 a set of bollards was installed to allow pedestrian access but to deny vehicular access. These bollards were subsequently removed on April 15, 2019 following a complaint being received by the Planning & Zoning Office, and action by Staff. The Applicant is now requesting clarification from the Commission as to the interpretation of this condition and whether the intent is to only require pedestrian access to the end of State Route. 394, as it is the Applicant's intention to install bollards. The Applicant's prior request for a gate has been removed from the request.
2) Condition 24 – This condition requires that *"All commercial activities shall be limited to the south side of Rt. 54, except for a 1.27 acre parcel designated Tax Map 5-33-19.00 Parcel 17.01, located on the north side of Rt. 54 on which commercial use shall be permitted subject to commercial entrance approval from DelDOT, Entrance to the commercial area located on the south side of Rt. 54 shall be a minimum of 300 feet from Rt. 54, except for a single right-in/right-out commercial entrance to a parcel designated as Tax Map 5-33-19.00- Parcel 16.00 which is subject to Approval from DelDOT".* Following disagreement between Staff and the Applicant, the Applicant has requested clarification from the Commission as to whether the pool house building, previously approved by the Commission on August 24, 2017, as part of the Point Amenities Site Plan, is permitted to be used as a restaurant to serve both residents of the RPC and non-residents. If the use is permitted by the Conditions of Approval, the Applicant wishes to add an addition to the pool house building to provide additional seating. Staff have requested a seating plan to indicate which parts of the pool building would be used for restaurant use, and whether external seating is proposed, but the Applicant has not provided this.

FINAL SUBDIVISION PLAN
FOR
ANCHORS RUN
(2018-13)
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE

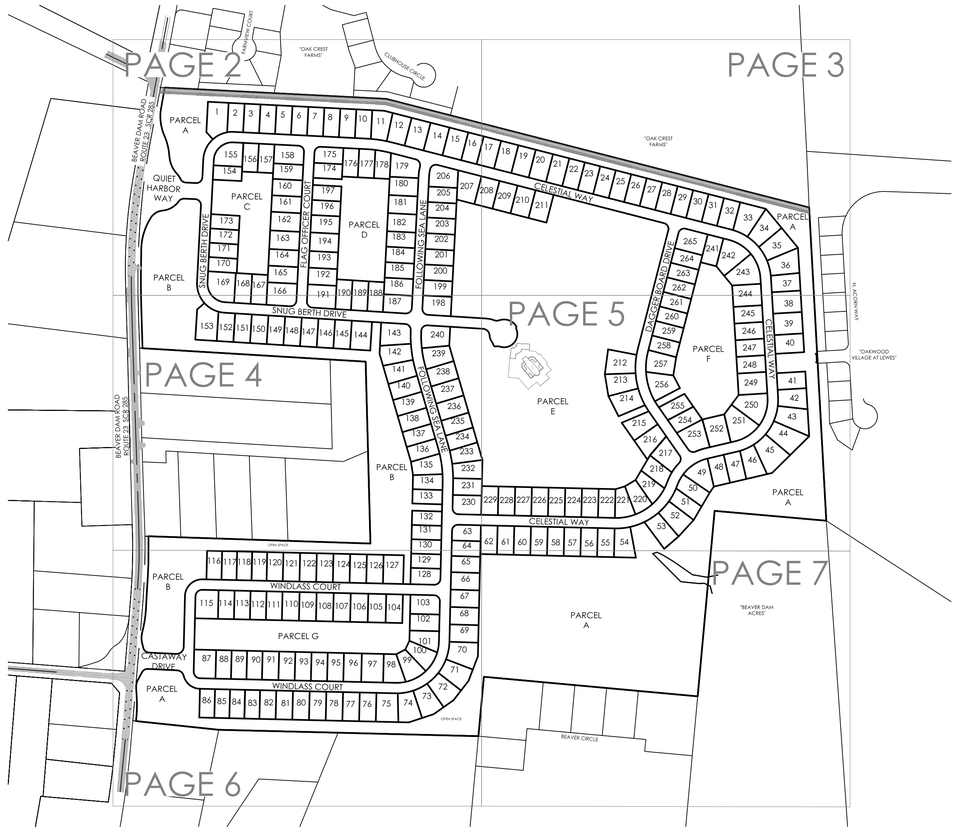
SHEET INDEX

1	TITLE SHEET
2	FINAL PLAT
3	FINAL PLAT
4	FINAL PLAT
5	FINAL PLAT
6	FINAL PLAT
7	FINAL PLAT
8	FINAL PLAT

PER DE ST COORD SYSTEM NAD 83



VICINITY MAP 1" = 2000'

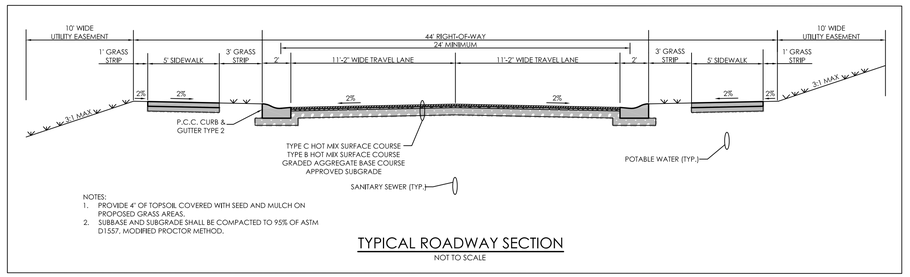


LEGEND

PROPERTY LINE	
UTILITY EASEMENT	
SETBACK LINE	
ROAD CENTERLINE	
EDGE OF CONCRETE	
PROPOSED EDGE OF PAVEMENT	
PROPOSED CURB	
SIDEWALK	
SIDEWALK HATCH	
EDGE OF POND	
TREE LINE	
FORESTRY EASEMENT (SEE NOTE # 21)	
CONCRETE MONUMENT FOUND	
IRON ROD FOUND	
STORM DRAIN EASEMENT	
ARTESIAN WATER EASEMENT	
TIDEWATER UTILITY EASEMENT	
10' TEMPORARY CONSTRUCTION EASEMENT	
PC	POINT OF CURVE
PT	POINT OF TANGENT
PRC	POINT OF REVERSE CURVE
PCC	POINT OF CONTINUOUS CURVE

NOTES:

1. ALL ON-SITE STREETS ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNERS ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE STREETS SHALL BE BY THE RESPECTIVE ORGANIZATION.
2. STORMWATER MANAGEMENT AND STORM DRAINAGE SHALL BE IN ACCORDANCE WITH THE SUSSEX COUNTY CONSERVATION DISTRICT AND SUSSEX COUNTY ENGINEERING REQUIREMENTS. THE SITE IS TO BE TREATED BY MULTIPLE WET PONDS. MAINTENANCE OF THE ON-SITE STORMWATER MANAGEMENT FACILITIES AND STORM DRAINAGE SYSTEM SHALL BE BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNERS ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE ABOVE PROACTIVE SHALL BE BY THE RESPECTIVE ORGANIZATION.
3. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. FOR ANY NEW DEVELOPMENT LOCATED IN WHOLE OR IN PART WITH 20 FEET OF THE BOUNDARY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES, NO IMPROVEMENT REQUIRING AN OCCUPANCY APPROVAL FOR A RESIDENTIAL TYPE USE SHALL BE CONSTRUCTED WITHIN 20 FEET OF THE BOUNDARY OF THE LANDS USED PRIMARILY FOR AGRICULTURAL PURPOSES.
5. CONSTRUCTION TO COMMENCE IMMEDIATELY UPON APPROVAL. STORM DRAIN AND WATER LINES WILL BE PLACED FIRST, FOLLOWED BY UTILITIES AND STREETS.
6. A 15 FOOT WIDE PERMANENT EASEMENT IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE, AS PER THIS PLAT.
7. THE HOMEOWNERS ASSOCIATION WILL BE REQUIRED TO MAINTAIN THE FORESTED/PLANTING BUFFER AND OPEN SPACE AND THE SPECIFICS WILL BE SPELLED OUT IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
8. WETLANDS WERE FOUND ON SITE.
9. NO LANDSCAPING SHALL BE ALLOWED WITHIN R/W UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).
10. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
11. 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.
12. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S "SHARED-USE PATH AND/OR SIDEWALK TERMINATION POLICY".
13. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY ARE PRIVATE AS SHOWN ON THIS PLAN AND ARE TO BE MAINTAINED BY THE DEVELOPER, PROPERTY OWNERS OR BOTH. THE STATE OF DELAWARE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
14. THE SIDEWALK AND SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR SHARED-USE PATH.
15. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
16. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
17. LOTS WILL BE PERMITTED TO HAVE ACCESS POINTS THAT COMPLY WITH THE DEVELOPMENT COORDINATION MANUAL (DCM) SPACING REQUIREMENTS OF CHAPTER 1 AND LIMITATIONS ON NUMBER OF ACCESS POINTS ESTABLISHED IN DCM CHAPTER 7. HORSESHOE DRIVEWAYS AND SECONDARY ENTRANCES REQUIRE ADDITIONAL DELDOT REVIEW AND SEPARATE PERMITTING. RESTRICTIONS AS DESCRIBED IN THE DCM CHAPTER 7 MAY PROHIBIT SOME SECONDARY ENTRANCE REQUESTS FROM BEING GRANTED.
18. 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.
19. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
20. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS ON THE DEDICATED SUBDIVISION STREET RIGHT-OF-WAY IN ACCORDANCE WITH SECTION 3.2.4.1 OF THE DEVELOPMENT COORDINATION MANUAL, AND THE REQUIREMENTS OF THE LAND USE AGENCY. RIGHT-OF-WAY MONUMENTS SHALL BE PLACED ALONG THE RIGHT-OF-WAY LINES, AT A MINIMUM ON ONE SIDE OF THE STREET AT EVERY CHANGE IN HORIZONTAL ALIGNMENT TO PROVIDE A PERMANENT REFERENCE FOR THE RE-ESTABLISHING THE CENTERLINE AND RIGHT-OF-WAY LINE.
21. A 20' FORESTED BUFFER TO BE PLANTED WITH A RATIO OF 70% DECIDUOUS AND 30% EVERGREEN TREES.



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

TYPICAL ROADWAY SECTION
NOT TO SCALE

CONDITIONS OF APPROVAL

A. THERE SHALL BE NO MORE THAN 265 LOTS WITHIN THE SUBDIVISION.
B. THE DEVELOPER SHALL ESTABLISH A HOMEOWNER'S ASSOCIATION TO BE RESPONSIBLE FOR MAINTENANCE OF STREETS, ROADS, BUFFERS, STORMWATER MANAGEMENT FACILITIES AND OTHER COMMON AREAS.
C. THE STORMWATER MANAGEMENT SYSTEM SHALL MEET OR EXCEED THE REQUIREMENTS OF THE STATE AND COUNTY. AS STATED BY THE APPLICANT, THIS SYSTEM SHALL BE DESIGNED TO IMPROVE THE OVERALL STORMWATER AND DRAINAGE CONDITIONS IN THIS AREA, AND SIGNIFICANTLY REDUCE EXISTING RUNOFF FROM THIS PARCEL ONTO ADJACENT SUBDIVISIONS. THE FINAL SITE PLAN SHALL CONTAIN THE APPROVAL OF THE SUSSEX CONSERVATION DISTRICT FOR THE DESIGN AND LOCATION OF ALL STORMWATER MANAGEMENT AREAS AND EROSION AND SEDIMENTATION CONTROL FACILITIES.
D. A FORESTED OR LANDSCAPED BUFFER OF AT LEAST 20 FEET IN DEPTH SHALL BE INSTALLED ALONG THE ENTIRE PERIMETER OF THE PROJECT. AS STATED BY THE APPLICANT, THERE SHALL BE AN ADDITIONAL LANDSCAPED BUFFER OF AT LEAST 20 FEET ON THE INTERIOR OF THE FORESTED BUFFER. THIS ADDITIONAL LANDSCAPED BUFFER SHALL NOT BE REQUIRED ALONG THE BOUNDARY WITH BEAVER DAM ROAD. THE FINAL SITE PLAN SHALL CONTAIN A LANDSCAPE PLAN FOR ALL OF THESE AREAS.
E. AS STATED BY THE APPLICANT, THE LARGE FORESTED AREA IN THE SOUTHEAST CORNER OF THE SITE SHALL BE PRESERVED. THIS PRESERVATION REQUIREMENT SHALL BE CLEARLY NOTED ON THE FINAL SITE PLAN. THE RECORDED RESTRICTIVE COVENANTS FOR THIS COMMUNITY SHALL ALSO REQUIRE THAT THIS AREA SHALL REMAIN FORESTED IN PERPETUITY.
F. THE DEVELOPMENT SHALL COMPLY WITH ALL DELDOT ENTRANCE AND ROADWAY IMPROVEMENT REQUIREMENTS.
G. THE SUBDIVISION SHALL BE SERVED BY CENTRAL SEWER PROVIDED BY SUSSEX COUNTY.
H. THE SUBDIVISION SHALL BE SERVED BY A PUBLICLY REGULATED CENTRAL WATER SYSTEM PROVIDING DRINKING WATER AND FIRE PROTECTION.
I. NO LOTS SHALL CONTAIN ANY WETLANDS AND THE FINAL SITE PLAN AND THE RESTRICTIVE COVENANTS SHALL CONTAIN THE REQUIRED "WETLANDS NOTICE."
J. THE DEVELOPMENT SHALL BE SERVED BY ITS OWN ON-SITE ACTIVE AMENITIES SUCH AS A POOL AND CLUBHOUSE. AS STATED BY THE APPLICANT, THE CLUBHOUSE SHALL BE AT LEAST 3,500 SQUARE FEET IN SIZE, AND THE POOL SHALL BE AT LEAST 1,500 SQUARE FEET IN SIZE.
K. THE DEVELOPER SHALL COMPLETE ALL AMENITIES PRIOR TO THE ISSUANCE OF THE 100th RESIDENTIAL BUILDING PERMIT.
L. ROAD NAMING AND ADDRESSING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE SUSSEX COUNTY MAPPING AND ADDRESSING DEPARTMENT.
M. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL INTERNAL STREETS IN THE DEVELOPMENT.
N. DELIVERIES OF DIRT, FILL OR OTHER SIMILAR MATERIALS SHALL ONLY BE MADE TO OR FROM THE SITE BETWEEN THE HOURS OF 8:00 A.M. THROUGH 5:00 P.M., MONDAY THROUGH FRIDAY. CONSTRUCTION ACTIVITIES ON THE SITE SHALL ONLY OCCUR BETWEEN THE HOURS OF 7 A.M. AND 6 P.M., MONDAY THROUGH FRIDAY, AND BETWEEN THE HOURS OF 8 A.M. AND 4 P.M. ON SATURDAY. THERE SHALL NOT BE ANY CONSTRUCTION ACTIVITIES ON SUNDAYS.
O. A REVISED PRELIMINARY SITE PLAN EITHER DEPICTING OR NOTING THESE CONDITIONS MUST BE SUBMITTED TO THE OFFICE OF PLANNING AND ZONING.
P. THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.

SITE DATA

TOTAL AREA OF SUBDIVISION = 132.71 ± ACRES
TOTAL AREA OF STREETS = 12.49± ACRES
TOTAL AREA OF LOTS = 56.30± ACRES
TOTAL AREA OF PARCELS/OPEN SPACE = 63.92± ACRES

PERCENTAGE OF OPEN SPACE = 48%

0 300 450 600
GRAPHIC SCALE
1 Inch = 300 feet

APPROVAL

CHAIRMAN SUSSEX COUNTY PLANNING & ZONING COMMISSION DATE

PRESIDENT OF SUSSEX COUNTY COUNCIL DATE

I, INSIGHT LAND COMPANY, LLC HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTIES DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW

ANCHOR'S RUN INVESTMENT, INC OWNER DATE
C/O ROBERT LISLE

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF DELAWARE
LICENSE NUMBER #56-0000767, EXPIRATION DATE JUNE 30 2021

BROCK E. PARKER LIC. #S6-0000767 EXP DATE JUNE 30 2021 DATE

GENERAL NOTES

1. THE APPLICANT/DEVELOPER OF THE PROPERTY SHOWN HEREON IS:
   ANCHOR'S RUN INVESTMENT, INC
   16255 SUSSEX HIGHWAY
   BRIDGEVILLE, DE 19933
   PHONE: 302.337.6967
   CONTACT: ROBERT LISLE
   DEED REF: PARCEL 20.01- 4993/148; PARCEL 19.00 - 4988/52
2. THE ENGINEER FOR THE PROPERTY SHOWN HEREON:
   PARKER AND ASSOCIATES
   528 RIVERSIDE DRIVE
   SALISBURY, MD 21801
   PHONE: 410.749.1023
   CONTACT: BROCK E. PARKER
3. TOTAL AREA OF THE PROPERTY = 132.71 AC.±
4. PROPOSED USE: SUBDIVISION
   265 SINGLE FAMILY CLUSTER LOTS
   DENSITY = 234 UNITS / 132.71 AC.= 1.99
   MIN. LOT AREA = 7,500 S.F.
   MIN. LOT WIDTH = 60'
   MAXIMUM BUILDING HEIGHT = 42'
   SINGLE FAMILY LOT AREA = 85.95 AC.±
   OPEN SPACE AREA = 42.78 AC.±
   RIGHT OF WAY AREA = 1.78 AC.±
   DELDOT DEDICATION = 2.20 AC.±
5. THE EXISTING ZONING OF THE PROPERTY IS: AR-1 RESIDENTIAL
6. THE BUILDING SETBACKS FOR THIS PROPERTY IS:
   FRONT: 25' (15' CORNER)
   SIDE: 10'
   REAR: 10'
7. THE PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE O.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP NUMBER 10005C0330J, MAP REVISED MARCH 16, 2015.
8. THE WATER SUPPLY WILL BE PROVIDED BY: TIDEWATER UTILITIES, INC.
9. THE SANITARY SEWER WILL BE PROVIDED BY: ARTESIAN WASTERWATER SERVICES
10. THE TOTAL AREA OF WOODLANDS ON THE PROPERTY :
    EXISTING: 31.15± ACRES
    TO REMAIN: 18.98± ACRES

SHEET 1 OF 8

REVISIONS	
DATE	INT.
12/04/19	EDR

DWG. S2236

FINAL SUBDIVISION PLAN
FOR
ANCHORS RUN

LOCATION	INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE		
SCALE	1" = 300'	DATE	06/18/19
TAX MAP	234-6.00		
JOB NO.	S2236_FINAL	DRAWN BY	EDR
PARCEL	19.00, 20.01		

SURVEYING FORESTRY
PARKER & ASSOCIATES
ESTABLISHED 1977 SALISBURY, MARYLAND 410-749-1023
CIVIL ENGINEERING INC. SITE PLANNING

HOPKINS ROAD

N/F
MATTHEW T. COTTRELL
TM 234-6.00-18.01
DB 3736/303
MEDIUM RESIDENTIAL ZONING

N/F
PHILIP R. ARCHAMBAULT
TM 234-6.00-452.00
DB 2937/312
MEDIUM RESIDENTIAL ZONING

N/F
KEITH & PATRICIA J. IRWIN
TM 234-6.00-453.00
DB 2968/308
MEDIUM RESIDENTIAL ZONING

N/F
JOHN H. & VALERIE A. YERGER
TM 234-6.00-454.00
DB 2835/223
MEDIUM RESIDENTIAL ZONING

N/F
OAK CREST FARMS PROPERTY OWNERS ASSOC.
TM 234-6.00-621.00
PLAT 74/99 & 74/100
MEDIUM RESIDENTIAL ZONING

CLUBHOUSE CIRCLE

N/F
JACQUELINE K. FITZGERALD
TM 234-6.00-464.00
DB 2893/143
MEDIUM RESIDENTIAL ZONING

N/F
KATHRYN B. SUZANNE
TM 234-6.00-465.00
DB 4513/342
MEDIUM RESIDENTIAL ZONING

N/F
HARRY B. CLEGG III
TM 234-6.00-466.00
DB 4351/213
MEDIUM RESIDENTIAL ZONING

N/F
OAK CREST FARMS PROPERTY OWNERS ASSOC.
TM 234-6.00-623.00
PLAT 74/99 & 74/100
MEDIUM RESIDENTIAL ZONING

N/F
MORRIS JOSEPH M
234-5.00-44.05
DB 3936/211
AR-1 ZONING

BEAVER DAM ROAD
COUNTY RD. 23 SCR 285 MAJOR COLLECTOR R/W VARIES
(TO BE RELOCATED)

N/F
BEACH JAY D
234-5.00-44.06
DB 4310/130
AR-1 ZONING

PARCEL A
SWM POND/OPEN SPACE
24.280± ACRES

PARCEL B
SWM POND/OPEN SPACE
10.126± ACRES

PARCEL C
SWM POND/OPEN SPACE
1.681± ACRES

PARCEL D
SWM POND/OPEN SPACE
2.069± ACRES

N 254476.7109
E 713589.4783

N 254429.5011
E 714518.2905

S87°05'25"E 930.01'

25' WIDE ARTESIAN WATER COMPANY, INC EASEMENT PER BOOK 3425, PAGE 241

20' WIDE FORESTED BUFFER (SEE NOTE #4)

S87°05'04"E 740.20 (TOTAL)

S75°35'04"E 1652.08 (TOTAL)

28' WIDE ARTESIAN WATER COMPANY INC. EASEMENT PER BOOK 3425, PAGE 241

20' WIDE UTILITY EASEMENT

44' WIDE R.O.W.

CELESTIAL WAY

S87°05'04"E 273.00 (TOTAL)

560.50 (TOTAL) N87°05'04"W

44' PRIVATE R/W

S87°05'04"E 193.50 (TOTAL)

S75°35'04"E 113.44 (TOTAL)

S75°35'04"E 1468.46 (TOTAL)

N75°35'04"W

S75°35'04"E 981.05 (TOTAL)

388.53 (TOTAL) N75°35'04"W

QUIET HARBOR WAY

SNUG BERTH DRIVE

FLAG OFFICER COURT

FOLLOWING SEA LANE

20' WIDE STORM DRAIN EASEMENT (TYP.)

10' WIDE UTILITY EASEMENT

1 12,026 SF ± 0.28 ± ACRES
2 8,104 SF ± 0.19 ± ACRES
3 8,074 SF ± 0.19 ± ACRES
4 8,074 SF ± 0.19 ± ACRES
5 8,074 SF ± 0.19 ± ACRES
6 8,074 SF ± 0.19 ± ACRES
7 8,074 SF ± 0.19 ± ACRES
8 8,074 SF ± 0.19 ± ACRES
9 8,074 SF ± 0.19 ± ACRES
10 8,074 SF ± 0.19 ± ACRES
11 9,422 SF ± 0.22 ± ACRES
12 9,569 SF ± 0.22 ± ACRES
13 9,881 SF ± 0.23 ± ACRES
14 9,881 SF ± 0.23 ± ACRES
15 9,770 SF ± 0.22 ± ACRES
16 8,073 SF ± 0.18 ± ACRES
17 9,038 SF ± 0.21 ± ACRES

154 7,230 SF ± 0.17± ACRES
155 10,804 SF ± 0.25± ACRES
156 7,833 SF ± 0.18± ACRES
157 7,893 SF ± 0.18± ACRES
158 9,803 SF ± 0.23± ACRES
159 8,125 SF ± 0.19± ACRES
160 8,625 SF ± 0.20± ACRES
161 8,625 SF ± 0.20± ACRES
162 9,776 SF ± 0.22± ACRES
163 9,750 SF ± 0.22± ACRES
164 8,750 SF ± 0.20± ACRES
165 8,750 SF ± 0.20± ACRES
166 11,758 SF ± 0.27± ACRES
167 8,251 SF ± 0.19± ACRES
168 8,640 SF ± 0.20± ACRES
169 13,216 SF ± 0.30± ACRES
170 7,230 SF ± 0.17± ACRES
171 7,230 SF ± 0.17± ACRES
172 7,229 SF ± 0.17± ACRES
173 7,230 SF ± 0.17± ACRES

174 7,591 SF ± 0.17 ± ACRES
175 8,120 SF ± 0.19 ± ACRES
176 7,920 SF ± 0.18± ACRES
177 8,144 SF ± 0.19± ACRES
178 7,564 SF ± 0.17± ACRES
179 10,582 SF ± 0.24± ACRES
180 9,255 SF ± 0.21± ACRES
181 9,158 SF ± 0.21± ACRES
182 9,158 SF ± 0.21± ACRES
183 7,823 SF ± 0.18± ACRES
184 7,833 SF ± 0.18± ACRES
185 7,833 SF ± 0.18± ACRES
186 8,435 SF ± 0.19± ACRES
187 8,922 SF ± 0.20± ACRES
188 8,251 SF ± 0.19 ± ACRES
189 8,501 SF ± 0.20 ± ACRES
190 8,251 SF ± 0.19 ± ACRES
191 11,566 SF ± 0.27 ± ACRES
192 8,435 SF ± 0.19 ± ACRES
193 8,435 SF ± 0.19 ± ACRES
194 9,399 SF ± 0.22 ± ACRES
195 8,820 SF ± 0.20 ± ACRES
196 7,591 SF ± 0.17 ± ACRES
197 7,591 SF ± 0.17 ± ACRES

198
199 7,832 SF ± 0.17± ACRES
200 7,832 SF ± 0.17± ACRES
201 7,832 SF ± 0.17± ACRES
202 7,981 SF ± 0.18± ACRES
203 7,947 SF ± 0.18± ACRES
204 7,832 SF ± 0.18± ACRES
205 7,832 SF ± 0.18± ACRES
206 10,151 SF ± 0.23± ACRES
207 10,699 SF ± 0.25± ACRES
208 9,399 SF ± 0.22± ACRES

SEE SHEET 3

SEE SHEET 4

0 50 75 100
GRAPHIC SCALE
1 inch = 50 feet

REVISIONS
DATE 12/04/19 BY EDR

FINAL SUBDIVISION PLAN FOR ANCHORS RUN

LOCATION: INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

SCALE	DATE	TAX MAP
1" = 50'	06/18/19	234-6.00
JOB NO. S2236_FINAL	DRAWN BY EDR	PARCEL 19.00, 20.01
DWG. S2236		

SURVEYING FORESTRY
PARKER & ASSOCIATES
ESTABLISHED 1977 SALISBURY, MARYLAND 410-749-0020
CIVIL ENGINEERING INC. SITE PLANNING

PER NAD 83 DELAWARE STATE PLANE COORDINATE SYSTEM

SEE SHEET 2

N/F
OAK CREST FARMS PROPERTY
OWNERS ASSOC.
TM 234-6.00-623.00
PLAT 74/99 & 74/100
MEDIUM RESIDENTIAL ZONING

S75°35'25"E 1830.65'

25' WIDE ARTESIAN WATER COMPANY, INC. EASEMENT PER BOOK 3425, PAGE 241

20' WIDE FORESTED BUFFER (SEE NOTE #4)

S75°35'04"E 1652.08 (TOTAL)

PARCEL A
SWM POND/OPEN SPACE
34.288± ACRES

N/F
NEIL F. DIGNON
TM 234-6.00-24
DB 2654/16
AR-1 ZONING

N/F
OAKWOOD VILLAGE AT LEWES, LLC
TM 234-6.00-23.00
PLAT 110/227
AR-1 ZONING

N 253973.9360
E 716291.3500

CELESTIAL WAY

44' PRIVATE R/W

S75°35'04"E 981.05 (TOTAL)

N75°35'04"W 1468.46 (TOTAL)

N75°35'04"W 388.53 (TOTAL)

417.80'

44' WIDE R.O.W.

10' WIDE UTILITY EASEMENT

20' UTILITY EASEMENT (TYP.)

DAGGER BOARD DRIVE

44' PRIVATE R/W

N/F
MICHAEL H. &
JACQUELINE A. ZILLIOX
TM 234-6.00-647.00
DB 3903/333
AR-1 ZONING

N/F
AMBER B. WOODLAND
TM 234-6.00-648.00
DB 4494/297
AR-1 ZONING

N/F
DONNA H. BLAKE
TM 234-6.00-649.00
DB 4274/147
AR-1 ZONING

N/F
MICHAEL F. CONNOR
TM 234-6.00-650
DB 4278/272
AR-1 ZONING

N/F
MAINA ISLAND, LLC
TM 234-6.00-651.00
DB 4289/344
AR-1 ZONING

N/F
CLAUDIA L. BARNES
TM 234-6.00-24
DB 2654/16
AR-1 ZONING

N/F
RUTH ANN NITSCH
TM 234-6.00-653.00
DB 4267/160
AR-1 ZONING

PARCEL F
SWM POND/OPEN SPACE
2.978± ACRES

20' WIDE STORM DRAIN EASEMENT (TYP.)

20' WIDE FORESTED BUFFER (SEE NOTE #4)

20' WIDE LANDSCAPE BUFFER

PUMP STATION

SEE SHEET 5

0 50 75 100
GRAPHIC SCALE
1 inch = 50 feet

SHEET 3 OF 8

REVISIONS	
DATE	INIT.
12/04/19	EDR

FINAL SUBDIVISION PLAN FOR ANCHORS RUN

LOCATION: INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

SCALE: 1" = 50'	DATE: 06/18/19	TAX MAP: 234-6.00	
DWG: S2236	JOB NO.: S2236_FINAL	DRAWN BY: EDR	PARCEL: 19.00, 20.01

SURVEYING FORESTRY

PARKER & ASSOCIATES
ESTABLISHED 1972
SALISBURY, MARYLAND 410-749-1020

CIVIL ENGINEERING INC. SITE PLANNING

Dec 09, 2019 12:24pm

SEE SHEET 2

SNUG BERTH DRIVE
44' PRIVATE R/W

153 12,361 SF ± 0.28± ACRES
152 8,455 SF ± 0.19± ACRES
151 8,435 SF ± 0.19± ACRES
150 8,435 SF ± 0.19± ACRES
149 8,435 SF ± 0.19± ACRES
148 8,435 SF ± 0.19± ACRES
147 8,435 SF ± 0.19± ACRES
146 8,435 SF ± 0.19± ACRES
145 8,435 SF ± 0.19± ACRES
144 10,243 SF ± 0.24± ACRES
143 11,234 SF ± 0.26± ACRES
142 10,063 SF ± 0.23± ACRES
141 9354 SF ± 0.21± ACRES
140 8,785 SF ± 0.20± ACRES
139 8,785 SF ± 0.20± ACRES
138 8,785 SF ± 0.20± ACRES
137 8,158 SF ± 0.19± ACRES
136 8,133 SF ± 0.19± ACRES
135 8,966 SF ± 0.21± ACRES
134 7,840 SF ± 0.18± ACRES
133 7,500 SF ± 0.17± ACRES
132 7,500 SF ± 0.17± ACRES
131 7,500 SF ± 0.17± ACRES
240 10,417 SF ± 0.24± ACRES
239 9,342 SF ± 0.21± ACRES
238 9,038 SF ± 0.21± ACRES
237 9,038 SF ± 0.21± ACRES
236 9,038 SF ± 0.21± ACRES
235 7,833 SF ± 0.18± ACRES
234 7,837 SF ± 0.18± ACRES
233 8,216 SF ± 0.19± ACRES
232 8,651 SF ± 0.20± ACRES
231 8,437 SF ± 0.19± ACRES
230 9,566 SF ± 0.22± ACRES
63 7,896 SF ±
198 9,598 SF ± 0.22± ACRES
167 8,922 SF ± 0.20 ± ACRES

FOLLOWING SEA LANE
BEAVER DAM ROAD
COUNTY RD. 23 SCR 285 MAJOR COLLECTOR- R/W VARIES

PARCEL B
SWM POND/OPEN SPACE
10.126± ACRES

PARCEL E
SWM POND/OPEN SPACE
20.009± ACRES

PARCEL B
SWM POND/OPEN SPACE
10.126± ACRES

20' WIDE FORESTED BUFFER (SEE NOTE #4)
20' WIDE LANDSCAPE BUFFER
10' WIDE PUBLIC ACCESS EASEMENT
10' WIDE UTILITY EASEMENT
5' WIDE PUBLIC ACCESS EASEMENT
44' WIDE R.O.W.

N/F
KUCHARIK THOMAS M
234-5.00-44.07
DB 4310/130
AR-1 ZONING

N/F
KIMBERLY A. STRATTON
TM 234-6.00-20.04
DB 4528/142
AR-1 ZONING

N/F
KUHN FAMILY SUSSEX PARTNERSHIP
TM 234-6.00-20.00
DB 2996/76
AR-1 ZONING

N/F
BYRON & PATRICIA E. MUTCHLER
TM 234-6.00-20.05
DB 3828/272
AR-1 ZONING

N/F
JEFFREY MARSH
234-5.00-44.10
DB 4938/303

N/F
MUTCHLER BYRON & PATRICIA E
TM 234-6.00-20.05
DB 3828/272
AR-1 ZONING

N/F
MCQUAIDE JOSEPH W III
234-5.00-44.03
DB 3418/292
AR-1 ZONING

N/F
ANTHONY J. MELCHIORRE
TM 234-6.00-20.08
DB 3330/223
AR-1 ZONING

N/F
JAMES KENT MURPHY III &
KATHLEEN MURPHY
TM 234-6.00-20.09
DB 3463/234
AR-1 ZONING

N/F
JEFFREY B. TRAYWICK
TM 234-6.00-20.10
DB 3828/270
AR-1 ZONING

N/F
MICHAELINA F. JONES
TM 234-6.00-20.11
DB 3828/275
AR-1 ZONING

N/F
DELPHOS E. PRICE
TM 234-6.00-20.03
DB 4364/38
AR-1 ZONING

N 253384.1856
E 713496.5708

N 253327.9615
E 714432.2888

N 252595.7351
E 713521.7936

POB BE ST (GRID) SYSTEM NAD 83

SEE SHEET 6

SEE SHEET 5

GRAPHIC SCALE
1 inch = 50 feet
0 50 75 100

SHEET 4 OF 8

REVISIONS	
DATE	INT.
12/04/19	EDR

FINAL SUBDIVISION PLAN FOR ANCHORS RUN

LOCATION: INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

SCALE	1" = 50'	DATE	06/18/19	TAX MAP	234-6.00
JOB NO.	S2236_FINAL	DRAWN BY	EDR	PARCEL	19.00, 20.01
DWG.	S2236				

SURVEYING FORESTRY
PARKER GROUP ASSOCIATES
ESTABLISHED 1977 SALISBURY, MARYLAND 410-749-1022
CIVIL ENGINEERING INC. SITE PLANNING

Dec 09, 2019 12:24pm

SEE SHEET 3

SEE SHEET 4

SEE SHEET 7

PER DE ST COORD SYSTEM NAD 83

20' UTILITY EASEMENT (TYP.)

POOL

PARCEL E
SWM POND/OPEN SPACE
19.57± ACRES

PARCEL E
SWM POND/OPEN SPACE
2.978± ACRES

PARCEL A
SWM POND/OPEN SPACE
24.280± ACRES

20' WIDE STORM DRAIN EASEMENT (TYP.)

10' WIDE UTILITY EASEMENT

DAGGER BOARD DRIVE - 44' PRIVATE R/W -

CELESTIAL WAY - 44' PRIVATE R/W -

FUTURE STUB

BREAKAWAY GATE

20' WIDE FORESTED BUFFER (SEE NOTE #4)

20' WIDE LANDSCAPE BUFFER

20' WIDE LANDSCAPE BUFFER

N/F
CLAUDIA L. BARNES
TM 234-6.00-24
DB 2654/16
AR-1 ZONING

N/F
RUTH ANN NITSCH
TM 234-6.00-653.00
DB 4267/160
AR-1 ZONING

N/F
STEPHEN V. AARON
TM 234-6.00-654.00
DB 4162/33
AR-1 ZONING

N/F
RAMNATH SEETHARAM
TM 234-6.00-655.00
DB 4288/271
AR-1 ZONING

N/F
REGIDOR A. VERZOSA
TM 234-6.00-656.00
DB 4156/12
AR-1 ZONING

N/F
JOAN E ESOLA-MACRE
TM 234-6.00-657.00
DB 3777/333
AR-1 ZONING

N/F
OAKWOOD VILLAGE
AT LEWES, LLC
TM 234-6.00-23.00
PLAT 110/227
AR-1 ZONING

N/F
LEE & MARY ROBINSON
TM 234-11.00-40.01
DB 1364/101
AR-1 ZONING

N/F
LEE A. & MARY LEE
ROBINSON
TM 234-11.00-40.00
DB 1204/195
AR-1 ZONING

N 252702.2357
E 715895.1522

N 252660.8890
E 716363.2140

GRAPHIC SCALE
1 inch = 50 feet

SHEET 5 OF 8

REVISIONS	
DATE	INIT.
12/04/19	EDR

FINAL SUBDIVISION PLAN FOR ANCHORS RUN

LOCATION: INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

SCALE	1" = 50'	DATE	06/18/19	TAX MAP	234-6.00
JOB NO.	S2236_FINAL	DRAWN BY	EDR	PARCEL	19.00, 20.01
DWG.	S2236				

SURVEYING FORESTRY

PARKER ASSOCIATES INC.
ESTABLISHED 1972 SALISBURY, MARYLAND 410-749-1021

CIVIL ENGINEERING SITE PLANNING

Dec 09, 2019 12:24pm

SEE SHEET 4

N/F
NULL
234-5.00-44.08
DB 3418/292
AR-1 ZONING

FED.BE.ST COORD SYSTEM NAD 83

N 252595.7351
E 713521.7936

L24

S88°07'33"E
931.07'

20' WIDE LANDSCAPE BUFFER

20' WIDE FORESTED BUFFER (SEE NOTE #4)

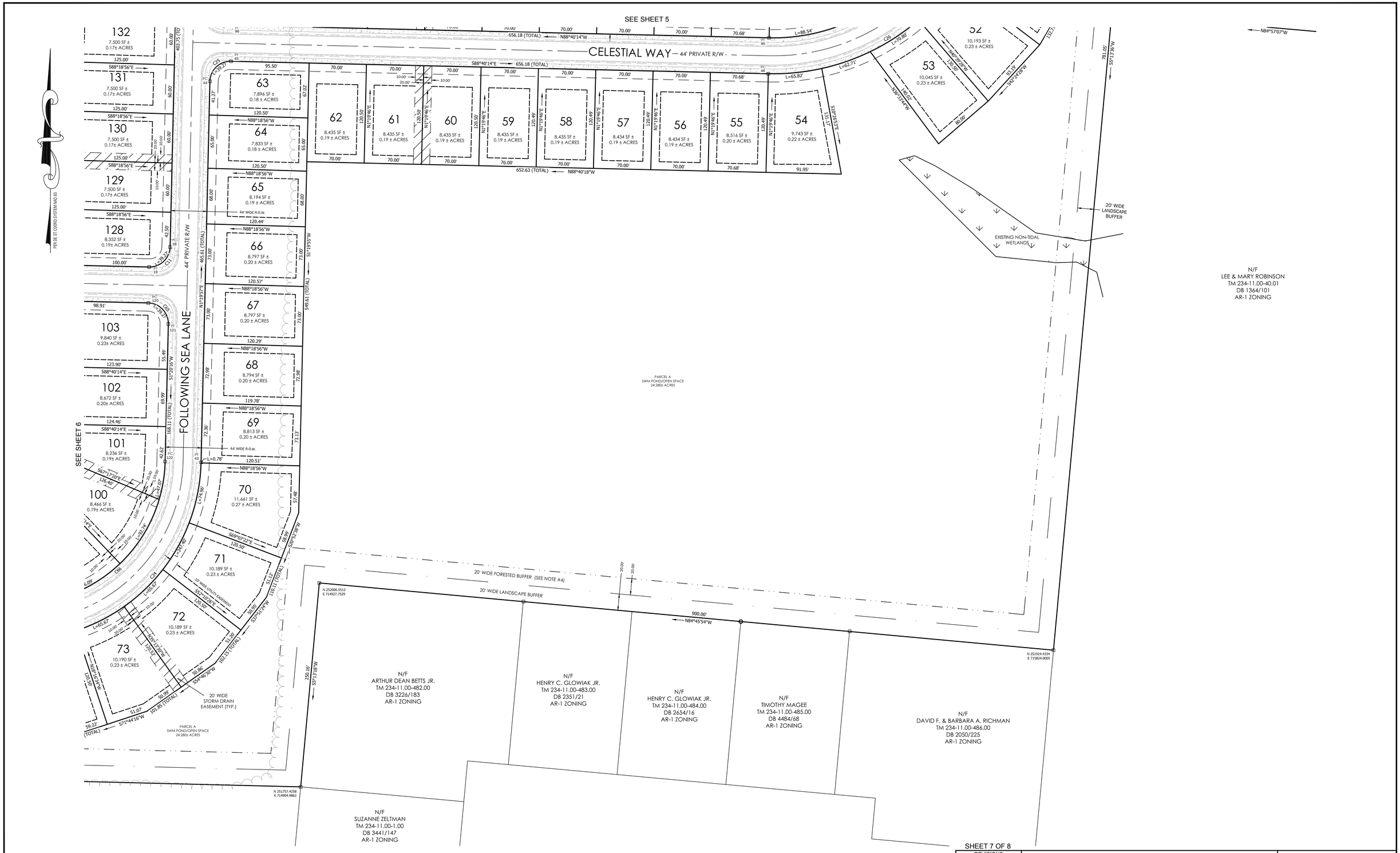
N 252565.2916
E 714452.2168

SWM POND/OPEN SPACE

S88°40'14"E 825.00 (TOTAL)

N1°19'46"E 308.28 (TOTAL)

| | | |



SHEET 7 OF 8

REVISIONS	
DATE	INIT.
12/04/19	EDR

FINAL SUBDIVISION PLAN FOR ANCHORS RUN

LOCATION: INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

SCALE	1" = 50'	DATE	06/18/19	TAX MAP	234-6.00
JOB NO.	S2236_FINAL	DRAWN BY	EDR	PARCEL	19.00, 20.01

DWG. S2236

SURVEYING FORESTRY
PARKER & ASSOCIATES
ESTABLISHED 1977
SALISBURY, MARYLAND 410-749-1023
CIVIL ENGINEERING INC. SITE PLANNING

Dec 09, 2019-12:24pm

PER DE ST COORD SYSTEM NAD 83

Point Table

Point #	Northing	Easting
1	253557.7820	713491.5035
2	253639.9581	713490.0120
3	253686.0938	713489.8681
4	253804.8290	713491.3825
5	253926.5005	713528.7269
6	253961.5206	713582.0265
7	254000.5107	713648.7826
8	254011.1690	713670.2934
9	254009.2326	713717.7614
10	253982.9818	713741.7101
11	253661.1460	713725.3196
12	253533.1771	713839.5728
13	253485.9191	714597.8315
14	253459.8549	714621.2517
15	253291.1080	714641.4276
16	252964.9460	714736.1047
17	252820.6036	714754.9249
18	252416.9590	714745.5569
19	252392.5458	714719.9836
20	252415.0970	713748.3047

Point Table

Point #	Northing	Easting
21	252344.7883	713674.6535
22	252131.7496	713669.5697
23	252102.4988	713638.1612
24	252107.9213	713523.4900
25	252126.5545	713500.4879
26	252146.4379	713495.2760
27	252189.2950	713494.6990
28	252220.2061	713501.8211
29	252239.6177	713505.5601
30	252290.2237	713511.0352
31	252371.9166	713515.4050
32	252481.9060	713521.3639
33	251841.3404	713471.3762
34	251919.2978	713472.5113
35	251961.0355	713470.0140
36	251992.5255	713476.7916
37	252026.4044	713495.2688
38	252039.4063	713518.3979
39	252033.5834	713641.5155
40	252010.8172	713669.2213
41	251956.1174	713737.4462

Point Table

Point #	Northing	Easting
42	251937.1119	714556.3479
43	252153.9012	714783.4390
44	252619.3833	714794.2667
45	252643.7965	714819.8400
46	252628.5717	715475.8414
47	252808.4331	715738.0976
48	252921.4903	715864.9826
49	252950.7752	715989.9623
50	253180.0539	716160.9268
51	253673.8620	716133.4727
52	253881.4659	715964.9794
53	254247.0417	714542.7476
54	254262.8007	714439.3452
55	254291.3090	713879.5707
56	254175.6721	713751.5234
57	254100.5515	713747.6977
58	254076.8490	713721.5914
59	254078.8419	713677.8826
60	254093.0632	713656.4519
61	254115.4344	713644.8806
62	254184.0292	713609.8875

Point Table

Point #	Northing	Easting
63	254202.6258	713607.8156
64	254275.6474	713588.2441
65	254391.0559	713574.6350
66	254173.4341	713795.4665
67	254247.3659	713877.3328
68	254233.4805	714149.9799
69	254207.2416	714173.6760
70	253583.7515	714141.9296
71	253560.0712	714115.4068
72	253577.0919	713842.3098
73	253658.9081	713769.2626
74	254205.0031	714217.6190
75	254228.6995	714243.8583
76	254218.8577	714437.1073
77	254204.4270	714531.7937
78	254176.1852	714641.6655
79	254146.2573	714659.7798
80	254106.8002	714654.1888
81	253553.5810	714626.0144
82	253529.9010	714599.4916
83	253554.2237	714209.2309

Point Table

Point #	Northing	Easting
84	253580.4466	714185.8183
85	254104.5622	714698.1318
86	254133.9635	714702.1049
87	254152.7755	714732.7383
88	253908.5421	715682.9008
89	253878.1055	715700.8898
90	253381.2561	715573.1777
91	253116.5732	715621.1533
92	252934.3013	715748.6055
93	252902.5874	715746.0804
94	252823.3260	715696.6947
95	252672.5599	715476.8623
96	252687.7847	714820.8609
97	252713.3580	714796.4477
98	252819.5827	714798.9130
99	252977.2118	714778.3605
100	253303.3739	714683.6834
101	253456.1398	714665.1331
102	253480.0708	714691.6673
103	253474.1491	714786.6822
104	253518.0949	714788.9203

Point Table

Point #	Northing	Easting
105	253524.0534	714693.3156
106	253550.2766	714669.9031
107	253867.1516	715743.5045
108	253885.1408	715773.9412
109	253838.8512	715954.0255
110	253676.9855	716087.4005
111	253177.4510	716117.0039
112	252993.6149	715979.9242
113	252964.3300	715854.9446
114	252951.0017	715815.3185
115	252959.5153	715784.6646
116	253141.7872	715657.2124
117	253370.3022	715615.7925
118	252343.7660	713718.6416
119	252371.1088	713747.2838
120	252348.5576	714718.9627
121	252322.9843	714743.3759
122	252154.9221	714739.4509
123	251981.1000	714557.3688
124	252000.1013	713738.6484
125	252028.7456	713711.3057

Point Table

Point #	Northing	Easting
126	253465.5703	714924.3294
127	253438.8634	714951.5769
128	253407.8411	714963.1819
129	253398.0090	714967.8794
130	253391.6354	714978.3558
131	253390.8290	714994.7354
132	253466.5441	715063.2377
133	253472.7157	715063.7670
134	253478.5043	715062.2266
135	253501.1516	714991.7260
136	253501.3206	714971.6290
137	253508.9150	714936.2137

Curve Table

CURVE	LENGTH	RADIUS	CHORD	TANGENT	DELTA
C1	128.63	255.74	127.27	65.70	28°49'00"
C2	66.54	66.23	63.78	36.38	57°34'00"
C2	66.54	66.23	63.78	36.38	57°34'00"
C3	79.77	92.28	77.31	42.57	49°31'40"
C3	79.77	92.28	77.31	42.57	49°31'40"
C4	25.04	25.00	24.01	13.68	57°23'20"
C4	25.04	25.00	24.01	13.68	57°23'20"
C5	39.52	25.00	35.53	25.25	90°34'50"
C5	39.52	25.00	35.53	25.25	90°34'50"
C6	190.25	122.00	171.55	120.62	89°21'00"
C7	38.83	25.00	35.04	24.56	88°59'00"
C7	38.83	25.00	35.04	24.56	88°59'00"
C8	170.71	522.00	169.95	86.12	18°44'10"
C8	170.71	522.00	169.95	86.12	18°44'10"
C9	146.13	478.00	145.56	73.64	17°31'00"
C9	146.13	478.00	145.56	73.64	17°31'00"
C10	79.77	92.28	77.31	42.57	49°31'40"

Curve Table

CURVE	LENGTH	RADIUS	CHORD	TANGENT	DELTA
C10	79.77	92.28	77.31	42.57	49°31'40"
C11	39.27	25.00	35.36	25.00	90°00'00"
C11	39.27	25.00	35.36	25.00	90°00'00"
C12	113.05	72.00	101.79	71.95	89°57'50"
C13	47.83	30.00	42.92	30.71	91°20'30"
C13	47.83	30.00	42.92	30.71	91°20'30"
C14	31.68	25.00	29.60	18.37	72°36'20"
C14	31.68	25.00	29.60	18.37	72°36'20"
C15	43.27	90.19	42.86	22.06	27°29'30"
C15	43.27	90.19	42.86	22.06	27°29'30"
C17	50.92	549.37	50.90	25.48	5°18'40"
C17	50.92	549.37	50.90	25.48	5°18'40"
C18	110.16	2244.40	110.15	55.09	2°48'40"
C18	110.16	2244.40	110.15	55.09	2°48'40"
C19	78.04	525.00	77.97	39.09	8°31'00"
C19	78.04	525.00	77.97	39.09	8°31'00"
C20	32.61	60.00	32.21	16.72	31°08'30"

Curve Table

CURVE	LENGTH	RADIUS	CHORD	TANGENT	DELTA
C20	32.61	60.00	32.21	16.72	31°08'30"
C21	27.97	25.00	26.53	15.65	64°06'00"
C21	27.97	25.00	26.53	15.65	64°06'00"
C22	38.43	30.00	35.86	22.36	73°24'20"
C22	38.43	30.00	35.86	22.36	73°24'20"
C23	93.98	72.00	87.45	55.03	74°47'00"
C23	93.98	72.00	87.45	55.03	74°47'00"
C24	348.72	222.00	313.96	222.00	90°00'00"
C24	348.72	222.00	313.96	222.00	90°00'00"
C25	39.27	25.00	35.36	25.00	90°00'00"
C25	39.27	25.00	35.36	25.00	90°00'00"
C26	339.65	272.00	318.01	195.98	71°32'40"
C26	339.65	272.00	318.01	195.98	71°32'40"
C27	177.17	178.00	169.95	96.70	57°01'40"
C27	177.17	178.00	169.95	96.70	57°01'40"
C28	310.76	222.00	286.00	186.95	80°12'10"
C28	310.76	222.00	286.00	186.95	80°12'10"

Curve Table

CURVE	LENGTH	RADIUS	CHORD	TANGENT	DELTA
C29	279.72	222.00	261.58	161.86	72°11'30"
C29	279.72	222.00	261.58	161.86	72°11'30"
C30	104.60	521.16	104.43	52.48	11°30'00"
C30	104.60	521.16	104.43	52.48	11°30'00"
C31	191.64	122.00	172.53	122.00	90°00'00"
C31	191.64	122.00	172.53	122.00	90°00'00"
C32	39.14	25.00	35.26	24.87	89°41'40"
C33	27.02	25.00	25.72	15.00	61°54'50"
C33	27.02	25.00	25.72	15.00	61°54'50"
C34	27.19	92.28	27.09	13.69	16°52'50"
C34	27.19	92.28	27.09	13.69	16°52'50"
C35	76.75	116.35	75.36	39.83	37°47'30"
C35	76.75	116.35	75.36	39.83	37°47'30"
C36	75.89	251.42	75.60	38.23	17°17'40"
C36	75.89	251.42	75.60	38.23	17°17'40"
C37	117.92	199.58	116.21	60.73	33°51'00"
C37	117.92	199.58	116.21	60.73	33°51'00"

Curve Table

CURVE	LENGTH	RADIUS	CHORD	TANGENT	DELTA
C38	122.52	78.00	110.31	78.00	90°00'00"
C39	39.27	25.00	35.36	25.00	90°00'00"
C39	39.27	25.00	35.36	25.00	90°00'00"
C40	39.55	25.00	35.56	25.29	90°39'10"
C40	39.55	25.00	35.56	25.29	90°39'10"
C41	121.64	78.00	109.68	77.12	89°21'00"
C42	39.27	25.00	35.36	25.00	90°00'00"
C42	39.27	25.00	35.36	25.00	90°00'00"
C43	95.94	478.00	95.78	48.13	11°30'00"
C43	95.94	478.00	95.78	48.13	11°30'00"
C44	38.75	25.00	34.98	24.48	88°48'00"
C44	38.75	25.00	34.98	24.48	88°48'00"
C45	39.91	222.00	39.85	20.01	10°18'00"
C45	39.91	222.00	39.85	20.01	10°18'00"
C46	39.55	25.00	35.56	25.29	90°39'00"
C46	39.55	25.00	35.56	25.29	90°39'00"
C47	38.99	25.00	35.15	24.72	89°20'50"

Curve Table

CURVE	LENGTH	RADIUS	CHORD	TANGENT	DELTA
C47	38.99	25.00	35.15	24.72	89°20'50"
C48	40.12	25.00	35.95	25.86	91°56'20"
C48	40.12	25.00	35.95	25.86	91°56'20"
C49	39.27	25.00	35.36	25.00	90°00'00"
C49	39.27	25.00	35.36	25.00	90°00'00"
C50	277.50	322.00	269.00	148.03	49°22'40"
C50	277.50	322.00	269.00	148.03	49°22'40"
C51	34.48	25.00	31.81	20.62	79°01'50"
C51	34.48	25.00	31.81	20.62	79°01'50"
C52	94.09	222.00	93.39	47.76	24°17'00"
C52	94.09	222.00	93.39	47.76	24°17'00"
C53	284.70	228.00	266.56	164.27	71°32'40"
C53	284.70	228.00	266.56	164.27	71°32'40"
C54	39.27	25.00	35.36	25.00	90°00'00"
C54	39.27	25.00	35.36	25.00	90°00'00"
C55	159.58	522.00	158.96	80.42	17°31'00"
C55	159.58	522.00	158.96	80.42	17°31'00"

Curve Table

CURVE	LENGTH	RADIUS	CHORD	TANGENT	DELTA
C56	154.56	478.00	153.89	77.96	18°31'40"
C56	154.56	478.00	153.89	77.96	18°31'40"
C58	39.27	25.00	35.36	25.00	90°00'00"
C58	39.27	25.00	35.36	25.00	90°00'00"
C59	224.28	178.00	209.74	129.78	72°11'30"
C59	224.28	178.00	209.74	129.78	72°11'30"
C60	249.17	178.00	229.32	149.90	80°12'10"
C60	249.17	178.00	229.32	149.90	80°12'10"
C61	41.87	222.00	41.81	21.00	10°48'20"
C61	41.87	222.00	41.81	21.00	10°48'20"
C62	34.48	25.00	31.81	20.62	79°01'50"
C62	34.48	25.00	31.81	20.62	79°01'50"
C63	239.58	278.00	232.24	127.80	49°22'40"
C63	239.58	278.00	232.24	127.80	49°22'40"
C64	44.23	27.85	39.73	28.34	90°59'10"
C64	44.23	27.85	39.73	28.34	90°59'10"
C65	39.27	25.00	35.36	25.00	90°00'00"

Curve Table

CURVE	LENGTH	RADIUS	CHORD	TANGENT	DELTA
C65	39.27	25.00	35.36	25.00	90°00'00"
C66	279.60	178.00	251.73	178.00	90°00'00"
C67	43.98	28.00	39.60	28.00	90°00'20"
C67	43.98	28.00	39.60	28.00	90°00'20"
C68	29.70	178.00	29.67	14.89	9°33'40"
C68	29.70	178.00	29.67	14.89	9°33'40"
C70	109.22	240.74	108.28	55.57	25°59'40"
C71	43.71	51.23	42.39	23.28	48°53'10"
C72	237.74	107.28	191.99	215.03	126°58'20"
C73	67.17	101.31	65.94	34.87	37°59'10"
C74	16.86	266.42	16.86	8.43	3°37'30"
C75	43.54	266.42	43.49	21.82	9°21'50"
C76	109.05	184.58	107.47	56.17	33°51'00"
C77	80.27	540.00	80.19	40.21	8°31'00"
C78	10.71	45.00	10.68	5.38	13°37'50"
C79	79.11	107.28	77.33	41.45	42°15'00"
C80	34.51	75.19	34.21	17.57	26°18'00"

Curve Table

CURVE	LENGTH	RADIUS	CHORD	TANGENT	DELTA
C81	20.86	288.33	20.85	10.43	4°08'40"
C82	52.31	564.37	52.29	26.17	5°18'40"
C83	110.71	2259.40	110.70	55.37	2°48'30"
C84	110.90	2259.40	110.89	55.46	2°48'40"

REVISIONS

DATE	INIT.
12/04/19	EDR

FINAL SUBDIVISION PLAN
FOR
ANCHORS RUN

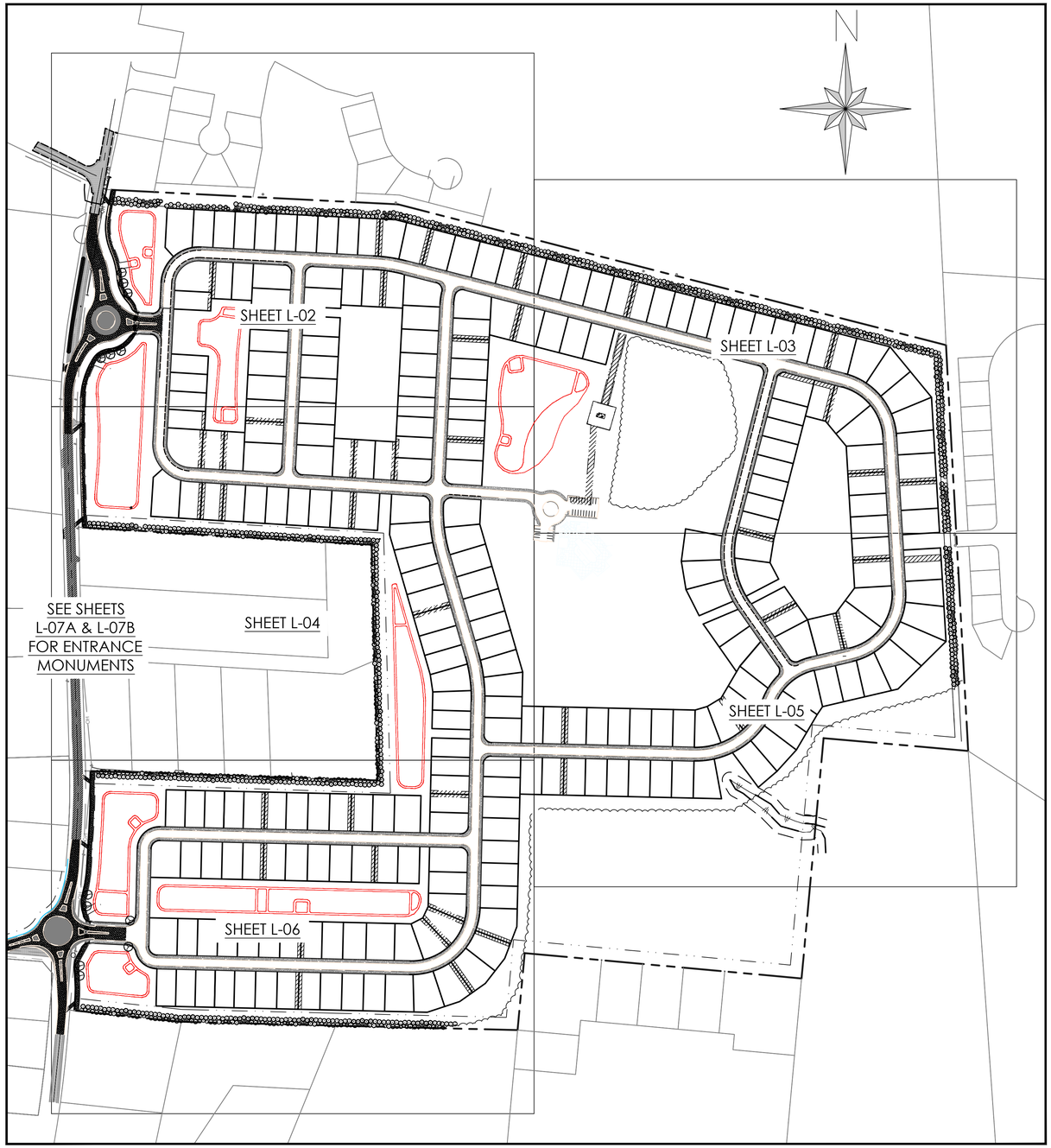
LOCATION: INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

SCALE	1" = 50'	DATE	06/18/19	TAX MAP	234-6.00
JOB NO.	S2236_FINAL	DRAWN BY	EDR	PARCEL	19.00, 20.01

DWG. S2236

SURVEYING FORESTRY
PARKER & ASSOCIATES INC.
ESTABLISHED 1977
SALISBURY, MARYLAND 410-749-1023
CIVIL ENGINEERING SITE PLANNING

Dec 09, 2019-12:25pm



SEE SHEET 07 FOR ENTRANCE DETAIL AND SHEETS 08-10
FOR STORMWATER POND PLANTING DETAIL.

KEY PLAN
SCALE 1" = 200'

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

NOTES:

1. ALL ON-SITE STREETS ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNERS ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE STREETS SHALL BE BY THE RESPECTIVE ORGANIZATION.

2. STORMWATER MANAGEMENT AND STORM DRAINAGE SHALL BE IN ACCORDANCE WITH THE SUSSEX COUNTY CONSERVATION DISTRICT AND SUSSEX COUNTY ENGINEERING REQUIREMENTS. THE SITE IS TO BE TREATED BY MULTIPLE WET PONDS. MAINTENANCE OF THE ON-SITE STORMWATER MANAGEMENT FACILITIES AND STORM DRAINAGE SYSTEM SHALL BE BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNERS ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE ABOVE PROACTIVE SHALL BE BY THE RESPECTIVE ORGANIZATION.

3. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

4. FOR ANY NEW DEVELOPMENT LOCATED IN WHOLE OR IN PART WITH 20 FEET OF THE BOUNDARY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES, NO IMPROVEMENT REQUIRING AN OCCUPANCY APPROVAL FOR A RESIDENTIAL TYPE USE SHALL BE CONSTRUCTED WITHIN 20 FEET OF THE BOUNDARY OF THE LANDS USED PRIMARILY FOR AGRICULTURAL PURPOSES.

5. CONSTRUCTION TO COMMENCE IMMEDIATELY UPON APPROVAL. STORM DRAIN AND WATER LINES WILL BE PLACED FIRST, FOLLOWED BY UTILITIES AND STREETS.

6. A 15 FOOT WIDE PERMANENT EASEMENT IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE, AS PER THIS PLAT.

7. THE HOMEOWNERS ASSOCIATION WILL BE REQUIRED TO MAINTAIN THE FORESTED/PLANTING BUFFER AND OPEN SPACE AND THE SPECIFICS WILL BE SPELLED OUT IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.

8. WETLANDS WERE FOUND ON SITE.

9. NO LANDSCAPING SHALL BE ALLOWED WITHIN R/W UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).

10. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOTS) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.

11. 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.

12. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S "SHARED-USE PATH AND/OR SIDEWALK TERMINATION POLICY".

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

14. THE SIDEWALK AND SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR SHARED-USE PATH.

15. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.

16. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.

17. LOTS WILL BE PERMITTED TO HAVE ACCESS POINTS THAT COMPLY WITH THE DEVELOPMENT COORDINATION MANUAL (DCM) SPACING REQUIREMENTS OF CHAPTER 1 AND LIMITATIONS ON NUMBER OF ACCESS POINTS ESTABLISHED IN DCM CHAPTER 7. HORSESHOE DRIVEWAYS AND SECONDARY ENTRANCES REQUIRE ADDITIONAL DELDOT REVIEW AND SEPARATE PERMITTING, RESTRICTIONS AS DESCRIBED IN THE DCM CHAPTER 7 MAY PROHIBIT SOME SECONDARY ENTRANCE REQUESTS FROM BEING GRANTED.

18. 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.

19. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL

20. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS ON THE DEDICATED SUBDIVISION STREET RIGHT-OF-WAY IN ACCORDANCE WITH SECTION 3.2.4.1 OF THE DEVELOPMENT COORDINATION MANUAL, AND THE REQUIREMENTS OF THE LAND USE AGENCY. RIGHT-OF-WAY MONUMENTS SHALL BE PLACED ALONG THE RIGHT-OF-WAY LINES, AT A MINIMUM ON ONE SIDE OF THE STREET AT EVERY CHANGE IN HORIZONTAL ALIGNMENT TO PROVIDE A PERMANENT REFERENCE FOR THE RE-ESTABLISHING THE CENTERLINE AND RIGHT-OF-WAY LINE.

21. A 20' FORESTED BUFFER TO BE PLANTED WITH A RATIO OF 70% DECIDUOUS AND 30% EVERGREEN TREES.

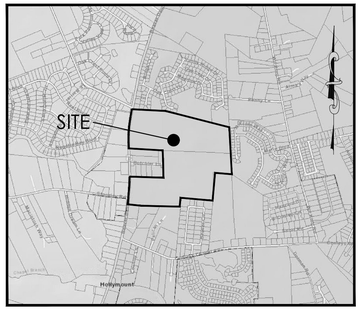
SITE DATA:

OWNER/
APPLICANT/
DEVELOPER: INSIGHT DEVELOPMENT COMPANY, LLC
16255 SUSSEX HIGHWAY
BRIDGEVILLE , DE 19933
CONTACT: ROB LISLE

ENGINEER/
LAND PLANNER: PARKER AND ASSOCIATES
528 RIVERSIDE DRIVE
SALISBURY, MD 21801
PHONE: 410.749.1023
CONTACT: BROCK E. PARKER

- TAX MAP:
  2-34-6.00, PARCELS 19.00 & 20.01
- PROPOSED USE: SUBDIVISION
  ALLOWABLE UNITS = 2 * 132.71 = 265 UNITS
  PROPOSED UNITS = 265
  (1.99 UNITS/ACRE NET
  MIN. LOT AREA = 7,500 S.F.
  MIN. LOT WIDTH = 60'
  MAX. BUILDING HEIGHT = 42'
  SINGLE FAMILY LOT AREA = 54.85 AC ±
  OPEN SPACE AREA = 63.84 AC ±
  RIGHT OF WAY AREA = 14.02 AC ±
- EXISTING ZONING:
  AR-1
- PROPOSED ZONING: AR-1 CLUSTER SUBDIVISION
- PROPOSED BUILDING SETBACKS:

  STANDARD SINGLE FAMILY LOT
  FRONT: 25' (15' FOR CORNER LOT)
  SIDE: 10'
  REAR: 10'
  MAXIMUM BUILDING HEIGHT: 42'
- FLOOD ZONE:
  THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM MAP NUMBER 10005C0330J, MAP REVISED MARCH 16, 2015.
- WATER SUPPLY:
  TIDEWATER UTILITIES, INC
- SANITARY SEWER:
  ARTESIAN WASTEWATER SERVICES
- WETLANDS:
  EXISTING = 0.180 AC ± (7,884 SF ±)
- WOODLANDS:
  EXISTING = 30.74 AC ± (1,339,107 SF ± ~ 23% ±)
  TO REMAIN = 17.79 AC ± (619,363 SF ± ~ 13% ±)



VICINITY MAP
SCALE 1" = 2000'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- ROAD CENTERLINE
- EDGE OF CONCRETE
- EDGE OF PAVEMENT
- CURB
- SIDEWALK
- SIDEWALK HATCH
- EDGE OF POND
- CURB INLET
- YARD INLET
- STORM PIPE — SD
- SANITARY MANHOLE — S
- SANITARY PIPE — SS
- WATER PIPE — W
- FIRE HYDRANT
- TREE LINE
- FORESTRY EASEMENT (SEE NOTE # 21)
- CONCRETE MONUMENT
- IRON ROD
- POCKET PARK — P

INDEX OF SHEETS

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L-02	LANDSCAPE PLAN - AREA DETAIL
L-03	LANDSCAPE PLAN - AREA DETAIL
L-04	LANDSCAPE PLAN - AREA DETAIL
L-05	LANDSCAPE PLAN - AREA DETAIL
L-06	LANDSCAPE PLAN - AREA DETAIL
L-07A	ENTRANCE MONUMENT DETAILS
L-07B	ENTRANCE MONUMENT DETAILS
L-08	LANDSCAPE PLAN - STORMWATER MANAGEMENT PONDS
L-09	LANDSCAPE PLAN - STORMWATER MANAGEMENT PONDS
L-10	LANDSCAPE PLAN - STORMWATER MANAGEMENT PONDS
L-11	LANDSCAPE PLAN DETAILS

LEE ANN SCHNAPPINGER BRIDGMAN
NO. S1-0000510
STATE OF DELAWARE
LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT'S CERTIFICATION

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

12-8-19

LEE ANN SCHNAPPINGER BRIDGMAN, RLA — DATE
BRIDGMAN LANDSCAPE ARCHITECTURE, LLC

solutions
Parker Brady Environmental LLC
303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215
3003 Merritt Mill Road
Salisbury, MD 21804
T. 410.572.8833
www.solutionspem.com

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Seal

Date

REVISIONS

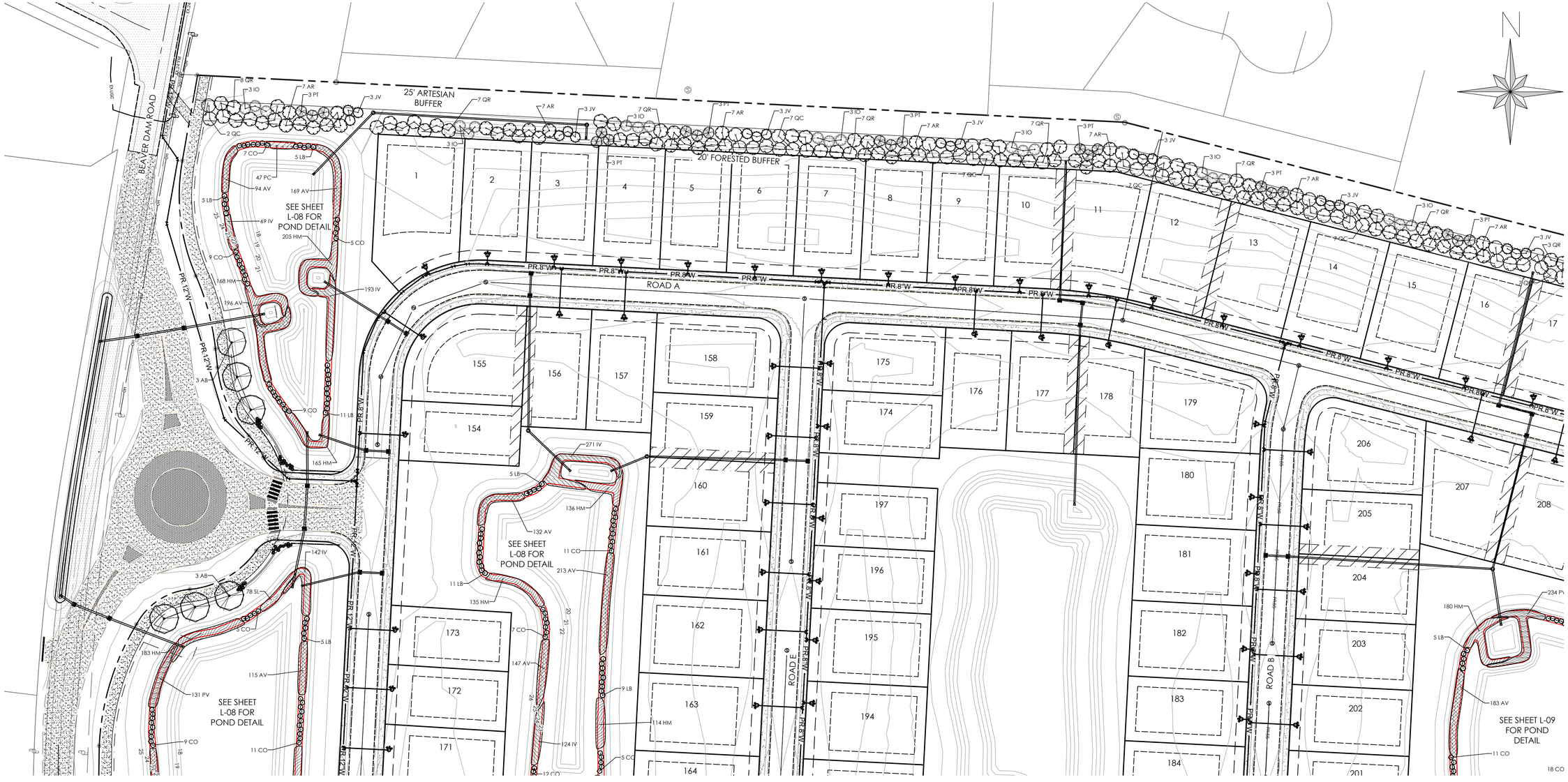
NO.	DATE	DESCRIPTION

LANDSCAPE PLAN - COVER SHEET
for
ANCHOR'S RUN
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE
Prepared for: Insight Development Company, LLC

Date:	JULY 2019
Job Number:	
Scale:	AS SHOWN
Drawn By:	LSB
Designed By:	
Approved By:	

Sheet No.: L-01

File Name:
Anchors Run Landscape.dwg



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LANDSCAPE ARCHITECT'S CERTIFICATION

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

12-8-19

LEE ANN SCHNAPPINGER BRIDGMAN, RLA — DATE
BRIDGMAN LANDSCAPE ARCHITECTURE, LLC

LEE ANN SCHNAPPINGER BRIDGMAN NO. S1-0000510 STATE OF DELAWARE LANDSCAPE ARCHITECT

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REVISIONS

NO.	DATE	DESCRIPTION

LANDSCAPE PLAN - AREA DETAIL

for

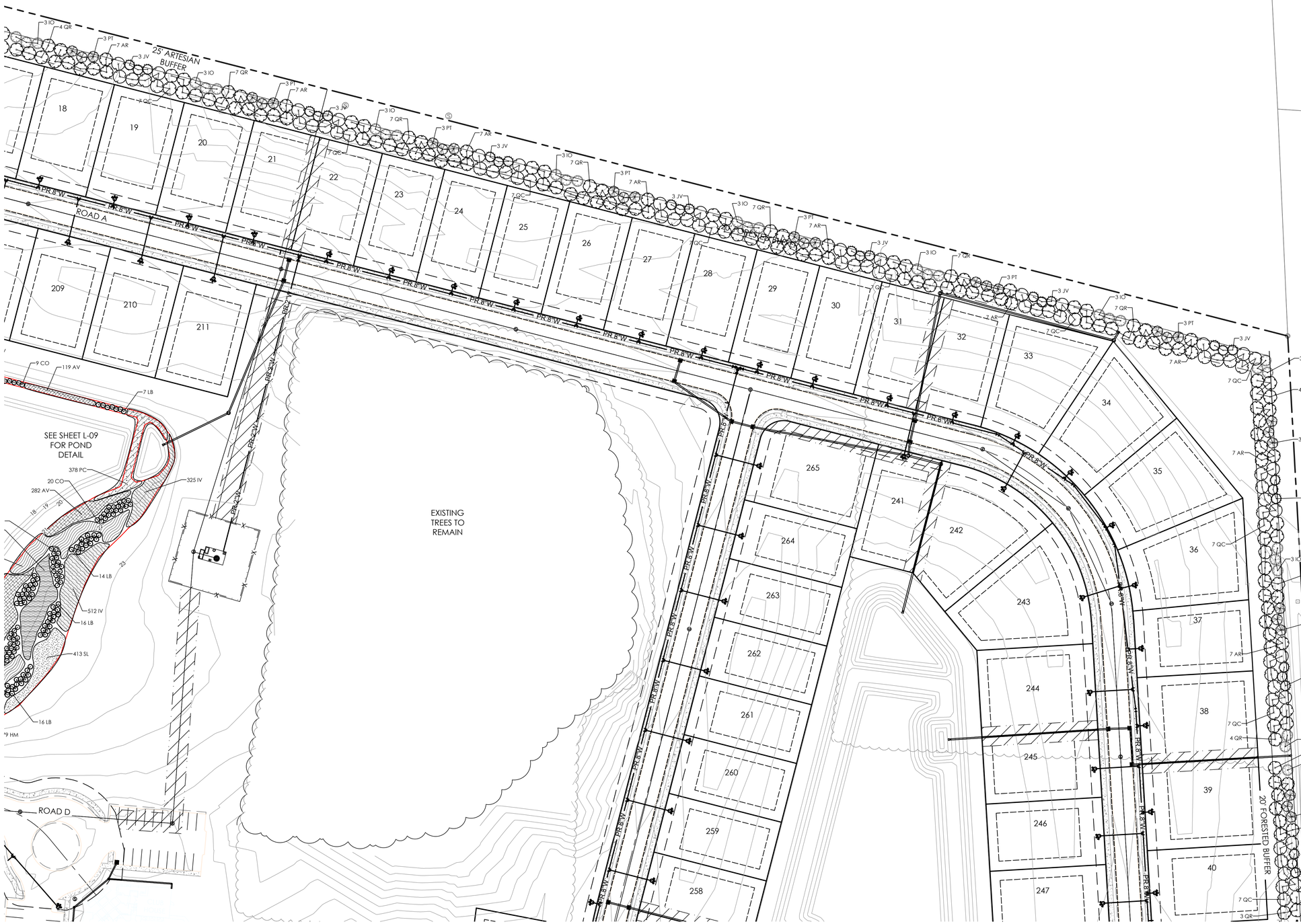
ANCHOR'S RUN

INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE
Prepared for: Insight Development Company, LLC

Date: JULY 2019
Job Number:
Scale: 1"= 50'
Drawn By: LSB
Designed By:
Approved By:

Sheet No.: L-02

File Name: Anchors Run Landscape.dwg



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LANDSCAPE ARCHITECT'S CERTIFICATION

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LEE ANN SCHNAPPINGER BRIDGMAN, RLA — DATE 12-8-19
BRIDGMAN LANDSCAPE ARCHITECTURE, LLC

LEE ANN SCHNAPPINGER BRIDGMAN NO. S1-0000510 STATE OF DELAWARE LANDSCAPE ARCHITECT

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NO.	DESCRIPTION	DATE

LANDSCAPE PLAN - AREA DETAIL
for
ANCHOR'S RUN
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE
Prepared for: Insight Development Company, LLC

Date:	JULY 2019
Job Number:	
Scale:	1"= 50'
Drawn By:	LSB
Designed By:	
Approved By:	

Sheet No.: L-03

File Name: Anchors Run Landscape.dwg



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEE ANN SCHNAPPINGER BRIDGMAN
NO. S1-0000510
STATE OF DELAWARE
LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT'S CERTIFICATION

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12-8-19

LEE ANN SCHNAPPINGER BRIDGMAN, RLA — DATE
BRIDGMAN LANDSCAPE ARCHITECTURE, LLC

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LANDSCAPE PLAN - AREA DETAIL

for

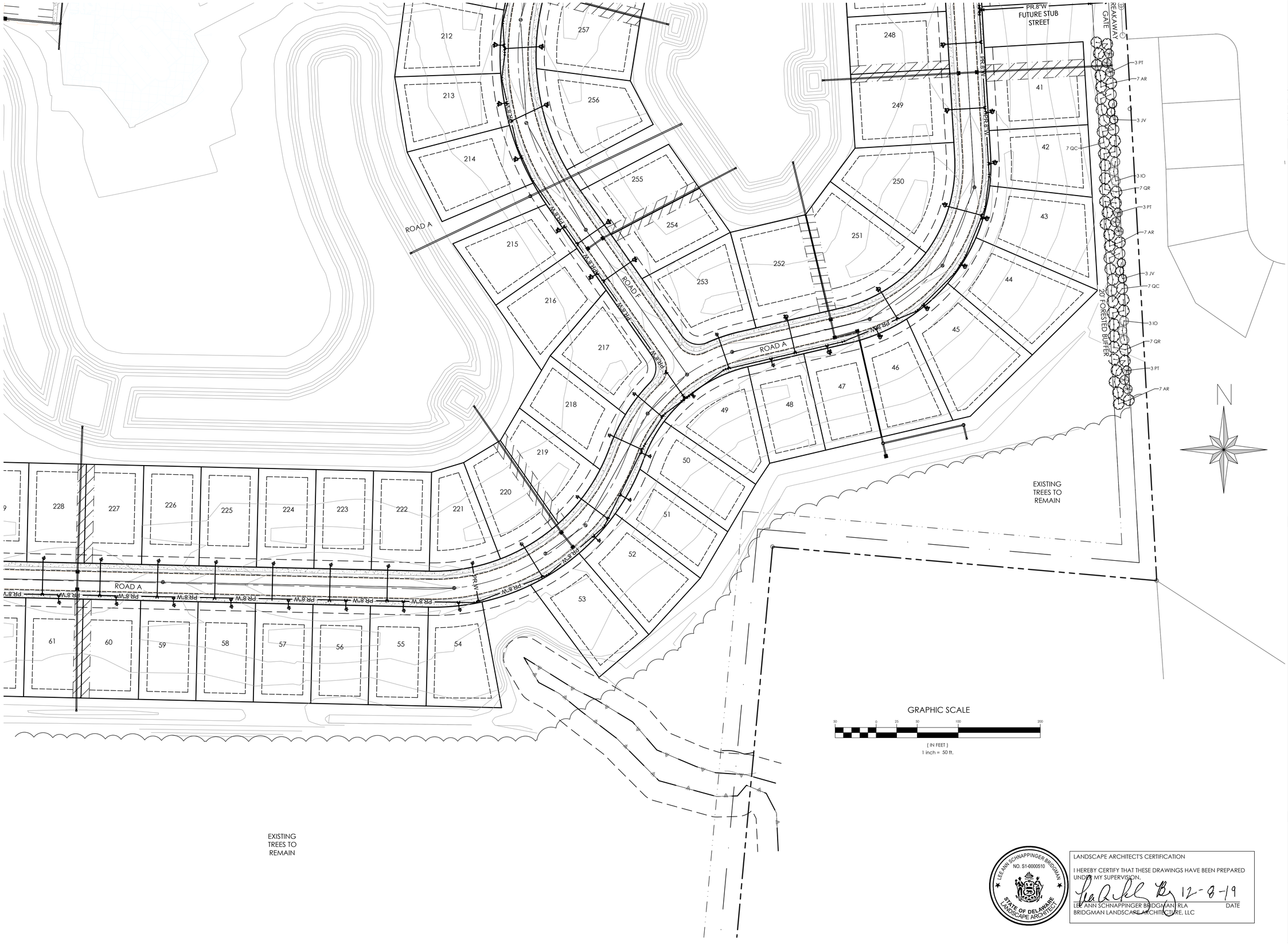
ANCHOR'S RUN

INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE
Prepared for: Insight Development Company, LLC

Date:	JULY 2019
Job Number:	
Scale:	1"= 50'
Drawn By:	LSB
Designed By:	
Approved By:	

Sheet No.: L-04

File Name: Anchors Run Landscape.dwg



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LANDSCAPE PLAN - AREA DETAIL
for
ANCHOR'S RUN
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE
Prepared for: Insight Development Company, LLC

LEE ANN SCHNAPPINGER BRIDGMAN NO. S1-0000510 STATE OF DELAWARE LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT'S CERTIFICATION

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

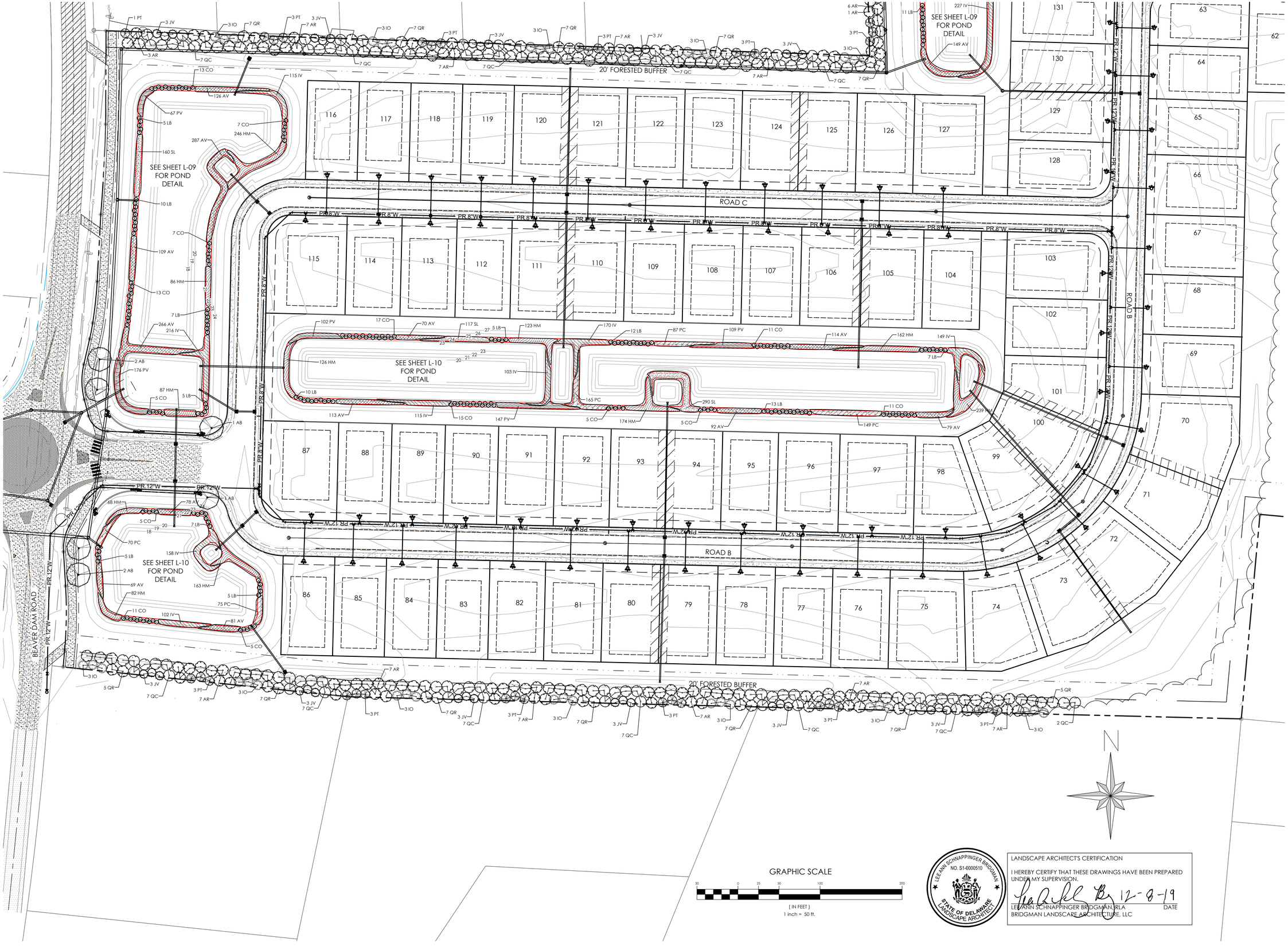
12-8-19

LEE ANN SCHNAPPINGER BRIDGMAN, RLA — DATE
BRIDGMAN LANDSCAPE ARCHITECTURE, LLC

Date:	JULY 2019
Job Number:	
Scale:	1"= 50'
Drawn By:	LSB
Designed By:	
Approved By:	

Sheet No.: L-05

File Name: Anchors Run Landscape.dwg



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LANDSCAPE ARCHITECT'S CERTIFICATION

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

LEE ANN SCHNAPPINGER BRIDGMAN, RLA — DATE
BRIDGMAN LANDSCAPE ARCHITECTURE, LLC

LEE ANN SCHNAPPINGER BRIDGMAN NO. S1-0000510 STATE OF DELAWARE LANDSCAPE ARCHITECT

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LANDSCAPE PLAN - AREA DETAIL

for

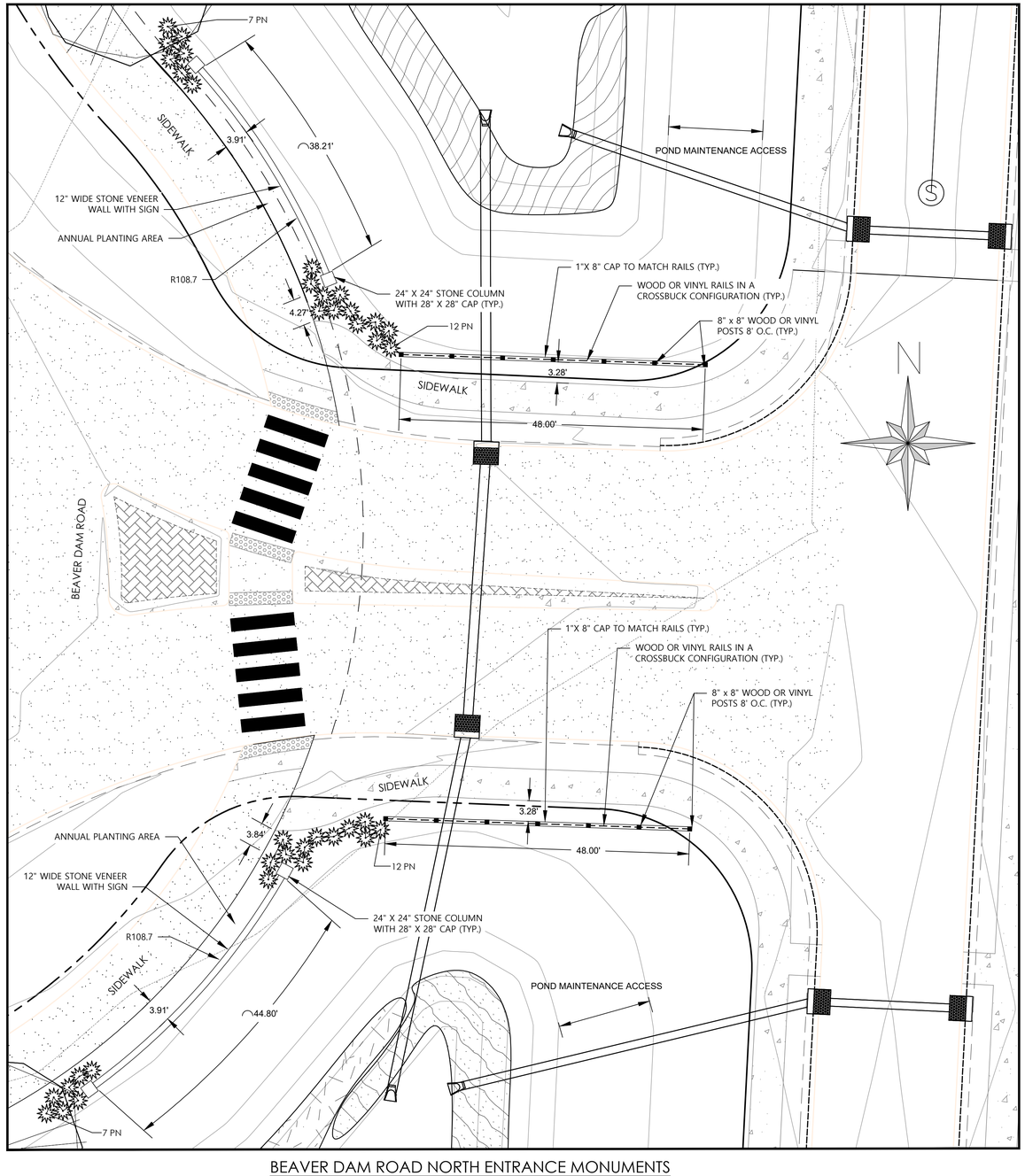
ANCHOR'S RUN

INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE
Prepared for: Insight Development Company, LLC

Date:	JULY 2019
Job Number:	
Scale:	1"= 50'
Drawn By:	LSB
Designed By:	
Approved By:	

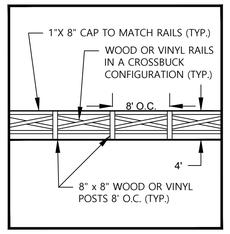
Sheet No.: L-06

File Name: Anchors Run Landscape.dwg



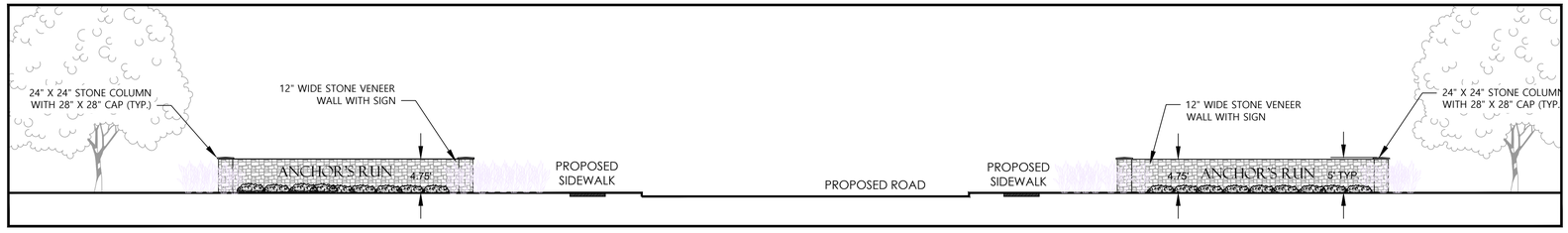
BEAVER DAM ROAD NORTH ENTRANCE MONUMENTS

SCALE 1" = 10'



TYPICAL RAILING ELEVATION

SCALE 1" = 10'



TYPICAL ENTRANCE MONUMENT ELEVATION

SCALE 1" = 10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

LEE ANN SCHNAPPINGER BRIDGMAN NO. S1-0000510 STATE OF DELAWARE LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT'S CERTIFICATION

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

12-8-19

LEE ANN SCHNAPPINGER BRIDGMAN, RLA — DATE

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ENTRANCE MONUMENT DETAILS

for

ANCHOR'S RUN

INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

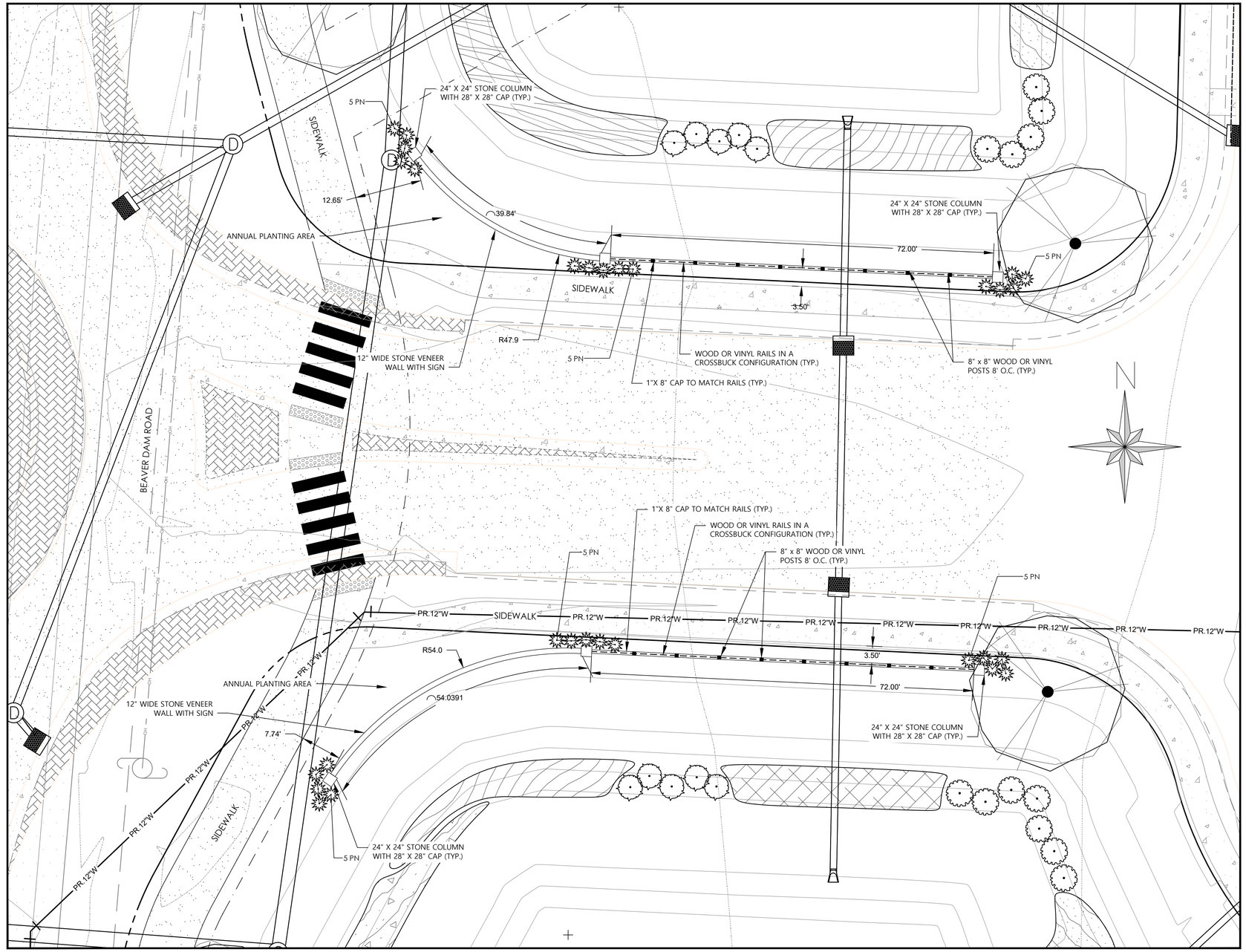
Prepared for: Insight Development Company, LLC

Date:	JULY 2019
Job Number:	
Scale:	1"= 10'
Drawn By:	LSB
Designed By:	
Approved By:	

Sheet No.:

L-07A

File Name:
Anchors Run Landscape.dwg



BEAVER DAM ROAD SOUTH ENTRANCE MONUMENTS

SCALE 1" = 10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LANDSCAPE ARCHITECT'S CERTIFICATION

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LEE ANN SCHNAPPINGER BRIDGMAN, RLA — DATE 12-8-19
BRIDGMAN LANDSCAPE ARCHITECTURE, LLC

LEE ANN SCHNAPPINGER BRIDGMAN NO. S1-0000510 STATE OF DELAWARE LANDSCAPE ARCHITECT

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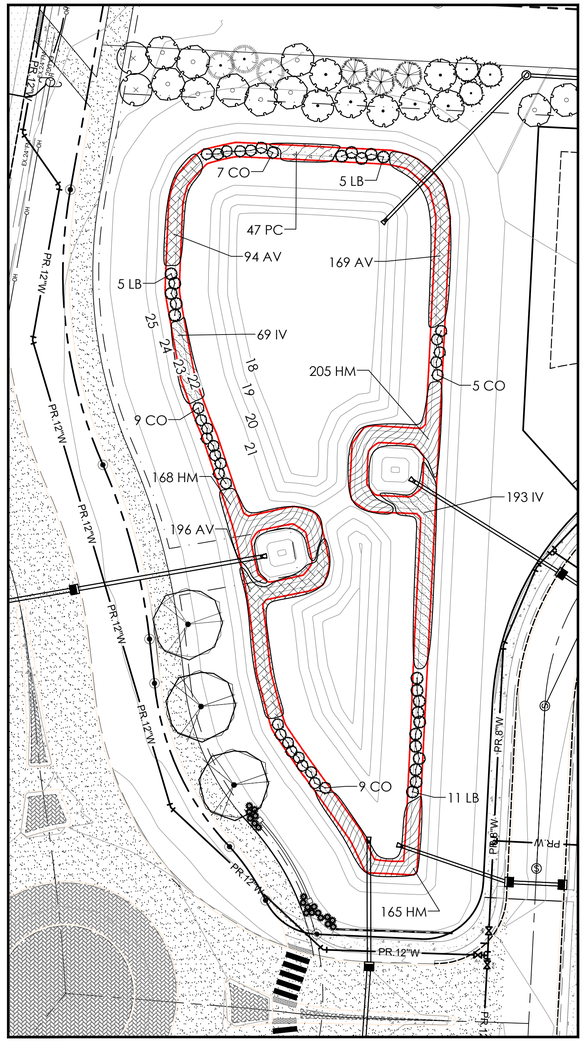
ENTRANCE MONUMENT DETAILS
for
ANCHOR'S RUN
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE
Prepared for: Insight Development Company, LLC

Date:	JULY 2019
Job Number:	
Scale:	1"= 10'
Drawn By:	LSB
Designed By:	
Approved By:	

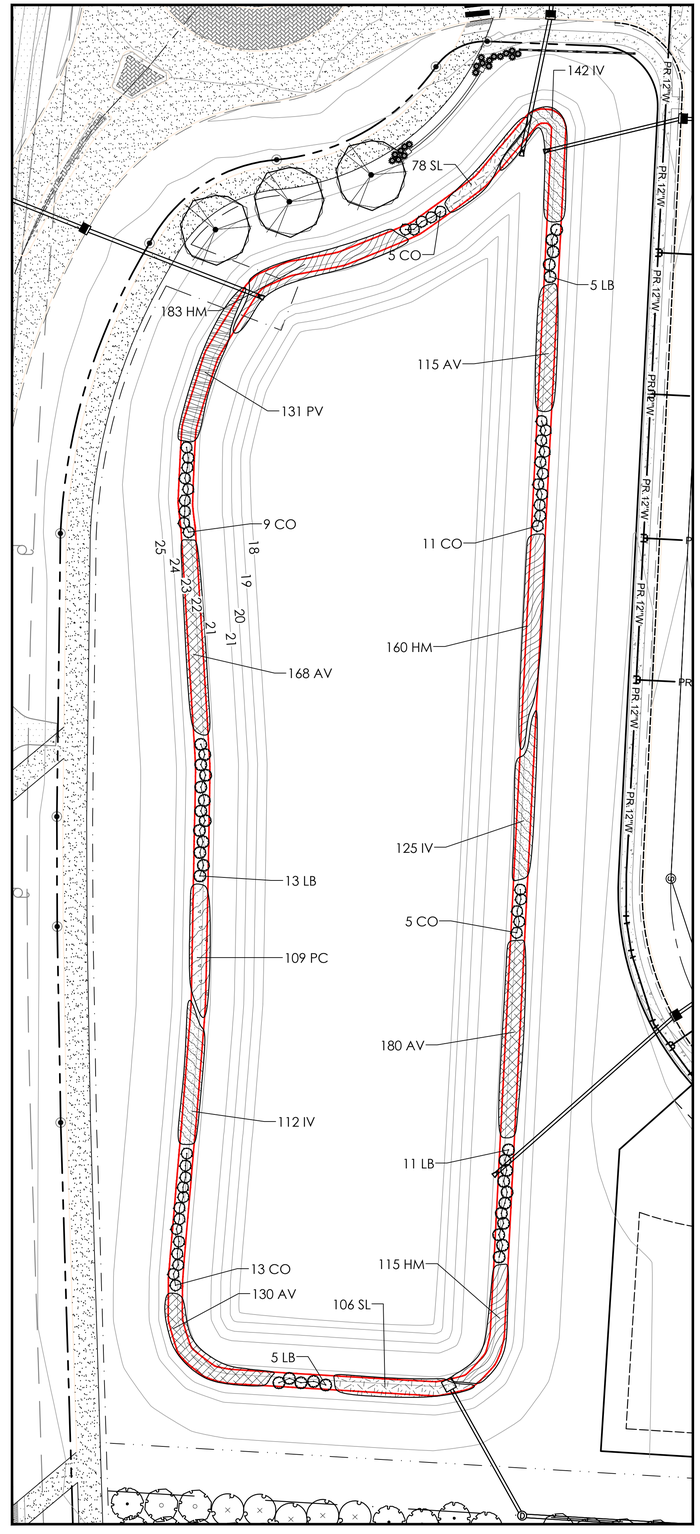
Sheet No.: L-07B

File Name: Anchors Run Landscape.dwg



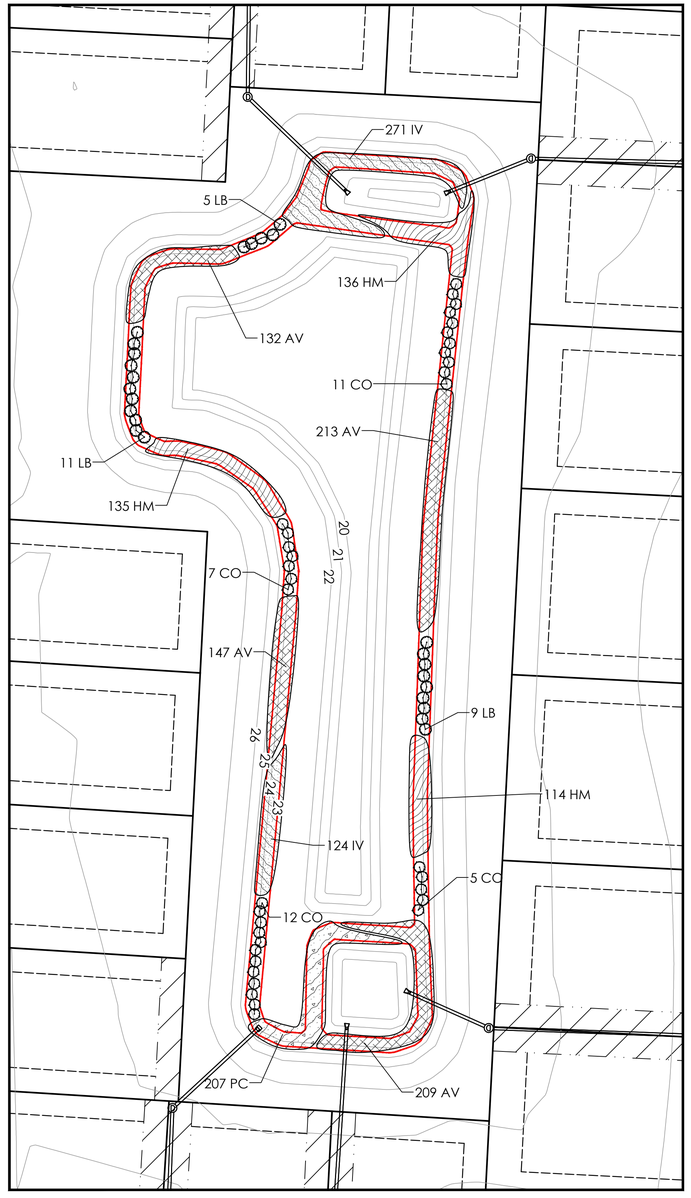
POND A1 LANDSCAPE PLAN

SCALE 1" = 30'



POND A2 LANDSCAPE PLAN

SCALE 1" = 30'



POND B LANDSCAPE PLAN

SCALE 1" = 30'

N

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

STORMWATER POND PLANTING NOTES:

1. PLANTING SHOWN IS TO BE INSTALLED IN INUNDATION ZONES 3 & 4 OF THE SUBJECT PONDS, WHICH IS 6" BELOW THE PERMANENT POOL TO 12" ABOVE.
2. SEE SEDIMENT AND STORMWATER MANAGEMENT PLANS FOR ADDITIONAL VEGETATIVE STABILIZATION FOR THE STORMWATER PONDS ON SITE.

LEE ANN SCHNAPPINGER BRIDGMAN NO. S1-0000510 STATE OF DELAWARE LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT'S CERTIFICATION

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

12-8-19

LEE ANN SCHNAPPINGER BRIDGMAN, RLA — DATE

BRIDGMAN LANDSCAPE ARCHITECTURE, LLC

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LANDSCAPE PLAN - STORMWATER MANAGEMENT PONDS

for

ANCHOR'S RUN

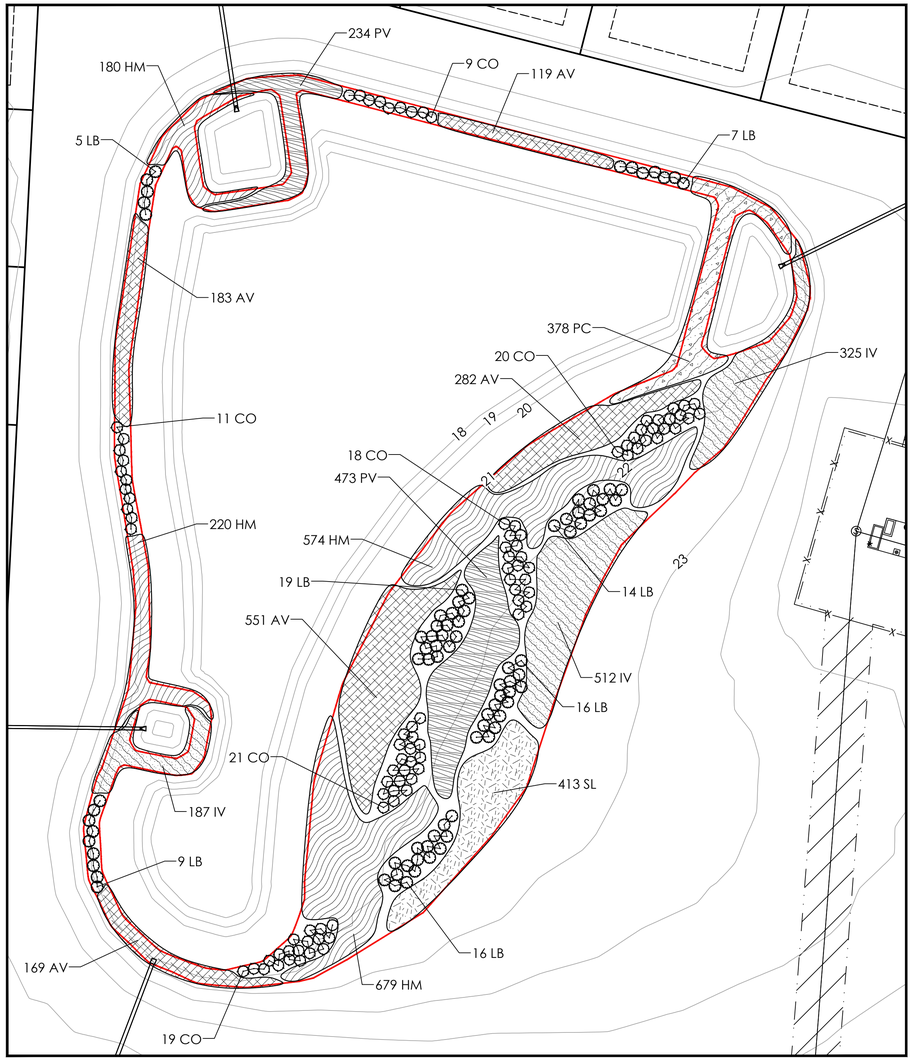
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

Prepared for: Insight Development Company, LLC

Date:	JULY 2019
Job Number:	
Scale:	1"= 30'
Drawn By:	LSB
Designed By:	
Approved By:	

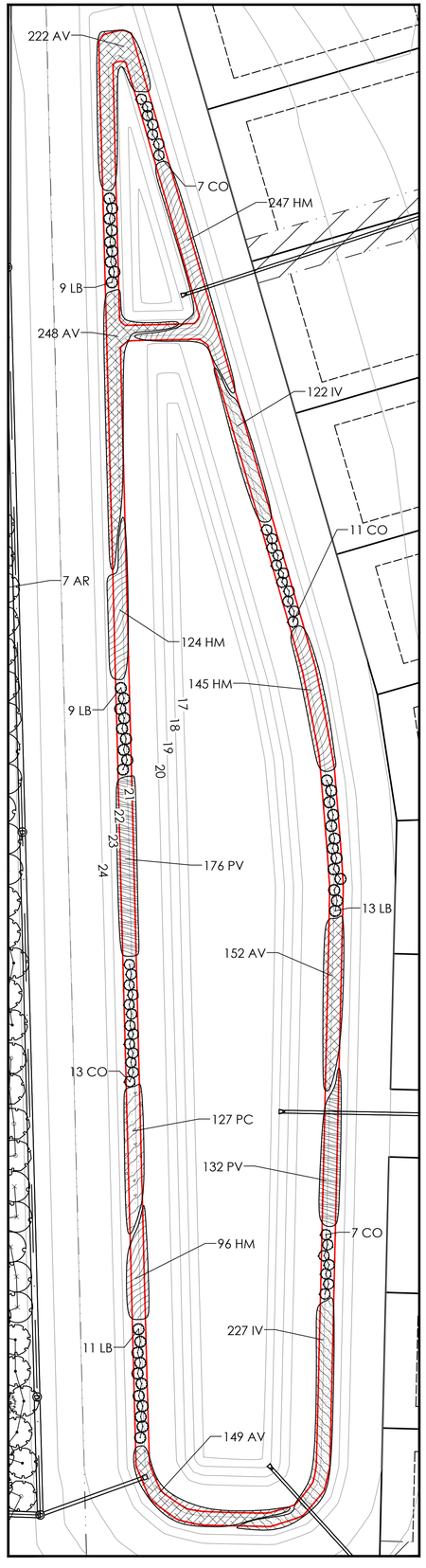
Sheet No.: L-08

File Name: Anchors Run Landscape.dwg



POND D LANDSCAPE PLAN

SCALE 1" = 30'



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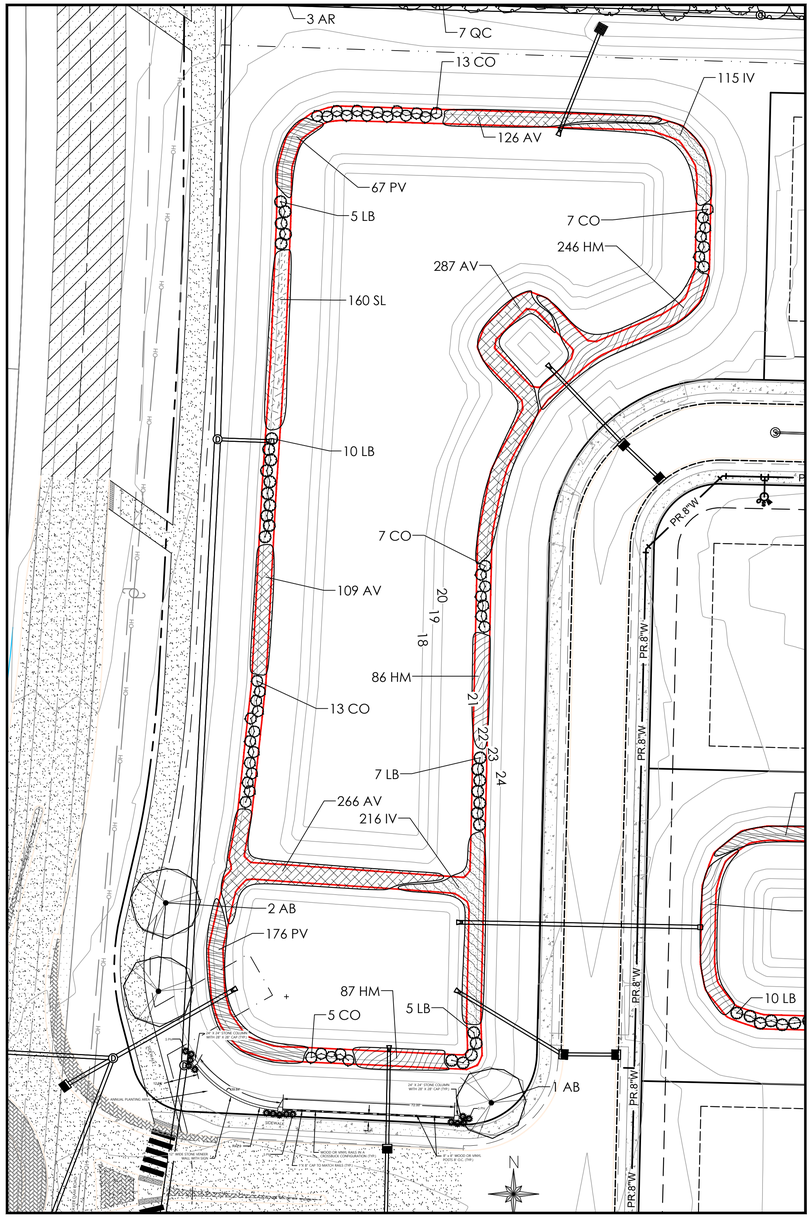
SCALE 1" = 30'



POND I1 LANDSCAPE PLAN

SCALE 1" = 30'

N

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

STORMWATER POND PLANTING NOTES:

1. PLANTING SHOWN IS TO BE INSTALLED IN INUNDATION ZONES 3 & 4 OF THE SUBJECT PONDS, WHICH IS 6" BELOW THE PERMANENT POOL TO 12" ABOVE.
2. SEE SEDIMENT AND STORMWATER MANAGEMENT PLANS FOR ADDITIONAL VEGETATIVE STABILIZATION FOR THE STORMWATER PONDS ON SITE.

LEE ANN SCHNAPPINGER BRIDGMAN NO. S1-0000510 STATE OF DELAWARE LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT'S CERTIFICATION

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

12-8-19

LEE ANN SCHNAPPINGER BRIDGMAN, RLA — DATE

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NO.	DESCRIPTION	DATE

LANDSCAPE PLAN - STORMWATER MANAGEMENT PONDS

for

ANCHOR'S RUN

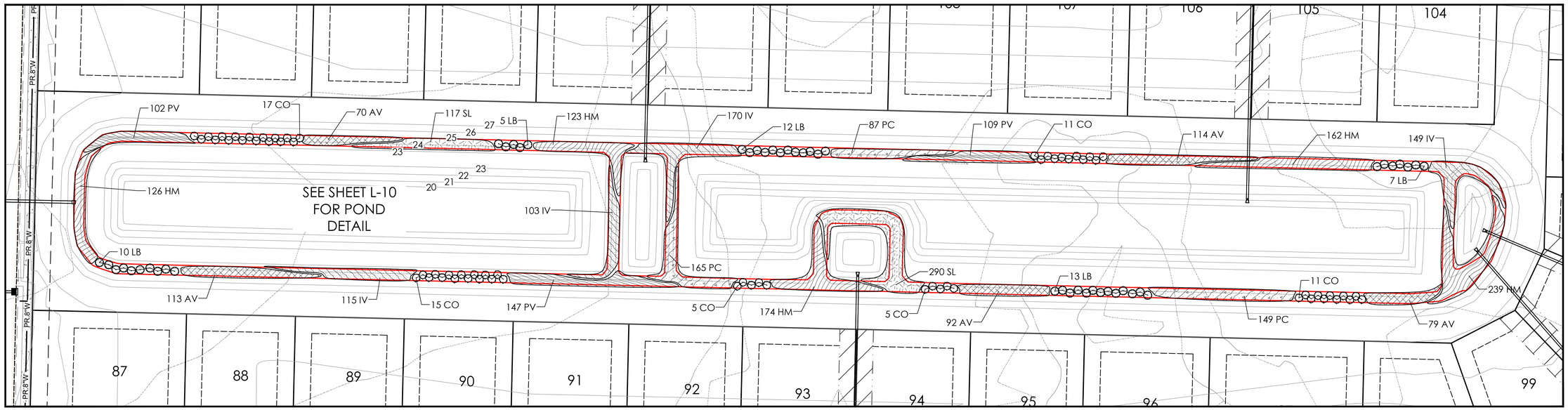
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

Prepared for: Insight Development Company, LLC

Date: JULY 2019
Job Number:
Scale: 1"= 30'
Drawn By: LSB
Designed By:
Approved By:

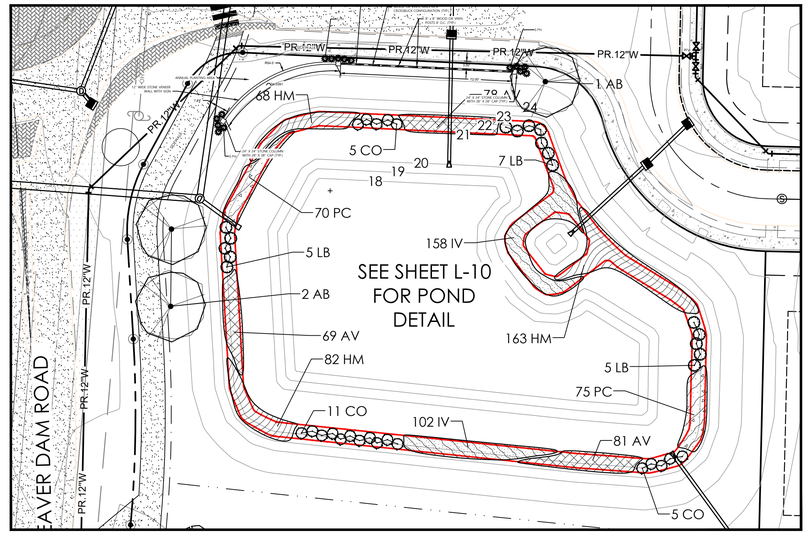
Sheet No.: L-09

File Name: Anchors Run Landscape.dwg



POND H LANDSCAPE PLAN

SCALE 1" = 30'



POND I2 LANDSCAPE PLAN

SCALE 1" = 30'

N

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

STORMWATER POND PLANTING NOTES:

1. PLANTING SHOWN IS TO BE INSTALLED IN INUNDATION ZONES 3 & 4 OF THE SUBJECT PONDS, WHICH IS 6" BELOW THE PERMANENT POOL TO 12" ABOVE.
2. SEE SEDIMENT AND STORMWATER MANAGEMENT PLANS FOR ADDITIONAL VEGETATIVE STABILIZATION FOR THE STORMWATER PONDS ON SITE.

LEE ANN SCHNAPPINGER BRIDGMAN NO. S1-0000510 STATE OF DELAWARE LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT'S CERTIFICATION

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

12-8-19

LEE ANN SCHNAPPINGER BRIDGMAN, RLA
BRIDGMAN LANDSCAPE ARCHITECTURE, LLC

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REVISIONS

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LANDSCAPE PLAN - STORMWATER MANAGEMENT PONDS

for

ANCHOR'S RUN

INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE
Prepared for: Insight Development Company, LLC

Date:	JULY 2019
Job Number:	
Scale:	1"= 30'
Drawn By:	LSB
Designed By:	
Approved By:	

Sheet No.: L-10

File Name: Anchors Run Landscape.dwg

PLANTING SPECIFICATIONS

A. *MATERIALS:*

1. 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.
2. 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.
3. PLANTING SOIL (BACKFILL MIX) SHALL BE FIVE PARTS TOPSOIL AND ONE PART WET LOOSE PEAT MOSS.
4. 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.
5. 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:*

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

C. *DIGGING AND HANDLING OF PLANT MATERIALS:*

1. 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.
2. 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:*

1. 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:*

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. REMOVE ANY TREE WRAPPING FROM TRUNK FOLLOWING INSTALLATION.

F. *STAKING AND PRUNING:*

1. 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.
2. 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:*

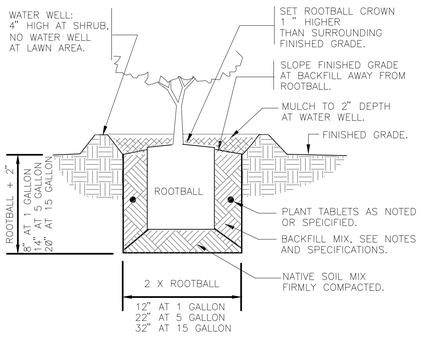
ALL AREAS REMAINING DISTURBED AFTER CONSTRUCTION, PAVING AND INSTALLATION OF THE LANDSCAPING ARE TO SEEDED.

A. 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.

B. 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.

C. 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.

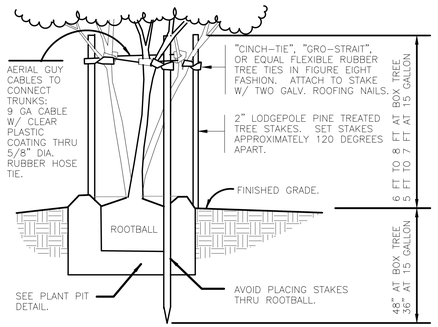


SHRUB PLANTING

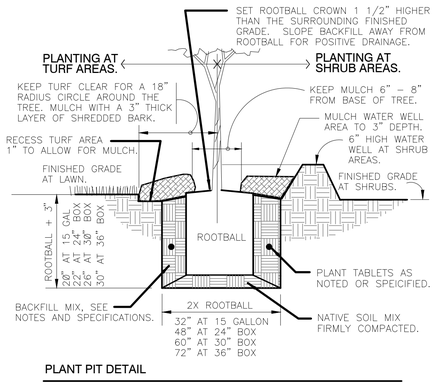
1" = 1'-0" FX-PL-FX-SHRB-07

LANDSCAPE BUFFER NOTES

1. 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.
2. THE LAND DEVELOPER SHALL BE RESPONSIBLE FOR THE HEALTH AND SURVIVAL OF THE TREES, INCLUDING REGULAR NECESSARY WATERING FOR A MINIMUM OF 2 YEARS OR UNTIL SUCH LATER DATE AS THE MAINTENANCE RESPONSIBILITIES ARE TRANSFERRED TO A CONDOMINIUM ASSOCIATION; PROVIDED, HOWEVER THAT THE DEVELOPER SHALL REPLACE TREES THAT DIE DURING THE MINIMUM 2 YEAR DEVELOPER MAINTENANCE PRIOR TO TRANSFERRING MAINTENANCE RESPONSIBILITIES TO A CONDOMINIUM ASSOCIATION.
3. ADDITIONAL INFORMATION AS TO HOW THE LANDSCAPE/FORESTED BUFFERS ARE TO BE MAINTAINED IN PERPETUITY SHALL BE INCLUDED IN THE RESTRICTIVE COVENANTS AND/OR CONDOMINIUM ASSOCIATION DOCUMENTS.
4. PURSUANT WITH SUSSEX COUNTY CODE SECTION 99-5, THE 20' WIDE LANDSCAPE BUFFER SHOWN IN THIS PLAN MUST BE PLANTED WITH A MIX OF 70% DECIDUOUS AND 30% EVERGREEN TREES. THE MAJORITY OF WHICH SHALL BE SUITABLE TREES OF COMMON LOCAL SPECIES. EVERY 100' OF BUFFER SHALL INCLUDE A MINIMUM OF 15 TREES.
5. ALL DECIDUOUS TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM CALIPER OF 1.5 INCHES AND MINIMUM HEIGHT OF SIX FEET ABOVE GROUND WHEN PLANTED IN ORDER TO INSURE THAT THE TREES WILL BE CAPABLE OF OBTAINING A MINIMUM HEIGHT OF 10 FEET ABOVE GROUND WITHIN FIVE YEARS OF BEING PLANTED.
6. ALL EVERGREEN TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM HEIGHT OF FIVE FEET ABOVE GROUND WHEN PLANTED IN ORDER TO INSURE THAT THEY ARE REASONABLY CAPABLE OF ATTAINING A MINIMUM HEIGHT OF 10 FEET ABOVE GROUND WITHIN 5 YEARS OF BEING PLANTED.
7. THE TREES SHALL BE PLANTED IN A STAGGERED NATURAL MANNER. THE PROCEDURES AND DETAILS FOR PLANTING NEW TREES SHALL BE SPECIFIED BY THE LANDSCAPE ARCHITECT ON THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION AND SHALL INCLUDE THE REQUIREMENT THAT THE BUFFER AREA SHALL HAVE A FINAL GRADE THAT 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.
8. 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

ENTRANCE PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
AB	12	*Acer rubrum* 'Brandywine'	Brandywine Red Maple	2" CAL., CONT. or B & B
PN	53	*Panicum virgatum* 'North Wind'	North Wind Panicum	5 GAL. CONT.

STORMWATER MANAGEMENT PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
AV	5312	*Andropogon virginicus*	Bluestem	plug, 24" o.c.
CO	374	*Cephalantus occidentalis*	Buttonbush	bare root, 5' o.c.
HM	5202	*Hibiscus moscheutos*	Rose Mallow	plug, 24" o.c.
IV	3537	*Iris versicolor*	Blue Flag	plug, 24" o.c.
LB	299	*Lindera benzoin*	Spicebush	bare root, 5' o.c.
PV	1747	*Peltandra virginica*	Arrow Arum	plug, 24" o.c.
PC	1414	*Pontederia cordata*	Pickerel Weed	plug, 24" o.c.
SL	1164	*Sagittaria latifolia*	Lance-leaved Arrowhead	plug, 24" o.c.

SUBSTITUTIONS FOR BUFFER:

BOTANICAL NAME	COMMON NAME	SIZE
Acer saccharum	Sugar Maple	1.5" CAL., 6' HGT. MIN.
Chamaecyparis thyoides	Atlantic Whitecedar	5' HGT. MIN.
Crataegis viridis 'Winter King'	Winter King Hawthorn	1.5" CAL., 6' HGT. MIN.
Liriodendron tulipifera	Tuliptree	1.5" CAL., 6' HGT. MIN.
Magnolia virginiana	Sweetbay Magnolia	5' HGT. MIN.
Nyssa sylvatica	Black Gum	1.5" CAL., 6' HGT. MIN.
Picea abies	Norway Spruce	5' HGT. MIN.
Pinus strobus	White Pine	5' HGT. MIN.
Pinus virginiana	Virginia Pine	5' HGT. MIN.
Platanus acerifolia	London Plane Tree	1.5" CAL., 6' HGT. MIN.
Quercus alba	White Oak	1.5" CAL., 6' HGT. MIN.
Quercus phellos	Willow Oak	1.5" CAL., 6' HGT. MIN.
Salix babylonica	Weeping Willow	1.5" CAL., 6' HGT. MIN.
Taxodium distichum	Bald Cypress	1.5" CAL., 6' HGT. MIN.

BUFFER SEEDING SCHEDULE

QUANTITY	MIX	VENDOR
152,900 SQ. FT.	NEWSOM LC SHADE MIX OR APPROVED EQUAL	NEWSOM SEED 800-553-2719

BUFFER TREE PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
AR	276	*Acer rubrum*	Red Maple	1.5" CAL., 6' HGT. MIN.
IO	119	*Ilex opaca*	American Holly	5' HGT. MIN.
JV	117	*Juniperus virginiana*	Eastern Red Cedar	5' HGT. MIN.
PT	118	*Pinus taeda*	Loblolly Pine	5' HGT. MIN.
QC	263	*Quercus coccinea*	Scarlet Oak	1.5" CAL., 6' HGT. MIN.
QR	270	*Quercus rubra*	Red Oak	1.5" CAL., 6' HGT. MIN.

BUFFER CALCULATIONS

REQUIRED BUFFER NORTH SIDE OF SUBDIVISION = 20'
AREA OF 20' BUFFER TO BE PLANTED = 54,660 SQ. FT.
LENGTH OF 20' BUFFER TO BE PLANTED = 2,733 LINEAR FEET
TREES REQUIRED TO BE PLANTED IN BUFFER = 2,733/100 = 27.33 X 15 = 410
TREES PROVIDED IN BUFFER = 410

REQUIRED BUFFER EAST SIDE OF SUBDIVISION = 20'
AREA OF 20' BUFFER TO BE PLANTED = 21,060 SQ. FT.
LENGTH OF 20' BUFFER TO BE PLANTED = 1,053 LINEAR FEET
TREES REQUIRED TO BE PLANTED IN BUFFER = 1,053/100 = 10.53 X 15 = 158
TREES PROVIDED IN BUFFER = 159

REQUIRED BUFFER SOUTH SIDE OF SUBDIVISION = 20'
AREA OF 20' BUFFER TO BE PLANTED = 23,600 SQ. FT.
LENGTH OF 20' BUFFER TO BE PLANTED = 1,180 LINEAR FEET
TREES REQUIRED TO BE PLANTED IN BUFFER = 1,180/100 = 11.80 X 15 = 177
TREES PROVIDED IN BUFFER = 188

REQUIRED BUFFER WEST SIDE OF SUBDIVISION = 20'
AREA OF 20' BUFFER TO BE PLANTED = 53,580 SQ. FT.
LENGTH OF 20' BUFFER TO BE PLANTED = 2,679 LINEAR FEET
TREES REQUIRED TO BE PLANTED IN BUFFER = 2,679/100 = 26.79 X 15 = 402
TREES PROVIDED IN BUFFER = 408

LEE ANN SCHNAPPINGER BRIDGMAN NO. S1-0000510 STATE OF DELAWARE LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT'S CERTIFICATION

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

12-8-19

LEE ANN SCHNAPPINGER BRIDGMAN, RLA DATE
BRIDGMAN LANDSCAPE ARCHITECTURE, LLC

solutions
303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215
3003 Merritt Mill Road
Salisbury, MD 21804
T. 410.572.8833
www.solutionsipem.com Copyright © 2018

Seal

Date

REVISIONS

NO.	DESCRIPTION	DATE

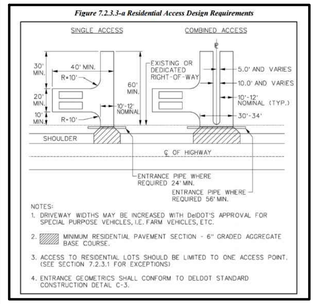
LANDSCAPE PLAN DETAILS for ANCHOR'S RUN
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE
Prepared for: Insight Development Company, LLC

Date: JULY 2019
Job Number:
Scale: AS SHOWN
Drawn By: LSB
Designed By:
Approved By:

Sheet No.: L-11

File Name: Anchors Run Landscape.dwg

T. M. #234-12.00-22.00 P/O



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

VICINITY MAP SCALE 1"=2,000'

10,009 SQ. FT.
EASEMENT #1 DETAIL
A 10,009 SQ. FT. SIGHT DISTANCE EASEMENT FROM CHARLES H. GUY, IV & JOHN NATHANIEL GUY IS HEREBY ESTABLISHED AS PER THIS PLOT.

5,304 SQ. FT.
EASEMENT #2 DETAIL
A 5,304 SQ. FT. SIGHT DISTANCE EASEMENT FROM CHARLES H. GUY, IV & JOHN NATHANIEL GUY IS HEREBY ESTABLISHED AS PER THIS PLOT.

SUSSEX COUNTY APPROVAL:

PLANNING & ZONING COMMISSION DATE

SUSSEX COUNTY COUNCIL DATE

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

DONALD K. MILLER, PLS 407 DATE

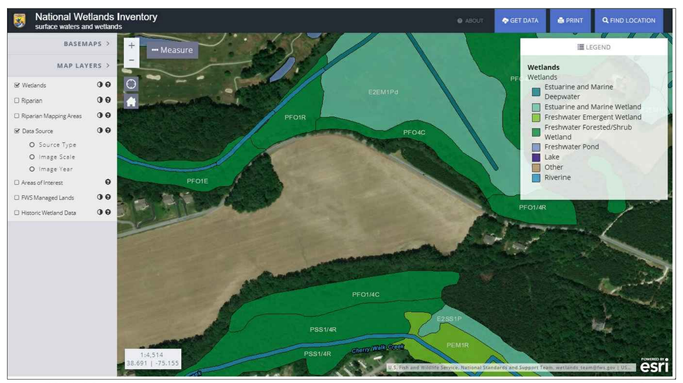
NOTES:
1. IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REVISED TO BE FROM AN INTERNAL SUBDIVISION STREET.
2. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DEL.D.O.T.'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
3. THERE IS A FIFTY FOOT BUILDING SETBACK FROM LANDS USED FOR AGRICULTURAL PURPOSES UNLESS THE APPLICANT ACQUIRES A LETTER OF CONSENT FROM THE ADJACENT OWNER.
4. LOT #24 SHALL ACCESS S.C.R. 279A VIA THE PROPOSED SINGLE ENTRANCE AS SHOWN ON THIS MINOR SUBDIVISION PLAT. LOTS #25 & #26, LOTS #27 & THE RESIDUAL LANDS SHALL ACCESS S.C.R. 279A VIA THE PROPOSED COMBINED ENTRANCES AS SHOWN ON THIS MINOR SUBDIVISION PLAN.

DATA COLUMN:

COUNTY PROJECT REF. NO: 2019-7
T.M. #234-12.00-22.00 (PART)
ZONING: AR-1
TRACT AREA: 38.286 ACRES
AREA DEDICATED TO PUBLIC USE: 0.313 ACRE
TOTAL # OF EXISTING LOTS: 1
TOTAL # OF PROPOSED LOTS: 5 (INCLUDES RESIDUAL LANDS)
PRESENT USE: AGRICULTURAL
PROPOSED USE: RESIDENTIAL
ACCESS: S.C.R. #279A (WATERVIEW RD.) LOCAL ROADWAY
WATER AND SEWER: INDIVIDUAL ON-SITE
100 YEAR FLOODPLAIN: SITE IS PARTIALLY IMPACTED AS PER FIRM #10005C0333K & 10005C0342K
SPEED LIMIT ON WATERVIEW RD. IS 50 MPH.
BUILDING SETBACK REQUIREMENTS:
FRONT: 40'
SIDES: 15'
REAR: 20'
NO LOTS ARE IMPACTED BY WETLANDS
THIS PROJECT IS NOT IN THE PROXIMITY OF A TID
NO FORESTLANDS ARE TO BE REMOVED EXCEPT FOR POSSIBLE HOUSE AND SEPTIC SITES

P & Z CONDITIONS

A. THERE SHALL BE NO MORE THAN 13 LOTS WITHIN THE SUBDIVISION. ANY FURTHER SUBDIVISION OF THESE LOTS SHALL REQUIRE ANOTHER PUBLIC HEARING.
B. ALL ENTRANCES SHALL COMPLY WITH ALL OF DELDOT'S REQUIREMENTS.
C. THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.



WETLANDS MAP N.T.S.

LEGEND:

- EXISTING RIGHT-OF-WAY LINE
- EDGE OF PAVING LINE
- EXISTING PROPERTY LINE
- CENTERLINE
- NEXT PROPERTY LINE
- DITCH LINE
- PROPOSED PROPERTY LINE
- EXISTING ENTRANCE
- PROPOSED ENTRANCE
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- POINT
- AE FLOOD ZONE
- 0.2 % ANNUAL FLOOD CHANCE

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

0 100 200 300
SCALE: 1" = 100'

DATE	REVISION
9/5/2019	DEL. D.O.T. COMMENTS
9/26/2019	DEL. D.O.T. COMMENTS
12/9/2019	P & Z COMMENTS

SUBDIVISION OF LANDS

GUY SUBDIVISION #8 PHASE II

OWNERS: CHARLES H. GUY, IV &
JOHN NATHANIEL GUY
404 MAXWELL PLACE
INDIAN ROCKS BEACH, FL 33785

SURVEY CLASS: SUBURBAN

MILLER LEWIS, INC.
LAND SURVEYING
1560 MIDDLEFORD RD.
SEAFORD, DELAWARE 19973
PH: 302-629-9695 FAX: 302-629-2391

AUGUST 19, 2019

HUNDRED	COUNTY
INDIAN RIVER	SUSSEX
STATE	DRAWN BY
DELAWARE	D. A. MORRIS
REF.	DWG. NO.
P.B. 108-101	GUY 2-34-12-22A

Americana Bayside MR-RPC – Weidman Property – Phase 1

AMERICANA BAYSIDE

Carl M. Freeman COMMUNITIES

SUSSEX COUNTY, DELAWARE

WEIDMAN PARCEL - PHASE 1
FINAL SITE PLAN & RECORD PLAT

GMB File No. 150331/150019

ZONING CONDITIONS

FEBRUARY 6, 2001 – AMENDED SEPTEMBER 23, 2003 AND APRIL 13, 2010

CMF BAYSIDE, L.L.C. – CHANGE OF ZONE NO. 1393

CONDITIONS

1. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS SHALT NOT EXCEED 1,700.
2. THE DEVELOPER MAY PROVIDE A MINIMUM OF 104 ASSISTED LIVING UNITS. REDUCTION OF ANY TYPE OF RESIDENTIAL UNITS WILL BE AT THE DISCRETION OF THE APPLICANT.
3. THE MAXIMUM SQUARE FOOTAGE OF RETAIL/OFFICE SPACE SHALL BE 170,000 SQUARE FEET. THE DEVELOPER SHALL PROVIDE A MEDICAL FACILITY.
4. RESIDENTIAL CERTIFICATES OF OCCUPANCY SHALL NOT EXCEED 200 ANNUALLY ON A CUMULATIVE BASIS.
5. SITE PLAN REVIEW FOR EACH PHASE OF DEVELOPMENT SHALL BE REVIEWED AND APPROVED BY THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.
6. ALL ENTRANCES, INTERSECTIONS, AND ROADWAY IMPROVEMENTS REQUIRED BY DELDOT SHALL BE COMPLETED BY THE APPLICANT IN ACCORDANCE WITH ANY FURTHER MODIFICATIONS REQUIRED BY DELDOT, ONCE 200 CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED.
7. THE APPLICANT SHALL ESTABLISH A 60–FOOT HIGHWAY CORRIDOR OVERLAY ZONE SETBACK ALONG THE PROPERTY FRONTING ROUTE 54.
8. RECREATIONAL FACILITIES, I.E., GOLF, TENNIS COURTS, SWIMMING POOLS, ETC., SHALL BE CONSTRUCTED TO COINCIDE WITH CONSTRUCTION PHASES SCHEDULED AND SUBJECT TO REVIEW AND APPROVAL BY THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.
9. THE RPC SHALL BE SERVED BY THE SUSSEX COUNTY SOUTH COASTAL REGIONAL WASTEWATER FACILITY PER SUSSEX COUNTY ENGINEERING DEPARTMENT REGULATIONS AND SPECIFICATIONS.
10. THE RPC SHALL BE SERVED BY A CENTRAL WATER SYSTEM PROVIDING DRINKING WATER AND FIRE PROTECTION PER APPLICABLE REGULATIONS AND APPROVAL OF THE DEPARTMENT OF NATURAL RESOURCES, THE STATE FIRE MARSHAL'S OFFICE, THE PUBLIC SERVICE COMMISSION, AND THE STATE OF DELAWARE OFFICE OF PUBLIC HEALTH.
11. STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL SHALL EQUAL OR EXCEED ALL APPLICABLE STATE AND COUNTY REGULATIONS.
12. THE APPLICANT SHALL ESTABLISH "BEST MANAGEMENT PRACTICES" IN REGARD TO GOLF COURSE MAINTENANCE AND PROTECTION OF NON–TIDAL WETLANDS. THE OPERATOR OF THE GOLF COURSE SHALL FILE A NUTRIENT MANAGEMENT PROGRAM WITH THE APPROPRIATE STATE AGENCY.
13. THE APPLICANT SHALL COORDINATE WITH THE CENTER FOR THE INLAND BAYS THE DEVELOPMENT OF A PUBLIC INLAND BAY NATURE TRAIL AND OBSERVATORY.
14. STATE AND FEDERAL WETLANDS SHALL BE MAINTAINED AS NON–DISTURBANCE AREAS, EXCEPT FOR DISTURBANCE AUTHORIZED BY A VALID FEDERAL OR STATE PERMIT. THERE SHALL BE NO CONSTRUCTION IN ANY WETLANDS WITHOUT VALID PERMITS.
15. THE APPLICANT SHALL PROVIDE, AT NO COST, A PARCEL OF LAND APPROPRIATE FOR USE BY THE DELAWARE STATE POLICE AND A PARCEL OF LAND APPROPRIATE FOR USE BY THE ROXANA VOLUNTEER FIRE COMPANY WHEN DEEMED APPROPRIATE BY SAID ORGANIZATIONS. THE LOCATION AND SIZE OF SAID PARCELS SHALL BE AS MUTUALLY AGREED UPON BY THE PARTIES INVOLVED.
16. THE APPLICANT SHALL PROVIDE SHUTTLE SERVICE TO THE RESIDENTS OF AMERICANA BAYSIDE, AS NEEDED, TO THE BEACHES FOR RECREATION AND SHOPPING. THE APPLICANT SHALL PLAN TO EDUCATE AND ENCOURAGE THE USE OF THIS SERVICE IN REGARD TO DECREASING TRAFFIC ON ROUTE 54.
17. THE APPLICANT SHALL PROVIDE ADEQUATE SECURITY FOR DEVELOPMENT. SECURITY SHOULD INCLUDE A 24–HOUR EMERGENCY CENTER, SUFFICIENT STAFF AND VEHICLES, WITH INCREASING STAFF TO COINCIDE WITH INCREASED OCCUPANTS FOR THE PROJECT.
18. THE APPLICANT SHALL COORDINATE WITH THE STATE AND COUNTY EMERGENCY PLANNING OFFICES IN DEVELOPMENT AND IMPLEMENTATION OF AN EMERGENCY EVACUATION PROCEDURE FOR THE DEVELOPMENT, WHICH WILL BE INCORPORATED INTO THE RESTRICTIONS OF THE DEVELOPMENT AND MAY REQUIRE EARLY MANDATORY EVACUATION, IF NEEDED, BY SAID OFFICES.
19. THE RPC SHALL NOT CONTAIN A MARINA, INDIVIDUAL BOAT DOCK FACILITIES, OR BOAT LAUNCHING FACILITIES OTHER THAN A COMMUNITY WATER TAXI SERVICE FACILITY. NON–MOTORIZED WATERCRAFT SHALL BE PERMITTED AT THE BOAT LAUNCHING FACILITY OF THE COMMUNITY WATER TAXI SERVICE.
20. NO SITE PREPARATION, SITE DISTURBANCE, SITE EXCAVATION, OR OTHER SITE CONSTRUCTION SHALL BE COMMENCED UNTIL ALL PERMITS REQUIRED BY ALL OTHER LAWS, ORDINANCES, RULES AND REGULATIONS SHALL HAVE BEEN ISSUED AND THE APPROVED FINAL SITE PLAN IS RECORDED, EXCEPT SUCH SITE WORK FOR WHICH A PERMIT HAS BEEN ISSUED BY THE SUSSEX CONSERVATION DISTRICT. THE SITE WORK AUTHORIZED BY THE SUSSEX CONSERVATION DISTRICT PERMIT MAY BE COMMENCED UPON SUBMISSION OF COPIES OF THE APPLICATION FOR PERMITS FROM THE SUSSEX COUNTY ENGINEERING DEPARTMENT AND DELDOT TO THE DIRECTOR OF PLANNING AND ZONING AND SUBMISSION OF A BOND IN AN AMOUNT EQUAL TO 125% OF THE COST OF THE SITE WORK AUTHORIZED BY THE SUSSEX CONSERVATION DISTRICT PERMIT AND IN A FORM ACCEPTABLE TO THE COUNTY ATTORNEY. THE BOND SHALL BE RELEASED UPON THE ISSUANCE OF ALL OTHER PERMITS AND THE FILING OF AN APPROVED MASTER PLAN OR FINAL SITE PLAN.
21. NO EXISTING STATE ROADS IN THE DEVELOPMENT SHALL BE VACATED, THE DEVELOPERS ARE PROPOSING TO REALIGN COUNTY ROAD 394 AND 394A; THAT THESE ROADS WILL REMAIN OPEN TO THE PUBLIC; THAT TRAFFIC CALMING DEVICES WILL BE INCORPORATED INTO THE DESIGN; THAT THE RELOCATION OF THE ROADS DOES NOT CONSTITUTE THE VACATION OR ABANDONMENT OF A ROAD; AND THAT THE APPROVAL WILL STILL BE SUBJECT TO DELDOT'S APPROVAL THROUGH A HEARING PROCESS.
22. PUBLIC ACCESS SHALL BE PERMITTED AT THE END OF STATE ROUTE 394. ACCESS SHALL INCLUDE SUFFICIENT PARKING FOR EIGHT VEHICLES.
23. ASSISTED LIVING UNITS MAY BE LOCATED ON THE NORTH SIDE OF ROUTE 54, WEST OF ROUTE 20.
24. ALL COMMERCIAL ACTIVITIES SHALL BE LIMITED TO THE SOUTH SIDE OF ROUTE 54, EXCEPT FOR A 1.27 ACRE PARCEL DESIGNATED TAX MAP 35–33–19.00 PARCEL 17.01, LOCATED ON THE NORTH SIDE OF ROUTE 54 ON WHICH COMMERCIAL USE SHALL BE PERMITTED SUBJECT TO COMMERCIAL ENTRANCE APPROVAL FROM DELDOT. ENTRANCE TO THE COMMERCIAL AREA LOCATED ON THE SOUTH SIDE OF ROUTE 54 SHALL BE A MINIMUM OF 300 FEET FROM ROUTE 54, EXCEPT FOR A SINGLERIGHT–IN/RIGHT–OUT COMMERCIAL ENTRANCE TO A PARCEL DESIGNATED AS TAX MAP 5–33–19.00 PARCEL 16.00, WHICH IS SUBJECT TO APPROVAL FROM DELDOT.

CHANGE OF ZONE NO. 1846 APPROVED MARCH 20, 2018
CONDITONS OF ORDIANCE NO. 2579:

a. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS ON THIS PROPERTY SHALL BE 122.

b. THE 122 UNITS APPROVED AS PART OF THIS EXTENSION OF THE MR–RPC SHALL BE PART OF THE USES APPROVED IN CONDITIONS #1 AND #3 OF CZ #1393 AND SHALL NOT BE IN ADDITION TO THESE CONDITIONS PREVIOUSLY IMPOSED ON THE AMERICANA BAYSIDE MR–RPC PROJECT.

c. THE DEVELOPMENT SHALL BE SERVED AS PART OF A SUSSEX COUNTY SANITARY SEWER DISTRICT.

d. THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS AND SPECIFICATIONS OF THE COUNTY ENGINEERING DEPARTMENT.

e. THE RPC SHALL BE SERVED BY CENTRAL WATER.

f. STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE STATE AND COUNTY REQUIREMENTS. THESE FACILITIES SHALL BE DESIGNED AND OPERATED IN A MANNER CONSISTENT WITH BEST MANAGEMENT PRACTICES.

g. THE FINAL SITE PLAN FOR EACH PHASE OF THE DEVELOPMENT SHALL CONTAIN THE APPROVAL OF THE SUSSEX CONSERVATION DISTRICT UPON IT.

h. THE PROJECT WILL BE INCORPORATED AS PART OF THE EXISTING AMERICANA BAYSIDE MR–RPC (CZ #1393) AND SHALL BE SUBJECT TO, AND BENEFITED BY, THE CONDITIONS IMPOSED UPON THAT DEVELOPMENT, EXCEPT AS MODIFIED HEREIN.

i. ALL ENTRANCE, ROADWAY, INTERSECTION AND MULTI–MODAL IMPROVEMENTS REQUIRED BY DELDOT SHALL BE COMPLETED IN ACCORDANCE WITH DELDOT'S DETERMINATIONS.

j. THE INTERIOR STREET DESIGN AND PARKING AREAS SHALL MEET OR EXCEED SUSSEX COUNTY STREET DESIGN SPECIFICATIONS AND REQUIREMENTS.

k. THE RESIDENTIAL UNITS IN THIS DEVELOPMENT SHALL BE PART OF THE AMERICANA BAYSIDE HOMEOWNERS ASSOCIATION RESPONSIBLE FOR THE MAINTENANCE OF STREETS, ROADWAYS, BUFFERS, STORMWATER MANAGEMENT AREAS AND COMMUNITY AREAS.

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

m. THE FINAL SITE PLAN SHALL INCLUDE A LANDSCAPE PLAN FOR ALL THE BUFFER AREAS, SHOWING ALL THE LANDSCAPING AND VEGETATION TO BE INCLUDED IN THOSE AREAS.

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

SUSSEX COUNTY BOARD OF ADJUSTMENT – CASE #8702

ON JULY 12, 2004, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A VARIANCE REQUEST FOR CHAPTER 115, ARTICLE XVI, SUBSECTION 127 REDUCING THE MINIMUM SINGLE FAMILY LOT SIZE TO 6,000 SQUARE FEET, A VARIANCE OF 1,500 SQUARE FEET, FOR 127 HOMES LABELED AS "PATIO HOMES" ON THE APPROVED MR–RPC MASTER PLAN.

SUSSEX COUNTY BOARD OF ADJUSTMENT – CASE #9853

ON JUNE 4, 2007, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A VARIANCE REQUEST FOR CMF BAYSIDE, LLC TO INSTALL A VEE–SHAPED GROUND SIGN AT ROUTE 54 APPROXIMATELY 240 SQUARE FEET ON EACH SIDE.

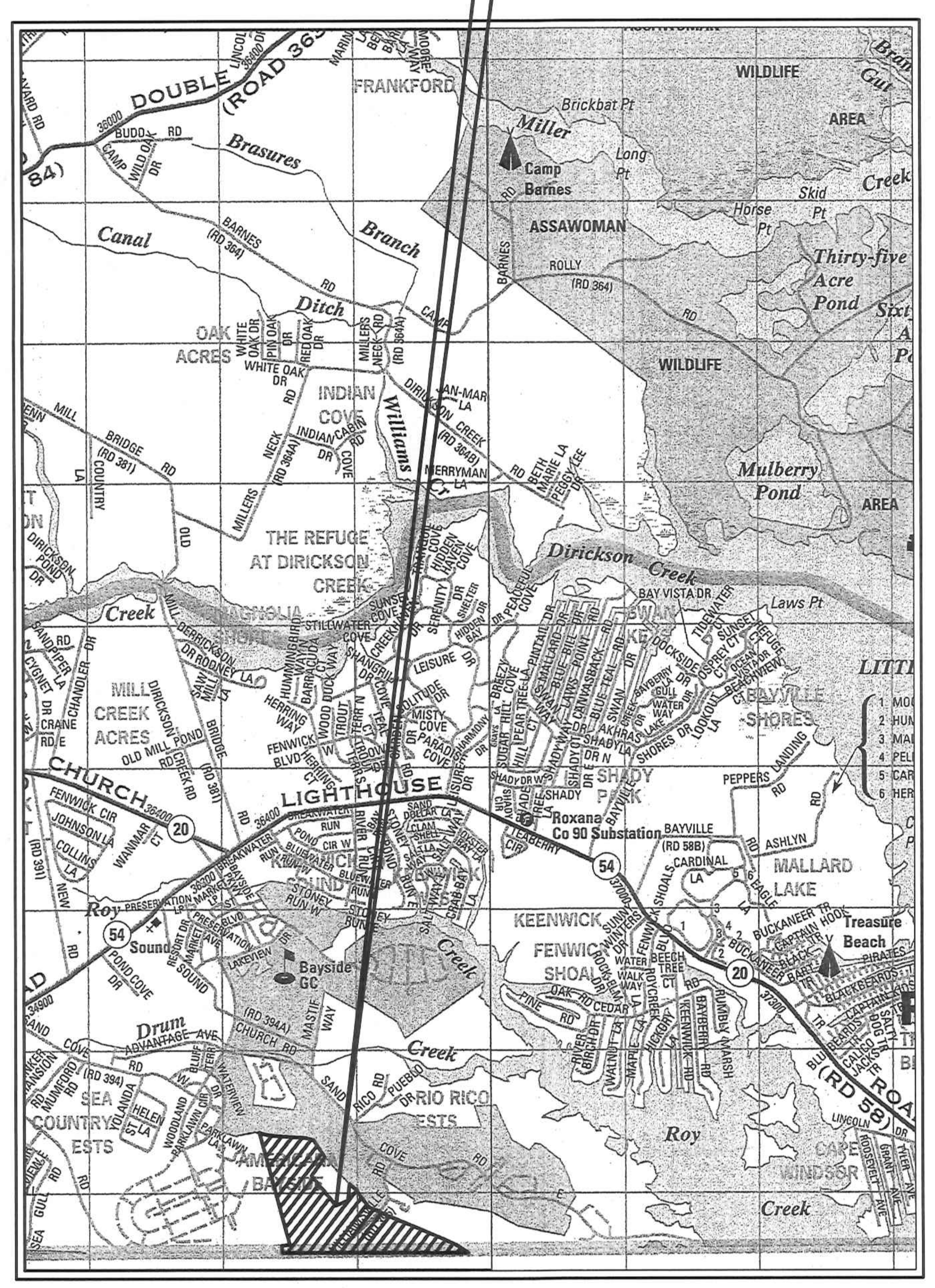
SUSSEX COUNTY PLANNING AND ZONING COMMISSION

ON MARCH 22, 2012, THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION UNANIMOUSLY APPROVED A REQUEST TO AMEND THE SIDE YARD SETBACK FOR SINGLE FAMILY DWELLINGS AND DUPLEX HOME TYPES TO 5 FEET FOR FUTURE HOMES IN THE PROJECT.

G:\Projects\2015\150019 Weidman Tract\Drawings\Working Sets\Record Plat\Final Record Plat.dwg, 12/9/2019 9:41 AM, Terry M. Gundry

PLOT CODE						
PEN1–RED	PEN2–YELLOW	PEN3–GREEN	PEN4–CYAN	PEN5–BLUE	PEN6–MAGENTA	PEN7–WHITE
.006 INCHES (.15mm)	.007 INCHES (.18mm)	.010 INCHES (.25mm)	.014 INCHES (.35mm)	.020 INCHES (.50mm)	.027 INCHES (.70mm)	.039 INCHES (1.00mm)

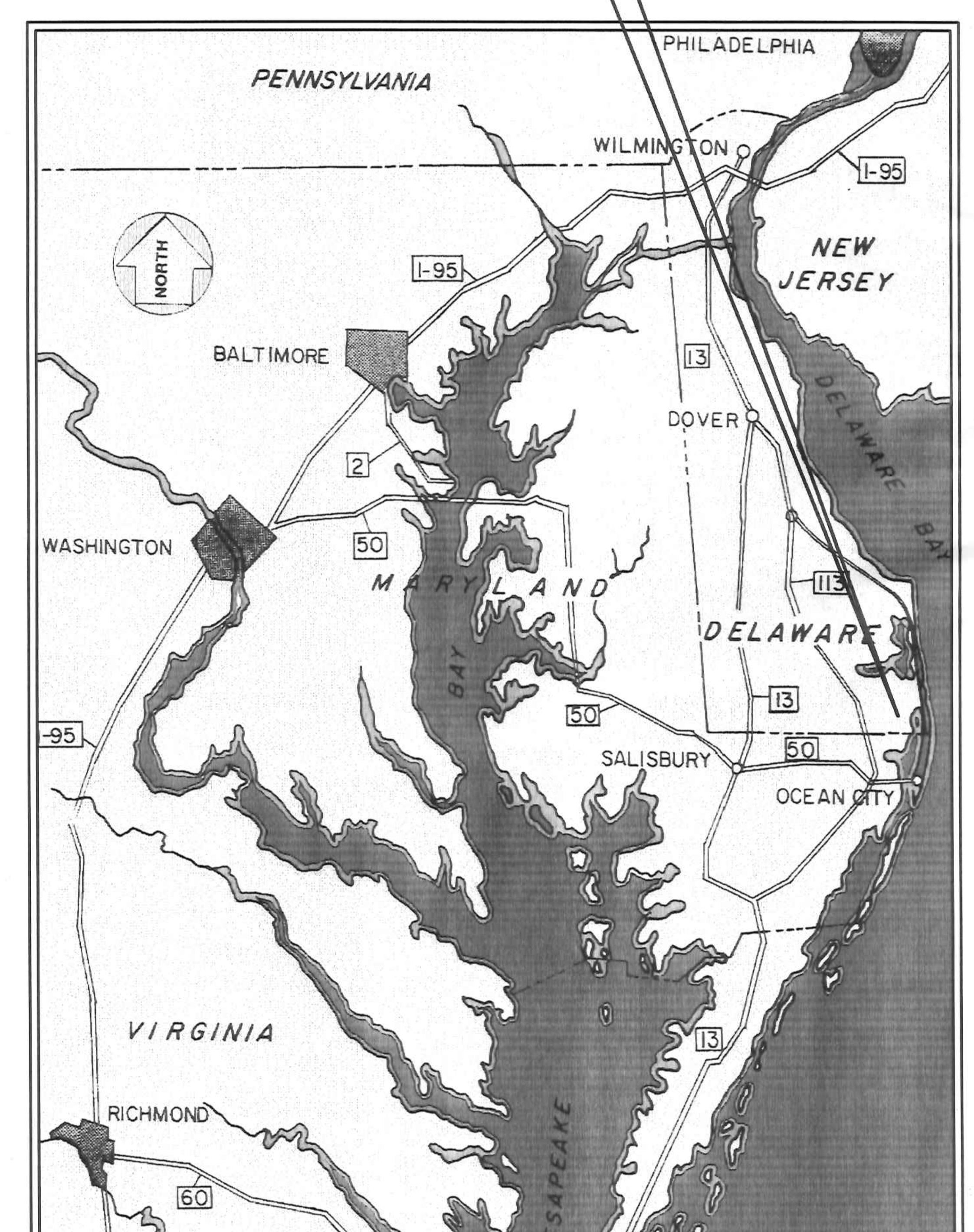
PROJECT AREA



LOCATION MAP

SCALE: 1" = 2000'

WEIDMAN PARCEL



VICINITY MAP

SCALE: 1" = 20 MILES

SUSSEX COUNTY PLANNING AND ZONING COMMISSION

ON MARCH 22, 2012, THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION UNANIMOUSLY APPROVED A REQUEST TO AMEND THE SIDE YARD SETBACK FOR SINGLE FAMILY DWELLINGS AND DUPLEX HOME TYPES TO 5 FEET FOR FUTURE HOMES IN THE PROJECT.

WETLANDS CERTIFICATION:

"I EDWARD M. LAUNAY, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGEMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, REGULATIONS AND SUPLEMENTAL GUIDANCE (33 CFR 328.3(a)(8), WATERS OF THE U.S. DEFINITION/CECW–OR, 10–7–1991, QUESTIONS AND ANSWERS ON THE 1987 COE MANUAL/CECW–OR, 9–26–1990, RGL 90–7/CECW–OR, 3–6–1992, CLARIFICATION AND INTERPRETATION OF THE 1987 MANUAL).
THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.
DNREC STATE REGULATED WETLANDS HAVE BEEN IDENTIFIED IN ACCORDANCE WITH DNREC WETLAND MAP NO. SUSSEX COUNTY 046.

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

APPROVED ______ BY ______
SUSSEX COUNTY COUNCIL
CHAIRMAN OR VICE CHAIRMAN

APPROVED ______ BY ______
SUSSEX COUNTY
PLANNING AND ZONING COMMISSION

APPROVED ______ BY ______
SUSSEX COUNTY
SOIL CONSERVATION DISTRICT

LIST OF DRAWINGS:

FSP1.0	COVER SHEET
FSP1.1	RECORD PLAT KEY SHEET
FSP1.2	RECORD PLAT
FSP1.3	RECORD PLAT
FSP1.4	RECORD PLAT
FSP1.5	RECORD PLAT
FSP1.6	RECORD PLAT
FSP2.0	FINAL SITE PLAN
FSP2.1	FINAL SITE PLAN
FSP3.0	LANDSCAPING PLAN
FSP3.1	LANDSCAPING PLAN
DE1.1	WILLIAMSVILLE RD SCR 395 DELDOT RECORD PLAN FOR LONO
DE1.2	WILLIAMSVILLE RD SCR 395 DELDOT RECORD PLAN FOR LONO

CONSULTANT TEAM

OWNER/APPLICANT:
CMF BAYSIDE, LLC
21 VILLAGE GREEN DRIVE, SUITE 200
OCEAN VIEW, DE 19970
CONTACT: JOSH MASTRANGELO
(PHONE) 302–436–3000

CIVIL ENGINEER:
GEORGE, MILES & BUHR, LLC
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
CONTACT: STEPHEN L. MARSH, P.E.
410–742–3115 (PHONE)
410–548–5790 (FAX)

WETLANDS SPECIALIST:
ENVIRONMENTAL RESOURCES, INC.
38173 DUPONT BLVD
SELBYVILLE, DE 19975
CONTACT: ED LAUNAY
302–436–9637 (PHONE)

SITE DATA:

TAX MAP #: T.M. ID 533–19.00 PARCEL 297.00
DEED REFERENCE: BOOK 2400 PAGE 196

	ACRES
TOTAL PARCEL 297.00 AREA:	± 71.38
TOTAL AREA DEDICATED TO DELDOT:	± 0.33
PROPOSED OPEN SPACE:	± 63.96 (90%)
ZONING CLASSIFICATION	MR–RPC

PROPOSED USE: 116 DUPLEX UNITS
GROSS DENSITY: 1.63 UNITS / ACRE
MAXIMUM BUILDING HEIGHT 42'

UPLANDS AREA:	±1,302,285.31 SF (29.90 ACRES)
PALUSTRINE FORESTED WETLANDS:	±1,556,370.98 SF (35.73 ACRES)
PALUSTRINE EMERGENT WETLANDS:	±11,487.53 SF (0.26 ACRES)
WATERS OF THE U.S.:	±37,696.41 SF (0.87 ACRES)
STATE REGULATED TIDAL WETLANDS:	±201,496.28 SF (4.63 ACRES)
TOTAL DEVELOPED AREA:	±3,094,865.20 SF (71.05 ACRES)
EXISTING WOODED AREA	±2,076,900.34 SF (47.68 ACRES)
WOODS TO BE CLEARED	±85,435.31 SF (1.96 ACRES)
DELDOT DEDICATION AREA:	±14,471.31 SF (0.33 ACRES)

PROPOSED FILLING OF TIDALLY INFLUENCED AGRICULTURAL DITCH – ACOE SECTION 10 WATERS / DNREC SUBAQUEOUS LANDS (8,320.90 SF 0.19 ACRES)
PROPOSED FILLING OF NONTIDAL AGRICULTURAL DITCH – ACOE SECTION 404 WATERS (1,654.43 SF 0.04 ACRES)

FLOOD INFORMATION:
SPECIAL FLOOD HAZARD AREAS:
ZONE X– AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
ZONES AE 4 AND AE 5 PER FIRM MAP 10005C0653K, DATED MARCH 16, 2015

BUILDING SETBACKS – RESIDENTIAL USE
20' FRONT YARD (20' GARAGE SETBACK FROM BACK OF SIDEWALK)
15' SIDE YARD (CORNER LOTS AT STREET INTERSECTIONS)
5' SIDE YARD
10' REAR YARD

	TOTAL	PHASE 1	FUTURE
DUPLEX UNITS:	116	58	58
REQUIRED PARKING (2 PER UNIT):	232	116	116
PARKING PROVIDED:	274	145	129

WATER PROVIDER: TIDEWATER UTILITIES, INC.
SEWER PROVIDER: SUSSEX COUNTY PUBLIC WORKS – AGREEMENT NO. 1073

OPEN SPACE LOT:	ACRES:	USE:
5000	48.82	CONSERVATION AREA, NATURE TRAIL, FUTURE LOTS
5001	0.25	PASSIVE OPEN SPACE
5002	0.15	PASSIVE OPEN SPACE
5003	1.18	SWM, PASSIVE OPEN SPACE
5004	13.56	CONSERVATION AREA, FUTURE LOTS

NOTE: PROPOSED BOARDWALK MAXIMUM WIDTH IS 3', DECK IS TO BE NO HIGHER THAN 18" FROM EXISTING GRADE. NO LIGHTING IS PROPOSED. NATURE TRAIL WILL BE SOFT SURFACE SUCH AS MULCH.

OWNERS CERTIFICATION:

I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING AT THE DEPARTMENTAL SPONSORED OR APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT CONTROL BEFORE INITIATION OF THE PROJECT. I CERTIFY THAT THE DEPARTMENT OR DELEGATED INSPECTION AGENCY HAS THE RIGHT TO CONDUCT ON–SITE INSPECTIONS.

JOSH MASTRANGELO, SENIOR VICE PRESIDENT DATE

ENGINEER'S CERTIFICATION:

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

ENGINEER'S SIGNATURE DATE

PRINTS ISSUED FOR:
RECORDATION

NO.	REVISIONS	DATE

TAX MAP 533-19.00-297.00

GMB
GEORGE, MILES & BUHR, LLC
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www.gmbnet.com

AMERICANA BAYSIDE
Carl M. Freeman COMMUNITIES
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

WEIDMAN PARCEL
COVER SHEET

		SHEET NO.
SCALE	: AS NOTED	FSP1.0
DESIGN BY	: RLM	
DRAWN BY	: RLM	
CHECKED BY	:	
GMB FILE	: 150031	
DATE	: AUG 2019	

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NOTE:

THE WETLANDS SHOWN HERE ARE APPROVED BY PRELIMINARY JURISDICTIONAL DETERMINATION CENAP-OP-R-2017-38-23 DATED MAY 15, 2017

A PERMANENT EASEMENT CONTAINING 5026 SQUARE FEET IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAT, FOR EMERGENCY ACCESS TO DRAINAGE FACILITIES CONVEYING RUNOFF FROM THE STATE MAINTAINED ROADS AND/OR RIGHTS-OF-WAY. THE PORTIONS OF THE DRAINAGE EASEMENT AND SYSTEM THAT ARE UPSTREAM OR OFFSITE AS WELL AS SECTIONS THAT ARE NOT DIRECTLY COLLECTING AND CONVEYING THE DRAINAGE RUNOFF OF THE PROPOSED STATE MAINTAINED ROADS AND/OR RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, PROPERTY OWNERS, OR BOTH. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF ANY EXEMPTED PORTIONS OF THE STORM DRAIN SYSTEM AND/OR DRAINAGE EASEMENTS.

AREA TABLE:

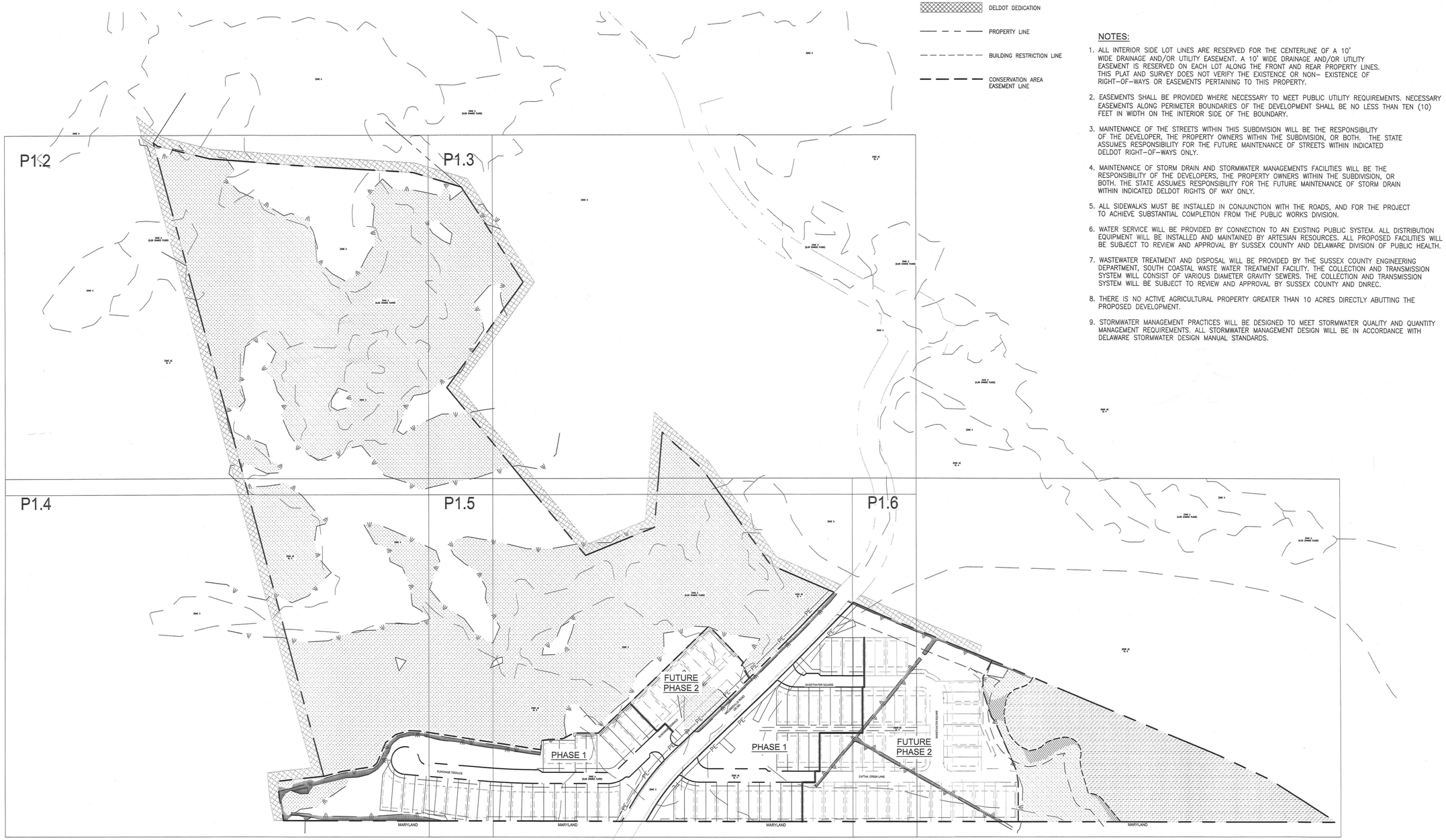
UPLANDS AREA:	±1,302,285.31 SF (29.90 AC.)
PALUSTRINE FORESTED WETLANDS:	±1,556,370.98 SF (35.73 AC.)
PALUSTRINE EMERGENT WETLANDS:	±11,487.53 SF (0.26 AC.)
WATERS OF THE U.S.:	±37,696.41 SF (0.87 AC.)
STATE REGULATED TIDAL WETLANDS:	±201,496.28 SF (4.63 AC.)
TOTAL PARCEL AREA:	±3,109,336.51 SF (71.38 AC.)
CONSERVATION AREA:	±2,242,576.49 SF (51.48 AC.)

LEGEND

- WETLAND BOUNDARY AND FLAGS
- EXISTING TOPOGRAPHIC CONTOURS
- 50' SUSSEX COUNTY STATE TIDAL WETLAND BUFFER
- TIDAL WETLANDS LINE
- PALUSTRINE FORESTED WETLANDS – CORPS OF ENGINEERING (SECTION 404)
- PALUSTRINE EMERGENT WETLANDS – CORPS OF ENGINEERING (SECTION 404)
- WATERS OF THE U.S.
- STATE REGULATED (DNREC) TIDAL WETLANDS
- DELDOT DEDICATION
- PROPERTY LINE
- BUILDING RESTRICTION LINE
- CONSERVATION AREA EASEMENT LINE

NOTES:

1. ALL INTERIOR SIDE LOT LINES ARE RESERVED FOR THE CENTERLINE OF A 10' WIDE DRAINAGE AND/OR UTILITY EASEMENT. A 10' WIDE DRAINAGE AND/OR UTILITY EASEMENT IS RESERVED ON EACH LOT ALONG THE FRONT AND REAR PROPERTY LINES. THIS PLAT AND SURVEY DOES NOT VERIFY THE EXISTENCE OR NON- EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS PERTAINING TO THIS PROPERTY.
2. EASEMENTS SHALL BE PROVIDED WHERE NECESSARY TO MEET PUBLIC UTILITY REQUIREMENTS. NECESSARY EASEMENTS ALONG PERIMETER BOUNDARIES OF THE DEVELOPMENT SHALL BE NO LESS THAN TEN (10) FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY.
3. MAINTENANCE OF THE STREETS WITHIN THIS SUBDIVISION WILL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS WITHIN THE SUBDIVISION, OR BOTH. THE STATE ASSUMES RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF STREETS WITHIN INDICATED DELDOT RIGHT-OF-WAYS ONLY.
4. MAINTENANCE OF STORM DRAIN AND STORMWATER MANAGEMENTS FACILITIES WILL BE THE RESPONSIBILITY OF THE DEVELOPERS, THE PROPERTY OWNERS WITHIN THE SUBDIVISION, OR BOTH. THE STATE ASSUMES RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF STORM DRAIN WITHIN INDICATED DELDOT RIGHTS OF WAY ONLY.
5. ALL SIDEWALKS MUST BE INSTALLED IN CONJUNCTION WITH THE ROADS, AND FOR THE PROJECT TO ACHIEVE SUBSTANTIAL COMPLETION FROM THE PUBLIC WORKS DIVISION.
6. WATER SERVICE WILL BE PROVIDED BY CONNECTION TO AN EXISTING PUBLIC SYSTEM. ALL DISTRIBUTION EQUIPMENT WILL BE INSTALLED AND MAINTAINED BY ARTESIAN RESOURCES. ALL PROPOSED FACILITIES WILL BE SUBJECT TO REVIEW AND APPROVAL BY SUSSEX COUNTY AND DELAWARE DIVISION OF PUBLIC HEALTH.
7. WASTEWATER TREATMENT AND DISPOSAL WILL BE PROVIDED BY THE SUSSEX COUNTY ENGINEERING DEPARTMENT, SOUTH COASTAL WASTE WATER TREATMENT FACILITY. THE COLLECTION AND TRANSMISSION SYSTEM WILL CONSIST OF VARIOUS DIAMETER GRAVITY SEWERS. THE COLLECTION AND TRANSMISSION SYSTEM WILL BE SUBJECT TO REVIEW AND APPROVAL BY SUSSEX COUNTY AND DNREC.
8. THERE IS NO ACTIVE AGRICULTURAL PROPERTY GREATER THAN 10 ACRES DIRECTLY ABUTTING THE PROPOSED DEVELOPMENT.
9. STORMWATER MANAGEMENT PRACTICES WILL BE DESIGNED TO MEET STORMWATER QUALITY AND QUANTITY MANAGEMENT REQUIREMENTS. ALL STORMWATER MANAGEMENT DESIGN WILL BE IN ACCORDANCE WITH DELAWARE STORMWATER DESIGN MANUAL STANDARDS.



PRINTS ISSUED FOR: RECORDATION

NO.	REVISIONS	DATE

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AMERICANA BAYSIDE

Carl M. Freeman COMMUNITIES

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

WEIDMAN PARCEL RECORD PLAT KEY SHEET

SCALE	: 1" = 150'
DESIGN BY	: RLM
DRAWN BY	: RLM
CHECKED BY	:
GMB FILE	: 150031
DATE	: AUG 2019

SHEET NO. FSP1.1

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PLOT CODE
PEN1-RED .006 INCHES (.15mm)
PEN2-YELLOW .007 INCHES (.18mm)
PEN3-GREEN .010 INCHES (.25mm)
PEN4-CYAN .014 INCHES (.35mm)
PEN5-BLUE .020 INCHES (.50mm)
PEN6-MAGENTA .027 INCHES (.70mm)
PEN7-WHITE .039 INCHES (1.00mm)

C:\Projects\2015\150019 Weidman Tract\Drawings\Working Set\Record Plat\Final Record Plat.dwg, 12/6/2019 11:49 AM, Terry M. Gundry

S40°52'51"E
16.38'
S66°24'55"E — 168.28'
S75°32'07"E — 260.79'
S76°28'18"E — 377.22'
S63°11'10"E — 157.01'
S27°54'49"E — 233.15'
S39°01'48"W — 408.06'
S59°41'34"E — 878.23'
N.15°50.59'W — 186.99'

BAYSIDE COMMUNITY ASSOC. INC.
TM 533-19.00-296.00
DB 4588/283

CMF BAYSIDE L.L.C.
T.M. 533-19.00-295.00
DB 2422/13

CONSERVATION LANDS
T.M. 533-19.00-1324.05

30' WOODED BUFFER, TYP.

UPLANDS

ZONE X
(0.2% CHANCE FLOOD)

ZONE AE
EL 5

OPEN SPACE LOT 5000
48.82 ACRES
(INCLUDING FUTURE LOTS)
CONSERVATION AREA
45.11 AC

PALUSTRINE FORESTED
WETLANDS

SEE SHEET P1.2 FOR CONTINUATION

SEE SHEET P1.3 FOR CONTINUATION

0 25 50 100 150
SCALE: 1" = 50'

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AMERICANA BAYSIDE
Ryan Homes COMMUNITIES
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

WEIDMAN PARCEL
RECORD PLAT

SCALE	: 1" = 50'
DESIGN BY	: RLM
DRAWN BY	: RLM
CHECKED BY	:
GMB FILE	: 150031
DATE	: AUG 2019

SHEET NO.
FSP1.2

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PLOT CODE
PEN#-RED 009 INCHES (.15mm)
PEN#-YELLOW .007 INCHES (.18mm)
PEN#-GREEN .010 INCHES (.25mm)
PEN#-CYAN .014 INCHES (.35mm)
PEN#-BLUE .020 INCHES (.50mm)
PEN#-MAGENTA .027 INCHES (.69mm)
PEN#-WHITE .039 INCHES (1.00mm)

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AMERICANA BAYSIDE

Carl M. Freeman COMMUNITIES

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

WEIDMAN PARCEL RECORD PLAT

SCALE	: 1" = 50'
DESIGN BY	: RLM
DRAWN BY	: RLM
CHECKED BY	:
GMB FILE	: 150031
DATE	: AUG 2019

SHEET NO.
FSP1.3

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PLOT CODE
PEN1-RED .006 INCHES (.15mm)
PEN2-YELLOW .007 INCHES (.18mm)
PEN3-GREEN .010 INCHES (.25mm)
PEN4-CYAN .014 INCHES (.35mm)
PEN5-BLUE .020 INCHES (.50mm)
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PEN7-WHITE .039 INCHES (1.00mm)

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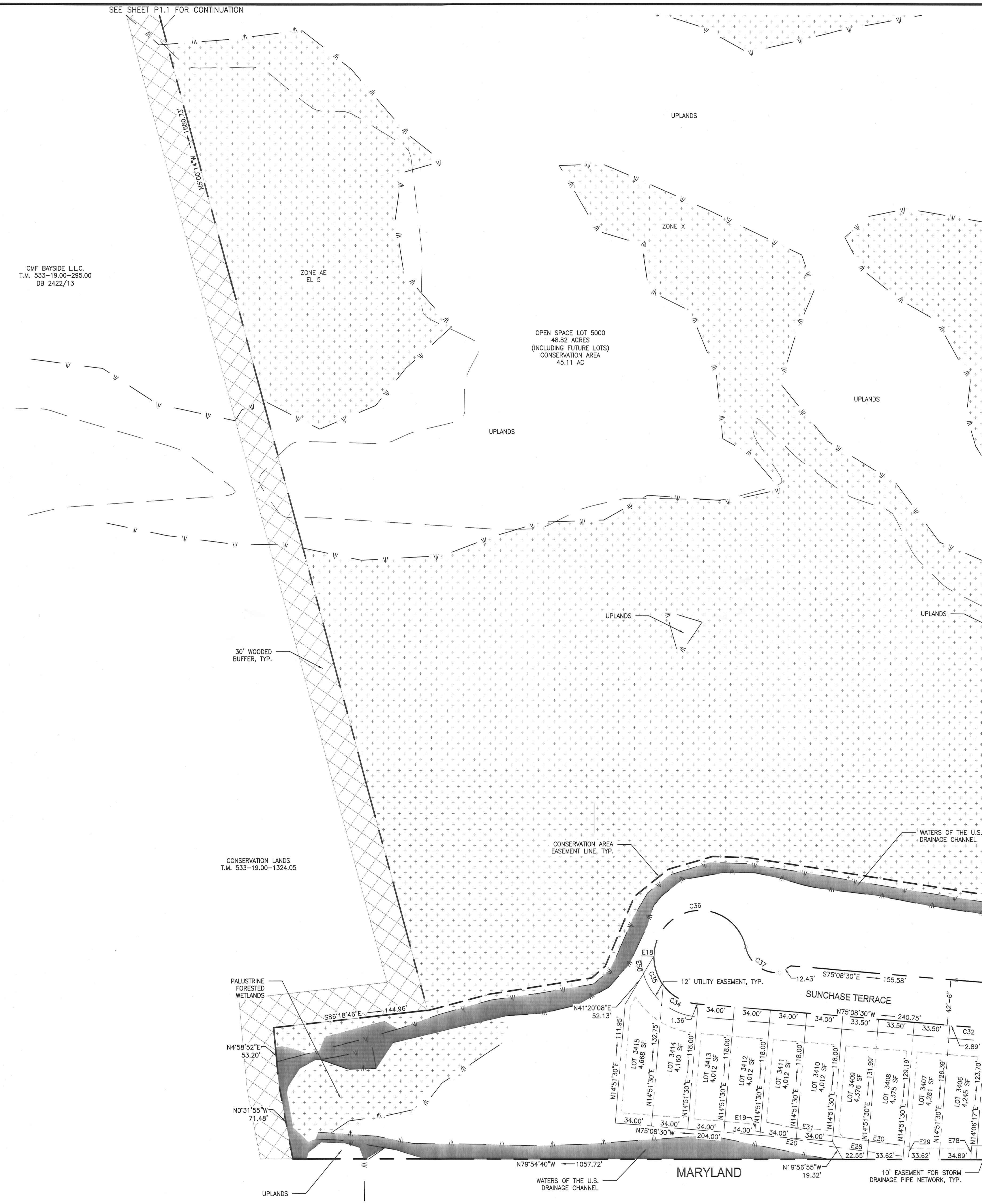
CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD	BEGINNING COORDINATE	ENDING COORDINATE
C1	11.23'	34.13'	18.86	N53°14'38"W	11.18'	N 5094.13,E 5564.01	N 5100.82,E 5555.05
C2	52.44'	43.56'	68.97	S33°17'34"E	49.33'	N 5141.63,E 5613.94	N 5100.39,E 5641.02
C3	7.89'	77.50'	5.84	S76°59'31"E	7.89'	N 5042.71,E 6002.42	N 5040.94,E 6010.10
C4	32.56'	70.00'	26.65	S52°26'50"E	32.26'	N 5030.24,E 6017.56	N 5010.58,E 6043.14
C5	40.88'	70.00'	33.46	S22°23'27"E	40.30'	N 5010.58,E 6043.14	N 4973.31,E 6058.50
C6	19.24'	70.00'	15.75	S2°12'56"W	19.18'	N 4973.31,E 6058.50	N 4954.15,E 6057.76
C7	40.88'	70.00'	33.46	S22°23'27"E	40.30'	N 5010.58,E 6043.14	N 4973.31,E 6058.50
C8	39.27'	25.00'	90.00	S34°54'35"E	35.36'	N 4753.30,E 6022.02	N 4724.31,E 6042.25
C10	46.99'	673.22'	4.00	S51°16'41"W	46.98'	N 4852.34,E 5213.80	N 4822.95,E 5177.15
C11	13.50'	85.00'	9.10	N75°21'36"W	13.49'	N 4828.00,E 5259.76	N 4831.41,E 5246.71
C12	20.10'	85.00'	13.55	N64°02'06"W	20.05'	N 4831.41,E 5246.71	N 4840.19,E 5228.68
C13	19.25'	85.00'	12.97	N50°46'22"W	19.21'	N 4840.19,E 5228.68	N 4852.34,E 5213.80
C14	1.24'	85.00'	0.84	N43°51'58"W	1.24'	N 4852.34,E 5213.80	N 4853.23,E 5212.94
C15	14.57'	34.23'	24.40	N54°47'28"W	14.46'	N 4853.23,E 5212.94	N 4861.57,E 5201.12
C16	45.60'	688.22'	3.80	N54°47'22"E	45.60'	N 4861.57,E 5201.12	N 4887.86,E 5238.38
C17	57.88'	36.26'	91.45	S33°58'15"E	51.93'	N 4907.64,E 5267.81	N 4864.58,E 5296.82
C18	16.37'	34.83'	26.93	S59°36'30"E	16.22'	N 4959.38,E 5202.06	N 4951.18,E 5216.06
C19	47.91'	753.22'	3.64	N54°50'22"E	47.90'	N 4914.41,E 5163.23	N 4942.00,E 5202.39
C20	25.04'	34.29'	41.84	N20°10'21"W	24.49'	N 4914.41,E 5163.23	N 4937.39,E 5154.79
C21	36.16'	25.00'	82.88	N81°36'54"W	33.09'	N 4937.39,E 5154.79	N 4942.22,E 5122.05
C22	44.75'	25.42'	100.87	S5°15'55"W	39.19'	N 4998.41,E 5205.66	N 4959.38,E 5202.06
C23	172.66'	753.22'	13.13	N46°27'01"E	172.28'	N 4795.71,E 5038.37	N 4914.41,E 5163.23
C24	21.74'	85.00'	14.65	S66°12'51"W	21.68'	N 4884.20,E 5035.53	N 4875.46,E 5015.69
C25	35.89'	85.00'	24.19	S85°38'16"W	35.63'	N 4875.46,E 5015.69	N 4872.75,E 4980.17
C26	3.49'	85.00'	2.36	N81°05'15"W	3.49'	N 4872.75,E 4980.17	N 4873.29,E 4976.72
C27	28.74'	2300.00'	0.72	N79°33'07"W	28.74'	N 4909.28,E 4774.47	N 4914.49,E 4746.21
C28	33.10'	2300.00'	0.82	N78°46'53"W	33.10'	N 4914.49,E 4746.21	N 4920.93,E 4713.74
C29	33.10'	2300.00'	0.82	N77°57'25"W	33.10'	N 4920.93,E 4713.74	N 4927.84,E 4681.36
C30	33.10'	2300.00'	0.82	N77°07'56"W	33.10'	N 4927.84,E 4681.36	N 4935.21,E 4649.09
C31	33.10'	2300.00'	0.82	N76°18'27"W	33.10'	N 4935.21,E 4649.09	N 4943.05,E 4616.92
C32	30.25'	2300.00'	0.75	N75°31'06"W	30.25'	N 4943.05,E 4616.92	N 4950.61,E 4587.64
C33	191.41'	2300.00'	4.77	N77°31'33"W	191.35'	N 4909.28,E 4774.47	N 4950.61,E 4587.64
C34	36.92'	43.50'	48.63	N50°49'39"W	35.82'	N 5012.35,E 4354.94	N 5034.97,E 4327.17
C35	28.52'	43.50'	37.57	N7°43'47"W	28.01'	N 5034.97,E 4327.17	N 5062.73,E 4323.40
C36	126.63'	43.50'	166.80	S85°32'54"E	86.42'	N 5062.73,E 4323.40	N 5056.03,E 4409.57
C37	42.94'	30.00'	82.01	S43°09'27"E	39.37'	N 5056.03,E 4409.57	N 5027.31,E 4436.49
C38	177.30'	2257.50'	4.50	S77°23'30"E	177.26'	N 4991.69,E 4598.54	N 4953.00,E 4771.52
C39	38.39'	50.00'	43.99	N78°05'41"E	37.45'	N 4907.75,E 4982.85	N 4915.48,E 5019.50
C40	96.42'	4970.00'	1.11	N55°32'36"E	96.42'	N 5134.39,E 5488.69	N 5188.94,E 5568.20
C41	97.69'	5035.00'	1.11	N55°32'36"E	97.68'	N 5080.44,E 5524.95	N 5135.71,E 5605.49
C44	11.23'	34.13'	18.86	N53°14'38"W	11.18'	N 5094.13,E 5564.01	N 5100.82,E 5555.05
C47	156.68'	688.22'	13.04	N46°22'09"E	156.34'	N 4753.70,E 5087.96	N 4861.57,E 5201.12
C48	97.69'	5035.00'	1.11	N55°32'36"E	97.68'	N 5080.44,E 5524.95	N 5135.71,E 5605.49
C76	27.71'	85.00'	18.68	N56°11'20"W	27.59'	N 5075.62,E 5590.13	N 5090.97,E 5567.21
C82	43.20'	27.50'	90.00	N34°54'35"W	38.89'	N 4968.98,E 6017.23	N 5000.87,E 5994.97
C83	43.20'	27.50'	90.00	N55°05'25"E	38.89'	N 4740.95,E 5948.72	N 4763.21,E 5980.61
C84	21.33'	85.00'	14.38	N72°43'09"W	21.28'	N 5069.29,E 5610.45	N 5075.62,E 5590.13
C102	53.55'	85.00'	36.10	N61°51'44"W	52.67'	N 5069.29,E 5610.45	N 5094.13,E 5564.01
C121	44.75'	25.42'	100.87	S5°15'55"W	39.19'	N 4998.41,E 5205.66	N 4959.38,E 5202.06
E49	29.18'	38.00'	43.99	N78°05'41"E	28.46'	N 4919.56,E 4984.95	N 4925.44,E 5012.80
E50	16.58'	55.50'	17.12	S2°29'36"W	16.52'	N 5065.03,E 4311.63	N 5048.53,E 4310.91

LINE TABLE		
LINE	LENGTH	DIRECTION
E1	28.12'	N33°54'03"W
E2	30.00'	S33°54'03"E
E3	49.66'	S37°19'26"E
E4	20.00'	N52°40'34"E
E5	48.46'	N37°19'26"W
E6	122.11'	N37°06'57"E
E7	20.00'	S52°53'03"E
E8	63.87'	S37°06'57"W
E9	101.25'	S78°41'31"W
E10	20.00'	S11°18'29"E
E11	56.46'	N78°41'31"E
E12	11.50'	S33°54'04"E
E13	11.50'	S33°54'04"E
E14	30.28'	N56°05'56"E
E15	33.80'	S79°54'35"E
E16	18.95'	S79°54'35"E
E17	4.45'	N10°05'25"E
E18	12.00'	S78°56'47"E
E19	6.21'	S15°11'25"W
E20	71.86'	S68°15'15"E
E24	45.56'	S33°54'04"E
E25	24.39'	S79°54'35"E
E26	54.22'	N33°54'03"W
E27	51.20'	N33°54'03"W
E28	73.78'	S72°22'46"E
E29	10.01'	N14°51'30"E
E30	72.94'	N72°22'46"W
E31	62.56'	N68°15'15"W
E32	5.00'	N56°05'56"E
E33	116.63'	N33°54'04"W
E34	5.94'	N57°31'45"W
E35	1.97'	N77°17'58"W
E36	477.85'	S56°05'56"W
E37	77.11'	N79°54'35"W
E38	10.00'	S10°05'25"W
E39	81.15'	S79°54'35"E
E40	475.63'	N56°05'56"E
E41	113.50'	S33°54'04"E
E42	2.00'	S10°05'25"W
E43	303.48'	N79°54'35"W
E44	7.74'	S10°05'25"W
E45	2.00'	S10°05'25"W
E46	134.00'	S79°54'35"E
E47	7.73'	S10°05'25"W
E48	10.56'	N10°05'25"E

LINE TABLE		
LINE	LENGTH	DIRECTION
E49	70.21'	N81°25'49"W
E50	63.82'	N80°43'05"W
E51	2.20'	N10°05'25"E
E52	2.27'	S10°05'25"W
E53	67.00'	N79°54'35"W
E54	7.73'	S10°05'25"W
E55	12.08'	N10°05'25"E
E56	335.00'	S80°09'40"E
E57	109.18'	N10°05'25"E
E58	10.00'	S79°54'35"E
E59	122.72'	S10°05'25"W
E60	10.01'	N11°41'52"W
E61	9.60'	N32°51'52"E
E62	25.00'	N10°05'25"E
E63	49.36'	N43°38'49"W
E64	10.00'	S46°21'11"W
E65	44.30'	S43°38'49"E
E66	17.91'	S10°05'25"W
E67	11.69'	S32°51'52"W
E68	12.19'	S11°41'52"E
E69	104.23'	S10°05'25"W
E70	108.06'	S12°07'54"E
E71	10.00'	N77°52'06"E
E72	106.09'	N12°07'54"W
E73	104.19'	N10°05'25"E
E74	10.00'	S10°05'25"W
E75	493.14'	S79°54'35"E
E76	10.00'	N10°05'25"E
E77	493.14'	N79°54'35"W
E78	13.06'	S14°06'17"W
E79	217.70'	N79°54'35"W
E80	13.02'	N10°05'25"E
E81	13.02'	S10°05'25"W
E82	136.83'	N79°54'35"W
E83	155.37'	S37°24'03"W
E84	17.75'	S21°36'10"E
E85	25.59'	N21°36'10"W
E86	170.51'	N37°24'03"E
L21	5.69'	N79°54'40"W
L22	58.11'	S79°54'40"E
L23	11.71'	S79°54'40"E

CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD	BEGINNING COORDINATE	ENDING COORDINATE
E49	29.18'	38.00'	43.99	N78°05'41"E	28.46'	N 4919.56,E 4984.95	N 4925.44,E 5012.80
E50	16.58'	55.50'	17.12	S2°29'36"W	16.52'	N 5065.03,E 4311.63	N 5048.53,E 4310.91



0 25 50 100 150
SCALE: 1" = 50'

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PLOT CODE
PEN1-RED .006 INCHES (.15mm)
PEN2-YELLOW .007 INCHES (.18mm)
PEN3-GREEN .010 INCHES (.25mm)
PEN4-CYAN .014 INCHES (.35mm)
PEN5-BLUE .020 INCHES (.50mm)
PEN6-MAGENTA .027 INCHES (.70mm)
PEN7-WHITE .039 INCHES (1.00mm)

PRINTS ISSUED FOR:
RECORDATION

NO.	REVISIONS	DATE

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www.gmbnet.com

AMERICANA BAYSIDE

Carl M. Freeman COMMUNITIES

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

WEIDMAN PARCEL RECORD PLAT

SCALE : 1" = 50'	SHEET NO.	
DESIGN BY : RLM		
DRAWN BY : RLM	FSP1.4	
CHECKED BY :		
GMB FILE : 150031		
DATE : AUG 2019		

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SEE SHEET P1.2 FOR CONTINUATION

SEE SHEET P1.3 FOR CONTINUATION

SEE SHEET P1.5 FOR CONTINUATION

N14°47'42"E
295.79'

S26°41'34"E
675.73'

N75°01'09"E
232.00'

S25°35'27"E
397.98'

S56°42'17"E
216.04'

SUSSEX SPORTS AMENITIES L.L.C.
T.M. 533-19.00-36.01

30' WOODED BUFFER, TYP.

30' WOODED BUFFER, TYP.

ZONE X

CMF BAYSIDE L.L.C.
T.M. 533-19.00-301.01
DB 2426/169
PB 108/125

UPLANDS

PALUSTRINE FORESTED WETLANDS

ZONE X
(0.2% CHANCE FLOOD)

ZONE AE
EL 4

OPEN SPACE LOT 5000
48.82 ACRES
(INCLUDING FUTURE LOTS)
CONSERVATION AREA
45.11 AC

CONSERVATION AREA EASEMENT LINE, TYP.

AN ADDITIONAL 10' OF RIGHT-OF-WAY IS HEREBY DEDICATED TO THE STATE OF DELAWARE AS PER THIS PLAT

A 15' PERMANENT EASEMENT IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAT

EXISTING RIGHT OF WAY

N55°41'41"W
110.14'

WATERS OF THE U.S DRAINAGE CHANNEL

50' SUSSEX COUNTY TIDAL WETLAND BUFFER

OPEN SPACE LOT 5004
13.55 ACRES

S54°42'42"W
80.91'

N54°38'02"E
25.31'

N54°38'02"E
198.25'

S79°54'35"E
120.24'

N54°59'15"E
80.91'

5,159.17N
5,639.15E

S33°54'04"E
118.00'

5044.12 SF IS HEREBY DEDICATED TO THE STATE OF DELAWARE

S33°54'04"E
35.00'

S56°05'56"W
35.00'

S33°54'04"E
33.50'

N33°54'04"W
33.50'

S56°05'56"W
35.00'

20' NON-EXCLUSIVE EASEMENT FOR TIDEWATER UTILITIES, INC.

N24°28'02"E
27.50'

S79°54'35"E
38.09'

N54°39'33"E
9.16'

S34°28'44"E
10.53'

S79°54'36"E
136.00'

EXISTING DITCH TO BE FILLED, TYP.

10' EASEMENT FOR STORM DRAINAGE PIPE NETWORK, TYP.

FUTURE PHASE 2

PHASE LINE

PHASE 1

SWEETWATER SQUARE

WILLIAMSVILLE ROAD
CR 395

N44°56'00"E
27.25'

5,096.60N
5,432.45E

S56°05'56"W
328.48'

N56°05'56"E
309.81'

9415.93 SF IS HEREBY DEDICATED TO THE STATE OF DELAWARE

AN ADDITIONAL 10' OF RIGHT-OF-WAY IS HEREBY DEDICATED TO THE STATE OF DELAWARE AS PER THIS PLAT

OPEN SPACE LOT 5003
50,517 SF

ZONE AE
EL 5

WATERS OF THE U.S. DRAINAGE CHANNEL

CONSERVATION AREA EASEMENT LINE, TYP.

SUNCHASE TERRACE

PHASE 1

S79°54'35"E
68.00'

N10°05'25"E
17.00'

S79°54'35"E
100.00'

S75°08'30"W
12.43'

S75°08'30"W
155.58'

12' UTILITY EASEMENT, TYP.

2.84'

13.61'

S79°54'35"E
204.64'

S79°54'36"E
177.45'

S34°54'35"E
10.61'

S79°54'35"E
146.60'

S79°54'35"E
331.92'

CATTAIL CREEK LANE

PALUSTRINE FORESTED WETLANDS TO BE FILLED

4,945.28N
5,128.74E

S11°05'56"W
10.60'

N56°05'56"E
35.46'

VARIABLE WIDTH NON-EXCLUSIVE EASEMENT FOR TIDEWATER UTILITIES, INC.

A 15' PERMANENT EASEMENT IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAT

S56°05'56"W
89.07'

N78°54'04"W
10.75'

ZONE X
(0.2% CHANCE FLOOD)

ZONE AE
EL 4

N32°44'24"E
36.90'

20.06'

OPEN SPACE LOT 5001
10,771 SF

EXISTING RIGHT OF WAY

N40°40'03"E
60.60'

N40°40'03"E
23.50'

OPEN SPACE LOT 5002
6,467 SF

N40°40'03"E
22.64'

87.19'

17.42'

N79°54'35"W
205.42'

N79°54'35"W
361.64'

N79°54'40"W
1057.72'

N79°54'40"W
2159.29'

MARYLAND

MARYLAND

10' EASEMENT FOR STORM DRAINAGE PIPE NETWORK, TYP.

N19°56'55"W
19.32'

STORM DRAINAGE EASEMENT, TYP. (WIDTH VARIES)

0 25 50 100 150

SCALE: 1" = 50'

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www.gmbnet.com

AMERICANA BAYSIDE

Ryan Homes COMMUNITIES

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

WEIDMAN PARCEL RECORD PLAT

SCALE	: 1" = 50'
DESIGN BY	: RLM
DRAWN BY	: RLM
CHECKED BY	:
GMB FILE	: 150031
DATE	: AUG. 2019

SHEET NO.
FSP1.5

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PLOT CODE
P01-WHITE 339 INCHES (100mm)
P09-AMERIAN 227 INCHES (70mm)
P08-BLUE 220 INCHES (50mm)
P04-CYAN 214 INCHES (50mm)
P03-GREEN 207 INCHES (50mm)
P02-YELLOW 207 INCHES (50mm)
P01-RED 205 INCHES (50mm)

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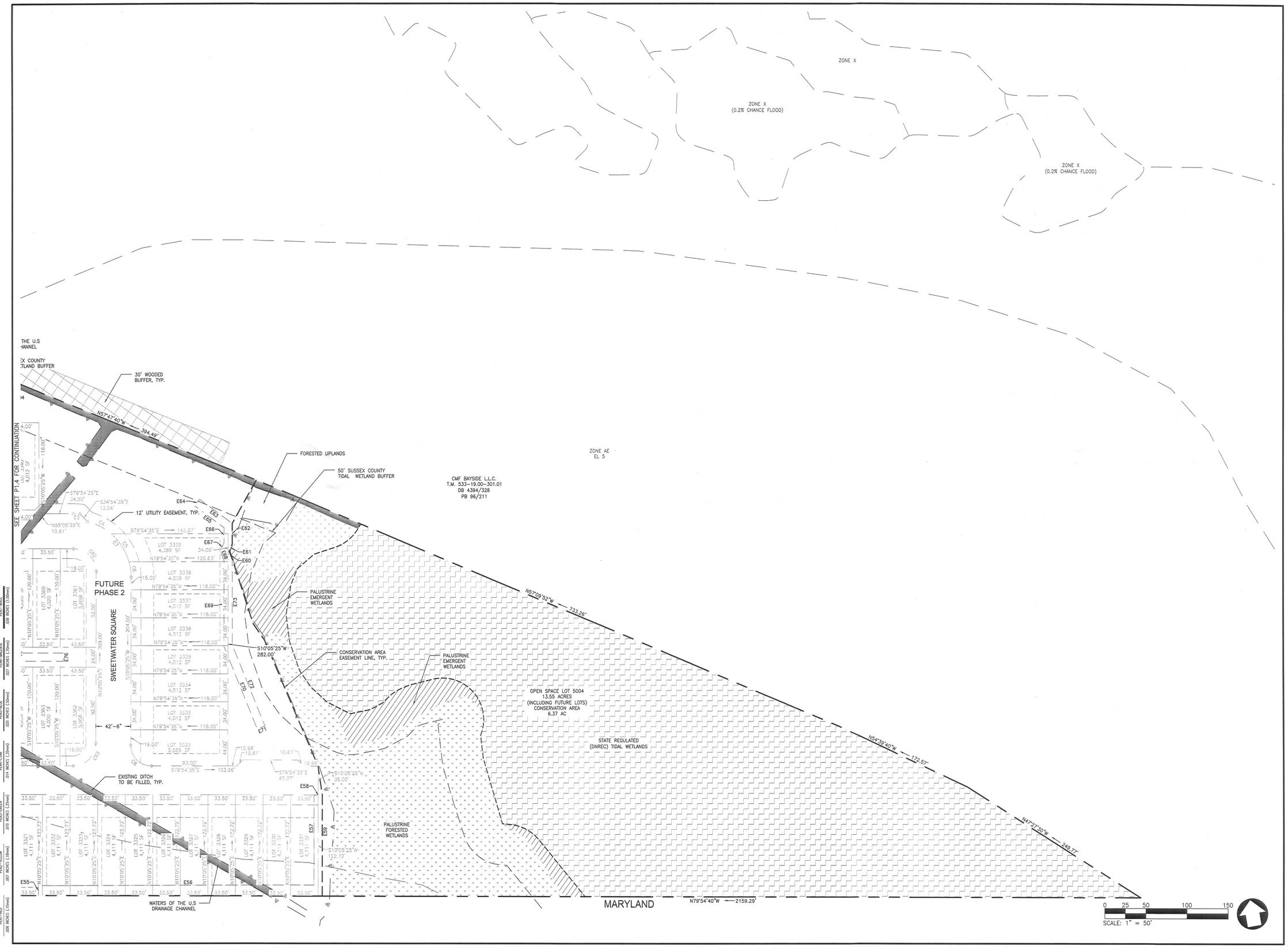

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AMERICANA BAYSIDE
Carl M. Freeman COMMUNITIES
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

WEIDMAN PARCEL
RECORD PLAT

SCALE	: 1" = 50'
DESIGN BY	: RLM
DRAWN BY	: RLM
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DATE	: AUG 2019

SHEET NO.
FSP1.6

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CONSERVATION AREA EASEMENT, TYP.

ZONE X

10' STORM EASEMENT, TYP.

NATURE TRAIL AND BOARDWALK

ZONE AE EL 5

FUTURE PHASE 2

SUNCHASE TERRACE

CONSERVATION AREA EASEMENT, TYP.

STREETLIGHT, TYP.

SWM BMP

SUNCHASE TERRACE

PHASE 1

SWM BMP

10' STORM EASEMENT, TYP.

LANDS N/F
COUNTY COMMISSIONERS OF
WORCESTER COUNTY MARYLAND
0011-0001-0002

WILLIAMSVILLE ROAD
SCR 395

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
SETBACK LINE		
R.O.W. LINE		
PROPERTY CORNER (NOT SPECIFIED)	⊙	N/A
CONCRETE MONUMENT FOUND	CMF □	CMS □
IRON PIPE FOUND	IPF ●	N/A
CONTOUR	4	4
EDGE OF PAVEMENT		
CURB		
SIDEWALK		
SIDEWALK HATCH		
EDGE OF POND		
STORM MANHOLE	Ⓓ	Ⓓ
CURB INLET		
STORM PIPE	SD	
SANITARY MANHOLE	Ⓢ	Ⓢ
SANITARY PIPE	SS	8S
WATER PIPE	W	6W
OVERHEAD ELECTRIC	E	N/A
UTILITY POLE		N/A
TREE LINE		

PLOT CODE

PEN1-RED	.006 INCHES (.15mm)
PEN2-YELLOW	.007 INCHES (.18mm)
PEN3-GREEN	.008 INCHES (.20mm)
PEN4-CYAN	.014 INCHES (.35mm)
PEN5-BLUE	.020 INCHES (.53mm)
PEN6-MAGENTA	.027 INCHES (.69mm)
PEN7-WHITE	.039 INCHES (1.00mm)

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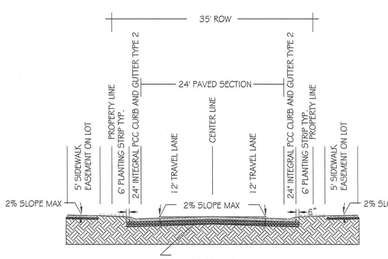
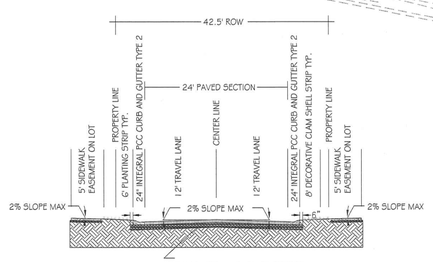


A = 1-1/2" TYPE C HOT MIX SURFACE COURSE
B = 1-3/4" TYPE C HOT MIX SURFACE COURSE
C = 6" GRADED AGGREGATE BASE COURSE APPROVED SUBGRADE

TYPICAL RESIDENTIAL STREET SECTION



A = 1-1/2" TYPE C HOT MIX SURFACE COURSE
B = 1-3/4" TYPE C HOT MIX SURFACE COURSE
C = 6" GRADED AGGREGATE BASE COURSE APPROVED SUBGRADE

TYPICAL ON STREET PARKING SECTION

0 20 40 80 120
SCALE: 1" = 40'

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AMERICANA BAYSIDE
Carl M. Freeman COMMUNITIES
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

WEIDMAN
PARCEL FINAL
SITE PLAN

SCALE	: 1" = 40'
DESIGN BY	: RLM
DRAWN BY	: RLM
CHECKED BY	:
GMB FILE	: 150031
DATE	: AUG 2019

SHEET NO.
FSP2.0

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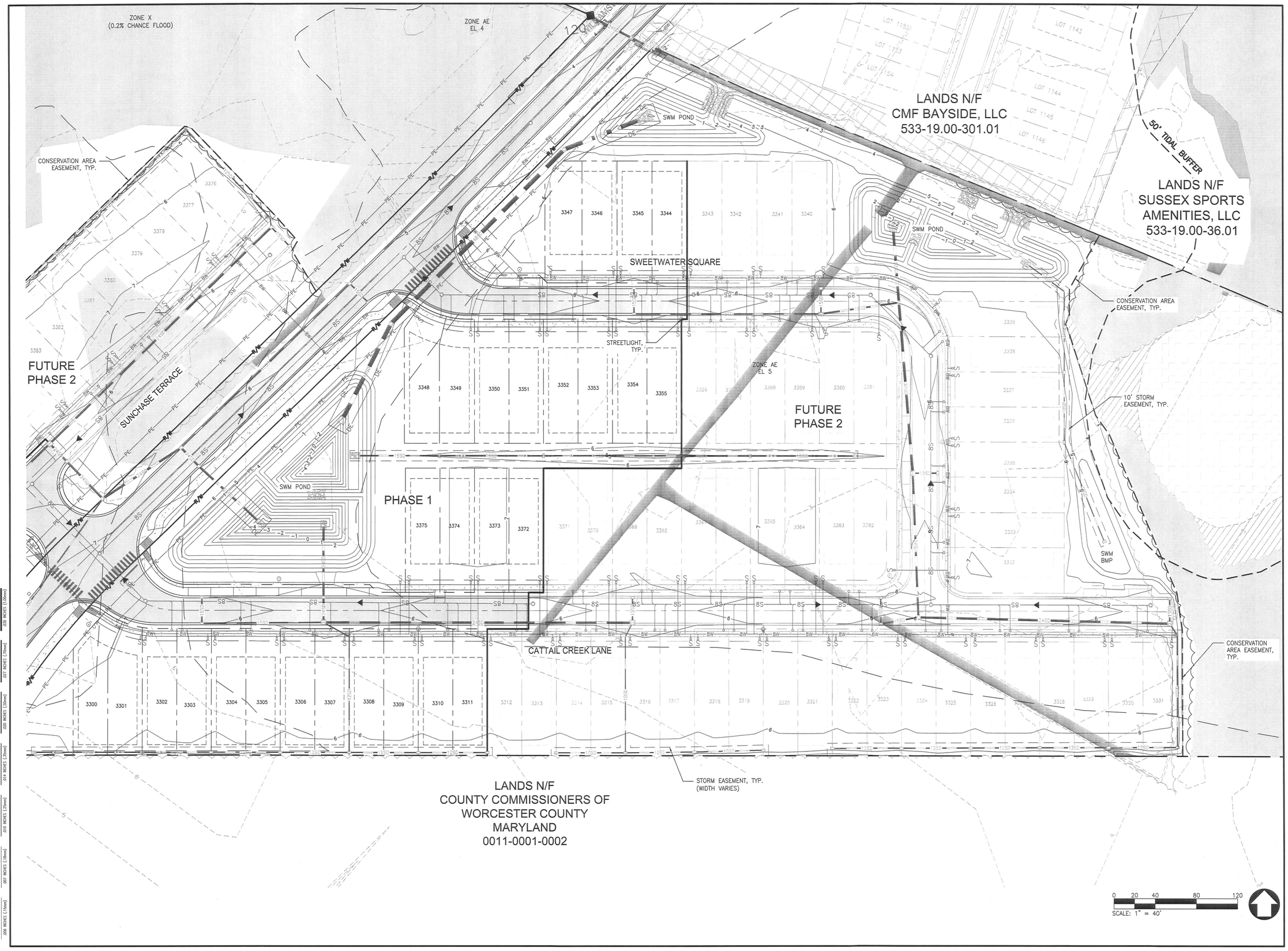

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Carl M. Freeman COMMUNITIES
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

WEIDMAN PARCEL
FINAL SITE PLAN

SCALE	: 1" = 40'
DESIGN BY	: RLM
DRAWN BY	: RLM
CHECKED BY	:
GMB FILE	: 150031
DATE	: AUG 2019

SHEET NO.
FSP2.1

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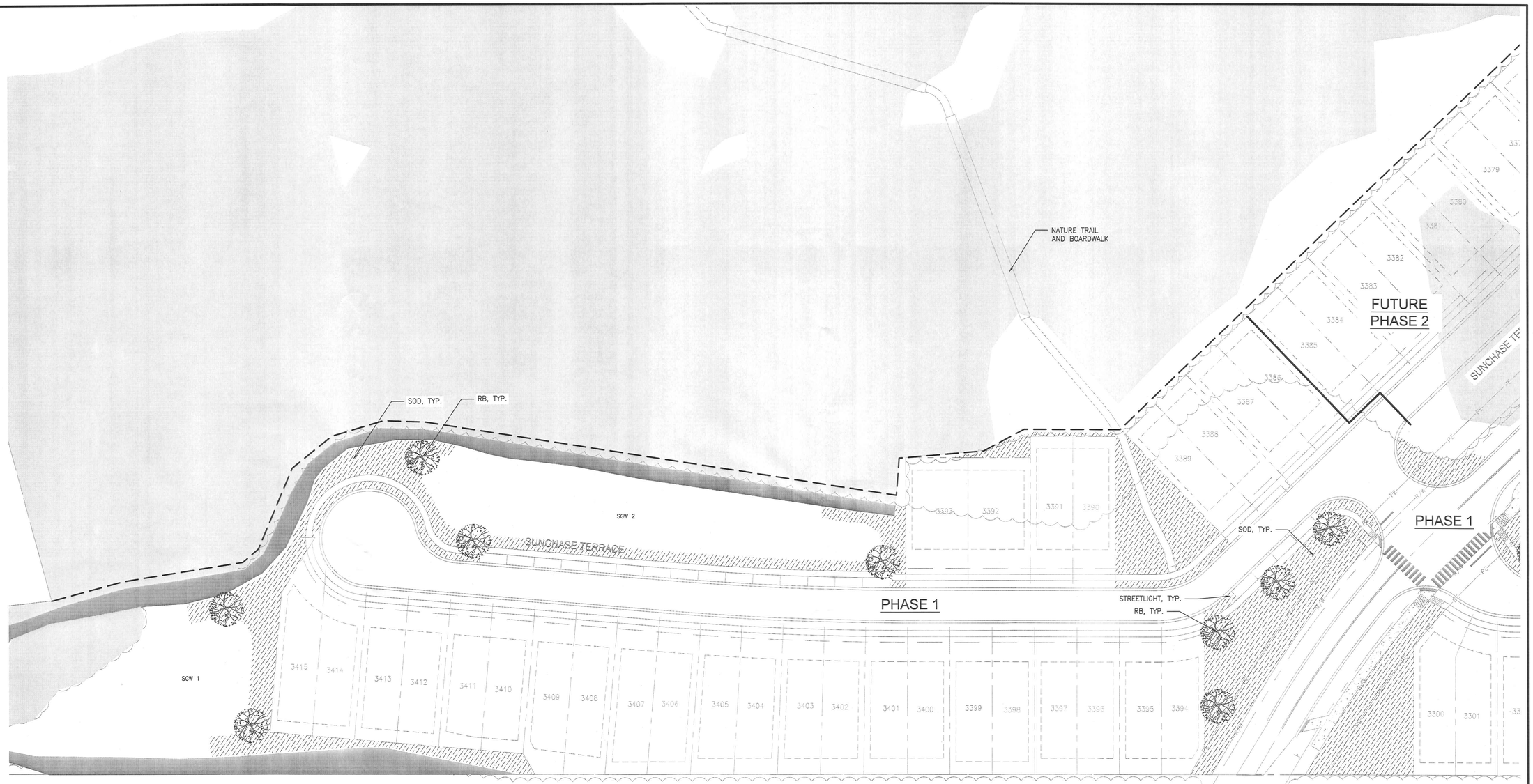

PLANTING LEGEND:

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	NOTES
RB	21	RIVER BIRCH	BETULA NIGRA	10–12' HT.	AS NOTED	MULTI–TRUNK
SM	23	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA	8–10' HT.	AS NOTED	MULTI–TRUNK
		104,485 SF	TURF TYPE TALL FESCUE			
		STREETLIGHTS, TYP.	(19)			

0 20 40 80 120
SCALE: 1" = 40'

PRINTS ISSUED FOR:
RECORDATION

NO.	REVISIONS	DATE

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SALISBURY, MARYLAND 21801
410–742–3115, FAX 410–548–5790
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AMERICANA BAYSIDE
Carl M. Freeman COMMUNITIES
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

WEIDMAN PARCEL
LANDSCAPING
PLAN

SCALE	: 1" = 40'
DESIGN BY	: RLM
DRAWN BY	: RLM
CHECKED BY	:
GMB FILE	: 150031
DATE	: AUG 2019

SHEET NO.
FSP3.0

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PLOT CODE
FSH–RED .006 INCHES (.15mm)
FSH–YELLOW .007 INCHES (.18mm)
FSH3–GREEN .010 INCHES (.25mm)
FSH–CYAN .014 INCHES (.35mm)
FSH–BLUE .020 INCHES (.50mm)
FSH–MAGENTA .027 INCHES (.69mm)
FSH–WHITE .039 INCHES (1.00mm)

G:\Projects\2015\150019 Weidman Tract\Drawings\Working Set\A Record Plat\FSP3.0 Landscaping Plan.dwg, 12/6/2019 11:52 AM, Terry M. Gundry

OUTFALL BASIN

POND 2

SWEETWATER SQUARE

SOD, TYP.

STREETLIGHT, TYP.

RB, TYP.

FUTURE PHASE 2

SUNCHASE TERRACE

PHASE 1

FUTURE PHASE 2

SM, TYP.

POND 1

RB, TYP.

SOD, TYP.

PHASE 1

CATTAIL CREEK LANE

PLANTING LEGEND:

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	NOTES
RB	21	RIVER BIRCH	BETULA NIGRA	10–12' HT.	AS NOTED	MULTI–TRUNK
SM	23	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA	8–10' HT.	AS NOTED	MULTI–TRUNK
		104,485 SF	TURF TYPE TALL FESCUE			
		STREETLIGHTS, TYP.	(19)			

0 20 40 80 120

SCALE: 1" = 40'

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AMERICANA BAYSIDE

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BALTIMORE HUNDRED

SUSSEX COUNTY, DELAWARE

WEIDMAN PARCEL
LANDSCAPING
PLAN

SCALE	: 1" = 40'
DESIGN BY	: RLM
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DATE	: AUG 2019

SHEET NO.
FSP3.1

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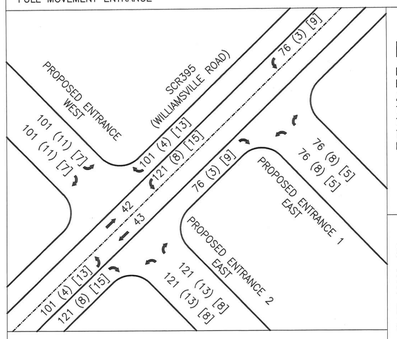
PLOT CODE
PEN1-RED 006 INCHES (.15mm)
PEN2-YELLOW 007 INCHES (.18mm)
PEN3-GREEN 010 INCHES (.25mm)
PEN4-CYAN 014 INCHES (.35mm)
PEN5-BLUE 020 INCHES (.50mm)
PEN6-MAGENTA 027 INCHES (.70mm)
PEN7-WHITE 039 INCHES (1.00mm)

G:\Projects\2015\150019 Weidman Trust\Drawings\Working Set\Record Plat\FSP3.0 Landscaping Plan.dwg, 12/6/2019 11:52 AM, Terry M. Gundey

TRAFFIC GENERATION - SCR395 (WILLIAMSVILLE ROAD)

FULL MOVEMENT ENTRANCE



TRAFFIC GENERATION DIAGRAM

ADT (A.M. PEAK HOUR) (P.M. PEAK HOUR)

ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION – WILLIAMSVILLE ROAD – LOCAL ROAD
POSTED SPEED – 25 MPH
AADT – 93 TRIPS (FROM 2018 DelDOT TRAFFIC SUMMARY)
10 YEAR PROJECTED AADT – 1.16 X 93 TRIPS = 107 TRIPS
10 YEAR PROJECTED AADT + SITE ADT = 1299 TRIPS
TRAFFIC PATTERN GROUP – 7 (FROM 2018 DelDOT TRAFFIC SUMMARY)
PEAK HOUR = 8% x 1192 = 95 TRIPS

SITE TRAFFIC DATA:

SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION
210 – SINGLE FAMILY HOMES – 116 UNITS
THREE ENTRANCES – FULL MOVEMENT
DESIGN VEHICLE: SU-30
210 SINGLE FAMILY HOMES x 116 UNITS = 1192 TRIPS
TOTAL ADT FOR SUBDIVISION = 1192 TRIPS
DIRECTIONAL DISTRIBUTION:
50% TO AND FROM THE NORTH – 595 ADT (43 AM PK) [58 PM PK]
50% TO AND FROM THE SOUTH – 595 ADT (43 AM PK) [58 PM PK]
9% TRUCKS AND BUSES = 107

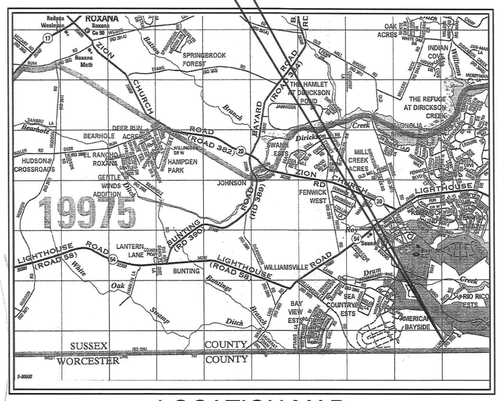
SITE DATA:

TAX MAP #:	TM ID 5-33-19-297.00
DEED REFERENCE:	BOOK 2400 PAGE 196
OWNER:	DOUGLAS P. WEIDMAN
PRESENT ZONING CLASSIFICATION:	MR-RPC
PRESENT USE:	AGRICULTURE
PROPOSED USE:	DUPLEXES
	ACRES
TOTAL LAND AREA:	±71.38
TOTAL DISTURBED AREA:	±19.42
TOTAL AREA DEDICATED TO DELDOT:	±0.33
FLOOD INFORMATION:	SPECIAL FLOOD HAZARD AREA ZONE AE 4 AND AE 5/ ZONE X PER FEMA MAP 10005C0653K DATED MARCH 16, 2015.
DUPLEX:	116
TOTAL UNITS:	116

BUILDING SETBACKS:	20' FRONT
	10' REAR
	5' SIDE
	15' SIDE (CORNER LOTS AT STREET INTERSECTION)
SEWER PROVIDED:	SUSSEX COUNTY – SOUTH COASTAL TREATMENT FACILITY
WATER PROVIDED:	TIDEWATER UTILITIES

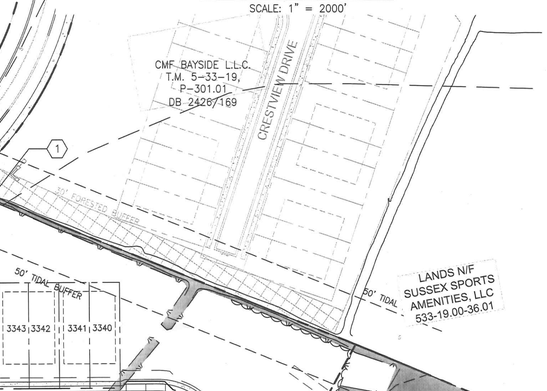
INVESTMENT LEVEL AREA 4

PROJECT AREA



LOCATION MAP

SCALE: 1" = 2000'



1 A PERMANENT EASEMENT CONTAINING 5026 SQUARE FEET IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAT, FOR EMERGENCY ACCESS TO DRAINAGE FACILITIES CONVEYING RUNOFF FROM THE STATE MAINTAINED ROADS AND/OR RIGHTS-OF-WAY. THE PORTIONS OF THE DRAINAGE EASEMENT AND SYSTEM THAT ARE UPSTREAM OR OFFSITE AS WELL AS SECTIONS THAT ARE NOT DIRECTLY COLLECTING AND CONVEYING THE DRAINAGE RUNOFF OF THE PROPOSED STATE MAINTAINED ROADS AND/OR RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, PROPERTY OWNERS, OR BOTH. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF ANY EXEMPTED PORTIONS OF THE STORM DRAIN SYSTEM AND/OR DRAINAGE EASEMENTS.

OWNERS CERTIFICATION:

I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING AT THE DEPARTMENTAL SPONSORED OR APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT CONTROL BEFORE INITIATION OF THE PROJECT. I CERTIFY THAT THE DEPARTMENT OR DELEGATED INSPECTION AGENCY HAS THE RIGHT TO CONDUCT ON-SITE INSPECTIONS.

4/12/19
OWNER, JOSH MASTRANGELO — DATE
VICE PRESIDENT, CARL M FREEMAN CO.

ENGINEER'S CERTIFICATION:

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

4/12/19
ENGINEER'S SIGNATURE — DATE

WETLANDS CERTIFICATION:

"I EDWARD M. LAUNAY, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGEMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.3(a)(8), WATERS OF THE U.S. DEFINITION/CECW-OR, 10-7-1991, QUESTIONS AND ANSWERS ON THE 1987 COE MANUAL/CECW-OR, 9-26-1990, RGL 90-7/CECW-OR, 3-6-1992, CLARIFICATION AND INTERPRETATION OF THE 1987 MANUAL).
THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.
DNREC STATE REGULATED WETLANDS HAVE BEEN IDENTIFIED IN ACCORDANCE WITH DNREC WETLAND MAP NO. SUSSEX COUNTY 046.

4/12/19
EDWARD M. LAUNAY, PWS NO. 875 — DATE
SOCIETY OF WETLAND SCIENTISTS
CORPS OF ENGINEERS,
CERTIFIED WETLAND DELINEATOR WDCP93MD0510036B

DRAINAGE EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
E10	30.000	N33° 54' 03.10"W
E11	20.000	N56° 05' 56.48"E
E12	30.000	S33° 54' 03.10"E
E13	48.462	S37° 19' 25.82"E
E14	20.000	S52° 40' 34.18"W
E15	49.658	N37° 19' 25.82"W
E19	52.453	N75° 06' 47.54"E
E20	20.000	S14° 53' 12.46"E
E21	106.005	S75° 06' 47.54"W
E16	122.111	S37° 06' 56.71"W
E17	20.000	N52° 53' 03.29"W
E18	63.870	N37° 06' 56.71"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C4	97.685	5035.000	1° 06' 41.78"
C3	202.280	688.219	16° 50' 25.10"
C2	220.568	753.219	16° 46' 41.31"
C1	96.424	4970.000	1° 06' 41.78"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L8	197.927	N54° 38' 02.01"E
L7	80.912	N54° 59' 14.70"E
L6	345.268	N56° 05' 56.49"E
L5	22.937	N40° 40' 03.41"E
L4	60.889	N40° 40' 03.41"E
L3	344.941	N56° 05' 56.49"E
L2	80.912	N54° 59' 14.70"E
L1	176.692	N54° 32' 42.16"E

0 40 80 160 240
SCALE: 1" = 80'

PRINTS ISSUED FOR: REVIEW AND APPROVAL

NO.	REVISIONS	DATE
1	REVISED PER DELDOT COMMENTS	7/11/19

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AMERICANA BAYSIDE
Carl M. Freeman COMMUNITIES
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

WILLIAMSVILLE RD
SCR 395
DELDOT RECORD PLAN FOR LONO

SCALE	: 1:80_XREF
DESIGN BY	: RLM, DJW
DRAWN BY	: RLM, DJW
CHECKED BY	:
GMB FILE	: 150331
DATE	: NOV 2019

SHEET NO. DE1.1

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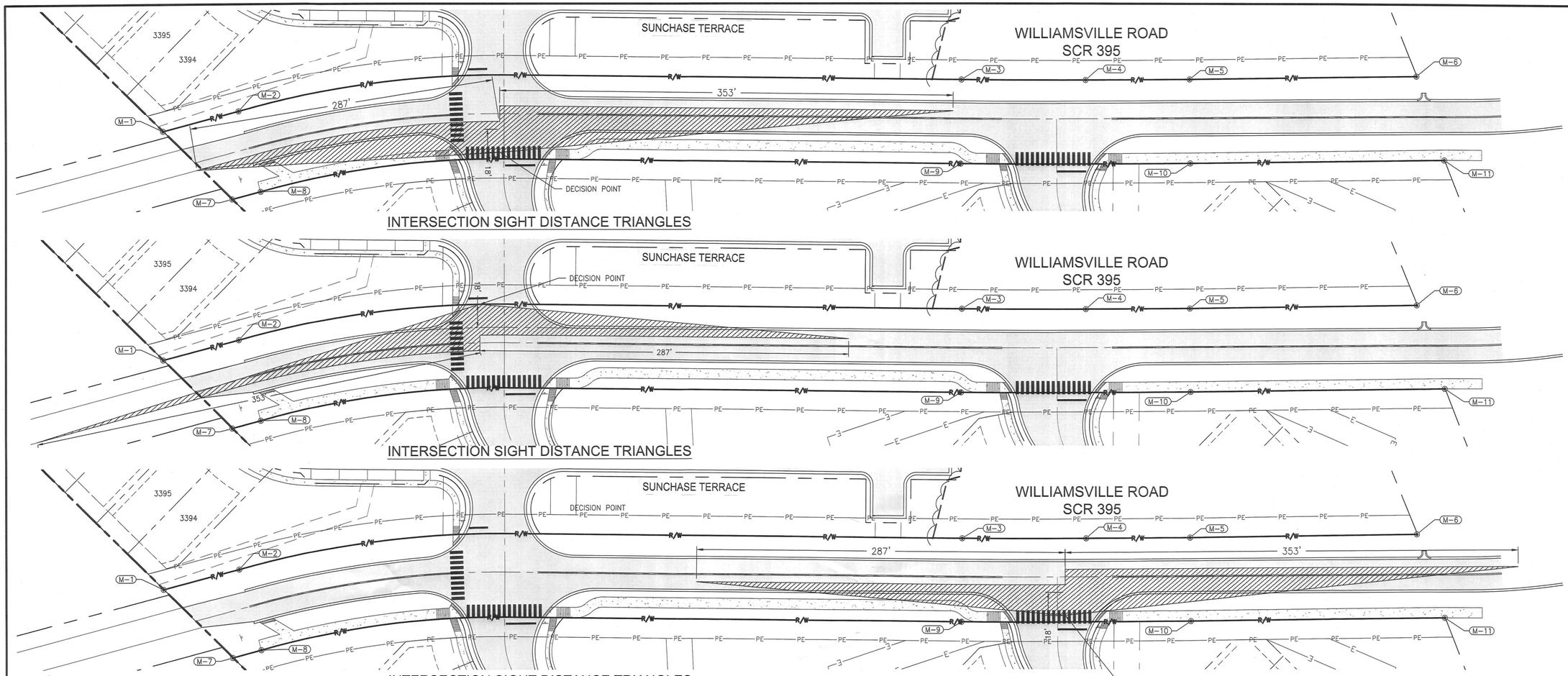
PLOT CODE
PEN1-WHITE 039 INCHES (1.00mm)
PEN5-MAGENTA 007 INCHES (.20mm)
PEN6-BLUE 005 INCHES (.13mm)
PEN4-CYAN 014 INCHES (.35mm)
PEN3-GREEN 010 INCHES (.25mm)
PEN2-YELLOW 007 INCHES (.18mm)
PEN1-RED 006 INCHES (.15mm)

\\salisbury\Project Data\Projects\2019\150319 weldman trust\Drawings\Working Set\Final Site Plans\DE1.1 DELDOT RECORD PLAN FOR LONO.dwg, 12/9/2019 9:50 AM, Terry M. Gundry



INTERSECTION SIGHT DISTANCE TRIANGLES

INTERSECTION SIGHT DISTANCE TRIANGLES

INTERSECTION SIGHT DISTANCE TRIANGLES

0 20 40 80 120

SCALE: 1" = 40'

DELDOT NOTES - REV. 3-21-19

1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
2. NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
3. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
4. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
5. PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
6. THE SIDEWALK AND SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR SHARED-USE PATH.
7. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
8. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
9. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS 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.

RIGHT-OF-WAY MONUMENT SCHEDULE			
NO.	TYPE	NORTHING	EASTING
1	CAPPED REBAR	4749.5286	4998.6858
2	CAPPED REBAR	4795.7129	5038.3652
3	CAPPED REBAR	5134.3902	5488.6944
4	CAPPED REBAR	5188.9445	5568.1999
5	CAPPED REBAR	5235.3681	5634.4687
6	CAPPED REBAR	5337.8608	5778.3973
7	CAPPED REBAR	4736.3014	5073.0167
8	CAPPED REBAR	4753.6993	5087.9642
9	CAPPED REBAR	5080.4400	5524.9488
10	CAPPED REBAR	5182.1314	5671.7628
11	CAPPED REBAR	5296.6913	5833.1664

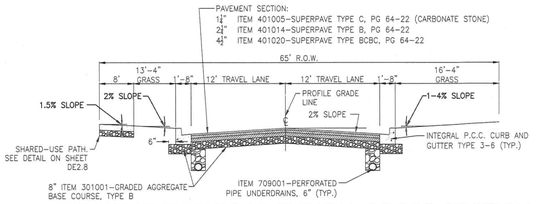
LEGEND

PROPOSED

- PAVED ROAD
- CONTOUR (9 / 10)
- SPOT ELEVATION (26.84)
- CONCRETE
- SANITARY SEWER, MANHOLE AND CLEANOUT (8S)
- STORM DRAIN, INLET, AND MANHOLE (15S)
- CURB & GUTTER
- WATER
- GAS
- UNDERGROUND ELECTRIC
- SIDEWALK & WHEEL CHAIR RAMPS

EXISTING/PROPOSED OTHER PHASES

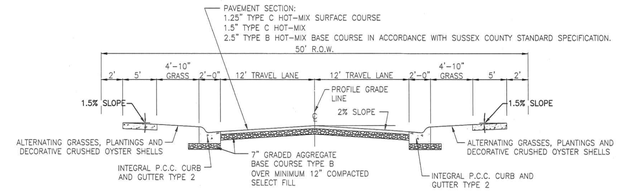
- PROPERTY LINE/RIGHT OF WAY
- PROPOSED DELDOT RIGHT OF WAY (R/W)
- NON-TIDAL WETLANDS
- NON-TIDAL WATERS OF THE U.S.
- PAVED ROAD
- SANITARY SEWER, MANHOLE, AND CLEANOUT (8S)
- STORM DRAIN, INLET, AND MANHOLE (15S)
- FLOOD ZONE



WILLIAMSVILLE ROAD TYPICAL CROSS SECTION

NO SCALE

0+25.56-6+21.28
9+18.17-9+49.67



TYPICAL SUBDIVISION ROAD CROSS SECTION

NO SCALE

PLOT CODE
PEN1-RED 209 INCHES (10mm)
PEN2-MAGENTA 027 INCHES (7mm)
PEN3-BLUE 009 INCHES (3mm)
PEN4-CYAN 014 INCHES (13mm)
PEN5-GREEN 019 INCHES (24mm)
PEN6-YELLOW 007 INCHES (18mm)
PEN7-RED 006 INCHES (15mm)

\\salisbury\Project Data\Projects\2019\150019 wellmoor road\Drawings\Working Set\Final Site Plans\DE1.2 DELDOT RECORD PLAN FOR LONO.dwg, 12/9/2019 9:51 AM, Terry M. Gundry

PRINTS ISSUED FOR:
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WILLIAMSVILLE RD
SCR 395
DELDOT RECORD
PLAN FOR LONO

SCALE	: 1" = 40'
DESIGN BY	: RLM, DJW
DRAWN BY	: RLM, DJW
CHECKED BY	:
GMB FILE	: 150331
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SHEET NO.
DE1.2

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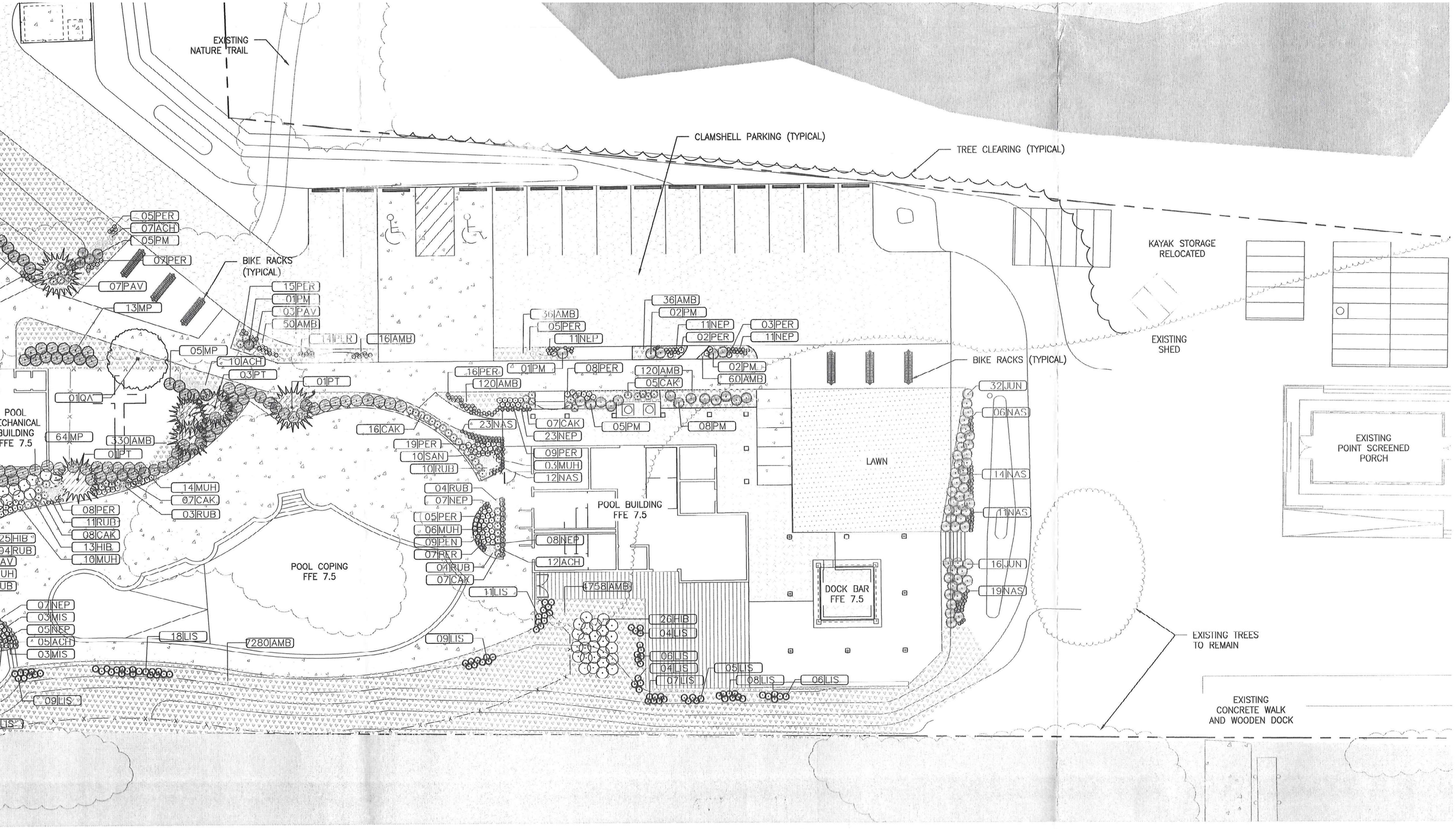
Americana Bayside MR-RPC – Point Amenity

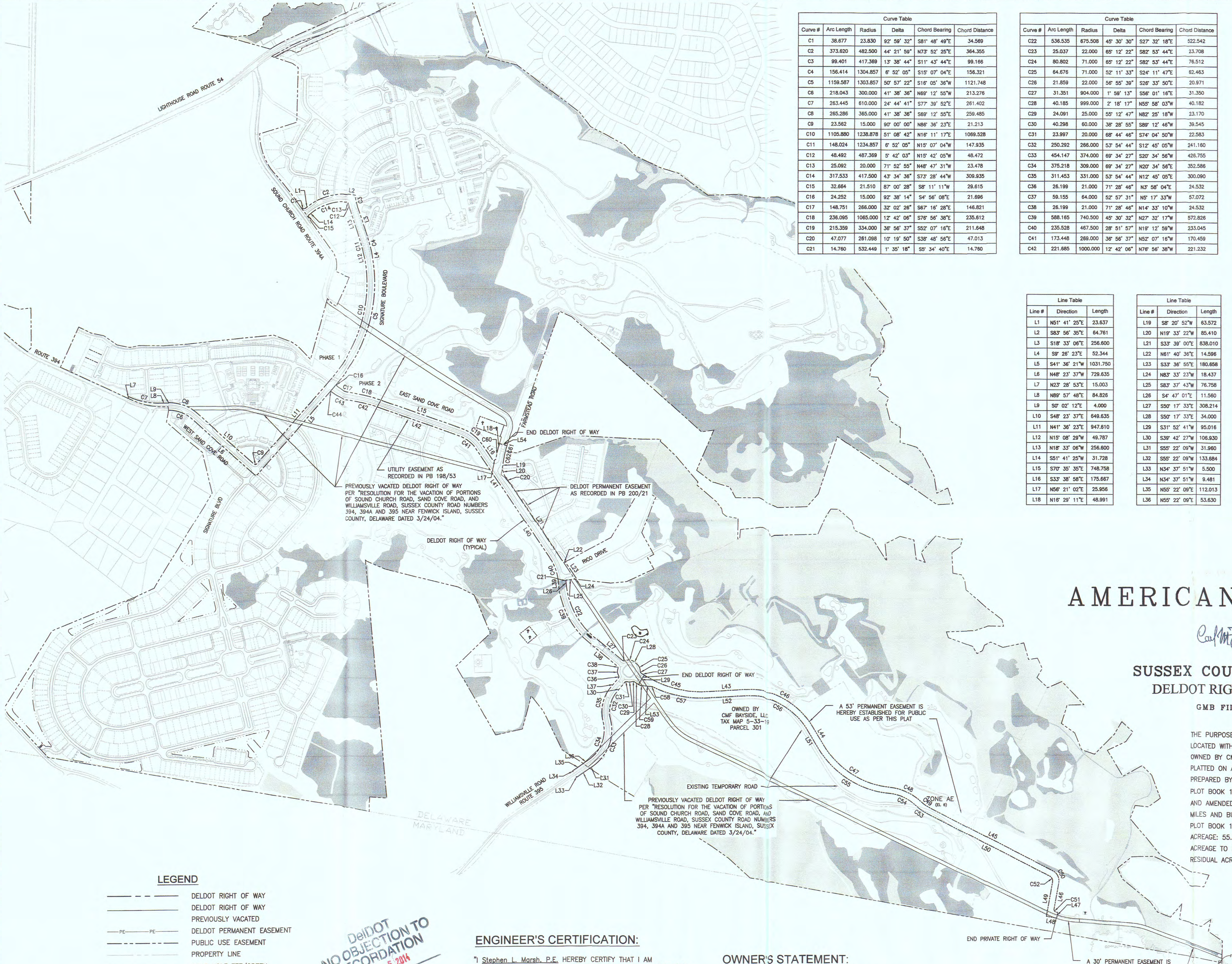


AMERICANA BAYSIDE

SCALE

DESIGN

Extract of Amenities Site Plan Approved on 09.06.2017 showing Pool Building and Dock Bar



Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	38.677	23.830	92° 59' 32"	S81° 48' 49"E	34.569
C2	373.620	482.500	44° 21' 59"	N73° 52' 25"E	364.355
C3	99.401	417.369	13° 38' 44"	S11° 43' 44"E	99.166
C4	156.414	1304.857	6° 52' 05"	S15° 07' 04"E	156.321
C5	1159.587	1303.857	50° 57' 22"	S16° 05' 36"W	1121.748
C6	218.043	300.000	41° 38' 36"	N69° 12' 55"W	213.276
C7	263.445	610.000	24° 44' 41"	S77° 39' 52"E	261.402
C8	265.286	365.000	41° 38' 36"	S69° 12' 55"E	259.485
C9	23.562	15.000	90° 00' 00"	N86° 36' 23"E	21.213
C10	1105.880	1238.878	51° 08' 42"	N16° 11' 17"E	1069.528
C11	148.024	1234.857	6° 52' 05"	N15° 07' 04"W	147.935
C12	48.492	487.369	5° 42' 03"	N15° 42' 05"W	48.472
C13	25.092	20.000	71° 52' 55"	N48° 47' 31"W	23.478
C14	317.533	417.500	43° 34' 36"	S73° 28' 44"W	309.935
C15	32.664	21.510	87° 00' 28"	S8° 11' 11"W	29.615
C16	24.252	15.000	92° 38' 14"	S4° 56' 08"E	21.696
C17	148.751	266.000	32° 02' 26"	S67° 16' 28"E	146.821
C18	236.095	1065.000	12° 42' 06"	S76° 56' 38"E	235.612
C19	215.359	334.000	36° 56' 37"	S52° 07' 16"E	211.648
C20	47.077	261.098	10° 19' 50"	S38° 48' 56"E	47.013
C21	14.760	532.449	1° 35' 18"	S5° 34' 40"E	14.760

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C22	536.535	675.508	45° 30' 30"	S27° 32' 18"E	522.542
C23	25.037	22.000	65° 12' 22"	S82° 53' 44"E	23.708
C24	80.802	71.000	65° 12' 22"	S82° 53' 44"E	76.512
C25	64.676	71.000	52° 11' 33"	S24° 11' 47"E	62.463
C26	21.859	22.000	56° 55' 39"	S26° 33' 50"E	20.971
C27	31.351	904.000	1° 59' 13"	S56° 01' 16"E	31.350
C28	40.185	999.000	2° 18' 17"	N55° 58' 03"W	40.182
C29	24.091	25.000	55° 12' 47"	N82° 25' 18"W	23.170
C30	40.298	60.000	38° 28' 55"	S89° 12' 46"W	39.545
C31	23.997	20.000	68° 44' 46"	S74° 04' 50"W	22.583
C32	250.292	266.000	53° 54' 44"	S12° 45' 05"W	241.160
C33	454.147	374.000	69° 34' 27"	S20° 34' 56"W	426.755
C34	375.218	309.000	69° 34' 27"	N20° 34' 56"E	352.586
C35	311.453	331.000	53° 54' 44"	N12° 45' 05"E	300.090
C36	26.199	21.000	71° 28' 46"	N3° 58' 04"E	24.532
C37	59.155	64.000	52° 57' 31"	N5° 17' 33"W	57.072
C38	26.199	21.000	71° 28' 46"	N14° 33' 10"W	24.532
C39	588.165	740.500	45° 30' 32"	N27° 32' 17"W	572.826
C40	235.528	467.500	28° 51' 57"	N19° 12' 59"W	233.045
C41	173.448	269.000	36° 56' 37"	N52° 07' 16"W	170.459
C42	221.685	1000.000	12° 42' 06"	N76° 56' 38"W	221.232

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C43	189.630	331.000	32° 49' 29"	N66° 52' 56"W	187.048
C44	23.018	15.000	87° 55' 25"	S85° 34' 06"W	20.825
C45	569.789	904.000	36° 06' 48"	S75° 04' 17"E	560.404
C46	706.350	650.000	62° 15' 46"	N61° 59' 48"W	672.104
C47	696.265	750.000	53° 11' 27"	S57° 27' 38"E	671.530
C48	296.634	450.000	37° 46' 07"	S65° 10' 17"E	291.293
C49	94.581	325.000	16° 40' 27"	S54° 37' 27"E	94.247
C50	127.499	100.000	73° 03' 05"	S26° 26' 08"E	119.037
C51	39.270	25.000	90° 00' 00"	S34° 54' 35"E	35.355
C52	63.749	50.000	73° 03' 05"	N26° 26' 08"W	59.518
C53	110.005	378.000	16° 40' 27"	N54° 37' 27"W	109.617
C54	261.697	397.000	37° 46' 07"	N65° 10' 17"W	256.985
C55	745.468	803.000	53° 11' 27"	N57° 27' 38"W	718.985
C56	648.755	597.000	62° 15' 46"	N61° 59' 48"W	617.302
C57	484.926	957.000	29° 01' 57"	N78° 36' 42"W	479.755
C58	19.110	50.000	21° 53' 55"	N75° 02' 41"W	18.994
C59	44.219	102.736	24° 39' 40"	S73° 26' 46"E	43.879
C60	89.335	1068.190	4° 47' 30"	N11° 21' 31"E	89.309
C61	46.769	12318.430	0° 13' 03"	S16° 46' 27"W	46.769
C62	92.647	1002.154	5° 17' 49"	S10° 59' 46"W	92.614

Line Table		
Line #	Direction	Length
L1	N51° 41' 25"E	23.637
L2	S83° 56' 35"E	64.761
L3	S18° 33' 06"E	256.600
L4	S9° 26' 23"E	52.344
L5	S41° 36' 21"W	1031.750
L6	N48° 23' 37"W	729.635
L7	N23° 28' 53"E	15.003
L8	N89° 57' 48"E	84.826
L9	S0° 02' 12"E	4.000
L10	S48° 23' 37"E	649.635
L11	N41° 36' 23"E	947.610
L12	N15° 08' 29"W	49.787
L13	N18° 33' 06"W	256.600
L14	S51° 41' 25"W	31.728
L15	S70° 35' 35"E	748.758
L16	S33° 38' 58"E	175.667
L17	N56° 21' 02"E	25.956
L18	N16° 29' 11"E	48.991

Line Table		
Line #	Direction	Length
L19	S8° 20' 52"W	63.572
L20	N19° 33' 22"W	85.410
L21	S33° 39' 00"E	838.010
L22	N61° 40' 36"E	14.596
L23	S33° 36' 55"E	180.658
L24	N83° 33' 23"W	18.437
L25	S83° 37' 43"W	76.758
L26	S4° 47' 01"E	11.560
L27	S50° 17' 33"E	308.214
L28	S50° 17' 33"E	34.000
L29	S31° 52' 41"W	95.016
L30	S39° 42' 27"W	106.930
L31	S55° 22' 09"W	31.960
L32	S55° 22' 09"W	133.684
L33	N34° 37' 51"W	5.500
L34	N34° 37' 51"W	9.481
L35	N55° 22' 09"E	112.013
L36	N55° 22' 09"E	53.630

Line Table		
Line #	Direction	Length
L37	N39° 42' 27"E	100.863
L38	N50° 17' 33"W	304.043
L39	N4° 47' 01"W	11.560
L40	N33° 38' 58"W	561.551
L41	N33° 38' 58"W	572.171
L42	N70° 35' 35"W	748.758
L43	N86° 52' 19"E	317.241
L44	S30° 51' 54"E	184.971
L45	S62° 57' 41"E	1177.117
L46	S10° 05' 25"W	225.423
L47	S10° 05' 25"W	50.000
L48	N79° 54' 35"W	89.303
L49	N10° 05' 25"E	298.201
L50	N62° 57' 41"W	1174.895
L51	N30° 51' 54"W	184.971
L52	S86° 52' 19"W	317.241
L53	N85° 59' 38"W	63.996
L54	S73° 12' 00"E	66.248

Recorder of Deeds
Scott Dailey
Dec 10,2014 01:41P
Sussex County
Doc. Surcharge Paid

AMERICANA BAYSIDE

Carl M. Freeman COMMUNITIES

SUSSEX COUNTY, DELAWARE

DELDOT RIGHT OF WAY PLAT

GMB FILE NO. 97058-J

THE PURPOSE OF THIS PLAT IS TO DEDICATE RIGHT OF WAY TO DELDOT LOCATED WITHIN TAX MAP 5-33-19, PARCEL 301, OWNED BY CMF BAYSIDE, LLC PLATTED ON ALTA SURVEY FOR REMAINING LANDS OF CMF BAYSIDE, PREPARED BY BECKER MORGAN GROUP, RECORDED MARCH 19, 2010 PLOT BOOK 143, PAGES 49-63, DEED REFERENCE: 2426/169 AND AMENDED MR-RPC PLAT FOR PARCEL 301, PREPARED BY GEORGE, MILES AND BUHR, LLC, RECORDED APRIL 3, 2014 PLOT BOOK 197, PAGE 17

ACREAGE: 55.34 ACRES

ACREAGE TO BE DEDICATED: 8.17 ACRES

RESIDUAL ACREAGE: 47.173 ACRES

NOV 19 2014

LEGEND

- DELDOT RIGHT OF WAY
- DELDOT RIGHT OF WAY PREVIOUSLY VACATED
- DELDOT PERMANENT EASEMENT
- PUBLIC USE EASEMENT
- PROPERTY LINE
- GOLF HOLE TEE/GREEN
- 404 WETLANDS
- 404 FORESTED WETLANDS

DelDOT NO OBJECTION TO RECORDATION NOV 25 2014
DATE

ENGINEER'S CERTIFICATION:

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

[signature] 11.18.14
ENGINEER'S SIGNATURE DATE

OWNER'S STATEMENT:

WE THE UNDERSIGNED DO HEREBY GIVE OUR CONSENT TO THE PLAN AS SHOWN. IT IS OUR WISH AND DESIRE THAT IT BE EXECUTED.

Christ B Lashel VP 11/18/14
REPRESENTATIVE TITLE DATE

0 200 400 800 1200
SCALE: 1" = 400'

Copy APPROVED DelDOT R.o.W. Plan WL 12.10.14
SUSSEX COUNTY PLANNING & ZONING COMMISSION

PRINTS ISSUED FOR: DRAWINGS STAGE

NO.	REVISIONS	DATE

GMB
GEORGE, MILES & BUHR, LLC
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AMERICANA BAYSIDE
Carl M. Freeman COMMUNITIES
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

STEPHEN L. MARSH REGISTERED No. 11400 DELAWARE PROFESSIONAL ENGINEER

BAYSIDE DELDOT LIMITS AND VACATE PLAT

SCALE	: 1" = 400'
DESIGN BY	: TMG
DRAWN BY	: TMG
CHECKED BY	:
GMB FILE	: 97058-J
DATE	: OCT 2014

SHEET NO. P1.1

PLOT CODE
PEN1-RED .006 INCHES (.15mm)
PEN2-YELLOW .007 INCHES (.18mm)
PEN3-GREEN .010 INCHES (.25mm)
PEN4-CYAN .014 INCHES (.35mm)
PEN5-BLUE .020 INCHES (.50mm)
PEN6-MAGENTA .027 INCHES (.70mm)
PEN7-WHITE .039 INCHES (1.00mm)

:\Projects\1997\97058-J\Drawings\Del Dot\Exhibits\Bayside DelDOT ROW and Vacate Exhibit.dwg, 11/18/2014 9:14 AM, Terry M. Gundry

ZONING CONDITIONS

FEBRUARY 6, 2001 – AMENDED SEPTEMBER 23, 2003 AND APRIL 13, 2010

CMF BAYSIDE, L.L.C. – CHANGE OF ZONE NO. 1393

CONDITIONS

1. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS SHALT NOT EXCEED 1,700.
2. THE DEVELOPER MAY PROVIDE A MINIMUM OF 104 ASSISTED LIVING UNITS. REDUCTION OF ANY TYPE OF RESIDENTIAL UNITS WILL BE AT THE DISCRETION OF THE APPLICANT.
3. THE MAXIMUM SQUARE FOOTAGE OF RETAIL/OFFICE SPACE SHALL BE 170,000 SQUARE FEET. THE DEVELOPER SHALL PROVIDE A MEDICAL FACILITY.
4. RESIDENTIAL CERTIFICATES OF OCCUPANCY SHALL NOT EXCEED 200 ANNUALLY ON A CUMULATIVE BASIS.
5. SITE PLAN REVIEW FOR EACH PHASE OF DEVELOPMENT SHALL BE REVIEWED AND APPROVED BY THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.
6. ALL ENTRANCES, INTERSECTIONS, AND ROADWAY IMPROVEMENTS REQUIRED BY DELDOT SHALL BE COMPLETED BY THE APPLICANT IN ACCORDANCE WITH ANY FURTHER MODIFICATIONS REQUIRED BY DELDOT, ONCE 200 CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED.
7. THE APPLICANT SHALL ESTABLISH A 60–FOOT HIGHWAY CORRIDOR OVERLAY ZONE SETBACK ALONG THE PROPERTY FRONTING ROUTE 54.
8. RECREATIONAL FACILITIES, I.E., GOLF, TENNIS COURTS, SWIMMING POOLS, ETC., SHALL BE CONSTRUCTED TO COINCIDE WITH CONSTRUCTION PHASES SCHEDULED AND SUBJECT TO REVIEW AND APPROVAL BY THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.
9. THE RPC SHALL BE SERVED BY THE SUSSEX COUNTY SOUTH COASTAL REGIONAL WASTEWATER FACILITY PER SUSSEX COUNTY ENGINEERING DEPARTMENT REGULATIONS AND SPECIFICATIONS.
10. THE RPC SHALL BE SERVED BY A CENTRAL WATER SYSTEM PROVIDING DRINKING WATER AND FIRE PROTECTION PER APPLICABLE REGULATIONS AND APPROVAL OF THE DEPARTMENT OF NATURAL RESOURCES, THE STATE FIRE MARSHAL'S OFFICE, THE PUBLIC SERVICE COMMISSION, AND THE STATE OF DELAWARE OFFICE OF PUBLIC HEALTH.
11. STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL SHALL EQUAL OR EXCEED ALL APPLICABLE STATE AND COUNTY REGULATIONS.
12. THE APPLICANT SHALL ESTABLISH "BEST MANAGEMENT PRACTICES" IN REGARD TO GOLF COURSE MAINTENANCE AND PROTECTION OF NON–TIDAL WETLANDS. THE OPERATOR OF THE GOLF COURSE SHALL FILE A NUTRIENT MANAGEMENT PROGRAM WITH THE APPROPRIATE STATE AGENCY.
13. THE APPLICANT SHALL COORDINATE WITH THE CENTER FOR THE INLAND BAYS THE DEVELOPMENT OF A PUBLIC INLAND BAY NATURE TRAIL AND OBSERVATORY.
14. STATE AND FEDERAL WETLANDS SHALL BE MAINTAINED AS NON–DISTURBANCE AREAS, EXCEPT FOR DISTURBANCE AUTHORIZED BY A VALID FEDERAL OR STATE PERMIT. THERE SHALL BE NO CONSTRUCTION IN ANY WETLANDS WITHOUT VALID PERMITS.
15. THE APPLICANT SHALL PROVIDE, AT NO COST, A PARCEL OF LAND APPROPRIATE FOR USE BY THE DELAWARE STATE POLICE AND A PARCEL OF LAND APPROPRIATE FOR USE BY THE ROXANA VOLUNTEER FIRE COMPANY WHEN DEEMED APPROPRIATE BY SAID ORGANIZATIONS. THE LOCATION AND SIZE OF SAID PARCELS SHALL BE AS MUTUALLY AGREED UPON BY THE PARTIES INVOLVED.
16. THE APPLICANT SHALL PROVIDE SHUTTLE SERVICE TO THE RESIDENTS OF AMERICANA BAYSIDE, AS NEEDED, TO THE BEACHES FOR RECREATION AND SHOPPING. THE APPLICANT SHALL PLAN TO EDUCATE AND ENCOURAGE THE USE OF THIS SERVICE IN REGARD TO DECREASING TRAFFIC ON ROUTE 54.
17. THE APPLICANT SHALL PROVIDE ADEQUATE SECURITY FOR DEVELOPMENT. SECURITY SHOULD INCLUDE A 24–HOUR EMERGENCY CENTER, SUFFICIENT STAFF AND VEHICLES, WITH INCREASING STAFF TO COINCIDE WITH INCREASED OCCUPANTS FOR THE PROJECT.
18. THE APPLICANT SHALL COORDINATE WITH THE STATE AND COUNTY EMERGENCY PLANNING OFFICES IN DEVELOPMENT AND IMPLEMENTATION OF AN EMERGENCY EVACUATION PROCEDURE FOR THE DEVELOPMENT, WHICH WILL BE INCORPORATED INTO THE RESTRICTIONS OF THE DEVELOPMENT AND MAY REQUIRE EARLY MANDATORY EVACUATION, IF NEEDED, BY SAID OFFICES.
19. THE RPC SHALL NOT CONTAIN A MARINA, INDIVIDUAL BOAT DOCK FACILITIES, OR BOAT LAUNCHING FACILITIES OTHER THAN A COMMUNITY WATER TAXI SERVICE FACILITY. NON–MOTORIZED WATERCRAFT SHALL BE PERMITTED AT THE BOAT LAUNCHING FACILITY OF THE COMMUNITY WATER TAXI SERVICE.
20. NO SITE PREPARATION, SITE DISTURBANCE, SITE EXCAVATION, OR OTHER SITE CONSTRUCTION SHALL BE COMMENCED UNTIL ALL PERMITS REQUIRED BY ALL OTHER LAWS, ORDINANCES, RULES AND REGULATIONS SHALL HAVE BEEN ISSUED AND THE APPROVED FINAL SITE PLAN IS RECORDED, EXCEPT SUCH SITE WORK FOR WHICH A PERMIT HAS BEEN ISSUED BY THE SUSSEX CONSERVATION DISTRICT. THE SITE WORK AUTHORIZED BY THE SUSSEX CONSERVATION DISTRICT PERMIT MAY BE COMMENCED UPON SUBMISSION OF COPIES OF THE APPLICATION FOR PERMITS FROM THE SUSSEX COUNTY ENGINEERING DEPARTMENT AND DELDOT TO THE DIRECTOR OF PLANNING AND ZONING AND SUBMISSION OF A BOND IN AN AMOUNT EQUAL TO 125% OF THE COST OF THE SITE WORK AUTHORIZED BY THE SUSSEX CONSERVATION DISTRICT PERMIT AND IN A FORM ACCEPTABLE TO THE COUNTY ATTORNEY. THE BOND SHALL BE RELEASED UPON THE ISSUANCE OF ALL OTHER PERMITS AND THE FILING OF AN APPROVED MASTER PLAN OR FINAL SITE PLAN.
21. NO EXISTING STATE ROADS IN THE DEVELOPMENT SHALL BE VACATED, THE DEVELOPERS ARE PROPOSING TO REALIGN COUNTY ROAD 394 AND 394A; THAT THESE ROADS WILL REMAIN OPEN TO THE PUBLIC; THAT TRAFFIC CALMING DEVICES WILL BE INCORPORATED INTO THE DESIGN; THAT THE RELOCATION OF THE ROADS DOES NOT CONSTITUTE THE VACATION OR ABANDONMENT OF A ROAD; AND THAT THE APPROVAL WILL STILL BE SUBJECT TO DELDOT'S APPROVAL THROUGH A HEARING PROCESS.
22. PUBLIC ACCESS SHALL BE PERMITTED AT THE END OF STATE ROUTE 394. ACCESS SHALL INCLUDE SUFFICIENT PARKING FOR EIGHT VEHICLES.
23. ASSISTED LIVING UNITS MAY BE LOCATED ON THE NORTH SIDE OF ROUTE 54, WEST OF ROUTE 20.
24. ALL COMMERCIAL ACTIVITIES SHALL BE LIMITED TO THE SOUTH SIDE OF ROUTE 54, EXCEPT FOR A 1.27 ACRE PARCEL DESIGNATED TAX MAP 35–33–19.00 PARCEL 17.01, LOCATED ON THE NORTH SIDE OF ROUTE 54 ON WHICH COMMERCIAL USE SHALL BE PERMITTED SUBJECT TO COMMERCIAL ENTRANCE APPROVAL FROM DELDOT. ENTRANCE TO THE COMMERCIAL AREA LOCATED ON THE SOUTH SIDE OF ROUTE 54 SHALL BE A MINIMUM OF 300 FEET FROM ROUTE 54, EXCEPT FOR A SINGLE RIGHT–IN/RIGHT–OUT COMMERCIAL ENTRANCE TO A PARCEL DESIGNATED AS TAX MAP 5–33–19.00 PARCEL 16.00, WHICH IS SUBJECT TO APPROVAL FROM DELDOT.

PLANNING & ZONING DESIGN CONDITIONS – SEPTEMBER 23, 2003

A. THE COMMISSION APPROVED A 35–FOOT AGGREGATE YARD FOR TOWNHOUSE UNITS WITH A MINIMUM FRONT YARD SETBACK OF 15–FEET.

B. THE COMMISSION APPROVED 75–FOOT SINGLE FAMILY LOTS ALONG ROADS 394 AND 394A.

C. THE COMMISSION APPROVED THE HEIGHTS OF THE STRUCTURES IN THE COMMERCIAL AREAS, TOWNHOUSES, MULTI–FAMILY UNITS AND THE MIXED USES TO BE 52–FEET IN HEIGHT AS PERMITTED IN THE HIGH DENSITY RESIDENTIAL DISTRICTS; THERE MAY BE PARKING LOCATED UNDERNEATH THESE STRUCTURES WHICH WILL RESULT IN MORE OPEN SPACE BEING CREATED; AND THAT ALL SINGLE FAMILY RESIDENCES WILL NOT EXCEED THE MAXIMUM ALLOWED 42–FOOT HEIGHT LIMIT WITH THE FOLLOWING STIPULATIONS:

1. THERE SHALL BE NO LIVING SPACE ABOVE 42–FEET.
2. THE MAXIMUM HEIGHT OF THE ROOF PEAK SHALL NOT EXCEED 52–FEET.
3. ORNAMENTAL IMPROVEMENTS, SUCH AS CUPOLAS, WIDOW'S WATCHES, CROW'S NEST OR SIMILAR, SHALL NOT EXCEED 8–FEET ABOVE THE PEAK OF THE ROOF.

D. THE COMMISSION APPROVED PARKING SPACES LOCATED BELOW THE MULTI–FAMILY STRUCTURES ONLY TO BE 9–FEET BY 18–FEET IN SIZE; THAT THESE SPACES WILL FIT WITHIN THE BUILDING FOOTPRINTS OF THE MULTI–FAMILY UNITS; THAT THERE WILL BE A SHUTTLE SERVICE FOR THE COMMUNITY; THAT ALL OTHER PARKING SPACES WILL COMPLY WITH THE REQUIREMENTS OF THE ZONING CODE; AND THAT THE ENTIRE PROJECT WILL REQUIRE 5,339 PARKING SPACES WHICH WILL BE PROVIDED.

SUSSEX COUNTY BOARD OF ADJUSTMENT – CASE #8702

ON JULY 12, 2004, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A VARIANCE REQUEST FOR CHAPTER 115, ARTICLE XVI, SUBSECTION 127 REDUCING THE MINIMUM SINGLE FAMILY LOT SIZE TO 6,000 SQUARE FEET, A VARIANCE OF 1,500 SQUARE FEET, FOR 127 HOMES LABELED AS "PATIO HOMES" ON THE APPROVED MR–RPC MASTER PLAN.

SUSSEX COUNTY BOARD OF ADJUSTMENT – CASE #9853

ON JUNE 4, 2007, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A VARIANCE REQUEST FOR CMF BAYSIDE, LLC TO INSTALL A VEE–SHAPED GROUND SIGN AT ROUTE 54 APPROXIMATELY 240 SQUARE FEET ON EACH SIDE.

SUSSEX COUNTY PLANNING AND ZONING COMMISSION

ON MARCH 22, 2012, THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION UNANIMOUSLY APPROVED A REQUEST TO AMEND THE SIDE YARD SETBACK FOR SINGLE FAMILY DWELLINGS AND DUPLEX HOME TYPES TO 5 FEET FOR FUTURE HOMES IN THE PROJECT.

SUSSEX COUNTY BOARD OF ADJUSTMENT – CASE #11262

ON SEPTEMBER 9, 2013, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A REQUEST FROM CMF BAYSIDE, LLC FOR A 20 FOOT VARIANCE FROM THE 60 FEET LOT WIDTH REQUIREMENT TO 40 FEET AND A 2,500 SQUARE FEET VARIANCE FROM THE MINIMUM 7,500 SQUARE FEET LOT AREA REQUIREMENT TO 5,000 SQUARE FEET FOR THE LOTS IN VILLAGE C, PHASE 1 AMERICANA BAYSIDE.

G:\Projects\1997\97058–J\Drawings\Village C\Working Sets\FSP and RPC Plat\Point Amenity\Point Amenity Vehicle Access Limits Plan.dwg, 11/15/2019 4:23 PM, Terry M. Gundry

PLOT CODE: PEN1–RED .006 INCHES (.15mm); PEN2–YELLOW .007 INCHES (.18mm); PEN3–GREEN .010 INCHES (.25mm); PEN4–CYAN .014 INCHES (.35mm); PEN5–BLUE .020 INCHES (.50mm); PEN6–MAGENTA .027 INCHES (.70mm); PEN7–WHITE .039 INCHES (1.00mm)

NOTES:

1. STATE AND/ OR FEDERAL WETLANDS LOCATED WITHIN THE PROJECT BOUNDARY OF THIS SUBDIVISION AND SECTION 404 WETLAND ACTIVITIES WITHIN THIS PARCEL ARE APPROVED PER U.S.A.C.O.E. PERMIT CENAP–OP–R–200101204–1, ISSUED 9/23/03. STATE WETLAND AND SUBAQUEOUS LANDS ACTIVITIES APPROVED PER DNREC PERMITS SP–349/02, WQC 349/02, SL–349/02, AND WE–0350/02, ISSUED 5/13/03.
2. WETLAND LINES SHOWN ON SITE PLANS ARE PER WETLAND PLATS PREPARED BY BECKER MORGAN GROUP, AS APPROVED UNDER PERMITS LISTED ABOVE.
3. CONSERVATION EASEMENT AREAS ARE RECORDED ON THE CONSERVATION EASEMENT PLATS PREPARED BY GMB DATED DECEMBER 16, 2010, PLOT BOOK 153, PAGES 77 THRU 92, DEED BOOK 3850, PAGES 254 THRU 275.

LEGEND

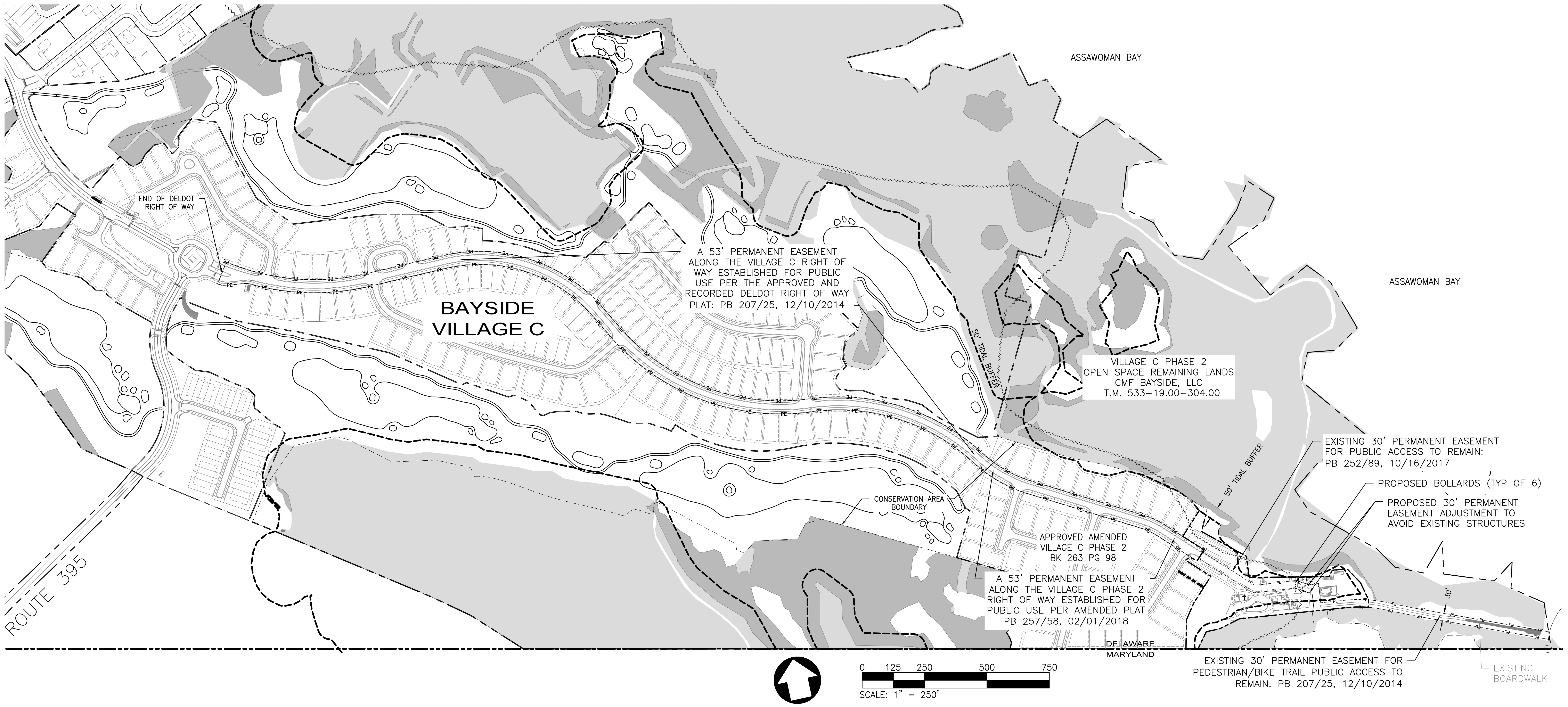
— — — —	EXISTING RIGHT OF WAY/PROPERTY LINE
— — — —	PARCEL PROPERTY LINE
— — — —	SETBACK LINE
— — — —	CONSERVATION EASEMENT LINE
— — — —	TIDAL BUFFER LINE
— PE — PE — PE —	PERMANENT EASEMENT
~~	LIMITED WAVE ACTION LINE

AMERICANA BAYSIDE

Carl M. Freeman COMMUNITIES

SUSSEX COUNTY, DELAWARE
POINT AMENDED SITE PLAN - PARCEL 304.01
LIMITS OF VEHICLE ACCESS & BOLLARD ADDITION
GMB FILE NO. 150310

THE PURPOSE OF THIS PLAN IS TO AMEND THE PREVIOUS PARCEL 304–VILLAGE C POINT AMENITY FINAL SITE PLAN APPROVED PER PLANNING AND ZONING ON AUGUST 24, 2017, RECORDED IN BOOK 252 PAGE 40



SITE DATA:

OWNER:	CMF BAYSIDE, LLC
TAX MAP #:	T.M. 533–19.00–304.01
DEED REFERENCE:	BOOK 4655 PAGE 236
PLAT BOOK:	BOOK 258 PAGE 95 (AMENDED 3/12/18)
ZONING CLASSIFICATION:	MR–RPC (MARCH 22, 2011)
PRESENT USE:	COMMUNITY BUILDING, POOL AND TIKI BAR
PROPOSED USE:	COMMUNITY BUILDING, POOL AND TIKI BAR

	ACRES
TOTAL PARCEL 304.01 AREA:	± 3.37
CONSERVATION AREA WITHIN PARCEL:	± 0.00

30' PUBLIC ACCESS EASEMENT (EXISTING)	BOOK 207 PAGE 25
FLOOD INFORMATION:	SPECIAL FLOOD HAZARD AREA ZONE X, AE 4, AE 5 AND AE 6 PER FIRM MAP 10005C0654K, DATED MARCH 16, 2015

PROPOSED SETBACKS
THERE ARE NO (ZERO) BUILDING SETBACKS

THE MAXIMUM HEIGHT OF THE ROOF PEAK SHALL NOT EXCEED 52–FEET WITH NO LIVING SPACE ABOVE 42–FEET. ORNAMENTAL IMPROVEMENTS, SUCH AS CUPOLAS, WIDOW'S WATCHES, CROW'S NEST OR SIMILAR, SHALL NOT EXCEED 8–FEET ABOVE THE PEAK OF THE ROOF.

DEVELOPER'S CERTIFICATION:

I HEREBY CERTIFY THAT I AM THE DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN AND THAT THE PLAN WAS MADE AT MY DIRECTION.

JOSH MASTRANGELO DATE
CMF BAYSIDE, LLC
21 VILLAGE GREEN DRIVE, SUITE 200
OCEAN VIEW, DELAWARE 19970

ENGINEER'S CERTIFICATION:

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

STEPHEN L. MARSH, P.E. DATE
GEORGE, MILES, & BUHR, LLC.
206 W. MAIN STREET
SALISBURY, MD 21801

APPROVED ______ BY ______
SUSSEX COUNTY
SOIL CONSERVATION DISTRICT

APPROVED ______ BY ______
SUSSEX COUNTY
PLANNING AND ZONING COMMISSION

PRINTS ISSUED FOR:
APPROVAL

NO.	REVISIONS	DATE
372	ADDED SHEET FOR VEHICLE ACCESS LIMITS	11/05/19

T.M. 533-19.00-304.01

GMB
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ARCHITECTS & ENGINEERS
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www.gmbnet.com

AMERICANA BAYSIDE
Carl M. Freeman COMMUNITIES
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

LIMITS OF VEHICLE ACCESS SITE PLAN

SCALE	: 1" = 250'	SHEET NO.
DESIGN BY	: TMG	C1.1A
DRAWN BY	: TMG	
CHECKED BY	:	
GMB FILE	: 150310	
DATE	: NOV 2019	

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AMERICANA BAYSIDE

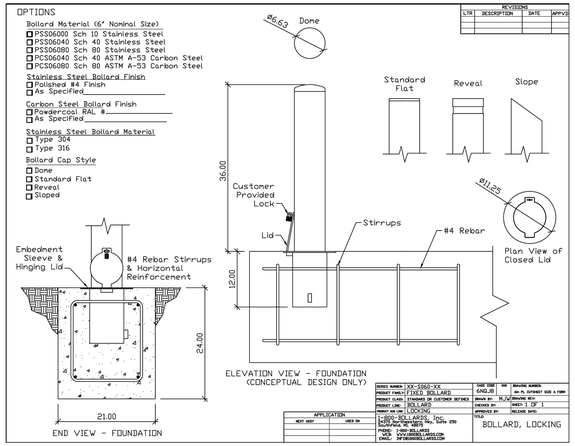
Carl M. Freeman COMMUNITIES

SUSSEX COUNTY, DELAWARE

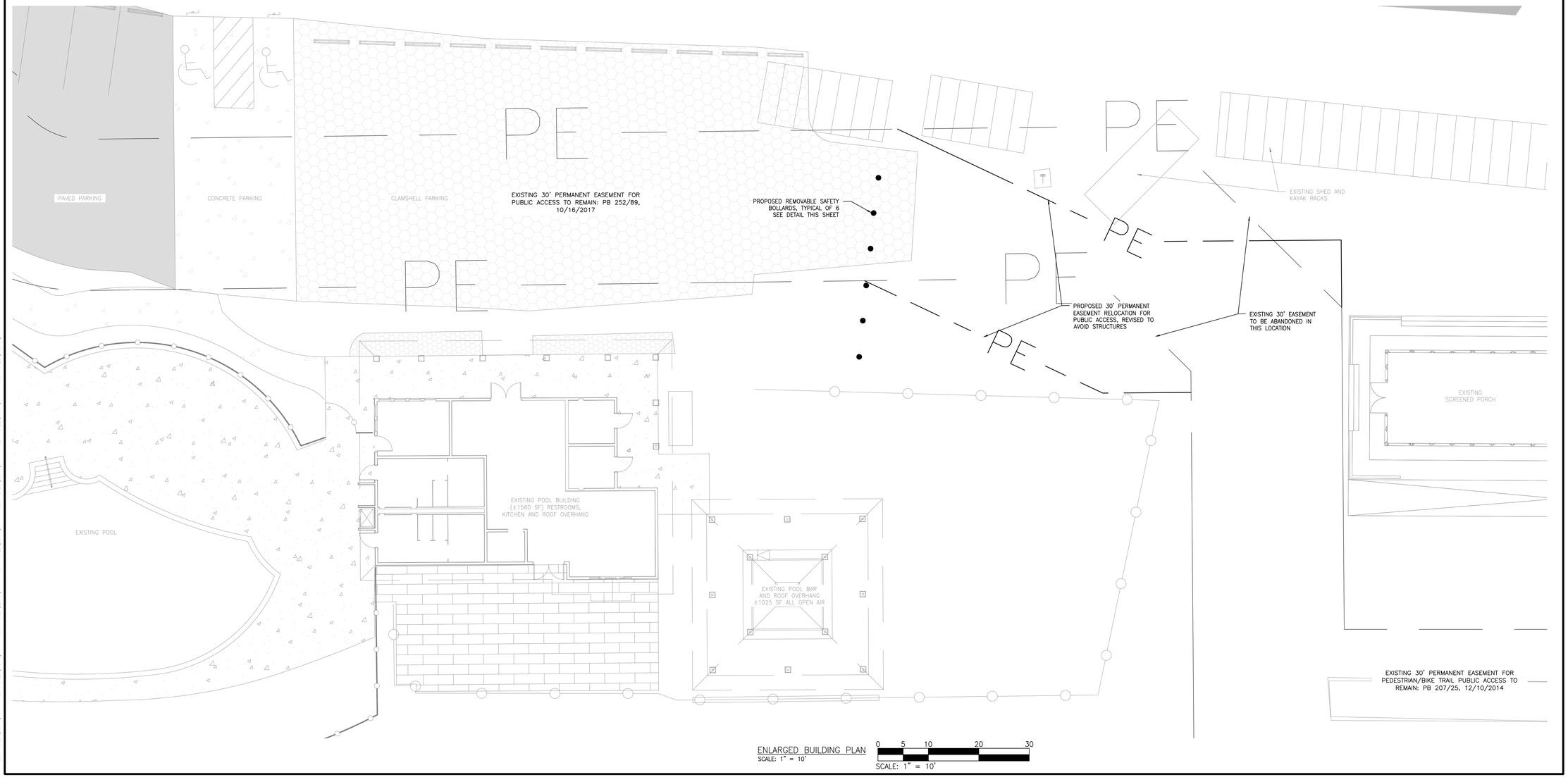
POINT AMENDED SITE PLAN - PARCEL 304.01

LIMITS OF VEHICLE ACCESS & BOLLARD ADDITION

GMB FILE NO. 150310



REMOVABLE BOLLARD DETAIL
NTS



ENLARGED BUILDING PLAN
SCALE: 1" = 10'

0 5 10 20 30
SCALE: 1" = 10'

PRINTS ISSUED FOR: APPROVAL

NO.	REVISIONS	DATE
372	ADDED SHEET FOR VEHICLE ACCESS LIMITS	11/05/19

T.M. 533-19.00-304.01

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY • BALTIMORE • SEAFORD
206 WEST MAIN STREET
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AMERICANA BAYSIDE
Carl M. Freeman COMMUNITIES
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

AMENITY BOLLARD ADDITION AND ENLARGED PLAN AND DETAILS

SCALE	: AS NOTED
DESIGN BY	: TMG
DRAWN BY	: TMG
CHECKED BY	:
GMB FILE	: 150310
DATE	: NOV 2019

SHEET NO. C1.1B

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LEGEND

EXISTING

- PROPERTY LINE/RIGHT OF WAY
- CONTOUR
- CONSERVATION EASEMENT
- PE — PUBLIC USE EASEMENT
- WETLANDS
- FORESTED WETLANDS
- PAVED ROAD
- 8S — SANITARY SEWER, MANHOLE AND CLEANOUT
- 8FM — SANITARY SEWER FORCE MAIN
- 15SW — STORM DRAIN, INLET AND MANHOLE
- 8W — WATER MAIN, VALVE AND HYDRANT
- FLOOD ZONE LIMITED WAVE ACTION

PROPOSED

- CONTOUR
- 26.84 — SPOT ELEVATION
- CONCRETE
- 8S — SANITARY SEWER, MANHOLE AND CLEANOUT
- 15SW — STORM DRAIN, INLET AND MANHOLE
- CURB & GUTTER
- 8W — WATER MAIN, VALVE AND HYDRANT

GENERAL NOTES

1. SEE POINT AMENITY PLANS PREPARED BY GMB FOR SEWER DESIGN, WATER DESIGN AND STORMWATER MANAGEMENT.
2. SEE POINT AMENITY PLANS PREPARED BY BECKER MORGAN GROUP, LLC FOR POOL BUILDING, POOL MECHANICAL BUILDING AND DOCK BAR.
3. STATE AND/ OR FEDERAL WETLANDS LOCATED WITHIN THE PROJECT BOUNDARY OF THIS SUBDIVISION AND SECTION 404 WETLAND ACTIVITIES WITHIN THIS PARCEL ARE APPROVED PER U.S.A.C.O.E. PERMIT CENAP-OP-R-200101204-1, ISSUED 9/23/03. STATE WETLAND AND SUBAQUEOUS LANDS ACTIVITIES APPROVED PER DNREC PERMITS SP-349/02, WQC 349/02, SL-349/02, AND WE-0350/02, ISSUED 5/13/03.
4. WETLAND LINES SHOWN ON SITE PLANS ARE PER WETLAND PLATS PREPARED BY BECKER MORGAN GROUP, AS APPROVED UNDER PERMITS LISTED ABOVE.
5. CONSERVATION EASEMENT AREAS ARE RECORDED ON THE CONSERVATION EASEMENT PLATS PREPARED BY GMB DATED DECEMBER 16, 2010, PLOT BOOK 153, PAGES 77 THRU 92, DEED BOOK 3850, PAGES 254 THRU 275.

CONSTRUCTION NOTES

1. 20' WIDE CLAMSHELL DRIVE AISLE
2. CLAMSHELL OVERFLOW PARKING AREA
3. CONCRETE WHEEL STOP, TYPICAL OF 53
4. VAN ACCESSIBLE HANDICAP PARKING SIGN
5. CONCRETE PAD FOR HANDICAP ACCESS TO SIDEWALK AND BUILDING, SEE LANDSCAPE PLANS FOR DETAILS
6. DUMPSTER PAD, WASTE OIL STORAGE UNIT AND ENCLOSURE, SEE LANDSCAPE PLANS FOR DETAILS
7. SANITARY SEWER RUN
8. WATER DISTRIBUTION RUN, TIDEWATER RESPONSIBILITY TO END AT METER.
9. STORMWATER MANAGEMENT PIPES, INLETS AND SWALES
10. 4" SANITARY SEWER SERVICE FROM BUILDING TO CLEANOUT TO BE INSTALLED BY CONTRACTOR
11. 2" WATER SERVICE FROM BUILDING TO METER TO BE INSTALLED BY CONTRACTOR
12. 8' WIDE CONCRETE SIDEWALK, UNLESS NOTED OTHERWISE
13. POOL MECHANICAL BUILDING, FF ELEV. 7.5. SEE ARCHITECTURAL PLAN SET BY BECKER MORGAN FOR BUILDING
14. POOL BUILDING, FF ELEV. 7.5. SEE ARCHITECTURAL PLAN SET BY BECKER MORGAN FOR BUILDING
15. DOCK BAR AND DRINK LEDGE, FF ELEV. 7.5. SEE ARCHITECTURAL PLAN SET BY BECKER MORGAN FOR BUILDING
16. EXISTING GRAVE SITE TO REMAIN UNDISTURBED
17. POOL COPING ELEV. 7.5, POOL, SPA AND POOL DRAINAGE BY POOL CONTRACTOR
18. CONCRETE POOL PATIO DECK
19. STAMPED CONCRETE DECK
20. SYNTHETIC WOOD DECK
21. BEACH SAND
22. FENCE AND FENCE GATES, SEE LANDSCAPE PLANS FOR DETAILS. TIE FENCE INTO BUILDING WHERE INDICATED
23. ELECTRIC TRANSFORMER, VERIZON AND MEDIACOM PEDESTALS. LOCATION TO BE COORDINATED WITH DELAWARE ELECTRIC AND DEVELOPER
24. COORDINATE REMOVAL OF EXISTING UNDERGROUND ELECTRIC WITH DELAWARE ELECTRIC AND DEVELOPER
25. BIKE RACKS. SEE LANDSCAPE PLANS FOR DETAILS
26. KAYAK STORAGE. SEE LANDSCAPE PLANS FOR DETAILS
27. EXISTING NATURE TRAIL TO REMAIN. COORDINATE RE-LOCATION OF EXISTING SIGNS WITH DEVELOPER
28. RAMP AND/OR STAIRS
29. GAS SERVICE TO BUILDING. GAS METER TO BE PROVIDED BY UTILITY COMPANY
30. PROPOSED GRASS LAWN AREA. SEE LANDSCAPE PLANS FOR DETAILS
31. PROPOSED REMOVABLE SAFETY BOLLARDS, TYPICAL OF 6.

372

0 10 20 40 60
SCALE: 1" = 20'

CROSSWINDS LANDING
SEASIDE LANE
APPROVED VILLAGE C PHASE 2
38 PARKING SPACES
15 PARKING SPACES
50' TIDAL BUFFER
POOL MECHANICAL BUILDING FFE 7.5
POOL BUILDING FFE 7.5
POOL COPING FFE 7.5
DOCK BAR FFE 7.5
EXISTING SHED
EXISTING POINT SCREENED PORCH
EXISTING DOCK
LOT 1035
LOT 1036

PRINTS ISSUED FOR: APPROVAL

NO.	REVISIONS	DATE
372	ADDED BOLLARDS FOR VEHICLE ACCESS LIMITS	11/05/19

GMB
GEORGE, MILES & BUHR, LLC
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AMERICANA BAYSIDE
by Carl M. Freeman COMMUNITIES
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

VILLAGE C
POINT AMENITY
FINAL SITE PLAN

SCALE	: 1" = 20'
DESIGN BY	: SEM
DRAWN BY	: TMG
CHECKED BY	:
GMB FILE	: 150310
DATE	: MAY 2017

SHEET NO.
C1.1

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G:\Projects\1997\07058-JV\Drawings\Village C\Working Sets\FSP and RPC Plat\Point Amenity\C1.1 CONSTRUCTION SITE PLAN.dwg, 12/12/2019 4:22 PM, Terry M. Gundry

PLOT CODE
PEN1-RED — 706 INCHES (178mm)
PEN2-YELLOW — 207 INCHES (53mm)
PEN3-GREEN — 818 INCHES (208mm)
PEN4-CYAN — 814 INCHES (207mm)
PEN5-BLUE — 201 INCHES (51mm)
PEN6-MAGENTA — 327 INCHES (83mm)
PEN7-WHITE — 709 INCHES (180mm)

ZONING CONDITIONS

FEBRUARY 6, 2001 – AMENDED SEPTEMBER 23, 2003 AND APRIL 13, 2010

CMF BAYSIDE, L.L.C. – CHANGE OF ZONE NO. 1393

CONDITIONS

1. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS SHALT NOT EXCEED 1,700.
2. THE DEVELOPER MAY PROVIDE A MINIMUM OF 104 ASSISTED LIVING UNITS. REDUCTION OF ANY TYPE OF RESIDENTIAL UNITS WILL BE AT THE DISCRETION OF THE APPLICANT.
3. THE MAXIMUM SQUARE FOOTAGE OF RETAIL/OFFICE SPACE SHALL BE 170,000 SQUARE FEET. THE DEVELOPER SHALL PROVIDE A MEDICAL FACILITY.
4. RESIDENTIAL CERTIFICATES OF OCCUPANCY SHALL NOT EXCEED 200 ANNUALLY ON A CUMULATIVE BASIS.
5. SITE PLAN REVIEW FOR EACH PHASE OF DEVELOPMENT SHALL BE REVIEWED AND APPROVED BY THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.
6. ALL ENTRANCES, INTERSECTIONS, AND ROADWAY IMPROVEMENTS REQUIRED BY DELDOT SHALL BE COMPLETED BY THE APPLICANT IN ACCORDANCE WITH ANY FURTHER MODIFICATIONS REQUIRED BY DELDOT, ONCE 200 CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED.
7. THE APPLICANT SHALL ESTABLISH A 60–FOOT HIGHWAY CORRIDOR OVERLAY ZONE SETBACK ALONG THE PROPERTY FRONTING ROUTE 54.
8. RECREATIONAL FACILITIES, I.E., GOLF, TENNIS COURTS, SWIMMING POOLS, ETC., SHALL BE CONSTRUCTED TO COINCIDE WITH CONSTRUCTION PHASES SCHEDULED AND SUBJECT TO REVIEW AND APPROVAL BY THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.
9. THE RPC SHALL BE SERVED BY THE SUSSEX COUNTY SOUTH COASTAL REGIONAL WASTEWATER FACILITY PER SUSSEX COUNTY ENGINEERING DEPARTMENT REGULATIONS AND SPECIFICATIONS.
10. THE RPC SHALL BE SERVED BY A CENTRAL WATER SYSTEM PROVIDING DRINKING WATER AND FIRE PROTECTION PER APPLICABLE REGULATIONS AND APPROVAL OF THE DEPARTMENT OF NATURAL RESOURCES, THE STATE FIRE MARSHAL'S OFFICE, THE PUBLIC SERVICE COMMISSION, AND THE STATE OF DELAWARE OFFICE OF PUBLIC HEALTH.
11. STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL SHALL EQUAL OR EXCEED ALL APPLICABLE STATE AND COUNTY REGULATIONS.
12. THE APPLICANT SHALL ESTABLISH "BEST MANAGEMENT PRACTICES" IN REGARD TO GOLF COURSE MAINTENANCE AND PROTECTION OF NON–TIDAL WETLANDS. THE OPERATOR OF THE GOLF COURSE SHALL FILE A NUTRIENT MANAGEMENT PROGRAM WITH THE APPROPRIATE STATE AGENCY.
13. THE APPLICANT SHALL COORDINATE WITH THE CENTER FOR THE INLAND BAYS THE DEVELOPMENT OF A PUBLIC INLAND BAY NATURE TRAIL AND OBSERVATORY.
14. STATE AND FEDERAL WETLANDS SHALL BE MAINTAINED AS NON–DISTURBANCE AREAS, EXCEPT FOR DISTURBANCE AUTHORIZED BY A VALID FEDERAL OR STATE PERMIT. THERE SHALL BE NO CONSTRUCTION IN ANY WETLANDS WITHOUT VALID PERMITS.
15. THE APPLICANT SHALL PROVIDE, AT NO COST, A PARCEL OF LAND APPROPRIATE FOR USE BY THE DELAWARE STATE POLICE AND A PARCEL OF LAND APPROPRIATE FOR USE BY THE ROXANA VOLUNTEER FIRE COMPANY WHEN DEEMED APPROPRIATE BY SAID ORGANIZATIONS. THE LOCATION AND SIZE OF SAID PARCELS SHALL BE AS MUTUALLY AGREED UPON BY THE PARTIES INVOLVED.
16. THE APPLICANT SHALL PROVIDE SHUTTLE SERVICE TO THE RESIDENTS OF AMERICANA BAYSIDE, AS NEEDED, TO THE BEACHES FOR RECREATION AND SHOPPING. THE APPLICANT SHALL PLAN TO EDUCATE AND ENCOURAGE THE USE OF THIS SERVICE IN REGARD TO DECREASING TRAFFIC ON ROUTE 54.
17. THE APPLICANT SHALL PROVIDE ADEQUATE SECURITY FOR DEVELOPMENT. SECURITY SHOULD INCLUDE A 24–HOUR EMERGENCY CENTER, SUFFICIENT STAFF AND VEHICLES, WITH INCREASING STAFF TO COINCIDE WITH INCREASED OCCUPANTS FOR THE PROJECT.
18. THE APPLICANT SHALL COORDINATE WITH THE STATE AND COUNTY EMERGENCY PLANNING OFFICES IN DEVELOPMENT AND IMPLEMENTATION OF AN EMERGENCY EVACUATION PROCEDURE FOR THE DEVELOPMENT, WHICH WILL BE INCORPORATED INTO THE RESTRICTIONS OF THE DEVELOPMENT AND MAY REQUIRE EARLY MANDATORY EVACUATION, IF NEEDED, BY SAID OFFICES.
19. THE RPC SHALL NOT CONTAIN A MARINA, INDIVIDUAL BOAT DOCK FACILITIES, OR BOAT LAUNCHING FACILITIES OTHER THAN A COMMUNITY WATER TAXI SERVICE FACILITY. NON–MOTORIZED WATERCRAFT SHALL BE PERMITTED AT THE BOAT LAUNCHING FACILITY OF THE COMMUNITY WATER TAXI SERVICE.
20. NO SITE PREPARATION, SITE DISTURBANCE, SITE EXCAVATION, OR OTHER SITE CONSTRUCTION SHALL BE COMMENCED UNTIL ALL PERMITS REQUIRED BY ALL OTHER LAWS, ORDINANCES, RULES AND REGULATIONS SHALL HAVE BEEN ISSUED AND THE APPROVED FINAL SITE PLAN IS RECORDED, EXCEPT SUCH SITE WORK FOR WHICH A PERMIT HAS BEEN ISSUED BY THE SUSSEX CONSERVATION DISTRICT. THE SITE WORK AUTHORIZED BY THE SUSSEX CONSERVATION DISTRICT PERMIT MAY BE COMMENCED UPON SUBMISSION OF COPIES OF THE APPLICATION FOR PERMITS FROM THE SUSSEX COUNTY ENGINEERING DEPARTMENT AND DELDOT TO THE DIRECTOR OF PLANNING AND ZONING AND SUBMISSION OF A BOND IN AN AMOUNT EQUAL TO 125% OF THE COST OF THE SITE WORK AUTHORIZED BY THE SUSSEX CONSERVATION DISTRICT PERMIT AND IN A FORM ACCEPTABLE TO THE COUNTY ATTORNEY. THE BOND SHALL BE RELEASED UPON THE ISSUANCE OF ALL OTHER PERMITS AND THE FILING OF AN APPROVED MASTER PLAN OR FINAL SITE PLAN.
21. NO EXISTING STATE ROADS IN THE DEVELOPMENT SHALL BE VACATED, THE DEVELOPERS ARE PROPOSING TO REALIGN COUNTY ROAD 394 AND 394A; THAT THESE ROADS WILL REMAIN OPEN TO THE PUBLIC; THAT TRAFFIC CALMING DEVICES WILL BE INCORPORATED INTO THE DESIGN; THAT THE RELOCATION OF THE ROADS DOES NOT CONSTITUTE THE VACATION OR ABANDONMENT OF A ROAD; AND THAT THE APPROVAL WILL STILL BE SUBJECT TO DELDOT'S APPROVAL THROUGH A HEARING PROCESS.
22. PUBLIC ACCESS SHALL BE PERMITTED AT THE END OF STATE ROUTE 394. ACCESS SHALL INCLUDE SUFFICIENT PARKING FOR EIGHT VEHICLES.
23. ASSISTED LIVING UNITS MAY BE LOCATED ON THE NORTH SIDE OF ROUTE 54, WEST OF ROUTE 20.
24. ALL COMMERCIAL ACTIVITIES SHALL BE LIMITED TO THE SOUTH SIDE OF ROUTE 54, EXCEPT FOR A 1.27 ACRE PARCEL DESIGNATED TAX MAP 35–33–19.00 PARCEL 17.01, LOCATED ON THE NORTH SIDE OF ROUTE 54 ON WHICH COMMERCIAL USE SHALL BE PERMITTED SUBJECT TO COMMERCIAL ENTRANCE APPROVAL FROM DELDOT. ENTRANCE TO THE COMMERCIAL AREA LOCATED ON THE SOUTH SIDE OF ROUTE 54 SHALL BE A MINIMUM OF 300 FEET FROM ROUTE 54, EXCEPT FOR A SINGLE RIGHT–IN/RIGHT–OUT COMMERCIAL ENTRANCE TO A PARCEL DESIGNATED AS TAX MAP 5–33–19.00 PARCEL 16.00, WHICH IS SUBJECT TO APPROVAL FROM DELDOT.

PLANNING & ZONING DESIGN CONDITIONS – SEPTEMBER 23, 2003

A. THE COMMISSION APPROVED A 35–FOOT AGGREGATE YARD FOR TOWNHOUSE UNITS WITH A MINIMUM FRONT YARD SETBACK OF 15–FEET.

B. THE COMMISSION APPROVED 75–FOOT SINGLE FAMILY LOTS ALONG ROADS 394 AND 394A.

C. THE COMMISSION APPROVED THE HEIGHTS OF THE STRUCTURES IN THE COMMERCIAL AREAS, TOWNHOUSES, MULTI–FAMILY UNITS AND THE MIXED USES TO BE 52–FEET IN HEIGHT AS PERMITTED IN THE HIGH DENSITY RESIDENTIAL DISTRICTS; THERE MAY BE PARKING LOCATED UNDERNEATH THESE STRUCTURES WHICH WILL RESULT IN MORE OPEN SPACE BEING CREATED; AND THAT ALL SINGLE FAMILY RESIDENCES WILL NOT EXCEED THE MAXIMUM ALLOWED 42–FOOT HEIGHT LIMIT WITH THE FOLLOWING STIPULATIONS:

1. THERE SHALL BE NO LIVING SPACE ABOVE 42–FEET.
2. THE MAXIMUM HEIGHT OF THE ROOF PEAK SHALL NOT EXCEED 52–FEET.
3. ORNAMENTAL IMPROVEMENTS, SUCH AS CUPOLAS, WIDOW'S WATCHES, CROW'S NEST OR SIMILAR, SHALL NOT EXCEED 8–FEET ABOVE THE PEAK OF THE ROOF.

D. THE COMMISSION APPROVED PARKING SPACES LOCATED BELOW THE MULTI–FAMILY STRUCTURES ONLY TO BE 9–FEET BY 18–FEET IN SIZE; THAT THESE SPACES WILL FIT WITHIN THE BUILDING FOOTPRINTS OF THE MULTI–FAMILY UNITS; THAT THERE WILL BE A SHUTTLE SERVICE FOR THE COMMUNITY; THAT ALL OTHER PARKING SPACES WILL COMPLY WITH THE REQUIREMENTS OF THE ZONING CODE; AND THAT THE ENTIRE PROJECT WILL REQUIRE 5,339 PARKING SPACES WHICH WILL BE PROVIDED.

SUSSEX COUNTY BOARD OF ADJUSTMENT – CASE #8702

ON JULY 12, 2004, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A VARIANCE REQUEST FOR CHAPTER 115, ARTICLE XVI, SUBSECTION 127 REDUCING THE MINIMUM SINGLE FAMILY LOT SIZE TO 6,000 SQUARE FEET, A VARIANCE OF 1,500 SQUARE FEET, FOR 127 HOMES LABELED AS "PATIO HOMES" ON THE APPROVED MR–RPC MASTER PLAN.

SUSSEX COUNTY BOARD OF ADJUSTMENT – CASE #9853

ON JUNE 4, 2007, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A VARIANCE REQUEST FOR CMF BAYSIDE, LLC TO INSTALL A VEE–SHAPED GROUND SIGN AT ROUTE 54 APPROXIMATELY 240 SQUARE FEET ON EACH SIDE.

SUSSEX COUNTY PLANNING AND ZONING COMMISSION

ON MARCH 22, 2012, THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION UNANIMOUSLY APPROVED A REQUEST TO AMEND THE SIDE YARD SETBACK FOR SINGLE FAMILY DWELLINGS AND DUPLEX HOME TYPES TO 5 FEET FOR FUTURE HOMES IN THE PROJECT.

SUSSEX COUNTY BOARD OF ADJUSTMENT – CASE #11262

ON SEPTEMBER 9, 2013, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A REQUEST FROM CMF BAYSIDE, LLC FOR A 20 FOOT VARIANCE FROM THE 60 FEET LOT WIDTH REQUIREMENT TO 40 FEET AND A 2,500 SQUARE FEET VARIANCE FROM THE MINIMUM 7,500 SQUARE FEET LOT AREA REQUIREMENT TO 5,000 SQUARE FEET FOR THE LOTS IN VILLAGE C, PHASE 1 AMERICANA BAYSIDE.

G:\Projects\1997\97058–J\Drawings\Village C\Working Sets\FSP and RPC Plat\Point Amenity\Point Amenity Vehicle Access Limits Plan.dwg, 11/15/2019 4:23 PM, Terry M. Gundry

PLOT CODE: PEN1–RED .006 INCHES (.15mm); PEN2–YELLOW .007 INCHES (.18mm); PEN3–GREEN .010 INCHES (.25mm); PEN4–CYAN .014 INCHES (.35mm); PEN5–BLUE .020 INCHES (.50mm); PEN6–MAGENTA .027 INCHES (.70mm); PEN7–WHITE .039 INCHES (1.00mm)

NOTES:

1. STATE AND/ OR FEDERAL WETLANDS LOCATED WITHIN THE PROJECT BOUNDARY OF THIS SUBDIVISION AND SECTION 404 WETLAND ACTIVITIES WITHIN THIS PARCEL ARE APPROVED PER U.S.A.C.O.E. PERMIT CENAP–OP–R–200101204–1, ISSUED 9/23/03. STATE WETLAND AND SUBAQUEOUS LANDS ACTIVITIES APPROVED PER DNREC PERMITS SP–349/02, WQC 349/02, SL–349/02, AND WE–0350/02, ISSUED 5/13/03.
2. WETLAND LINES SHOWN ON SITE PLANS ARE PER WETLAND PLATS PREPARED BY BECKER MORGAN GROUP, AS APPROVED UNDER PERMITS LISTED ABOVE.
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LEGEND

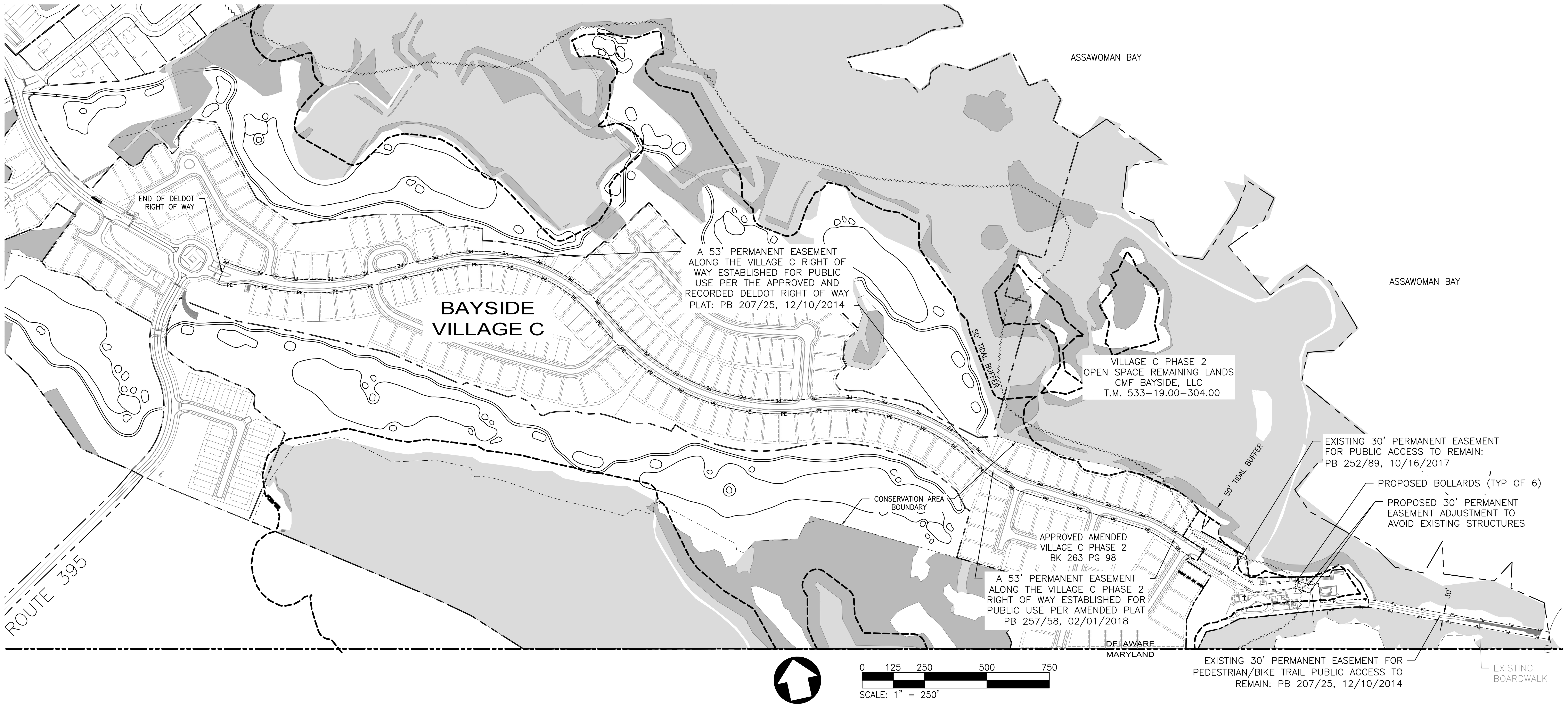
- EXISTING RIGHT OF WAY/PROPERTY LINE
- PARCEL PROPERTY LINE
- SETBACK LINE
- CONSERVATION EASEMENT LINE
- TIDAL BUFFER LINE
- PERMANENT EASEMENT
- LIMITED WAVE ACTION LINE

AMERICANA BAYSIDE

Carl M. Freeman COMMUNITIES

SUSSEX COUNTY, DELAWARE
POINT AMENDED SITE PLAN - PARCEL 304.01
LIMITS OF VEHICLE ACCESS & BOLLARD ADDITION
GMB FILE NO. 150310

THE PURPOSE OF THIS PLAN IS TO AMEND THE PREVIOUS PARCEL 304–VILLAGE C POINT AMENITY FINAL SITE PLAN APPROVED PER PLANNING AND ZONING ON AUGUST 24, 2017, RECORDED IN BOOK 252 PAGE 40



SITE DATA:

OWNER:	CMF BAYSIDE, LLC
TAX MAP #:	T.M. 533–19.00–304.01
DEED REFERENCE:	BOOK 4655 PAGE 236
PLAT BOOK:	BOOK 258 PAGE 95 (AMENDED 3/12/18)
ZONING CLASSIFICATION:	MR–RPC (MARCH 22, 2011)
PRESENT USE:	COMMUNITY BUILDING, POOL AND TIKI BAR
PROPOSED USE:	COMMUNITY BUILDING, POOL AND TIKI BAR
	ACRES
TOTAL PARCEL 304.01 AREA:	± 3.37
CONSERVATION AREA WITHIN PARCEL:	± 0.00
30' PUBLIC ACCESS EASEMENT (EXISTING)	BOOK 207 PAGE 25
FLOOD INFORMATION:	SPECIAL FLOOD HAZARD AREA ZONE X, AE 4, AE 5 AND AE 6 PER FIRM MAP 10005C0654K, DATED MARCH 16, 2015

PROPOSED SETBACKS
THERE ARE NO (ZERO) BUILDING SETBACKS

THE MAXIMUM HEIGHT OF THE ROOF PEAK SHALL NOT EXCEED 52–FEET WITH NO LIVING SPACE ABOVE 42–FEET. ORNAMENTAL IMPROVEMENTS, SUCH AS CUPOLAS, WIDOW'S WATCHES, CROW'S NEST OR SIMILAR, SHALL NOT EXCEED 8–FEET ABOVE THE PEAK OF THE ROOF.

DEVELOPER'S CERTIFICATION:

I HEREBY CERTIFY THAT I AM THE DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN AND THAT THE PLAN WAS MADE AT MY DIRECTION.

JOSH MASTRANGELO DATE
CMF BAYSIDE, LLC
21 VILLAGE GREEN DRIVE, SUITE 200
OCEAN VIEW, DELAWARE 19970

ENGINEER'S CERTIFICATION:

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

STEPHEN L. MARSH, P.E. DATE
GEORGE, MILES, & BUHR, LLC.
206 W. MAIN STREET
SALISBURY, MD 21801

APPROVED ______ BY ______
SUSSEX COUNTY
SOIL CONSERVATION DISTRICT

APPROVED ______ BY ______
SUSSEX COUNTY
PLANNING AND ZONING COMMISSION

PRINTS ISSUED FOR:
APPROVAL

NO.	REVISIONS	DATE
372	ADDED SHEET FOR VEHICLE ACCESS LIMITS	11/05/19

T.M. 533-19.00-304.01

GMB
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AMERICANA BAYSIDE
Carl M. Freeman COMMUNITIES
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

LIMITS OF VEHICLE ACCESS SITE PLAN

SCALE	: 1" = 250'	SHEET NO.
DESIGN BY	: TMG	C1.1A
DRAWN BY	: TMG	
CHECKED BY	:	
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AMERICANA BAYSIDE

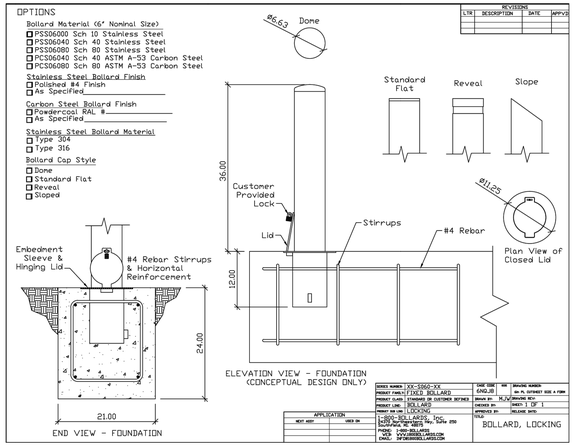
Carl M. Freeman COMMUNITIES

SUSSEX COUNTY, DELAWARE

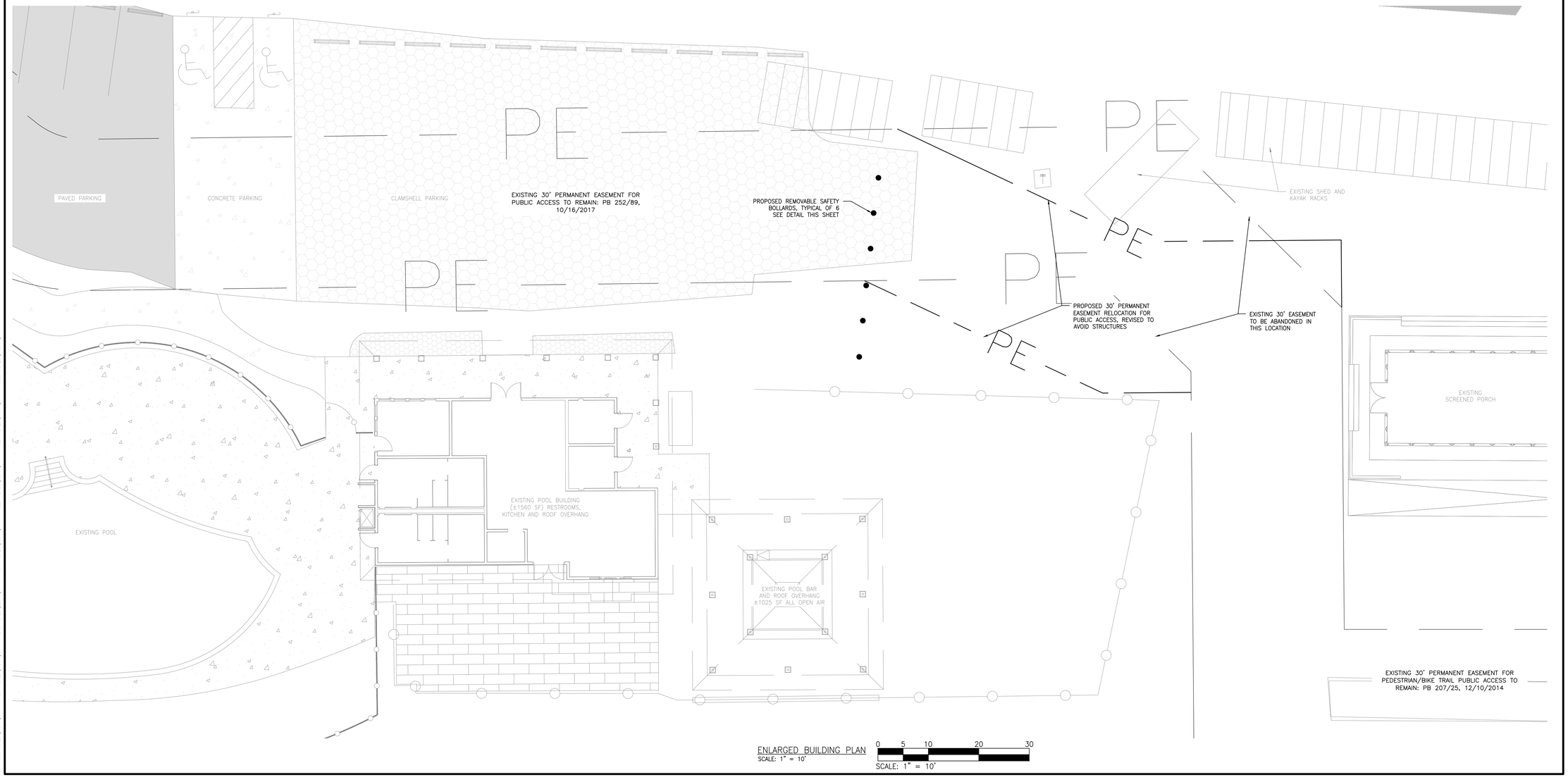
POINT AMENDED SITE PLAN - PARCEL 304.01

LIMITS OF VEHICLE ACCESS & BOLLARD ADDITION

GMB FILE NO. 150310



REMOVABLE BOLLARD DETAIL
NTS



ENLARGED BUILDING PLAN
SCALE: 1" = 10'

0 5 10 20 30
SCALE: 1" = 10'

PRINTS ISSUED FOR: APPROVAL

NO.	REVISIONS	DATE
372	ADDED SHEET FOR VEHICLE ACCESS LIMITS	11/05/19

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Carl M. Freeman COMMUNITIES
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

AMENITY BOLLARD ADDITION AND ENLARGED PLAN AND DETAILS

SCALE	: AS NOTED
DESIGN BY	: TMG
DRAWN BY	: TMG
CHECKED BY	:
GMB FILE	: 150310
DATE	: NOV 2019

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